
Rogue Resources Amended

Special Use Permit

ACTIVITY #: PP2014-067

HEARING DATES: Planning Commission (PC): 1/8/15 at 6:00 pm
Board of County Commissioners (BCC) 1/27/15 at 1:30 pm

PETITIONER: Rogue Resources

PETITION: Amendment to the approved site plan, allowed equipment list, certain conditions of approval of Special Use Permit PP2014-009 (formerly PP2009-003) for a milling and processing of lumber facility

LOCATION: 21117 CR 205
immediately adjacent to the Milner Landfill

ZONE DISTRICT: A/F

AREA: 7 acres of a 228.5 parcel owned by Camilletti and Sons, Inc.

STAFF CONTACT: Alan Goldich

ATTACHMENTS:

- Narrative
- Proposed Site Map
- Building Department comments
- Road & Bridge comments
- Environmental Health comments
- Steamboat Rural Fire Department comments
- Existing permit PP2014-009

History:

In 2003 Rogue Resources was granted a SUP for a log storage and sorting yard (PP2003-060). In 2009, an amendment was approved which allowed Rogue to continue to use the site as a log sorting and storage yard as well as setting up a wood milling operation (PP2009-003). When Twin Landfill wanted to expand into this area, a site inspection was conducted to determine compliance with the issued permit. While on this inspection, staff noticed that several conditions of approval were not being met. Those conditions are as follows:

- #3 – Uses and layout limited to the approved project plan
- #6 – No junk, trash, or inoperable vehicles
- #9 – Liability Insurance (which has subsequently been submitted)
- #24 – Location of machinery and equipment

- #25 – Removal of green waste
- #28 – Submit a plan for vehicle, machinery, and equipment storage

The site plan submitted with the 2009 application was very rough. The permit was approved with a condition which read, *“The permittee shall submit a plan for vehicle, machinery, and equipment storage to the Planning Director for approval.”* This plan was never submitted. The location of vehicles and machinery does not match what was approved during the County’s review of this permit. The permittee has been informed several times that the only way to remedy this situation is to submit an application to amend the approved site plan. Staff has walked the site with the permittee several times and has discussed possibilities of what the new site plan might look like.

During the initial site inspection, staff noticed that the site was being used to store excavation equipment, burned out and inoperative vehicles, several 5th wheel RVs, and other equipment not related to the log harvesting, storage, and processing operation. This is a violation of the permit as well as the Routt County Zoning Resolution. According to Section 4.19, motor vehicle storage is not allowed in the A/F zone district. A letter was sent to the permittee listing all of the items that had to be removed from the site (see letter dated July 24, 2014). Staff will provide an update on what pieces of equipment remain on site. The permittee is in disagreement with staff over what can be stored on the site. The permittee does have the ability to store equipment and machinery that is considered accessory and associated with the log harvesting, storage, and processing operation. The permittee has submitted a list of machinery and the uses they have in the logging and processing operation. If approved, this list of equipment is all that is allowed to be stored on-site.

At the initial inspection, there was approximately 3.3 acres of ‘green waste’ on site. Green waste is considered saw dust, slabs and jackets created in the milling of logs, and other general wood waste related to the operation. Since the initial inspection, all of the wood waste has been cleaned up which totaled approximately 150-200 semi-loads of wood waste. Approximately 6 semi loads of scrap iron has been removed from the site, with a few more semi loads remaining to be sorted and removed.

To date the permittee is not in compliance with conditions #3, #6, #24, and #28. The BCC added conditions to the existing permit in order to bring the site into compliance, which included the submission of a new application to amend the approved site layout. This application is the attempt to amend the permit to bring the site into compliance.

Site Description:

The site is directly east of and adjacent to the Milner Landfill, southeast of Milner and approximately three quarters of a mile south of the intersection of U.S. Highway 40 and CR 205. The topography of the site is generally flat and slopes gently to the north and due to the past use, clear of any vegetation. There is a sediment pond on the north end of the property with a ditch running along the east edge of the site as well as through the center of the site.

The physical address is 21117 County Road (CR) 205. A road spur off CR 205 accesses the site. CR 205 is a two lane dirt remotely maintained by the Routt County Road and Bridge Department. Heavy equipment is on site to move and relocate wood, depending on the state of the lumbering process.

Project Description:

The applicant has provided a detailed description of what exactly it would like to see from this amendment. The following is a brief description. Please see the project narrative for specifics.

This purpose of this application is an attempt to bring the site into compliance. Rogue Resources would like to have the approved site layout reflect how they are actually using the site. The use of the site is not changing, only the layout. It will continue to serve as a log storage, sorting and processing facility. The attached application materials details what the different areas of the site will be used for.

The original application had a very limited list of equipment to be stored on-site. The applicant is using this opportunity to update the equipment and machinery list that is allowed to be stored on-site.

A 5th wheel RV is used in the forest to house workers while they are harvesting logs. This is allowed by the State and the Forest Service. The applicant would like to store this RV on-site while not in use. They would like to be able to use this to house a worker on-site while not being used to harvest logs.

The applicant would also like to amend a few of the existing conditions of approval.

- #6 – *No junk, trash, or inoperative vehicles shall be stored on the property.* The applicant would like to be able to store scrap iron, old conveyors, and raw steel, all of which will be used in the maintenance of the wood processing equipment. Broken down and inoperative vehicles may be considered accessory to this business. An allowance for two inoperative vehicles on the site is requested.
- #14 – *Hours of operation.* The applicant would like to be able to process wood from 6 am until 7 pm and all other activities from 5 am until 9 pm.
- #25 – *Removal of green waste.* This condition required the removal of green waste from the site on a weekly basis. The applicant would like to change this condition to allow up to 3,000 cubic yards of green waste to stay on-site. Green waste is that stuff that is left over after a log is processed.

Staff Comments:

- A wood processing facility has already been approved on this site. The following staff comments will focus on amendments or clarification of issues.
- The applicant would like approval to store vehicles and machinery on the property line that borders CR 205. There are visual concerns with this location.
- The applicant has stated they need 2 wheel loaders, 1 skidsteer, 1 Scoria/Plow truck, and 1 road grader for snow removal on-site.
- The original application materials request fuel and oil storage tanks and a process for dip treating posts and poles. **An amendment occurred which removed the fuel/oil storage tanks and the dip treating process from the application.** Both Environmental Health and Steamboat Rural Fire have reviewed this application with the fuel and oil tanks and the dip treatment of wood, and their comments reflect this. Even though the referral agencies have commented on these aspects, staff comments in this report reflect the removal of these items.
- The application materials mention the re-zone of this property to Industrial. This relates to a conversation that has been ongoing between the applicant and the County. A re-zone has not been formally requested and therefore is not part of this application.

*****Issues for Discussion*****

- Is the number of pieces of equipment used for snow removal on a 7 acre site, an acceptable/accessory amount?

- Is the storage of inoperative vehicles consistent with the Routt County Master Plan and Zoning Regulations?
- Is the housing of a worker on this site an acceptable use?

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Resolution contain dozens of policies and regulations regarding land use. Section 5 of the regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into six (6) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Community Character and Visual Issues
4. Roads, Transportation and Site Design
5. Natural Environment
6. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Resolution to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
- 5.1.2 Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire
- 6.1.7.I Noise

- 6.1.7.L Odors
- 6.1.7.M Vibration

Staff comments: With the suggested conditions of approval, this application does not appear to pose a danger to the public. A condition requiring compliance with all local, state, and federal laws is suggested. Previous applications have taken into account impacts from natural hazards, noise, odors, and vibration and appropriate conditions of approval have been applied. Those conditions are suggested to be carried over.

The site is mapped as a low wildfire risk. A referral was sent to Steamboat Rural Fire. They said they would like to see an updated fire mitigation plan. Please see their comments. Conditions of approval are suggested which address these issues.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards:
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).

Applicable Policies – Routt County Master Plan

- 5.3.D Require Best Management Practices and grading plans and strongly discourage overlot grading.
- 3.3.E Without further study, Routt County will only consider minor expansions and use permits in Phippsburg and Milner if the community need, infrastructure, services, and conformance with the Master Plan, zoning and subdivision regulations are proven to exist.

Staff comments: No new structures are proposed with this application. The hoop structure has been in place since 2009 but has been unused for the past several years. No building permit for this structure is in place. If this structure is to remain, a building permit must be obtained. Please see the Building Department's comments. Planning Commission will have to determine if the proposed amendments are in conformance with the RC Master Plan. In relation to 3.3.E, Planning Commission will have to determine conformance with the listed criteria.

Most sediment is contained on-site with the use of the ditches and sediment pond. A stormwater discharge permit was issued through the state when the original application was approved in 2004. Environmental Health has stated that the regulations for Storm Water Management Plans (SWMP) have been updated. A condition requiring that an updated permit will have to be submitted to the state and Environmental Health prior to the issuance of this permit is suggested.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Community Character and Visual Concerns

Applicable Regulations – Routt County Zoning Resolution

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment
- 5.9 Sign Standards
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility.
- 6.1.7.O Historical Significance.

Applicable Policies – Routt County Master Plan

- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetland, and air.

Staff comments: This application is dependent on outdoor storage. Planning Commission will have to determine if the locations, and the use of those storage locations, is in conformance with the Master Plan and Zoning Regulations. The hoop structure can be seen from US Hwy 40 and the machinery and equipment storage area proposed is along the property line bordering CR 205. Planning Commission will have to determine if this is an appropriate location and/or if any visual mitigation measures will have to be employed to screen the equipment.

There is no outdoor lighting proposed with this application. A condition of approval is suggested which addresses this concern. This site is immediately adjacent to the landfill and by approving previous permits, Planning Commission has said that this use is appropriate for this area.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards
- 5.5 Addressing Standards

- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Staff comments: There appears to be adequate space for parking and an address is in place. There is a valid access to CR 205. No new roads are being proposed. Road and Bridge has requested that their standard conditions of approval for uses of this type be applied. There appears to be adequate space for the storage of snow.

Is the application in compliance with the Policies and Regulations outlined above? **Yes or No

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 3.2.14 Performance Bond – If required by the Board of County Commissioners, the applicant shall furnish evidence of a bond commitment of credit in favor of Routt County, or bond or certified check, in an amount of 150% of the cost of restoration of the site to guarantee site restoration.
- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.F Air Quality.
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration.
- 6.1.7.Q Noxious Weeds.

Applicable Policies – Routt County Master Plan

- 5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate sub-area plans, Zoning Resolution, and Subdivision Regulations.

Staff comments: There are no waterbodies on site, however the Yampa River is approximately 800' to the east. All water is contained on-site through the use of perimeter ditches which drain into a sediment pond. Wildlife and their habitat were taken into consideration during the previous applications. Nothing in this regard has changed. A fugitive dust permit from the state is in place. There are no wetlands on-site. A condition addressing weeds is suggested. The Planning Commission will have to determine if these amendments will 'lead to the degradation of the environment.'

A bond has not been required for the restoration of the site. According to 3.2.14, the BCC has the option of requiring a bond for restoration of the site. A condition of approval is suggested requiring the applicant to post a bond to ensure site cleanup and reclamation.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Mitigation Techniques

Applicable Regulations – Routt County Zoning Resolution

Mitigation Techniques to Reduce Water Quality and Quantity Impacts:

6.7.A Create on-site sediment ponds to prevent erosion into waterways.

Mitigation Techniques to Reduce Impacts to Scenic Quality:

6.9.E Provide effective screening of equipment and stockpile areas

Staff comments: There currently is sediment and storm water controls in place. Planning Commission will have to determine if some type of visual mitigation will have to be implemented to mitigate the views of the site from CR 205. A condition of approval addressing this is suggested.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

PLANNING COMMISSION / BOARD OF COUNTY COMMISSIONERS OPTIONS:

1. **Approve the Special Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Special Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.

3. **Table the Special Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Special Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Special Use Permit is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations.

Existing conditions are in regular type. New suggested conditions and in BOLD. Conditions that no longer apply or have been satisfied have a strike out through them.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, and 6.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash or inoperative vehicles shall be stored on the property, **unless specifically approved with this application.**
6. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.

11. The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, Transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

14. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. Annual reviews will be completed by the Planning Department.
15. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
16. ~~The hours of operation for milling and cutting of lumber shall be limited to daylight hours. All other approved activities shall be from 7 am to 7 pm daily.~~
17. **Milling and cutting of wood products shall be limited to the hours 6 am until 7 pm. All other activities shall be limited to the hours 5 am until 9 pm.**
18. The fabric covering for the metal framed structure shall be grey.
19. ~~The applicant shall comply with all requirements and regulations set forth by the Routt County Building and Fire Departments in regard to the construction of the structure. The approved temporary structure may remain in place year-round, contingent upon approval of the Steamboat Springs Rural Fire Protection District.~~
20. **Until a certificate of occupancy for the hoop structure is obtained, the structure may not be used for storage, nor is it to be occupied. The area around the structure shall be barricaded to prevent anyone from approaching the structure.**
21. **Prior to issuance, a plan detailing the timeline in which a building permit will be obtained for the hoop structure shall be submitted and approved by the Planning Director and the Building Official.**

22. **If the structure has not been permitted by December 31, 2015, it must be removed from the site.**
23. A **The existing** fire mitigation and response plan **shall be updated and** shall be submitted to the satisfaction of the Steamboat Rural Fire District prior to issuance of the permit that outlines measures to be taken to prevent a fire on the site and for fire extinguishing.
24. **All operations and pile sizes must continue to meet the requirements of the currently adopted Fire Code.**
25. No burning of waste materials is permitted on this site.
26. No pressure treated or chemically treated (including paint) lumber or wood waste is permitted with this operation nor is the storage or transfer of construction and demolition debris.
27. A Storm Water Management Plan (SWMP), as approved by the Colorado Department of Public Health and Environment (CDPHE), shall be submitted to the Routt County Environmental Health Department for review prior to issuance of this permit. The SWMP shall be kept current.
- ~~28. Periodic watering of unpaved access roads and within the facility shall be provided to provide dust mitigation at this facility.~~
- ~~29. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.~~
30. All applicable standards and requirements set forth by the Colorado Department of Public Health and Environment (CDPHE) and the Routt County Department of Environmental Health shall be complied with.
31. All machinery and equipment shall be kept in one location on the site after each working day and shall have adequate spill contamination controls. All machinery and equipment shall be located as far from Twin Landfill's monitoring wells as is reasonably possible.
32. There shall be no storage on non-log harvesting, sorting, and processing equipment on the site.
33. **A total of two inoperative vehicles are allowed to be on site at any one time. These vehicles must be integral to the log harvesting, sorting, and processing operation.**
- ~~34. Green waste must be removed from the site and properly disposed of weekly.~~
35. **Scrap metal shall be contained to the approved area on the site plan. No miscellaneous scrap metal shall be outside of this area unless it is actively being used to support the operation.**
36. **The maximum amount of green waste allowed to stay on site is 3,000 cubic yards. Green waste shall be removed from the property in a time period suitable to the permittee as long as the 3,000 cubic yard limit is not exceeded.**

- ~~37. The permittee shall submit a plan for vehicle, machinery and equipment storage to the Planning Director for approval.~~
38. A sign permit is required for any new signage under Section 5.9 of the Routt County Zoning Regulations.
39. The permittee shall work with the Planning Staff to develop a reasonable landscaping/fencing/berming plan to comply with Section 6.9 of the Routt County Zoning Resolution.
40. **The permittee shall post a bond with the County in the amount of 150% of the cost of restoration of the site. This bond will be used to guarantee the reclamation of the site in the event that reclamation and restoration is not completed.**
41. **Fugitive dust will be controlled by the use of water and/or other control measures as appropriate, as often as necessary, to reduce, control and minimize all dust generated by the use.**
42. **Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect Permittee's operations, Routt County will cooperate with Permittee to allow operations to be continued to a safe and practicable stopping point.**
43. **Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County Road and Bridge Director, or designee thereof, in advance (if possible), who may then require:**
- a. **The Permittee to place traffic control signage along routes and at intersections as specified by the Routt County Road and Bridge Director and at Permittee's expense; and types and placement of signs shall be in conformance with the Model Traffic Code.**
44. **Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage, repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the County, or a third-party contractor as selected by the Routt County Road and Bridge Department and on a schedule determined by same. Road and Bridge shall inform permittee of such maintenance or repair activities prior to work being performed. Permittee shall bear their share of repair costs. Share being defined as traffic counted that is generated from permittee's use compared to most recent traffic counts as whole on road. If damage to the road is the sole responsibility of the permittee then the permittee shall solely bear the costs to the repair the roadway.**
45. **Permittee shall maintain access roads to minimize impacts to the County road system during the life of the Operations. Maintenance may include sweeping, cleaning, and/or repairing access points, and application of a dust palliative to private drive as approved by the Routt County Road and Bridge Director and Routt County Department of Environmental Health.**

46. **Permittee shall be responsible for any additional winter maintenance and other regular road maintenance above and beyond that normally conducted by the Road and Bridge Department on roads affected by this SUP during the life of the operations and shall obtain necessary permits to do so. Routt County shall meet with the permittee periodically to assess necessary maintenance resulting from use of the road. Maintenance shall be determined by the Routt County Road and Bridge Department in its sole discretion and at permittee's expense. Maintenance may include, but is not limited to, grading and graveling of roadways, restoration of roadway crown, sweeping or cleaning access points, soft spot/damage repair and application of a dust pallative as approved by the Routt County Road and Bridge Director and Routt County Department of Environmental Health.**
47. **A stabilized entrance or preventative sediment tracking measures shall be installed at the access of the property to the County Road prior to operations commencing. The stabilized entrance or preventative sediment tracking measures will help mitigate tracking sediment from the permittee's site to the County Road. The measures used to stabilize the entrance shall stand up to the anticipated truck traffic and be maintained on a regular basis.**
48. **Permittee shall secure all necessary permits including but not limited to State of Colorado Fugitive Dust Permit, and applicable U.S. Army Corps of Engineers permits, Routt County Grading and Excavation Permits, Routt County Access Permits and Routt County Right of Way permit.**

SPECIAL USE PERMIT: PLAN NARRATIVE

Routt County

Permit No: PP2009-003
Project Name: Milner Wood Yard
Permit Holder: Rogue Resources, Inc.
Michael J. Miller, President
Land Owner: Camilletti & Sons, Inc.
Type of Use: Wood Processing Yard
Location: Milner Wood Yard
21117 County Road 205
Milner, CO 80487
Section 16, Township 6, Range 86

Date: December 31, 2014

HISTORY OF SPECIAL USE PERMIT

Michael J. Miller, owner of Rogue Resources, Inc. currently holds an active special use permit to operate a sawmill and wood processing facility at the Milner Wood Yard property under permit # PP2009-003. Rogue Resources, Inc. operated a full-scale sawmill operation on-site from 2008 through April of 2011 processing up to 4 semi-loads of logs each day during certain times of the year.

Since May of 2011 Michael J. Miller has continued to use the property primarily as a log sorting yard, storage area for lumber products, as a firewood processing facility, and as a storage yard for equipment. Mr. Miller has the desire to continue use of the property in the same manner for approximately 1 additional year with the intent to reconstruct a full-scale sawmill operation on the property in 2016.

It is clear that the original permit # PP2009-003 was not clearly written, and did not include sufficient detail. Based upon a special request made by the Routt County Board of County Commissioners in 2014, Rogue Resources agreed to submit a formal and detailed "Vehicle, Machinery, and Equipment Storage Plan" in satisfaction of Item # 28 to provide clarity to permit # PP2009-003. Item # 28 has been completed and includes a detailed list of equipment as well as a site map dated December 31, 2014.

COMPLIANCE ISSUES

In the fall of 2013 the Routt County Planning Department performed an inspection at the Milner Wood Yard and found the property to be out of compliance with permit # PP2009-003 due to excessive wood waste, excessive scrap iron, trash, and the presence of excavation related machinery that is not allowed on the property.

During 2014 Rogue Resources performed tremendous clean-up and organizational efforts to put the property back in compliance with permit # PP2009-003. We believe that as of December 31, 2014 the property is back in compliance with the original permit. In addition, Item # 28 provides clarity and a detailed property map so that rights established under the 2009 permit will be easily identifiable.

AMENDMENT TO SPECIAL USE PERMIT

In 2014 the Routt County Board of County Commissioners and the Planning Department further requested that Rogue Resources' re-submit a new application for a full modification to permit # PP2009-003. Management of Rogue Resources' does not see the purpose of the new application because the old permit # PP2009-003 appears to have granted all rights necessary to operate a full-scale sawmill and log sorting yard. However, Rogue Resources' agreed to submit an application dated October 31, 2014 to satisfy the request of the County Commissioners.

The purpose of this narrative is to update the application submitted on October 31, 2014 to satisfy some concerns raised by the Planning Department prior to the Planning Commission meeting scheduled for January 8th, 2015.

In filing this application, Mr. Miller requests that the Planning Commission honor all of the existing rights that were granted to M.J. Miller, Inc. under the original permit # PP2009-003.

CHANGE IN PERMIT HOLDER NAME

The permit holder / owner of the Special Use Permit needs to be changed to "Rogue Resources, Inc." under the control of "Michael J. Miller". This change shall take effect as a name change only, and should not be considered a change in ownership. On January 4, 2011 the U.S. Bankruptcy Court forced a consolidation of M.J. Miller, Inc. and Rogue Resources, Inc. At the court's request all assets, liabilities, permits, taxes, employees, and ownership belonging to M.J. Miller, Inc. were assumed by Rogue Resources, Inc. As of January 4th, 2011 the entity M.J. Miller, Inc. was dissolved.

CHANGE IN PROPERTY LAYOUT & SITE MAP

The site map dated December 31, 2014 reflects the most practical layout of the Milner Wood Yard. This site map should replace any previous maps provided to Routt County Planning. The site map clearly identifies the following areas of use by number...and is submitted in satisfaction of Item # 28.

1. Tent Structure / Concrete Slab
2. Work Area / Product Storage
3. Porta-Potty
4. Office Trailer
5. Generator Trailer
6. Security Trailer/Logging RV/Scale Ticket House
7. Motorized Equipment / Vehicle Parking
8. Equipment Attachment Parking
9. Trailer Parking
10. Employee Vehicle Parking
11. Dry Equipment Storage
12. Log Merchandising Area
13. Live-Floor Trailer Parking
14. Gravel Bin
15. Scrap-Iron Bin
16. Steel I-Beam, Pipe, Angle Iron, and other raw steel storage
17. Finished Lumber Product Storage Area

18. Log Decks & Firewood Storage Area
19. Green Waste / Jackets / Slabs / Stumps / Slash
20. Sawdust / Wood Chip Piles
21. Load-Out Ramp
22. Snow Storage Area
23. Drainage Ditch
24. Stormwater Detention Pond
25. Twin Enviro Water Monitoring Well
26. Grinding Attachments Storage
27. Grinding Machinery Parking

VEHICLE, MACHINERY, & EQUIPMENT PLAN

Item 28 of the SUP approved March 10, 2009 requires... “The permittee shall submit a plan for vehicle, machinery, and equipment storage to the Planning Director for approval”. The attached Vehicle, Machinery, and Equipment Plan dated December 31, 2014 should replace any previous machinery & equipment plan that was submitted to Routt County Planning, and should satisfy condition # 28.

- **Site Map Re-Work:** A detailed site map was never submitted to the Planning Department following the SUP approval on March 10, 2009. The attached site map should replace all previously submitted maps, and should be recorded in satisfaction of Item 28.

SCRAP IRON, CONVEYOR STORAGE & RAW STEEL

Item 6 of the SUP approved March 10, 2009 states... “No junk, trash, or inoperative vehicles shall be stored on the property.” Every sawmill operation requires the periodic repair, re-work, or reconstruction of conveyor systems, hand-railings, sawmill machinery, and waste systems. Because improvements to a sawmill are almost a weekly occurrence Rogue Resources, Inc. would like to clarify in the conditions of our permit that scrap iron, conveyors, chain, rollers, old sawmill machinery, electric motors, and raw steel (*i.e. pipe, i-beam, angle iron, etc.*) are not to be classified as junk, or trash. Such items will be stored in areas 11, 15, and 16 in an organized fashion.

INOPERABLE VEHICLES

Item 6 of the SUP approved March 10, 2009 states... “No junk, trash, or inoperative vehicles shall be stored on the property.” Rogue Resources operates a large fleet of heavy trucks and pickups in it’s sawmill and logging operations. From time-to-time several vehicles are in need of mechanical repair, and may not be needed for the remainder of the season. We request the right to store up to 2 inoperable vehicles on-site at the Milner Wood Yard in Area # 7.

LIMITED USES & FACILITIES

Rogue Resources requests that the following on-site facilities that were approved on March 10, 2009 remain approved for use.

- Concrete Slab (42' x 244' = 10,248 sq feet)
- Tent Structure (42' x 244' = 10,248 sq feet)
- Office Trailer
- Generator Trailer
- Security Trailer
- Scale House
- Load-Out Ramp
- Stormwater Detention Pond
- Sawmill operations / dimensional lumber production / wood-working / cabinetry
- Mulch, wood chip, and sawdust production
- Firewood processing
- Wood grinding operations / waste wood & slash grinding operations
- Post & Pole production.
- Log sorting yard
- Storage – Logs, chips, slash, firewood, sawdust, mulch, WoodStraw, lumber, post&pole
- Storage – Logging equipment & machinery, Sawmill equipment & machinery
- Storage – Vehicles, snow removal equipment, road grading equipment.
- Storage – Trailers, dry equipment, scrap iron, raw steel
- Storage – Grinding machinery and equipment
- Retail & wholesale wood product sales & delivery

HOURS OF OPERATION

Hours of operation for milling and cutting of lumber and other wood products shall be limited to 6:00 a.m. to 7:00 p.m.

All other approved activities such as snow removal, loading & unloading trucks, and sorting logs shall be allowed from 5:00 a.m. to 9:00 p.m.

2 PHASES OF OPERATIONS

Rogue Resources intends to operate the Milner Wood Yard in two phases.

Phase I – WoodStraw & Lumber Storage: Phase I would include the use of the concrete slab, work area, and the product area as storage for raw materials (*veneer/lumber*), storage of finished product (*WoodStraw Bales & Lumber & Posts*), and as a staging area for post & pole peeling. During Phase I, Rogue Resources will maintain access hallways approximately 7' wide throughout the concrete slab and work area to provide fork-lift access. The 7' wide access hallways will also allow for periodic inspection of the wood products, clean-up, and allow access for snow removal using a skidsteer.

In addition to lumber storage, Rogue Resources needs the ability to process firewood, and operate either de-barking equipment, or a post-peeler during Phase I of operations. These processing functions will occur on either the concrete slab, or in the work area.

The remainder of the property will continue to be used as a log sorting yard, firewood processing yard, post & pole processing yard, grinding operations yard, and for forestry equipment storage during Phase I. We anticipate that Phase I will continue through 2015.

Phase II – Sawmill Machinery Installed: During Phase II Rogue Resources will install sawmill and WoodStraw manufacturing machinery on the concrete slab and in the surrounding work area. Machinery will be placed on the concrete slab, outside the concrete slab, and in the “work area”. Machinery will be placed both on ground level, as well as on mobile trailers. The exact lay-out of the sawmill and WoodStraw machinery is not known at this time.

During Phase II Rogue Resources will continue to store some level of WoodStraw, veneer, and lumber on the concrete slab and in the “work area” for the foreseeable future. Phase II installation is expected to begin as early as the spring of 2016.

EMPLOYEES

Rogue Resources anticipates the following # of employees on-site each day during operations.

PHASE I = Up to 3 employees on-site 5 days per week.

PHASE II = Up to 15 employees on-site 6 days per week.

TRAFFIC

The following chart provides our estimate of the maximum traffic levels under Phase I, and Phase II of our plan.

PHASE I: Estimated Maximum Traffic	Weekly Traffic
Large Trucks: In-bound with Logs	5 per week
Large Trucks: Out-bound with Product	3 per week
Large Trucks: Waste/Sawdust Truck	2 per week
Vehicles (Pick-up Trucks) – Customers	1 per week
Vehicles (Pick-up Trucks) – Employees	10 per week

PHASE II: Estimated Maximum Traffic	Weekly Traffic
Large Trucks: In-bound with Logs	15 per week
Large Trucks: Out-bound with Product	10 per week
Large Trucks: Waste/Sawdust Truck	5 per week
Vehicles (Pick-up Trucks) – Customers	10 per week
Vehicles (Pick-up Trucks) – Employees	50 per week

UTILIZATION OF WOODY MATERIAL

Rogue Resources anticipates the following production of woody material to occur at the Milner Wood Yard each year under Phase I, and Phase II of our plan.

PHASE I: Material Processing	Tons/Year	Trucks/Year
Raw Material: Timber / Logs: In-bound	4,000 tons/year	160 trucks/year
Raw Material: Green Waste (to be ground into chips)	1,500 tons/year	60 trucks/year
Product: Rough Sawn Dimensional Lumber	0 tons/year	0 trucks/year
Product: Post & Pole	2,000 tons/year	80 trucks/year
Product: WoodStraw Erosion Control Mulch	0 tons/year	0 trucks/year
Product: Firewood	1,500 tons/year	60 trucks/year
Product: Wood Chips / Mulch / Sawdust	2,000 tons/year	80 trucks/year

PHASE II: Material Processing	Tons/Year	Trucks/Year
Raw Material: Timber / Logs: In-bound	15,600 tons/year	624 trucks/year
Raw Material: Green Waste (to be ground into chips)	1,500 tons/year	60 trucks/year
Product: Rough Sawn Dimensional Lumber	4,680 tons/year	187 trucks/year
Product: Post & Pole	3,900 tons/year	156 trucks/year
Product: Veneer	1,425 tons/year	57 trucks/year
Product: WoodStraw Erosion Control Mulch	2,135 tons/year	86 trucks/year
Product: Firewood	1,500 tons/year	60 trucks/year
Product: Wood Chips / Mulch / Sawdust	3,460 tons/year	138 trucks/year

CHANGE IN “GREEN WASTE” REQUIREMENTS

Item 25 of the SUP approved states... “Green waste must be removed from the site and properly disposed of weekly.” This line item was in response to the neighboring property owner (*Twin Enviro Services*) concern that Rogue Resources, Inc. may choose to turn wood waste into compost and act as an unwanted competitor.

Rogue Resources, Inc. has no desire or intention to produce or sell compost. The requirement to remove green waste on a weekly basis is not practical, economically feasible, nor is it necessary.

Rogue Resources utilizes a large horizontal grinder, trackhoe, dozer, log loader, and live floor trailer to process and remove green waste. This grinding operation is an extremely expensive undertaking and is only economically feasible to set-up for large volumes of green waste. We respectfully request that this stipulation is either dropped from the SUP completely, or amended to require cleanup and removal of green waste every 6 months.

Rogue Resources, Inc. would further agree to a condition not to exceed a maximum of 3,000 cubic yards of green waste, jackets, slabs, or slash at any given point in time identified in Area # 19. In 2013 the existing jacket and slab pile reached a volume of 18,000 cubic yards. Rogue has already processed and removed this green waste pile to bring wood-waste storage back down to a level less than 3,000 cubic yards.

NOTE: Rogue Resources, Inc. must maintain its right to sell wood chips, sawdust, mulch, animal bedding, and other “green waste” products made from wood to customers. Over ½ of our revenue stream is generated through the sale of mulch and related wood byproducts. The sale of “mulch and related wood by-products” shall not be confused with the sale of “compost”.

TENT STRUCTURE

Item 26 of the SUP approved March 10, 2009 states..."The applicant shall comply with all requirements and regulations set forth by the Routt County Building and Fire Departments in regard to the construction of the structure. The approved temporary structure may remain in place year-round, contingent upon approval of the Steamboat Springs Rural Fire Protection District".

In 2009 the Steamboat Springs Rural Fire Protection District ruled that a building permit was not necessary for the Tent Structure as it was to be classified as a "temporary structure" similar to a wedding tent and would be exempt from building code. Further, the Fire District required the sign-off of a structural engineer as to the tent's safety before the roofing fabric was installed. The Board of County Commissioners agreed with the ruling of the Fire Protection District that the Tent Structure would be allowed to stand as a "temporary structure" on a permanent basis. This final stipulation identifying the Tent Structure as a "temporary structure" resulted in the approval of permit # PP2009-003.

After the permit was approved Rogue Resources employed an engineer (*Luke Studer*) to create a design for the Tent Structure that would ensure the safety of sawmill employees in the event that the roofing fabric was installed. The primary concern was wind & snow loads. The design was never completed, and therefore; the fabric on the roof was never installed. Unfortunately, the engineer also passed away.

Today the tent structure consists of a skeleton framework of 6" steel I-Beam on 10' centers, and a series of steel hoop structures that are intended to hold a fabric roof. This framework has been standing in existence for the past 6 years. There is tremendous value to the Tent Structure in two respects...

- 1.) The Tent Structure could easily be converted into a metal building with a tin roof using either steel, or wooden roof trusses, and serve as a permanent enclosed building if the sawmill operator is financially successful over the next 1 to 3 years.
- 2.) The Tent Structure could be used in future years for agricultural storage (*hay or straw storage*) and would greatly increase the value of this agricultural property assuming the sawmill operator's business does not succeed. In the event that the land was returned to an agricultural purpose the Tent Structure would be exempt from building code, and would therefore; not require any re-work or re-design.

With the downturn in the economy Rogue Resources has not been able to operate a sawmill for the past 3.5 years, thus the Tent Structure has sat idle. However; in 2014 Rogue began working diligently to create a market and manufacturing process for the new WoodStraw product. In 2015 Rogue is planning for dramatic growth in our sawmill operations, and planning to hire at least 5 new sawmill employees.

It is likely that the Tent Structure will be converted to a permanent building within the next 3 years. However; the future is uncertain, and Rogue Resources needs to keep expenses to a minimum in 2015 to allow the highest chance for success of our re-engineered sawmill business. It would also be wise for Rogue Resources to operate the sawmill out-doors for a period of time to ensure the size of the building, and position of the doorways are ideal before converting to a permanent structure.

Therefore; in the interest of creating jobs in our community, Rogue's existing right to maintain a "temporary structure" should remain in place under the new amended SUP until such time that Rogue can financially afford to design or construct a more permanent structure.

FIRE PLAN

Condition # 16 states “A fire mitigation and response plan shall be submitted to the satisfaction of the Steamboat Rural Fire District prior to issuance of the permit that outlines measures to be taken to prevent a fire on the site and for fire extinguishing.”

Fire Prevention Equipment

- 3 Fire Extinguishers at 75’ increments along the South wall of the concrete slab. Extinguishers are all 10lb style ABC.
- 1 Fire Extinguisher is located at the entrance gate. Extinguisher is a 10lb style ABC.
- 1 Fire Extinguisher is located in Area # 26 near the grinding attachments. Extinguisher is a 10lb style ABC.
- Each major piece of sawmill equipment (*CMC Circular Mill, 6-Head Resaw, Dust Collector, etc.*) is equipped with 1 Fire Extinguisher, 10lb style ABC.
- Each major piece of logging equipment (Log Loader, Log Skidder, Harvester, etc.) is equipment with 1 Fire Extinguisher, 5lb style ABC.
- 1 Water Truck is maintained on the property at all times in case of emergency.
- 3 Water drums, 55 gallon each, are kept on-site. The drums are painted red and labeled “FIRE / WATER”, and have a 5-gallon bucket attached. The drums are stored in the following locations.
 - West end of the concrete slab
 - East end of the concrete slab
 - Area # 26 near the grinding attachments

Fire Safety for Welding

- Employees operating a welder or cutting torch are instructed to soak a 10’ diameter circle with water around their work area.
- 1 Employee is required to remain on-site after welding activities are complete for a period of 1 hour as a fire watch.

Fire Safety for Log Decks

According to Chapter 2806.2 of the 2015 International Fire Code each log deck, or “cold deck” cannot exceed 500’ x 300’ x 20’ high, or 111,111 cubic yards (*1,048 semi-loads*). In other words, 1 cold deck is allowed to cover 3.4 acres of ground, and multiple cold decks are allowed to exist on a sawmill property.

The entire Milner Wood Yard is only 7 acres. We intend for all cold decks combined to cover no more than 3 acres of ground. The International Fire Code has little relevance on our log storage because our operations are extremely small in scale. We request the right to store no more than 21,300 cubic yards (*200 semi-loads*) of logs on-site with a maximum height of 20’. Adequate fire access roads around the cold decks are clearly shown on the Site Map.

Chapter 2806.2 of the International Fire Code also states that a distance of 100’ shall be maintained between cold decks and fire exposures such as a building structure. By placing cold decks in the center of our property a distance of 100’ will be maintained between our cold decks, and buildings on adjacent land owner properties. The majority of our internal milling operations will occur on the concrete slab, therefore; our cold decks (*with exception of the Log Merchandising Area # 12*) shall also be positioned 100’ away from the concrete slab.

Fire Safety for Chip & Sawdust Piles

According to Chapter 2807.2 of the International Fire Code woodchip and sawdust piles cannot exceed 500' long x 300' wide x 60' high, or 333,333 cubic yards (*2,380 semi-loads*). It also states that piles should be separated by fire access roads. Rogue has shown on the Site Map that Area # 20, the wood chip pile will be surrounded by an access road. Rogue requests the right to store a maximum of...

- 3,000 cubic yards (*21 semi-loads*) of wood slabs, jackets, slash, brush, etc. in Area # 19 site map.
- 3,000 cubic yards (*21 semi-loads*) of woodchips / sawdust in Area # 20 site map.

Fire Safety for Lumber / Product Areas

According to Chapter 2809.2 of the Fire Code lumber piles shall not exceed 5,555 cubic yards (*49 semi-loads*) each, and should not be stacked taller than 20' in height. Rogue's lumber piles will not exceed 20' in height. Rogue's storage needs require...

- 1,700 cubic yards (*17 semi-loads*) of finished lumber divided between Area #2, and #17.
- 2,500 cubic yards (*22 semi-loads*) of finished WoodStraw divided between Area #2, and #17.

HAZARDOUS MATERIALS

The only hazardous materials necessary to operate the Milner Wood Yard include the diesel fuel, hydraulic oil, motor oil, antifreeze, brake fluid, etc. that are used to operate vehicles and equipment. We do not need to store these materials on-site in large quantities, and we have no plans to install storage tanks for these products at this time. Therefore; placarding is not necessary.

Rogue Resources will agree to construct an information board along the West wall of the concrete slab that includes all necessary Material Safety Data Sheets, and a Hazardous Materials Inventory Statement.

3-PHASE POWER

Rogue Resources intends to install 3-Phase power lines serviced by Yampa Valley Electric Association to the property and associated concrete slab in the near future. Rogue Resources has submitted a request to YVEA to provide an updated cost assessment for installing 3-Phase power. Until power is installed, Rogue will power machinery via the diesel generator in Area # 5.

WINTER TRAILER PARKING

Area # 9 is designated as trailer parking. However; in the winter months it is difficult to access area # 9 between storms. Therefore; up to 3 trailers will be parked in Area # 7 during the winter months to provide easy access for hauling lumber products, WoodStraw, or logs.

LOGGING RV

Rogue Resources uses an RV for logging crew staff while performing logging services on remote sites. The USFS and Colorado State Forest Service often allow "camping" on logging project sites during operations. From time-to-time Rogue needs a place to store the RV. We have identified RV parking for 1 RV unit in area # 6.

During times of the year when the RV is parked on-site at the Milner Wood Yard Rogue Resources requests the right to have one employee "camp" in the RV to provide security for the sawmill and storage yard. Use of the RV will remain in area # 6.

SCALE HOUSE TRAILER

Rogue maintains one enclosed trailer near the entrance gate in Area # 6 for completing log truck tickets, and for inventory tracking. In the event that the RV is out on a logging site Rogue must maintain this scale house trailer on-site so that truck drivers have a location to complete paperwork.

RE-ZONE UNDER ROUTT COUNTY MASTER PLAN

Rogue Resources, Inc. requests that the Routt County Planning Commission consider the possibility of re-zoning this property as heavy industrial property under the County Master Plan. The areas adjacent to the Twin Enviro Landfill present a unique opportunity in Routt County to expand industrial activities. We believe that this area of the County should be considered for re-zoning in future years, and does not fit well with the regulations for a PUD.

Re-zoning the property would allow for a variety of land uses such as construction, excavation, sawmill operations, broadly defined equipment storage, scrap iron / junk yard, etc. The ability to offer a diverse array of services from one industrial property would not only increase the value of the property, but would also increase the sustainability of Routt County's volatile construction industry. Finally, it would provide for industrial business growth in an area of the County that is appropriately located near the landfill.

Sincerely,

Michael J. Miller
President
Rogue Resources, Inc.
970-879-7861

ITEM 28: VEHICLE, MACHINERY, & EQUIP STORAGE PLAN

Routt County

Permit No: PP2009-003
Project Name: Rogue Resources, Inc. "Milner Wood Yard"
Owner: Michael J. Miller
Type of Use: Wood Processing Yard
Location: Milner Wood Yard
21117 County Road 205
Milner, CO 80487
Section 16, Township 6, Range 86

Date: December 31, 2014



2 PHASES OF CONCRETE SLAB & WORK AREA

Rogue Resources' intends to undergo 2 phases with the concrete slab at the Milner Wood Yard over the next 10-year period.

PHASE I: WoodStraw & Lumber Storage

Phase I would include the use of the concrete slab and work area as storage for raw materials (veneer/lumber) and storage of finished product (WoodStraw Bales). During Phase I, Rogue Resources will maintain access hallways approximately 7' wide throughout the concrete slab and work area to provide fork-lift access to the various wood products. The 7' wide access hallways will also allow for periodic inspection of the wood products, clean-up, and allow access for snow removal using a skidsteer.

The property is expected to remain in Phase I as a storage yard through 2015.

PHASE II: Sawmill Machinery Installed

During Phase II Rogue Resources will re-install sawmill and WoodStraw manufacturing machinery on the concrete slab & in the surrounding work area. Machinery will be operated either out-doors, or on mobile trailers. Machinery will be placed both on the concrete slab, as well as outside the concrete slab in the "work area". The exact lay-out of the sawmill and WoodStraw machinery is not known at this time.

During Phase II Rogue Resources will continue to store some level of WoodStraw, wood veneer, raw wood materials, and work-in-process wood products on the concrete slab and in the "work area" for the foreseeable future.

Phase II installation is expected to begin in the spring of 2016.

PROPERTY LAYOUT & SITE MAP

The site map dated December 31, 2014 reflects the most practical layout of the Milner Wood Yard and clearly identifies the following areas of use by number...

- | | |
|------------------------------------|---|
| 1. Tent Structure / Concrete Slab | 16. Raw Steel Storage, I-Beam, Pipe, Angle Iron, etc. |
| 2. Work Area / Product Storage | 17. Finished Product Storage Area |
| 3. Porta-Potty | 18. Log Decks & Firewood Storage |
| 4. Office Trailer | 19. Green Waste / Jackets / Slabs / Stumps |
| 5. Generator Trailer | 20. Sawdust / Wood Chips Piles |
| 6. Security Trailer/Scale House/RV | 21. Load-Out Ramp |
| 7. Motorized Equipment Parking | 22. Snow Storage |
| 8. Equipment Attachment Parking | 23. Drainage Ditch |
| 9. Trailer Parking | 24. Detention Pond |
| 10. Employee Vehicle Parking | 25. Twin Enviro Water Monitoring Well |
| 11. Dry Equipment Storage | 26. Grinding Attachments Storage |
| 12. Log Merchandising Area | 27. Grinding Machinery Parking |
| 13. Live-Floor Trailer Parking | |
| 14. Gravel Bin | |
| 15. Scrap-Iron Bin | |

WOOD YARD PROCESSING MACHINERY

The following is a list of machinery, vehicles, and equipment that are necessary to operate our log sorting yard and sawmill. This list also includes equipment that is necessary to maintain the access roads and perform snow removal both on the property, and snow removal on logging project sites.

The site map identifies three categories of equipment including Motorized, Electrically Powered, and Dry or Non-Motorized.

Motorized Equipment / Vehicles:

Motorized machinery, equipment, and vehicles that contain hydraulic oil, fuel, or motor oil which run the risk of a potential spill will be stored in designated areas only. A total of 6 spill containment units will be installed and maintained on-site in the event of an emergency or sign of a spill. Two containment units will be placed behind vehicles parked along the West fence line. Two containment units will be placed behind vehicles parked along the NorthWest fence line. One containment unit will be placed in the center of the tent structure, and one containment unit will be placed in area 26 near the Grinding Attachments. Each containment unit shall be mounted such that it is easily accessible in winter and summer months.

Electrically Powered Equipment:

Electrically Powered Equipment does not contain fuel or motor oil, but does contain some hydraulic fluid. The spill containment unit positioned at the center of the Concrete Slab will be available in case of an unlikely spill. This equipment is not separately identified on the site map, but will be stored and operated in and around the Concrete Slab & Work Area. It is necessary for certain machinery such as a log merchandiser, debarker, dust collector, circular mill, and wood chipper to operate outside of the concrete slab in the "work area". The equipment that existed on-site in 2009, 2010, and 2011 has been removed from the site. Similar, or new equipment shall be re-installed on-site in the near future but the exact layout of such equipment is yet to be determined.

Dry or Non-Motorized Equipment / Trailers:

Dry Equipment & Trailers do not contain any fuel, hydraulic fluid, or motor oil and, therefore; do not run the risk of a potential spill. Dry Equipment & Trailers will be separated from Motorized equipment, and will be stored in areas identified on the site map. Dry equipment items shall be stored in an organized fashion with like items together to improve aesthetics, efficiency, etc.

Generator Trailer:

A diesel generator is necessary on-site as 3-phase power is not readily available on the property. The diesel generator will remain inside a van box trailer on the West end of the Concrete Slab such that any potential fuel or oil spills will be contained inside the van box trailer.

Small Motorized Equipment:

A few of the smaller motorized equipment items such as the chainsaws, air compressors, welders, sharpening tools, and 1 fork-lift will be stored on the concrete slab.

Scrap Iron Bin:

It is very common that a sawmill operation is in a state of constant construction, and the production of scrap iron waste is almost a daily occurrence. As such, a scrap iron bin # 15 will be maintained on-site in the Dry Equipment Storage area near the Generator Trailer. All scrap iron that does not fit inside the scrap iron bin will be removed from the site on a monthly basis.

Useable Iron/Steel:

It is very common that a sawmill operation is in a state of constant construction. We need area # 16 to store I-beam, pipe, angle iron, channel steel, cable, and expanded metal to weld, repair, and improve conveyor systems and equipment.

Gravel Bin:

A gravel bin is needed in the Dry Equipment Storage Area # 14 to hold a small volume of gravel or rock for the purpose of maintaining access roads, and to improve drainage under muddy conditions.

Winter Trailer Parking:

Area # 9 is designated as trailer parking. However; in the winter months it is difficult to access area # 9 between snow storms. Therefore; up to 3 trailers will be parked in Area # 7 during the winter months to provide easy access for hauling lumber products, WoodStraw, or logs.

Logging RV:

Rogue Resources, Inc. uses an RV for logging crew staff while performing logging services on remote sites. The USFS and CO State Forest Service often allow "camping" on logging sites during logging operations. From time to time Rogue needs a place to store the RV, identified as area # 6.

When the RV is on-site at the Milner Wood Yard Rogue Resources requests that 1 individual maintain the right to "camp" in the RV to provide security for the sawmill and storage yard. Use of the RV will remain in area # 6.

Scale House Trailer:

Rogue Resources, Inc. maintains 1 enclosed trailer near the entrance gate in area # 6 for completing log truck tickets, and for inventory tracking. In the event that the RV is out on a logging site Rogue must maintain this scale house trailer on-site so that truck drivers have a location to complete paperwork.

In-Operable Vehicles:

Rogue Resources maintains a large fleet of heavy trucks, and pickups for logging & sawmill work. From time-to-time up to 2 of our trucks can be out of operation due to mechanical failure. Rogue requests the right to store up to 2 in-operable trucks at the Milner Wood Yard. In-operable vehicles will be stored in area # 7.

Motorized Equipment / Vehicles			
Quantity	Description	Purpose	Area
1	Fork-Lift	Manage work-in-process	1
1	Fork-Lift	Manage yard inventory	7
2	Wheel Loaders	Manage product / snow plowing	7
1	Skidsteer w/ Forks & Buckets	General cleanup & snow removal	7
1	Road Grader	Snow Plowing for Logging Projects, Access Roads, etc.	7
1	Diesel Powered Generator	Power Generation (Inside Van Box Trailer)	5
2	Semi-Trucks (Flat-Bed)	Flatbed Semi-Trucks for moving finished product	7
1	Semi-Truck (Self-Loader)	Hauling logs from forest to the sawmill	7
3	Semi-Truck (Logging)	Hauling logs from forest to the sawmill	7
1	Service Truck	Mechanic / Maintenance of machinery	7
2	Water Trucks	Fire Safety	7
2	Dump Trucks	Move wood waste / deliver firewood / deliver chips	7
1	Scoria / Plow Truck	Plow access roads & apply traction control	7
3	Pick-Up Trucks	Company Pick-ups (Foreman / Supervisor Trucks)	7
2	In-Operable Vehicles	Trucks Not in Operation waiting for mechanical repair	7
10	Employee Parking	Employee vehicles & pickups	10
2	Log Loaders	Unload log trucks / load headrig / sort logs	7
2	Log Skidders	Skidding Logs / Cleanup	7
1	Delimber/Processor	Delimb and process logs to length	7
1	Dangle-Head Processor	Delimb & de-bark logs	7
1	Harvester	Cutting Trees / Processing Limbs / Merchandising Logs	7
1	Feller Buncher	Cutting Trees	7

Motorized Equipment / Vehicles (Continued)

Quantity	Description	Purpose	Area
1	Trackhoe w/out Thumb	Load chips & sawdust into live floors / clear ditches & snow	7
1	Trackhoe w/ Thumb	Load Grinder / manage slabs, jackets, and green waste	27
1	Bulldozer	Push material to grinder, maintain access roads, move chips	27
1	Horizontal Grinder	Process green waste, slabs, jackets	27
4	Snow Blades	Snow Removal	8
3	Forks	Forks for Wheel Loaders & Skidsteers	8
3	Buckets	Spare Buckets for Wheel Loaders & Skidsteers	8
2	Buckets	Spare Buckets for Trackhoes	8
2	Brush Rakes	Cleanup of slash piles / Manage Chips	8 & 26
1	Firewood Splitter	Split firewood	26
Multiple	Grinding Screens	Attachments for Horizontal Grinder	26
1	Air Compressor	Needed to Operate Horizontal Grinder	26
1	Air Compressor	Various cleanup	1
1	Air Compressor	Maintenance	8
2	Welders	Fabrication of conveyor systems	1
3	Chainsaws	Trim logs, firewood, and lumber units	1
1	Light Plant	Light early morning and late afternoon in winter months	1
1	Slasher Saw	Cut logs to length	2

Electrically Powered Equipment

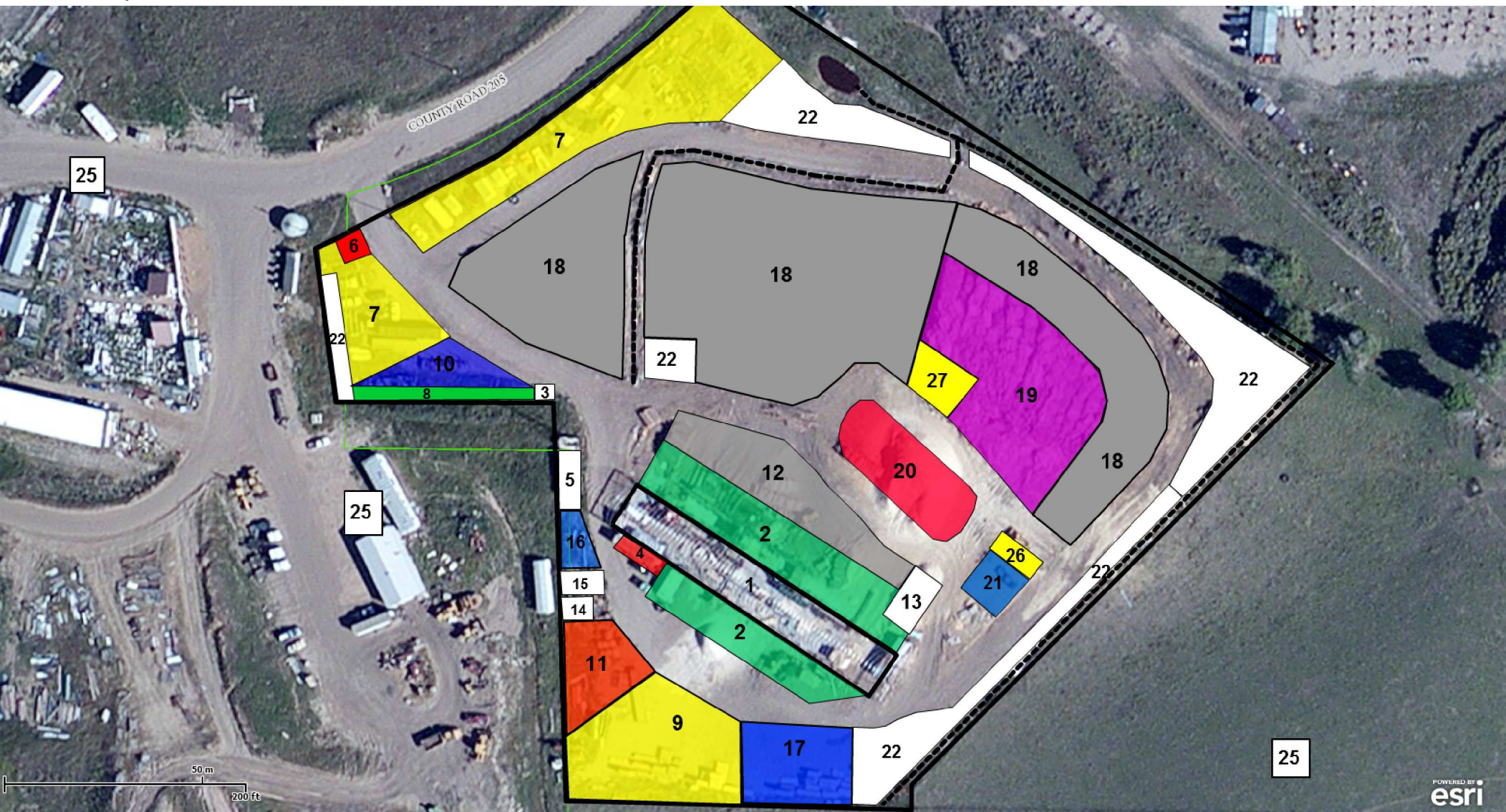
Quantity	Description	Purpose	Area
1	Rip Saw	Remove rough edge of boards	1
1	Veneer Lathe	Mill veneer / thin wood sheets	1
3	Wood Munchers	WoodStraw production	1
3	Balers	WoodStraw packaging	1
1	Edger	Remove rough edge of boards	1
1	Trim Saw	Cut boards to precision lengths	1
2	Molders	Mill tongue & grove type products	1
1	Palletizer	Produce homemade pallets	1
Various	Set of blade sharpening equip	Sharpen Band-Saw & Circular Blades	1
Various	Set of wood-working tools	table saw, planer, chop saw, router table, lathe, etc.	1
Various	Set of conveyors, chain, augers	conveying equipment is needed throughout the mill	1
Various	Set of blowers/augers/pipe systems	conveying chips / sawdust throughout the mill	1
1	Circular Mill Headrig	Merchandise round logs into square "cants"	2
1	Multi-Head Band Resaw	Process square "cants" into boards	2
1	Post & Pole Peeler	Fence posts / rails / debark logs	2
1	Wood Chipper	Convert waste into wood chips	2
1	Dust Collection Cyclone	Dust Collection	2
1	Bag-House	Dust Filter House	2
2	Dunk Tanks	Increase moisture content in wood products	2
1	Sorting Screen	Sort small and large wood chip particles	2
1	Load-out system	Conveyor System & Large Bins(Planned for future installation)	2

Dry Equipment / Machinery / Trailers

Quantity	Description	Purpose	Area
2	Porta-Potty	Bathrooms	3
1	Trailer - Office Trailer	Timecard completion / break room	4
1	Trailer - Security / Logging RV	"Camping" on Logging Sites / Security for Yard	6
1	Trailer - Enclosed Scale Ticket Trailer	Checking in loads / checking out product	6
1	Trailer - Van Box Tools	Large tool trailer	9
1	Trailer - Small Tool Trailer	Small mobile tool trailer	9
1	Trailer - Van Box Sharpening	Large trailer to hold sharpening equipment	9
3	Trailers - Utility	Various sizes for lumber, WoodStraw, firewood delivery	9
2	Trailers - Gooseneck	Various sizes for lumber, WoodStraw, firewood delivery	9
2	Trailers - Flatbed Semi	Lumber & WoodStraw delivery	9
1	Trailer - Low-Boy Trailer	Move Equipment to & from the Forest	9
4	Trailers - Log Trailers	Move Logs from forest to sawmill property	9
1	Trailer - Live-Floor	Store & move Chips / Sawdust Off-Site	13
Multiple	Used Rubber Belt Conveyors	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used Roller Conveyors	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used Strand Conveyors/Chain	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used Carts/Bins/Electrical	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used saws	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used troughs/shaker panel	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Used blowers / fans	Used units for spare parts / repairs / reconstruction of plant	11
Multiple	Cable Spools	Hold Cable for Skyline Work & Cable Skidding	11
1	Gravel Bin	Rock & Gravel to maintain drainage & muddy conditions	14
1	Scrap Iron Bin	For scrap iron removal	15
Multiple	Steel I-Beams, Steel Pipe, Steel Angle	Used for fabrication of various conveyors, hand railings, etc.	16

Milner Wood Yard 12-31-2014

21117 County Road 205, Milner, CO 80487



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PIN	Account#	Owner	Address	City	State	Zip	Type	AREA ID
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ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

136 Sixth Street * P.O. Box 773840 * Steamboat Springs, CO. 80477 * (970) 870-5566 * FAX (970) 870-5489

December 26, 2014

Mr. Alan Goldich
Routt County Planning Department
PO Box 773749
Steamboat Springs, CO 80477

RE: Rogue Resources Inc.

Dear Alan,

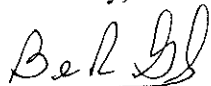
As your work on the Special Use Permit for Rogue Resources Inc. continues, the question of the Hoop or Tent structure located at this site continues to be an issue. To the best of my knowledge this structure was built without having applied for or receiving a building permit.

As a condition of any new Special Use Permit, the owner or owner's agent should be required to make application for a building permit, submit stamped plans and pay the plan review fee. The application process must be diligently pursued and upon approval the permit must be paid for and posted on the site.

You explained to me that Rogue Resources does not have immediate plans to complete this structure but its existence represents a violation of the building code as well as County Ordinances. If, as part of the permit process, Rogue Resources Inc. presents a business plan describing their intended use of this structure and the timing of this use, the Building Department will consider some modification to the status of the permit and, or structure to accommodate their business plan.

Until a certificate of occupancy is issued for the structure, the structure may not be used for storage, nor is it to be occupied. Until such time as a permit is issued the area around the structure must be barricaded to prevent anyone from approaching the structure. After which only individuals working on completion of the structure are to be within the work area.

Sincerely,



Ben R. Grush, MCP, Building Official
Routt Co. Regional Bldg. Dept.
136 Sixth Street/P.O. Box 773840
(970) 870-5330
bgrush@co.routt.co.us

Routt County Road & Bridge Conditions of Approval

Specific Conditions:

1. Fugitive dust will be controlled by the use of water and/or other control measures as appropriate, as often as necessary, to reduce, control and minimize all dust generated by the use.
2. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect Permittee's operations, Routt County will cooperate with Permittee to allow operations to be continued in a safe and practicable stopping point.
3. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County Road and Bridge Director, or designee thereof, in advance (if possible), who may then require:
 - a. The Permittee to place traffic control signage along routes and at intersections as specified by the Routt County Road and Bridge Director and at Permittee's expense; and types and placement of signs shall be in conformance with the Model Traffic Code.
4. Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the County, or a third-party contractor as selected by the Routt County Road and Bridge Department and on a schedule determined by same. Road and Bridge shall inform permittee of such maintenance or repair activities prior to work being performed. Permittee shall bear their share of repair costs. Share being defined as traffic counted that is generated from permittee's site compared to most recent traffic counts as whole on road. If damage to the road is the sole responsibility of the permittee then the permittee shall solely bear the costs to the repair the roadway.
5. Permittee shall maintain access roads to minimize impacts to the County road system during the life of the Operations. Maintenance may include sweeping, cleaning, and/or repairing access points, and application of a dust palliative to private drive as approved by the Routt County Road and Bridge Director and RCDEH.
6. Permittee shall be responsible for any additional winter maintenance and other regular road maintenance above and beyond that normally conducted by the Road and Bridge Department on roads affected by this SUP during the life of the operations and shall obtain necessary permits to do so. Routt County shall meet with the permittee periodically to assess necessary maintenance resulting from use of the road. Maintenance shall be determined by the Routt County Road and Bridge Department in its sole discretion and at permittee's expense. Maintenance may include, but is not limited to, grading and graveling of roadways, restoration of


roadway crown, sweeping or cleaning access points, soft spot/damage repair and application of a dust palliative as approved by the Routt County Road and Bridge Director and Routt County department of Environmental Health.

7. A stabilized entrance or preventative sediment tracking measures shall be installed at the access of the property to the County Road prior to operations commencing. The stabilized entrance or preventative sediment tracking measures will help mitigate tracking sediment from the permittee's site to the County Road. The measures used to stabilize the entrance shall stand up to the anticipated truck traffic and be maintained on a regular basis.
8. Routt County has the authority to close any County Road at its sole discretion of damage to the road that may occur by its use. To the extent that a road closure may affect permittee's operations, Routt County will cooperate with permittee to allow operation to be continued in a safe and practical stopping point.
9. Permittee shall secure all necessary permits including but not limited to State of Colorado Fugitive Dust Permit, and applicable U.S. Army Corps of Engineers permits, Routt County Grading and Excavation Permits, Routt County Access Permits and Routt County Right of Way permit.



ROUTT COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

To: Alan Goldich, Routt County Planning Department

From: Michael Zopf, Routt County Department of Environmental Health 

Subject: PP2014-067 Rogue Resources Site Plan Amendment/
Amendment to the approved site plan and allowed equipment list of Special Use
Permit PP2014-009.

Date: December 30, 2014

We have reviewed the above mentioned application and have the following questions and recommendations:

Chemical Treatment of Wood: It is our understanding that the owner/operator is proposing to chemically treat wood at this site. An explanation of the Tru-Cor product is attached to the application. However, we would like to review the Material Safety Data Sheet (MSDS's) that the manufacturer should provide with this product.

Storm Water: We would like to review a copy of the storm water management plan for this site. Has the plan been submitted to the Colorado Department of Public Health for review, comment or permitting?

Fuel Tanks: We have no objection to the location of fuel tanks at the subject site provided that the owner/operator complies with the Storage Tank Regulations of the Colorado Department of Labor and Employment, Division of Oil and Public Safety. We request evidence of the petitioner's compliance with all such permit and safety requirements.

Thanks for the opportunity to review this application.



Steamboat Springs
Fire Rescue
Fire Prevention Services

P.O. Box 775088
2600 Pine Grove Road, Steamboat Springs, CO 80477
Phone: (970) 871-8216 Fax: (970) 870-8030

Proudly serving the City of Steamboat Springs and the Steamboat Springs Rural Fire Protection District

PLAN REVIEW WORKSHEET

Project Name	Amendment to PP2009-003-Milner Wood Yard	Plan Review #	PJ1106-1
Address	21117 County Road 205	Occupancy ID	4294
Area Involved	MILNER WOOD YARD	Alternate ID	PP2014-009
Contact		Phone No.	

Permit Description	Technical Advisory Committee		
Project Description	Amendment to the approved site plan and allowed equipment list of Special Use Permit PP2014-009		
Submittal Reason	Review Only	Submitted	12/9/2014
Plan Reviewer	Doug Shaffer	Completed	12/26/2014

Contractor		Phone No.	
Contact		Cell No.	

Plan Review Comments

1. The existing fire mitigation plan needs to be updated to reflect new plans for fuel/flammable materials storage and dip-treating.
2. Proper placarding of Hazardous Materials must take place and a Hazardous Materials Inventory Statement must be kept at the site in a signed location.
3. All operations and pile sizes must continue to meet the requirements of the currently adopted Fire Code.



SPECIAL USE PERMIT

Routt County

Permit No.: PP2014-009 (replacement of PP2009-003)

Project Name: M.J. Miller Wood Processing Business

Owner: Mike J. Miller

Address: 2206 Downhill Drive
Steamboat Springs, CO 80487

Type of Use: Wood Processing Yard

Location/Legal Description: 2117 County Road 205
Section 16, Township 6, Range 86

Period of Permit: Life of Use

County Commissioner's Approval Date: October 14, 2014 (original approval date:
March 10, 2009)

Conditions of Approval:

General Conditions:

1. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. Annual reviews will be completed by the Planning Department.
2. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 8.
3. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
4. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
5. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
6. No junk, trash, or inoperative vehicles shall be stored on the property.

7. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
8. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
10. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive non-native grasses.
11. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
12. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan
13. All exterior lighting shall be downcast and opaquely shielded.

Specific Conditions:

14. The hours of operation for milling and cutting of lumber shall be limited to daylight hours. All other approved activities shall be from 7 am to 7 pm daily.
15. No pressure treated or chemically treated (including paint) lumber or wood waste is permitted with this operation nor is the storage or transfer of construction and demolition debris.
16. A fire mitigation and response plan shall be submitted to the satisfaction of the Steamboat Rural Fire District prior to issuance of the permit that outlines measures to be taken to prevent a fire on the site and for fire extinguishing.
17. A Storm Water Management Plan (SWMP), as approved by the Colorado Department of Public Health and Environment (CDPHE), shall be submitted to the Routt County Environmental Health Department for review prior to issuance of this permit. The SWMP shall be kept current.
18. No burning of waste materials is permitted on this site.
19. Periodic watering of unpaved access roads and within the facility shall be provided to provide dust mitigation at this facility.
20. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.
21. All applicable standards and requirements set forth by the Colorado Department of Public Health and Environment (CDPHE) and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws.
22. A sign permit is required for any new signage under Section 5.9 of the Routt County Zoning Regulations.
23. No burning of waste materials is permitted on this site.
24. All machinery and equipment shall be kept in one location on the site after each working day and shall have adequate spill contamination controls. All machinery and equipment shall be located as far from Twin Landfill's monitoring wells as is reasonably possible.
25. Green waste must be removed from the site and properly disposed of weekly.
26. The applicant shall comply with all requirements and regulations set forth by the Routt County Building and Fire Departments in regard to the construction of the

structure. The approved temporary structure may remain in place year-round, contingent upon approval of the Steamboat Springs Rural Fire Protection District.

27. The fabric covering for the metal framed structure shall be grey.

28. The permittee shall submit a plan for vehicle, machinery and equipment storage to the Planning Director for approval.

Amended Conditions:

29. The permittee shall have all non-log harvesting, sorting, and processing equipment as determined by the Planning Director and/or identified in the letter dated July 24, 2014 off of the site by November 30, 2014.

30. There shall be no storage on non-log harvesting, sorting, and processing equipment on the the site.

31. The permittee shall submit an application for the amendment of the approved site plan to the Planning Department by October 31, 2014.

32. If conditions of approval numbers 1-28 of the original permit and amended conditions 29-31 are not met, the permit will be scheduled for review and/or revocation to the Board of County Commissioners.

ISSUED BY:



Timothy V. Corrigan, Chairman

11/12/2014

Date

ACCEPTED:



Permittee

11/10/2014

Date

This permit may be subject to an Annual Fee: Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.