

From: [Kristy Winser](#)
To: [Chris Brookshire](#)
Subject: FW: Lucky 8 Application for Expansion
Date: Wednesday, February 5, 2020 9:18:57 AM

Thanks,
Kristy

From: Nancy Spillane [mailto:nancyspillane25@gmail.com]
Sent: Tuesday, February 4, 2020 4:51 PM
To: Kristy Winser <kwinser@co.routt.co.us>
Subject: Lucky 8 Application for Expansion

February 4, 2020

TO: Routt County Planning
Routt County Commissioners

FROM: Nancy Spillane, 23855 County Road 29, Oak Creek, CO 80467

970.756.1488

RE: Lucky 8 Ranch Application for Expansion of Commercial Business

My husband, Jim, and I are property owners on County Road 29. We live about a mile and a half down the road from the Lucky 8 Ranch. We have lived in Routt County for 40 years. I did come, in good faith, to attend the meeting of the Planning Commission on January 15. However, when I arrived I learned that the Lucky 8 application had been moved to February 20. I will be out-of-state on that day, thus I am now submitting my concerns.

In general, I am in agreement with everything written in the letter you received from our neighbor, John Redd, which outlines his opposition to the expansion of the Lucky 8 commercial operations. More particularly, I support Mr. Redd's comments regarding his opposition to the expansion the business' numbers are substantially below the current permitted capacity.

As well, my opposition is the same as it was when this commercial entity asked for its original permits in 2017. Some of you might recall that many neighbors showed up for those hearings. NOT ONE neighbor was in support of this commercial enterprise being located in a neighborhood designated as an agricultural zone. NOT ONE. The only people in the room who supported the commercial operation in an agricultural zone were the applicants, their family members, and their current and prospective employees.

Not one neighbor voiced support. As far as I am aware, there still are no neighbors in support of this commercialism on our rural county road.

When the commissioners originally voted for the commercial operation permit, they voted against the Routt County Master Plan. Two commissioners pointed this out at the time, and their clarifications were ignored. Like Mr. Redd, I am in agreement that the provisions for which Lucky 8 is asking are a violation of the wording and intent of the Master Plan. In the Master Plan you will find these words: "New...commercial... uses should occur within the vicinity of designated growth centers and in compliance with adopted comprehensive plans of those areas." Additionally, the Master Plan states that "use permits that significantly alter the historical use, or character of an area may be deemed incompatible with this plan."

Is County Road 29 in a designated growth center? No, it is not. Does the Lucky 8 commercial business alter historical use of County Road 29? Yes, it does. Historically, County Road 29 has never been home to commercial operations other than agricultural ones. Lucky 8 states that its intent is to promote agri-tourism. I fail to understand how wedding and entertainment venues are related to the agricultural industry in any manner. Historically the area has been used for ranching, haying, grazing, and livestock. Does a commercial operation of this type alter the character of our area? Yes it does. The character of our area is rural and tranquil. Adding snowmobiles, ATVs, shuttle buses, wedding and entertainment venues is not compatible with the rural tranquility we all want to preserve. Is the Lucky 8 commercial expansion compatible with the Master Plan designation of agricultural use? No, it is not.

When a commercial use permit was originally gifted to Lucky 8 in 2017, Lucky 8 owners agreed to bring all shuttle bus traffic to its location via Highway 131 (from a southern direction so as to avoid a traffic increase for most of the houses on CR 29). Numerous and many shuttles have not followed that agreement. Many shuttle buses have been coming from County Road 33 (from a northern direction) and completely ignore what was agreed to with the Routt County Planning Commissioners. This presents a dangerous road situation given that many spots on our road are one lane and inappropriate for two-way traffic when shuttle buses are on the road. It is especially dangerous in the winter months. Also, many sections of the road are one lane; when people who do not know this road drive down it, it presents a less than safe scenario for those of us who live on this road. Monitoring the agreement with Lucky 8 to bring traffic from Highway 131 seems to have gone by the wayside.

I, along with our other concerned neighbors, respectfully request that you deny the changes requested by the Lucky 8 Ranch.

Thank you.
Nancy Spillane

*We can easily forgive a child who is afraid of the dark;
the real tragedy of life is when men are afraid of the light.*
-Plato