



# ROUTT COUNTY

Board of County Commissioners

P.O. Box 773598  
Steamboat Springs, CO 80477

(970) 879-0108  
fax (970) 879-3992

## SPECIAL USE PERMIT

Routt County, Colorado

**Permit No.** PL-20-179 (Extension of PL-17-166)

**Permittee:** Lucky 8 Ranch

**Address:** 23850 Tobiano Trail  
Oak Creek, CO 80467

**Type of Use:** Special Use Permit for Temporary Workforce Housing

**Location/Legal Description:** Tr in Section 36-5-86 and Sec 31-5-85  
Located approximately 6-7 miles north of Oak Creek, CO accessed from C.R. 29

**Period of Permit:** Three years; expires January 9, 2024

**Board Approval Date:** November 16, 2020

### Conditions of Approval:

#### 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, 6, and 8.
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.
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.



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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. Routt County shall be named as an additional insured on the policy. Permittee shall notify Routt County Planning Department of any claims made against 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. If permits are required from Routt County or State agencies they shall be obtained and any inspections completed before operations commence.
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. Total number of residence shall not exceed three structures, 2 units each, totaling 6 units.
17. The TWH facility shall be for a period no longer than three (3) years, including the reclamation phase. Extensions shall only be approved by the Board of County Commissioners.
18. These quarters are temporary structures as presented in the application.
19. TWH units or rooms shall be for workers and families directly involved with specific development projects and ranching operations and shall not be available for general rental.
20. On the date the Special Use Permit expires, all housing structures and associated infrastructures shall be removed and the land shall be reclaimed to the satisfaction of the Planning Director.
21. Wastewater systems proposed to service TWH must comply with all applicable state and local laws and regulations.

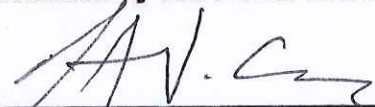


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22. Fire extinguishers will be placed in each unit.
23. The Applicant shall submit as part of the TWH Special Use Permit application, a reclamation and revegetation plan shall be submitted for the TWH site to include the initial installation and the final plan. The plan shall include the timeframe for all reclamation work.
24. All disturbed area(s) must be reclaimed as nearly as practicable to their original conditions and shall be maintained to control dust, weeds and minimize erosion.

**Permit Issued by the Routt County Board of Commissioners:**

  
\_\_\_\_\_  
Timothy V. Corrigan, Chair

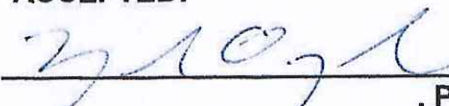
Date

**ATTEST:**

  
\_\_\_\_\_  
Kim Bonner, Routt County Clerk and Recorder



**ACCEPTED:**

  
\_\_\_\_\_  
, Permittee

12-1-2020

Date

Printed Name: NICHOLAS OSADCHUK  
Title: GM