

**Lucky 8 Ranch**

23850 Tobiano Trail  
Oak Creek, Colorado 80467  
Phone: (970) 846-5592

▶ **Routt County Planning Department**

P.O. Box 773749  
Steamboat Springs, CO 80477  
Phone: (970) 879-2704

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**To Whom It May Concern,**

Lucky 8 Ranch would like to extend its Temporary Workforce Housing Permit (PL-17-166) for another 3 years.

The TWH has been a valuable asset for our ranch in retaining employees. It has also helped our current employees save more money without having any housing costs like rent and utilities.

We planned on bringing in a mobile home unit on the property this year, but with the current economic climate and COVID, we were unable to do so.

Let me know if you have any questions.

Thanks,



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**Lucky 8 Ranch**  
Nicholas Osadchuk  
General Manager  
Date: 10-06-2020

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## **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-17-166

**Permittee:** Lucky 8 Ranch

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

**Type of Use:** 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, 2021

**Board Approval Date:** January 9, 2018

**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.
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.

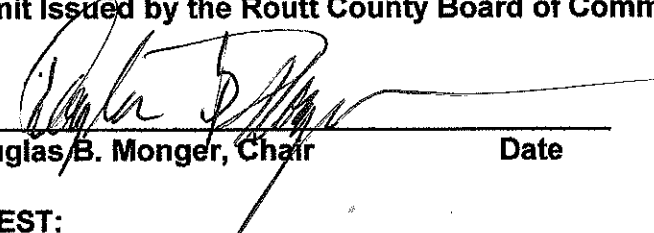
**Specific Conditions:**

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.
22. Fire extinguishers will be placed in each unit.

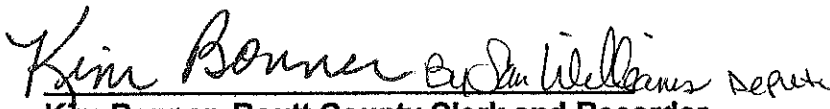
Lucky 8 Ranch PL-17-166  
SUP - Temporary Workforce Housing

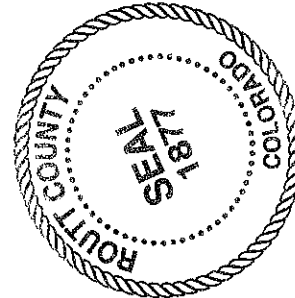
23. The Applicant shall submit as part of the TWH Special Use Permit application, a reclamation and revegetation plan shall be submitted for the TWH site to include the initial installation and the final plan. The plan shall include the timeframe for all reclamation work.
24. All disturbed area(s) must 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:

  
\_\_\_\_\_  
Douglas B. Monger, Chair                      Date

ATTEST:

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



ACCEPTED:

  
\_\_\_\_\_  
NICHOLAS OSADCHUK                      3-26-18  
Permittee                      Date

Printed Name: NICHOLAS OSADCHUK  
Title: CM

**NOTE: The following pages are excerpts of the original application that was submitted in 2017. The application was approved with conditions as shown on the permit.**

**Lucky 8 Ranch Special Use Permit Application  
Temporary Workforce Housing  
Written Narrative**



**Description of Use:**

Our primary mission for our land use is and will always be:

*The revival of a once endangered species and the reclamation of the American farmland, by providing a safe work environment and practicing Holistic Land Management while being environmentally conscious and involving the community. We will provide the highest quality Original American Red Meat and other products!*

Currently we raise just 150 head and growing of Bison. We use our 1100 acres primarily for agriculture use. We graze and hay on all of our properties, owned & leased. We also go out and hay other properties in the Routt County area. We will also be sharing our ranch with the public for various ranch tours.

In the past we have had potential employees turned away from us due to our lack of employee housing and with the high prices of housing options in the surrounding area, they too have needed to search for jobs outside of Routt County. We would like to add temporary workforce housing units to our ranch to offset the lack of affordable housing in our surrounding area. This is a very cost effective way for us, as the property owner, to not spend the costly capital and time it takes to construct new buildings.

We would like to add temporary workforce housing, similar to that of the oil & gas industry, on our property to allow our employees to live on site and not have to travel to work everyday. We are proposing three wellsite trailers, also known as man camps, to house seasonal employees. Each wellsite trailer has 2 separate living quarter, 2 bedrooms, 2 kitchens, and 2 bathrooms. These trailers are self contained with utilities, except for sewage. They each have a

400 gallon fresh water holding tank, which we would fill by delivery from a local water delivery service, such as rain drop or by our own hauling. They use propane for furnace & water heat. The electrical source is from a generator. We would however need to construct a new septic system to manage the waste water. We have contacted NWCC and they have started the design process.

### **Hours of Operation:**

The temporary housing units will be used to house employees and/or family of the ranch entity. They will not be rented out to others therefore will not have business hours of operation.

General Ranch Work Hours: 7am or earlier (depending on the season) – when the job is done

Ranch Tours Hours: 9am – sundown

Special Events Hours: 8am – 12am with amplified music cut off at 10pm

### **Anticipated number of employees:**

Lucky 8 Ranch currently has 4 full time members on staff (1 General Manager, 1 Ranch Manager, 1 Ranch Hand, 1 Animal Care Taker/Trainer). We anticipate to hire seasonal employees for various positions at the ranch.

Projected 2018 Positions Available:

3-5 Ranch Hands to help out with all projects and activities at the ranch

We are not looking to house families in these units. We are expecting 2 tenants per trailer for a total of 6 persons in the housing camp. If a potential employee does however have a spouse we would allow that person to stay in the unit with their spouse.

### **Anticipated Traffic:**

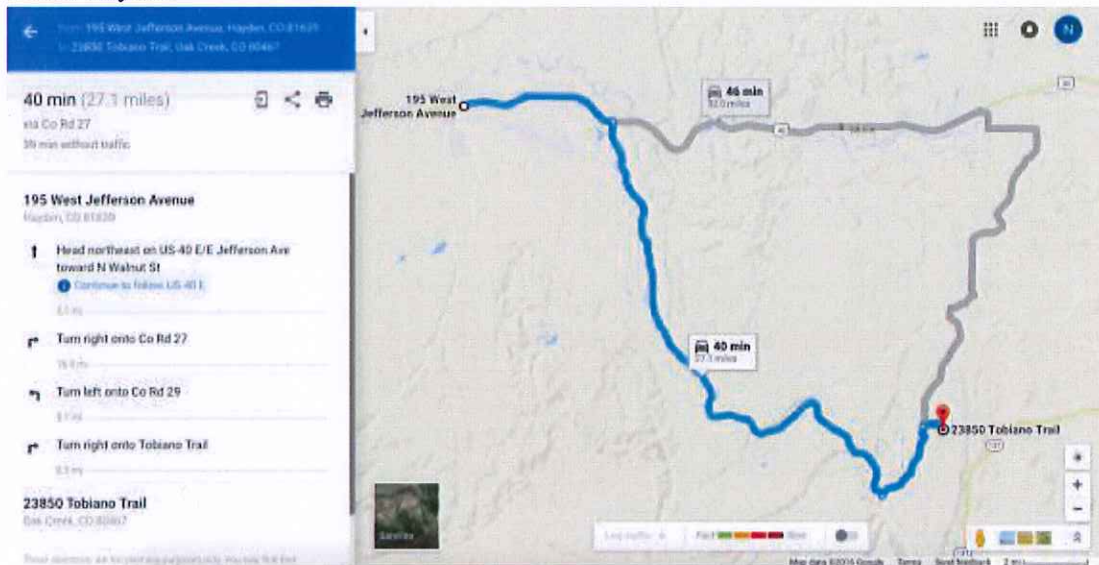
By adding these units, we anticipated less traffic traveling to the ranch. With them being housed at the ranch, there will be no need for them to drive in and out daily.

### **Access to the Property:**

Access to the proposed units is through the barn yard at the ranch headquarters on the Homestead Ditch Road/Trail.



From Hayden



### **Type of Equipment and Vehicles:**

3 – Wellsite Trailers

### **Reclamation & Revegetation Plan:**

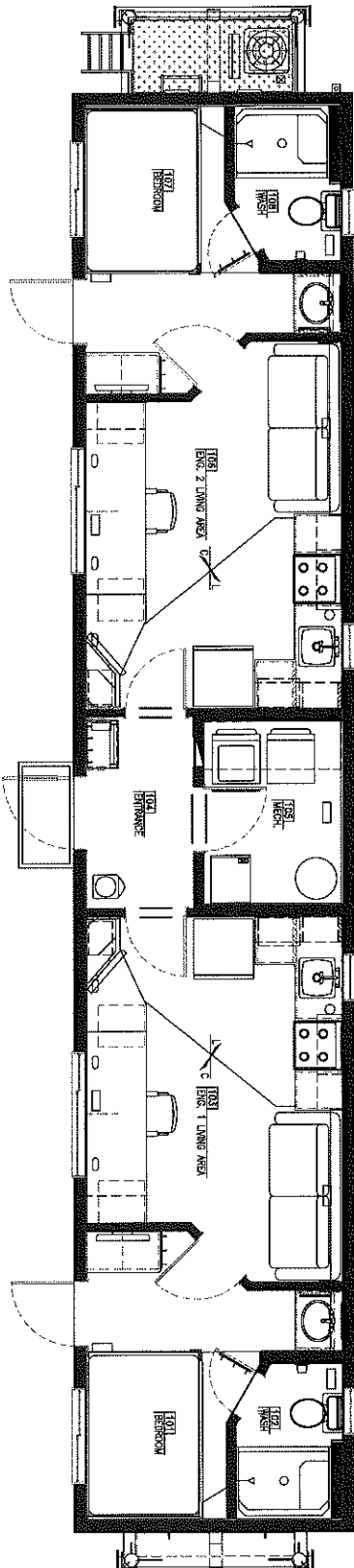
After the use & removal of the temporary housing units we will seed the area with a native grass mix. This area is our barn yard and will most likely be used for equipment and material storage.

### **Site Fire Safety Plan:**

Attached.

### **Floor Plans & Elevation Drawings:**

Attached.



12' x 60' (skid) WELLSITE "ENG./ENG."  
 presented to ...  
 Client: TBA

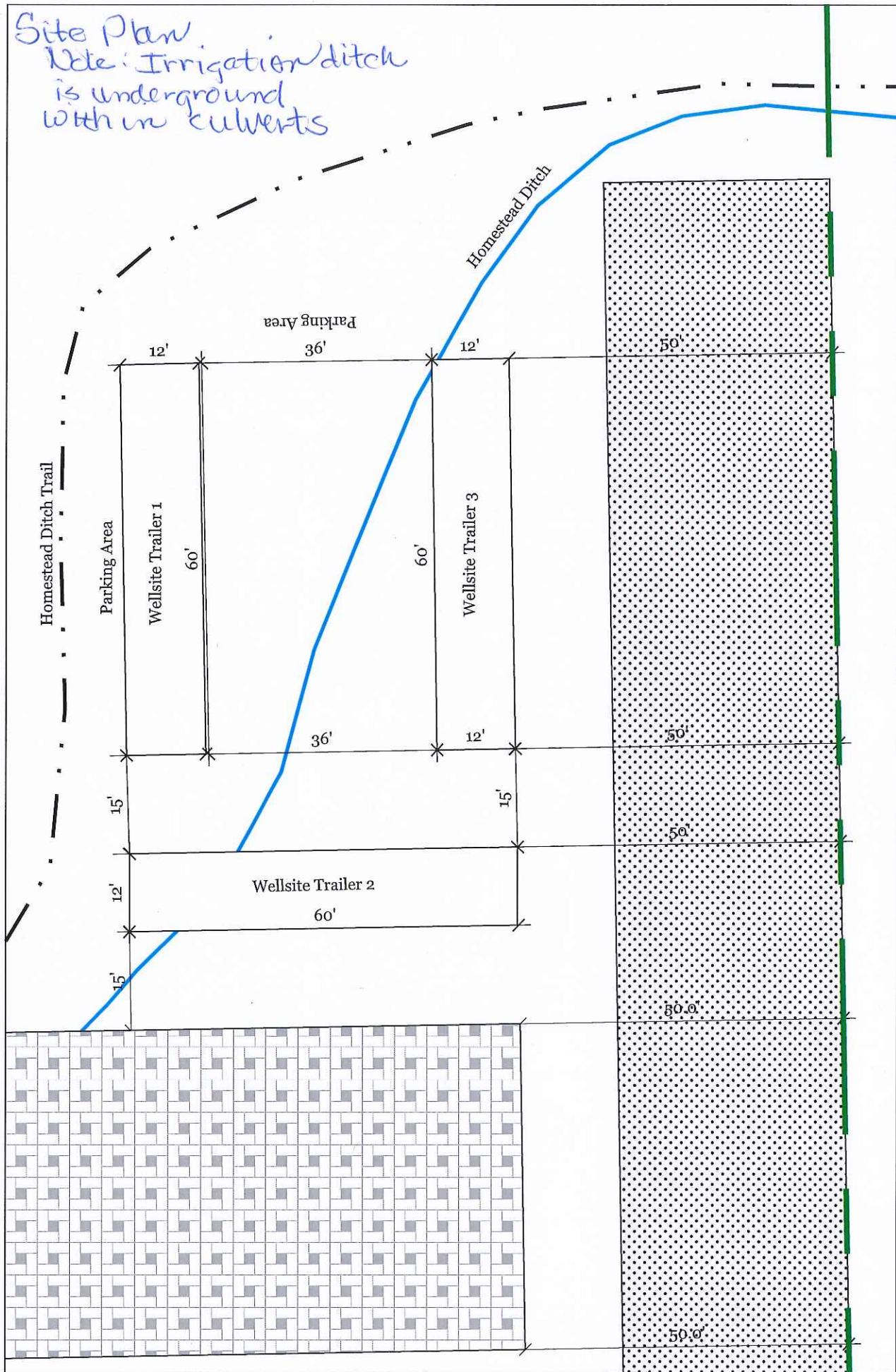
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Drawing No. WSEE Drawn By: RC Date: MAR. 25, 2011

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 structures ltd.  
 504 - 13th Avenue, N.W., Alberta T9E 7P5  
 telephone: (780)955-7733 fax: (780)955-7851  
 toll free: 1-800-252-7990



Site Plan.  
 Note: Irrigation ditch  
 is underground  
 within culverts



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<p>Legend</p> <table border="1"> <tr> <td></td> <td>Property Line</td> </tr> <tr> <td></td> <td>Irrigation Ditch</td> </tr> <tr> <td></td> <td>Driveway/Trail</td> </tr> <tr> <td></td> <td>Barn Yard</td> </tr> <tr> <td></td> <td>50' x 100' Hay Barn</td> </tr> </table>			Property Line		Irrigation Ditch		Driveway/Trail		Barn Yard		50' x 100' Hay Barn
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<p> Lucky 8 Ranch          Temporary Workforce Housing</p>											
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PIN, Acot #, Address



Site  
Vicinity  
Map