

## One80 Outdoors, Inc. Conditional Use Permit (CUP) Application Narrative

One80 Outdoors, INC (dba: One80 Outfitters) operates a hunting and guiding business for big game in NW Colorado. Colorado Outfitter #: 0003199. Our only hunting lease is with Wolf Mountain Ranch, LLC (WMR) for approximately 18,500 acres. We operate out of WMR hunting camp facilities, 45370 RCR 52. WMR is partnered with Colorado Parks and Wildlife (CPW) in the CPW Ranching for Wildlife (RFW) program.

One80 Outdoors, Inc. employs six guides and one camp cook for a maximum of 35 days of big game hunting. The hunting calendar is from the first week of September to the third week of October (7 weeks; Per CPW regulation we cannot begin hunts until September 2 of each year). Our hunt week runs from Sunday afternoon when guests arrive, hunting Monday morning through Friday Morning, and all staff and guests are off the ranch by noon on Friday. We have 2 days between each hunt week to rest the property. Total hunt count for 2023 is 84 private hunters. This is 12 hunters per week for 7 weeks, including staff we will have a total of no more than 20 individuals in camp per 5-day hunt week. All individuals sign WMR and One80 Outfitters liability waivers before accessing the property. Hunting camp is not commercially occupied during the remainder of the year, and generally not used by the ranch family or personnel for any purpose other than a hunting camp. Hunting camp is closed for all winter months.

Access to hunting camp is a ¼ mile crushed rock access road off RCR 52. The anticipated traffic includes guests arriving in passenger vehicles, usually 4 -6 guest vehicles per week. Once in camp the guests rarely leave until their hunts are complete. Staff arrive on Sunday afternoon and leave once their client's harvest. Some guides will finish and leave mid-week, some guides will be in camp the full week, until Friday morning. One80 staff will also make one truck run to Craig Monday through Thursday to take harvested animals to the processor for our guests. We do not use trucks during our hunts, access throughout the property is by UTV, (CanAM Defenders, Polaris Rangers, Honda Pioneers).

Hunting on WMR has been ongoing for decades. During the earlier years it was the owners and his friends and family. As time progressed an outfitter was allowed to develop a more consistent hunting program and this program slowly evolved into its current state. We have looked over Section 6 of the Routt County Zoning Regulations and find no negative impacts in continuing the current outfitting operations as performed over the last 35+ years. We have provided in this application an existing conditions map illustrating the existing improvements that are in compliance with county regulation or being brought into compliance by the 2023 hunting season. We are currently working with Routt County Building and Environmental Health concerning any identified issues. We have not identified any problems with geologic hazards, steep slopes, water bodies, soils, or vegetation. A wildfire plan has been created and is followed for WMR and 80% of WMR is under conservation easement. There are no negative wildlife impacts. WMR provides large-scale, high-quality wildlife habitat under mostly conserved acres in Routt County Colorado.

In this application we have included a vicinity map, a hunt camp area map, and a detailed Site Plan map. The following provides additional information on some of the items in the Site Plan.

- 1) Impact area is no greater than 35.1 acres.
- 2) Snow storage is not applicable, we are finished hunting by the third week of October and camp is closed for the winter.
- 3) Three small ponds exist next to camp, these ponds provide a good source of fire mitigation if it were needed. There are also two ponds near the entrance to camp, off RCR 52, and an additional pond directly east of hunting camp.
- 4) Existing structures and facilities are not in wetlands, floodplain or steep slopes.
- 5) There are no existing easements, building envelopes, or minimum setbacks impacting the existing hunting camp.
- 6) The current access road is crushed rock, ~1/4 mile long with a minimum of 18 ft. width, 24 ft. access gate at county road.
- 7) No hazardous materials storage, there are two 300-gallon fuel tanks identified on the site plan, these are used for 87 octane gasoline for the UTV's.
- 8) Exterior lighting exists on the three sleeping cabins, bathhouse, guide cabin, and staff cabin by the entrance doors. The cook cabin has exterior lighting on both the north, south and east sides by the entrance doors.
- 9) There are three proposed buildings for potential future expansion, a second bathhouse and a fourth and fifth sleeping cabin (no expectation they would be built). If so, building permits will be apply for and they would be identical to the existing cabins and would allow for a more comfortable camp; they would not be added to increase camp occupancy.
- 10) This camp is used for a maximum of 35 hunt days per year, it has existed and evolved to its current state over 35+ years, no reclamation is necessary at this time.
- 11) Pictures have been provided for all floor plans and elevations of existing structures.