

Moffat County Board of County Commissioners
1198 W Victory Way Craig, CO 81625

February 11, 2025

In attendance: Melody Villard, Chair; Tony Bohrer, Board Member; Donald Broom, Board Member; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Kathy Kuehl; Lois Wymore; Jane Hume; Dan Miller; Garry Rhoden; John Cromer; Paul Gowdy; Lori Gowdy; Jesus Ortega

**Call to Order
Pledge of Allegiance**

Commissioner Villard called the meeting to order at 8:30 am

Villard made a motion to approve the agenda as presented. Bohrer seconded the motion. Motion carried 3-0.

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) January 28

Resolutions:

- b) 2025-15: December A/P
- c) 2025-16: January A/P
- d) 2025-17: Payroll
- e) 2025-18: Amended Fee Schedule

Contracts & Reports:

- f) Treasurer's Report
- g) Real Estate Listing agreement w/Country Living Realty for 539 Barclay Street
- h) Department of Human Services Core Services Contract w/Kin Connect
- i) Department of Human Services/Brighter World Child Advocacy Center Team agreement

Villard made a motion to approve the consent agenda items A-I. Bohrer seconded the motion. Motion carried 3-0.

Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noted on this agenda

Public Comment/General Discussion:

Lois Wymore spoke about the podcast (New West 2) that she and Jane Hume are doing. She also mentioned doing research on the topic of nuclear energy/storage in NW Colorado.

Kathy Kuehl urged the board to wait and see what the new federal administration had in mind for energy and to not go in for solar too much.

Ron Eplin made a couple of brief comments about different types of energy production.

Commissioner Villard highlighted February employee 10 + year anniversaries:

Allison Smith
 Sherrod Schonert
 KC Hume

Staff Reports:

Road & Bridge Department – Dan Miller

Bid recommendation(s): (see attached)

- Dump Box

Two bids were received for an elliptical dump box:

Industrial Welding & Supply – FOB Sterling, CO (Installed) \$35,360.00

Holman \$75,827.80

Miller recommended awarding the bid to Industrial Welding Supply.

Bohrer moved to accept the elliptical dump box bid from Industrial Welding Supply of Sterling for \$35,360.00.

Boom seconded the motion. Motion carried 3-0.

- Cattle Guard Iron

One bid was received for Cattle Guard Iron:

Craig Steel \$28,238

The Cattle Guard Iron budget for 2025 is \$50,000.

Miller recommended awarding the bid to Craig Steel.

Broom moved to accept the bid from Craig Steel for Cattle Guard Iron for \$28,238.00. Bohrer seconded the motion. Motion carried 3-0.

- Mag Chloride

One bid was received for the 2025 Mag Chloride project:

GMCO- Rifle, CO \$1.15/gallon - delivered

The 2025 budget for this project is \$500,000. Because the Mag Chloride price went up to \$.15/gallon, the Road & Bridge Department will have to eliminate 14 ½ miles of application area. Miller recommend accepting the bid from GMCO for \$1.15/gallon.

Bohrer moved to approve the Mag Chloride bid from GMCO for \$1.15/gallon. Broom seconded the motion.

Motion carried 3-0.

8:45 am

Public Hearing:

Villard read the Public Hearing protocol and declared the Public Hearing open.

Planning & Zoning Department – Candace Miller

- Review of requested change to language in Section 405.4 Temporary Use - Zoning Regulation amendments (see attached)

At a Public Hearing during the January 14th BCC meeting, proposed amendments to the language of certain sections of the current Planning & Zoning regulations were read. Before final approval in a resolution at the February 25th BCC meeting, revised language to the amendment of Section 405.4 was requested.

Miller read the current language, the former proposed language and the requested revised language. The reason for this revision is to add in additional language to regulate Temporary Use Permits to only be issued for the specific timeframe based on the duration of the project. Approved permits must undergo a mid-way onsite inspection/review, in addition to requiring annual reporting. Bohrer commented that this would give the County more control and oversight of the conditions of Temporary Use Permits than under the original language.

Public Comment:

Kathy Kuehl commented that in relation to agricultural parcels, “man camps” don’t belong. She asked for some more in-depth explanation of changes to the zoning regulations and an extension of the time before approval of the resolution.

No other public comment.

In regular session, Bohrer moved to approve the requested language change to the amendment of Section 405.4. Broom seconded the motion. Motion carried 3-0.

- Minor Subdivision Application - North Maybell Minor Subdivision – S-25-01 (see attached)

Applicant, Paul Gowdy, was present. This is a 23.32-acre parcel that the applicant wants to divide into 4) 5.830 acre lots. There is access to all 4 lots along CR 19. The Planning & Zoning Commission voted unanimously to recommend approval of the minor subdivision application.

Bohrer asked if there are wells on this property? Gowdy answered not at this time and that he is aware of the residential property water restrictions. Villard also asked about the sewer/septic situation. There was some discussion regarding cost sharing on the infrastructure. Miller also noted that this project is in the preliminary stages.

There was no public comment.

In regular session, Broom moved to approve Minor Subdivision Application - S-25-01, North Maybell Minor Subdivision. Bohrer seconded the motion. Motion carried 3-0.

- Subdivision Exemption Application – Ortega – E-25-01 (see attached)

Applicant, Jesus Ortega, was present. This was originally a 35-acre parcel; 15 acres will be exempted off as part of the division of the property, in order to sell a smaller portion. There have been no previous exemptions on this tract. The Planning & Zoning Commission voted unanimously to recommend approval of this exemption application.

Public Comment:

John Cromer expressed his concerns about too many houses being built in this area.

In regular session, Bohrer moved to approve Subdivision Exemption Application E-25-01. Broom seconded the motion. Motion carried 3-0.

- Application for Replat – Georgiou/Penner – S-25-02 (see attached)

This is a replat of lots currently owned by Thomas Penner and Taanna Georgiou. Lot 1C will become 10.68 acres from 5 acres and Lot 1D will become 29.32 acres from 35 acres. The Planning & Zoning Commission voted unanimously to recommend approval of this replat application.

There was no public comment.

In regular session, Broom moved to approve Replat Application S-25-02. Bohrer seconded the motion. Motion carried 3-0

Meeting adjourned at 9:26 am

The next scheduled Board of County Commissioners meeting is Tuesday, February 25, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: Melodyillard

[Signature]
James Y. Broom

Approved on: February 25, 2025

Attest by: Erin Miller

Link to view this meeting on the Moffat County YouTube channel:
<https://www.youtube.com/channel/UC0d8avRo294jia2irOdSXzQ>

