

Moffat County Board of County Commissioners  
1198 W Victory Way Ste 104 Craig, CO 81625

August 13, 2024

In attendance: Tony Bohrer, Chair; Melody Villard, Vice-Chair; Donald Broom, Board Member; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Jim Howell; Chris Nichols; Jeff Comstock; Jennifer Schuessler; Peabody Team; Shane Camilletti; Todd Carlson; Andrew Seed; Michael Lewis; Bud Bower; Emily McGee; Kathy Kiehl; Bill Kiehl; Ruby Irick; Carol Haskins; Stacie Ossen; Curtis Elwood; Pat & Carolyn Robson; Marlin Eckhoff; Jessica Deugan; Tom Kleinschultz; Kara Choquette; Lois Wymore; Jane Hume; Jerod Smith; Albert Villard; Dave Wallace

Call to Order  
Pledge of Allegiance

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

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

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) July 23

Resolutions:

- b) 2024-84: Payroll
- c) 2024-85: Accounts Payable
- d) 2024-86: Payroll

Contracts & Reports:

- e) Department of Human Services/Core Services Program/Mental Health Treatment Services contract w/K. Gibbs
- f) Ratify:
  - Letter of Support for MCTA Marketing grant application
  - Letter of Support for Town of Dinosaur sidewalk project grant application
  - Certificate of Completion for new Courthouse Project
- g) Treasurer's Report
- h) Award Letter for Clerk's Office Electronic Recording Technology Grant
- ~~i) Loudy Simpson Park Ice Arena lease w/CO Extreme~~
- j) Sheriff's Office Professional Services contract w/J. Sanchez for Law Enforcement Skills Training Instructor

Bohrer made a motion to approve consent agenda items A-J. Item "I" was removed until the next meeting. Broom seconded the motion. Motion carried 3-0.

## Public Comment/General Discussion:

Lisa Bennett reminded the BCC that residents of CR 7 are still looking to get a noise ordinance for no Jake Brakes in the area just north of the college. The topic was originally raised about six years ago, and was being looked at by the County Attorney. Bennett hoped that something could be done to move this forward.

Stacie Ossen, a resident of CR 30, spoke out against the proposed AES solar project in that area, and asked the BCC to not approve it.

Commissioner Broom spoke about how well the County Fair went and about how he and Mayor Chris Nichols got to participate in the annual "Kiss a Pig" fundraiser.

8:45 am

## Public Hearing:

### Planning & Zoning – Candace Miller

Bohrer read the Public Hearing protocol and declared the Public Hearing(s) open.

- C-24-01: Franklin Stetson - Conditional Use Application for secondary residence (see attached)

Applicant owns 100 acres at 59431 Hwy 318, and wants to build a secondary residence on a 5.47-acre parcel. The existing home will be a guest house and the new house will become their primary residence. The Planning & Zoning Board reviewed & approved this application at their August 6<sup>th</sup> meeting.

There was no public comment either for or against.

Back in regular session, Broom moved to approve C-24-01: Franklin Stetson - Conditional Use Application for secondary residence. Villard seconded the motion. Motion carried 3-0.

- V-24-01: Tammy Thorpe - Zoning Variance Application for reduction of front setback (see attached)

This is an application for zone variance at 330 Barbara Drive, in order for the property owner to build a garage. They are asking for a 25' setback from the road. Road & Bridge Department reviewed this and did a site visit and is fine with the location. The Planning & Zoning Board reviewed & approved this application at their August 6<sup>th</sup> meeting.

There was no public comment either for or against.

Back in regular session, Villard moved to approve V-24-01: Tammy Thorpe - Zoning Variance Application for reduction of front setback. Broom seconded the motion. Motion carried 3-0.

- T-24-01: Masa B&B, LLC - Temporary Use Application for temporary employee housing (see attached)

This Temporary Use Application is for temporary employee housing from Peabody 20-Mile Coal Mine for their out of area employees, located at 3037 E. Victory Way, on property owned by the Camilletti family. Masa B&B, LLC is the vendor that would establish/maintain the housing complex. Masa was represented by owner Bud

Bower. Currently, they have a facility in Routt County, near the mine. Their existing TUP will expire in the spring of 2026, at which time they would like to relocate those units to the Moffat County location. Routt County has stated that they have not had any problems with the housing facility, but would like to see it be a more permanent installation.

Bower explained the dynamics/rules of the facility.

The Planning & Zoning Board reviewed this application at their August 6<sup>th</sup> meeting, and voted 2-1 to not recommend approval based on the expressed concerns by area residents regarding placement of the project and road/traffic issues. It was stated that if the project site was moved, they may reconsider their votes.

The following individuals got up to speak against approval of the project:

Jennifer Schuessler  
Curtis Elwood  
Jared Smith  
Bill Kiehl  
Kathy Kiehl  
Carolyn Robson  
Sal Dorsey  
Kelly Hepworth  
Jim Howell  
Jessica Deugan

The main points of opposition were degradation of adjacent property values and traffic/road safety problems. Most stated that they were not against the project in theory, but just the location.

The following individuals got up to speak in favor of the project in its current concept:

Nick Armando  
Todd Carlson  
Albert Villard  
Shane Camilletti  
Michael Lewis  
Andrew Seed

Commissioner Bohrer commented that he can see both sides of this issue, and realizes that there are several items that would need to be rectified prior to any consideration. He also feels that the major battle is property owner rights vs neighborly considerations.

Commissioner Broom questioned why has there never been any concerns being expressed before now regarding road/traffic safety problems?

Commissioner Villard stated that the County definitely needs to do some homework before coming up with conditions in relation to this.

Bohrer said that they would make sure to get the Sheriff's Office out on that road on a more regular basis and the Road & Bridge Department to address the bus stop area, among other things. The City might also need to be involved because part of this road is under City jurisdiction and part of it falls under the County.

Back in regular session, Villard moved to table this application until September 10. Broom seconded the motion. Motion carried 3-0.

**Presentation:**

**TransWest Express – Kara Choquette**

- Project update (see attached)

Choquette, director of communications and government relations for TransWest Express, gave a presentation on the TransWest Express transmission project.

Meeting adjourned at 10:33 am

The next scheduled BOCC meeting is Tuesday, August 27, 2024

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: Melody Howard  
Connel Brown

Approved on: August 27, 2024

Attest by: Erin Miller

