

Moffat County Planning Commission Minutes

August 6th, 2024

The Moffat County Planning Commission met in the Moffat County BOCC Chambers on August 6th 2024 at 6:30 p.m. The following were present:

Members: Eli Vesley, Martin Minnich, Shauana Merrill

Staff: Candace Miller

Applicants and Guests:

Eli Called meeting to order at 6:30 pm

Roll call- Absent from meeting: Megan, Rena, Ford and Melody

Approval of minutes –Shauana made a motion to approve minutes from July 2nd meeting, Marty seconded. Motion passes.

ANNOUNCEMENTS

The County Commissioners will meet **Tuesday August 13th 2024- at 8:30 am- Public meeting starts at 8:45**

The next Planning Commission Meeting will be **Tuesday September 3rd 2024 @ 6:30 pm in the Commissioners chambers.**

ACTION ITEMS-

C-24-01- Franklin Stetson- Conditional use for secondary residence

Candace presented the application for conditional use. She explained that it is for a secondary dwelling that will ultimately become their primary dwelling. She shared that the drawing of the placement for the new home, which was provided by the septic engineer, which shows that it is on compliance with building setbacks. Candace

Eli stated that the application was reviewed and that he did not see anything of concern.

Marty made a motion to approve, Shauana second, motion passes. 3-0

V-24-01- Tammy Thorpe- Zoning Variance for reduction of front setback

Candace presented the application or zoning variance. She explained that the application would like to build a garage on the property, she explained the current set back regulation both from centerline and edge of right of way (property line) Candace spoke to the County Road & Bridge Department, who stated that they were comfortable with where the building is currently staked, which is roughly 35 ft from center line, but no closer. The variance is asking for 25-foot variance.

Marty made a motion to approve Shauana seconded. Passes 3-0

T-24-01- Masa B&B, LLC- Temporary use for temporary employee housing

Candace presented Masa B&B., LLC Application for Temporary Use for temporary workforce housing on E. Victory Way. She explained that this would be a man camp for temporary contracted workers for Peabody/20 Mile. They would place 4 units which would house up to 20 individuals and then migrate the other 16 units, currently in Routt County, at the end of their SUP. She explained that the of units can be placed in a weekend and removed in a weekend.

Bud Bower came to the microphone to talk about their current site. He spoke about the fact that Peabody backs Masa B&B on all of their rules and regulations. He spoke about the services provided for the traveling workers, including housecleaning, water delivery once a week, septic drainage once a week, trash removal services, 24 cameras on site, automatic electronic door locks on every room, all users of the site have a 2 to 3-day vetting period which includes verifying employment and schedule prior to setting reservations and that Peabody backs them when they have to deny lodging to anyone. He spoke about that up to 80% of the individuals who are coming to Peabody to work and utilizing Masa B&B are new to the process and roughly 20% have used camps in the past and have expressed great satisfaction with their current set up and Cetti runs the housekeeping and they have a maintenance staff that is available 24/7. Peabody is in discussions on providing shuttle services. They also do pest and weed control around the property.

Curtis Elwood:

Questioned why this project cannot remain on Peabody owned land and asked if they would be leasing these 10 acres on Camiletti property.

Jennifer Schussler inquired about section 410.4 #8;

Dwellings, not otherwise in violation of this Zoning Resolution or State and County

Health Safety Regulations, erected to provide temporary shelter for workers employed

at a temporary work site. Time limit: 12 months. (Amended 5/30/86)

Michael Lewis stated he had concerns because of the traffic on E. Victory Way- lack of signage for bus stop, animals on the road and conditions of the road.

There was a mention of a culvert needing attention, concerns of there not being any type of barrier near ravine, which is at the corner of E. Victory Way and Johnson Road where a bus stop, trash pick-up and mailboxes are located

Colette Erickson, who boards her horses at Ruby Irick's place, was concerned of road conditions speeding traffic in the winter specially with people driving out of that site from other states who are not used to driving in the winter on a road that's already questionable asked if there were any other housing options in the area other locations in the area

Bill Kiehl, who lives east of the gully, mentioned the missing school bus sign. He also mentioned the grazing that happened on the property and that they would need to fence the project site to keep out horses and cows. He also talked about the need for a speed trap by sheriff or city police patrol. He also

questioned what type of fire protection they have in place. He asked if there are other alternate locations and or buildings that could be used. He stated that it was inconsiderate placing the site directly in front of an existing home questioned the caliber of the “iffy” people who may utilize that facility, sleepy drivers from long shifts or even sleepy drivers who had a beer before driving home to the site.

Jared Smith questioned the master plan for Moffatt County specifically AG a variance to the zoning rules He question what the benefit to the community and if there was a possibility for a site with small units that could be converted into another type of affordable housing at the end of their life.

Jason Dugan, owner of the church home, stated that what he sees every day is spectacular and that will go away if a camp goes up there. He stated that he is not against the man camp, just the location. “We would be stuck between a solar panel farm and a man camp”. He mentioned the views of the horses cows and wildlife through there. His wife mentioned numerous occasions where there were animals out on the road, including domestic she also questioned the site location process and if they had other potential locations

Bill Kiehl mentioned crime rates in man camps in other states -Cathy Kiehl suggested fixing all of the existing issues before adding to the problem. She stated that it would be a longer drive for these contracted workers question whether or not these were individuals who have been fired from previous mines, also brought up potential drinking and driving or drinking, driving tired, or any combination concerns about the ravine. Mentioned not seen officers on a consistent basis over there.

Joe Schaeffer mentioned understanding a 12-hour shift was long. He had concerned about security because there are children in the area and unknown people from outside the community.

Bud Bowers stated that the acres leased for the project site would be fenced in. He is also willing to look at other placement on this particular parcel. He is also willing to do whatever he can do to mitigate the impacts on the road.

Eli voted not to recommend the application. However, stated that he supports man camps, has no problem with them whatsoever; may reconsider his recommendation if a new location was identified.

Shauana voted to recommend with conditions.

Marty voted not to recommend based on the concerns and the placement/selection of parcel, but would reconsider if a new location was identified.

Board voted 2-1 not to recommend approval of application.

DISCUSSION ITEMS

OTHER BUSINESS-

ADJORNED-