



Twentymile Coal, LLC

29515 Routt County Road # 27
Oak Creek, Colorado 80467
(970) 879-2718

February 4, 2025

Alan Goldich
Senior Planner
Routt County Planning Dept
136 6th St. Suite 200
Steamboat Springs, CO 80487

RE: Peabody Temporary Housing SUP Renewal Application

Dear Mr. Goldich,

Peabody is submitting this application to request renewal of the current Temporary Housing SUP (PL-20220085). Under the current SUP, Peabody has contracted Masa B&B, LLC to place 16 skid mounted trailers on property owned by Peabody utilized as housing for employees of the Twentymile Mine. This arrangement has truly been appreciated by long distance employees and invaluable to the mine as a key component to our operation's staffing over the past two years.

As we all know, recruiting a mining and industrial knowledge-based workforce has become a challenge in our valley. From the limited pool of people to the unbearable cost of living, this challenge remains a huge hurdle to our operations. Peabody continues to recruit skilled labor from a very broad workforce from across the United States. As our search area continues to increase it is crucial that we have Temporary housing available to our long-distance commuting workforce.

Our current temporary housing location has become an important outpost to the workers. They find the location to be convenient and effective. For the last four months the housing location has been fully occupied. There has been minimal impact to both the public and the environment with our current location. Peabody has insured the facility remains in preeminent condition and is maintained to the best of our ability. The site remains clean and orderly at all times. From the public eye this location is very discreet. The location can only be seen from the immediate driveway area on County Road 51B. The area is already industrialized and well suited for this establishment.

Peabody has been hesitant to pursue permanent housing establishments. The coal market continues to be volatile and because of this we continue to keep our mine planning forecasted only three years at a time. The uncertainty of the future has made it un-justifiable to spend millions of dollars on permanent housing only to learn that the future may not require it. Twentymile was

afflicted with many financial hurdles in 2024 due to geological conditions that forced costly remediation activities and an unplanned longwall recovery. As we continue to recover from the financial hardship, the idea of having to spend more than a million dollars to dismantle and move our Temporary Housing facility is an excessive financial hardship, and we would like to avoid that move if possible.

The safety of our workforce is of utmost importance to Peabody. Twentymile is known Nation Wide for its safety practices and low accident rates. The majority of the Twentymile workforce commutes from either Craig or Hayden. As everyone is aware the hazards of Highway 40 continue to increase as the number of commuters continue to increase. By keeping our Temporary housing facility at its current location, we will eliminate as many as 48 roundtrip commuters from Highway 40 every day. Although this may not seem like much of a dent in the overall commuter number, for Peabody, when accounting for the bi-weekly shift rotations, it is 96 employees that will have a safer commute, making up 1/3rd of our workforce.

We look forward to working with Routt County on the renewal of this permit. Our Temporary Housing facility is critical to keeping our operation running. Peabody is a large revenue generator for Routt County through property taxes and severance taxes. We provide some of the top paying jobs in the county. We believe that the renewal of this permit is worthy of a variance of the UDC being granted. This establishment will have no adverse impacts, it exists in an area that is not ideal for any other development and is financially justifiable to the operator. We look forward to open discussions with open mindedness, with hope that we can come to a mutual agreement and advance the renewal of this permit forward.

Sincerely,



Miranda Kawcak
Environmental Manager
Peabody, Colorado Operations.

CC': Nick Aromando
Pat Sollars