

Written Narrative

Pre-submittal Code: PS22-050

Identifier: Peabody TWH

This Special Use Permit will be utilized to install temporary housing units (THUs) to provide lodging for miners that work at the Twentymile mine. The mine requires additional employees and a major constraint to the current hiring process is the shortage of available housing in the county for these individuals. The units will be located at the Peabody owned property near the Hayden Station power plant shown on the vicinity map. The subject site has also been referred to as the Mesa gravel pit. This is an industrial area of the county with the powerplant, the airport, and the gravel pit all in close proximity to the proposed location.

This property will be used to place 16 temporary ski mounted housing units. Initially, 8 units will be placed with a second phase placing the 2nd set of 8 units. Each housing unit has 3 bedrooms and will be used to lodge 3 employees at one time. Initially, the e first 8 units will house 24 people. Following the 2nd phase, these 16 units will house a maximum of 48 employees at one time.

The housing units are skid mounted units that will be placed on level gravel pads. They will be oriented to facilitate for ease of snow removal using mechanized equipment. The skids are manufactured by The Oil Patch Group based out of Houston, TX.

The temporary housing will be utilized 24 hours per day, 7 days per week. Due to the nature of the shifts in the mine, some night shift workers will be sleeping during the day and some will be sleeping during the night. It will be occupied at all times.

Access to the temporary housing units will be a single entrance accessed from Routt County Road 51B. The occupants will travel from Routt County Road 27 down Routt County Road 51B to the site entrance. This travel path does not pass by any residential homes, only industrial and agricultural sites.

Peabody anticipates that traffic in the area will not be significantly impacted. The workers will tend to carpool to the mine together when on similar shifts. On days that the shifts change out, there will be more cars traveling to the housing units when the new occupants first arrive. At maximum, 48 vehicles for the 48 occupants could be traveling from County Road 27 down County Road 51B to reach the temporary housing units. These will all be light duty highway vehicles. In addition, one Caterpillar 950 loader will be utilized to clear snow in the winter months.

Grading Plan

In preparation for the THUs a 3-to-4-acre pad will be constructed and leveled using an equal cut to fill design. It is estimated that approximately 6000 cubic yard of topsoil will be stripped from the pad site. Based on the current topography a balanced cut/fill design will result in approximately 2,300 cubic yards of material moved in addition to the topsoil.

The pad site will be covered with 6-8 inches if pitrun gravel and then topped with 4-6 inches of road base. It is anticipated that the gravel will be supplied from the adjacent Mesa Gravel pit.

The pad will be designed with drainage ditches to convey stormwater from the pad site to the nearby sediment pond. The ditches will be sized appropriately and suitable for 100-year storm events. The ditches will be vegetated to minimize erosion.

The stripped topsoil will be stockpiled in pile no higher than 1.5 meters tall. The stockpiles will be vegetated with the approved seed mix for stabilization until reclamation.

Reclamation Plan

Once the THUs are no longer needed and the SUP has expired the THUs, water conex, sewer, dumpsters, transformers, and all other associated structures and material will be removed from the site. The driveway access will be left in place for access to the pre-existing structures. The gravel will be stripped from the pad and returned to the Mesa Gravel pit. The pad site will then be reclaimed to approximate original contours. The topsoil will be redistributed across the area and the pad will be returned to a vegetated state with the approved seed mix. Reclamation of the site is anticipated to be completed within 1 year after vacancy of units.

Reclamation Seed Mix

<u>Species</u>	<u>Rate</u> (#/acre)
Slender Wheatgrass	2.0
Intermediate Wheatgrass	2.0
Pubescent Wheatgrass	2.0
Crested Wheatgrass	1.5
Orchardgrass	0.5
Timothy	0.5
Smooth Brome Grass	1.0
Meadow Brome Grass	0.5
Alfalfa	0.25
Cicer Milkvetch	0.25
TOTAL	10.5 (#/acre)