



136 6th Street, #103
Steamboat Springs, CO 80487
970-870-5552

Date: November 4, 2022

To: Routt County Planning Department

RE: Narrative for Subdivision of land for Public Purpose

Dear Ms. Winsor,

Please accept this application for the Subdivision of Land for Public Purpose. The subdivision is being requested so that Routt County can gain a Right of Way for the Tie Across Haul Road southwest of the Town of Hayden.

The Tie Across Haul Road was built by the Seneca Coal Company to ensure that coal shipments and heavy coal mining equipment did not need to travel through the Town of Hayden as their truck route. The road in its current state connects Routt County Road 53 to Routt County Road 27. The road is approximately 4.6 miles in length. The Seneca mine ceased operation in 2005 and the road has remained under the ownership of Peabody Energy Company. Peabody has held access easements and agreements with the 6 property owners along the Haul Road.

In 2014, Peabody approached the County about taking over the ownership and maintenance of the Haul Road from them. Peabody would work with the surrounding property owners to gain a public Right of Way across their property. The State Land Board and Xcel energy requested that they work directly with the County on a Right of Way Across their property. In March of 2020, the County was granted a Right of Way Contract with the Colorado State Land Board across their property.

Since 2018, Routt County and Peabody Energy has had on and off conversations with Xcel Energy about a Right of Way through their parcel. From the statement of ownership and approval from Xcel (attached) Routt County is applying for the subdivision of land for Public Purpose of the parcel PIN# 939174001 so that Routt County can gain a right of Way to maintain the Tie Across Haul Road as a public road.

Routt County Public Works is the applicant because we will be the final owner of the road. Peabody owns the road and has an easement agreement with Xcel Energy. If the application is approved, Routt County will have a public Right of Way for the entire length of the road. At that time, Peabody Energy will then hand over ownership of the Tie Across Haul Road to Routt County.

This road has been in use for years and we expect no significant impacts to the surrounding area from this subdivision.

We look forward to a full review of the attached application materials and the ability to move forward taking ownership of the Tie Across Haul Road.

Please let me know if you have additional questions.

Regards,

A handwritten signature in blue ink, appearing to read "M. T. Mordi".

Michael T. Mordi, P.E.
Director
Routt County Public Works