



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

<b>ITEM DATE: October 4, 2022</b>	<b>ITEM TIME: 9:35 am</b>

<b>FROM:</b>	Alan Goldich
<b>TODAY'S DATE:</b>	September 27, 2022
<b>AGENDA TITLE:</b>	Red Rock Gravel Pit; PL20220010
<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>	
<input checked="" type="checkbox"/> <b>ACTION ITEM</b>	
<input type="checkbox"/> <b>DIRECTION</b>	
<input type="checkbox"/> <b>INFORMATION</b>	
<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>	
Consideration of a renewal of Special Use Permit PP2011-018 for the Red Rock Gravel Pit.	
<b>II. RECOMMENDED ACTION (motion):</b>	

I moved to approve the renewal of a Special Use Permit for the Red Rock gravel pit. This approval is based on the following findings of fact:

1. The proposal with the following conditions is in compliance with Sections 3, 5, and 6 of the Routt County Zoning Regulations.
2. The policies and regulations have not changed since the existing permit's approval and no complaints have been received.

This approval is subject to the following conditions:

**General Conditions**

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, 6 and 9.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. Minor amendments may be approved by the Planning Director subject to Section 3.2.10 of the Zoning Regulations.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.



## **ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**

### **AGENDA COMMUNICATION FORM**

6. This permit is contingent upon any required permits being obtained and complied with from all involved agencies including, but not limited to the following:

- a) Division of Reclamation, Mining and Safety (DRMS) 112 Construction Materials Permit
- b) Colorado Department of Public Health and Environment (CDPHE) Air Pollution Control Division (APCD) Air Quality Permit
- c) CDPHE Stormwater Management Plan

The operation shall comply with all Federal, State, and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.

7. Fuel, flammable materials, and hazardous materials shall be kept in a safe area. Any spills of fuels or hazardous materials shall be reported to the Routt County Planning Department within three days of occurrence.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director without notice.
11. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the most current version of the Colorado Noxious Weed Act and the Routt County regulations for noxious weeds. A weed mitigation plan shall be developed by the Permittee and reviewed and approved by the Weed Supervisor prior to issuance of the Special Use Permit.
14. Any land survey monuments shall be recorded in the Colorado Land Survey Monument Records prior to commencement of mining, and if removed, shall be replaced following reclamation.
15. Copies of all financial guarantees related to the project shall be submitted to the Planning Director prior to issuance of the Special Use Permit. The Board of County Commissioners may require a financial performance guarantee to insure restoration of the site and access roads and compliance



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

with other conditions of this permit. The County will not require financial guarantees that are duplicative of that required by the State.

### **Specific Conditions:**

16. The SUP is valid for ten (10) years from the BCC approval date, provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
17. Approved uses include:
  - a) Sales from the gravel pit shall not exceed 30,000 tons per year
  - b) Extraction of sand and gravel deposits
  - c) Crushing and processing of gravel
  - d) Stockpiling of topsoil, overburden, and extracted and processed gravel
  - e) Reclamation
18. The operation consists of:
  - a) Sales from the gravel pit shall not exceed 30,000 tons per year
  - b) Extraction, reclamation, crushing, processing, loading, and hauling shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday.
  - c) Extraction, reclamation, crushing, processing, loading, and hauling shall be from 7:00 a.m. to 4:00 p.m. Saturday.
  - d) No extraction, processing, hauling, or operation of trucks or other equipment on Sundays and national holidays, which are Christmas Day, Thanksgiving Day, New Year's Day, Fourth of July, Presidents Day, Memorial Day, and Labor Day.
  - e) Warming of equipment is allowed 15 minutes prior to startup.
  - f) The Board of County Commissioners may grant temporary waiver of hours and/or days of operation for public projects or for projects with special technical requirements, by special hearing with at least 24 hours notice to adjacent property owners.
  - g) The hours of operation may be amended to avoid conflicts with school busses at the Planning Director's discretion.
19. Any proposed amendments to the DRMS permit must be approved by the Planning Director and may be cause for a review of the SUP.
20. Soil and vegetation shall not be stripped in excess of an area required for one year of mining
21. Topsoil and overburden stockpiles shall have a minimum of 3:1 slopes, and shall be revegetated if left undisturbed for more than six-months.
22. A maximum of 23.3 acres within the permit boundary shall be disturbed at any time.

### **Reporting:**

23. The permittee shall submit the current DRMS Annual Report for the pit to the Planning Department within two weeks of due date each year for compliance verification.
24. The operator shall submit an annual report to the Planning Department and the Assessor's office on or before February 15th of each. The annual report shall detail total materials imported and exported, remaining reserves, and total number of truck trips to and from the site.



## **ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**

### **AGENDA COMMUNICATION FORM**

25. Permittee shall conduct an annual inventory of weeds on site each spring including but not limited to species identification and map locations. Inventory shall be submitted to Routt County Weed Program (RCWP) supervisor within 30 days of conducting the survey.
26. Permittee shall submit an annual report prior to December 31 of each year to document all weed control measures undertaken, including herbicides used, rates of application, and total gallons of mixed herbicide solution applied.
27. Any written or verbal notice of violation or citation issued to the Permittee by DRMS, CDPHE, MSHA, or any other permitting agency will be provided to the Routt County Environmental Health within 7 business days of the violation. Any other inspection reports, annual reports, asphalt plant and crusher relocation notices, and any other documentation required to be submitted to DRMS, CDPHE, or MSHA for any permits obtained through those agencies shall be available to the Routt County Environmental Health Department upon request.

#### **Reclamation**

28. The permittee shall be responsible for reclamation as set forth by DRMS gravel mining guidelines and the approved reclamation plan.
29. A SUP shall be in place through the end of reclamation. The permittee shall engage in phased reclamation during the life of the permit, and is required to proceed with due diligence upon the closing of the pit. Disturbed area is land not covered by substantially noxious weed free vegetation, water, pavement, or seed and mulch sufficient to resist wind and water erosion.

#### **Access and Traffic:**

30. The permittee shall obtain a Right of Way Access Permit from the Road and Bridge Department prior to any change to the site access.
31. The permittee shall coordinate with the Hayden School District to determine appropriate safety measures for hours that hauling may conflict with school bus routes. Terms and conditions agreed upon by the permittee and Hayden School District shall be submitted to the Routt County Planning Department.
32. Gravel loads shall be tarped if required by the Road & Bridge Department or by the State of Colorado.
33. Permittee shall install signage along the haul route indicating heavy truck traffic, if determined to be necessary by the Road & Bridge Department.

#### **Air Quality and Noise:**

34. The Special Use Permit is contingent upon the petitioner complying with the applicable requirements of Regulation 1, Section III.D.1.b of the Colorado Air Quality Control Commission, as a minimum standard. If applicable, the operation shall maintain a State-approved fugitive dust control plan for the sand and gravel operation. In addition, no off-site transport of visible dust emissions shall be allowed. The Planning Administrator may require temporary closure of the facility if dust control measures are not effective. All haul roads and disturbed sites shall be watered and/or chemically stabilized to minimize dust. Watering operations shall be increased immediately in response to periods of high wind. The operator shall take all appropriate actions to mitigate and



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

control dust from all sources, including stockpiles. Environmental Health Director may require temporary closure of facility if dust control measures are not effective.

35. Noise from all on-site sources and from haul trucks shall be in compliance with the performance standards in the State noise statute (C. R. S. 25-12-103). Violations of performance standards shall be enforceable by the Routt County Planning Department and may be cause for a review of the SUP by Planning Commission and/or the Board of County Commissioners.

**Miscellaneous:**

36. The operator shall use the use of the mostly technologically advanced and proven procedures and equipment to mitigate the significant impacts of mining operations and associated uses.
37. Any fencing shall comply with recommendations of Colorado Parks and Wildlife.

<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>
<b>PROPOSED REVENUE</b> <i>(if applicable)</i> : \$
<b>CURRENT BUDGETED AMOUNT</b> : \$
<b>PROPOSED EXPENDITURE</b> : \$
<b>FUNDING SOURCE</b> :
<b>SUPPLEMENTAL BUDGET NEEDED</b> : YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>Explanation</b> :
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>
<b>V. BACKGROUND INFORMATION:</b>

Planning Commission heard this application at their September 15, 2022 hearing. The recommended approval with the above conditions of approval with a 6-0 vote.

There was not a lot of discussion as this pit has a low level of use and corresponding impacts. The biggest change is the reduction of the permit boundary from 41.8 acres to 40.1 acres. One comment from the public was received and is attached to this form. It was submitted by Justin Gallegos who owns the property to the north. His comment related to the timing of crushing activities. The County crushes and stockpiles in this pit in the late fall since this is one of the last areas of the County to receive snow. Mr. Gallegos commented that he runs a hunting outfitter business and the animals avoid the southern portion of his property while crushing is going on. Mr. Gallegos purchased this property after this pit had already been permitted by the County.



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
AGENDA COMMUNICATION FORM

**VI. LEGAL ISSUES:**

N/A

**VII. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VIII. SUMMARY AND OTHER OPTIONS:**

1. Deny
2. Table for additional information

**IX. LIST OF ATTACHMENTS:**

- DRAFT Planning Commission minutes from September 15, 2022
- Comments from Justin Gallegos
- Planning Commission staff packet

# ROUTT COUNTY PLANNING COMMISSION

## DRAFT MINUTES

September 15, 2022

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke and Commissioners Brian Kelly, Bill Norris, Jim DeFrancia, and Linda Miller. Commissioner Ren Martyn participated remotely. Commissioners Greg Jaeger, Andrew Benjamin and Paul Weese were absent. Planning Director Kristy Winser and staff planners Alan Goldich and Sally Ross also attended. Sarah Katherman prepared the minutes.

### PUBLIC COMMENT

There was no public comment.

### MINUTES – August 18, 2022

Commissioner Kelly moved to approve the above cited minutes, as written. Commissioner Miller seconded the motion. **The motion carried 6 – 0, with the Chair voting yes.**

### MINUTES – September 1, 2022

Commissioner DeFrancia moved to approve the above cited minutes, as written. Commissioner Kelly seconded the motion. **The motion carried 6 – 0, with the Chair voting yes.**

**ACTIVITY: PL20220010**  
**PETITIONER: Peabody Williams Fork Mining**  
**PETITION: Renewal of Special Use Permit PP2011-018 for the Red Rock gravel pit**  
**LOCATION: approximately 10 miles south of Hayden on CR 53**

Ms. Miranda Kawak, representing the petitioner, stated that she did not have a presentation to make, nor anything to add to the staff report.

Mr. Goldich reviewed the history of the site. He stated that a small pit on the site was originally permitted by the state in 1978. The County issued a permit for a gravel pit on the site in 2011. The parcel on which the gravel pit is located contained 149.28 acres when the County permit was issued in 2011, but the permit boundary was an area of 41.8 acres. Since then, the parcel size has been reduced to 40.1 acres. The current area of disturbance is 23.3 acres. Mr. Goldich said that under the renewal being requested, the area within the permit boundary would be reduced by 1.7 acres to the parcel size of 40.1 acres. He said that staff is recommending approval of the permit with the suggested conditions as listed in the staff report.

Mr. Goldich stated that Routt County, which operates under an agreement with Peabody, generally crushes gravel at the site in the late fall. He stated that the gravel from this pit is used on County Roads. Mr. Goldich reviewed the haul route used by Peabody from the pit to the Peabody Sage Creek Mine via RCR 53 to Peabody's Tie-Across Haul Road to RCR 27 to RCR 27A. He said that

he had contacted the Hayden School District, which confirmed that there are students who are bussed from locations along this route, but that they do not have any conflicts with haul traffic, provided that the permittee continues to work with them on scheduling. Mr. Goldich said that no complaints have been received regarding this operation.

Mr. Goldich reviewed the suggested conditions of approval (COAs), which have been updated to reflect current standard language and requirements. He said that new standard COAs have been added regarding weed control and reporting.

Mr. Goldich said that one comment regarding the petition had been received from an adjacent property owner who operates a hunting operation on his land. The property owner stated that animals generally avoid the southern portion of his property in the fall when the County is crushing gravel. Mr. Goldich noted that the property referred to is the larger parcel from which the gravel pit parcel was subdivided. The pit was in operation well before this parcel was subdivided and purchased. He said that the only topic of discussion identified by staff is whether the reduction in the size of parcel is significant, given that the permit boundary will be reduced from 41.8 acres to 40.1 acres.

There was no public comment.

Planning Commission agreed that the reduction in the size of the parcel was not a concern.

Mr. Goldich clarified that the COAs in **bold** in the staff report are new or modified conditions; the language marked by ~~strike through~~ will be deleted.

#### **MOTION**

Commissioner Kelly moved to recommend approval of the renewal of a Special Use Permit for the Red Rock gravel pit. This recommendation is based on the following findings of fact:

1. The proposal with the following conditions is in compliance with Sections 3, 5, and 6 of the Routt County Zoning Regulations.
2. The policies and regulations have not changed since the existing permit's approval and no complaints have been received.

This approval is subject to the following conditions:

#### **General Conditions**

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, 6 and 9.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. Minor amendments may be approved by the Planning Director subject to Section 3.2.10 of the Zoning Regulations.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.



4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This permit is contingent upon any required permits being obtained and complied with from all involved agencies including, but not limited to the following:
  - a) Division of Reclamation, Mining and Safety (DRMS) 112 Construction Materials Permit
  - b) Colorado Department of Public Health and Environment (CDPHE) Air Pollution Control Division (APCD) Air Quality Permit
  - c) CDPHE Stormwater Management PlanThe operation shall comply with all Federal, State, and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
7. Fuel, flammable materials, and hazardous materials shall be kept in a safe area. Any spills of fuels or hazardous materials shall be reported to the Routt County Planning Department within three days of occurrence.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director without notice.
11. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the most current version of the Colorado Noxious Weed Act and the Routt County regulations for noxious weeds. A weed mitigation plan shall be developed by the Permittee and reviewed and approved by the Weed Supervisor prior to issuance of the Special Use Permit.

14. Any land survey monuments shall be recorded in the Colorado Land Survey Monument Records prior to commencement of mining, and if removed, shall be replaced following reclamation.
15. Copies of all financial guarantees related to the project shall be submitted to the Planning Director prior to issuance of the Special Use Permit. The Board of County Commissioners may require a financial performance guarantee to insure restoration of the site and access roads and compliance with other conditions of this permit. The County will not require financial guarantees that are duplicative of that required by the State.

**Specific Conditions:**

16. The SUP is valid for ten (10) years from the BCC approval date, provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
17. Approved uses include:
  - a) Sales from the gravel pit shall not exceed 30,000 tons per year
  - b) Extraction of sand and gravel deposits
  - c) Crushing and processing of gravel
  - d) Stockpiling of topsoil, overburden, and extracted and processed gravel
  - e) Reclamation
18. The operation consists of:
  - a) Sales from the gravel pit shall not exceed 30,000 tons per year
  - b) Extraction, reclamation, crushing, processing, loading, and hauling shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday.
  - c) Extraction, reclamation, crushing, processing, loading, and hauling shall be from 7:00 a.m. to 4:00 p.m. Saturday.
  - d) No extraction, processing, hauling, or operation of trucks or other equipment on Sundays and national holidays, which are Christmas Day, Thanksgiving Day, New Year's Day, Fourth of July, Presidents Day, Memorial Day, and Labor Day.
  - e) Warming of equipment is allowed 15 minutes prior to startup.
  - f) The Board of County Commissioners may grant temporary waiver of hours and/or days of operation for public projects or for projects with special technical requirements, by special hearing with at least 24 hours notice to adjacent property owners.
  - g) The hours of operation may be amended to avoid conflicts with school busses at the Planning Director's discretion.
19. Any proposed amendments to the DRMS permit must be approved by the Planning Director and may be cause for a review of the SUP.
20. Soil and vegetation shall not be stripped in excess of an area required for one year of mining
21. Topsoil and overburden stockpiles shall have a minimum of 3:1 slopes, and shall be revegetated if left undisturbed for more than six-months.
22. A maximum of 23.3 acres within the permit boundary shall be disturbed at any time.

**Reporting:**

23. The permittee shall submit the current DRMS Annual Report for the pit to the Planning Department within two weeks of due date each year for compliance verification.

24. The operator shall submit an annual report to the Planning Department and the Assessor's office on or before February 15th of each. The annual report shall detail total materials imported and exported, remaining reserves, and total number of truck trips to and from the site.
25. Permittee shall conduct an annual inventory of weeds on site each spring including but not limited to species identification and map locations. Inventory shall be submitted to Routt County Weed Program (RCWP) supervisor within 30 days of conducting the survey.
26. Permittee shall submit an annual report prior to December 31 of each year to document all weed control measures undertaken, including herbicides used, rates of application, and total gallons of mixed herbicide solution applied.
27. Any written or verbal notice of violation or citation issued to the Permittee by DRMS, CDPHE, MSHA, or any other permitting agency will be provided to the Routt County Environmental Health within 7 business days of the violation. Any other inspection reports, annual reports, asphalt plant and crusher relocation notices, and any other documentation required to be submitted to DRMS, CDPHE, or MSHA for any permits obtained through those agencies shall be available to the Routt County Environmental Health Department upon request.

#### **Reclamation**

28. The permittee shall be responsible for reclamation as set forth by DRMS gravel mining guidelines and the approved reclamation plan.
29. A SUP shall be in place through the end of reclamation. The permittee shall engage in phased reclamation during the life of the permit, and is required to proceed with due diligence upon the closing of the pit. Disturbed area is land not covered by substantially noxious weed free vegetation, water, pavement, or seed and mulch sufficient to resist wind and water erosion.

#### **Access and Traffic:**

30. The permittee shall obtain a Right of Way Access Permit from the Road and Bridge Department prior to any change to the site access.
31. The permittee shall coordinate with the Hayden School District to determine appropriate safety measures for hours that hauling may conflict with school bus routes. Terms and conditions agreed upon by the permittee and Hayden School District shall be submitted to the Routt County Planning Department.
32. Gravel loads shall be tarped if required by the Road & Bridge Department or by the State of Colorado.
33. Permittee shall install signage along the haul route indicating heavy truck traffic, if determined to be necessary by the Road & Bridge Department.

#### **Air Quality and Noise:**

34. The Special Use Permit is contingent upon the petitioner complying with the applicable requirements of Regulation 1, Section III.D.1.b of the Colorado Air Quality Control Commission, as a minimum standard. If applicable, the operation shall maintain a State-approved fugitive dust control plan for the sand and gravel operation. In addition, no off-site transport of visible dust emissions shall be allowed. The Planning Administrator may require

temporary closure of the facility if dust control measures are not effective. All haul roads and disturbed sites shall be watered and/or chemically stabilized to minimize dust. Watering operations shall be increased immediately in response to periods of high wind. The operator shall take all appropriate actions to mitigate and control dust from all sources, including stockpiles. Environmental Health Director may require temporary closure of facility if dust control measures are not effective.

35. Noise from all on-site sources and from haul trucks shall be in compliance with the performance standards in the State noise statute (C. R. S. 25-12-103). Violations of performance standards shall be enforceable by the Routt County Planning Department and may be cause for a review of the SUP by Planning Commission and/or the Board of County Commissioners.

**Miscellaneous:**

36. The operator shall use the use of the mostly technologically advanced and proven procedures and equipment to mitigate the significant impacts of mining operations and associated uses.
37. Any fencing shall comply with recommendations of Colorado Parks and Wildlife.

Commissioner Miller seconded the motion.

**The motion carried 6 - 0, with the Chair voting yes.**

**ACTIVITY:** PL20220056  
**PETITIONER:** Clay Hockel  
**PETITION:** Amendment of Special Use Permit PL-21-155 to include a new building and expand the permit boundary  
**LOCATION:** California Park; located on CR 80, approximately  $\frac{3}{4}$  mile from tis split from CR 70

Mr. Clay Hockel reviewed the permitted snowmobile tour operations on lands in the California Park and Pilot Knob area north of Hayden and northwest of Steamboat Springs. The tours are staged primarily off of CR 80, and off of FSR 42 as a secondary access. He stated that the proposed amendment to the Special Use Permit (SUP) is for a storage building to be located on a parcel of land on CR 80. Mr. Hockel stated that currently all snow machines are trailered to the site on a daily basis. The proposed building would allow the snowmobiles as well as the groomer, trailers, and other equipment to be housed on site. All customers will continue to be shuttled to this site from the Steamboat Springs office. Mr. Hockel said that Thunderstruck offers two types of tours: a beginner version and an advanced version. He said that the tours are often split up according to the level of rider.

Mr. Hockel presented photos of the turnaround area on CR 80 that is currently used for staging. He said that it is really just a plowed area and often is very rutted and can get muddy. He presented a site plan of the area and noted that two parcels that are under contract for purchase if this amendment is approved. One parcel is 14 acres and other is 21 acres. The two parcels would be

**From:** [Justin Gallegos](#)  
**To:** [Alan Goldich](#)  
**Subject:** Re: Project #PL20220010  
**Date:** Friday, September 9, 2022 3:25:54 PM

---

I am not opposed to operating in the pit but would like to know when they plan on doing operations and what reclaiming they will do in area ?

Get [Outlook for iOS](#)

---

**From:** Justin Gallegos <majestictrophy@live.com>  
**Sent:** Friday, September 9, 2022 3:23:57 PM  
**To:** Alan Goldich <agoldich@co.routt.co.us>  
**Subject:** Re: Project #PL20220010

Elk and Deer living on my property and neighbors to south are migrating back and forth across the road and so when equipment is running in the pit this forces them to alter natural and normal routes.

So as a Outfitter and Landowner depending on hunting income, when operations are going in the pit, animals now avoid that area of all joining neighbors mostly impacting much of my southern property line.

Get [Outlook for iOS](#)

---

**From:** Alan Goldich <agoldich@co.routt.co.us>  
**Sent:** Friday, September 9, 2022 3:09:27 PM  
**To:** Justin Gallegos <majestictrophy@live.com>  
**Subject:** RE: Project #PL20220010

Justin,

Thank you for your comments. Has operations at the pit impacted hunting operations? If so, could you please be specific about what those impacts are?

*Alan Goldich*  
*Routt County Planning*  
*970-879-2704*  
*136 6<sup>th</sup> St., Suite 200*  
*Steamboat Springs, CO 80477*  
[Agoldich@co.routt.co.us](mailto:Agoldich@co.routt.co.us)



**Please consider the environment before printing this email.**

**Need local information about COVID-19 (coronavirus) in Routt County?**

Email for COVID-19 related questions: [CountyInfo@co.routt.co.us](mailto:CountyInfo@co.routt.co.us)

[Routt County COVID-19 website](#)

---

**From:** Justin Gallegos <majestictrophy@live.com>

**Sent:** Friday, September 9, 2022 3:06 PM

**To:** Alan Goldich <agoldich@co.routt.co.us>

**Subject:** Project #PL20220010

I received a letter in regard to the mining in Red Rock Gravel pit. My only concerns are Operation times but more specifically during months of September- End of November. This is a large impact on hunting in area for all landowners bordering the pit.

Get [Outlook for iOS](#)

### **Disclaimer**

The information contained in this communication is confidential and intended solely for use by the recipient(s). If you are not the recipient, understand that any disclosure or distribution of the contents is strictly prohibited and may be unlawful. This email has been scanned for viruses and malware, and may have been automatically archived.