

April 01, 2022

Tara Sanders
c/o Holsinger Law, LLC,
1800 Glenarm Place, Ste. 500
Denver, CO 80202

Re: Sanders Gravel Pit at 26650 WHEELER CREEK LN, SFR, ROUTT, CO 80487

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

Planning Review (Reviewed By: Alan Goldich)

1. What are the specific hours of operation?
2. In section (h)3 you mention borrow materials. What is this? Topsoil and overburden?
3. How will equipment be fueled? Will there be any fuel stored on-site?
4. How tall will the stockpiles be?
5. Will a loop vehicular flow pattern be employed to prevent the use of back up alarms?
7. Will the agricultural operation on the property continue? If so, in what manner? Please be specific.
8. Will there be a water truck on-site? If not, how will you respond to high wind periods when the pit and access road will need to be watered to keep the dust down?
9. Noise has been expressed as a concern. How do you intend to mitigate the noise created by the operation of the pit and the use of "jake" brakes by loaded haul trucks approaching CR 129?
10. Concerns about the safety of other users of the easement while the pit is in operation have been expressed. How do you intend to make sure that the use of the access easement will not result in safety concerns when a conflict between passenger vehicles, agricultural equipment, pedestrians, etc. occurs?
11. There are concerns about whether this use is compatible with surrounding land uses. Please explain how this use is compatible with the surround agriculture and residential uses.

Public Works Review (Reviewed By: Mike Mordi)

1. See attached letter.

Colorado Parks and Wildlife (CPW) was sent a referral on this application. They preliminarily indicated that they did not have any concerns but have submitted formal comments. Comments are expected in the next couple of days. If anything needs to be addressed in relation to CPW's comments and separate correspondence will be provided.

If I can provide any further information to you, please feel free to contact me at (970) 879-2704 or by email at agoldich@co.routt.co.us.

Sincerely,



Alan Goldich, Senior Planner
Routt County Planning Department

Encl: Routt County Public Works letter dated March 24, 2022