



Alpine Aggregates, LLC  
1878 13th Street  
Steamboat Springs, CO 80487  
970-879-8686

TO: Routt County Commissioners  
522 Lincoln Avenue  
Suite #30  
Steamboat Springs, CO 80487

RE: Renewal of PP2013-041

Dear Board of Commissioners,

We are writing to you to begin the process of renewing the above referenced Special Use Permit (SUP) for Steamboat Sand and Gravel Pit. The SUP is set to expire on 4 September 2022, however we recognize that this is a lengthy process and wanted to begin.

There are several items in the current SUP that we would like to request amendments to. These are as follows:

- Item 17, section C
  - Currently reads: Loading and hauling of material: 8:00 AM to 6:00 PM, Monday through Friday; 9:00 AM to 2:00 PM on Saturdays subject to fog restrictions as reflected in Specific Conditions 47 through 51.
  - Proposed Amendment: Loading and hauling of material: 7:30 AM to 6:00 PM, Monday through Friday, 8:00 AM to 5:00 PM on Saturdays.
    - Originally concerns were voiced about truck traffic interfering with school bus traffic. We have discussed this with Casey Unga, the Director of Transportation for the Steamboat School District, and are including a letter from him indicating his support of this new opening time (Attachment A).
    - This is also more in line with other gravel pits operating in the Yampa Valley. Many customers report utilizing another gravel pit prior to 8:00 AM prior to being able to access Steamboat Sand and Gravel, thereby increasing the level of heavy truck traffic in downtown Steamboat Springs.

- Saturday traffic is not as heavy as weekday traffic, but by having to close at 2:00 PM contractors are often left stranded without needed materials. Saturday openings will only occur upon request.
- Item 31
  - Currently reads: Permittee is responsible for conducting pumping and recovery tests on all existing wells (if landowner grants permission) within 2,500' of the permit boundary and north of the Yampa River prior to any excavation on site that exposes the groundwater. Independent third-party tests will be used to determine baseline well information.
  - Proposed Amendment: Permittee will, at the request of the landowners, conduct pumping and recovery tests on existing wells within 2500' of the permit boundary and north of the Yampa River. These tests could be conducted annually at the behest of the landowner after an appreciable change in their wells.
    - Our reasoning: We can demonstrate after 10 years of operation that there has been no change to pump capacity and no appreciable change to water quality. These results are collated and attached in Appendix A.
- Item 32
  - Currently Reads: At the permittee's expense, an independent third party shall conduct independent third-party groundwater level monitoring monthly at the locations shown on the mine plan. Monitoring reports shall be made available to Routt County Planning Department on request. The Planning Director, in consultation with the Environmental Health Department, may authorize changes in the testing regimen, including frequency.
  - Proposed Amendment: The permittee shall conduct groundwater level monitoring monthly at the locations shown on the mine plan. Monitoring reports shall be made available to Routt County Planning upon request. The Planning Director, in consultation with the Environmental Health Department may authorize changes in the testing regimen, including frequency.
    - Our Reasoning: We have had our Environmental Officer also conducting these measurements for the last 2 years and believe that her data would be sufficient. We have also submitted this data to the Department of Water Resources (DWR) per their request for the past several years and will continue to do so. In addition, our Environmental Officer recently accompanied our third party contractor to verify that the measurements she records are consistent with those from the contractor. A copy of the 2021

accounting of the monitoring wells is attached that includes both the third party monitoring and the internal monitoring (Appendix B).

- Item 43

- Currently Reads: The use of conveyors will be required on all phases except Phases 1, 2, 3, 4, and 15.
- Proposed Amendment: The use of conveyors will be required on all phases except Phases 1, 2, 3, 4, 5, and 6.
  - Our Reasoning: We are also going to be asking for a re-ordering of the phasing for the project and we believe that this will allow us to extract and process the material in a more efficient and less obtrusive manner. These phase numbers are based on the original phasing plan. The map of the old and new phasing is included (Figures 1 and 2).
  - In addition, a haul road was built to access Phase 2 that is adjacent to the proposed next phases.
  - Furthermore, the proposed new phasing and changing of which phases will use conveyors will prevent any conveyor from having to cross the Yampa River Bypass more than once, which will drastically lessen the possibility of contamination from loose gravels.
  - A map of the old and new phases requiring conveyors is attached (Figures 3 and 4)

- Item 47

- Currently Reads: An initial fog/visibility check will be conducted at the pit entrance one hour before the pit is scheduled to open. If poor visibility conditions persist, subsequent fog/visibility checks will be performed throughout the day at 30 minute intervals.
- Proposed Amendment: We propose removing this item from the SUP.
  - Our Reasoning: See Item 50

- Item 48

- Currently Reads: Fog/visibility checks will consist of the Mine Superintendent traveling to the pit entrance to determine visibility along Highway 131. If visibility is deemed to be less than adequate, as determined by the visibility of a 2' x 2' orange marker placed 771' from the pit entrance to the north and south, pit operators will initialize an email/telephone notification system alerting customers that the pit will be closed until further notice and will activate the site closure sign. If the Mine Superintendent is unavailable, the replacement site manager will execute the standard operating procedure.
- Proposed Amendment: We propose removing this item from the SUP.

- Our Reasoning: See Item 50
- Item 49
  - Currently Reads: A list of Alpine Aggregates customer and contact information including email addresses and mobile numbers will be maintained and updated quarterly. This list will be used to send out email and telephone message notifications about delayed pit openings. The quarterly updated list will be provided to the Planning Department.
  - Proposed Amendment: We propose removing this item from the SUP.
    - Our Reasoning: See Item 50
- Item 50
  - Currently Reads: Notification signs shall be placed on the permittee's property at the pit entrance and exit notifying customers of the pit's fog visibility notification system and related policies, including the potential for delayed openings due to poor visibility.
  - Proposed Amendment: We propose removing this item from the SUP.
    - Our Reasoning: In 2019 there were 2 instances of the pit opening late due to fog and 5 instances of the fog clearing between 7:30 AM and 7:55 AM. In 2020 there were 4 instances of the pit opening late due to fog and 3 instances of the fog clearing between 7:30 AM and 7:55 AM. In 2021 there have been no instances of the pit opening late due to fog and 2 instances of the fog clearing between 7:30 AM and 7:55 AM. We will continue to operate in good faith and if there is a perceivable danger will take steps to mitigate it. An accounting of these dates and times are included (Appendix C).

Steamboat Sand and Gravel has enjoyed a gratifying relationship with many contractor partners in the previous 10 years, we have had no major injuries or incidents, and only minor violations with MSHA that have all been abated immediately. We would like to see our role grow in the unique community that is the Yampa Valley. The area is currently undergoing an unprecedented period of growth and change and Steamboat Sand and Gravel is committed to being an active part of this new period of development.

Thank you for your consideration,

Ed MacArthur  
 Managing Partner  
 Steamboat Sand and Gravel

# Attachment A

Letter from the Director of Transportation for the Steamboat  
School District



## STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2

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O: 970-871-3243  
F: 970-879-0137  
E: [cungs@ssk12.org](mailto:cungs@ssk12.org)

Casey Ungs  
Transportation Manager

325 7<sup>th</sup> Street  
Steamboat Springs  
CO 80487

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To: Routt County Commissioners

Re: Special Use Permit

Commissioners,

Betsy Wilbanks, representative for Alpine Aggregates, and I met today to discuss the special use permit regarding AM departures from the Steamboat Sand and Gravel pit located on CO 131. She is requesting departure times for vehicles starting at 7:30 AM. This timeframe would not impact school district transportation / school bus routes. After discussion I am in favor of this new timeframe of 7:30 being allowed.

Thank you for your consideration,

Casey Ungs  
Transportation Manager  
Steamboat Springs School District RE-2  
Office: 970-871-3243  
Email: [cungs@ssk12.org](mailto:cungs@ssk12.org)

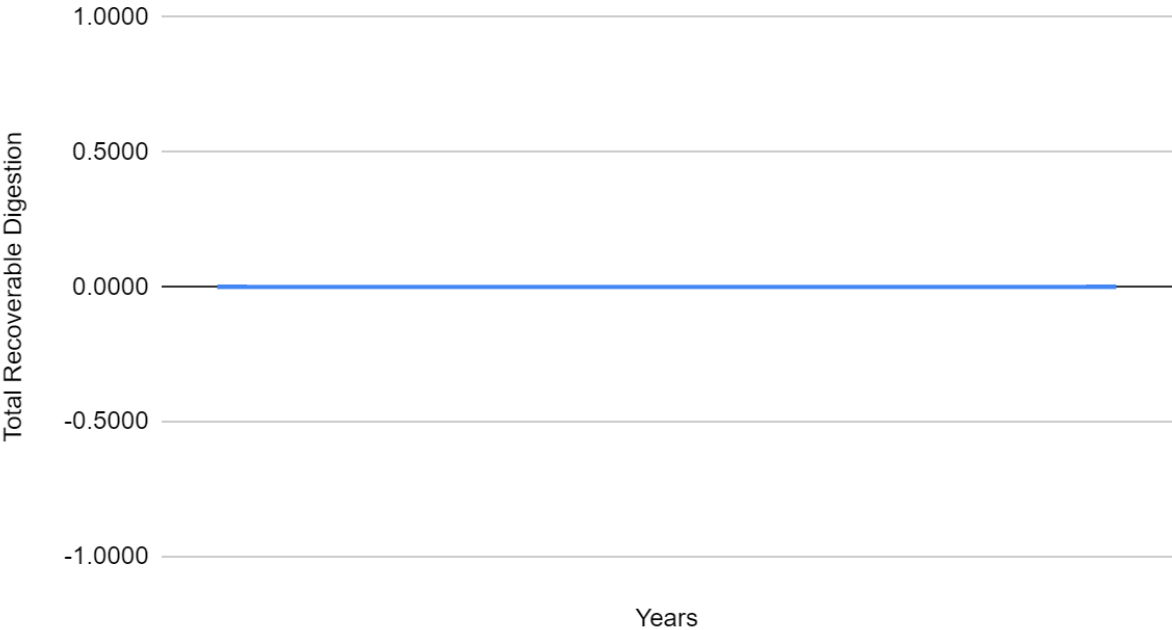
# Appendix A

Accounting of Water Analysis Results for the testing done on the  
wells located at 32305 and 32505 RCR 20

Water Analysis - 32505 Routt County Road 20  
Thompson Residence

Inorganic Prep

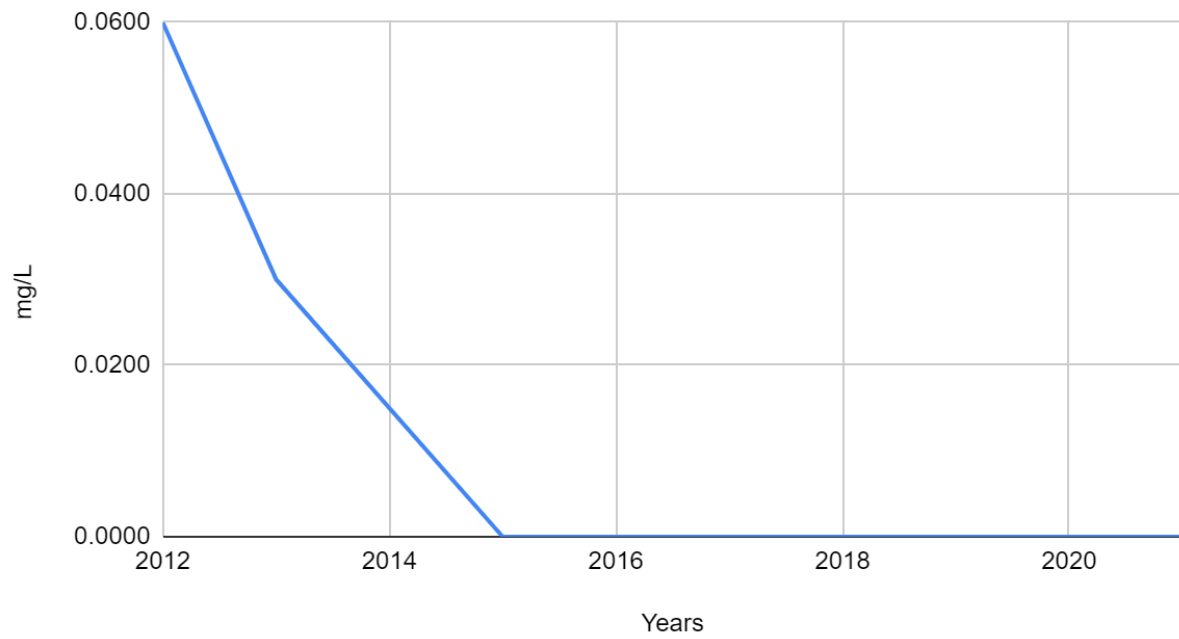
Cyanide



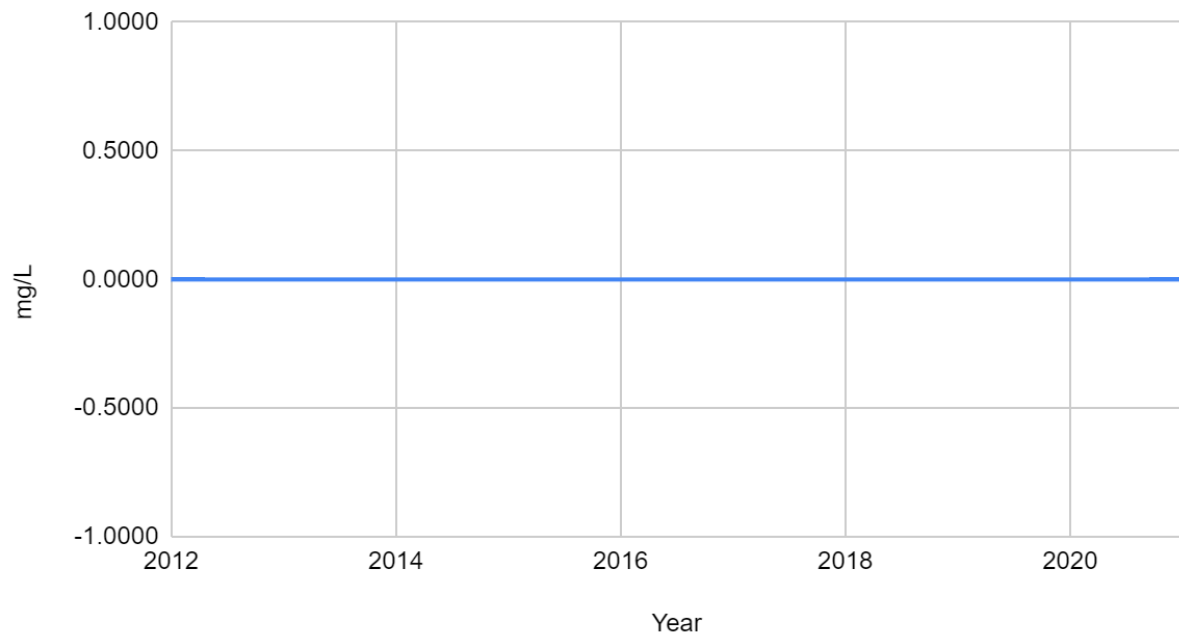


## Metals Analysis

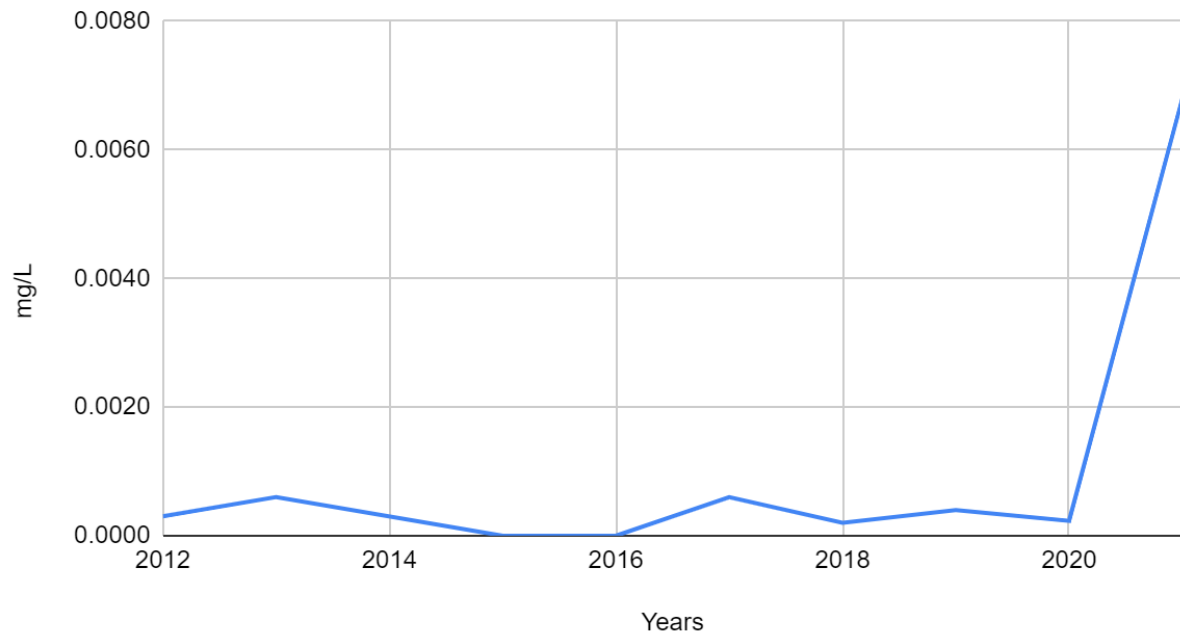
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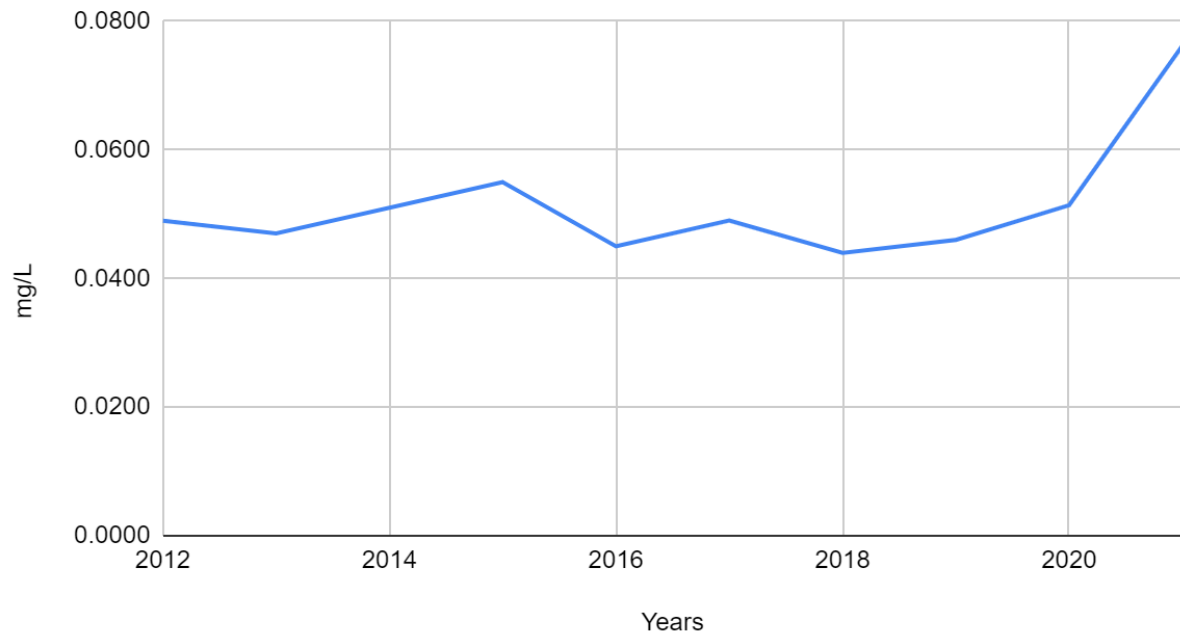
### Antimony



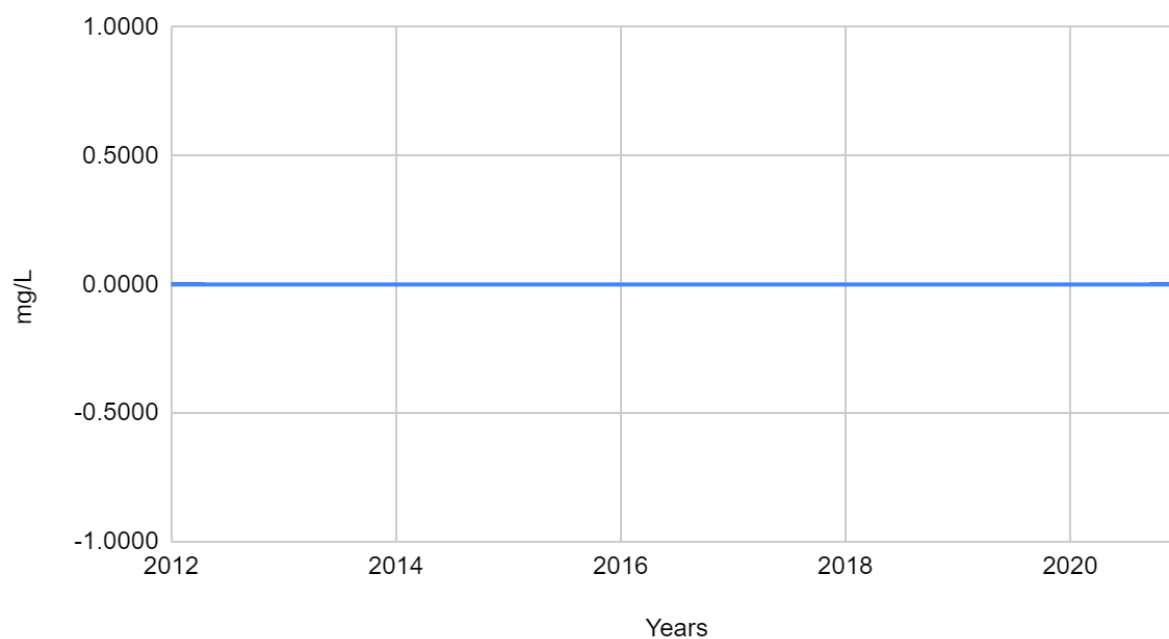
## Arsenic



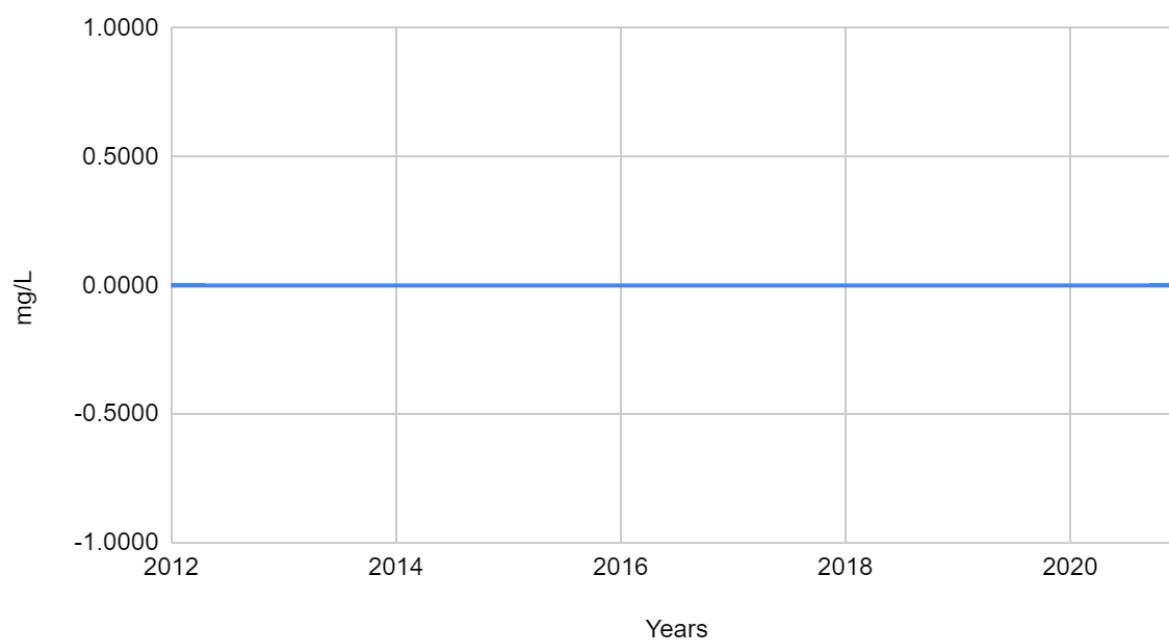
## Barium



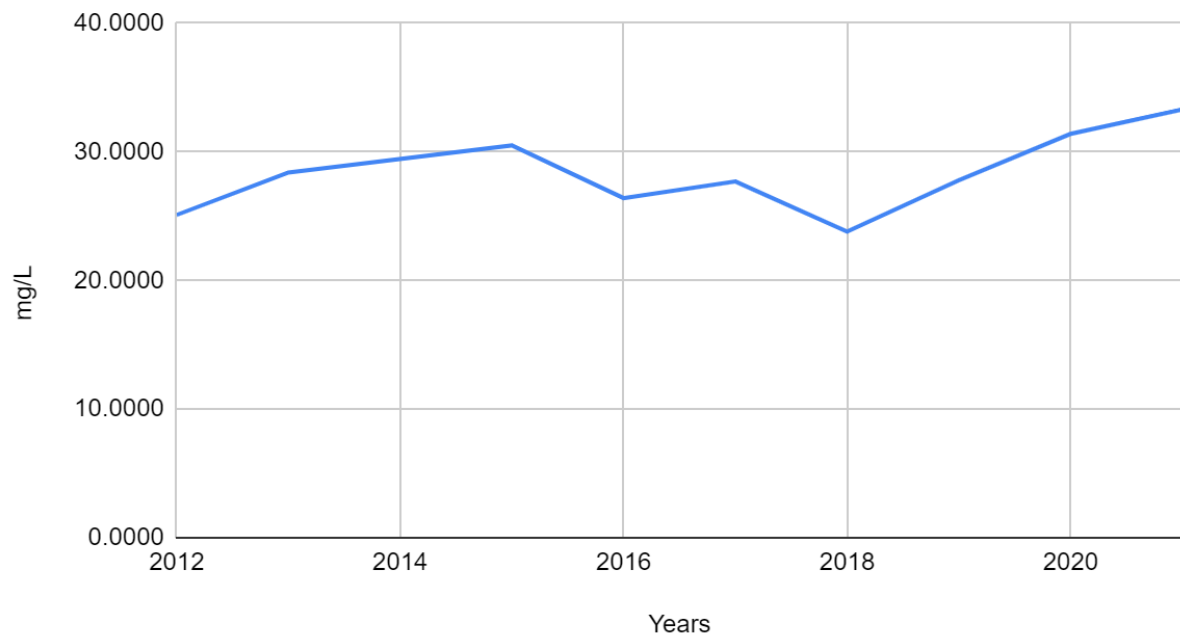
## Beryllium



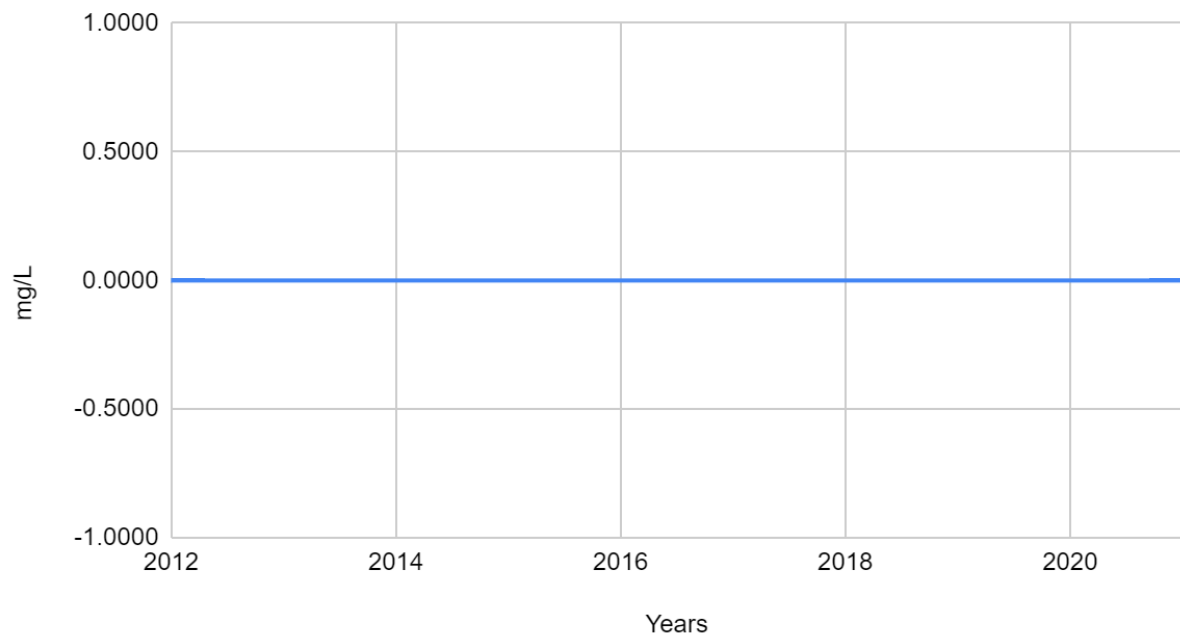
## Cadmium



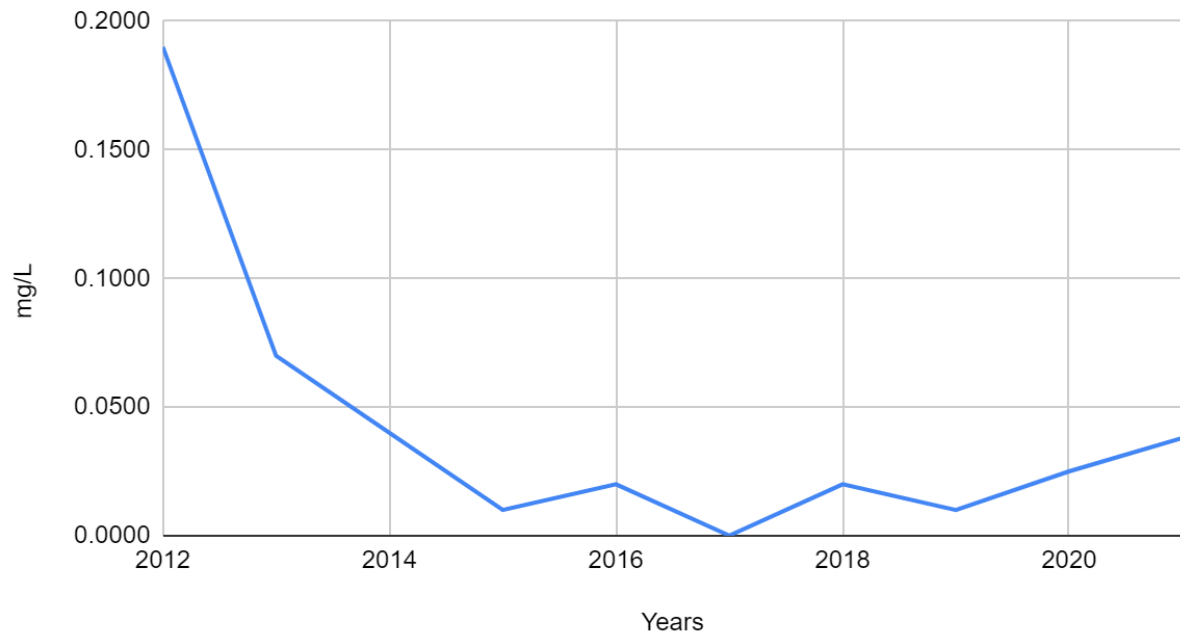
## Calcium



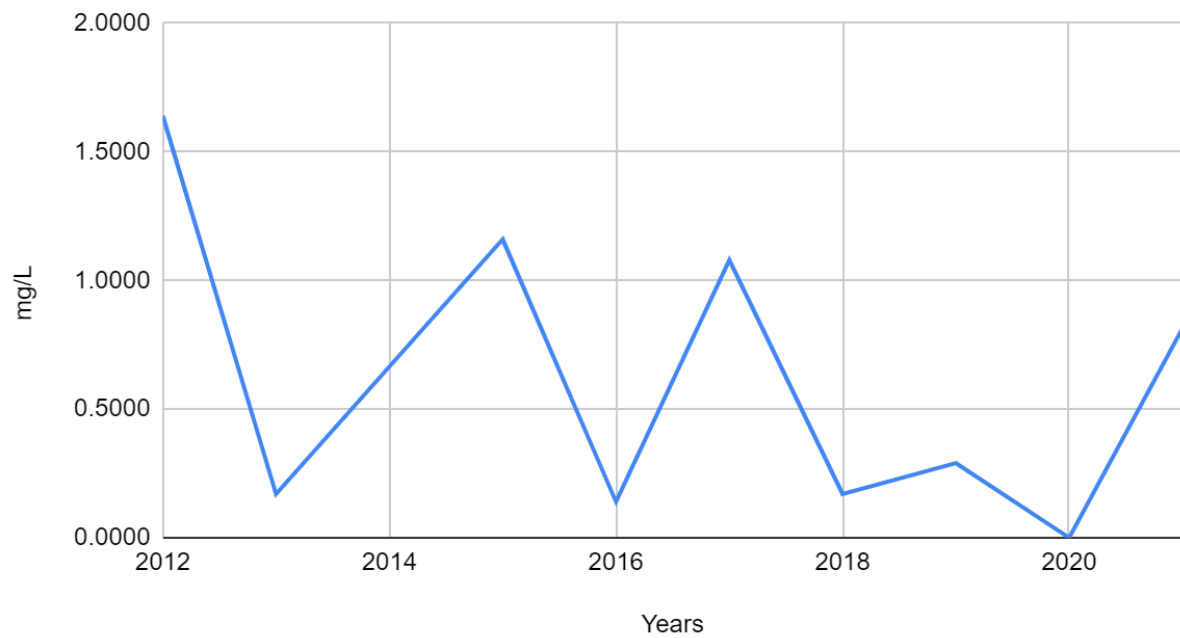
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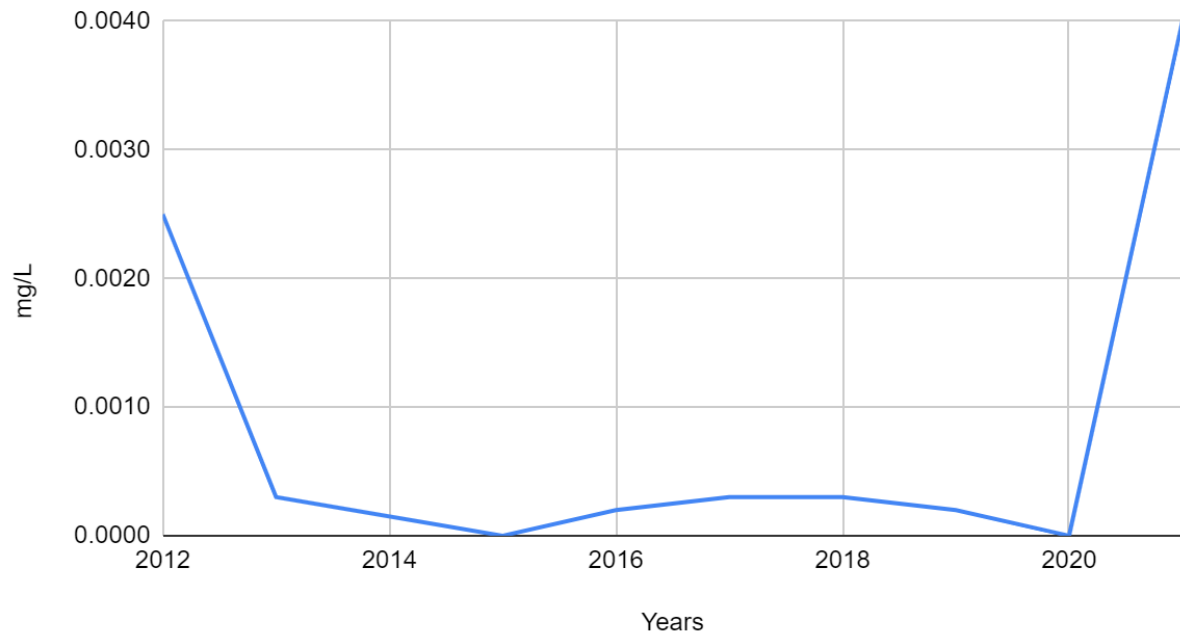
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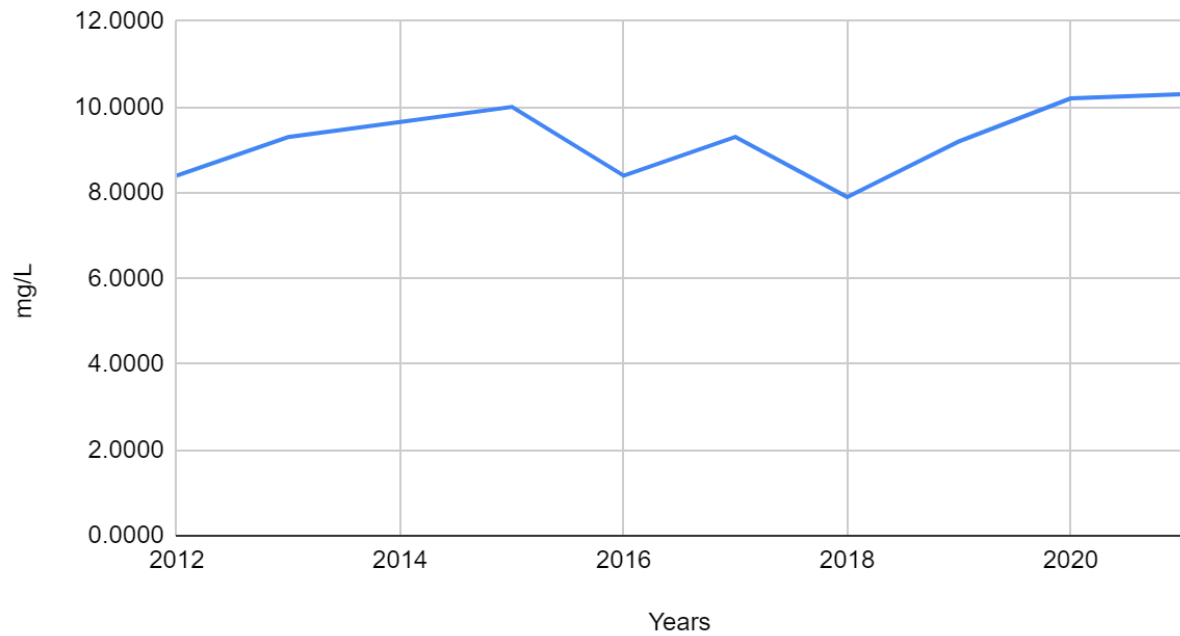
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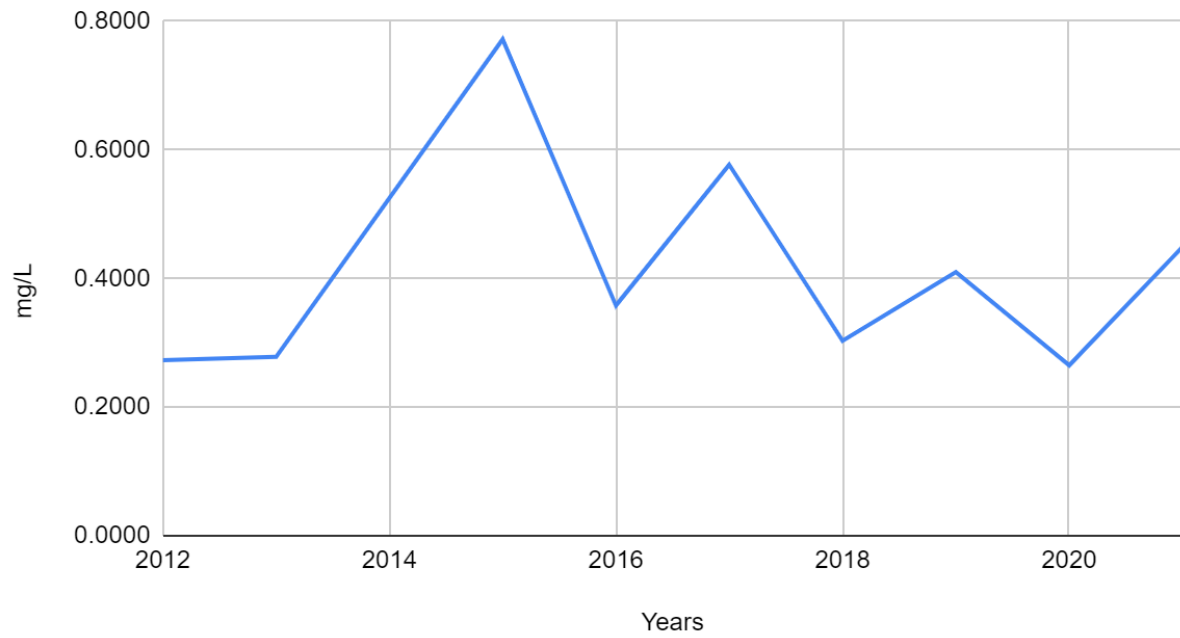
## Lead



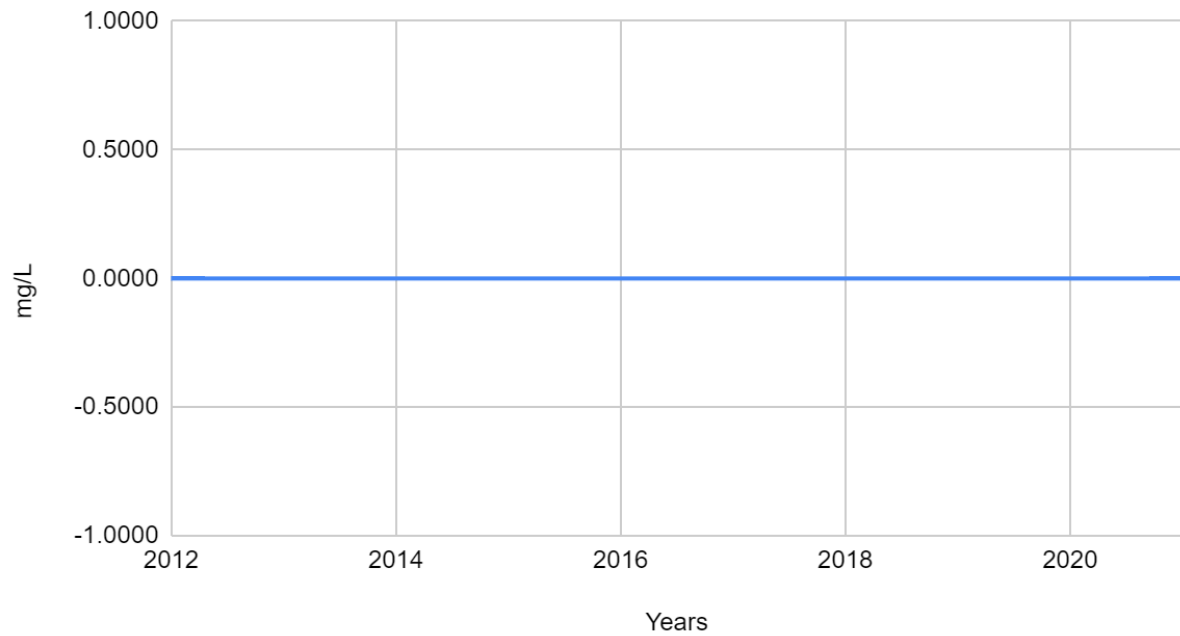
## Magnesium - Dissolved



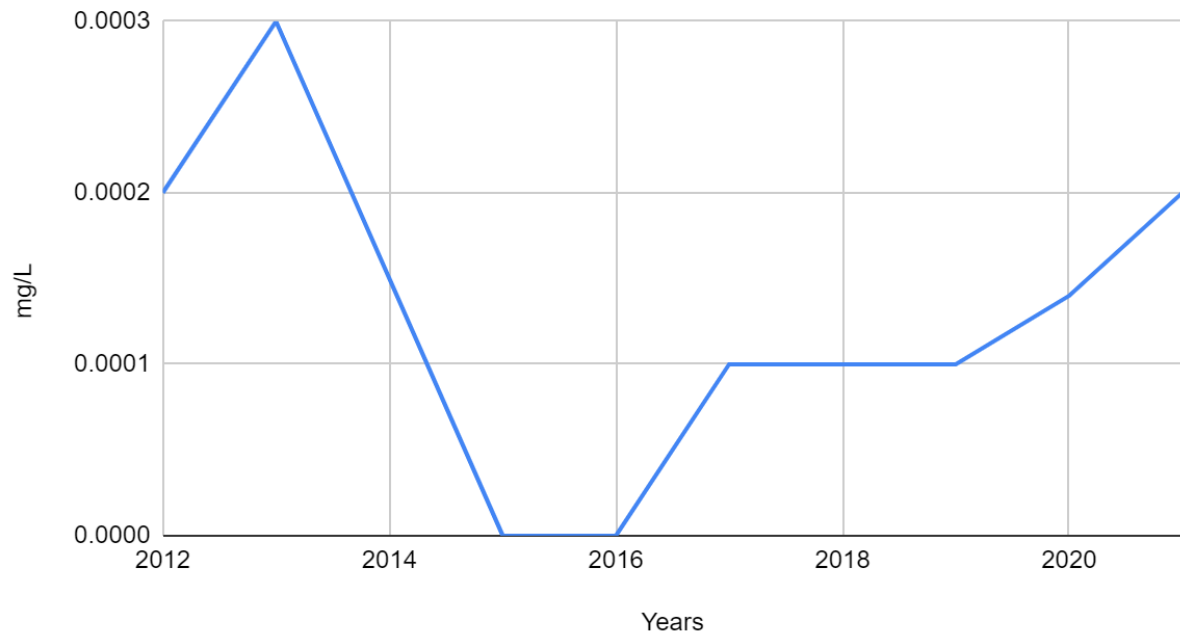
## Manganese



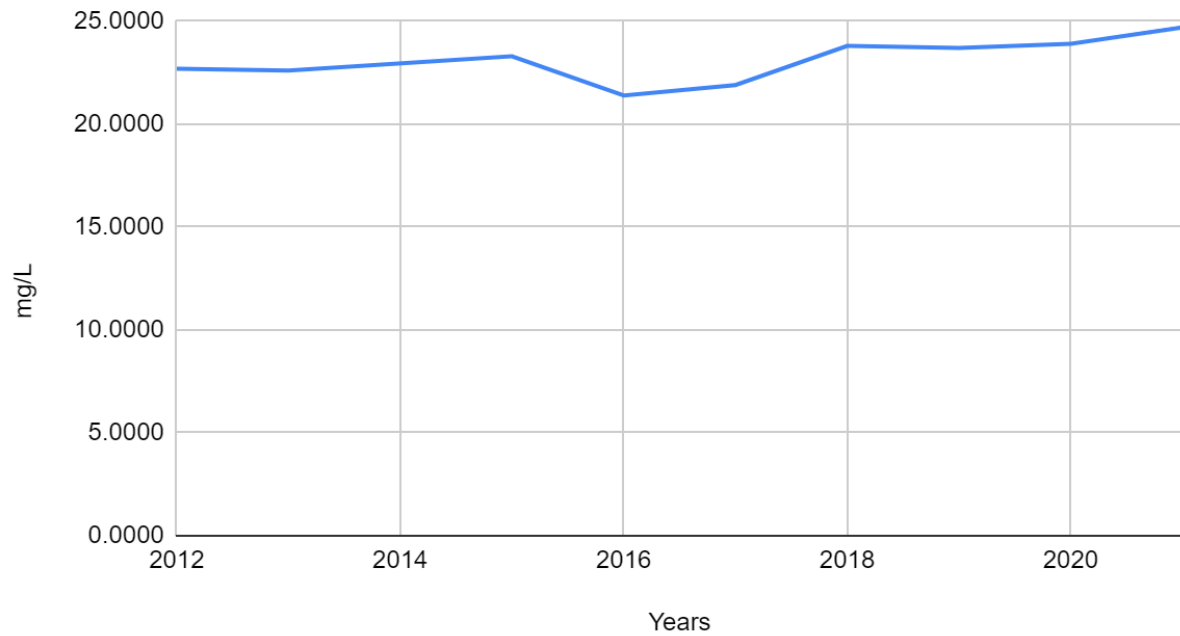
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## Selenium

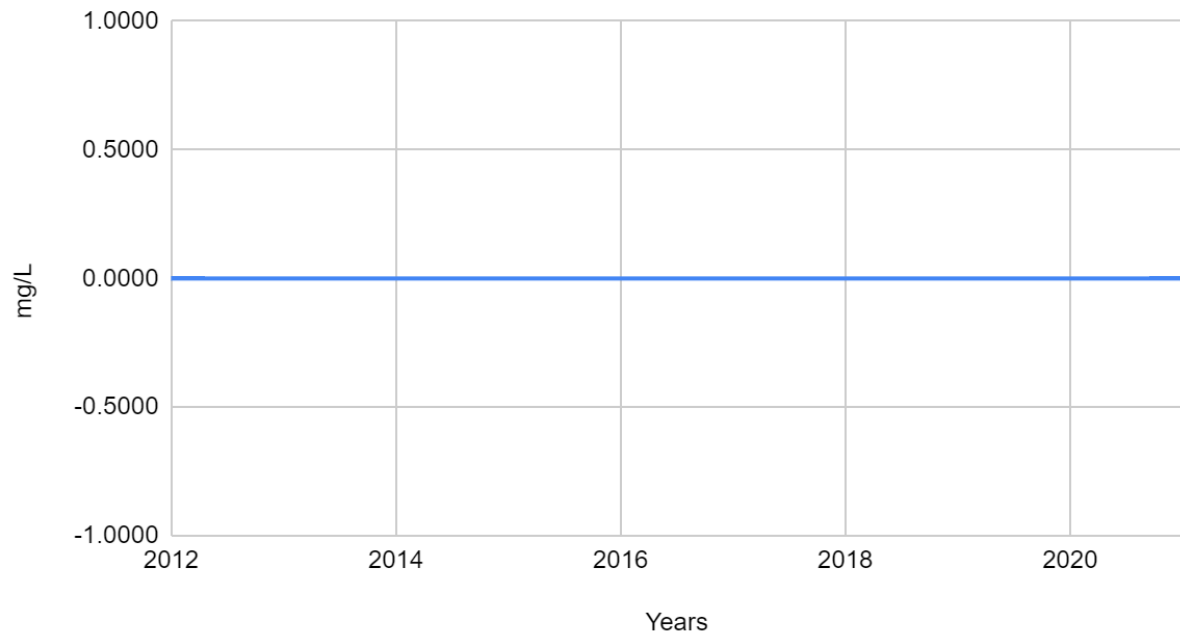


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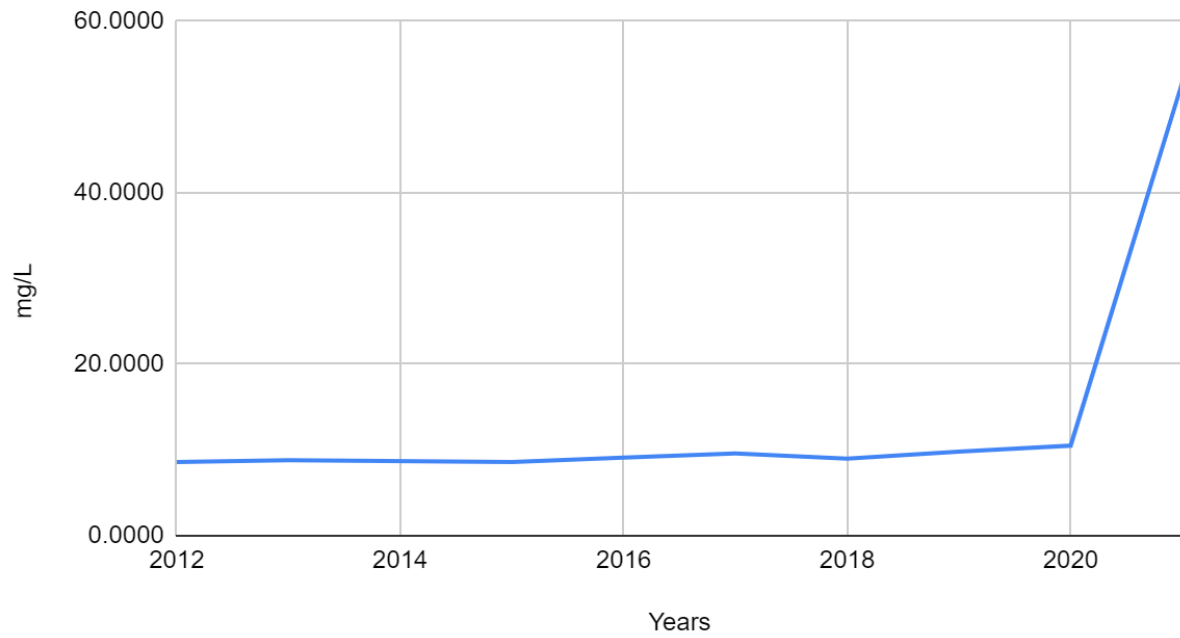




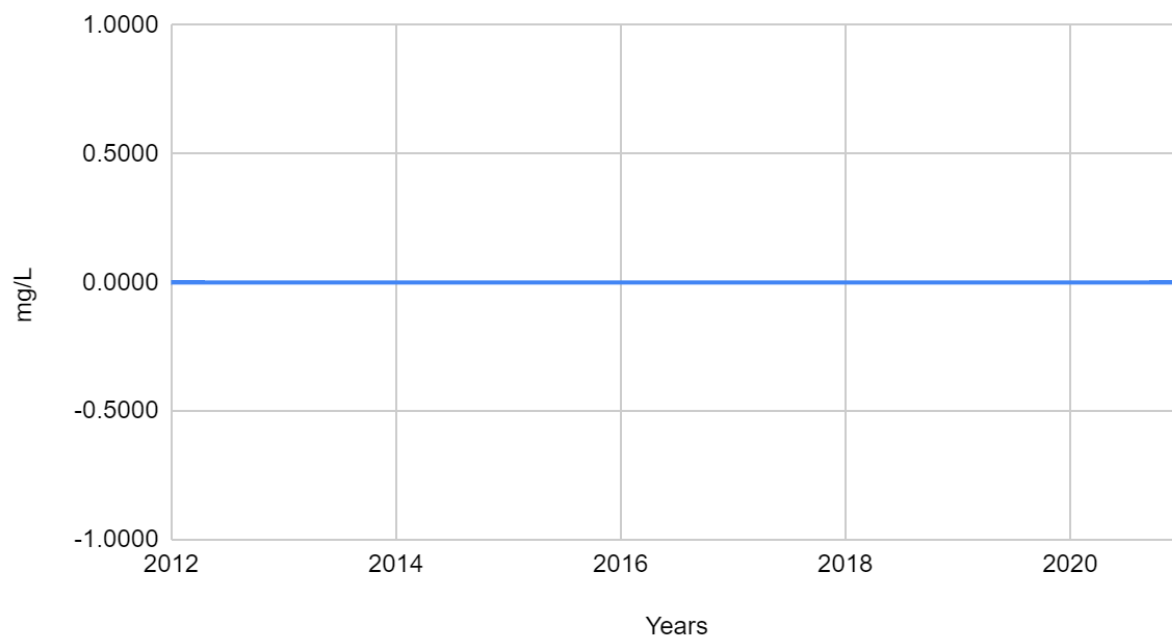
## Silver



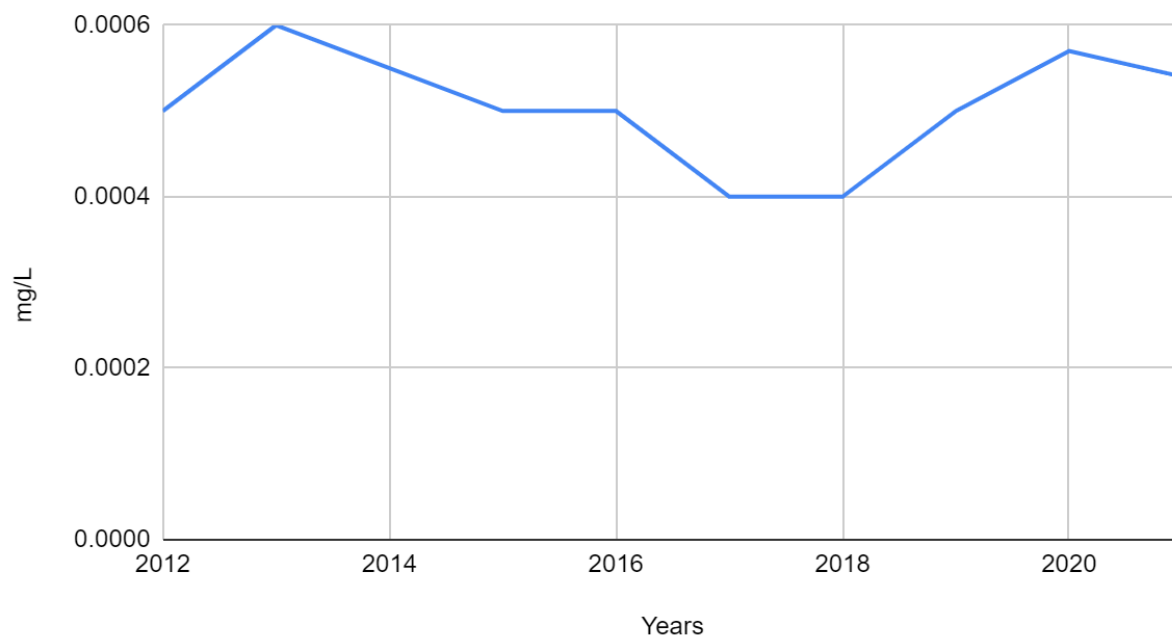
## Sodium



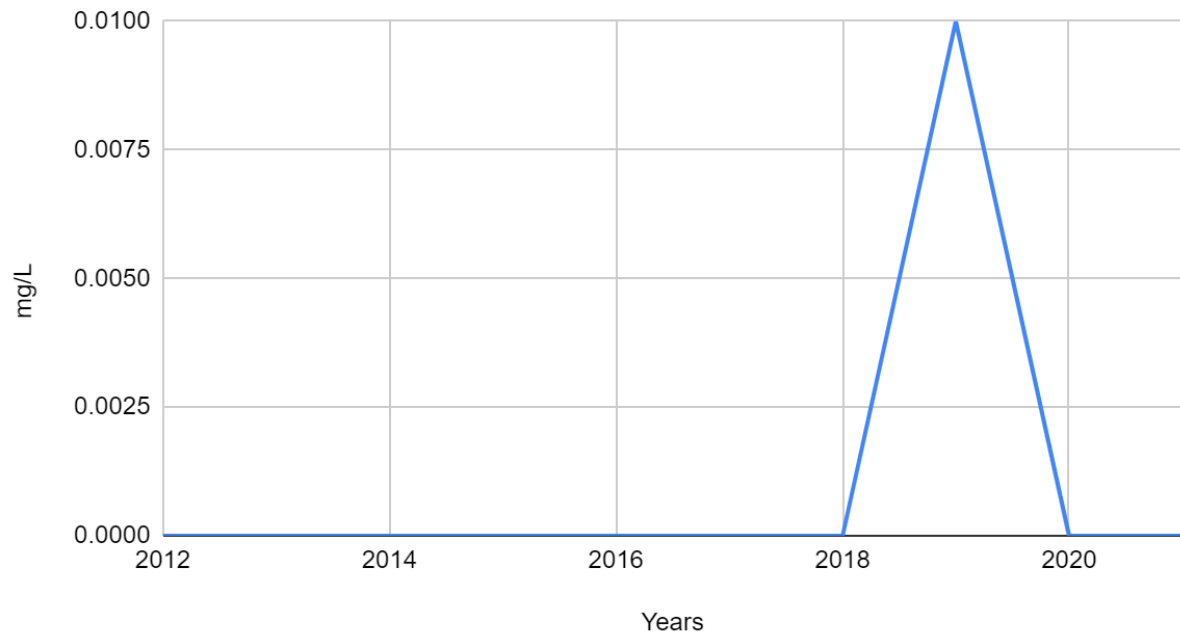
## Thallium



## Uranium

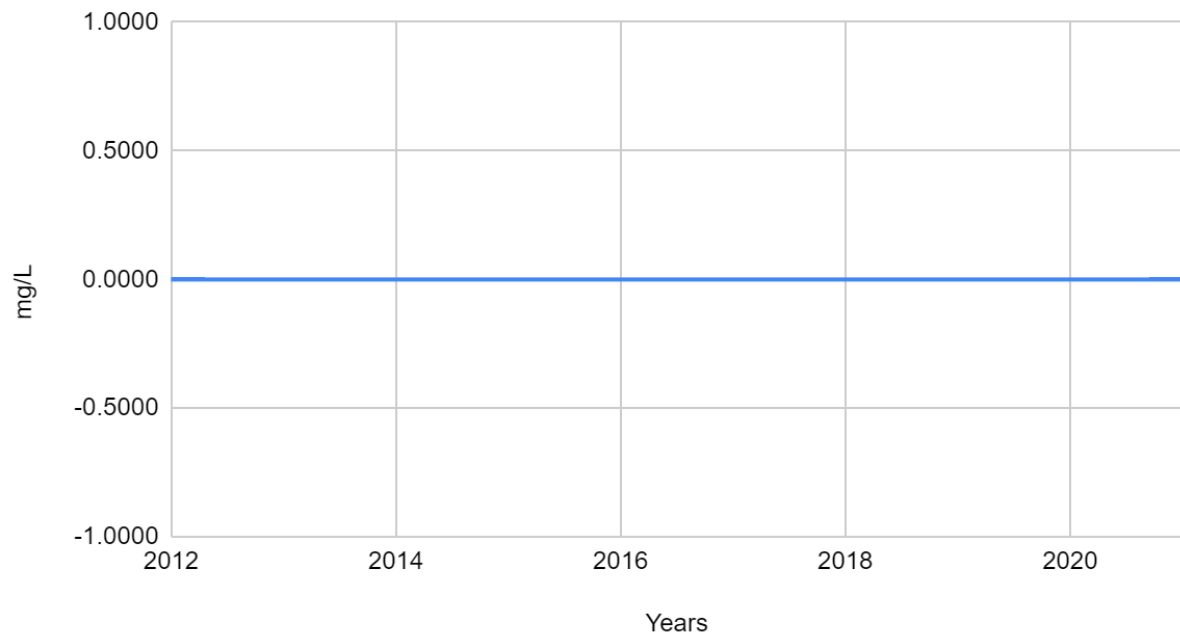


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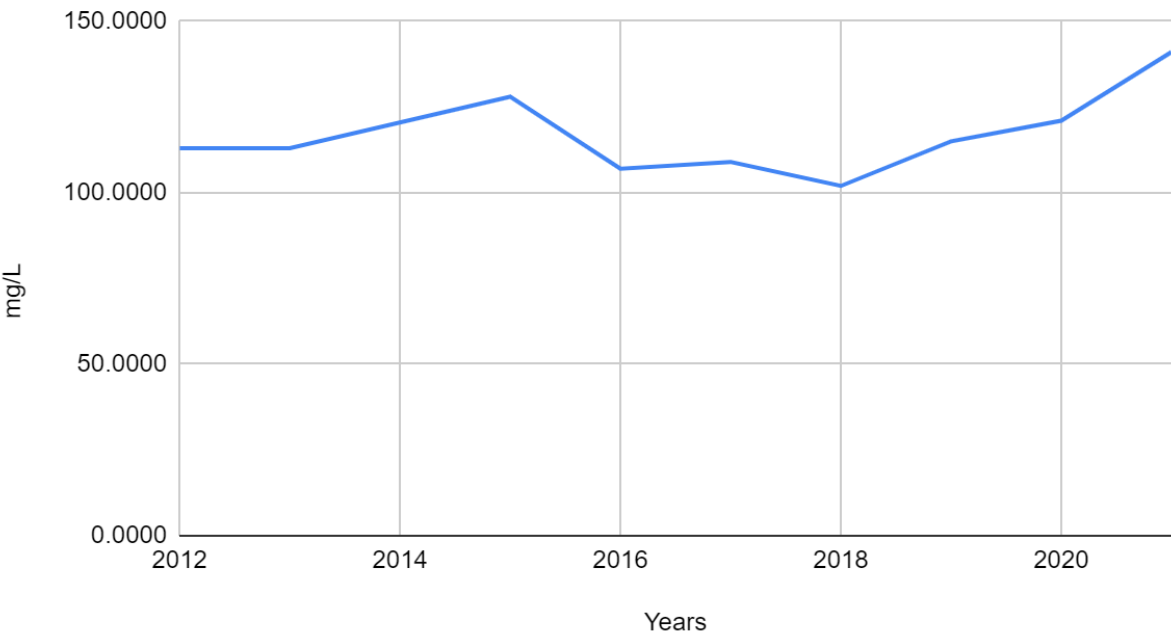


## Wet Chemistry

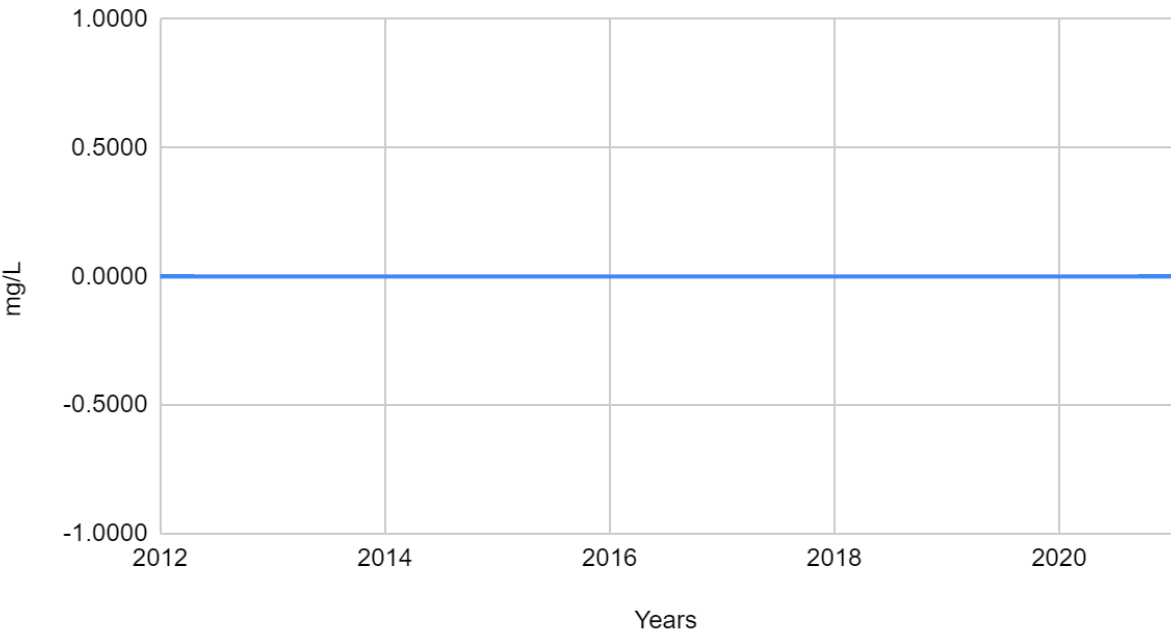
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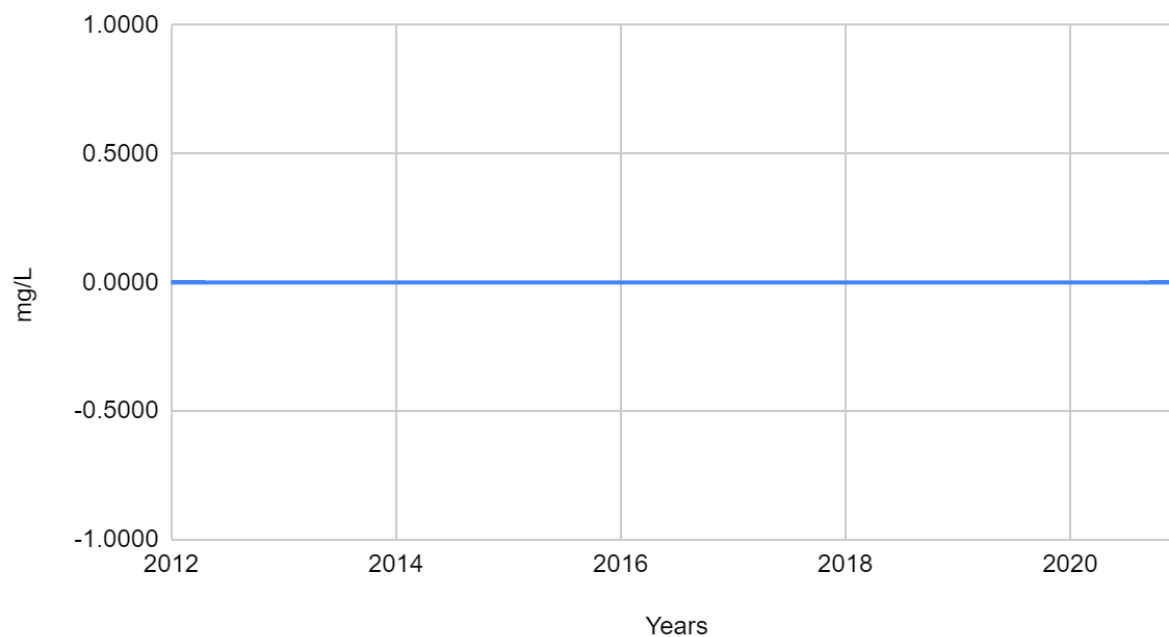
Bicarbonate as CaCO3



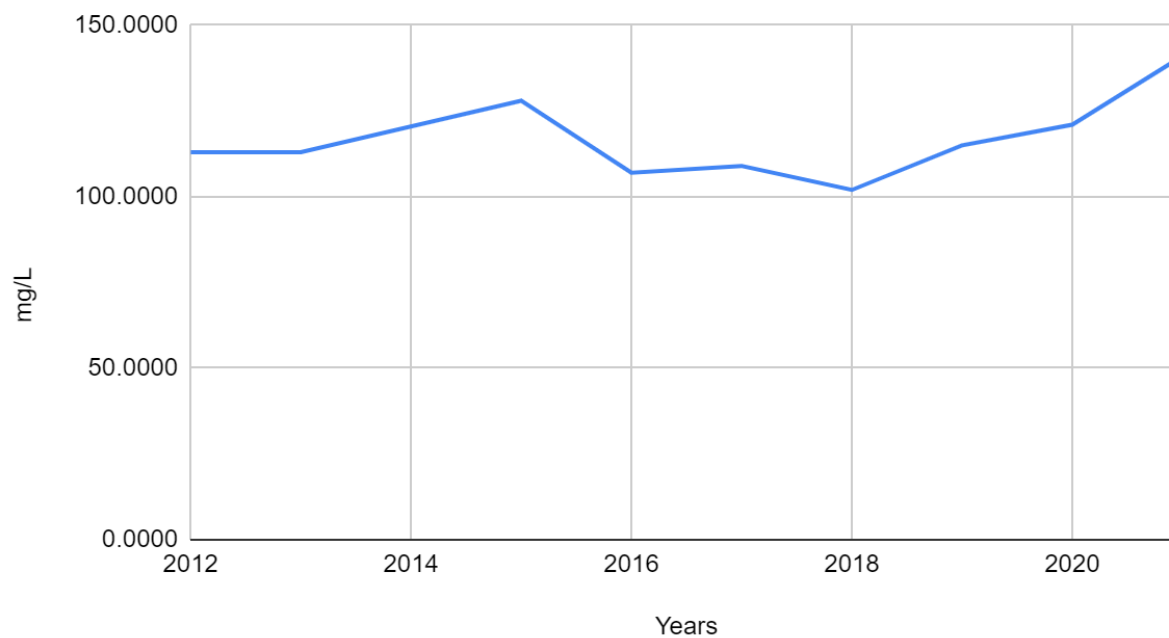
Carbonate as CaCO3



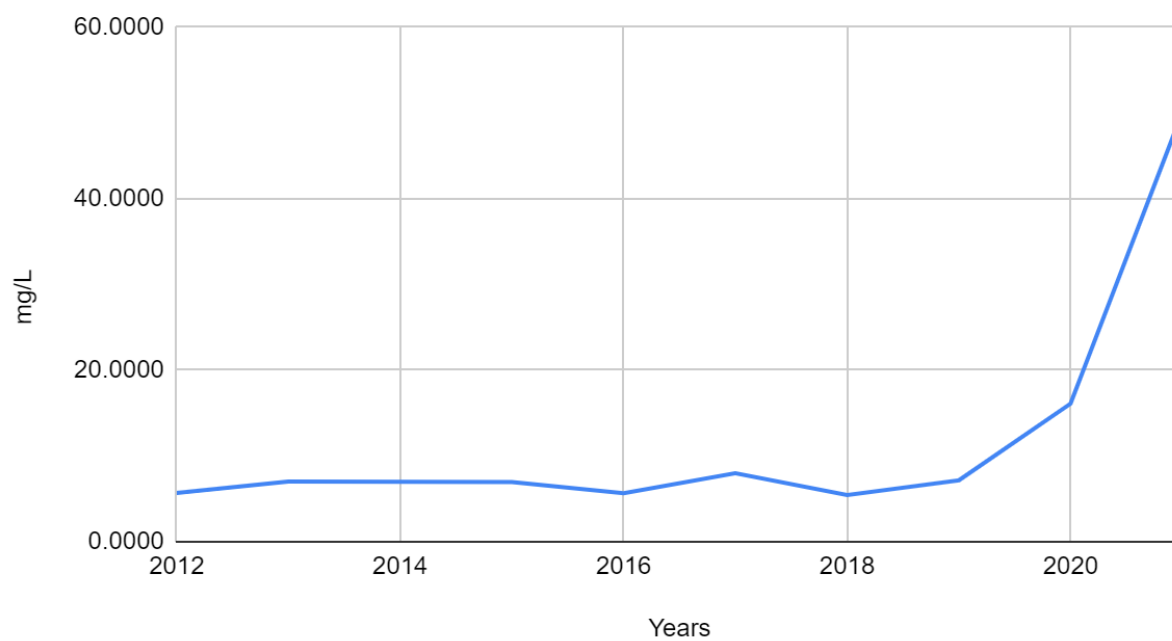
## Hydroxide as CaCO<sub>3</sub>



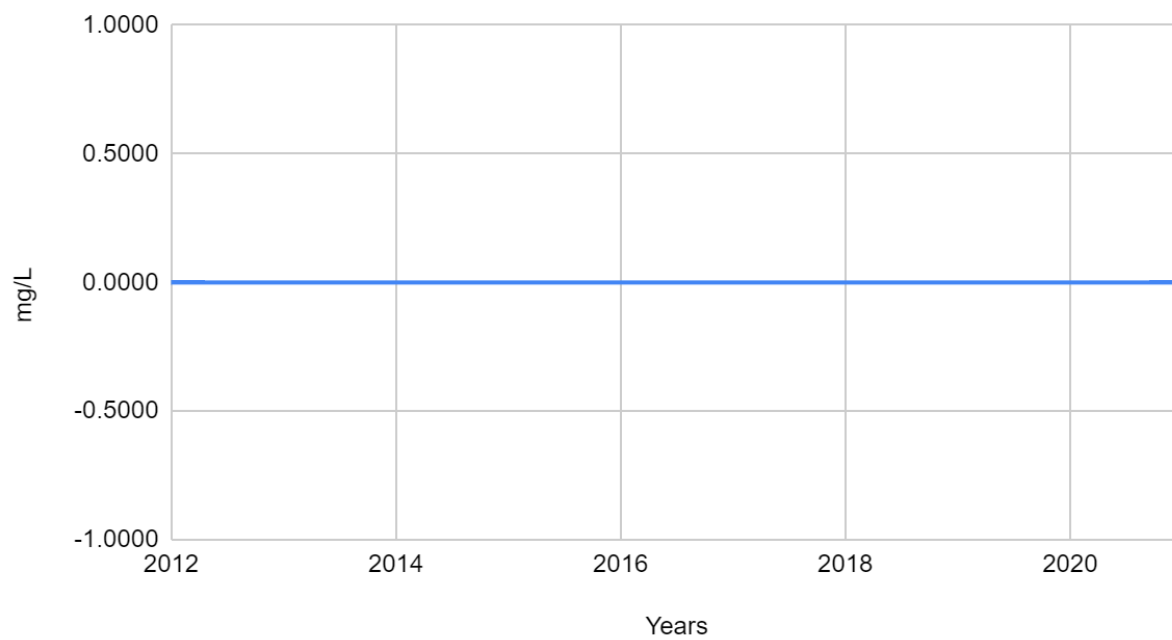
## Total Alkalinity



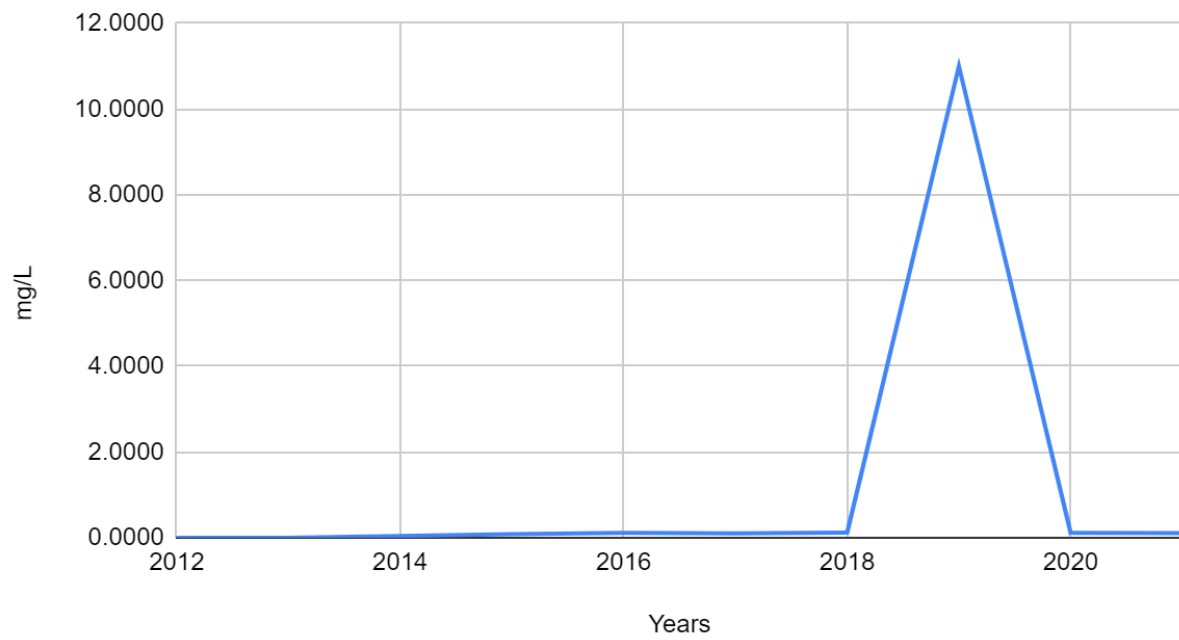
## Chloride



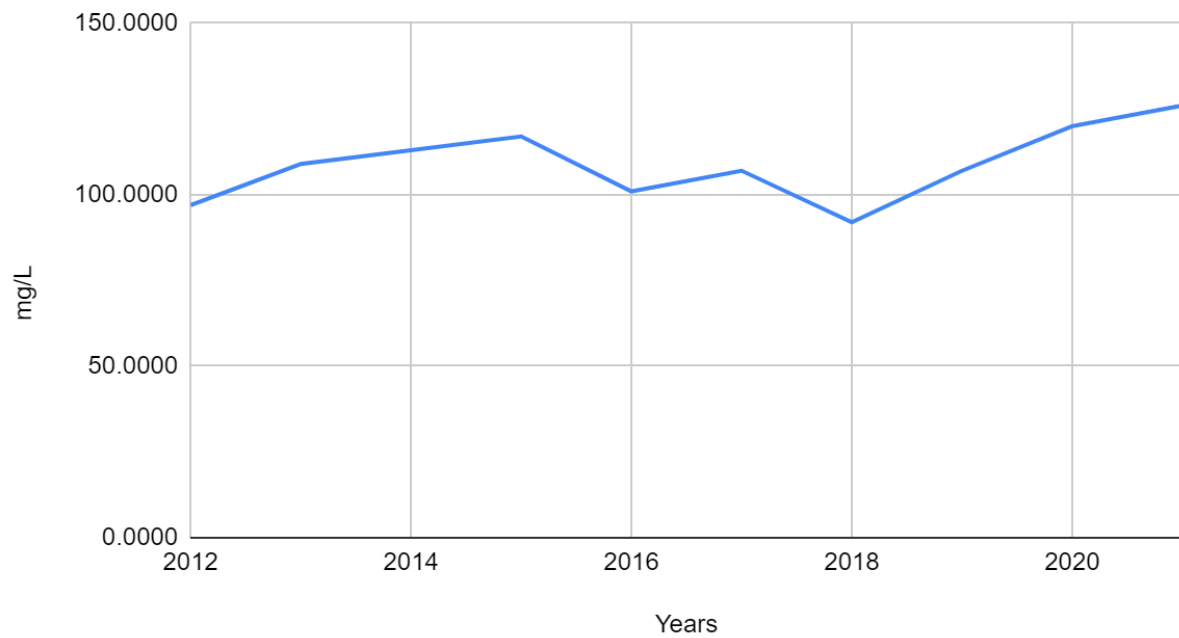
## Cyanide



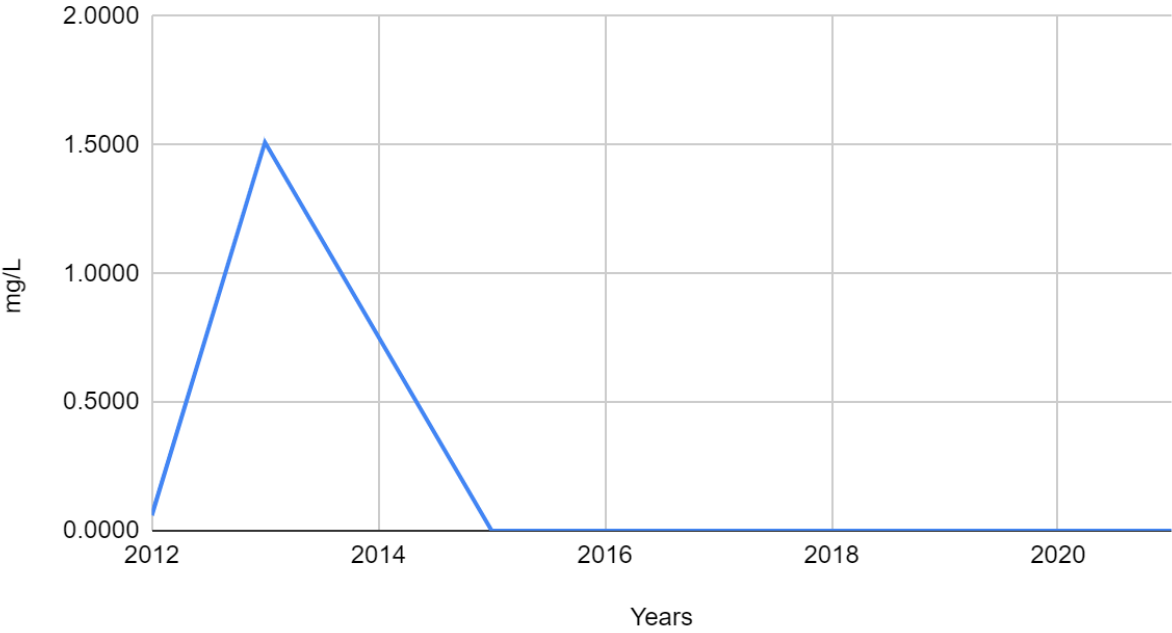
## Flouride



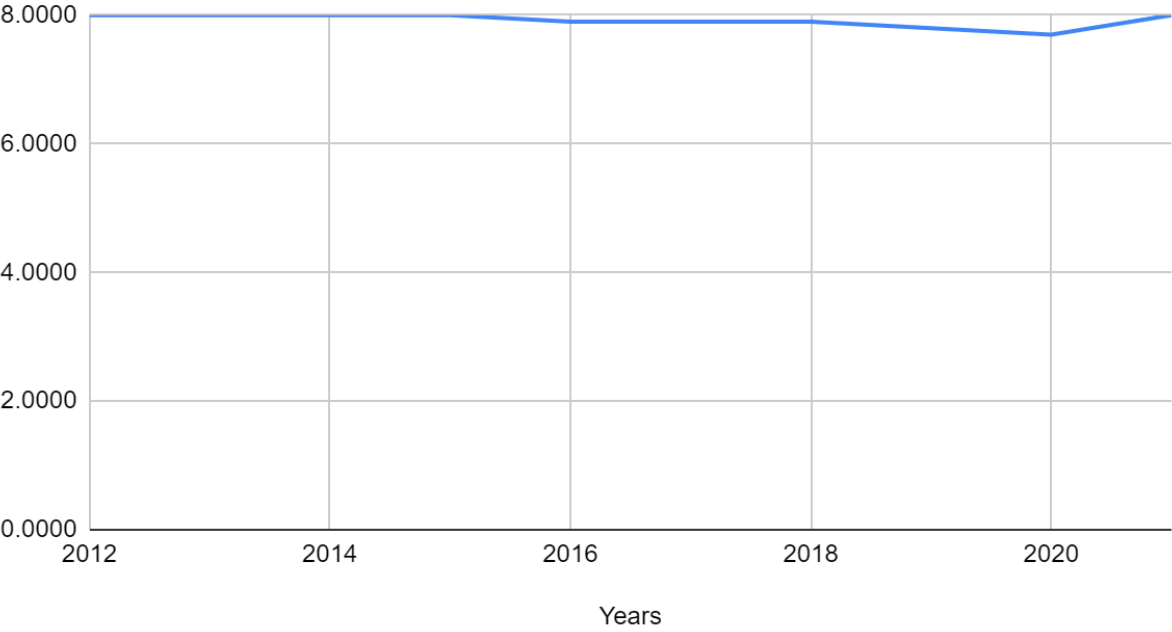
## Hardness as CaCO3 (dissolved)



Nitrate/Nitrite

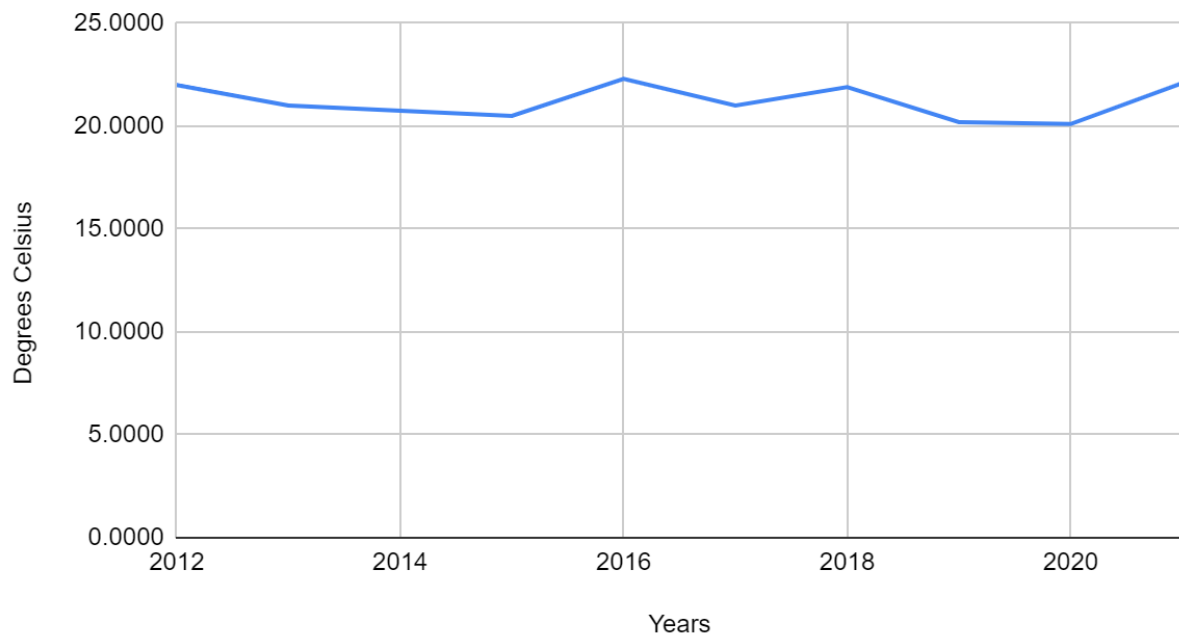


pH

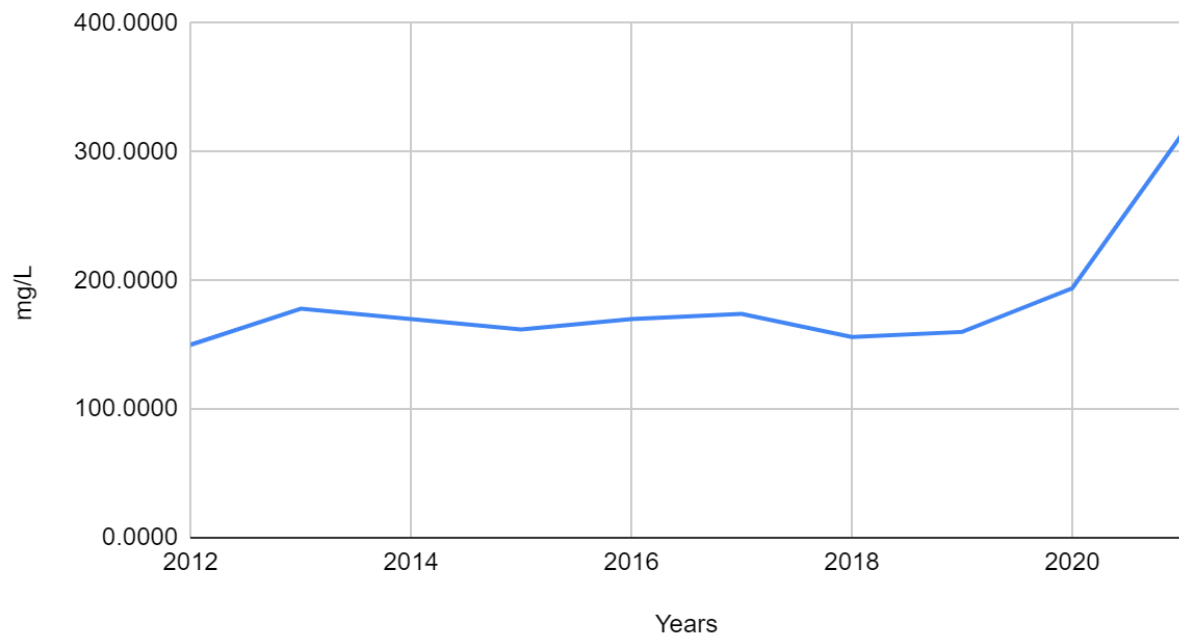




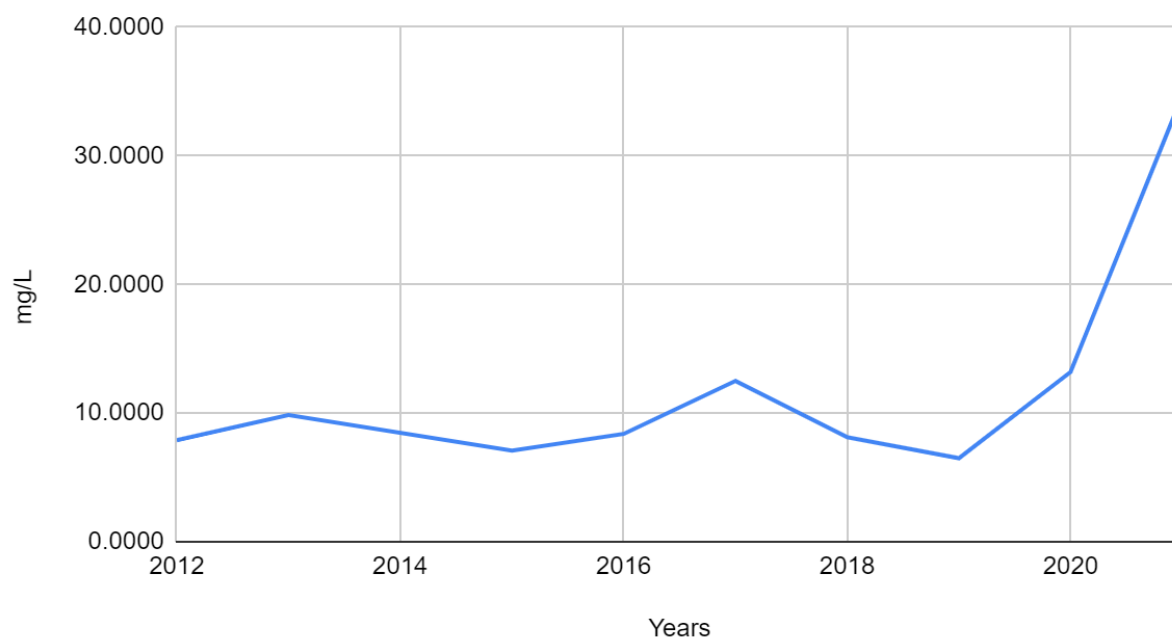
## Temperature pH was Measured at



## Total Dissolved Solids



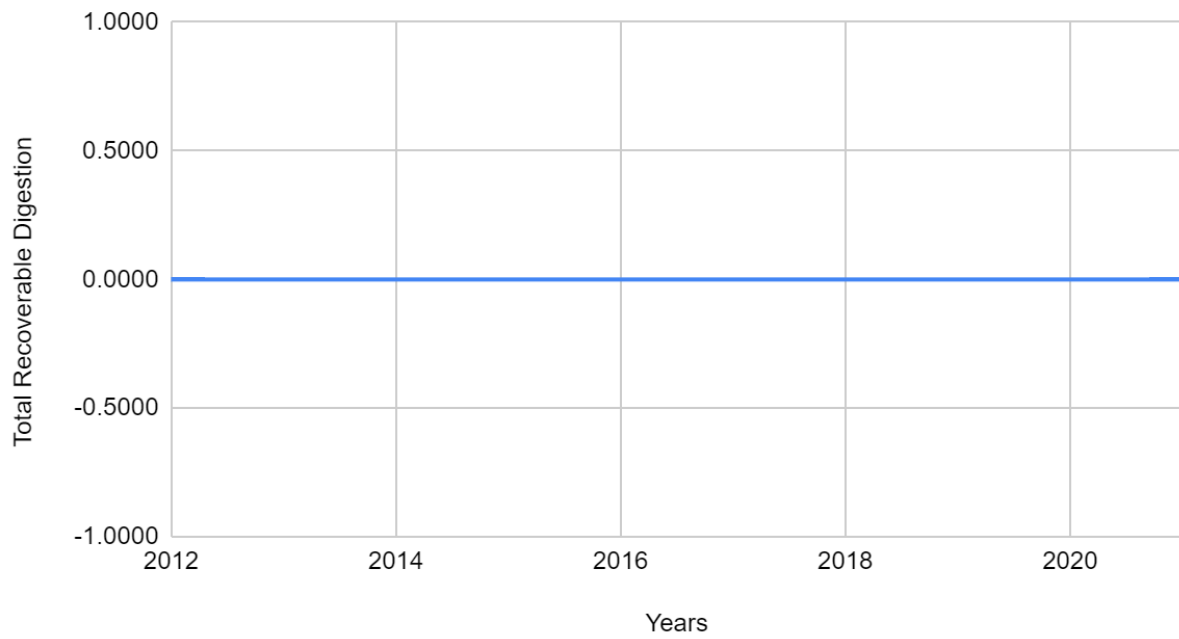
## Sulfate



# Water Analysis - 32305 Routt County Road Frolick Residence

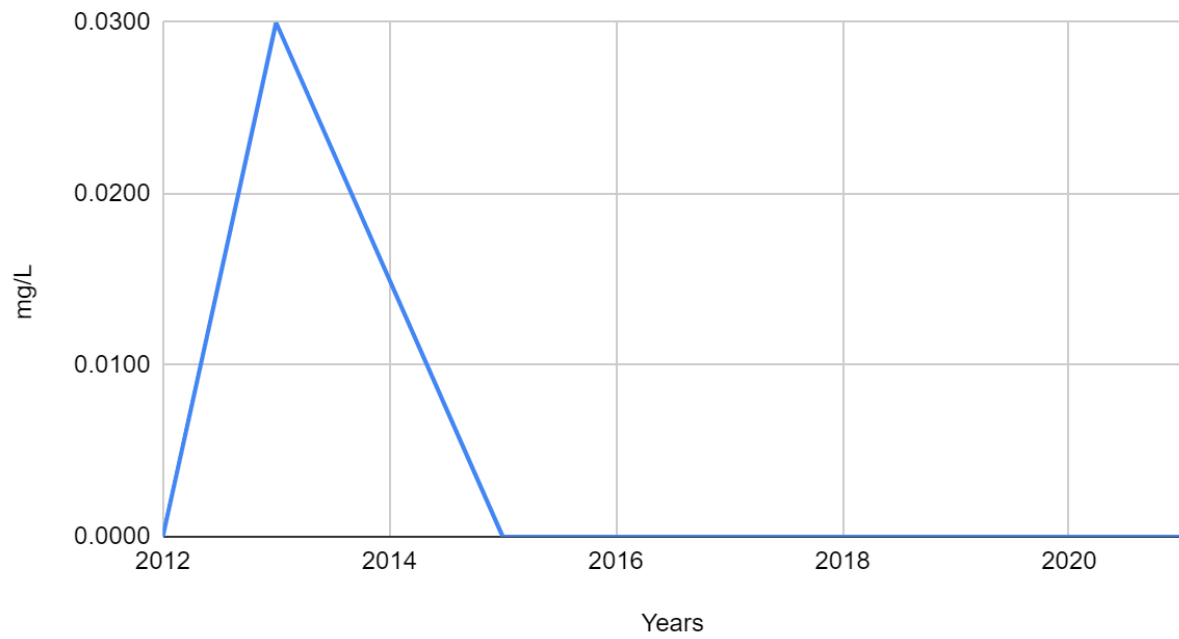
## Inorganic Prep

### Cyanide

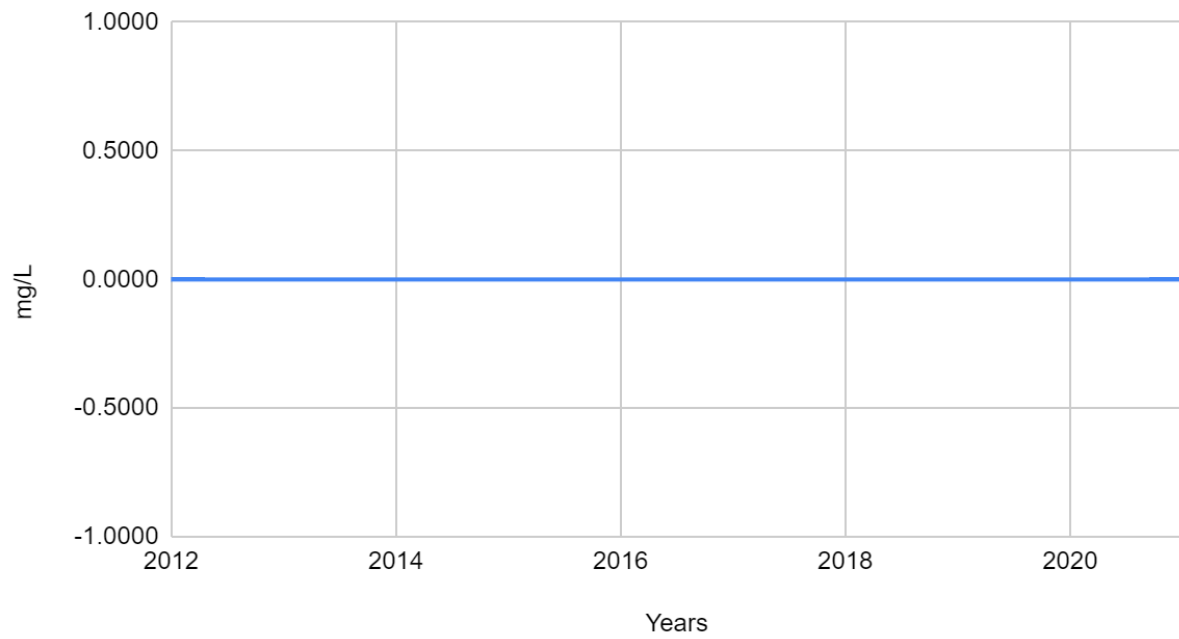


## Metals Analysis

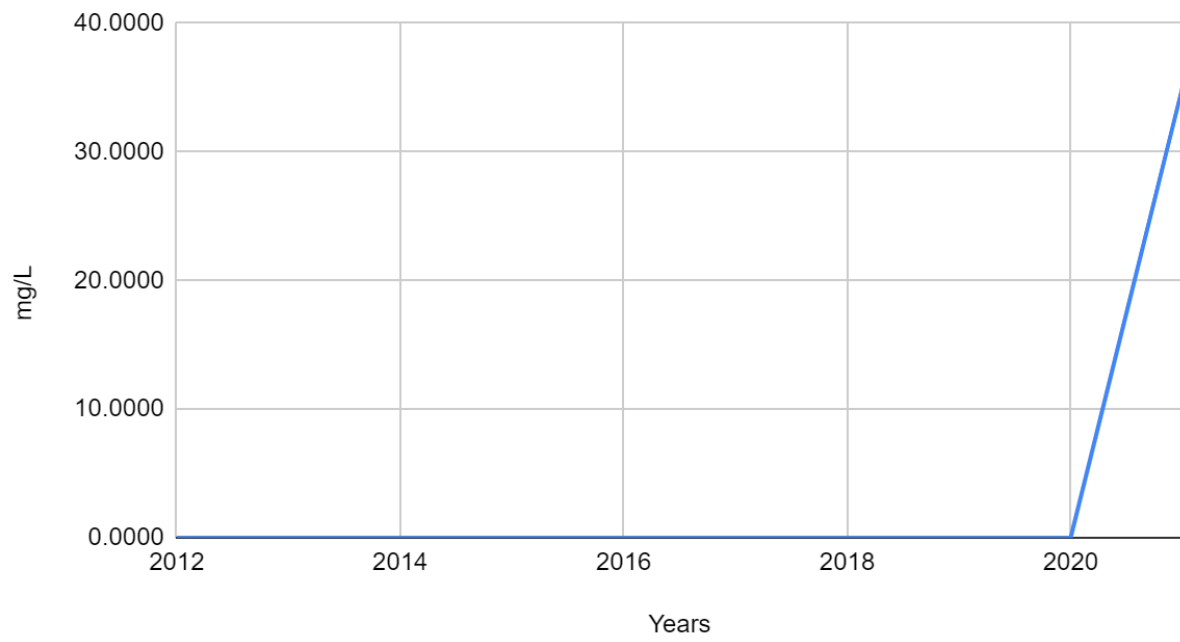
### Aluminum



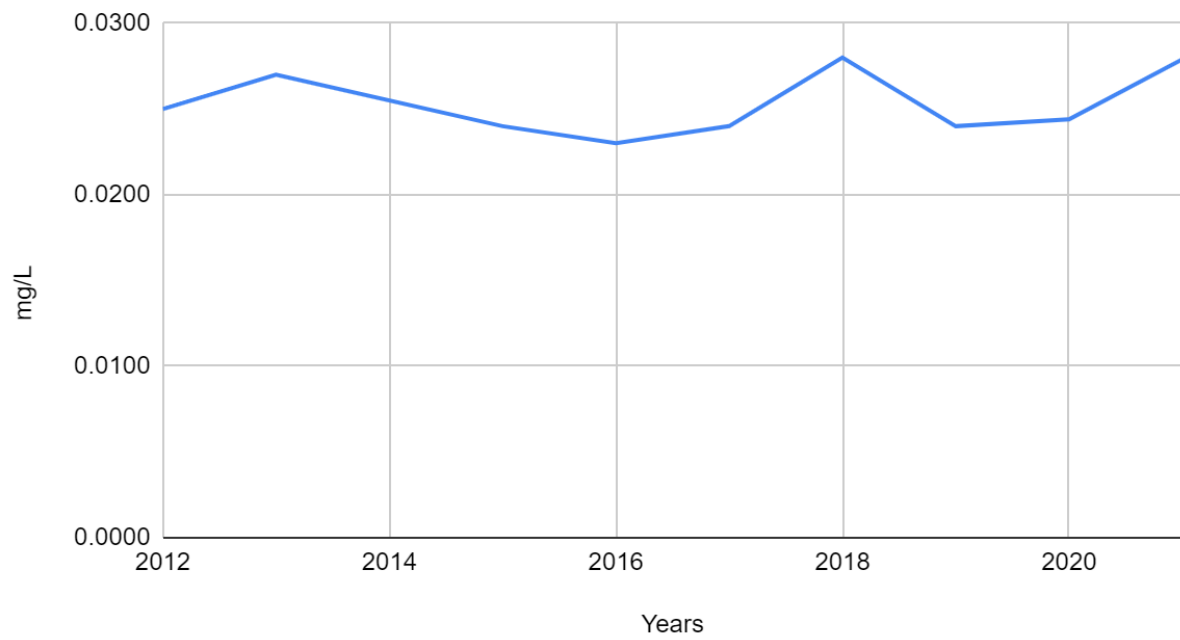
### Antimony



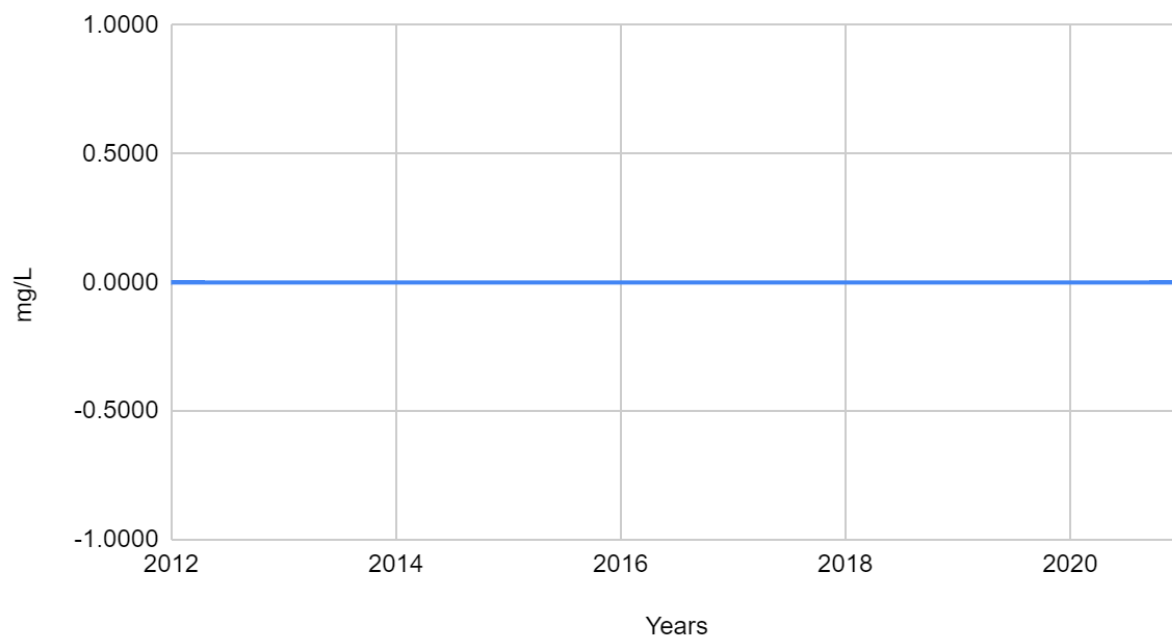
## Arsenic



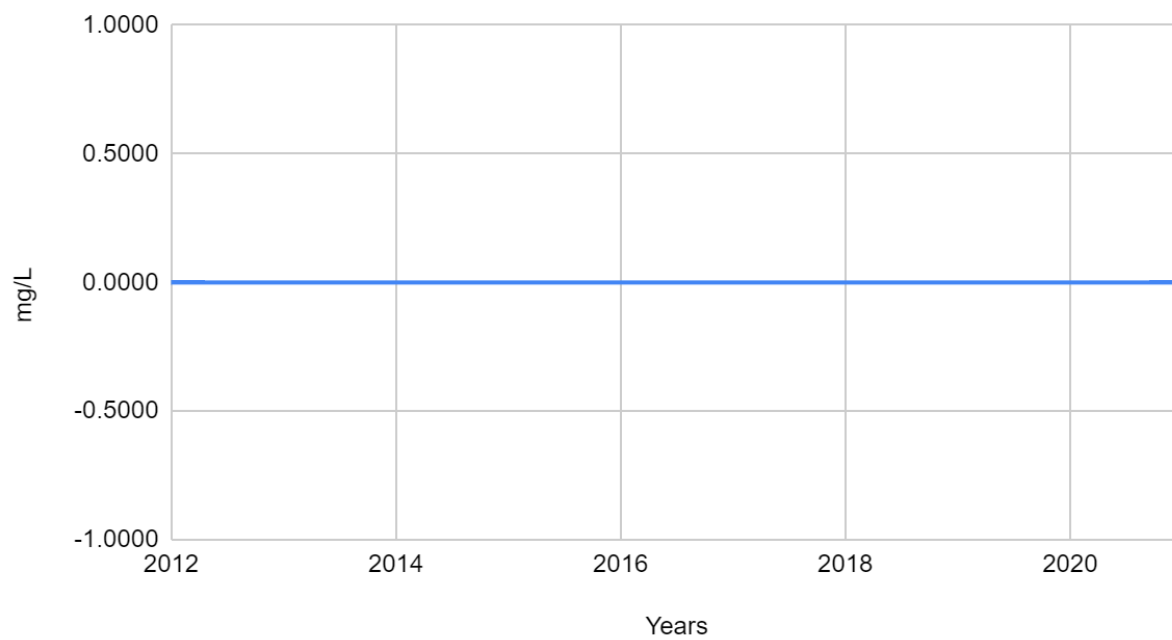
## Barium



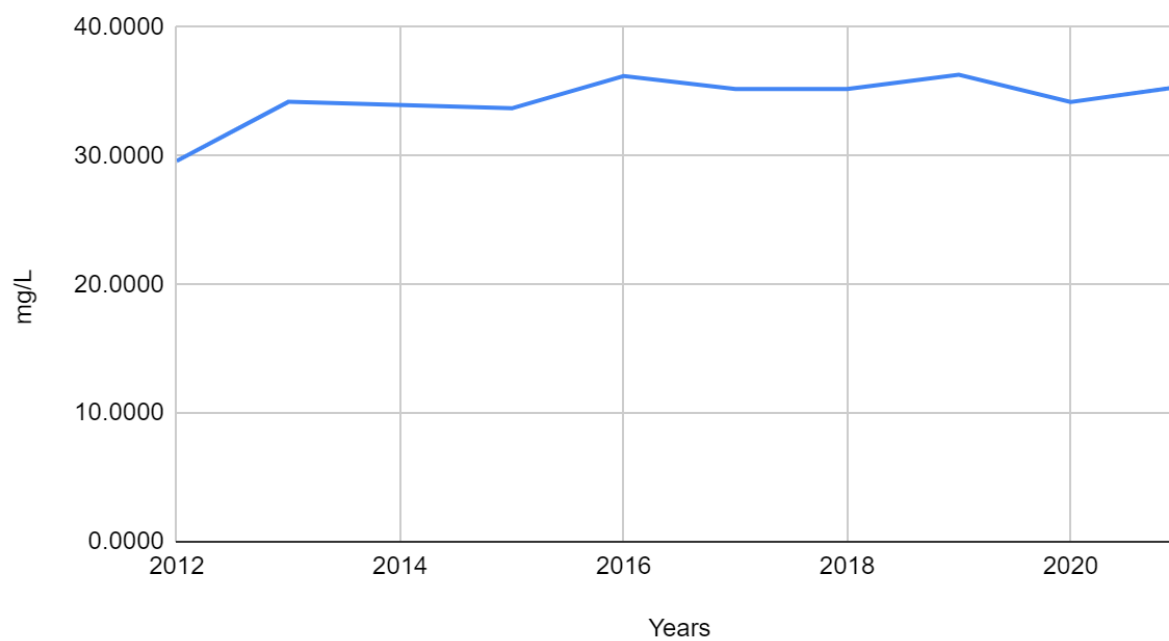
## Beryllium



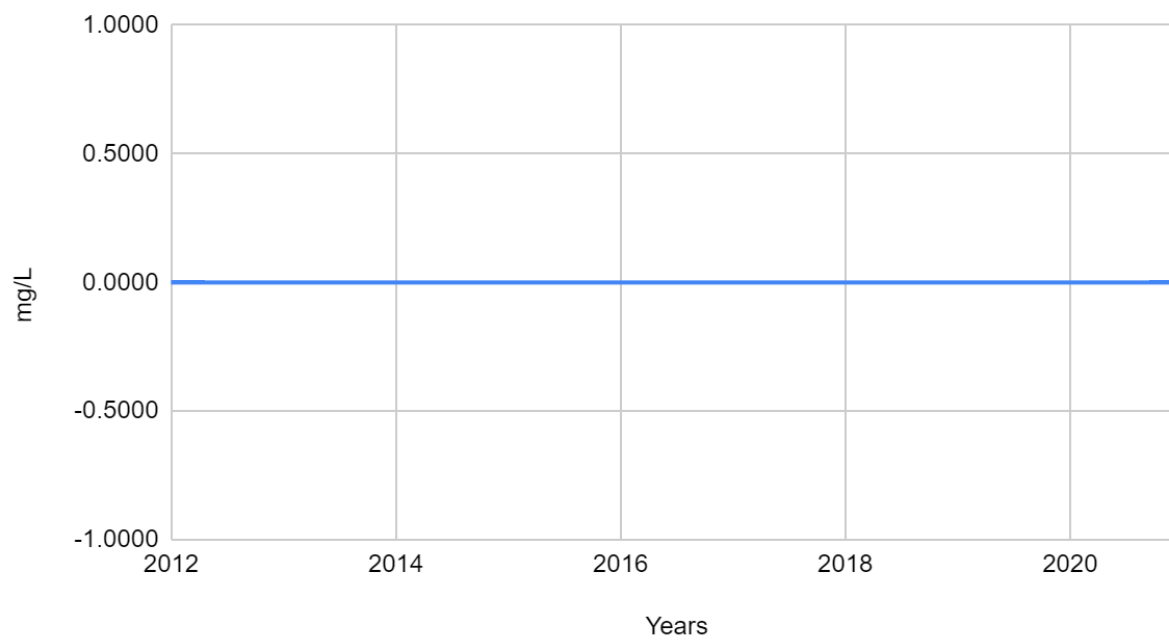
## Cadmium



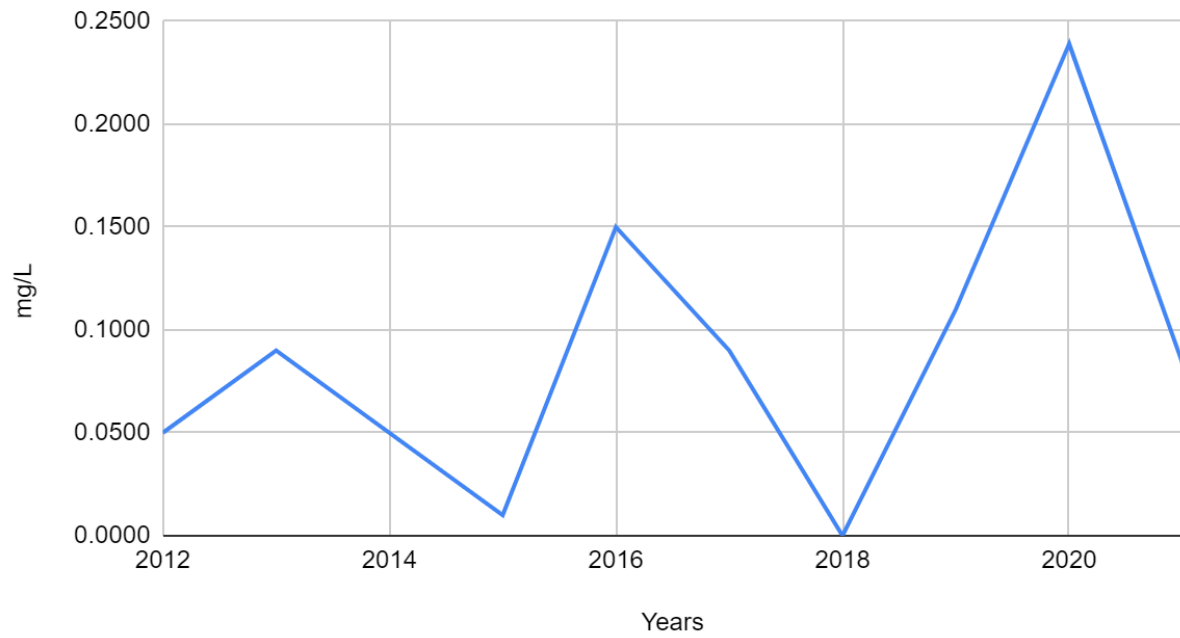
## Calcium



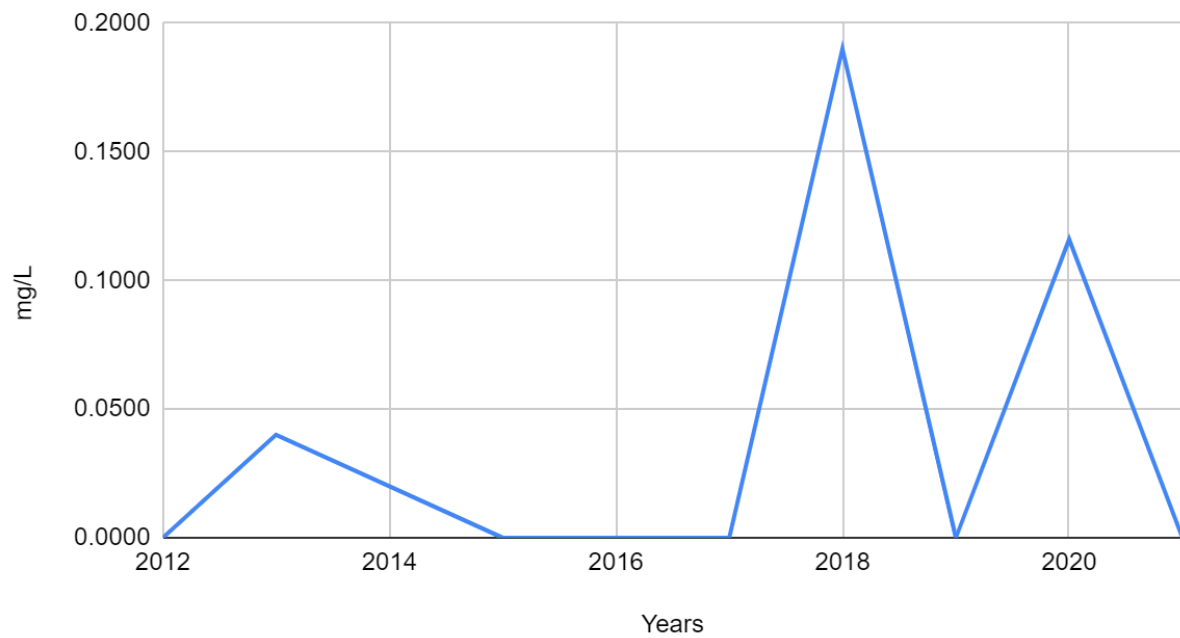
## Chromium



## Copper

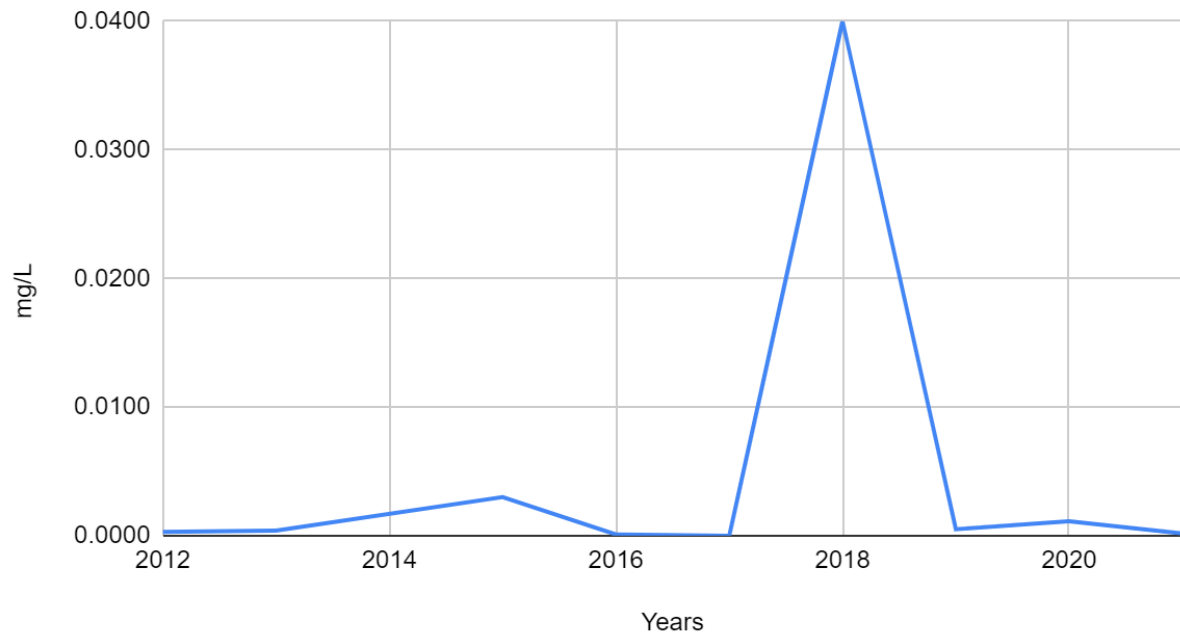


## Iron

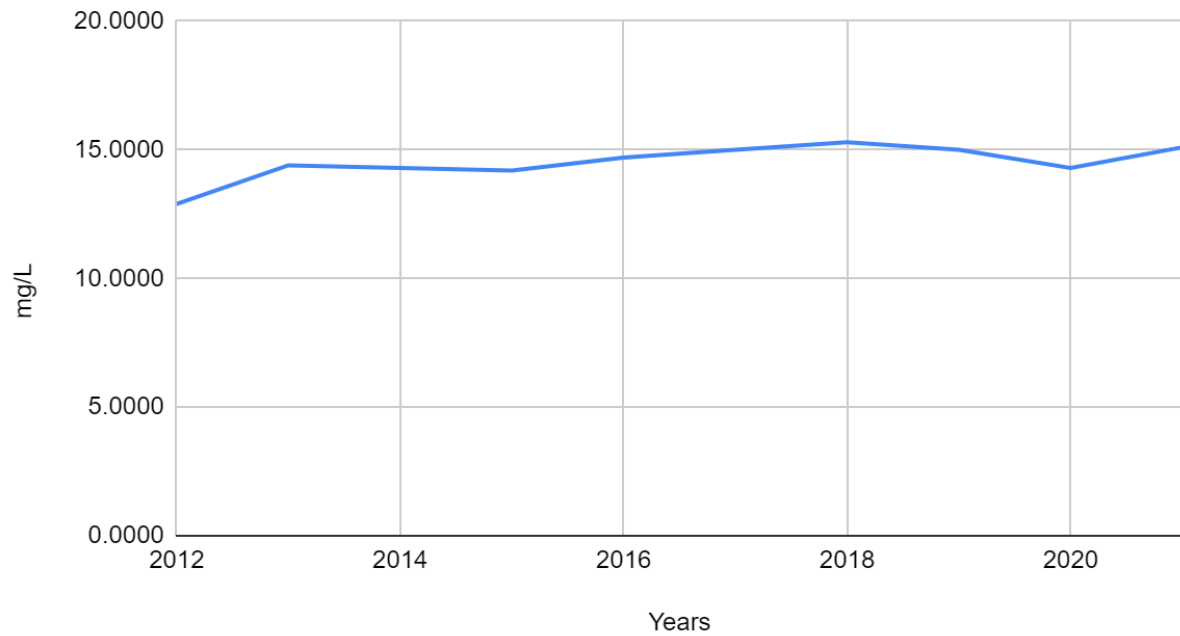




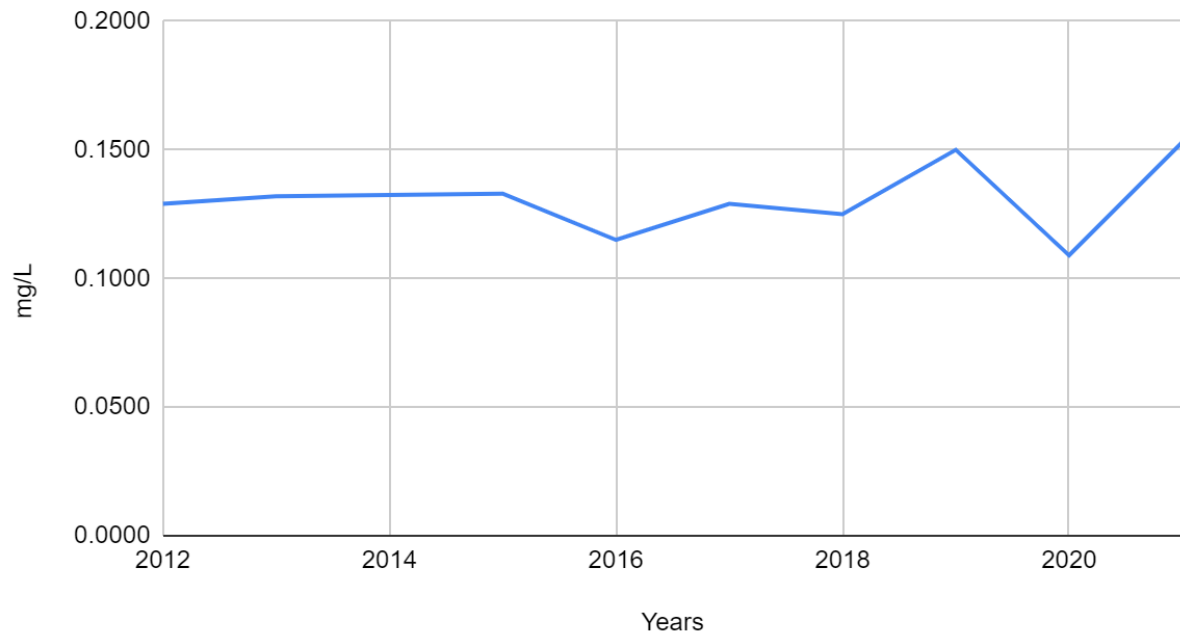
## Lead



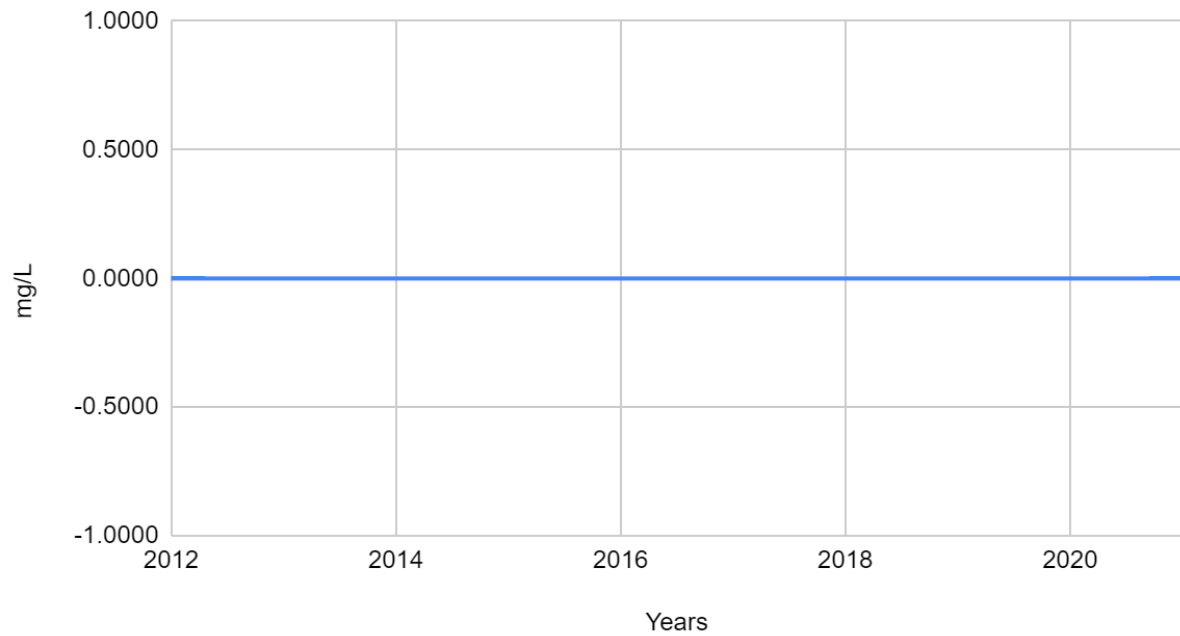
## Magnesium - Dissolved



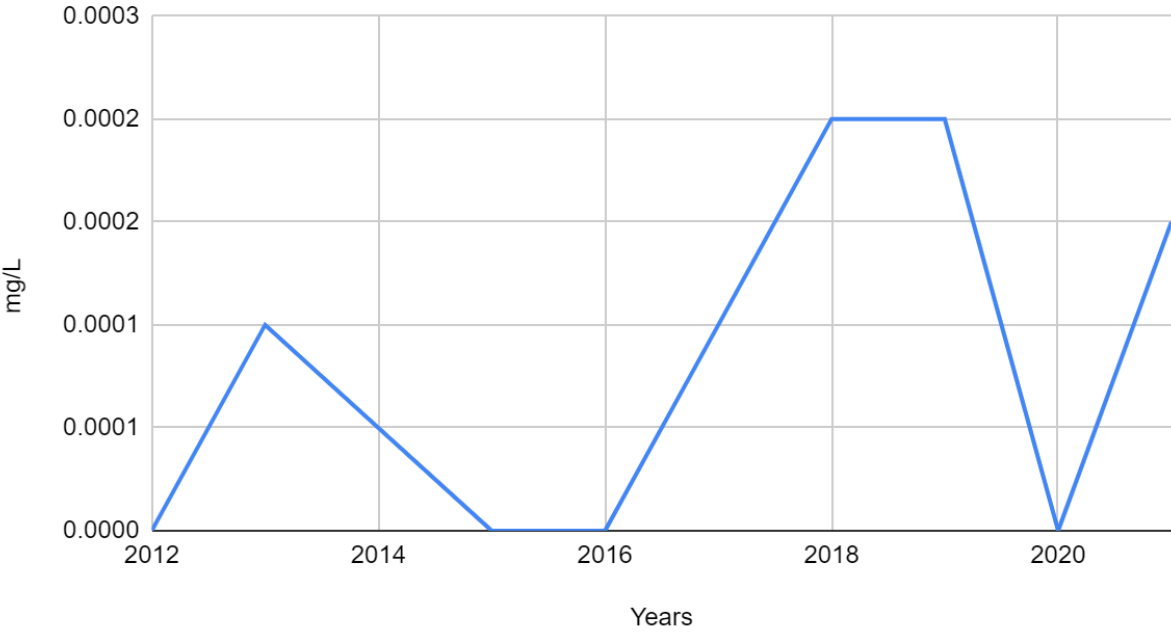
## Manganese



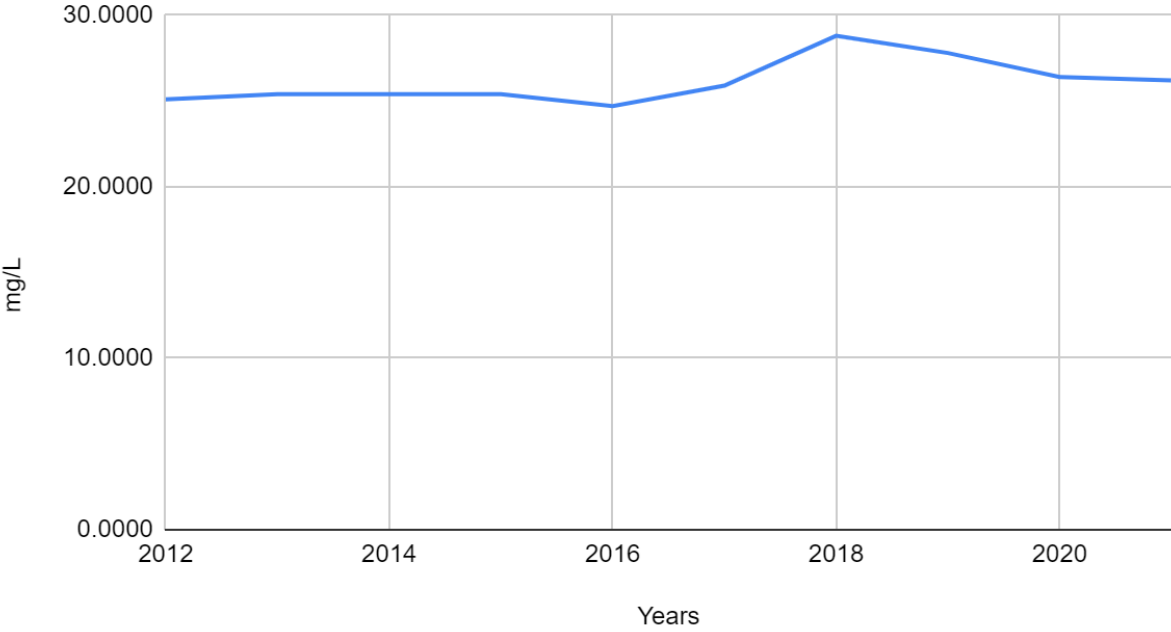
## Mercury



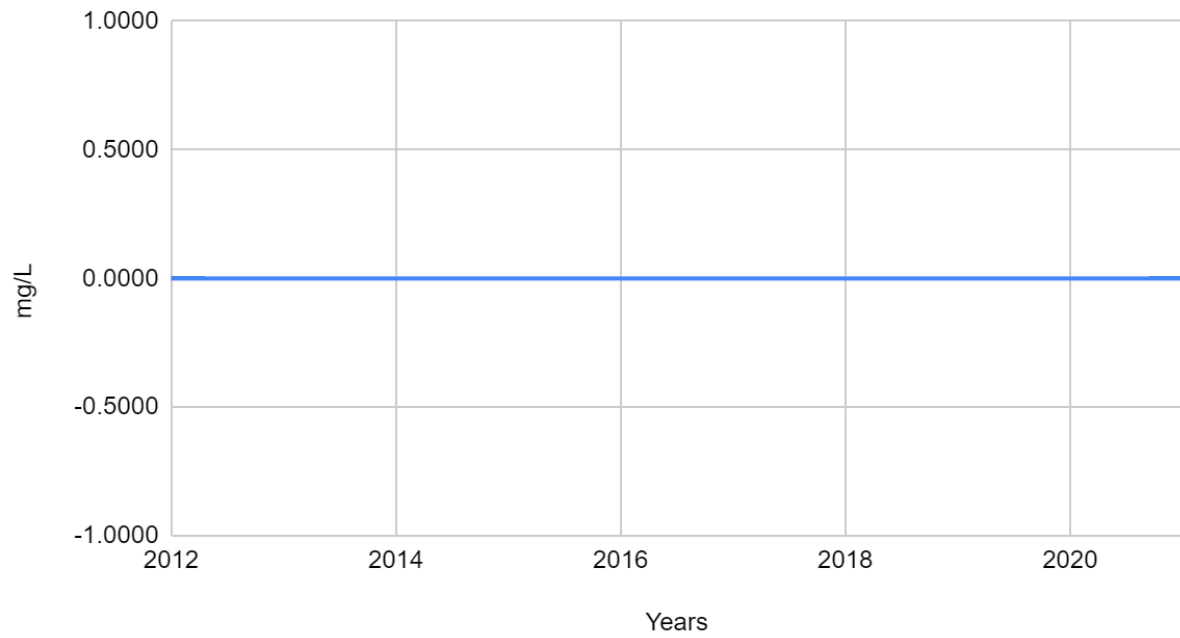
### Selenium



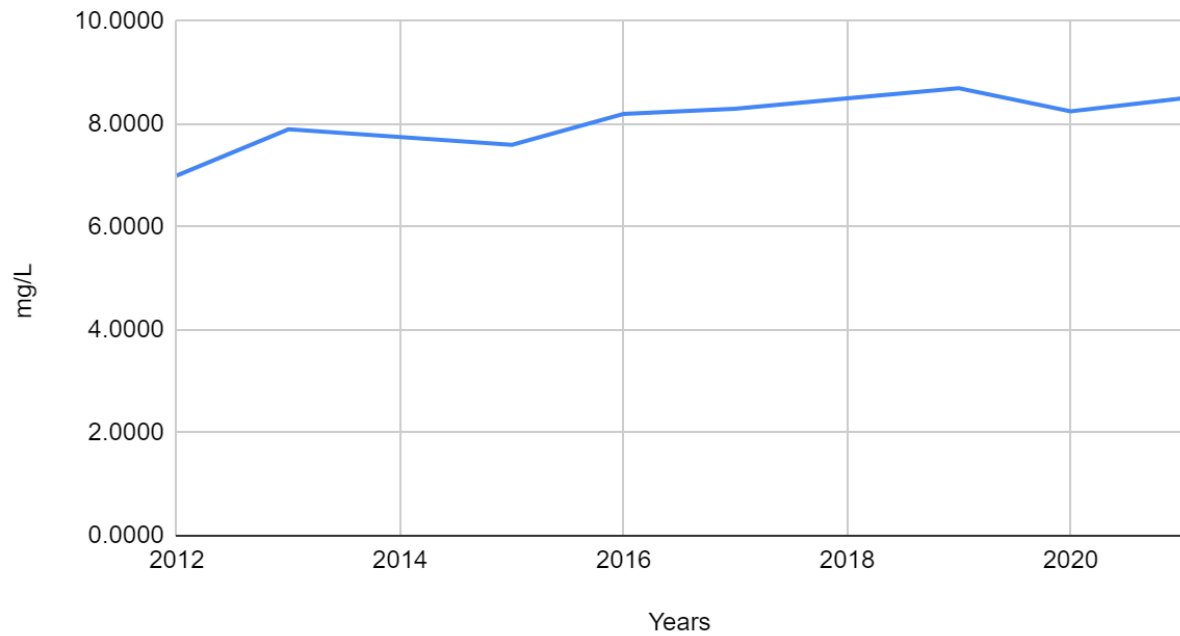
### Silica



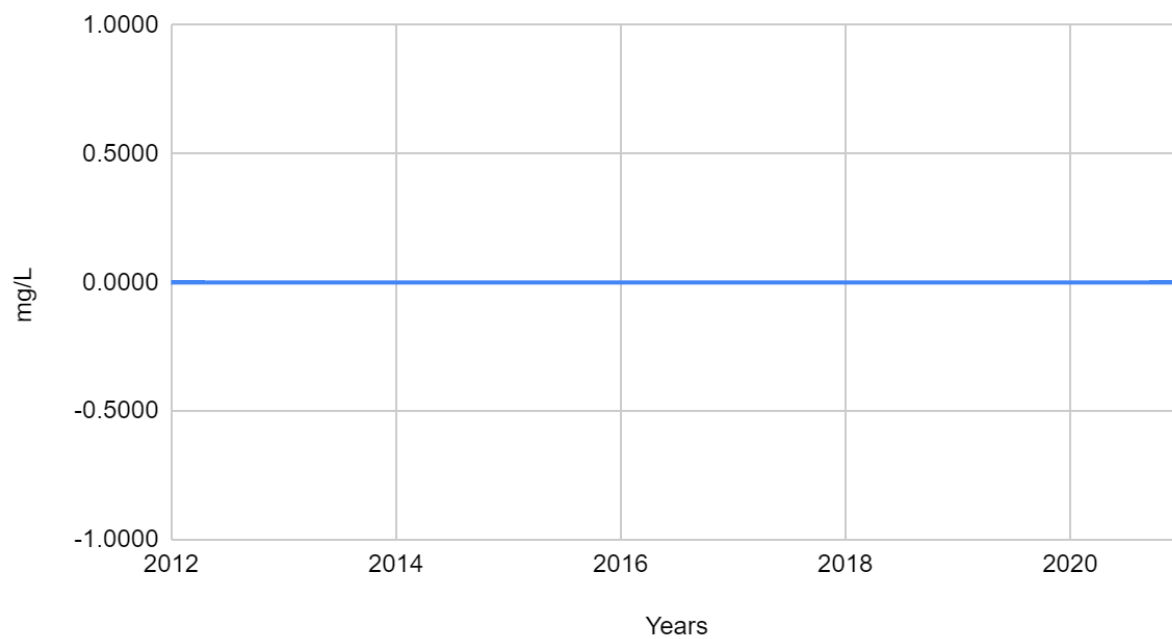
## Silver



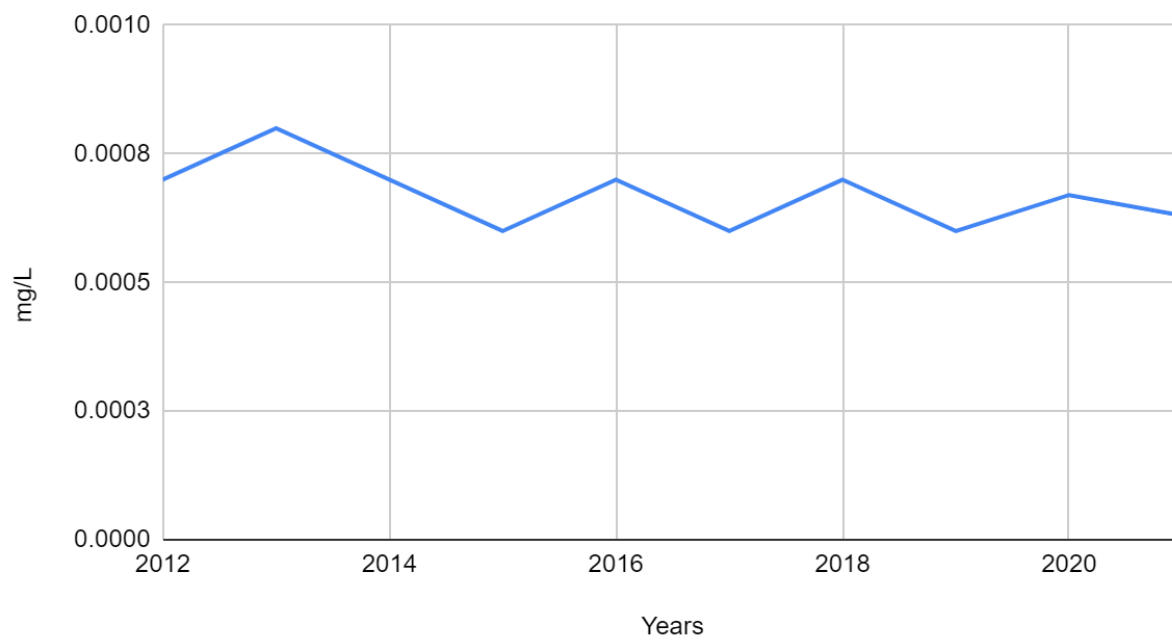
## Sodium



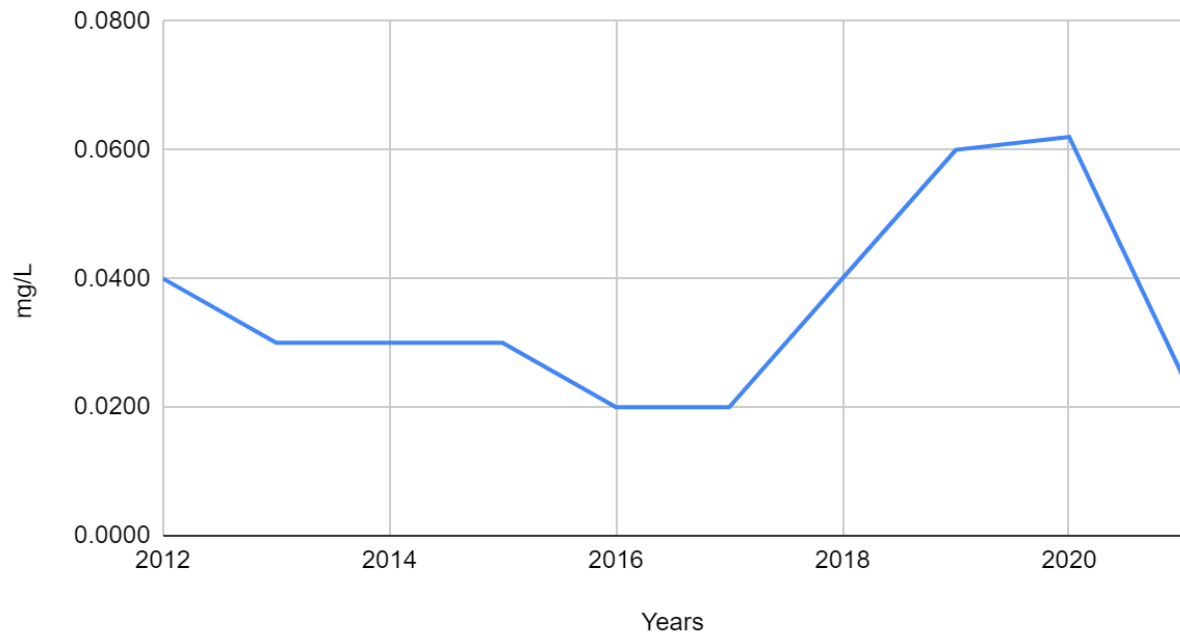
## Thallium



## Uranium

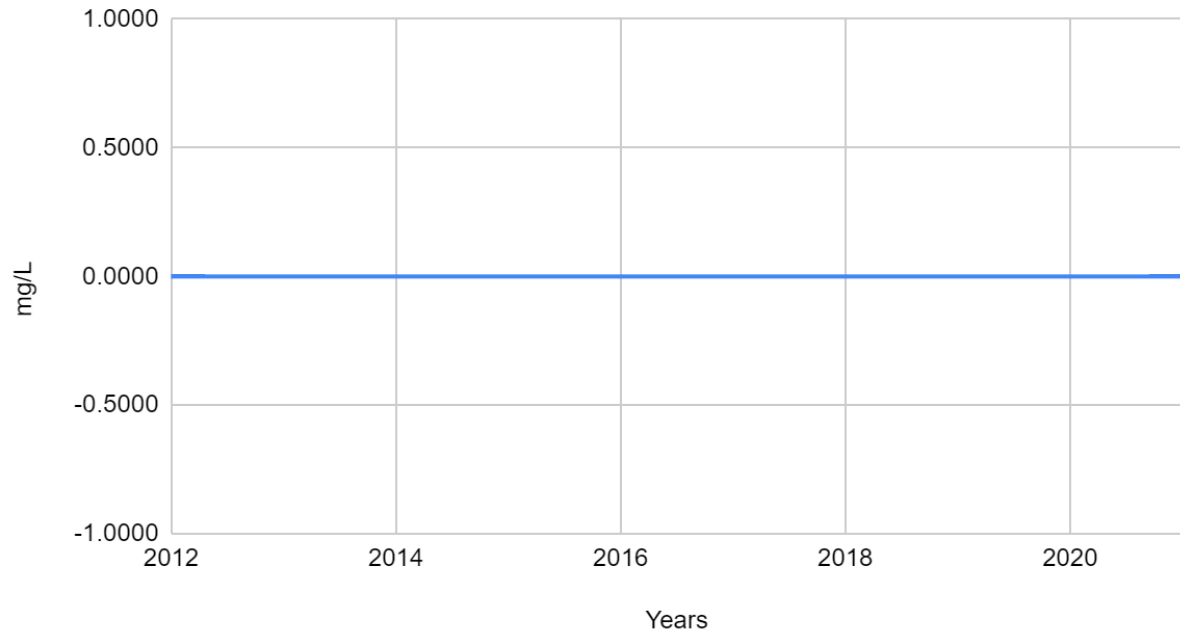


## Zinc

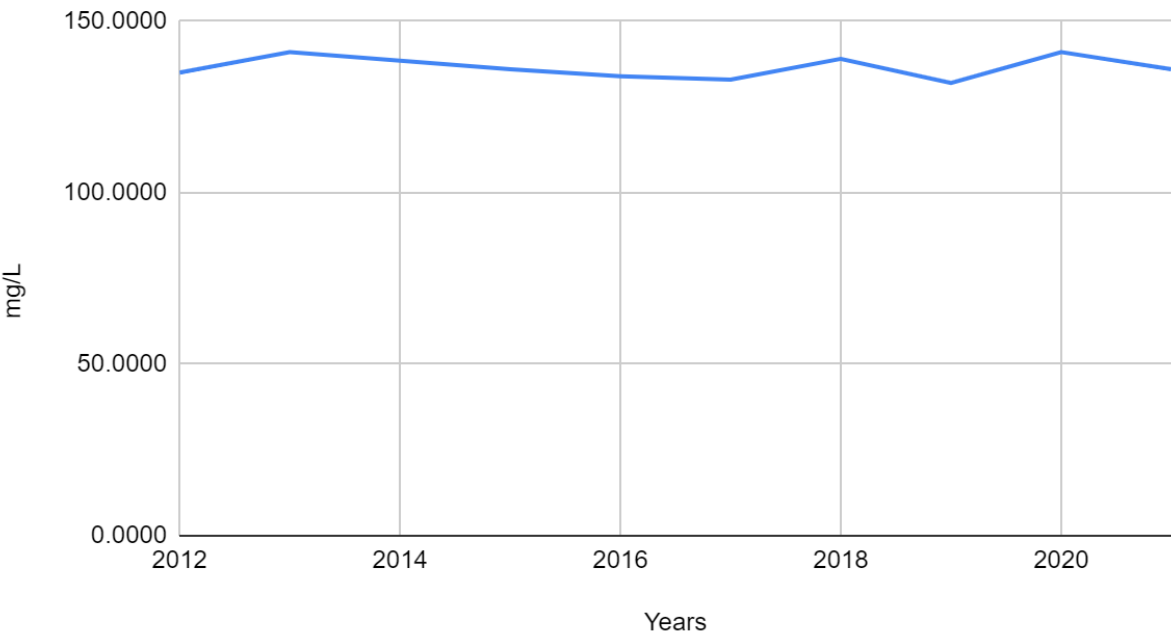


## Wet Chemistry

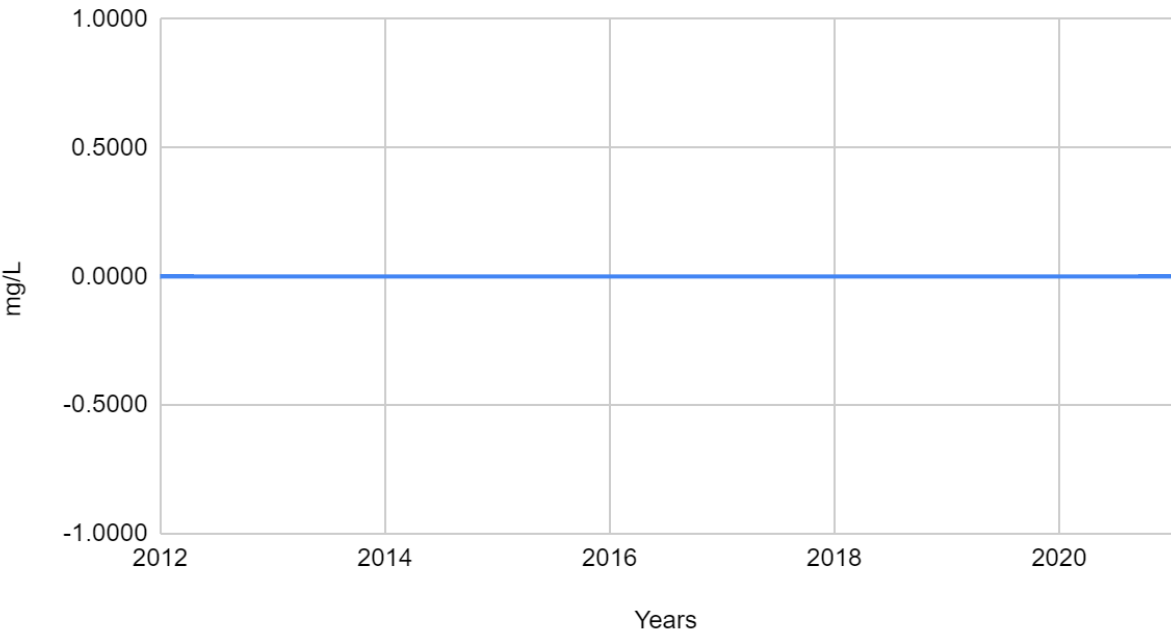
### Alkalinity as CaCO<sub>3</sub>



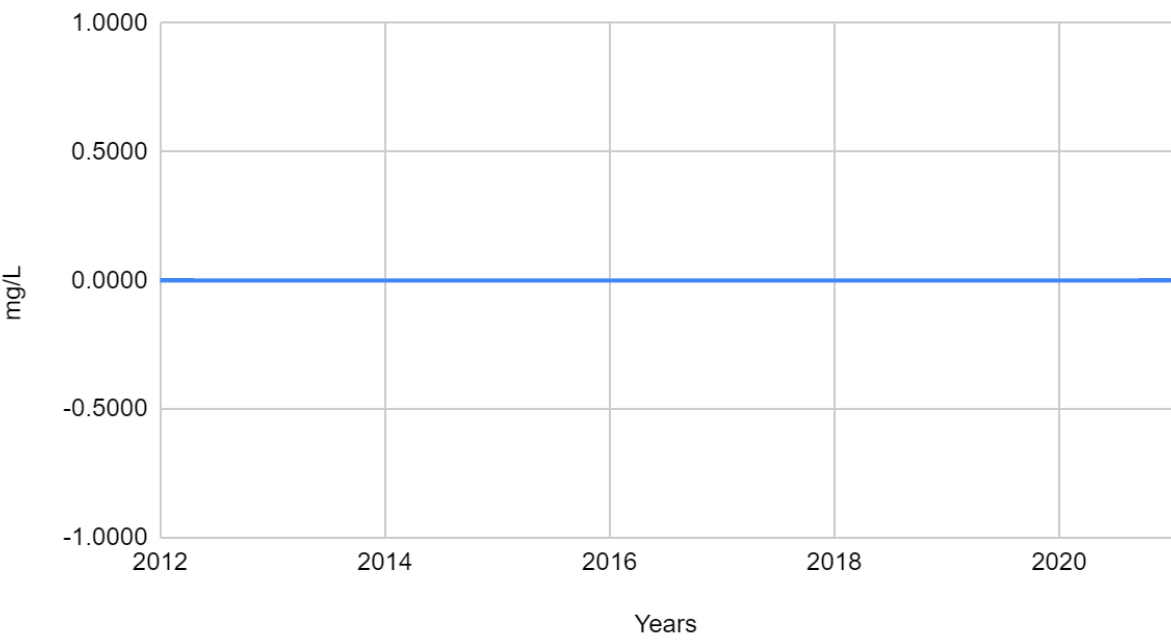
Bicarbonate as CaCO3



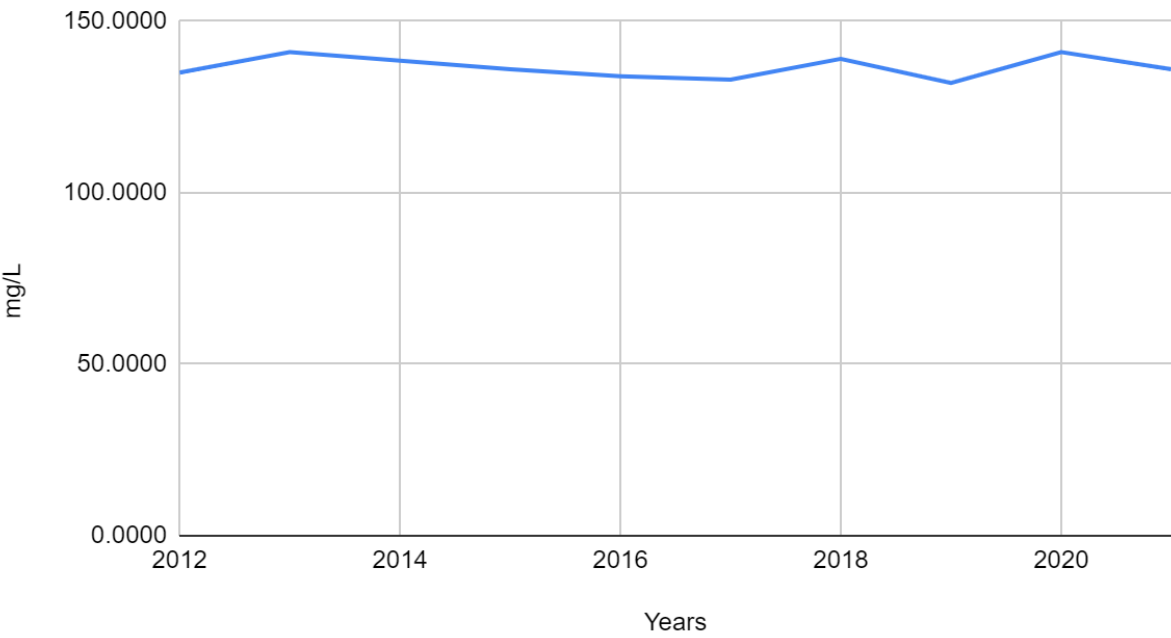
Carbonate as CaCO3



### Hydroxide as CaCO3

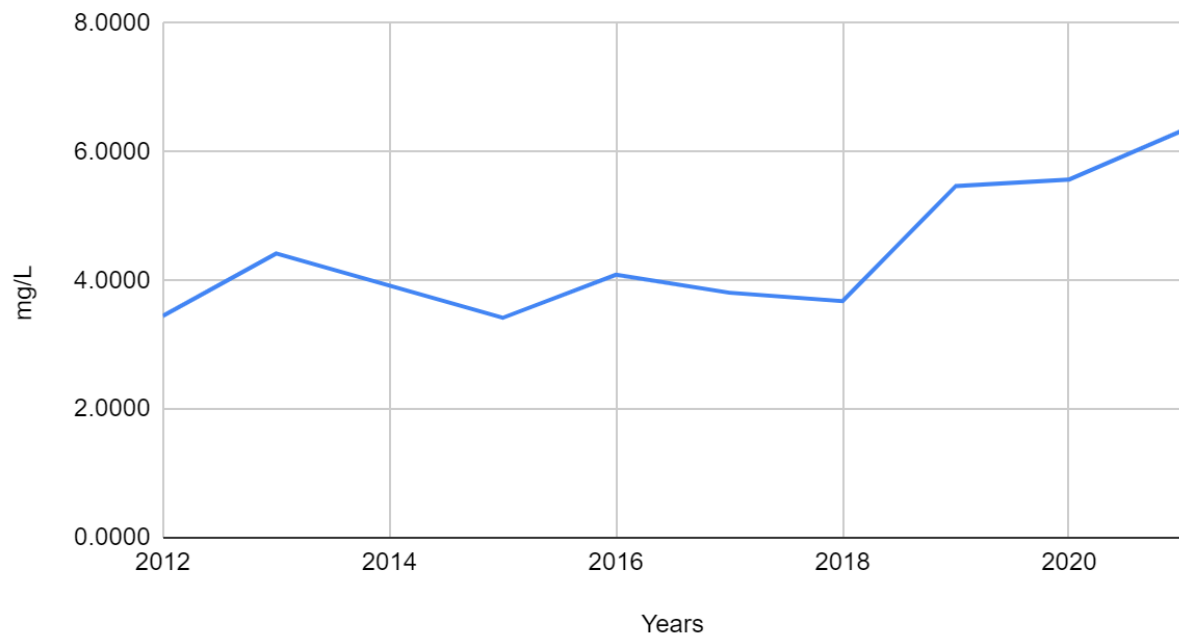


### Total Alkalniity

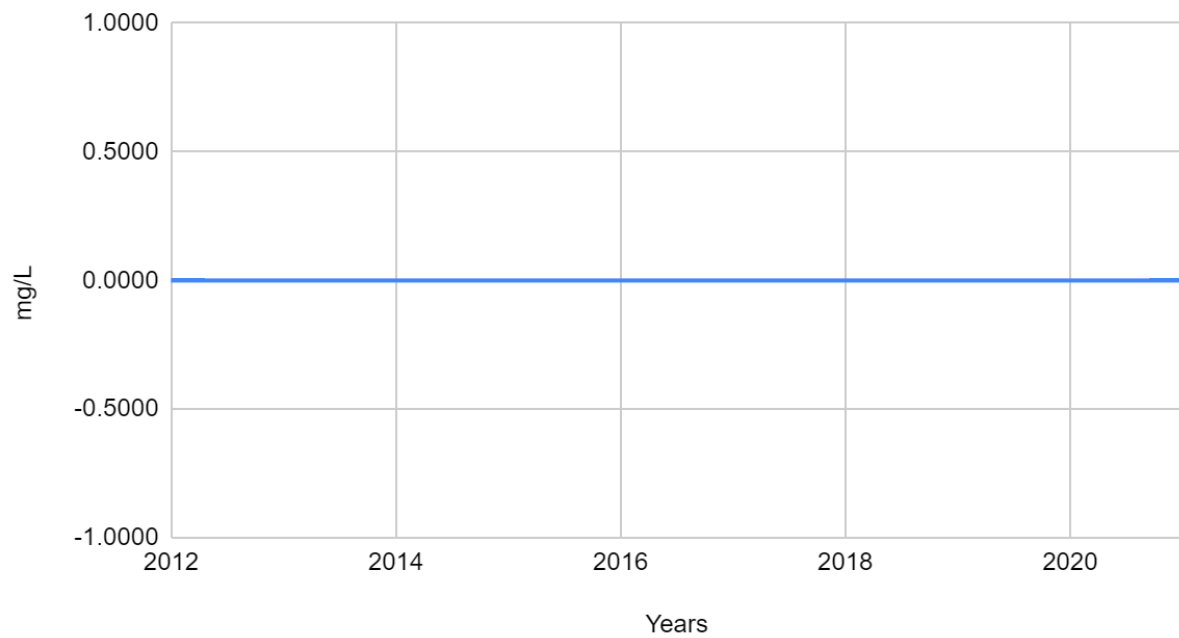




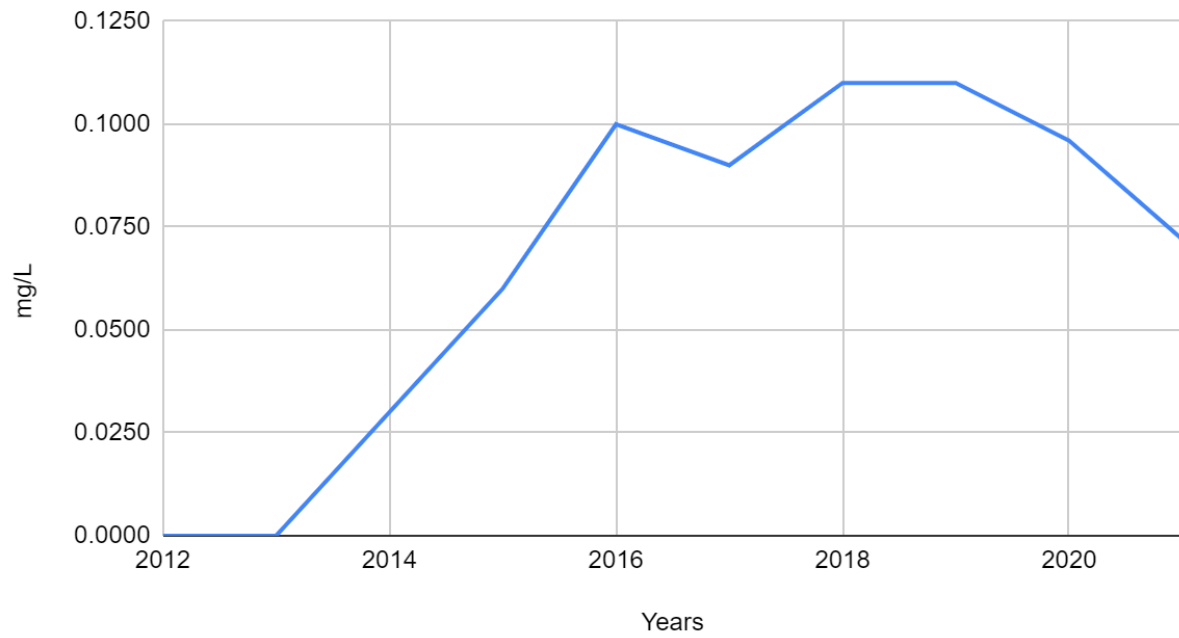
## Chloride



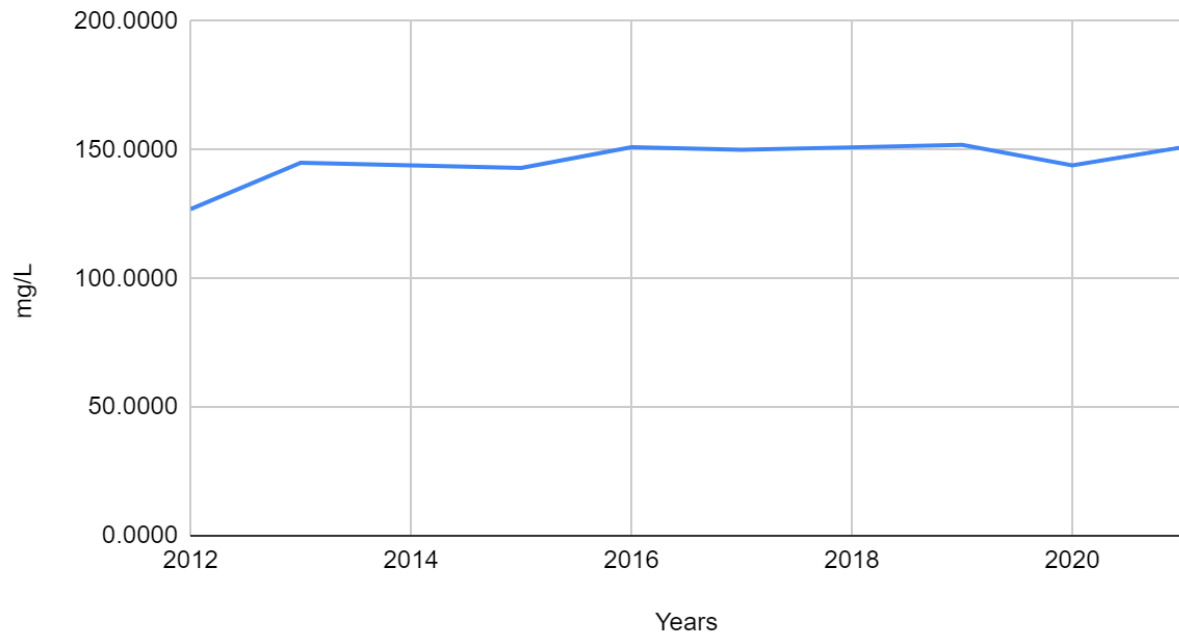
## Cyanide



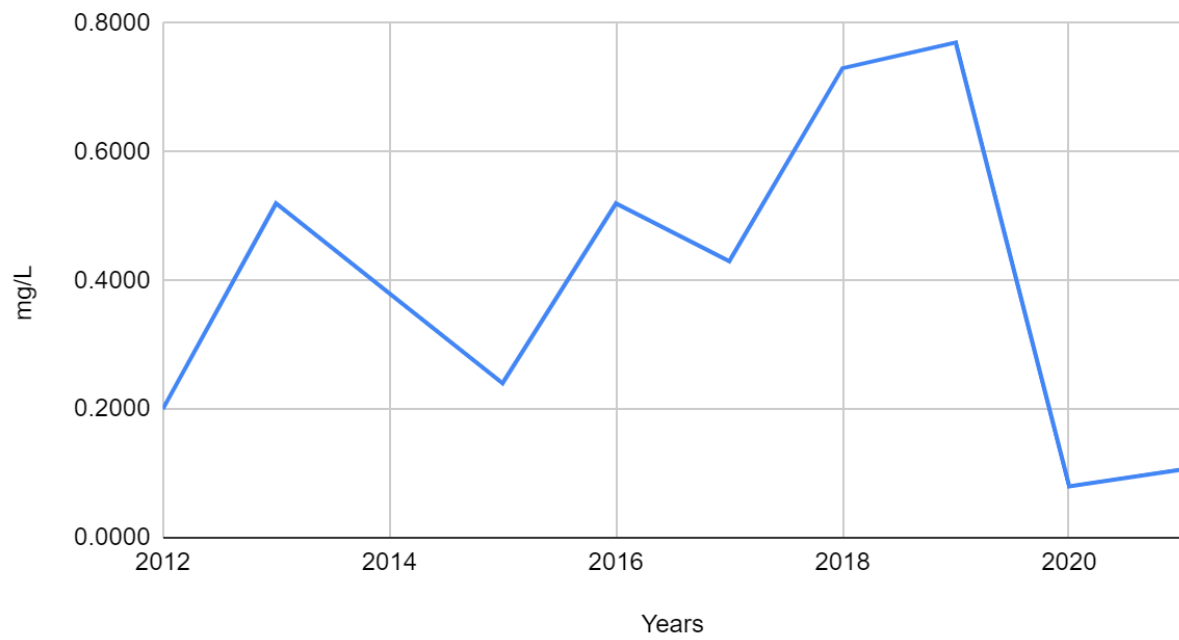
## Flouride



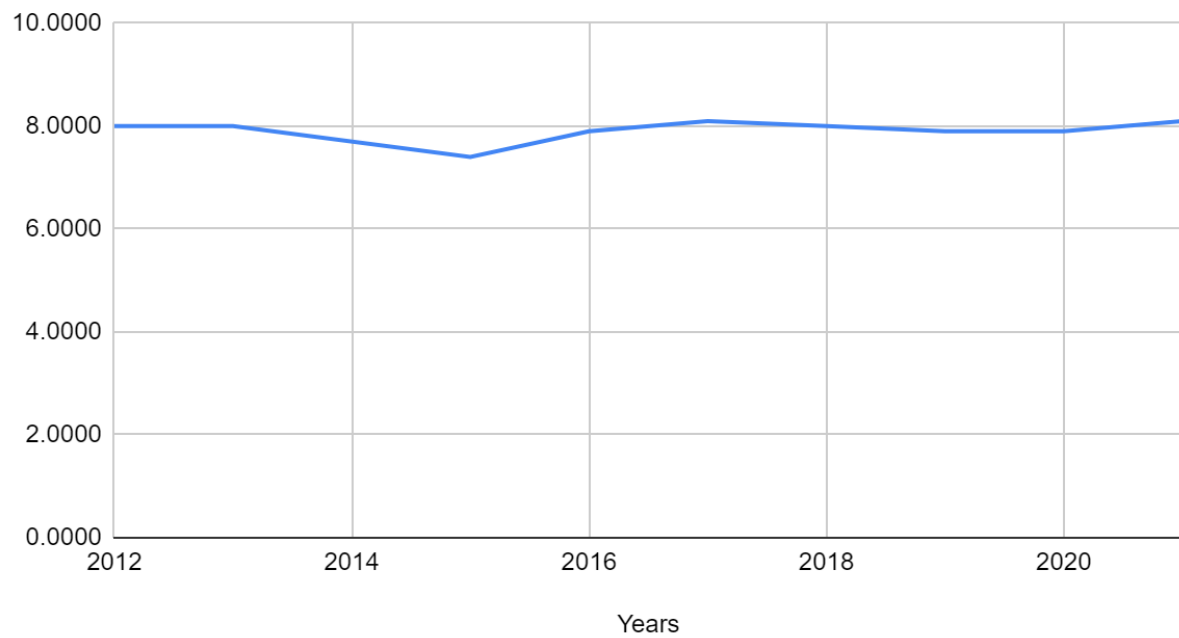
## Hardness as CaCO3 (dissolved)



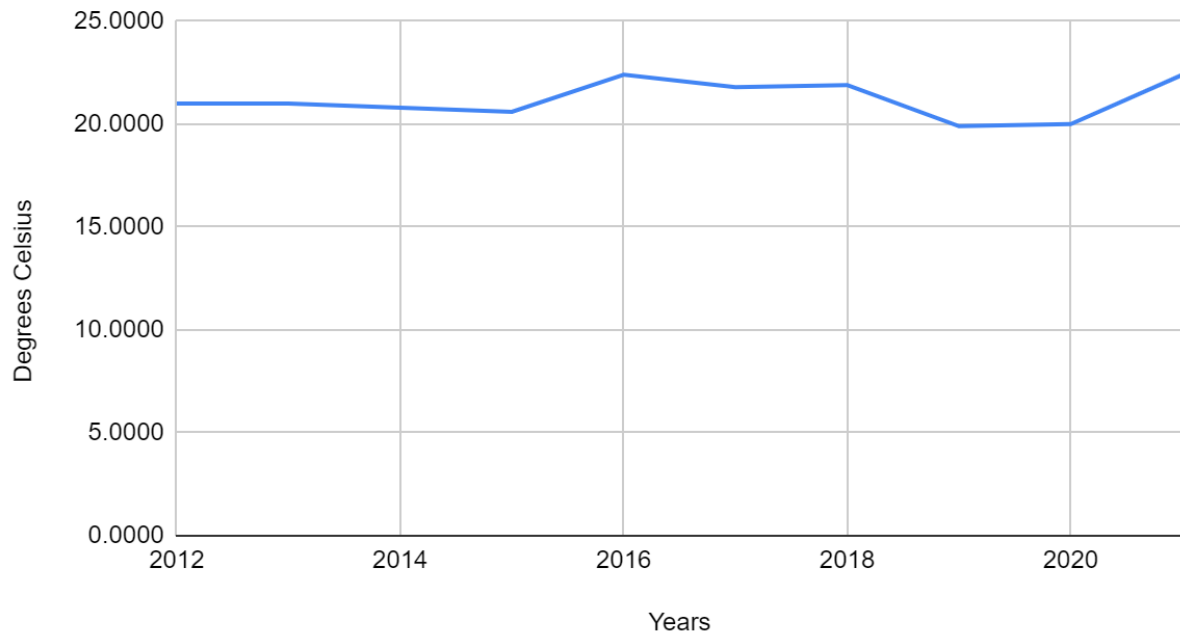
## Nitrate/Nitrite



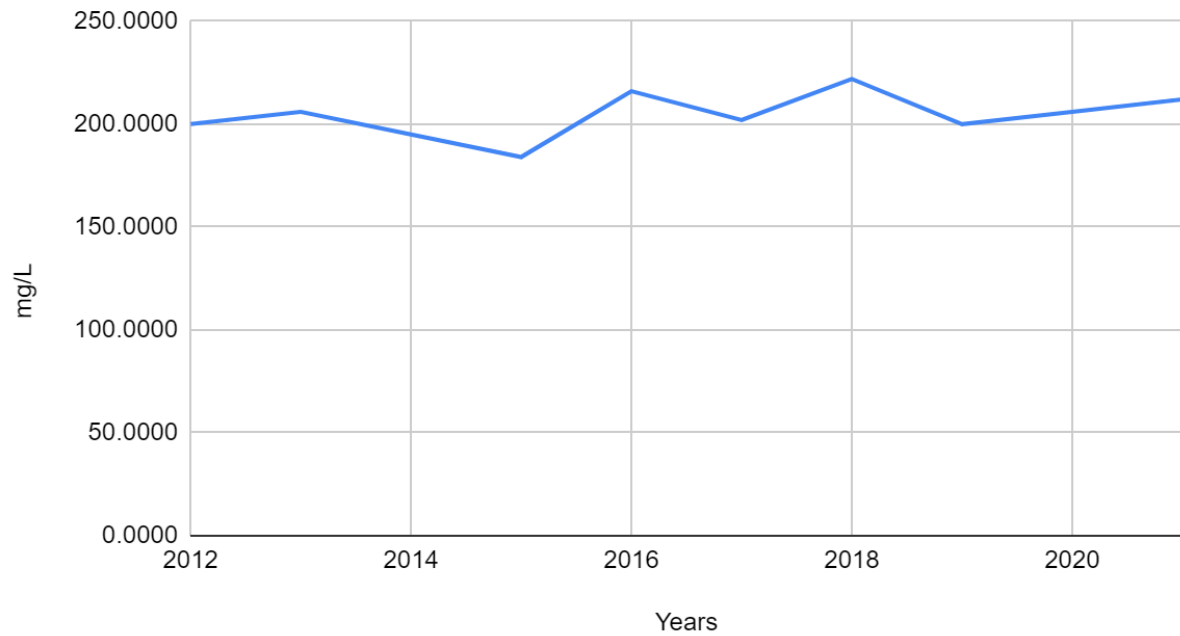
## pH



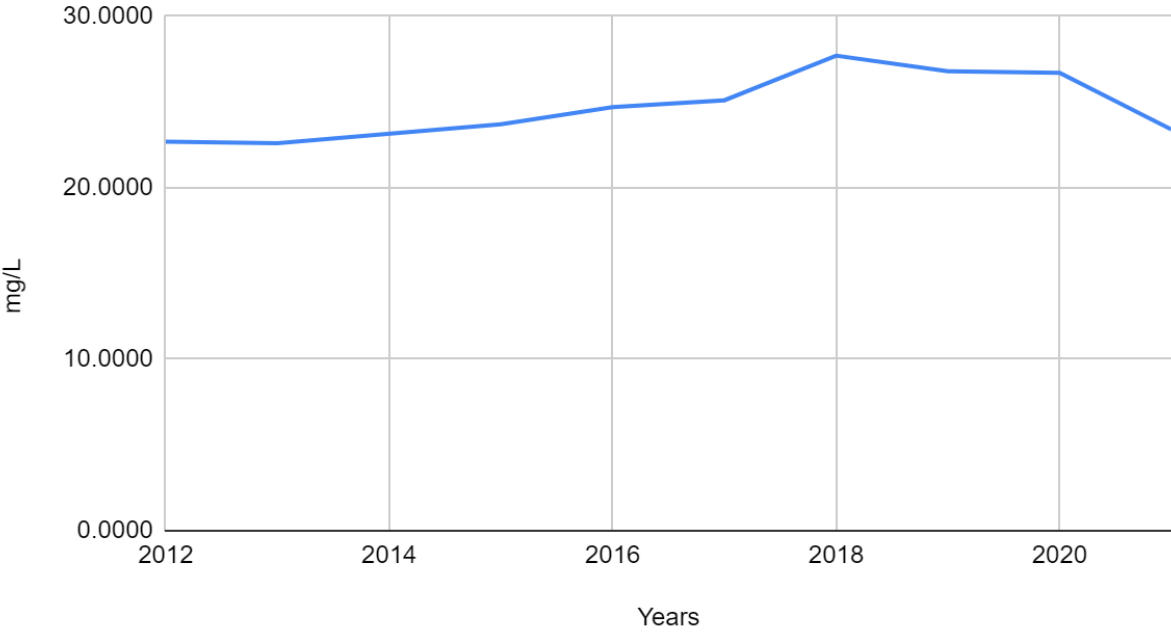
## Temperature pH was Measured at



## Total Dissolved Solids



Sulfate



# Appendix B

Accounting of Third Party and In-House Monitoring Well  
Measurements

## 2020

Cond

\* - The recorded depth is the depth from the ground to groundwater, not the top of the PVC pipe to groundwater. The distance from the top of the PVC pipe to the ground in the well casing is as follows: NW Well: 3.9', NE Well: 3.6', SE Well: 4.3', SW Well: 4.5'.

### Monitoring Well Information (Personal Use)

**2021**

Description	Depth of Groundwater (ft.)*	Date	Time	Conditions				
MW1	9.53	1/4/2021	Information not provided	Measured by Chris Miller		1/20/2021	10.58	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	7.11	1/4/2021		970-846-3074			7.50	
MW3	8.94	1/4/2021		MillerH2O@wildblue.net			8.92	
MW4	24.76	1/4/2021					26.00	
MW1	9.98	2/10/2021	Information not provided	Measured by Chris Miller		2/15/2021	11.33	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	7.66	2/10/2021		970-846-3074			8.25	
MW3	8.57	2/10/2021		MillerH2O@wildblue.net			6.58	
MW4	23.76	2/10/2021					25.50	
MW1	10.55	3/13/2021	Information not provided	Measured by Chris Miller		3/23/2021	12.08	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	7.39	3/13/2021		970-846-3074			8.17	
MW3	8.24	3/13/2021		MillerH2O@wildblue.net			8.58	
MW4	22.81	3/13/2021					25.33	
MW1	5.35	4/13/2021	Information not provided	Measured by Chris Miller		4/20/2021	6.00	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.21	4/13/2021		970-846-3074			5.92	
MW3	5.94	4/13/2021		MillerH2O@wildblue.net			5.92	
MW4	18.23	4/13/2021					17.92	
MW1	6.72	5/12/2021	Information not provided	Measured by Chris Miller		5/18/2021	6.92	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.73	5/12/2021		970-846-3074			5.83	
MW3	6.89	5/12/2021		MillerH2O@wildblue.net			7.08	
MW4	17.99	5/12/2021					17.50	
MW1	6.16	6/17/2021	Information not provided	Measured by Chris Miller		6/15/2021	6.00	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.43	6/17/2021		970-846-3074			5.50	
MW3	8.14	6/17/2021		MillerH2O@wildblue.net			8.03	
MW4	6.15	6/17/2021					5.50	
MW1	7.59	7/10/2021	Information not provided	Measured by Chris Miller		7/20/2021	6.50	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.81	7/10/2021		970-846-3074			8.17	
MW3	8.42	7/10/2021		MillerH2O@wildblue.net			8.67	
MW4	11.10	7/10/2021					22.17	
MW1	8.44	8/14/2021	Information not provided	Measured by Chris Miller		8/17/2021	8.50	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.68	8/14/2021		970-846-3074			7.25	
MW3	10.81	8/14/2021		MillerH2O@wildblue.net			9.42	
MW4	15.27	8/14/2021					16.67	
MW1	9.23	9/11/2021	Information not provided	Measured by Chris Miller		9/21/2021	9.50	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.51	9/11/2021		970-846-3074			5.50	
MW3	12.74	9/11/2021		MillerH2O@wildblue.net			14.08	
MW4	17.02	9/11/2021					17.67	
MW1	9.17	10/16/2021	Information not provided	Measured by Chris Miller		10/19/2021	9.25	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.62	10/16/2021		970-846-3074			4.83	
MW3	10.91	10/16/2021		MillerH2O@wildblue.net			16.50	
MW4	18.21	10/16/2021					18.17	
MW1	9.04	11/20/2021	Information not provided	Measured by Chris Miller		11/16/2021	9.33	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.71	11/20/2021		970-846-3074			5.67	
MW3	7.87	11/20/2021		MillerH2O@wildblue.net			18.08	
MW4	18.06	11/20/2021					8.17	
MW1	9.08	12/4/2021	Information not provided	Measured by Chris Miller		12/23/2021	6.75	Measure by Betsy Wilbanks, Native Excavating 970-879-6231 betsy. wilbanks@nativeexcavating.com
MW2	5.81	12/4/2021		970-846-3074			5.83	
MW3	8.56	12/4/2021		MillerH2O@wildblue.net			18.42	
MW4	18.01	12/4/2021					19.08	

\* - The recorded depth is the depth from the ground to groundwater, not the top of the PVC pipe to groundwater. The distance from the top of the PVC pipe to the ground in the well casing is as follows: NW Well: 3.9', NE Well: 3.6', SE Well: 4.3', SW Well: 4.5'.



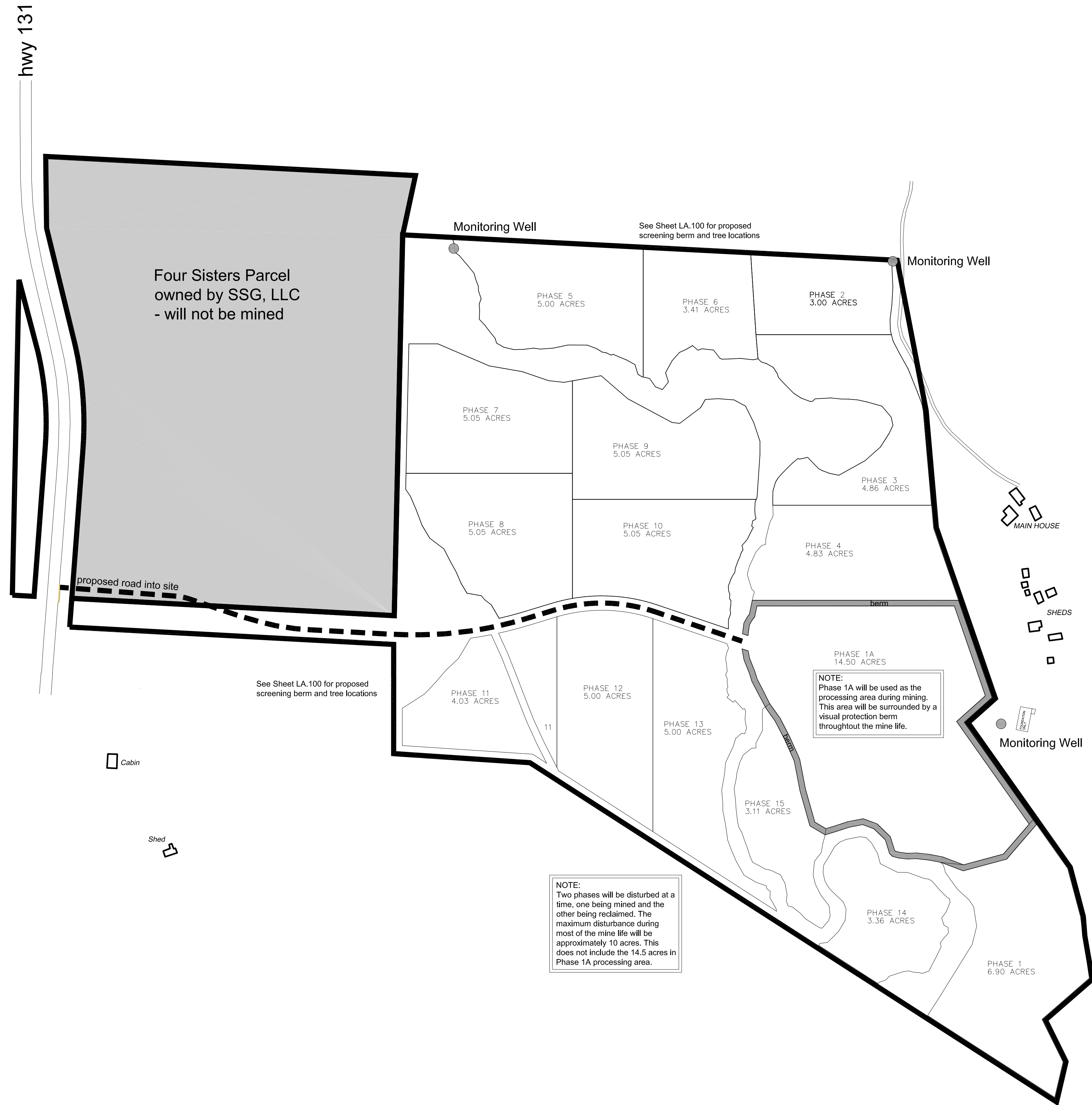
# Appendix C

For Clearing Times and Incidences of Closure due to fog

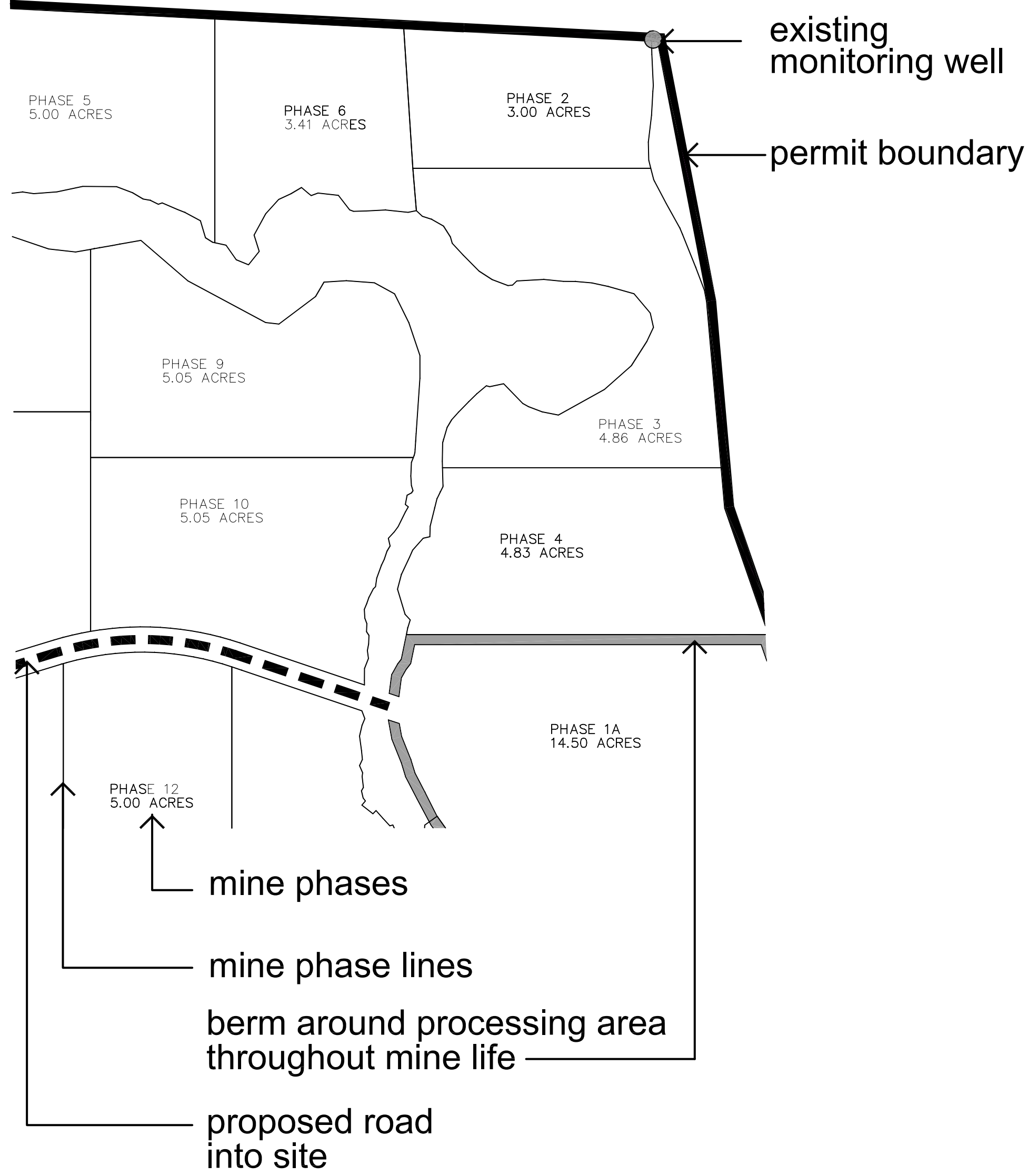
	Date	Time
<b>2019</b>		
	8/8/2019	7:50:00 AM
	8/12/2019	7:40:00 AM
	8/13/2019	7:42:00 AM
	9/9/2019	9:10:00 AM
	9/10/2019	7:45:00 AM
	10/24/2019	7:50:00 AM
	10/31/2019	8:43:00 AM
<b>2020</b>		
	4/27/2020	7:50:00 AM
	7/23/2019	7:50:00 AM
	9/23/2019	7:50:00 AM
	10/27/2020	10:15:00 AM
	10/28/2020	8:27:00 AM
	10/29/2020	8:16:00 AM
	12/22/2020	8:27:00 AM
<b>2021</b>		
	10/1/2021	7:55:00 AM

# Figure 1

Original Phasing Plan



# Legend



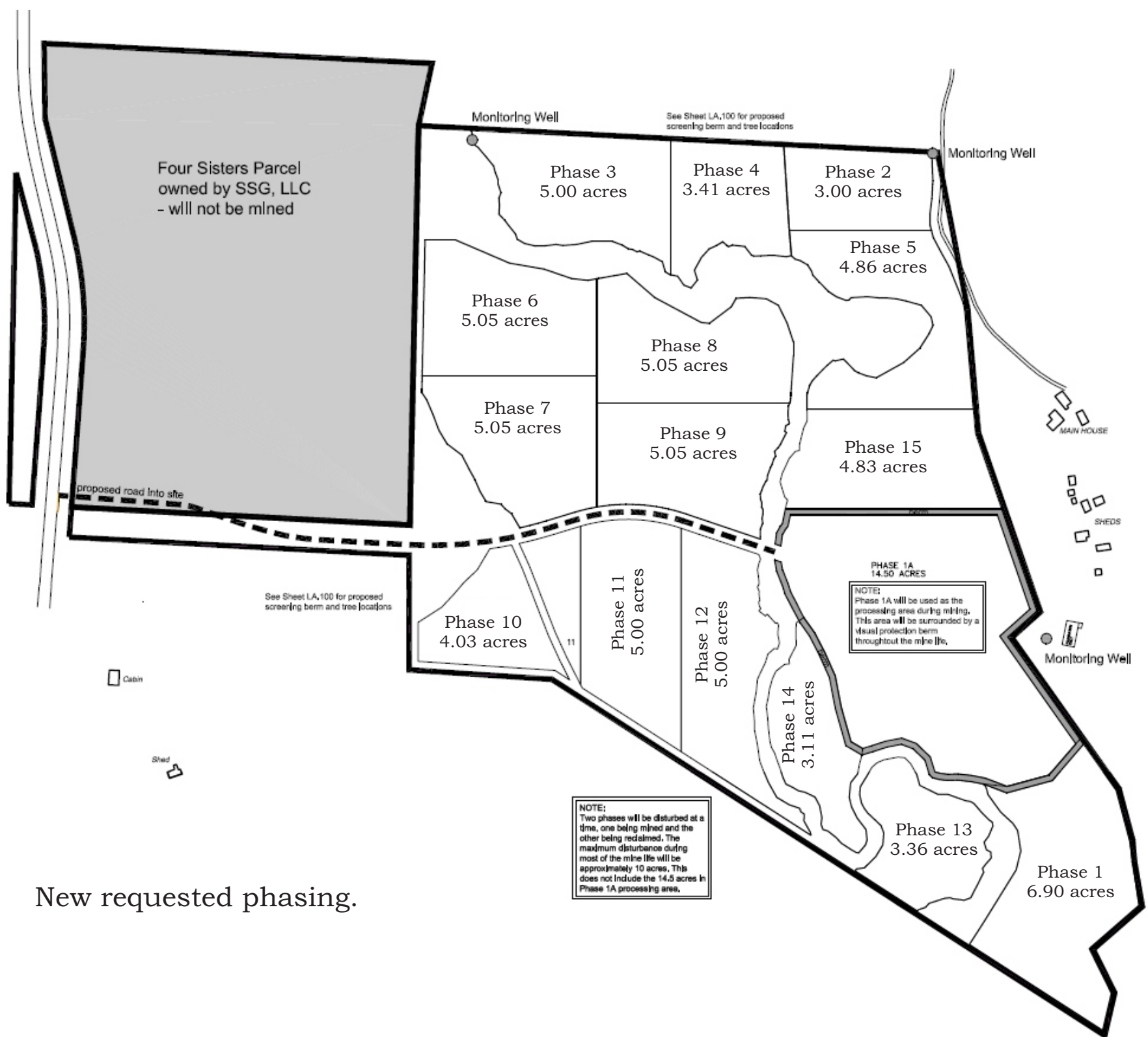
# Notes

1. Phase 1A will be used as the processing area during mining. This area will be surrounded by a visual protection berm throughout the mine life. See Visual Impact Analysis sheet VI.100 for more detailed information.
2. Two phases will be disturbed at a time, one being mined and the other being reclaimed. The maximum disturbance during most of the mine life will be approximately 10 acres. This does not include the 14.5 acres in the Phase 1A processing area.

# Steamboat Sand & Gravel Mine Mining Phasing Plan

# Figure 2

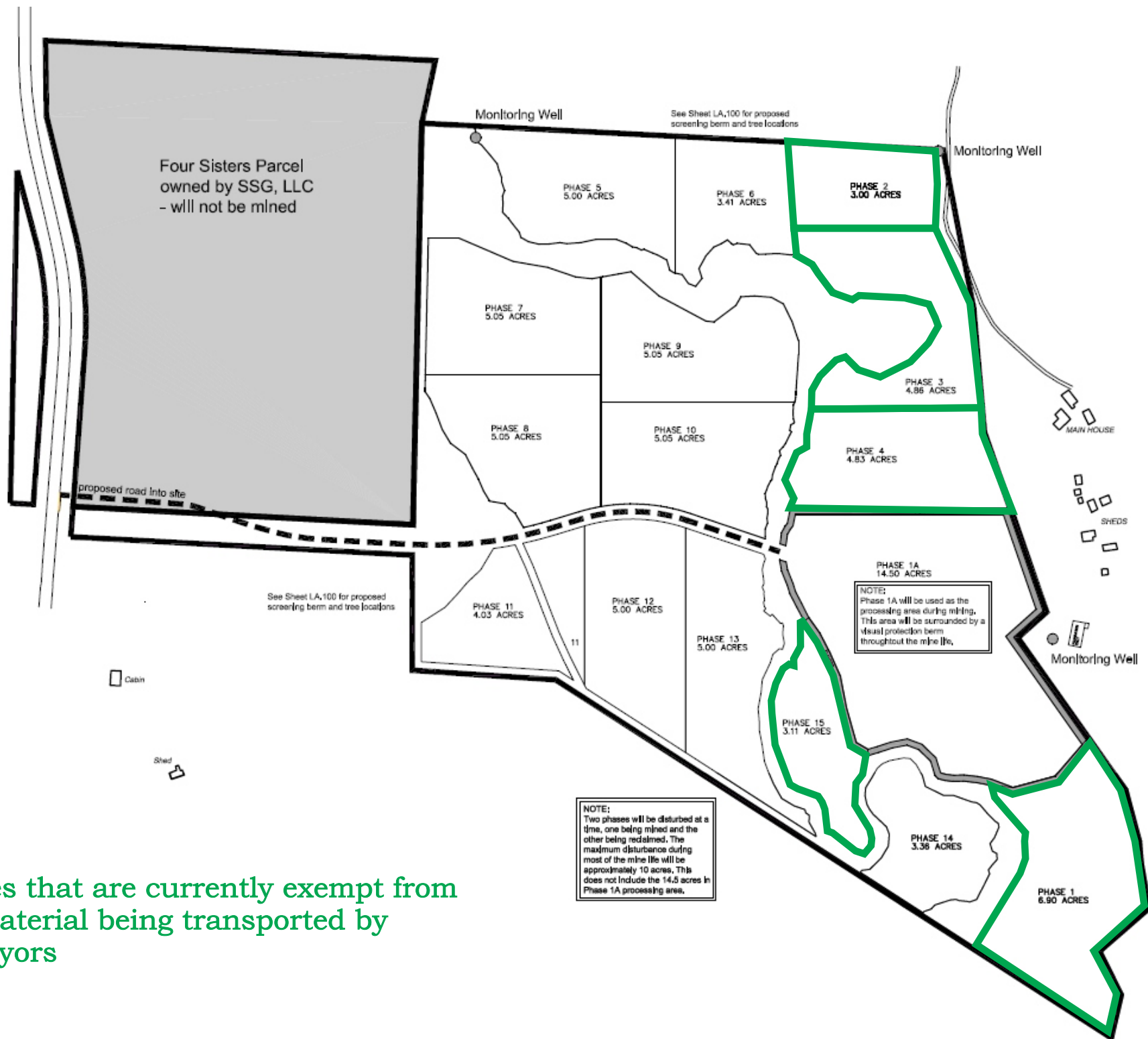
Proposed Phasing Plan



New requested phasing.

# Figure 3

Original Conveyor Exclusions Map

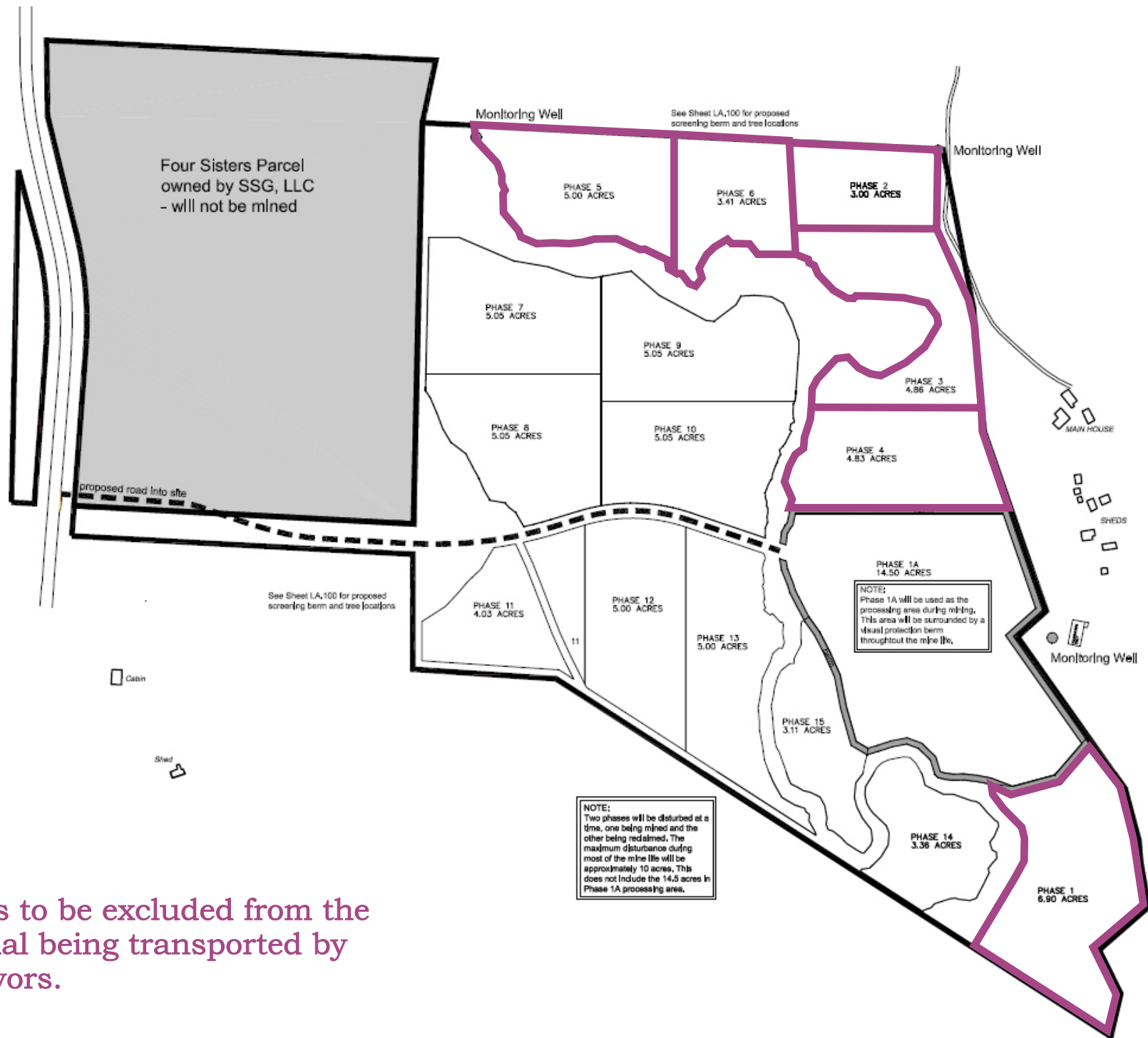


Phases that are currently exempt from the material being transported by conveyors



# Figure 4

Proposed Conveyor Exclusions Map



Phases to be excluded from the material being transported by conveyors.