

Responses to County Planning Questions
Sanders Gravel Pit Application
May 6, 2022

Planning Review (Reviewed By: Alan Goldich)

1. What are the specific hours of operation?

Hours of operation will be 7:00 a.m.-5:00 p.m. from April-October and 8:00 a.m.-4:00 p.m. November-March.

2. In section (h)3 you mention borrow materials. What is this? Topsoil and overburden?

Borrow material is a term applied to un-sorted and un-processed pit run and is generally considered the material below the topsoil and above any commercial gravel deposit. It is typically used for general fill or sub-base road construction.

3. How will equipment be fueled? Will there be any fuel stored on-site?

Equipment will be fueled by a portable fuel trailer or truck. If fuel is stored on site it will be in a portable vessel that is double lined and only for short periods of time.

4. How tall will the stockpiles be?

10-20 feet.

5. Will a loop vehicular flow pattern be employed to prevent the use of back up alarms?

Yes for highway trucks, however, back-up alarms will be required on loaders, dozers, scrapers and in pit mining trucks that may be used.

6. NO QUESTION PROVIDED HERE.

7. Will the agricultural operation on the property continue? If so, in what manner? Please be specific.

Yes. The upper pasture (all areas above the pit) will continue to be used for seasonal grazing of horses and cattle. It may also be used to graze other animals such as sheep & llamas.

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?

A water truck will be used to manage dust at the site.

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?

Noise abatement will occur with strategic placement of stockpiles on the north and expanding pit walls on the west, south and east as the pit is developed. Equipment operation will occur mostly below the crest of these walls thereby dampening noise associated with the mining activity.

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?

The current use of the road is very limited, but signage and speed limits will be used to reduce impacts during hours of operation and limited hours of operation will allow usage by the restricted number of the other authorized users of this private right-of-way.

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.

Mining, as is low density residential, is an allowable use on land zoned for agriculture. The active portion of the proposed operation is situated such that it is facing away from any established residential properties thereby limiting impact to these properties to the extent possible. The limited size and lack of processing will make this operation as minimally impactful as possible and the proposed reclamation plan returns the land to rangeland with a small building envelope for an shop/barn which is 100% compatible with the pre-mining land use.