



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Bennett Creek Ranch Gravel Pit Conditional Use Permit

Case Number: RCU2025-00027

September 22, 2025

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow mining and extraction operations in the Agriculture-3 zone district.** This request is located at . The Assessor's Parcel Number is 0181500000058, 0181524200001.

Applicant Information: BENNETT CREEK RANCH LLC
BENNETT CREEK RANCH LLC
4545 YULLE RD

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/14/2025 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

Required Checklist Items

- | | | |
|-------------------------------------|--|------------------------------------|
| ☒ | Development Application Form (pg. 5) | |
| ☒ | Written Explanation | |
| ☒ | Site Plan | |
| ☐ | Landscape Plan | ← no design changes proposed |
| ☒ | Proof of Ownership (warranty deed or title policy) | |
| ☒ | Proof of Water, Sewer Services, and Utilities | |
| ☒ | Legal Description | |
| ☐ | Statement of Taxes Paid | ← acknowledged / will be submitted |
| ☒ | Trip Generation Analysis | |

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary. ← neighborhood meeting held 7/2 per coordination with Nick Eagleson
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

Site Plan

- A detailed drawing of existing and proposed improvements, including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
 - Number, installation size, and location of each plant type
 - Landscape maintenance plan
 - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

Proof of Ownership

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

Proof of Water/Sewer/Utilities

Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

Statement of Taxes Paid

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

Trip Generation Analysis (TGA)

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

SUPPLEMENTAL:**Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Level 1 Storm Drainage Study

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



BENNETT CREEK RANCH

CONDITIONAL USE PERMIT

PARCEL NUMBERS: 0181500000058 & 0181524200001
ADAMS COUNTY, COLORADO

LETTER OF INTRODUCTION

Land Design for Bennett Creek Ranch, LLC
August 28, 2025

Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor Suite W2000B
Brighton, CO 80601

RE: Bennett Creek Ranch
Gravel Pit – Conditional Use Permit
PRE-2025-00025

INTRODUCTION

The Bennett Creek Ranch Gravel Pit is located in Adams County, Colorado, approximately two miles northeast of Bennett, CO. The site is comprised of two parcels, 0181500000058 and 0181524200001, totaling +/- 300 Acres. The sand and gravel mining activity, Thornburg Pit, is located centrally, with extents a minimum of 25' off adjacent property boundaries, and consists of +/- 78 acres.

A Conceptual Review Meeting was held on May 15, 2025. A renewal of the Conditional Use Permit will be required to continue extraction use, requiring two public hearings (one before Planning Commission and one before the Board of County Commissioners). A neighborhood meeting was held on July 2nd, 2025; The neighborhood meeting presentation and notes are provided in the submittal attachments.

The site has been functioning as a current mining and extraction site for decades. No new structures are proposed with this application. No on-site water or sewer will be utilized. Water will be hauled in for dust mitigation.

Trucks hauling off mined material will be routed in two directions to the south to reduce trips on any one route. The majority of trucks will utilize the Yulle Road route to East Colfax Avenue, while a portion of trucks will utilize Old Victory Road to East Colfax Avenue.

LANDDESIGN.COM

3070 BLAKE STREET · SUITE 200 · DENVER, CO · 80205
CHARLOTTE · WASHINGTON D.C. · DALLAS · ORLANDO · DENVER

PROJECT OVERVIEW

CURRENT PERMITS:	DRMS 2024 Mining Permit # M1983060 Discharge Monitoring Report (DMR): COG502235 Air Quality Permit: Submitted in June 2025
EXTRACTION TYPE:	Commercial
TOTAL AREA DESIGNATED AS GRAVEL MINE:	+/- 78 Acres
ESTIMATED EXTRACTION TO BE LEFT:	+/- 70% (2.5 million cubic yards)
TIME FOR EXTRACTION TO LAST:	Estimated 20-30 years
TIMELINE FOR RECLAMATION:	Within 180 days after mining is complete
TOTAL AREA OF THE EXTRACTION REQUEST:	+/- 78 Acres
EXPIRATION:	20 Years
CURRENT USE OF THE SITE:	Graveling mining – Approx. 20 haul loads per day
HOURS OF OPERATION:	6am – 6pm
DAILY TRIPS:	Up to 200 trucks per day

OPERATIONS AND MAINTENANCE PLAN

- Excavation and haul-off operations permitted between 6am and 6pm only.
- Site is fenced, with a locked gate at the primary access to prevent unauthorized access or dumping
- Water trucks will travel in front of haul-off trucks on dirt roads to mitigate dust
- Haul-off loads must be covered during transport.
- No sifting/use of a screen will occur on site.
- No truck maintenance to be permitted onsite.
- Onsite equipment (owned and operated by contracted excavation company):
 - o 2 Excavators
 - o 2 Wheel Loaders
 - o 2 Water Trucks
 - o 1 Blade / Road Grader

REVIEW AND APPROVAL CRITERIA FOR MINING & EXTRACTION CUP

1. The conditional use is permitted in the applicable zone district

Response: Mining is an approved conditional use in the current zone district (A-3)

2. The conditional use is consistent with the purposes of these standards and regulations.

Response: The conditional use of sand/gravel/dirt mining is consistent with these standards.

3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

Response: Acknowledged. The mining operations will comply with these requirements.

4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

Response: The requested use is consistent with current operations on site. The Thornburg pit has operated as a gravel mine for decades and this request is to renew the permit to continue mining operations. The mine is located on only a portion of the +/-300 acres owned by the Applicant. Additionally, the applicant's personal residence is adjacent to the property and the applicant would be immediately aware of any negative impacts. The haul routes are anticipated to use two access points to limit the amount of traffic passing adjacent properties. Only +/-20 neighboring properties about the site, and all will be notified and provided a chance to offer input at a neighborhood meeting.

5. The conditional use permit has addressed all off-site impacts.

Response: The CUP application addresses all off-site impacts and complies with state requirements.

6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

Response: The +/-300-acre site containing a +/-78 acre mine is adequate for the proposed use. No negative environmental impacts are anticipated, and access points have been identified on the site plan.

7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

Response: The mine would remain in its current location, with no proposed structures or changes to the existing usage. The mining operations are set back hundreds of feet from property lines.

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Response: Water and sewer are not anticipated uses for the proposed permit. Water for dust control will be hauled to the site and porta-lets will be utilized.

ATTACHMENTS

- Site Plan
- Haul Route Map
- Copy of DMRS (State Mining Permit)
- Copy of APEN (Air Quality Permit)
- Neighborhood Meeting Notes
- Conceptual Review Meeting Notes & Responses

CONCLUSION

The applicant and design team want to thank Adams County for the opportunity to present this Bennett Creek Ranch Conditional Use Permit application for review and approvals. We look forward to working closely with staff and the outside referral agencies to provide all required documentation in order to renew this permit and continue sand and gravel mining operations. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,

Allison Hibbs
LandDesign
Senior Designer II

PROJECT TEAM

Applicant/Property Owner:

Bennett Creek Ranch, LLC
John Wakeham
4545 Yulle Rd
Bennett Co. 80102
720-335-1874
Digbossjohn@gmail.com

Applicant Representative/Landscape Architect:

LandDesign
Allison Hibbs
3070 Blake Street, Ste. 200
Denver, CO 80205
303-880-2260
ahibbs@landdesign.com

Environmental Engineer:

Lewicki & Associates
Ben Langenfeld
3375 W Powers Circle
Littleton, CO 80123
720-842-5321 x1
benl@lewicki.biz

Traffic Engineer:

Fox Tuttle Transportation Group
Cassie Slade & Chris Sobie
1580 Logan St Suite 600
Denver, CO 80203
303-652-3571
Cassie.slade@foxtuttle.com



Property Report

Parcel Number: 0181500000058

Account Type: Agricultural

Ownership Information	Property Address
BENNETT CREEK RANCH LLC 4545 YULLE RD BENNETT CO 80102-8915	

▼ Account Summary

Legal Description

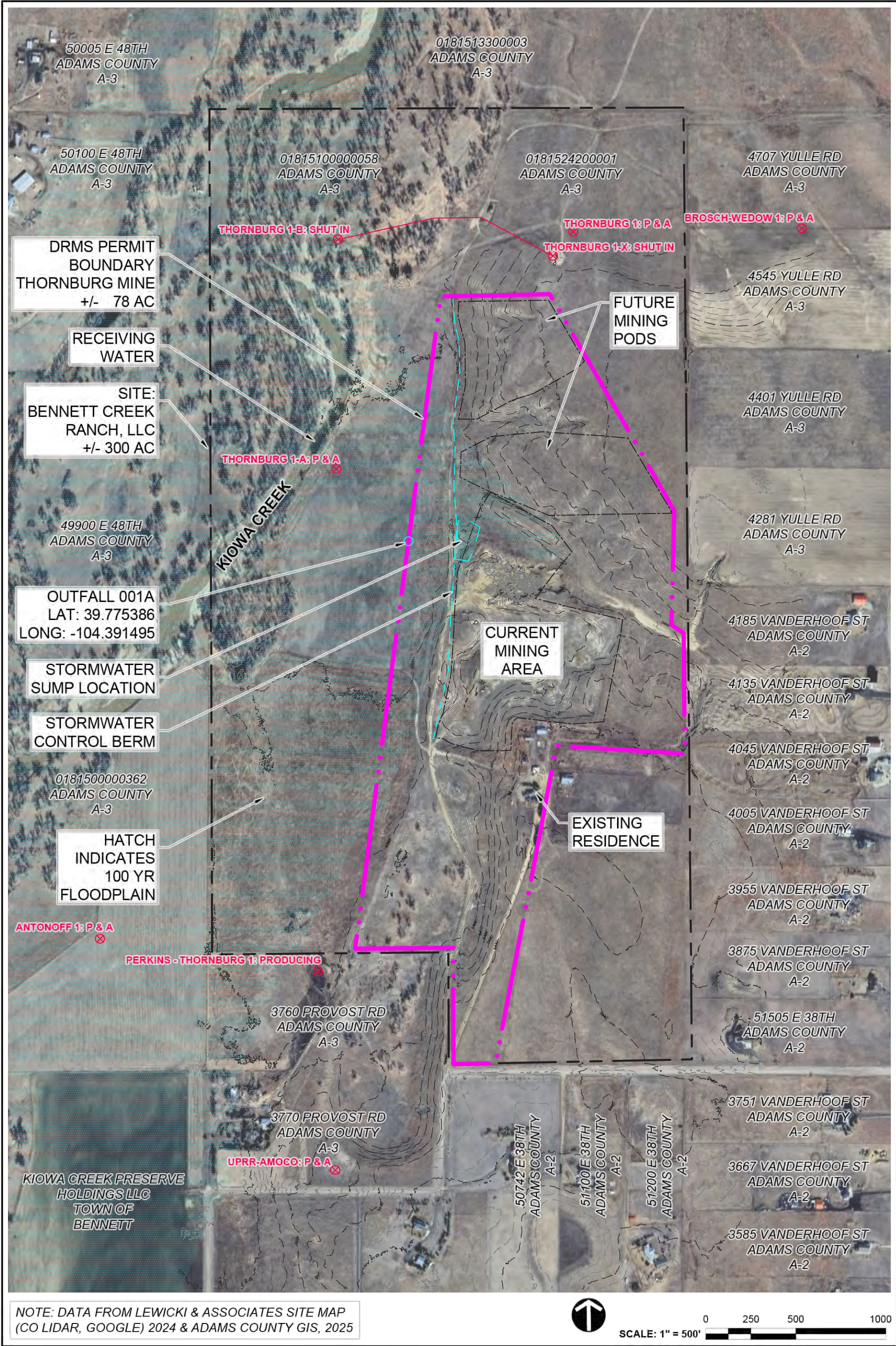
SECT,TWN,RNG:24-3-63 DESC: W2 W2 EXC S 660 FT 140A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Local Gov Mill Levy	School Mill Levy
R0082210	On or Before 01/01/1996	<u>381</u>	43.864	25.328



CONDITIONAL USE PERMIT • SITE PLAN

BENNETT CREEK RANCH • ADAMS COUNTY, CO

PW2025-03

7/9/2025 4:45 PM AHIBBS J:\JOBS\2025-03-BENNETT CREEK RANCH CUP\DRAWINGS\PLAN WEST\WORKING FILES\CUP JULY 2025 - ACAD-THORNBURG PIT 250514-MODEL.DWG

LandDesign.



CONDITIONAL USE PERMIT ▪ ROUTE HAUL MAP

BENNETT CREEK RANCH ▪ ADAMS COUNTY, CO

PW2025-03

7/9/2025 3:26 PM AHIBBS J:\JOBS\2025-03-BENNETT CREEK RANCH CUP\DRAWINGS\PLAN WEST\WORKING FILES\CUP JULY 2025 - ACAD-THORNBURG PIT 250514-MODEL.DWG

LandDesign.

MEMORANDUM

To: Adams County, Development Review

From: Chris Sobie, PE, PTOE, PMP

Date: August 21, 2025

Project: Bennett Creek Ranch – Adams County

Subject: Trip Generation Letter

Introduction

Fox Tuttle Transportation Group has prepared a trip generation letter for the Bennett Creek Ranch gravel mining operation in unincorporated Adams County, Colorado. The site is located at 50747 E 38th Avenue in Bennett, Colorado, and encompasses approximately 300 acres as shown in **Figure 1**. The property has operated as a gravel mine since 1983 and remains active today. No new facilities are proposed, and no change in land use is requested. The mining operation is requesting an extension of the expired Conditions Use Permit (CUP) from Adams County to allow operations to continue.

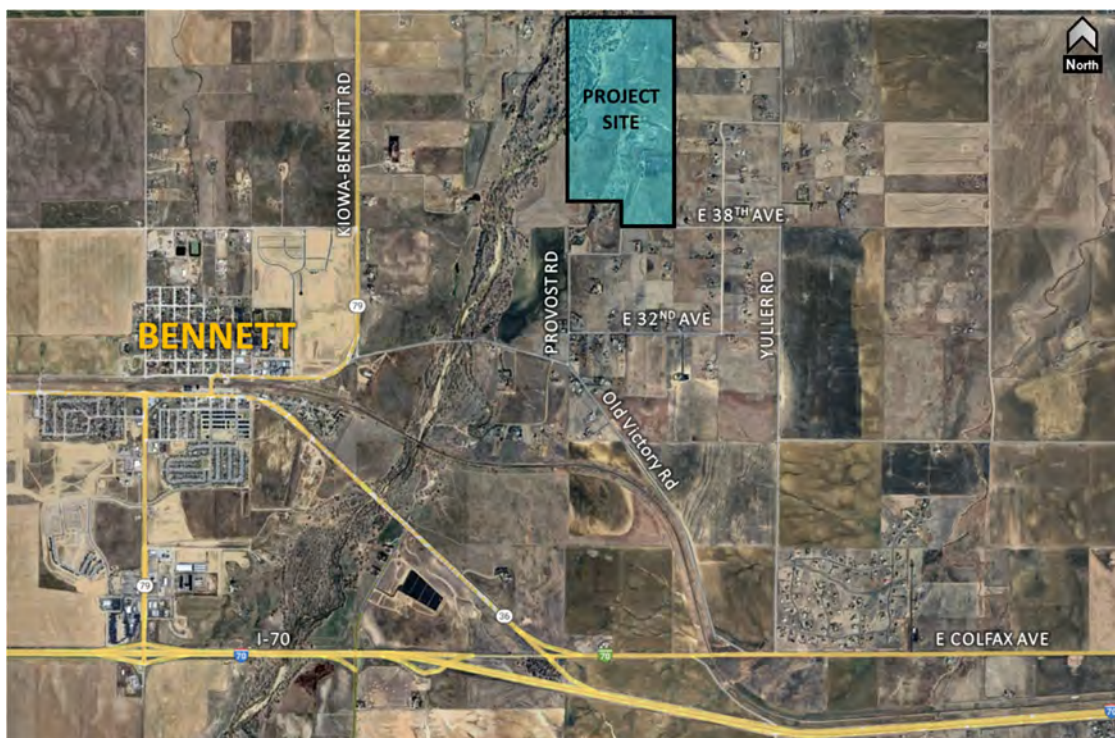


Figure 1 – Bennett Creek Ranch Project Location

The facility anticipates up to 200 truck trips per weekday between the hours of 6:00 AM and 6:00 PM, with trips assigned across two designated haul routes. No passenger vehicle trip generation beyond typical employee access is anticipated to change from existing conditions. The purpose of this letter is to document the daily and peak-hour vehicular trips associated with the Bennett Creek Ranch hauling operation and to confirm whether additional traffic study is warranted under Adams County review criteria.

Existing Roadway Network

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The primary public roadways that serve the project site include:

E 38th Avenue is a two-lane east-west rural county road providing direct access to the site. In the site vicinity the roadway is unpaved and does not have sidewalks. The speed limit is assumed to be 40 mph.

Yuller Road is a two-lane north–south county roadway east of the project site that connects E 38th Avenue to E Colfax Avenue (US 36). The roadway is paved, has gravel shoulders, and no pedestrian or bicycle facilities. The posted speed limit is 40 mph.

Provost Road is a two-lane north–south county roadway west of the site that connects E 38th Avenue to Old Victory Road. The roadway is paved, with unpaved shoulders and no pedestrian facilities. The posted speed limit is 30 mph just north of Old Victory Rd.

Old Victory Road is a two-lane north–south county roadway that provides connection between Provost Road and I-70. The roadway is paved with gravel shoulders and no pedestrian facilities. The posted speed limit is 45 mph.

E Colfax Ave (US 36) is a two-lane principal arterial in this area, providing an east–west connection between the Town of Bennett and the regional I-70 corridor. The roadway is paved with unpaved shoulders and no sidewalks. The posted speed limit is 55 mph in vicinity of the site.

Existing Multi-Modal Amenities

Pedestrian and Bicycle

There are no sidewalks or bicycle facilities in the project vicinity. Given the rural setting and industrial use, pedestrian and bicycle activity near the site is minimal.

Transit

There are no transit facilities or routes in the vicinity of the site.

Hauling Routes

Truck activity generated by the Bennett Creek Ranch operation will utilize two primary haul routes as shown in **Figure 2**. Trucks will be distributed approximately 50 percent along each route to balance roadway impacts:

- **Route A:** E 38th Avenue west to Provost Road, then south to Old Victory Road and I-70.
- **Route B:** E 38th Avenue east to Yulle Road, then south to Colfax Avenue and I-70.

These routes provide direct connections to I-70 and aim to minimize truck traffic on any one local residential road.



Figure 2 - Bennett Creek Ranch Proposed Haul Routes

Trip Generation

To estimate the trips for Bennett Creek Ranch, the project team provided data regarding hours of operation and anticipated trucks per day. The site will be open from 6:00 AM to 6:00 PM and on the busiest days is anticipated to have up to 200 truck trips per weekday, or up to 16 truck trips per hour. Employee trips and light vehicle access are expected to remain consistent with existing conditions of four (4) construction employees on site per day, and represent a minor share of daily activity. Based on this information, trip generation projections were developed for the proposed project for weekday daily, AM peak hour, and PM peak hour, as summarized on **Table 1**.

Table 1. Trip Generation Estimate

Land Use	Size	Unit	Weekday								
			Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
			Total	In	Out	Total	In	Out	Total	In	Out
Gravel Mining Operation (Trucks)	300	Acres	200	100	100	16	8	8	16	8	8
Gravel Mining Operation (Employees)	4	Employees	8	4	4	4	2	2	4	2	2
Total			208	104	104	20	10	10	20	10	10

Source: Project team

It was estimated that Bennett Creek Ranch will generate up to 208 total trips per day (vpd) on the busiest days with up to 20 vehicles per hour vph in the AM peak hour and 20 vph in the PM peak hour.

Adams County Standards

Adams County's Development Standards and Regulations (Chapter 8, Table 8.15) specify that Conditional Use Permit (CUP) projects generating more than 250 daily vehicle trips are required to prepare a Traffic Impact Study (TIS). Projects generating 250 or fewer daily trips do not require a TIS.

The Bennett Creek Ranch operations are anticipated to generate approximately 208 daily trips on the busiest days, which is below the 250-trip threshold. Therefore, a trip generation letter is sufficient documentation for the CUP renewal, and no additional traffic analysis is warranted.

Conclusions

The Bennett Creek Ranch gravel mining operation has functioned in Adams County since 1983 and is seeking renewal of its Conditional Use Permit. Operations are anticipated to generate up to 208 trips per weekday, distributed evenly across two designated haul routes. **Based on Adams County standards, the level of traffic generated by the site does not warrant a full traffic impact study. This letter provides sufficient documentation for County review of the proposed CUP extension.**

Please contact Fox Tuttle Transportation Group with any questions.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC

A handwritten signature in black ink, appearing to read "Chris Sobie", with a stylized flourish at the end.

Chris Sobie, PE, PTOE, PMP
Senior Transportation Engineer



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 5/12/2025

Project Number: PRE2025-00025

Project Name: Bennett Creek Ranch Gravel Pit Concept

Applicant responses to comments provided in
BLUE, 2025-07-10

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 05/12/2025

Email:

Complete

PLN1: Request is to continue dirt extraction activities, which had been operating under a previously approved Conditional Use Permit that expired in 2019 (*This is what the applicant stated in their explanation. I went back and couldn't find anything after 1999.)

PLN2: A Conditional Use Permit (CUP) will be required for the mining and extraction use. This will have two public hearings, one before the Planning Commission and one before the Board of County Commissioners.

The Criteria of Approval and applicability for the CUP is listed in the following section of the Development Standards & Regulations:

Mining & Extraction CUP (2-02-09-06) - – Apply with Conditional Use Permit application.

PLN3: When submitting for the CUP, the project narrative must include the following details:

- You will need to provide the most updated and current permits associated with this operation.
RE: DRMS 2024 Mining Permit # M1983060, Storm Water Permit, and Air Permits file by Lewicki & Associates. See attached.
- You'll have to detail: **RE: Details included in narrative:**
 - o How much extraction is estimated to be left, percentage-wise. **RE: 70% or so 2.5 million cubic yards still left as of June 2025**
 - o How much time will that remaining extraction last. **RE: 25-30 years**
 - o What is the total area for this extraction request? **RE: DRMS Permit Acreage 77.94**
 - o What expiration are you asking for? 10, 20 years, etc. **RE: 20 years**
 - o What has been happening on site? **RE: Approximately 20 haul loads per day (25 tons per load) is currently being extracted**
 - o Is this operation commercial? **RE: Yes**
 - o How many employees on site? **RE: 0 employees, 2-3 customer employee haulers**
 - o Hours of operation? **RE: 6am – 6 pm**
 - o Daily trips? **RE: Currently 20 trip per day (beginning shortly 100-200 trucks per day)**

PLN04: A neighborhood/scoping meeting is required prior to submittal of any formal application. A summary of the meeting shall be required in the application. Staff will provide the property owner mailing labels for this meeting. Section 2-01-02 outlines the meeting requirements (time, location, notice, etc.).

RE: Neighborhood meeting held on 7/2/2025 at Anythink Library, Bennett. No in-person attendees.

Commenting Division: ROW Review

Name of Reviewer: Ian Cortez

Date: 05/09/2025

Complete

ROW1: Provide site plan showing the record boundary with dimensions, any existing easements, location of existing roads for access purposes, existing structures with tie dimensions to the record boundary, location of 100-year floodplain and the DRMS Permit Boundary.

RE: See site maps attached.

ROW2: A haul route map needs to be submitted for review along with the engineering review of the traffic impacts to adjacent roads.

RE: See truck path map attached

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Complete

ENV1. What is time frame to complete mining?

RE: 25-30 years

What is time frame to complete reclamation? Please include this information with subsequent permit application(s).

RE: Within 180 days after mining is complete.

ENV2. Is site plan still current? If not, please provide an updated site plan with subsequent permit application(s).

RE: Site Plan is current. Additional DRMS Map with mining boundaries, esmts, & 100 year flood plain

The following comments apply to water and sewer:

ENV3. The applicant indicates a water well and septic on the subject parcel. Proof of water and sewer/septic availability for the proposed project will be required with subsequent permit application(s).

RE: Sanitary Port-a-Lets will be utilized for this site, water for dust control will be hauled in with water trucks

ENV4. The application indicates an existing well will provide water for the proposed project. The Colorado Division of Water Resources (DWR) is the state agency that regulates well permitting. The applicant shall contact DWR to determine if the water availability and supply are sufficient for the proposed project. Please provide this information to Adams County for review. More information can be found at <https://dwr.colorado.gov/>. Proof of sufficient water supply and availability will be required with subsequent application(s).

RE: Water for dust control will be hauled into site via water trucks. Site does not provide/sell any washed materials requiring water.

ENV5. If there is existing septic, please provide details on the size and location of the system. The applicant will need to contact Adams County Health Department (ACHD) to determine the required inspection and permit requirements for use with a home and commercial business (potentially with employees, if applicable). This documentation will need to be provided for review with subsequent permit application(s).

RE: Sanitary Port-a-lets will be utilized for operations

ENV6. ACHD regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>.

RE: N/A

ENV7. An updated site plan demonstrating locations of all structures, water well, OWTS components (tank(s), piping, and leach field), proposed mining areas, and linear distances between site features will be required with subsequent permit application(s).

RE: Site Plan utilizing aerial to depict structures, water wells, septic system for old farm house, existing and proposed mining area with boundaries, oil wells, roads, overhead electrical, oil pumps, reclamation stockpiles, etc. provided

The following comments apply to oil and gas:

ENV8. There are multiple producing, shut in, and plugged and abandoned oil and gas wells on the subject parcel and adjacent parcels. Prior to submittal of a site-specific development plan, all wells on the subject parcel shall be located and surveyed. The wells must be shown on the site plan.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

RE: Site Plan utilizing aerial to depict structures, water wells, septic system for old farm house, existing and proposed mining area with boundaries, oil wells, roads, overhead electrical, oil pumps, reclamation stockpiles, etc. provided. Well status and location pulled from COGCC GIS map.

ENV9. All known oil and gas well flow lines and/or easements shall be graphically depicted on the site-specific development plan. Though some the wells may not be active, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status and location of the flowlines.

RE: Oil and gas wells and flow lines depicted on attached site plan. Well status and location pulled from COGCC GIS map.

ENV10. Adams County has requirements for residential construction currently, and this may expand to all construction in the future. The applicant should be aware of the standards and regulations, and adherence is recommended for safety and environmental health. Please refer to Adams County Development Standards and Regulations (ACDSR) Section 4-11-02-03-03-05 Residential Construction Standards.

a) For active oil and gas wells (which includes producing and shut in), the setback is 250 feet from the well and no structures may be constructed in that buffer area. Access will be provided by a public street or recorded easement for private access.

RE: No residential plans are proposed with this application. No Structures exist within 250 feet from oil wells. There are no structures within the buffer area, private road to mining area is indicated on the aerial map.

b) For plugged and abandoned wells, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

RE: No residential plans are proposed with this application. Site plan indicating existing oil wells, along with ariel site map showing location and proximity (set backs) to mining area provided.

ENV11. All wells within 200 feet of the subject parcel must be located and mapped. These may be located off the subject parcel, but setback distances may impact the parcel. Refer to ACDSR Section 4-11-02-03-03-05-2b.

RE: Well status and location pulled from COGCC GIS map and indicated on the site plan showing location and proximity (set backs) to mining area.

ENV12. Well details and location, as well as historical aerials and records, are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features: <https://ecmc.state.co.us/maps.html#/gisonline>

RE: Acknowledged. Well status and location pulled from COGCC GIS map.

The following comments apply to operations:

ENV13. Please provide copies of current Colorado Division of Reclamation, Mining, and Safety (DRMS) mining permits and Colorado Department of Public Health and Environment (CDPHE) air permits with subsequent permit application(s). These will be required for Adams County review.

RE: See attached DRMS 2024 Mining Permit # M1983060, Storm Water Permit, and Air Permits file by Lewicki & Associates. See attached.

ENV14. All requirements and fugitive dust control measures prescribed within the DRMS permit(s) and CDPHE air permit(s) must be in place and functional at all times.

RE: Water trucks will be utilized for dust control, water will be hauled into site daily

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

ENV15. The applicant/operator shall permanently install a wind gauge, such as an anemometer, with datalogging capabilities to continuously monitor wind speeds during mining and material handling operations. The operator shall stop all mining and material management activities when wind speeds exceed a sustained 25 mph and when gusts exceeding 35 mph occur.

RE: Anemometer with data logging capabilities will be installed at the site. Ames construction shall stop mining when sustained wind speed exceeds 25 mph (include this in operator contract with Ames)

ENV16. The applicant shall provide details of complaints received, offsite impact resolution, and high-wind shutdown periods, as applicable, within the required report submissions to Adams County.

RE: Acknowledged. This will be included in operator contract with Ames

ENV17. All complaints received by the applicant concerning impacts to offsite properties, and the resolution of those complaints shall be conveyed to the Director of Community and Economic Development. Impacts to offsite properties shall be responded to and resolved immediately by the applicant. If the impact cannot be immediately resolved, within five (5) days of complaint receipt the applicant shall notify the Director of the offsite impact, proposed resolution, and expected completion date.

RE: Acknowledged. This will be included in operator contract with Ames

ENV18. All haul trucks shall cover their loads pursuant to Colorado Revised Statutes 42-4-1407.

RE: Acknowledged.

ENV19. The applicant shall follow all applicable hazardous materials and waste management regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or environment.

RE: Acknowledged.

ENV20. An Operations & Materials Management Plan is required with subsequent permit application(s) and shall include:

1) A physical description of the facility and the types of materials managed;

RE: O&M described in project narrative. No Facility/Structures are proposed.

Material: Only non-washed dirt and gravel are supplied from this site

2) A description of amount of material on-site, frequency of operations, and anticipated turnover rate;

RE: Approximately 2.5 million cubic yards of unexcavated material on site, daily operations 6am-6pm, anticipated daily haul rate 100-200 trucks per day

3) A description of the stockpile locations and heights;

RE: No stockpiles onsite currently...only topsoil for reclamation purposes are stockpiled onsite. All sold materials are excavated, loaded and hauled offsite daily

5) A description of methods to prevent unauthorized vehicle traffic and illegal dumping by adequate fencing or other security means;

RE: Locked gate at entrance to site indicated in narrative O&M

6) Specifics on material acceptance and handling including screening procedures for incoming loads and the process for handling unacceptable materials;

RE: No incoming loads/materials...Exports Only

7) Records maintenance and retention: records shall be maintained in accordance with 4-10-02-06-07(5.)

RE: Acknowledged

8) A plan for the disposition of equipment and collected materials on-site at the time of closure/end of site operations.

RE: Plant operations will continue for 25-30 years. Provide reclamation plan with topsoil and seeding plan found in DRMS guidelines.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

ENV21. A Nuisance Control Plan that addresses how nuisance hazard impacts, including fugitive dust, offsite vehicle tracking, noise, lighting, and waste, will be controlled is required with subsequent permit application(s).

RE: Dust controlled by water trucks daily, site plan with haul routes provided herein, noise nothing more than excavation equipment operations and truck traffic, trash contained with onsite dumpster. (include this in operator contract with Ames)

ENV22. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces, as well as from operational activities.

RE: Water trucks will be utilized for onsite and offsite dust control. (include this in operator contract with Ames)

ENV23. If applicant plans to perform truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

RE: Vehicle maintenance will not take place onsite. (include this in operator contract with Ames)

ENV24. If allowed, all vehicle and equipment washing, servicing, maintenance, and repair must be done inside a building, with proper controls to prevent any impact to floodplain and water.

RE: Vehicle maintenance will not take place onsite. (include this in operator contract with Ames...vehicle repairs/maintenance must be inside building)

ENV25. All hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair should be stored within a covered area and in secondary containment.

RE: Understood...Should any fluids, oils, or other potential pollutant sources be kept on site they shall be store in covered areas. (include this in operator contract with Ames)

ENV26. Applicant/operator should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties and shall not exceed five minutes within any sixty-minute period, except as authorized. Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.

RE: Understood... No Vehicle idling shall be allowed for more than 5 minutes per hour. (include this in operator contract with Ames)

ENV27. Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). A noise analysis should be conducted to evaluate the potential impact of noise from the proposed use to surrounding areas. Adams County recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

RE: The operator will test the noise at 25 feet property boundary to verify no noise nuisance exists. Note nearest public distance away from operations. (include this in operator contract with Ames)

ENV28. Outdoor storage, including stockpiles, shall not exceed the height of the fence, unless otherwise approved. The stockpiles may only be placed as specified in the operations plan.

RE: Find out if Ames intends to stockpile if at all.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

ENV29. The applicant shall implement sediment control measures that effectively prevent the tracking of mud, dirt, or debris from the site onto adjacent public rights-of-way.

RE: Understood...mud track prevention shall be installed at site entrance (include this in operator contract with Ames)

ENV30. Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way.

RE: N/A Any site light used shall face away from nearby neighbors. (include this in operator contract with Ames)

ENV31. The operator will need to ensure that refuse (trash) is properly controlled and collected as often as necessary to prevent nuisance conditions.

RE: Dumpster or trash receptacle will be onsite to control and collect trash. (include this in operator contract with Ames)

ENV32. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.

RE: Acknowledged.

The following comments apply to inert fill:

ENV33. If filling/remediation is planned, please include information in your subsequent permit application(s). Inert fill must meet the definition of clean, inert material as specified by both the ACDSR and DRMS permit.

ENV34. Control of the fill materials, keeping records of the sources of the materials used at this site, shall be the responsibility of the applicant. Records concerning sources of fill materials and certifications shall be made available to Adams County inspectors upon request.

RE: This site is export only. No infill operations take place at this site. (include this in operator contract with Ames)

ENV35. Authorized personnel trained to recognize non-inert material shall be present on site while filling is taking place and shall inspect and screen each load of material brought to the fill site. Loads containing trash, organic material, and other waste material not meeting the definition of inert material shall be wholly rejected and documented as such. All non-inert materials identified and removed from the inert fill location shall be segregated and disposed of at an approved waste disposal facility at regular intervals and records of disposal shall be kept.

RE: Acknowledged. This site is export only. No infill operations take place at this site. (include this in operator contract with Ames)

The following comments apply to the airport:

ENV25. Due to the proximity of the subject parcels to the airport, they are covered by the Airport Height Overlay (AHO), which restricts certain building height and development. More information can be found in Section 3-37 of the Adams County Development Standards and Regulations (ACDSR).

RE: N/A

a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

RE: Acknowledged. No hazards anticipated.

b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation. The applicant shall communicate with the FAA regarding the proposed project and provide this information to Adams County for review with subsequent permit application(s).

RE: FAA notified via email (John Sweeney) on 7/10/2025. Nick Eagleson cc'd. FAA has no input/comments

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

ENV26. Due to the proximity of the subject parcel to Front Range Airport, it is covered by the Airport Influence Zone (AIZ), which restricts certain residential and commercial developments. See ACDSR Section 3-34 for more information. It is recommended that the applicant contact Colorado Space Port, Front Range Airport, and the FAA regarding proposed development.

RE: Acknowledged. No development or building construction (residential or commercial) is proposed at this time.

ENV27. Due to the proximity of the subject parcels to Front Range Airport, they are covered by the Airport Noise Overlay. The portions of the commercial or industrial structures devoted to office uses, or occupied by members of the public, must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy. Refer to ACDSR Section 3-39.

RE: Operator will check the noise level within 25 feet of property and record annually (include this in operator contract with Ames)

ENV28. In accordance with the ANO, a signed "Aircraft Activity Covenant with Disclosure" must be filed prior to issuance of building permits.

RE: Acknowledged. No buildings proposed for construction at this time.

ENV29. The subject parcels are transected by the Front Range Restriction Area One, which does not allow any structures designed for full or part-time occupation for residential, commercial, institutional, or industrial uses. Refer to ACDSR Section 3-38-05 for details.

RE: Acknowledged. No structures proposed for construction.

ENV30. The subject parcels are within the Front Range Restriction Area Two, which prohibits the construction of residences. Refer to ACDSR Section 3-38-05 for details. This project should not be impacted by this restriction area.

RE: N/A

The following comments apply to water and sewer/septic:

ENV17. The applicant indicated that water will be required during construction. Please indicate the water source/provider and an adequate and available source of water with subsequent permit application(s). This can be shown via a will-serve letter from the applicable water provider and/or documentation of correspondence regarding proof of water availability and service for the specific proposed project.

RE: Water for dust control onsite and offsite shall be brought in with water trucks daily.

ENV18. Water will be required during operations for panel washing operations. Please indicate the water source/provider and an adequate and available source of water. This can be shown via a will-serve letter from the applicable water provider and/or documentation of correspondence regarding proof of water availability and service for the specific proposed project.

RE: Water for dust control onsite and offsite shall be brought in with water trucks daily. No will serve letter is expected as no running water usage is anticipated.

ENV19. The applicant indicated water and septic will be required for the proposed operations and maintenance building. Proof of water and sewer/septic availability and service for the specific proposed project will be required for Adams County review at time of subsequent permit application(s).

RE: Water will be trucked in from offsite. Port-a-lets will be utilized for restroom facilities.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

ENV20. If a water well is to be used to provide water for the proposed O&M building, the Colorado Division of Water Resources (DWR) is the state agency that regulates well permitting. The applicant shall contact DWR to determine if the water availability and supply are sufficient for the proposed project. Please provide this information to Adams County for review. More information can be found at <https://dwr.colorado.gov/>. Proof of sufficient water supply and availability will be required with subsequent application(s).

RE: No water wells located on this site will be used for plant operations. Water for onsite and offsite dust control will be trucked in.

ENV21. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS, also known as septic systems) through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put in to use. More information is available at: <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>.

RE: No onsite wastewater treatment systems will be used for plant operations. Port-a-lets shall be used.

ENV22. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements can be found at: <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>.

RE: N/A

ENV23. An updated site plan will be required to show the location of the proposed building, parking areas, water well, and septic system components (if applicable) to include tank(s), soil treatment area (leach field), and piping system, as well as horizontal distances in feet between these items. Please provide this updated site plan with subsequent permit application(s) to demonstrate that required setbacks are met.

RE: See provided site plan indicating proximity to active plant area and distances to existing water wells, septic systems, parking areas, buildings etc. utilizing aerial imagery. (no structures are proposed with this application)

ENV24. No driving, parking, building, or storage would be permitted on top of the water well or septic system components.

RE: N/A

ENV9. Several of the subject parcels are transected by the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations (ACDSR) for more details.

RE: N/A. No impact is anticipated upon wildlife areas or floodplains.

ENV10. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See ACDSR Section 4-14-02-03 for Resources Review methodology.

RE: No Development or construction of buildings are proposed at this time. Disturbed areas shall be reclaimed per DRMS reclamation standards after close of production area.

ENV11. All development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in Section 4-14-02-04-02.

The following comments apply to oil and gas wells:

ENV12. There are numerous plugged and abandoned, producing, and shut in oil and gas wells on the subject parcels and the surrounding parcels. Adams County has requirements for residential construction currently, and this may expand to all construction in the future. The applicant should be aware of the standards and regulations, and

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

adherence is recommended for safety and environmental health. Please refer to ACDSR Section 4-11-02-03-03-05 for Residential Construction Standards (also summarized below).

RE: Acknowledged. No construction of any structures is planned for designated production area.

ENV13. Adams County has requirements for residential construction currently, and this may expand to all construction in the future. The applicant should be aware of the standards and regulations, and adherence is recommended for safety and environmental health. Please refer to Adams County Development Standards and Regulations (ACDSR) Section 4-11-02-03-03-05 Residential Construction Standards.

a) For active oil and gas wells (which includes producing and shut in), the setback is 250 feet from the well and no structures may be constructed in that buffer area. Access will be provided by a public street or recorded easement for private access.

RE: Acknowledged. No structures are proposed.

b) For plugged and abandoned wells, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

RE: Acknowledged. The production area will not have any structures. Set backs from oil wells will be maintained.

ENV14. All known oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan. There are numerous producing oil and gas wells on the subject parcels and adjacent parcels, as well as plugged and abandoned and shut in wells. Though some the wells may not be active, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status and location of the flowlines.

RE: Flowlines from oil wells will be located and indicated on site map.

ENV15. All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to Section 4-11-02-03-03-05-2b.

RE: Acknowledged and located on attached site map

ENV16. Well details and location, as well as historical aerials and records are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features: <https://ecmc.state.co.us/maps.html#/gisonline>

RE: Acknowledged. See site map with production area to: oil wells, structures, water wells , septic system. etc.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 05/08/2025

Email:

Complete

The following comments apply to construction and operation:

ENV1. The Colorado Department of Public Health and Environment (CDPHE) Air Pollution Control Division (APCD) requires an Air Pollutant Emission Notice (APEN) (Colorado Air Quality Control Commission, Regulation number 3, Part A.II) for construction activity that disturbs 25 acres of contiguous land and/or lasts 6 months or more in duration. The proposed project shall comply with the CDPHE requirements for visible emissions, off-property transport, and off-vehicle transport of particulate matter for the site's activities, roads, and trucks.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

RE: Acknowledged. CDPHE requirements will be filed as necessary.

ENV2. The applicant/operator shall follow all applicable hazardous materials and waste management regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or the environment.

RE: Operator shall store all oil, lubricants, hydraulic oil etc. inside storage container (include this in operator contract with Ames)

ENV3. All potential pollutant sources shall be stored within a covered area and in secondary containment.

RE: Operator shall store all oil, lubricants, hydraulic oil etc. inside storage container (include this in operator contract with Ames)

ENV4. The applicant will need to prepare an operations plan or similar document that includes a closure plan and disposition of materials on-site at the time of repair/replacement (e.g., solar panels) and facility closure. Please provide this with subsequent permit application(s) for Adams County review.

RE: Operations Plan included in narrative. Reclamation plan will be followed per DRMS standards upon closure of production area.

ENV5. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and operation.

RE: Acknowledged. Dust control by water trucks will take place daily for both onsite and offsite.

ENV6. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

RE: Acknowledged. No infill or dumping will take place at this site. The production area is for exports only.

The following comments apply to natural resources:

ENV7. Please provide copies of environmental studies completed for the project for Adams County review with subsequent permit application(s).

RE: All studies attached with CUP application.

ENV8. Natural drainage areas are visible across the subject parcels. These drainage areas and wildlife habitat should be addressed in an environmentally sensitive manner in order to protect natural features and processes, protect and enhance important wildlife corridors, and generally sustain a high-quality natural environment.

RE: No environmental impacts to wildlife paths are anticipated. 12 acres of active production area are hundreds of feet away from wildlife paths and have been indicated on the site plan.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Date: Email:

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O’Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

05/08/2025

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0720H), Federal Emergency Management Agency, January 20, 2016. According to the above references, the project site is partially located within a delineated 100-year flood hazard zone; a floodplain use permit will be required.

RE: A stormwater permit is included

ENG2: Property is not in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

RE: State permit attached.

ENG3: Erosion and Sediment Control Plans are required.

RE: Operator will provide erosion control plan for production area.

ENG4: A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

RE: No production area drainage will affect flood plan area (include this in operator contract with Ames)

ENG5: The site is located within the Comanche Creek and Wolf Creek Floodplain Study area. All proposed drainage improvements must be in compliance with this study.

RE: Drainage study attached.

ENG6: The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

RE: Acknowledged. Traffic Impact Study provided.

EGR7: The proposed site improvements will be required to go through an engineering review process using the On-Site Grading and Drainage application. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include construction plans, traffic impact study, and drainage report. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format.

RE: Drainage study attached

ENG8: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CD.

RE: Acknowledged. No imports will take place at this site, this is an export only plant.

ENG9: Access to the site from Adams County right-of-way must be clearly shown on the plans. An Access Permit will be required.

RE: Acknowledged

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

ENG10: Provide a haul route plan.

RE: See attached site plan and designated truck routes to and from site.

ENG11: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

RE: Acknowledged. Operator will be responsible for repairs to existing roads and infrastructure; roads will be kept clean (include this in operator contract with Ames)

Commenting Division: Neighborhood Services Review

Name of Reviewer: Meagan Cordova

Date: 05/07/2025

Email:

Complete

There are no open violations at this location at this time. No comment.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5



YOU ARE INVITED TO A NEIGHBORHOOD MEETING

TO DISCUSS: **Bennett Creek Ranch – Conditional Use Permit (Gravel Mine)**
North of E 38th Ave., between Provost Rd. & Vanderhoof St.

TIME: **5:30 P.M. – 6:30 P.M.**
DATE: **Wednesday, July 2nd, 2025**
LOCATION: **Anythink Library – Bennett Meeting Room**
495 7th St., Bennett, CO 80102

Bennett Creek Ranch, LLC. is holding a neighborhood meeting to share the proposed details regarding this Conditional Use Permit renewal application. The project application is for an extension of the existing permit, to continue mining gravel from the +/- 78 AC Thornburg Pit. The gravel mine is located centrally to the +/- 300 Acre property. Trucks exporting gravel will be routed in two directions to the south to limit the number of trips passing any one residence. The conditional use permit will be presented to the Planning Commission and Board of County Commissioners to request a 20-year extension allowing gravel extraction from the site.

If you are interested in meeting with project representatives, you are invited to attend the neighborhood meeting at the above date, time, and place.

Please contact one of the individuals below if you have questions or need additional information:

PROJECT MANAGER:
Allison Hibbs
Sr. Designer II, Land Design, Inc.
720-274-3505
ahibbs@landdesign.com

PROPERTY OWNER:
John Wakeham
Bennett Creek Ranch, LLC
720-335-1874
john.wakeham@digboss.com

CITY STAFF:
Nick Eagleson
Senior Strategic Planner, Adams County
720-523-6878
neagleson@adcogov.org



BENNETT CREEK RANCH LLC
4545 YULLE RD
BENNETT CO 80102-8915

LEBSACK KENT AND
LEBSACK TERESA
OR CURRENT RESIDENT
4707 YULLE ROAD
BENNETT CO 80102

CICHOS CONRAD J AND
CICHOS SHONELLE
245 CLEVELAND CT
BENNETT CO 80102-7825

MONCADA LUISA C
OR CURRENT RESIDENT
3667 VANDERHOOF ST
BENNETT CO 80102-8935

TANCZER LOUIS S JR AND
TANCZER CATHY L
4135 VANDERHOFF STREET
BENNETT CO 80102

O MALLEY MICHAEL
O MALLEY KATHLEEN M
OR CURRENT RESIDENT
50742 E 38TH AVE
BENNETT CO 80102-8913

TRUJILLO FAMILY TRUST THE
3770 PROVOST RD
BENNETT CO 80102-8932

RAMIREZ MARIA DELOS ANGELES
OR CURRENT RESIDENT
3751 VANDERHOOF ST
BENNETT CO 80102-8935

VERUCHI ANTHONY E
36375 E ALAMEDA AVE
WATKINS CO 80137-8945

STEERMAN DAPHENNE DEE
OR CURRENT RESIDENT
4185 VANDERHOOF ST
BENNETT CO 80102-8941

ARELLANO SUSANO HERRERA
OR CURRENT RESIDENT
51200 E 38TH AVE
BENNETT CO 80102-8927

THE BILL AND BONNIE FEIGHT REVOCABLE LIVING
TRUST
C/O WILLIAM DEAN FEIGHT AND BONNIE LYNN FEIG
HT
OR CURRENT RESIDENT
4401 YULLE RD
BENNETT CO 80102-8915

BRINKHOFF DAVID W AND
BRINKHOFF ARLENE R
OR CURRENT RESIDENT
4281 YULLE RD
BENNETT CO 80102-8921

THE TRUJILLO FAMILY TRUST
OR CURRENT RESIDENT
3770 PROVOST RD
BENNETT CO 80102-8932

CLARK DAVID R AND
CLARK JUDY R
OR CURRENT RESIDENT
51100 E 38TH AVE
BENNETT CO 80102-8931

WAKEHAM JOHN W AND
WAKEHAM LISA M
OR CURRENT RESIDENT
4545 YULLE ROAD
BENNETT CO 80102

CUMMINGS GREGORY B AND
CUMMINGS SHANNON C
OR CURRENT RESIDENT
3875 VANDERHOOF ST
BENNETT CO 80102-8954

WHEELER DAVID JON AND
NIELSEN NIKOLENE WHEELER
OR CURRENT RESIDENT
3955 VANDERHOOF ST
BENNETT CO 80102-8929

HOLLEY DAVID K AND
HOLLEY JUDITH D
OR CURRENT RESIDENT
4005 VANDERHOOF ST
BENNETT CO 80102-8942

WINELAND MATTHEW AND
WINELAND DANNA
OR CURRENT RESIDENT
4045 VANDERHOOF STREET
BENNETT CO 80102

CURRENT RESIDENT
51505 E 38TH AVE
BENNETT CO 80102-8914

CURRENT RESIDENT
3760 PROVOST RD
BENNETT CO 80102-8932

CURRENT RESIDENT
4135 VANDERHOOF ST
BENNETT CO 80102-8941

DENVER CO 802

20 JUN 2025 PM 8 L



Land Design
570 Blake Street, Suite 200
Denver, CO. 80205

80205-319950





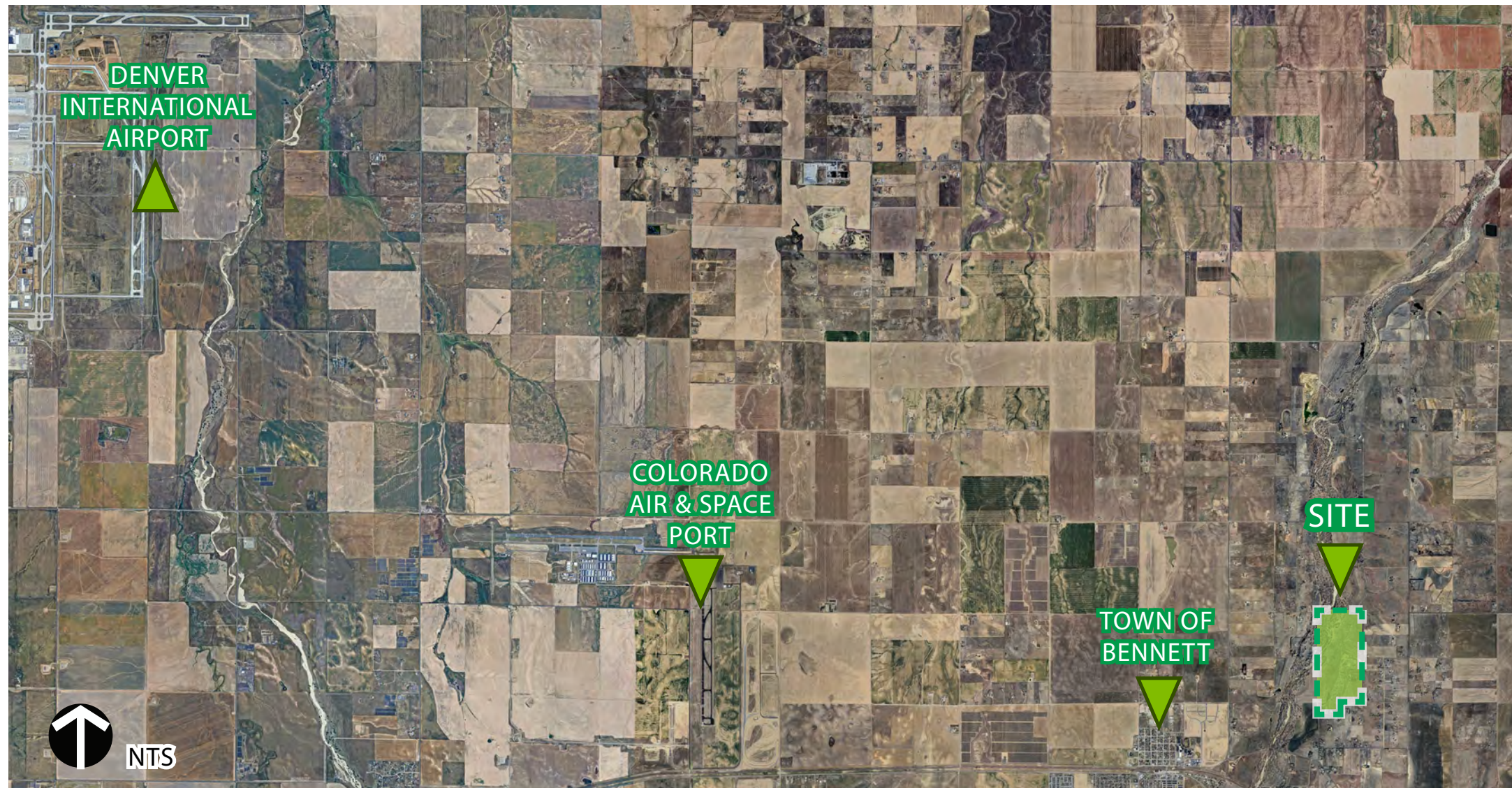
BENNETT CREEK RANCH - CONDITIONAL USE PERMIT
Anythink Library - Neighborhood Meeting Comments
July 2, 2025

FIRST NAME	LAST NAME	STREET	CITY	ZIP	PHONE	PUBLIC COMMENT OR QUESTION
						No in person attendees.
	Trujillo?					One neighbor called the property owner to inquire what hours of operation trucks would have. She was told trucks would be permitted from 6am to 6pm. She would prefer the complete their trips earlier to cut down on noise and enjoying her back yard. It was explained that most trips would be completed earlier in the day so that trucks can get to their destination and workers can clock out by 5pm.

PROJECT TEAM

PROPERTY OWNER / APPLICANT:
Bennett Creek Ranch, LLC
John Wakeham

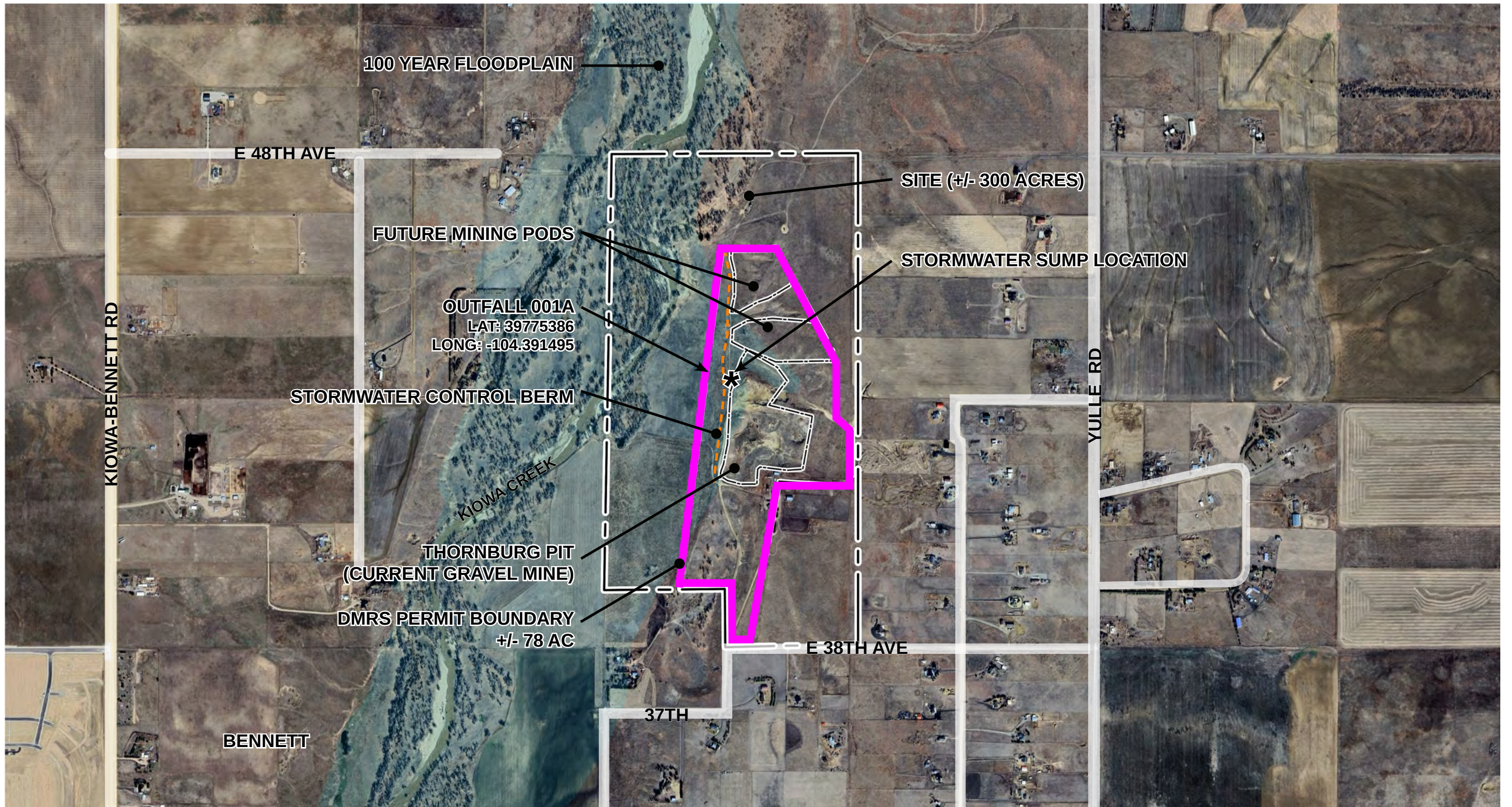
OWNER'S REPRESENTATIVE:
LandDesign
Allison Hibbs, Senior Designer II



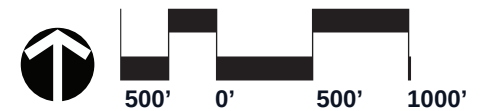
PROJECT HIGHLIGHTS:

- 50747 E 38TH AVE, BENNETT CO
- +/- 300 ACRES
- EXISTING ZONING: A-3 (ADAMS)
- EXISTING GRAVEL MINING OPERATION, SINCE 1983
- NO PROPOSED CHANGE IN USE COMPARED TO EXISTING CONDITIONAL USE PERMIT
- NO NEW STRUCTURES OR BUILDINGS PROPOSED
- THORNBURG PIT SITE (+/- 78 AC)

NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT



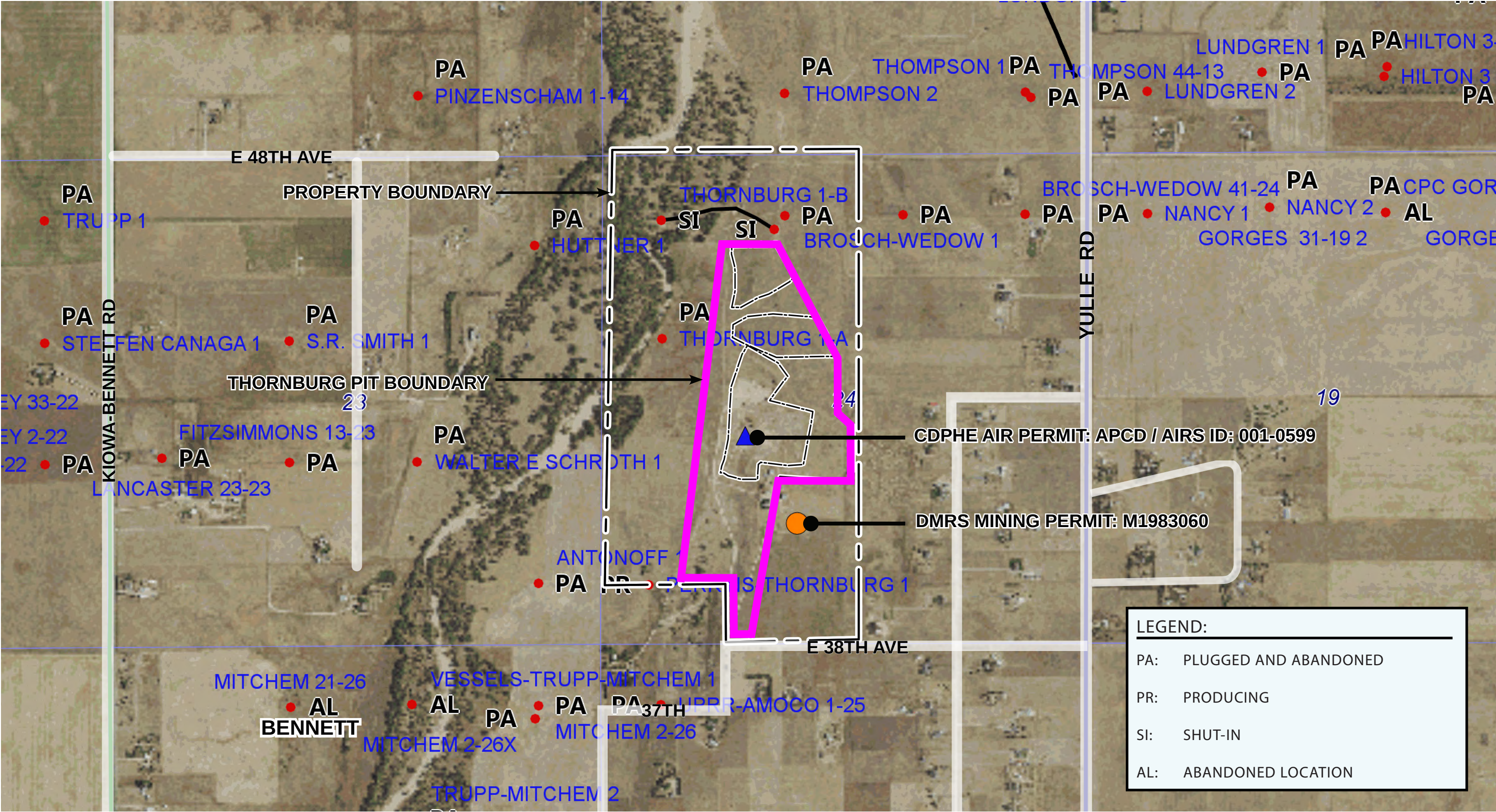
NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT



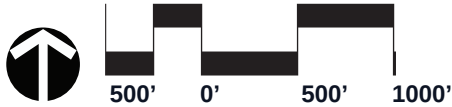
BENNETT CREEK RANCH - CONDITIONAL USE PERMIT • SITE MAP

PN PW.2025-03 | 06.16.2025 | ADAMS COUNTY

LandDesign.



NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT



BENNETT CREEK RANCH - CONDITIONAL USE PERMIT • EXISTING & DISCONTINUED MINES

PN PW.2025-03 | 06.16.2025 | ADAMS COUNTY

LandDesign.



NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT



BENNETT CREEK RANCH - CONDITIONAL USE PERMIT • TRUCK HAUL ROUTE

PN PW.2025-03 | 06.16.2025 | ADAMS COUNTY

LandDesign.

ADAMS COUNTY PUBLIC PROCESS

PRE-SUBMITTAL MEETING WITH STAFF:	MAY 12, 2025
NEIGHBORHOOD OUTREACH MEETING:	JULY 2, 2025
PLANNING COMMISSION HEARING:	TBD (Sept./Oct.)
BOARD OF COUNTY COMMISSIONERS:	TBD (Oct./Nov.)

NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT

MINING & EXTRACTION CUP (2-02-09-06)

APPLY WITH CONDITIONAL USE PERMIT APPLICATION

1. The conditional use is permitted in the applicable zone district
Response: Mining is an approved conditional use in the current zone district (A-3)
2. The conditional use is consistent with the purposes of these standards and regulations.
Response: The conditional use of sand/gravel/dirt mining is consistent with these standards.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
Response: Acknowledged. The mining operations will comply with these requirements.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
Response: The requested use is consistent with current operations on site. The Thornberg pit has operated as a gravel mine for decades and this request is to renew the permit to continue mining operations. The mine is located on only a portion of the +/-300 acres owned by the Applicant. Additionally, the applicant's personal residence is adjacent to the property and the applicant would be immediately aware of any negative impacts. The haul routes are anticipated to use two access points to limit the amount of traffic passing adjacent properties. Only +/-20 neighboring properties abut the site, and all will be notified and provided a chance to offer input at a neighborhood meeting.
5. The conditional use permit has addressed all off-site impacts.
Response: The CUP application addresses all off-site impacts and complies with state requirements.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
Response: The +/-300 acre site containing a +/-78 acre mine is adequate for the proposed use. No negative environmental impacts are anticipated and access points have been identified on the site plan.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
Response: The mine would remain in its current location, with no proposed structures or change to the existing usage. The mining operations are set back hundreds of feet from property lines.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
Response: Water and sewer are not anticipated uses for the proposed permit. Water for dust control will be hauled to the site and porta-lets would be utilized.

NEIGHBORHOOD MEETING • JULY 2, 2025 • 5:30 PM • ANYTHINK LIBRARY, BENNETT