



August 30, 2022

Kari Parsons
El Paso County
Planning & community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Solberg Gravel Pit
Application for Special Use Permit for Minerals Extraction

Dear Ms. Parsons,

Please accept this application on behalf of Robert Solberg of Solberg Gravel LLC (Solberg). It is being submitted by Pioneer Landscaping Materials Inc. (Pioneer) as the operator of the sand and gravel mine. The owner of the property is Robert Solberg, 13745 Garrett Road, Peyton, CO 80831; phone (719) 683-3198; stuntpup@aol.com. The operator and applicant is Pioneer Landscaping Materials Inc., 630 Plaza Drive, Suite 150, Highlands Ranch, CO 80129; contact for the application is Angela M. Bellantoni (719) 429-8950; angela.bellantoni@pioneerco.com.

The Solberg Gravel Pit is located at 5445 Curtis Road, Peyton, CO 80831 at the southwest corner of the intersection of Curtis Road and Garrett Road in eastern El Paso County. The mine is located on four parcels with tax schedule numbers 4321000009, 4321000011, 4321000010, and 4321000012. The parcels are zoned A-35 and are not subject to overlay zoning.

The Solberg Gravel Pit began operating in 1981. Pioneer became the operator in 2011. The previously approved DRMS mine permit boundary encompassed 234 acres. Unique to the Solberg quarry is the quantity and grade of sand along with water rights. The sand meets construction standards for use in cement and concrete production. The historic water rights present on the land enable Pioneer to produce washed sand which removes dirt and clay from the sand product. Eastern El Paso County construction projects, both private and public, and concrete/cement plants throughout the state use material produced from this quarry.

Pioneer has been in business in El Paso County since 1968. Five locations in the county include four retail locations and two quarries. Pioneer has 105 employees at these locations in El Paso County. In 2021 Pioneer sold 766,938 tons of sand and gravel. In 2020, approximately 750,000 tons were sold. This is a significant contribution to the construction and infrastructure industry in El Paso County.

Pioneer operates six production sites throughout the state each producing multiple aggregate and landscape materials from sand at Solberg to dimensional stone in Fremont County to playground mulch in Olathe. Pioneer works to minimize the mining footprint and environmental impact by producing numerous products from one location. Solberg produces finer sieve products

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with wash plants and screens including two grades of sand, two aggregate products, two backfill materials and a topsoil mix. Crushing plants are not used in production at the mine.

Pioneer submitted application to CO Division of Reclamation Mining and Safety (DRMS) on November 15, 2021 to amend permit M-1981-044 to include an additional approximate 79 acres adjoining to the west. The subject parcel is owned by Solberg Gravel LLC. DRMS approved the amendment on August 15, 2022. During the DRMS application process, Pioneer's application and review responses have been filed with the El Paso County Clerk and Recorder as required.

In El Paso County, Pioneer understands that the 1981 to current day mine is a non-conforming land use. With the plan to expand into the parcel to the west, the county requires a Special Use permit application that is comprehensive to the operation, including all 313 acres approved by DRMS. that is required to submit this application because of this change of the mine permit boundary.

Based on the Master Plan adopted May 26, 2021, the Solberg Gravel Pit is a use consistent with the needs and future development of the county. The Solberg Gravel Pit is located in the Rural land use area designated in the Master Plan. The subject parcels are agricultural use and are established mineral extraction. The mine is not located within a Key Area subject to annexation. The Master Plan's twofold objective is to evaluate established land use and predict future needs of evolving regions and communities. The Solberg Gravel Pit is an established land use that has provided a basic, reliable, cost effective and necessary resource to the utility, infrastructure and construction industries for over 40 years. Having a construction aggregate source near regional commercial centers as well as established and developing residential communities manages fuel costs to transport the material to its end use thus providing affordable construction material.

The Solberg Gravel Pit has existed in harmony with the neighborhood and allowable land uses in the vicinity for 40 years. Residential large-lot development is mixed with agricultural use south of Garrett Road. The primary area land use is agricultural for cattle grazing and ranch homes with outbuildings. The mining operation does not require public facilities and services other than emergency services in the event of an accident. Mine operations rely on water from two wells that are CO DWR permitted as Permit No. 85275-F and 85276-F. Potable water is supplied as bottled water to employees.

According to FEMA Panel 562 of 1300, Flood Zone A crosses the subject parcels on the west side. FEMA panels are provided in Appendix B of the CDPHE Stormwater Management Plan. The mine does not require a septic system and does not include construction of any permanent structures.

The mine has operated since 1981 with the current traffic volume and pattern since 2012. Mine traffic has not created traffic congestion or traffic hazards on Garrett or Curtis Road. The proposed acreage increase will not change the mining operation and traffic generation. The mine has a developed and efficient access onto Curtis Road that includes a right turn lane into the access from Curtis Road.



The mine complies with county noise requirements. Mining equipment and haul trucks operation in the bottom of the quarry at least 30 feet below initial ground surface. The surrounding mine walls or soil berm absorb sound serving as a noise barrier. The perimeter mine walls will be maintained throughout the life of the mine.

The Solberg Gravel Pit agrees to comply with all applicable local, state and federal laws and regulations. DRMS approved the permit amendment on August 16, 2021. The mine operations under a Construction Permit issued by the Air Pollution Control Division of CDPHE. The application to Water Quality Control Division of CDPHE was submitted August 11, 2022. The mine has not been detrimental to the public health, safety and welfare of the present residents of El Paso County and will not be detrimental to future residents.

In summary, the Solberg Gravel Pit has been in operation since 1981 with Pioneer operating the mine since 2011. While this application is comprehensive due to the non-conforming status of the current mine, it is submitted to increase the total acres in the mine boundary by 79 acres. The mine operation will not change regarding operating equipment, number of employees, hours of operation and truck hauling traffic. The additional acres will extend the life of the mine and ensure that the availability of construction aggregate and sand exists for current and future projects in El Paso County.

Please feel free to contact me with any questions at (719) 429-8950 or angela.bellantoni@pioneerco.com.

Respectfully submitted,

Angela M. Bellantoni Ph.D.

Cc: Dave Sawyers, Pioneer