

15 more years next door

What the Quikrete permit renewal actually asks for, what's still unresolved from 2016, and how to weigh in before the county decides.

Written comments close August 13 • Hearing August 20, 5:30 PM

Lower Blue Planning Commission • The current permit expires September 1, 2026

151

acres of gravel mine and concrete/asphalt plant

240

homes adjacent today — none of them here in 2016

450 vs. 670

daily truck trips: county cap vs. state permit estimate

What's actually being decided

Quikrete Construction Materials is seeking a 15-year renewal of Conditional Use Permit PLN26-004 for its 151-acre gravel mine and concrete/asphalt plant adjacent to North Maryland Creek Ranch. The applicant frames this as a routine continuation with no operational changes, and the only formally requested change is the term length itself, from 10 years to 15. Quikrete acquired the site from Summit Materials in 2025 and is ultimately owned by the Winchester family of Georgia.

Why this matters to your home

For full-time homeowners, this permit governs noise, dust, lighting, and traffic exposure for the next 15 years — a longer horizon of uncertainty for a primary residence and a major asset. For part-time and short-term-rental owners, unresolved issues like noise standards, lighting glare, and overdue landscape screening bear directly on guest experience, rental appeal, and resale value.

Key dates to act on

DATE	WHAT HAPPENS
August 12, 2026	Board-recommended deadline for written comments
August 13, 2026	County's hard cutoff for written comments
August 20, 2026 — 5:30 PM	Public hearing, Lower Blue Planning Commission
September 1, 2026	Current permit expires

Promises made but not yet kept

Several 2016 commitments remain unfinished nearly a decade later, which bears directly on whether a 15-year extension is warranted. Landscape screening around the lakes and Mining Cell #4 — originally required within 30 days of the 2016 approval — is confirmed by the applicant itself to be “behind schedule,” with completion now pushed to fall 2027 / spring 2028. A proposed “iconic fence” tied to that screening isn’t slated for completion until fall 2028 or spring 2029, and it is unclear whether the separate Planning Commission approval that fencing requires has even been sought.

CHANGED CIRCUMSTANCES

When the current 10-year permit was approved in 2016, Summit Sky Ranch did not yet exist as a neighborhood. Today, 240 homes sit adjacent to the operation — meaning a 15-year extension would affect a substantial residential population that was never part of the original review.

Where the 2026 filing falls short on specifics

- **Permit term history**

The operation began under a 5-year license term. The 2016 renewal set a 10-year term expiring September 1, 2026. The current application seeks 15-year terms going forward — a departure from that history.

- **Noise**

The applicant cites an 80/75 dB(A) industrial-zone standard, but Colorado's residential standard under state statute is significantly lower (55/50 dB(A)). No document specifies which applies at the property line, or where it would be measured.

- **Wildlife**

State wildlife officials recommended limiting activity to 9am–4pm given the site's elk and mule deer winter range, migration corridor, and bald eagle roost. Quikrete calls this “not feasible” for mining and offers only a non-binding “best effort” for reclamation work.

- **Dust**

The specific numeric 2016 standards — soil-stripping limits and the 45-day revegetation trigger — aren't restated. New measures are described instead, with no confirmation they meet the original conditions.

- **Production caps**

The 450-truck-trip daily cap is reconfirmed, but the 750,000 ton/year production limit is not mentioned anywhere in the 2026 materials.

- **Annual reporting**

The required February 1 report to the Planning Department — tonnage, discharge, and particulate data — isn't addressed. Only separate state-level reporting to CDPHE is described.

THE TRAFFIC DISCREPANCY

The CUP caps loaded truck trips at 450 per day, but a separate state highway-access permit (CDOT) estimates 670 total daily vehicle trips, including 520 large trucks over 30 feet — with no proposed change. The gap between what the county permit limits and what the state traffic permit actually anticipates is worth flagging directly in comments, since it affects road safety and noise exposure along routes many residents use daily.

What to emphasize in your comment

Comments carry more weight when tied to concrete impacts rather than general opposition. Consider anchoring yours in one or more of these:

Livability

the unresolved noise-standard ambiguity and what it means day to day

Track record

the pattern of unmet 2016 commitments as grounds for skepticism on a longer term

Safety

the 450 vs. 670 traffic-cap discrepancy on roads residents use daily

Habitat

the unaddressed state wildlife recommendations next to a migration corridor

How to weigh in

- **Submit written comments** to the Summit County Planning Department, referencing CUP PLN26-004, by August 13, 2026.
- **Speak at the hearing** Lower Blue Planning Commission, August 20, 2026 at 5:30 PM.
- **Share this sheet** with neighbors — volume and specificity both matter to the record.

Note: this sheet is a research and advocacy reference, not an official Summit County document. Figures should be confirmed against primary case-file documents before use in formal written testimony.