QUIKRETE CONDITIONAL USE PERMIT HEARING

Balancing Industry and Community Interests

A Practical Framework for the Quikrete Conditional Use Permit (CUP)



Our Position

1

We do not oppose mining

FMC advocates the completion of mining at Maryland Creek, followed soon after by reclamation of the area.

2

The life of this mine includes

Mining aggregate, processing it into asphalt and concrete, completing mining and disassembling processing equipment, then reclaiming the land as close as possible to what it was, consistent with zoning.

3

The mine is nearing the end of 30+ years of production

We will show you the evidence. Given this information we believe a 5-year CUP term would provide enough time to complete mining operations at the site.

4

Simple conditions to protect the populace in these final years

Nearby Colorado counties already apply these conditions to similar operations. Why would you not implement them here in Summit County?

These Recommended Conditions Represent

1

Immaterial impact on cost of production

2

No impact on delivery of construction materials to the county

3

No impact on ANY jobs in the county

Pro-Accountability, Not Anti-Development

The cynical dismissal of our coalition of over 325 residents as anti-development NIMBY obstructionists is fundamentally false.

Eyes Wide Open

Residents bought their homes fully aware of this historic gravel site. Most residents were aware of the pending 2026 CUP expiration and willing to invest in the area knowing operations would cease.

Prior Operators Hit Their Targets

Earlier operators met their published production and lifecycle estimates. Every cell was completed in the timelines they projected in 2010. Why would that baseline change now?

Steady Supply, Full Employment

We support maintaining production for 5 years so the local workforce stays employed, the operator can supply the local needs for aggregate/asphalt/concrete at a production rate that keeps costs down in the county, and allow time for the County to identify future locations of this type of industy.

A Question of Trust

A 5-year cap expiring in 2031 protects the integrity of the County's planning process and makes the operator prove its projections. The County has concurrent jurisdiction to require reasonable safeguards for its residents.

Documented Intent: A Permanent Batch Plant

Why would Quikrete want to slow down mining? To keep operating an asphalt and concrete plant.



Quikrete presentation in the County public record (11 exhibits from Quikrete). The proposed view shows the plant still present after 20+ years of "reclamation."

The Documented Intent

Quikrete's own exhibits show the asphalt and concrete plant standing after "reclamation" is complete, which is completely against the original intent and against zoning

Planning Closed the Loopholes

County Planning recognized the CUP language loopholes and closed them on importing aggregate to the Maryland Creek site.

Our Ask

Provide a 5-year life for the CUP permit to ensure Quikrete delivers on their promises. Never accept the importation of gravel to continue this operation once the native aggregate is depleted.

Cost of this condition: ZERO

The 5-Year Permit Lifespan – why ?

Finite Native Resources

Data points to full depletion between 2026 and 2031. Statements by corporate representatives at Quikrete's July 22nd open house "only a few years remain in the current cell" (Cell 5). Previous operators have consistently projected a schedule of completion of each cell and have **hit that target** every time.

Correcting Structural Errors

During deliberation, the Lower Blue Planning Commission erroneously wrapped independent state reclamation timelines into the Conditional Use Permit lifespan. This rewards the operator by allowing a deliberate slow down of mining, extending the life of the batch facilities.

Orderly Transition Path

A 5-year maximum CUP term prevents supply shocks or a sudden closure in 2031-33 by forcing proactive planning now.
A clear window to move batch plants to a properly zoned area, such as the industrial corridor near the Landfill, with zero supply gap and zero labor impact.

Why has the story changed now, after Quikrete took over operations? Is it because there has been an intentional shifting of product mix? What impact does this have on the County?

Why would County staff take the word of Quikrete over fully investigating the historical projections? The record provides significant support for only a 5-year CUP term. Quikrete provided NO INFORMATION TO SUPPORT the time period to complete Cell 5.

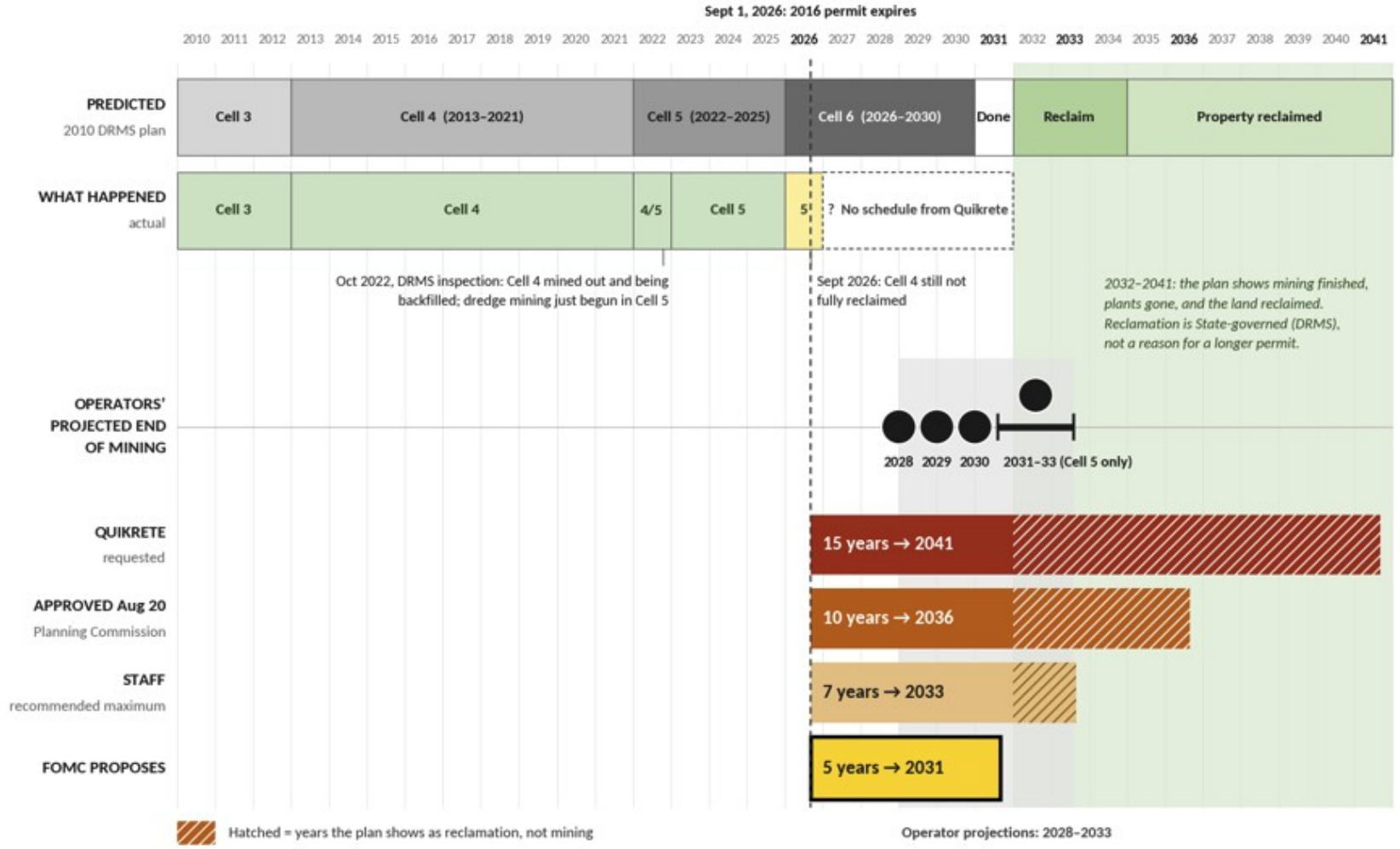
Cost of this condition: ZERO

Operator Projections Support a 5-Year CUP Term

Life of mine gravel extraction/depletion: publicly available evidence for limiting the CUP duration to 5 years

2010	**Everist** DRMS Amendment No. 2 (Permit M-1996-049, pp. 8-9 of 35)	**20-year timetable**: Cell 5 mined by 2025 and Cell 6 by 2029 (about 4 years each), with reclamation complete by 2033.
2015	**Everist** Affidavit in 2015-16 Substitute Water Supply Plan (Hydrology Att. B, p. 23)	"***It is estimated that mining operations will continue for an additional 8 – 10 years***."
2018	**Peak Materials** Public flyer (Quikrete acquired Peak/Summit Materials in Feb 2025)	Aggregate "***will be exhausted sometime in the next 10 years***" (mining ends about 2028). Importing aggregate would require amending the 2016 CUP to extend the life of the batch plants.
2022	**DRMS** Inspection report, Oct 6, 2022 (M1996-049)	Cell 4 mined out **on the 2010 schedule**, yet in Sept 2026 it is no closer to full reclamation. Dredging began in Cell 5, projected at 4 years (2026). In Aug 2026, with no support and contrary to earlier operator statements, Quikrete told the County Cell 5 needs 5-7 more years.
2025	**Everist** Substitute Water Supply Plan, Jan 2025 (p. 12 of 29, Sec. 2.2.9)	"***Gravel mining at MCR is expected to continue for an additional 5 years***," ending 2029, consistent with the 2010 DRMS filing.

Overview of Projected Life vs Actual Life



For 30 years, every public statement and filing has supported an end of mine life of 2031. The 2010 DRMS Mining Plan clearly outlines the timeline, and they have hit every milestone to date.

How is it that Quikrete now says another 15-20 years remaining?

A full-size handout of this visual is provided to the Board

Thirty Years, One Plan



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How is it that Quikrete now says another 15-20 years remaining?

A full-size handout of this visual is provided to the Board

Safeguarding Local Labor & Infrastructure Costs

Protecting the Cost Structure of the County by better defining "Active Mining"

350,000 t/yr

A production floor, under which the CUP would be subject to immediate review for "**Active Mining**"

Historical Aggregate Production Precedent

Over the past 10 years, the site has produced a maximum of 554,000 tons (2019) and a minimum of 377,000 tons (2025)

Local Workforce Protection

A steady, robust annual extraction volume keeps local drivers, plant staff, and support staff 100% fully employed. It supports the county's construction industry by providing a predictable business environment.

Stable Infrastructure Costs

A reliable local aggregate supply protects the county from artificial constraints and keeps per-ton concrete and asphalt pricing competitive.

Dismantling Scarcity Narratives

Eliminates any corporate logic for slow-walking or throttling access to remaining raw materials over the 5-year window.

Why would you not require a production floor and protect the interests of the County?

Cost of this condition: ZERO

Proactively Safeguarding the Populace

Why would you not require Quikrete to meet standard, modernized operational safeguards—especially as nearby counties with similar industrial production facilities have done exactly that?

Proven Precedents

Identical regulations are currently operating smoothly in neighboring mountain communities.

Negligible Costs

Standard off-the-shelf tracking technologies carry zero material weight for a multi-billion dollar entity that already employs them elsewhere.

Effect on County Staffing

Force multiplier to help monitor operating conditions at the site without imposing additional time on under-resourced County staff

Get ahead of the curve: past issues were tolerated, and we should not have to rely on annual reporting when problems arise more frequently.

The County Has the Responsibility and the Concurrent Jurisdiction to Protect Its Residents

Several counties with aggregate, asphalt, and concrete production have already required additional measures

Topic	Quikrete Proposal / Current CUP	Required in Other Colorado Counties
Air Quality	No text on perimeter hardware, continuous tracking, or calibration logs.	Mandatory installation of three (3) electronic VOC monitors and a stack CEMS by June 1, 2027, with reporting to the county quarterly and annually, with on-site inspection as asked by county personnel. ***Reference: Grand County*** ***State of Colorado (standard in other hydrocarbon related industries)***
Noise Standards	Standard CRS references; unmonitored perimeter. Handled retroactively through Sheriff nuisance calls.	Mandatory continuous sound monitoring; 24-hr notification of exceedances over 55 dB(A) day / 50 dB(A) night; broadband alarms required. ***Reference: Eagle County and Weld County***
Berms & Shields	Proposed basic 10-foot earth berm along portions of the southern boundary.	Minimum 20-foot engineered vegetated berm of dense native evergreens; strict stockpile height setbacks; stockpiles kept away from eastern and southern boundaries; no movement of processing facilities further south. ***Reference: Grand County***

Cost of these conditions: NEGLIGIBLE

Why would you not want protections for Summit County residents consistent with nearby counties with the same type of industry?

Automated & Enforceable Air Safeguards

Odors and dangerous chemical emissions are intermittent, but important to nearby residents

The Problem with Self-Reported Manual Audits

Code enforcement is limited by county budget and staffing. Paper logs and self-reported checks put an unfair burden on local families.

Unalterable Transparency

Data recorded automatically to allow public to review records, County or State enforcement if needed.

Require the ability to detect and record intermittent issues in a way manual detection methodologies miss

3
property-line VOC sensor pods to track and record emissions

1
vent-stack Continuous Emission Monitoring System, deployed on most critical piece of equipment – asphalt mixer

Why would you not require real-time data logging, especially as nearby counties with similar heavy industrial facilities successfully require this exact tracking?

Cost
Minimal for a multi-billion dollar corporation who **ALREADY** installed in Grand County

Modern Acoustic & Visual Safeguards

240

active residential families next door, Maryland Creek Park, dog park, disc golf, picnic area

0

occupied Summit Sky Ranch homes, Maryland Creek Park, dog parks, Silverthorne Elementary in 2016

20 ft berm

is best practice solution

Acoustic Upgrades

Replace high-pitched tonal backup beepers on all mobile equipment with broadband “white-noise” alarms. - Eagle County

Visual Buffers

Raise engineered, vegetated earth berms to a uniform 20 feet to contain processing noise and visual sprawl. This can be done while concurrent reclamation and dredging operations proceed.

Reporting and Transparency

Mandatory reporting of noise or visual complaints shall be visible to the populace, with complaints and reporting procedure published

Why would you not require broadband alarms and 20-foot vegetative berms, especially as nearby counties have mandated these standards?

Cost

Minimal for a multi-billion dollar corporation



Halting Visual Blight & Enforcing Concurrent Reclamation

1. **The Lake 4 Reality**
   Extraction at Cell 4 ended in 2022. Four years later it remains an unreclaimed industrial staging hub. The County has concurrent jurisdiction to require this condition in this CUP.

2. **Severe Visual Blight**
   Forty-foot asphalt piles sit on the southeast shoreline of Lake 4. All piles should be removed from cells that are not being mined per code.

3. **Mandatory Pile Setbacks Away from Population**
   Move and cap all stockpiles over 15 feet: 1,200 feet north of the Silverthorne line and 750 feet west of Highway 9.

Why would you not require binding, concurrent reclamation schedules for Lake 4 and permanent relocation of all piles away from residential areas?

Site Plan: Keep the Plant No Closer Than Cell 6

500 ft represents 2000 ft closer than current equipment is located



Current: 2000 ft from property line



CUP: 500 ft from property line

What CUP Condition E Allows

Only milling and crushing are barred within 500 ft of the southern property boundary (also the Silverthorne boundary), with limited stockpiling and Cell 4 reclamation excepted. Piles there are capped at 15 ft, and all other activity needs only the 50-foot A-1 setback. Equipment now sits about 2000 ft back, so the plant could move 2000 ft closer.

The Ask

Do not allow the industrial plant to move any closer to the southern boundary than the southern border of Cell 6.

Consistent with the 1996 and all subsequent plans

The plant area is mined last, and equipment is reduced and removed as mining progresses.

Why would you not restrict movement of an industrial footprint from locating closer to a residential area?

Traffic Caps to Match Modern Safety Realities

Metric	Outdated 2016 Cap	Field Data Reality	Proposed Cap
Daily truck trips	900 total possible trips – loaded and unloaded	~250 total trips max	**250 total trip cap**
Hourly surge control	None	Uncontrolled clustering	**20-trip max hourly cap**
Verification system	Manual paper logs	Unverified estimates	**Automated axle counters**

48 sec

one heavy truck passes every 48 seconds at 900 trips

A New School on Highway 9

Summit County has significantly changed since 2016. An elementary school now operates along the corridor that did not exist when the original baseline caps were set.

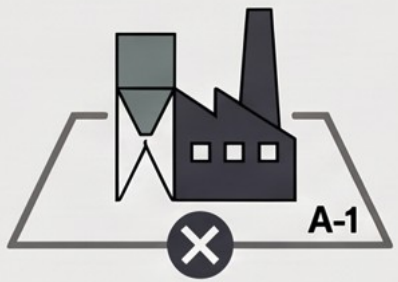
The Ask

Add axle counters with reporting to the County on a quarterly basis, fully accessible by the public

Why would you not require an automated axle counter, especially as nearby counties have long mandated this exact accountability?

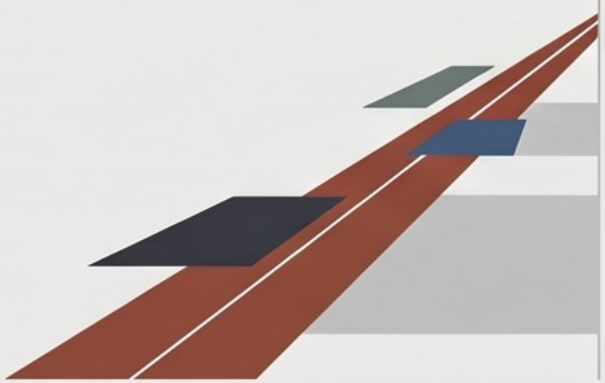
Transitioning Maryland Creek Ranch: A 5-Year Roadmap for Industrial Relocation

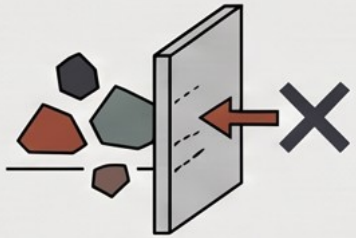
Zoning Limits & The 5-Year Horizon



A-1 Zoning Prohibits Standalone Industrial Plants

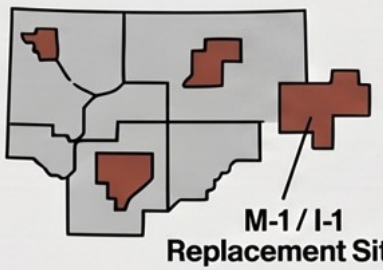
Code Figure 3-2 and § 3812.01.A restrict batch plants to active on-site mining.





Importation of Raw Aggregate is Expressly Forbidden

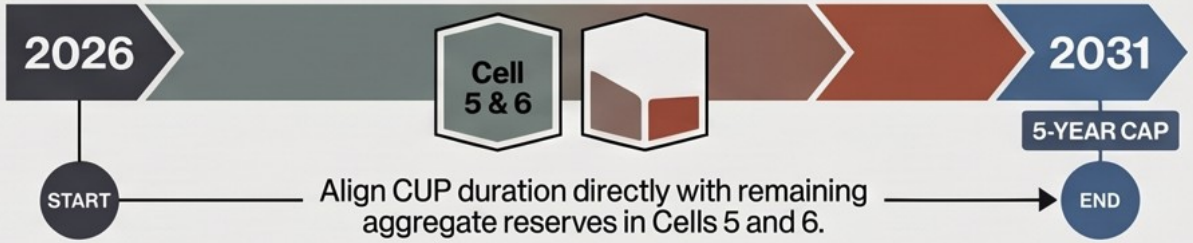
Condition 2.L prohibits importing raw materials to sustain off-site industrial batch operations.



Launch Regional Industrial Site Selection Immediately

Initiate a study under CWCP Policy 3.1 to zone M-1 or I-1 repiacement sites.

Cap Permit Horizon to 5 Years (2026–2031)



Proactive Relocation & Mandatory Reclamation



Enforce Mandated Dismantling of Processing Facilities

Enforce DRMS Plan Note 2 requiring complete batch plant removal upon depletion.



Guarantee Orderly Site Reclamation by 2031

Enforce 2016 CUP Condition 3.A sunset rules for full environmental site restoration.

Summary

1

Strict 5-Year Maximum Lifespan

Aligned with actual native reserve timelines.

2

350,000-Ton Production Floor

Secures local materials and labor. No slow-walk of mining.

3

Automated Recording

Automated sensor networks. Axle counters.

4

Site Plan

Relocate piles and raise 20-foot berms. Restrict equipment location north of Cell 5

5

Future Industrial Siting

Start now to identify new location in the county for construction material production

Immaterial impact on cost of production

A multi-billion dollar company can easily implement the standard equipment and processes suggested with minimal cost

Zero Infrastructure Supply Risk

Steady, predictable construction industry supply

Zero Local Labor Disruption

All jobs dependent on this market remain the same

Why would you not implement these conditions as part of approval for CUP PLN26-004?