

STATE OF
COLORADO

Czapla - DNR, Dustin <dustin.czapla@state.co.us>

Response to #5 Special use Permit

1 message

Lisa Councilman <jci@jci Crested Butte.com>

Thu, May 29, 2025 at 4:15 PM

To: "Czapla - DNR, Dustin" <dustin.czapla@state.co.us>

Cc: "JOHN P. COUNCILMAN (jpcouncilmaniii@hotmail.com)" <jpcouncilmaniii@hotmail.com>

Dustin,

There is some discussion at the County level on “if a land use change is necessary since the Gravel pit has existed for the past 75 years. There are all new people down at the Gunnison County Community Development and this is an unusual request. I am trying to keep it a “minor” impact as the process is much shorter and less expensive. No one knows what a “Special use Permit” is at the

Gunnison County Community Development or how to apply/issue one?

Lisa Councilman

Vice President

jci@jci Crested Butte.com

970-349-5486



RESPONSE TO SPECIAL USE PERMIT.pdf

548K

From: john councilman <jpcouncilmaniii@hotmail.com>

Sent: Tuesday, May 27, 2025 7:42 AM

To: Rachael Blondy <RBlondy@gunnisoncounty.org>

Subject: Re: Land Use Change Permit Requirements for Gravel Pit Operations at 5400 County Road 76

[EXTERNAL SENDER - USE CAUTION]

Racheal, Yes I would like to schedule a meeting with you to see what we need to do to keep it a minor impact. Limiting size to 2 acres, production under 10,000 ton and 6 month operation is fine with me. I can amend state application to match county requirements. Let me know when. John Councilman.

From: Rachael Blondy <RBlondy@gunnisoncounty.org>

Sent: Friday, May 23, 2025 12:38 PM

To: john councilman <jpcouncilmaniii@hotmail.com>

Cc: Hillary Seminick <HSeminick@gunnisoncounty.org>

Subject: Land Use Change Permit Requirements for Gravel Pit Operations at 5400 County Road 76

Hello John,

Thank you for your patience – I was in an all-day meeting yesterday.

I am writing regarding your interest in restarting gravel pit operations at [5400 County Road 76](#) for the sale of materials for construction and landscaping use.

I want to make you aware of the applicable requirements under the Gunnison County [Land Use Resolution](#) (LUR). Per Division 9-400:B, any applicant proposing the exploration, mining, or processing of construction materials – including gravel – must obtain a Land Use Change Permit. This permit will be classified as a Major Impact Project because of the scope of the operation.

Based on your stated intent, your proposal will qualify as a [Major Impact Project](#) under Section 7-101:E, which requires this classification of large construction materials operations that:

1. Operate more than 180 days per year,
2. Produce more than 10,000 tons of material per year, or
3. Disturb more than two surface acres of land.

We encourage you to review your operational plans, particularly your estimated days of operation, production volumes, and total area of disturbance and provide those along with your Major Impact Application.

Please let me know if you would like to schedule a time to meet or if you have any questions about the process.

Cheers,
Rachael

<image001.png> **Rachael Blondy**
Planner II