

EL PASO



COUNTY

COMMISSIONERS:
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AGENDA ITEM SUMMARY

Agenda Item No: 7.f.3.

Date: November 12, 2009

To: Board of County Commissioners

From: Elaine Kleckner - Current Planning Manager , Development Services Division

Subject: SPECIAL USE - SUNDANCE RESOURCES - LAFARGE - This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for approval of a Special Use for mineral and natural resource extraction of sand and gravel. The mining will take place on a 514 acre parcel between the Union Pacific railroad tracks and Fountain Creek. A portion of a second, smaller parcel to the north, consisting of a total of 64.35 acres, will be used for a scale house and access improvements. The site is located adjacent to the southern boundary of the City of Fountain, is zoned RR-5 (Residential Rural) and I-2 (Limited Industrial), and is in the El Paso County Central Comprehensive Plan (1988) area. The Special Use application has been revised to eliminate mining in the 100 year floodplain. This application is being processed concurrently with a Variance of Use to allow concrete and asphalt batch plants in the I-2 zone. (Schedule Nos. 57000-00-097, 57000-00-125) (AL-06-008) (Item pulled from agenda at request of applicant and staff. Item will only reappear on the agenda after proper notice given to interested parties.)

SUMMARY (including information on budgeted matters):

SPECIAL USE - SUNDANCE RESOURCES - LAFARGE - This is a request by Lafarge (Applicant) and Sundance Investments (Land Owner) for approval of a Special Use for mineral and natural resource extraction of sand and gravel. The mining will take place on a 514 acre parcel between the Union Pacific railroad tracks and Fountain Creek. A portion of a second, smaller parcel to the north, consisting of a total of 64.35 acres, will be used for a scale house and access improvements. The site is located adjacent to the southern boundary of the City of Fountain, is zoned RR-5 (Residential Rural) and I-2 (Limited Industrial), and is in the El Paso County Central Comprehensive Plan (1988) area. The Special Use application has been revised to eliminate mining in the 100 year floodplain. This application is being processed concurrently with a Variance of Use to allow concrete and asphalt batch plants in the I-2 zone. (Schedule No.'s 57000-00-097, 57000-00-125) (AL-06-008) (Item pulled from agenda at request of applicant and staff. Item will only reappear on the agenda after proper notice given to interested parties.)

BACKGROUND (including information on budgeted matters):

EXECUTIVE SUMMARY - This is a request by Lafarge (applicant) and Sundance Investments (land owner) for approval of a special use for mineral and natural resource extraction of sand and gravel. The mining will take place on a 514 acre parcel between the Union Pacific railroad tracks and Fountain Creek. A portion of a second, smaller parcel to the north, consisting of a total of 64.35 acres, will be

used for a scale house and Interstate 25 access improvements at Exit 122. The site is located adjacent to the southern boundary of the City of Fountain, is zoned RR-5 (Residential Rural) and I-2 (Limited Industrial), and is in the South Central Comprehensive Plan (1988) area. The application has been revised to eliminate mining in the 100 year floodplain. A variance of use request has been submitted concurrently with the special use to allow concrete and asphalt batch plants on the northern portion of the site in the I-2 zone. Batch plants are only allowed by special use in the I-3 (Heavy Industrial) and M (Manufacturing) zones, hence the need for the variance of use. The proposed term of the mining and batch plant operations will be 15 years.

FINANCIAL IMPLICATIONS (completed only if not currently budgeted, and is an emergency, mandated or grant/unanticipated revenue funding request before the Board for consideration):

Revenue/Funding Sources:	<u>NA</u>
Revenue/Funding Amount:	<u>NA</u>
Subject to TABOR?	NA
Increase to Original Adopted Budget:	NA
Net Cost to El Paso County:	NA
Total Project Cost:	NA



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October 29, 2009

Elaine Kleckner
El Paso County Development Services
2880 International Circle - Suite 100
Colorado Springs, CO 80910

Subject: Request for Continuance of November 12, 2009
County Commissioner's Hearing
Sundance Resources, Lafarge Special Use Review
AL-06-008 and Variance of Use

Dear Elaine:

On behalf of our client, Lafarge West, Inc., we are requesting a continuance of the November 12, 2009 public hearing on the above referenced case. The reason for this request is that Lafarge requires some time to address certain issues and concerns raised by the public and the Planning Commission.

At this time we are not certain how long it will take to do this so we are requesting that the hearing be continued to a date to be determined. We understand this will require re-advertising the hearing. We will be sure to inform you at least four weeks in advance of the new suggested hearing date so that you can meet your public notice requirements.

Please let us know if this is acceptable to the County Commissioners and if a representative of the applicant needs to be present on November 12th.

Please let me know if you have any questions or need any additional information.

Sincerely,

Paul T. Banks, Jr.

Cc: Steve Brown - Lafarge

