



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOARD OF COUNTY COMMISSIONERS

BUSINESS MEETING AGENDA ITEM

January 3, 2016 -- 10:30 AM

Hearing Room, Third Floor, County Courthouse, Boulder

STAFF PLANNER: Abby Shannon, AICP

Docket SU-96-18: Request for decision for SU-96-18 Martin Marietta Materials, “Rockin’ WP North” Site Plan and Landscape Plan

Use: Special Use Review and Site Specific Development Plan to conduct open mining on approximately 647 acres within an 881-acre area
Location: At 5891 Hygiene Rd., with the nearest entrance at 5610 Ute Highway approximately ½ mile west of the intersection of Ute Highway (SR 66) and N 61st St, in the Sections 20, 21, 22, 27, 28, 29, Township 3N, Range 70W
Zoning: Agricultural (A)
Owner: Martin Marietta Materials, LLC
Applicant: Summer Howard, TetraTech

SUMMARY:

Martin Marietta Materials, LLC, seeks approval to improve the processing facilities and operations of its approved gravel mine. Condition #12 for special use docket SU-96-18, memorialized in Resolution 98-32 (attached), requires the site plan and landscape plan to be approved by the Board of County Commissioners at a business meeting. Staff is requesting a decision on whether to approve the site plan, landscape plan, and the applicant’s request for an exemption to the lighting standards.

DISCUSSION:

Western Mobile Boulder, Inc. initiated a special use review process in 1996. The conditional approval of the docket in 1997 repealed and replaced previously approved special use dockets allowing for open mining on 647 acres within a larger 881-acre area. In 2011, the properties were acquired by Martin Marietta Materials, LLC.

This area has been utilized as a processing and storage facility for many years – the first special use approval on record was initiated in 1969. Within the subject area, there exist storage silos located on a railroad siding as well as a conveyor belt to load the materials into the silos.

The Board of County Commissioners conditionally approved SU-96-02 on January 22, 1998, following two previous public hearings (July 1, 1997, and October 28, 1997). Prior to review by the Board of County Commissioners, Planning Commission also reviewed the docket at public hearings on December 18, 1996, and April 16, 1997, ultimately recommending approval the docket.

The conditions of approval establish a maximum time period for mining activities – 30 years for the mining (starting in 2003) and 3 years for post-mining land reclamation.¹ The conditions also outline hours of operation for the new mining and hauling activities approved through this special use – these hours are generally confined to daylight hours during the Monday-Friday work week with the exception of emergency situations.² The final site plan and landscape plan must be approved by the Board at a regularly scheduled business meeting, according to the approval.³ Staff did not find specific requirements for the site plan or the landscape plan within the docket file other than the requirement they be approved at a business meeting.

Site Plan

The attached site plan proposes to construct structures related to the processing and shipping of materials mined at the subject properties. The proposed improvements include:

- the processing plant (approximately 35' tall),
- a 980 sq ft employee building,
- a 320 sq ft scale house,
- a 200 sq ft motor control building,
- a 800 sq ft machine shop,
- a 672 sq ft quality control lab,
- a 448 sq ft storage building,
- four 320 sq ft storage buildings,
- bathrooms and a septic system,
- a 10,000 gallon fuel storage tank, and
- parking spaces for employees and equipment.

The proposal under review would allow the processing of materials in a 5 acre area located north of St.Vrain Creek and south of the BNSF railway. A large portion of the subject property is within the 100-year floodplain of St Vrain Creek, although the applicant has proposed to construct some of the improvements in the small area located between the railroad and the 100-year floodplain designation including the 10,000 gallon fuel tank.

The development is anticipated to be visible to Ute Highway given the visibility of the existing silos; however, this location is preferred to the location south of St. Vrain Creek because of its consolidated nature, because most of the activities will be on the north side of the creek, and because the area already includes considerable site disturbance. Also, some of the structures will be located outside of the 100-year floodplain including the fuel storage, quality control lab, machine shop, and four 320 sq ft storage buildings.

¹ See Condition #1, Resolution 98-32.

² See Condition #2, Resolution 98-32.

³ See Condition #12, Resolution 98-32.

Staff supports the site plan as presented. The applicant is aware that many structures will require floodplain development permits in addition to building permits.

Landscape Plan

The applicant has proposed trees and shrubs along the access road from Ute Highway (State Road 66) south to the subject site. According to the landscape plan, a mixture of deciduous and evergreen trees and shrubs are proposed. While the landscaping will help soften and shield the access road, it will do little to screen the plant itself which will be plainly visible to Ute Highway. Landscaping to soften the look of the silos is not practical given the necessary proximity of the silos to the BNSF railway. The land between the railway and Ute Highway is owned by Boulder County Parks and Open Space.

Staff would prefer that no additional landscaping is added along the access drive connecting the subject area to Ute Highway. More landscaping would formalize the area and would make the entrance more prominent – something we do not support in the unincorporated areas. The applicant has proposed to replace the existing fence with a chevron design split rail wood fence. They propose to move the existing gate approximately 125 feet south of the current location (at the edge of the right-of-way). The proposed monument sign would be located approximately 70 feet from the right-of-way and is proposed to be the maximum allowable size – 10 feet tall, two-sided, with each side displaying 32 sq ft of sign area. While we would prefer that a monument sign is not added, we understand the applicant's desire to identify the driveway to haulers. Once the gravel mining operations cease, the sign should be removed by this or future operators.

Lighting

The applicant has proposed lighting that exceeds the maximum height for outdoor lighting found in the Land Use Code (Article 7-1600). A temporary exemption for a period of 10 years has been requested. Article 7-1600.D.1.a. states, "lighting sources shall be mounted no more than 12 feet above finished grade." Initially, the applicant has requested 15 pole-mounted light fixtures as tall as 25 feet and lighting mounted on the processing plant itself could be as tall as 35 feet. Following a discussion with staff, the number of pole-mounted fixtures were reduced from 15 to eight (8), however, the applicant still requests 25-foot poles. The supplemental materials provided on 12/23/2016 seem to indicate that 20-foot pole-mounted lighting would be adequate, although less desirable than 25-foot lights.

Condition #13 of Resolution 98-32 states, "*Any exterior lighting or signs associated with this use must be in compliance with applicable provisions of the Land Use Code, as amended.*"

The exemption request notes the plant-mounted lights (up to 35 feet tall) will only be used during operational hours as necessary, however the applicant has requested to allow the 25-foot pole-mounted lights to remain on throughout the night for security purposes.

As stated previously, operational hours have been limited in the conditions of approval to daytime hours only (generally described in the conditions of approval as "daylight to dark") therefore staff can support the lights mounted up to 35 feet above grade on the processing plant – it should be a rare occurrence that these lights are utilized and we understand the safety aspects which necessitate the location.

Staff is very concerned about 25-foot pole-mounted lighting, particularly if it is to be utilized outside of business hours. The subject area will be visible to Ute Highway. While we understand the desire to have a secure site, we wonder if lighting would be beneficial considering the distance of the site from the public road. We cannot support 25-foot tall pole-mounted lights. That quantity and height of lighting is inconsistent with the rural character of the area. Photometric studies have been provided by the applicant demonstrating lighting capabilities at 25 feet, 20 feet, and 12 feet and these are available in the submittal materials.

We support eight 12-foot pole-mounted lights and we would prefer they are only utilized at the shoulders of the work day rather than all night long. The applicant's stated reason for needing lights taller than 12 feet is that many of the work vehicles (large trucks, loaders, etc.) have cab heights taller than 12 feet. Staff can support eight 20-foot pole-mounted light fixtures on the site for a 10-year period provided these lights are turned off from the hours of 8 pm until 6 am. Again, Resolution 98-32 limits the mining operations and truck hauling to daylight hours only.

RECOMMENDATION:

The Land Use staff finds that the Applicant has provided a site plan and landscape plan that complies with the conditions of approval described in the original special use approval. Staff recommends the Board approve the site plan, landscape plan, and exemption to the lighting standards provided the following conditions are met:

1. All necessary building permits for the structure and components shall be obtained and the structure and components shall comply with Boulder County Building Codes.
2. Floodplain development permits are required for structures located within the designated floodplain.
3. Plant-mounted lighting up to 35' is permitted provided these lights are only used during operational hours as described in Resolution 98-32. The plant-mounted lighting must be down-lit and fully shielded fixtures. This exception to the Land Use Code lighting standards is allowed for up to 10 years starting at completion of construction (final inspection).
4. Eight (8) pole-mounted lights up to 20' in height are permitted. These lights must be turned off every day between the hours of 8 pm and 6 am. This exception to the Land Use Code lighting standards is allowed for up to 10 years starting at completion of construction (final inspection).
5. As part of the reclamation phase, all structures, pole-mounted lighting, and signage must be removed.

Attachments

- Application materials for MD-16-0014 (12/2/2016, 12/23/2016)
- Plan set – site plan, landscape plan, and photometric studies
- Resolution 98-32
- Determination letter from Land Use staff dated August 30, 2016
- Site maps and photos



December 2, 2016

Dale Case, Director
Abigail Shannon, Planner
Boulder County Land Use Department
2045 13th Street
Boulder, CO 80302

**RE: MD-16-0014: Modification Request for SU-96-18
Lyons Aggregate Facility: Site Plan Amendment to SU-96-18 and Temporary Lighting
Exemption Request**

Dear Mr. Case and Ms. Shannon:

This letter summarizes Martin Marietta Materials' request to amend the site plan approved through SU-96-18, and the related 1999 development agreement for the Lyons Aggregate Plant, specifically the "Rockin' WP North" parcel. Also included in this letter is a request for a Temporary Lighting Exemption, per Art. 7.1600.H.

BACKGROUND

Martin Marietta proposes slightly modifying the location of structures at the processing site, all of which were approved through SU-96-18. The purpose of the relocation is to place all activities and structures on Martin Marietta-owned property. Since SU-96-18 was approved, the parcel on which the scale and scale house were located has been sold to Boulder County for open space purposes. Also, Martin Marietta wishes to cluster its buildings and operations.

DISCUSSION

Per your letter to Julie Mikulas at Martin Marietta, dated August 30, 2016, the County requires the applicant to "provide the site plan and landscape plan as well as a narrative describing the final floor area and other details."

You also indicated that after Boulder County Staff review of those items, the site plan amendment will be scheduled for presentation to the Board of County Commissioners at a Business Meeting.

SITE PLAN AMENDMENT NARRATIVE

Martin Marietta proposes slightly modifying the location of structures at the processing site, all of which were approved through SU-96-18. The purpose of the relocation is to place all activities and structures on Martin Marietta-owned property. Since SU-96-18 was approved, the parcel on which the scale and scale house was located, has been sold to Boulder County for open space purposes. Also, Martin Marietta wishes to cluster buildings and operations to have less of an impact on the surrounding parcels and to minimize disturbance.

Please see the attached plan set for the site plan layout of the processing site. The processing site will include the following structures:

1. The processing plant, which includes crushers, conveyors, screens and separators. The plant structures were approved under SU-96-18. The maximum plant height is approximately 35 feet above finished grade, but will vary.
2. A 980 sq.ft employee building (14' x 70'). This building will water service, two bathrooms and five parking spaces. Approximately 13 feet above finished grade.
3. A 320 sq.ft scale house (10' x 32'). This building will have water service and one bathroom. Approximately 13 feet above finished grade.
4. A 200 sq.ft. Motor Control Center (MCC) building (10' x 20'). Approximately 11 feet above finished grade.
5. An 800 sq.ft. shop (20' x 40'). Approximately 15 feet above finished grade.
6. A 672 sq.ft. QC lab (12' x 56'). Approximately 15 feet above finished grade.
7. Four (4) 320 sq.ft. storage buildings (8' x 40'). Approximately 11 feet above finished grade.

In addition to those structures, the processing site will have a fuel containment tank and equipment parking.

TEMPORARY LIGHTING EXEMPTION REQUEST

In item 13 under the 1999 Development Agreement, the owner agreed to the following: "Any exterior lighting or signs associated with this use must be in compliance with applicable provisions of the Land Use Code, as amended."

The current Land Use Code limits outdoor lighting structures to a maximum height of 12' above finished grade. According to the Boulder County Land Use Code, the intent of the Outdoor Lighting Code is to "...define practical and effective measures by which the obtrusive aspects of outdoor light use can be minimized while preserving safety, security, and the nighttime use and enjoyment of property." Due to the industrial use at the site and the scale of equipment, safety and security would be compromised and the intent of the outdoor lighting code will not be met. Therefore, we are requesting a temporary lighting exemption at the Lyons Aggregate Facility.

Article 7-1600.H. Temporary Exemption.

1. Any person may submit a request to the Land Use Department for a temporary exemption. The request shall contain the following information:

a. specific Code exemption(s) requested;

Martin Marietta request and exemption to Article 7-1600.D.1.a. "Lighting sources shall be mounted no more than 12 feet above finished grade."

b. duration of requested exemption(s);

Martin Marietta requests an exemption for 10 years, or when the mining and processing is complete, whichever comes first.

c. proposed location on premises of the proposed light fixture(s);

Please see Sheet 3 of the Site Plan Amendment to Rockin' WP North Lyons Special Use Review SU-96-18, enclosed with this letter.

d. purpose of proposed lighting;

The safety of employees and the security of the industrial site will not be achieved with lighting at current code standards. The Lyons Aggregate Facility is a mining and processing site, as approved through SU-96-18. One of the standard equipment used at the site has a cab height of 15'. It is standard operating procedure for operational lighting to be mounted on poles, buildings and plant equipment, to assist in visibility when weather changes and visibility is low. Also, the plant structures and the site must be secure when the plant is not operating. If Martin Marietta were to install security and operational lights at 12' above finished grade, employee safety would be compromised, as would site security.

e. information for each fixture as required in Section E.1;

Lighting mounted on the plant, stackers and buildings will vary in height, but will only be on during operating hours, when weather changes visibility and for maintenance.

Lighting on the stacker structures could be 35' above grade, depending on the height of the stacker at any one time.

The pole mounted light fixtures will be no higher than 25' above finished grade. The lights on the plant will be turned off at night when we leave so the only lighting after hours will be the light poles, for security.

All fixtures will be LED and will be installed to conform to "dark sky" lighting standards. Please see the lighting specifications sheet, enclosed with this letter.

f. previous temporary exemptions, if any, and addresses of premises thereunder;

Not applicable.

FOR YOUR CONSIDERATION

Enclosed is a submittal to amend the site plan approved through SU-96-18, which includes the following documents:

1. Plan Set for Site Plan Amendment to Rockin' WP North Lyons Special Use Review SU-96-18
 - Sheet 1 – Vicinity Map
 - Sheet 2 – Context Map
 - Sheet 3 – Site Plan
 - Sheet 4 – Landscape Plan
 - Sheet 5 – Landscape and Signage Details
2. MD-16-0014: Modification Request for SU-96-18
3. Exterior Lighting Specifications

Please contact me with any questions, comments or concerns at Summer.Howard@TetraTech.com or by phone at 303-522-6053.

Sincerely,

TETRA TECH



Summer Howard, AICP
Senior Planner

Enclosures: 3

cc: Julie Mikulas, Josh Kruchten

December 23, 2016

Dale Case, Director
Abigail Shannon, Planner
Boulder County Land Use Department
2045 13th Street
Boulder, CO 80302

**RE: Revisions to MD-16-0014: Modification Request for SU-96-18
Lyons Aggregate Facility: Site Plan Amendment to SU-96-18 and Temporary Lighting
Exemption Request**

Dear Mr. Case and Ms. Shannon:

This letter summarizes the revisions to Martin Marietta Materials' request to amend the site plan approved through SU-96-18, and the Temporary Lighting Exemption, submitted to the County on December 2, 2016. These revisions are based on staff comments received on December 9, 2016 and a follow up phone conversation with Abby Shannon on December 13, 2016.

BACKGROUND

Martin Marietta proposes slightly modifying the location of structures at the processing site, all of which were approved through SU-96-18. The purpose of the relocation is to place all activities and structures on Martin Marietta-owned property. Since SU-96-18 was approved, the parcel on which the scale and scale house were located has been sold to Boulder County for open space purposes. Also, Martin Marietta wishes to cluster its buildings and operations.

LIGHTING PLAN

Per your our discussions with County staff, the lighting plan was revised to reduce the number of pole-mounted lights from 15 to 8. Also, upon the County's request we provided a photometric plan for 3 pole heights, 25' (our preferred height), 20' and 12' above finished grade.

It is important to note that in inclement weather during the daylight hours, the pole mounted lighting will be on and the plant will still stay in operation and equipment will be moving. In that scenario, the 12' mounted poles will be a safety hazard for equipment operators, as the lights would shine directly in the line of sight of the operators, creating a hazard for the employees. For this reason, we respectfully request the light poles be 25 feet above finished grade.

FENCING AND SIGNAGE

Based on County feedback, Martin Marietta revised the fencing and signage plan to reflect the rural character of this area of Boulder County (see enclosed photo). The proposed fencing will be a chevron design split rail fence with barbed wire in between the gaps. The fencing plan has been approved by Boulder County Open Space. Please contact Mel Stonebraker in the Parks and Open Space Department for more details.

FOR YOUR CONSIDERATION

Enclosed are the following documents:

1. Revised Fencing and Signage Plan
2. Revised Lighting Plan
3. Photometric Plans for 25' Pole Mounted Lights
4. Photometric Plans for 20' Pole Mounted Lights
5. Photometric Plans for 12' Pole Mounted Lights

As discussed in earlier conversations, we would like to present this to the County Commissioners at a January 3, 2017 business meeting. Please contact me with any questions, comments or concerns at Summer.Howard@TetraTech.com or by phone at 303-522-6053.

Sincerely,

TETRA TECH

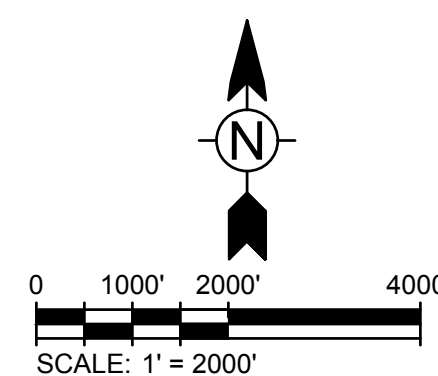


Summer Howard, AICP
Senior Planner

Enclosures: 5

cc: Julie Mikulas, Josh Kruchten

48.47 ACS M/L IN PT OF NE 1/4 NW 1/4 & PT OF NW 1/4 NE 1/4 27-3N-70 SWLY
OF RR 27-3N-70 SPLIT FROM ID 53402.



THE UNDERSIGNED MAJOR PROPERTY OWNER DOES HEREBY AGREE
TO THE SPECIAL USE SITE PLAN AMENDMENT DESCRIBED HEREON
THIS _____ DAY OF _____, 20____.

MARTIAN MARIETTA MATERIALS, INC.
BY: JAMES SHARN

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS,
BOULDER COUNTY, COLORADO, DOES HEREBY CONFIRM AND ADOPT
THIS SPECIAL USE SITE PLAN AMENDMENT DESCRIBED HEREON THIS
DAY OF _____, 20_____.

CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST:
BOULDER COUNTY CLERK TO THE BOARD

BY: _____
DEPUTY CLERK TO THE BOARD

SHEET 1	COVER SHEET
SHEET 2	CONTEXT MAP
SHEET 3	SITE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE AND SIGNAGE DETAILS



TETRA TECH

1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

[illegible]

MARTIN MARIETTA MATERIALS, INC.
SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
LYONS SPECIAL USE REVIEW SU-96-18
COVER SHEET

Project No.: 133-24097-17002

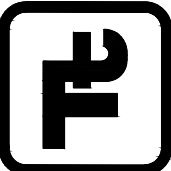
Designed By: LAW

Drawn By: LAW

Checked By: SH

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
LYONS SPECIAL USE REVIEW SU-96-18





TETRA TECH
www.tetrattech.com
1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

MARK	DATE	DESCRIPTION	BY

MARTIN MARIETTA MATERIALS, INC.
SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
LYONS SPECIAL USE REVIEW SU-96-18
CONTEXT MAP

Project No.: 133-24097-17002
Designed By: LAW
Drawn By: LAW
Checked By: SH

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH" LYONS SPECIAL USE REVIEW SU-96-18

OWNER:
SNOW SUMMIT LLC

OWNER:
THOMAS & VICKY FOX

HWY 66 (UTE ROAD)

65.00' R

65.00' R

OWNER: BNSF RAILWAY COMPANY

OWNER:
MARTIN MARIETTA
MATERIALS, INC.

OWNER:
COUNTY OF BOULDER
(WESTERN MOBILE)

OWNER:
COUNTY OF BOULDER
(TOTEVE)

EXISTING EMPLOY
BUILDING
(TO BE REMOVED)

EMPLOYEE
PARKING
5 STALLS

EMPLOYEE
BUILDING
(14'x70')

EXISTING CHAPMAN MCCASLIN
36" CULVERT UNDERGROUND
IRRIGATION DITCH

EQUIPMENT
PARKING —

POLE MOUNTED -
LIGHT - 25' HIGH
(TYP)

SEPTIC
(12'x40') -
STRUCTURE MOUNTED

EXISTING CONVEYOR
BRIDGE ACROSS RIVER

BRIDGE ACROSS RIVE

CONVEYORS

SCALE/
SCALE HOUSE
(10'x32')

EXISTING CHAPMAN MCCASLIN
UNDERGROUND IRRIGATION DITCH

EXISTING
SILOS

— EXISTING
CONVEYOR BELT

SHOP
(20'x40')

EXISTING CHAPMAN MCCASLIN
36" CULVERT UNDERGROUND
IRRIGATION DITCH

OWNER:
COUNTY OF BOULDER
(WESTERN MOBILE)

OWNER:
MARTIN MARIETTA
MATERIALS, INC.

TETRA TECH

1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039
www.tetra-tech.com

[illegible]

MARTIN MARIETTA MATERIALS, INC.
 THE PLAN AMENDMENT TO "ROCKIN' WP NORTH
 LYONS SPECIAL USE REVIEW SU-96-18

Project No.:	133-24097-17002
Designed By:	LAW
Drawn By:	LAW
Checked By:	SH

3

Copyright: Tetra Tech

Bar Measures 1 inch

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
LYONS SPECIAL USE REVIEW SU-96-18



LEGEND:

	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED SMALL ORNAMENTAL TREE
	PROPOSED SHRUB
	EXISTING TREES OR SHRUBS

TETRA TECH

www.tetratech.com

1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

MARK	DATE	DESCRIPTION	BY

MARTIN MARIETTA MATERIALS, INC.

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"

LYONS SPECIAL USE REVIEW SU-96-18

LANDSCAPE PLAN

Project No.: 133-24097-17002

Designed By: LAW

Drawn By: LAW

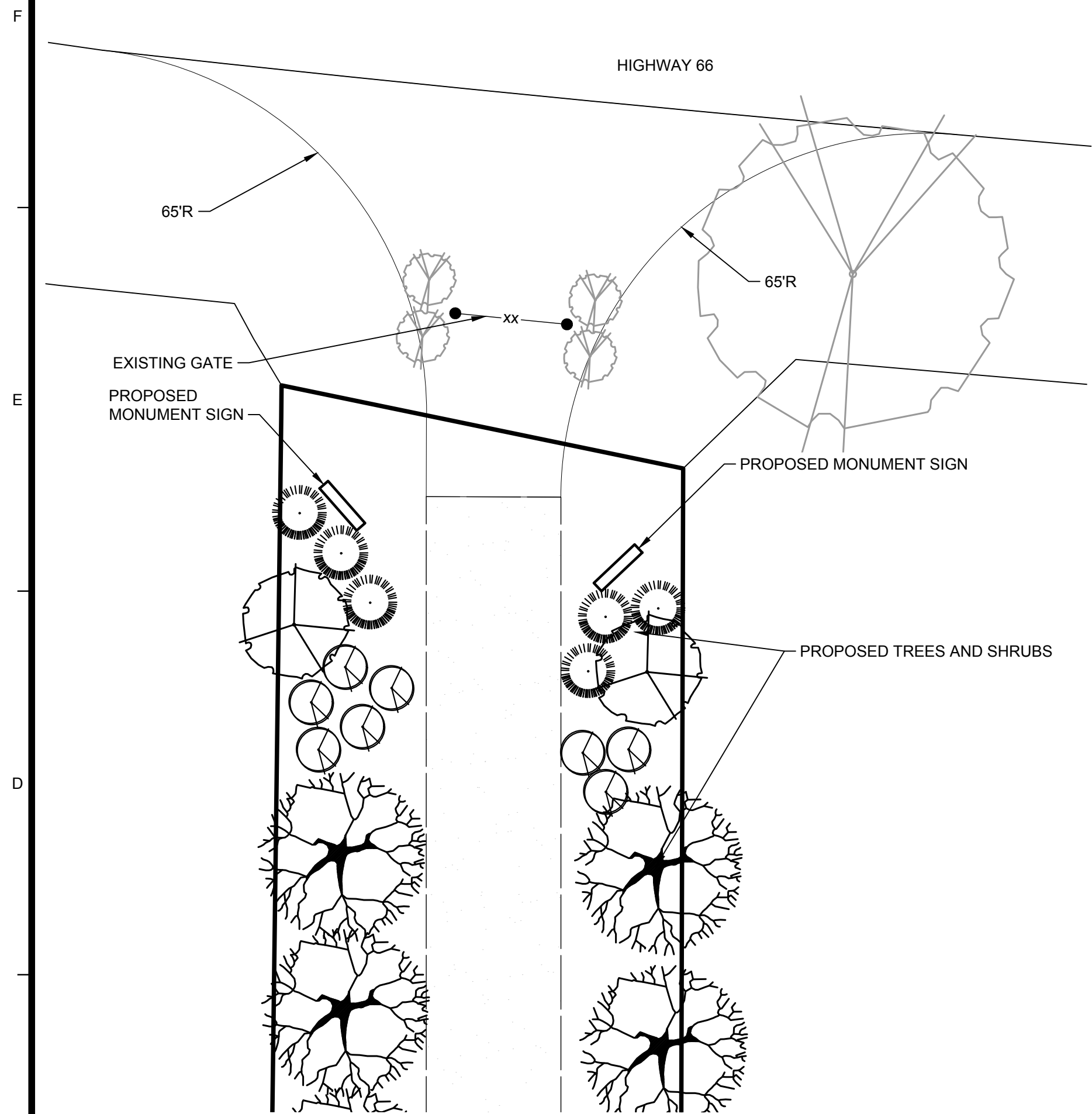
Checked By: SH

4

Copyright: Tetra Tech

Bar Measures 1 inch

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
LYONS SPECIAL USE REVIEW SU-96-18



1 ENTRY DETAIL
SCALE: NTS



4 HIGHWAY 66
LOOKING WEST SHOWING SITE ENTRANCE AND MONUMENT
SCALE: NTS

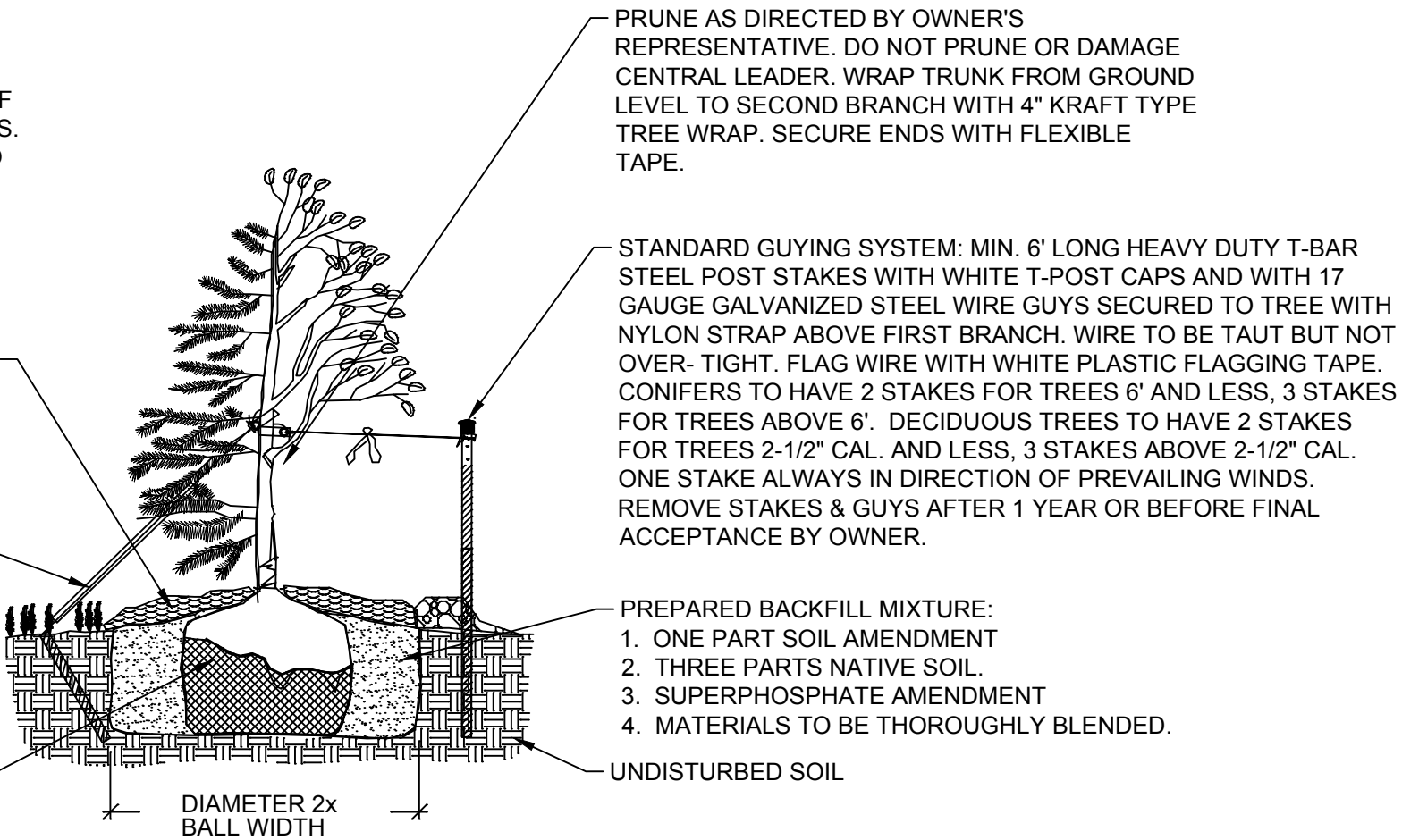
NOTE:

1. SET ROOT BALL OF ALL TREES 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS PER COUNTY STANDARDS. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. LEAVE BERM & MULCH IN NON-IRRIGATED AREAS.

4" DEEP SHREDDED WOOD OR WOOD CHIP MULCH FLUSH WITH GRADE AT EDGE TO BE KEPT 2" FROM TRUNK.

ALTERNATE CONIFER GUYING SYSTEM: EQUALLY SPACED 30" STEEL STAKES WITH WHITE TOPS, SET FLUSH WITH GRADE. GUY TO MID-POINT OF TREE & FLAG WIRE WITH 1/2" DIAMETER WHITE PVC PIPE.

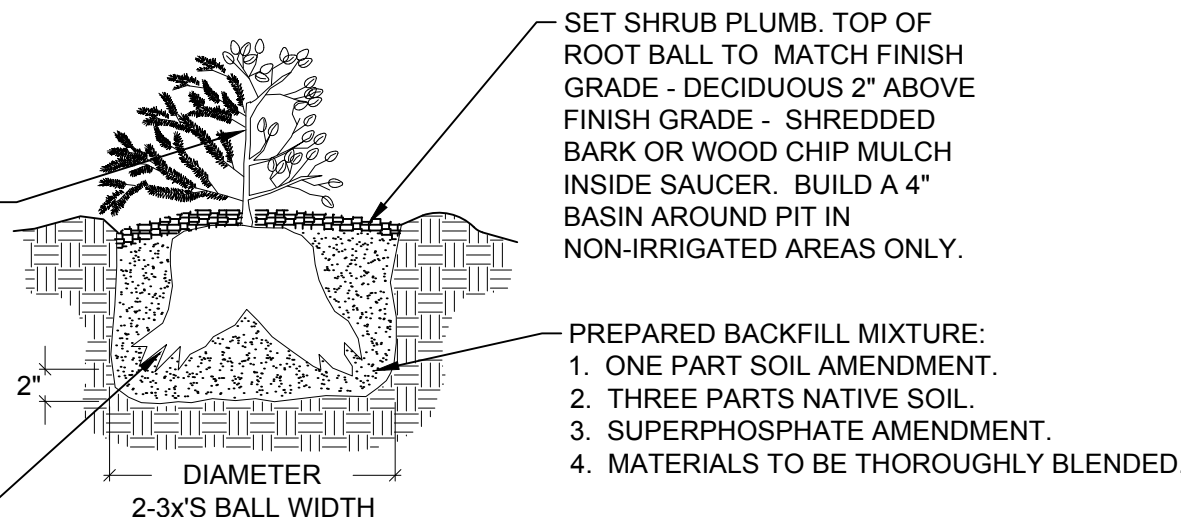
REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE & TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE & BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT, REMOVE TOP 1/3 OF BURLAP & COMPLETE BACKFILL.



3 TREE PLANTING DETAIL
NTS

PRUNE DEAD OR DAMAGED BRANCHES PRIOR TO PLANTING. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

SPACE PLANTS AND SET PLUMB FOR BEST EFFECT. MOUND COMPACTED BACKFILL UNDER ROOTBALL OR SET ON UNDISTURBED SOIL. SPLIT BOTTOM 1/2 OF BALL. SPREAD AND PLANT. REMOVE ALL CONTAINERS, BASKETS, WIRE ETC. FROM ROOTBALL.



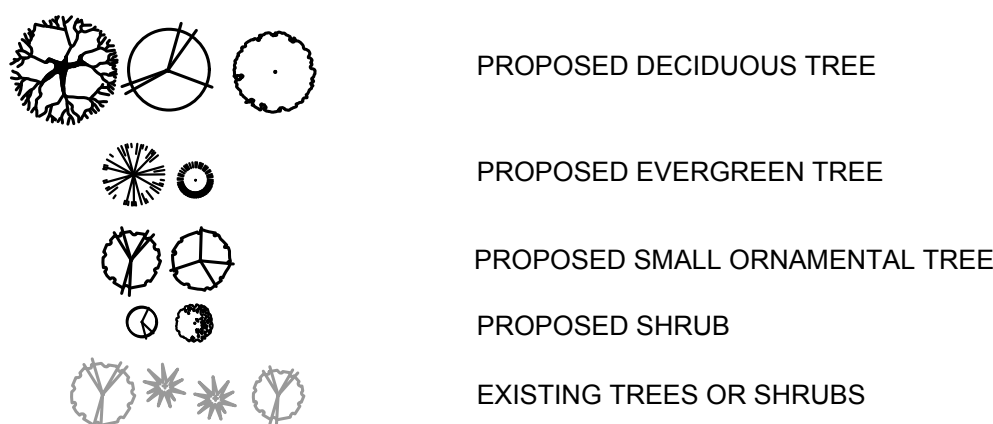
2 SHRUB PLANTING DETAIL
NTS

PLANT SCHEDULE				
COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	PLANT SIZE
HACKBERRY	CELTIS OCCIDENTALIS	50-60'	40-50'	2" CAL. B&B
BUR OAK	QUERCUS MACROCARPA	50-80'	50-60'	2" CAL. B&B
AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA AUTUMN BRILLIANCE	15-20'	15-20'	6' CLUMP
DOWNY HAWTHORN	CRATAEGUS MOLLIS	20-25'	20-25'	2" CAL. B&B
AUSTRIAN PINE	PINUS NIGRA	50'	50-60'	6-8' B&B
COLOGREEN JUNIPER	JUNIPERIS SOPULORUM 'COLOGREEN'	15-20"	4-6'	#10 CONT.
GWEN'S BUFFALO CURRANT	RIBESW AUREUM 'GWENS BUFFALO	4-6'	4-6'	#5 CONT.
GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	25' - 35'	8-12'	#5 CONT.
SMOOTH SUMAC	RHUS GLABRA	8-15'	8-10'	#5 CONT.

DESIGN INTENT:

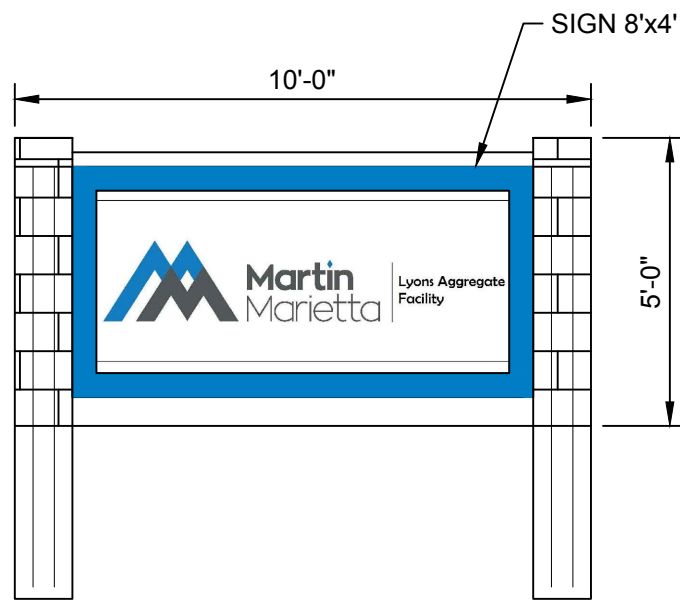
THE LANDSCAPING PLAN IS REQUIRED AS A LANDSCAPING BUFFER AROUND THE PROCESSING SITE. THE PURPOSE OF THIS PLAN IS TO DESCRIBE PLANT SPECIES AND LOCATION. A MIXTURE OF DECIDUOUS TREES, EVERGREEN TREES, AND SHRUBS WILL DEFINE THE ENTRANCE. PER THE STATE-APPROVED RECLAMATION PLAN, THE SITE WILL BE FULLY RECLAIMED ONCE THE MINING AND PROCESSING ACTIVITIES ARE COMPLETE.

LEGEND:



LANDSCAPE NOTES:

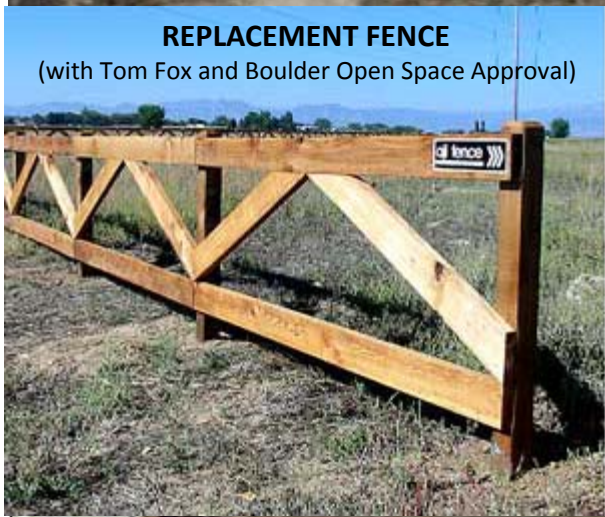
- 1) LOCATION OF ALL PROPOSED TREES AND SHRUBS ON THE PLAN IS CONCEPTUAL AND MAY BE SITE ADJUSTED.
- 2) OWNER TO MAINTAIN AND WATER TREES AND SHRUBS FOR 2 GROWING SEASONS OR UNTIL TREES AND SHRUBS BECOME ESTABLISHED.
- 3) WEED MANAGEMENT PLAN TO BE PUT IN PLACE BY OWNER.
- 4) CONTRACTOR TO CALL FOR UTILITY LOCATES AND FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 5) IN CASE OF DISCREPANCY BETWEEN PLANT SCHEDULE AND LANDSCAPE PLAN THE PLAN SHALL SUPERCEDE THE PLANT SCHEDULE.
- 6) CHANGES IN PLANT MATERIAL MUST BE VERIFIED WITH LANDSCAPE ARCHITECT.
- 7) PROTECT EXISTING TREES DURING CONSTRUCTION.
- 8) THE LANDSCAPEING PLAN IS REQUIRED AS A LANDSCAPING BUFFER AROUND THE PROCESSING SITE. THE PURPOSE OF THIS PLAN IS TO DESCRIBE PLANT SPECIES AND LOCATION.
- 9) QUANTITIES WILL BE PROVIDED AT TIME OF BUILDING PERMIT.



5 MONUMENT SIGN
SCALE: NTS



REPLACEMENT FENCE
(with Tom Fox and Boulder Open Space Approval)



© 2016 Google

Google earth

SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH" LYONS SPECIAL USE REVIEW SU-96-18

OWNER:
SNOW SUMMIT LLC

OWNER:
THOMAS & VICKY FOX

HWY 66 (UTE ROAD)

65.00' R

65.00' R

OWNER: BNSF RAILWAY COMPANY

OWNER:
MARTIN MARIETTA
MATERIALS, INC.

OWNER:
COUNTY OF BOULDER
(WESTERN MOBILE)

OWNER:
COUNTY OF BOULDER
(TOTEVE)

EXISTING EMPLOY
BUILDING
(TO BE REMOVED)

EMPLOYEE
PARKING
5 STALLS

EMPLOYEE
BUILDING
(14'x70') —

EXISTING CHAPMAN MCCASLIN
36" CULVERT UNDERGROUND
IRRIGATION DITCH

EQUIPMENT
PARKING —

POLE MOUNTED
LIGHT - 25' HIGH
(TYP)

SEPTIC
(12'x40')
STRUCTURE MOUNTED

EXISTING CONVEYOR
BRIDGE ACROSS RIVER

CONVEY

SCALE/
SCALE HOUSE
(10'x32')

EXISTING CHAPMAN MCCASLIN
UNDERGROUND IRRIGATION DITCH

EXISTING
SILOS

— EXISTING
CONVEYOR BELT

SHOP
(20'x40')

EXISTING CHAPMAN MCCASLIN
36" CULVERT UNDERGROUND
IRRIGATION DITCH

OWNER:
COUNTY OF BOULDER
(WESTERN MOBILE)

MCC
BUILDING

QC TRAILER
(12'x56') —

STORAGE

STORAGE
BUILDINGS
((4)8'x40') -

10,000 GAL.
FUEL TANK
CONTAINMENT

OWNER:
MARTIN MARIETTA
MATERIALS, INC.

LEGEND:

- * POLE MOUNTED LIGHTS - UP TO 25' (TYP 8).
- ✕ STRUCTURE MOUNTED LIGHTS (TYP)

TETRA TECH

1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

MARTIN MARIETTA MATERIALS, INC.
 SITE PLAN AMENDMENT TO "ROCKIN' WP NORTH"
 LYONS SPECIAL USE REVIEW SU-96-18

Project No.:	133-24097-17002
Designed By:	LAW
Drawn By:	LAW
Checked By:	SH

3

Copyright: Tetra Tech

Bar Measures 1 inch

Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
1	8	easc_l3f740_tcm201	EASC_L3F740	SINGLE	N.A.	1.000

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.37	14.7	0.0	N.A.	N.A.

Graybar Denver Martin Marietta Lyons, CO. LED Upgrade GE EASC Site Lighting	Fisher Lighting & Controls 10288 W. Chatfield Ave. Suite 206 Littleton, CO. 80127 303-973-1018 greg@gfls.com
--	--

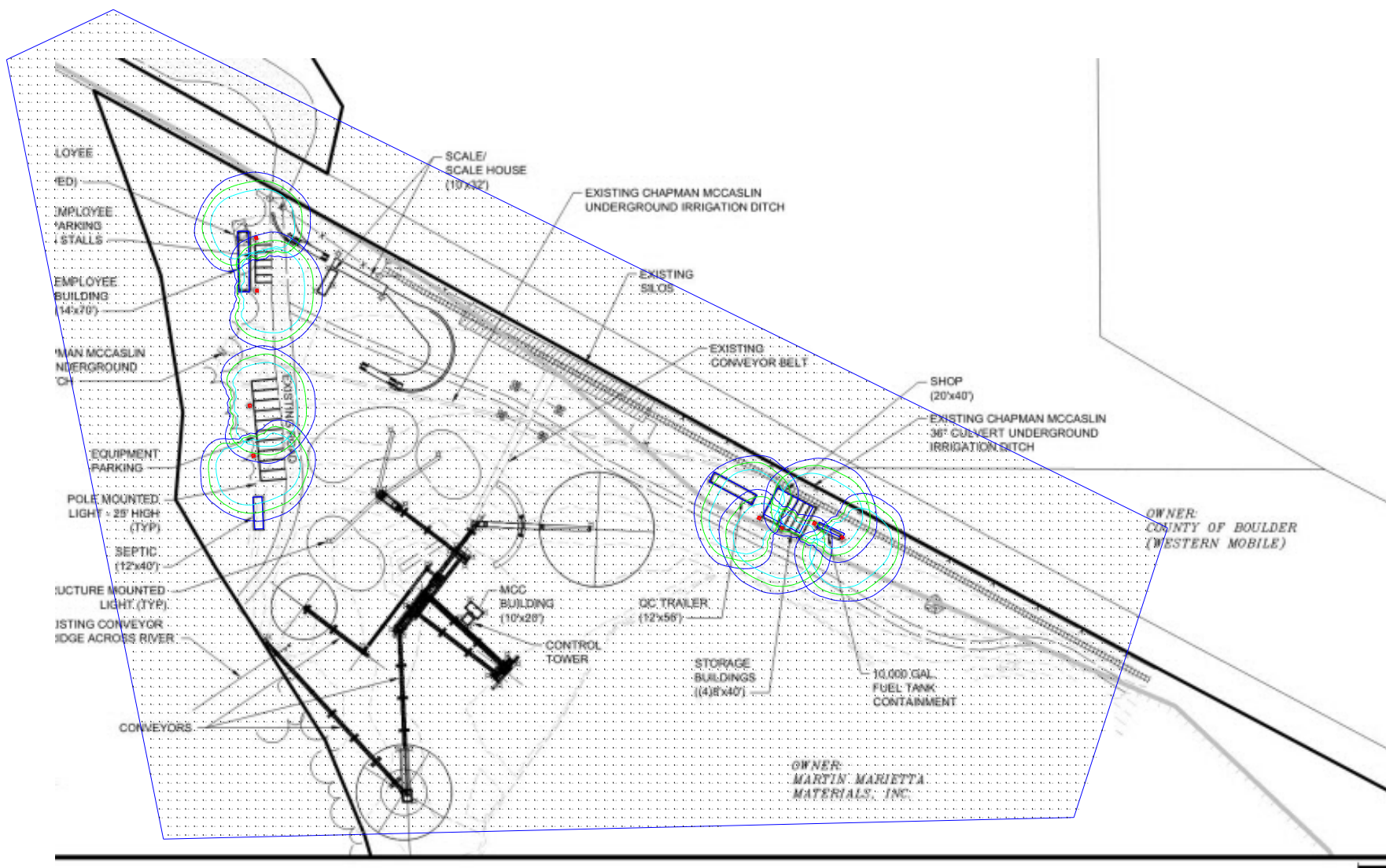


Luminaire Location Summary						
SeqNo	Label	X	Y	Z	Orient	Tilt
9	easc_l3f740_	2222.506	459.788	25	153.435	0
10	easc_l3f740_	2248.063	447.521	25	243.433	0
11	easc_l3f740_	2285.886	453.655	25	63.431	0
12	easc_l3f740_	2317.576	437.299	25	309.802	0
13	easc_l3f740_	1646.16	780.633	25	103.672	0
14	easc_l3f740_	1647.182	720.32	25	359.158	0
15	easc_l3f740_	1639.004	588.449	25	3.945	0
16	easc_l3f740_	1643.093	531.203	25	288.434	0

Graybar Denver
Martin Marietta Lyons, CO.
LED Upgrade
GE EASC Site Lighting

Fisher Lighting & Controls
10288 W. Chatfield Ave. Suite 206
Littleton, CO. 80127
303-973-1018
greg@gfls.com

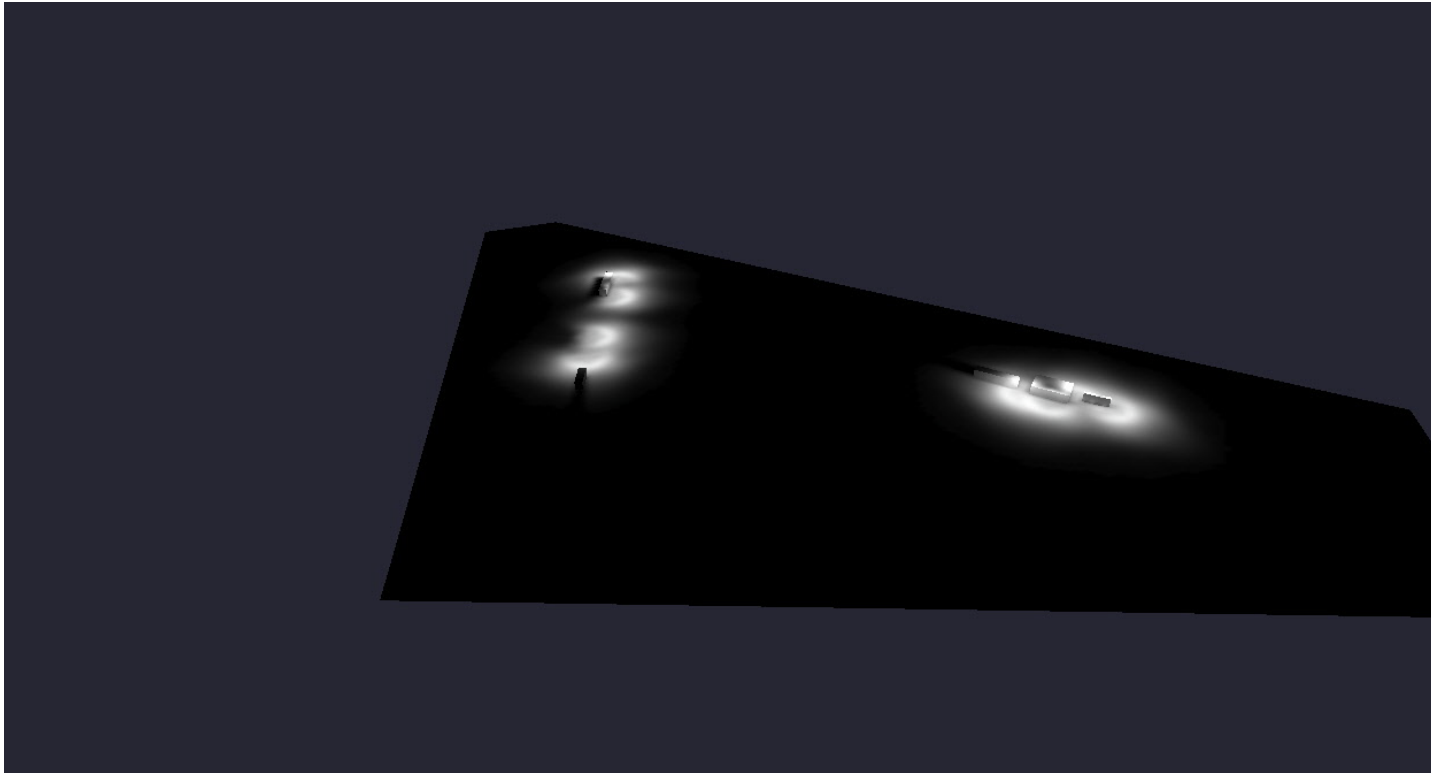




Graybar Denver
 Martin Marietta Lyons, CO.
 LED Upgrade
 GE EASC Site Lighting

Fisher Lighting & Controls
 10288 W. Chatfield Ave. Suite 206
 Littleton, CO. 80127
 303-973-1018
 greg@gfls.com

FLC | FISHER LIGHTING
 AND CONTROLS



Graybar Denver
Martin Marietta Lyons, CO.
LED Upgrade
GE EASC Site Lighting

Fisher Lighting & Controls
10288 W. Chatfield Ave. Suite 206
Littleton, CO. 80127
303-973-1018
greg@gfls.com



Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
1	8	easc_l3f740_tcm201	EASC_L3F740	SINGLE	N.A.	1.000

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.37	20.0	0.0	N.A.	N.A.

Graybar Denver Martin Marietta Lyons, CO. LED Upgrade GE EASC Site Lighting 20" Mounting Height Model	Fisher Lighting & Controls 10288 W. Chatfield Ave. Suite 206 Littleton, CO. 80127 303-973-1018 greg@gfls.com
---	--



Luminaire Location Summary

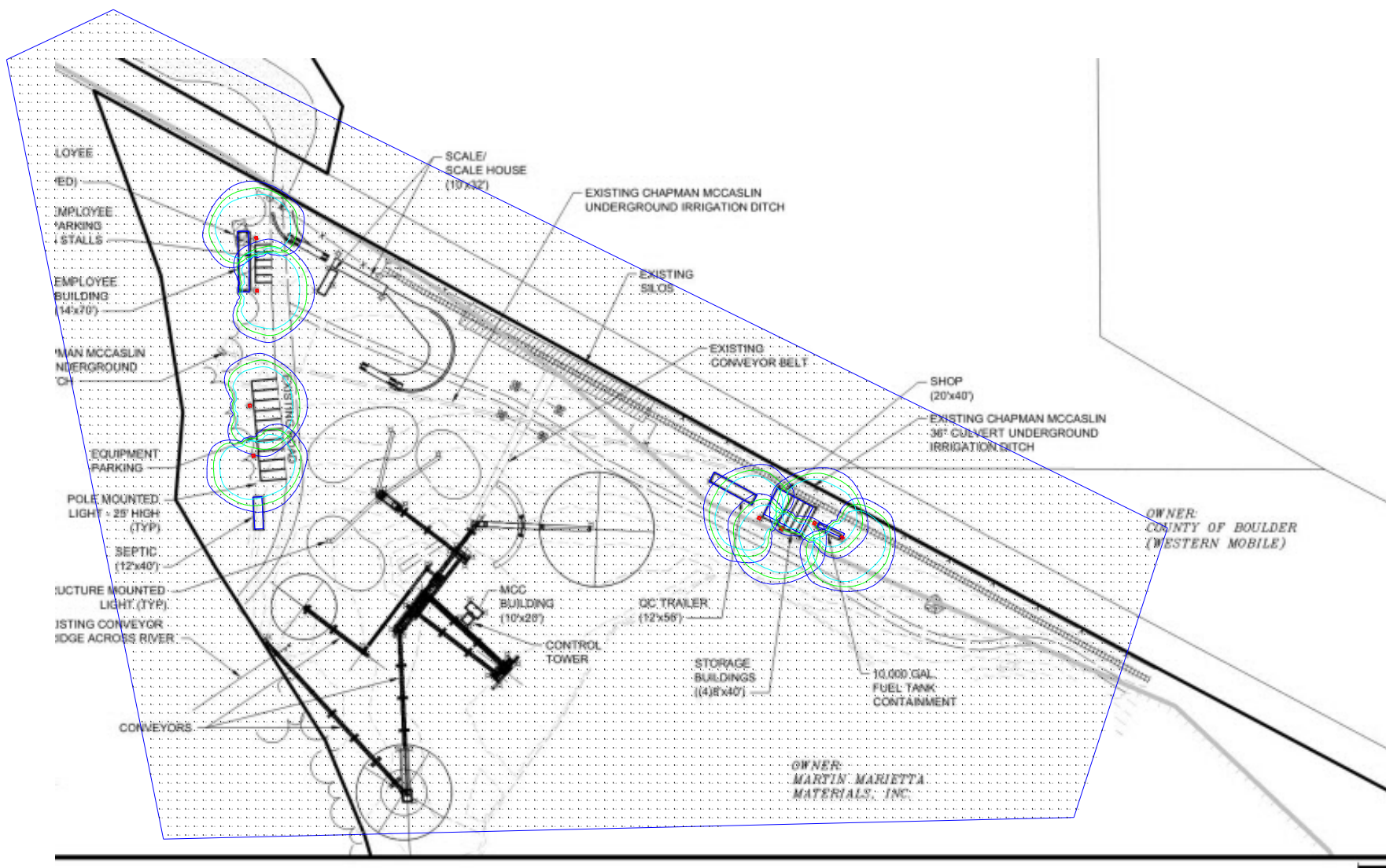
SeqNo	Label	X	Y	Z	Orient	Tilt
9	easc_l3f740_	2222.506	459.788	20	153.435	0
10	easc_l3f740_	2248.063	447.521	20	243.433	0
11	easc_l3f740_	2285.886	453.655	20	63.431	0
12	easc_l3f740_	2317.576	437.299	20	309.802	0
13	easc_l3f740_	1646.16	780.633	20	103.672	0
14	easc_l3f740_	1647.182	720.32	20	359.158	0
15	easc_l3f740_	1639.004	588.449	20	3.945	0
16	easc_l3f740_	1643.093	531.203	20	288.434	0

Graybar Denver
 Martin Marietta Lyons, CO.
 LED Upgrade
 GE EASC Site Lighting
 20" Mounting Height Model

Fisher Lighting & Controls

10288 W. Chatfield Ave. Suite 206
 Littleton, CO. 80127
 303-973-1018
 greg@gfls.com

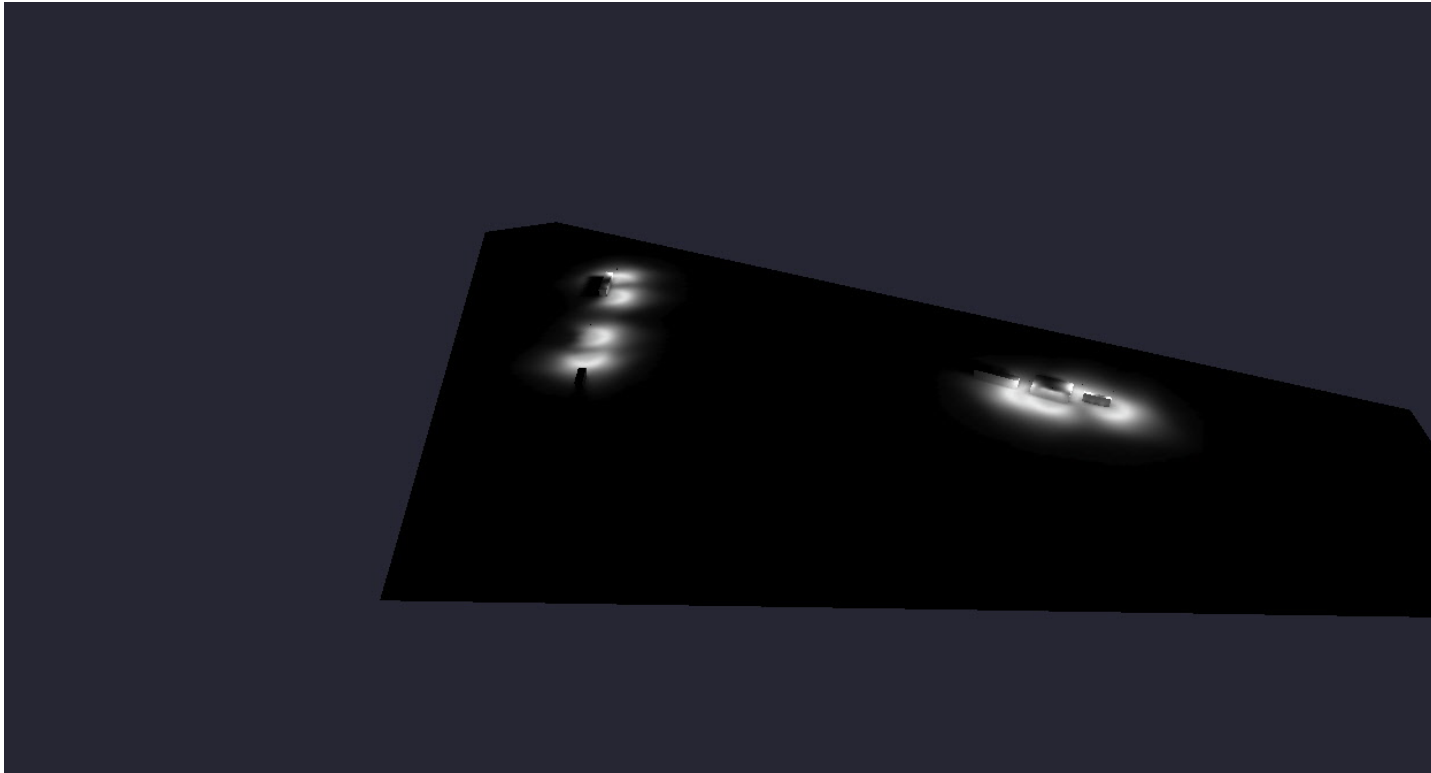




Graybar Denver
 Martin Marietta Lyons, CO.
 LED Upgrade
 GE EASC Site Lighting
 20" Mounting Height Model

Fisher Lighting & Controls
 10288 W. Chatfield Ave. Suite 206
 Littleton, CO. 80127
 303-973-1018
 greg@gfls.com

FLC | FISHER LIGHTING
 AND CONTROLS



Graybar Denver
Martin Marietta Lyons, CO.
LED Upgrade
GE EASC Site Lighting
20" Mounting Height Model

Fisher Lighting & Controls
10288 W. Chatfield Ave. Suite 206
Littleton, CO. 80127
303-973-1018
greg@gfls.com



Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
1	8	easc_l3f740_tcm201	EASC_L3F740	SINGLE	N.A.	1.000

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.33	46.8	0.0	N.A.	N.A.

Graybar Denver Martin Marietta Lyons, CO. LED Upgrade GE EASC Site Lighting 12' Mounting Height Model	Fisher Lighting & Controls 10288 W. Chatfield Ave. Suite 206 Littleton, CO. 80127 303-973-1018 greg@gfls.com
---	--



Luminaire Location Summary

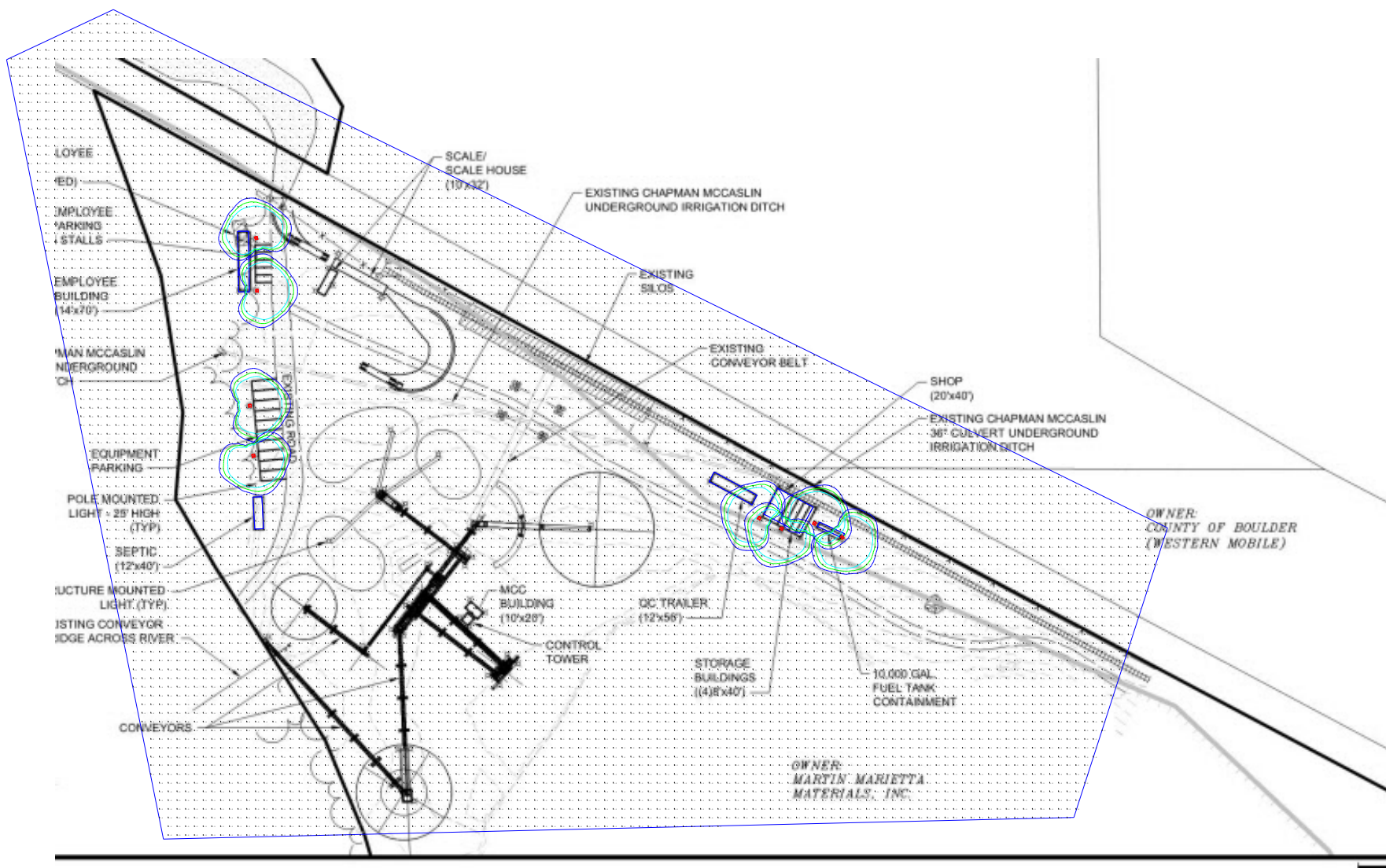
SeqNo	Label	X	Y	Z	Orient	Tilt
9	easc_l3f740_	2222.506	459.788	12	153.435	0
10	easc_l3f740_	2248.063	447.521	12	243.433	0
11	easc_l3f740_	2285.886	453.655	12	63.431	0
12	easc_l3f740_	2317.576	437.299	12	309.802	0
13	easc_l3f740_	1646.16	780.633	12	103.672	0
14	easc_l3f740_	1647.182	720.32	12	359.158	0
15	easc_l3f740_	1639.004	588.449	12	3.945	0
16	easc_l3f740_	1643.093	531.203	12	288.434	0

Graybar Denver
 Martin Marietta Lyons, CO.
 LED Upgrade
 GE EASC Site Lighting
 12' Mounting Height Model

Fisher Lighting & Controls

10288 W. Chatfield Ave. Suite 206
 Littleton, CO. 80127
 303-973-1018
 greg@gfls.com

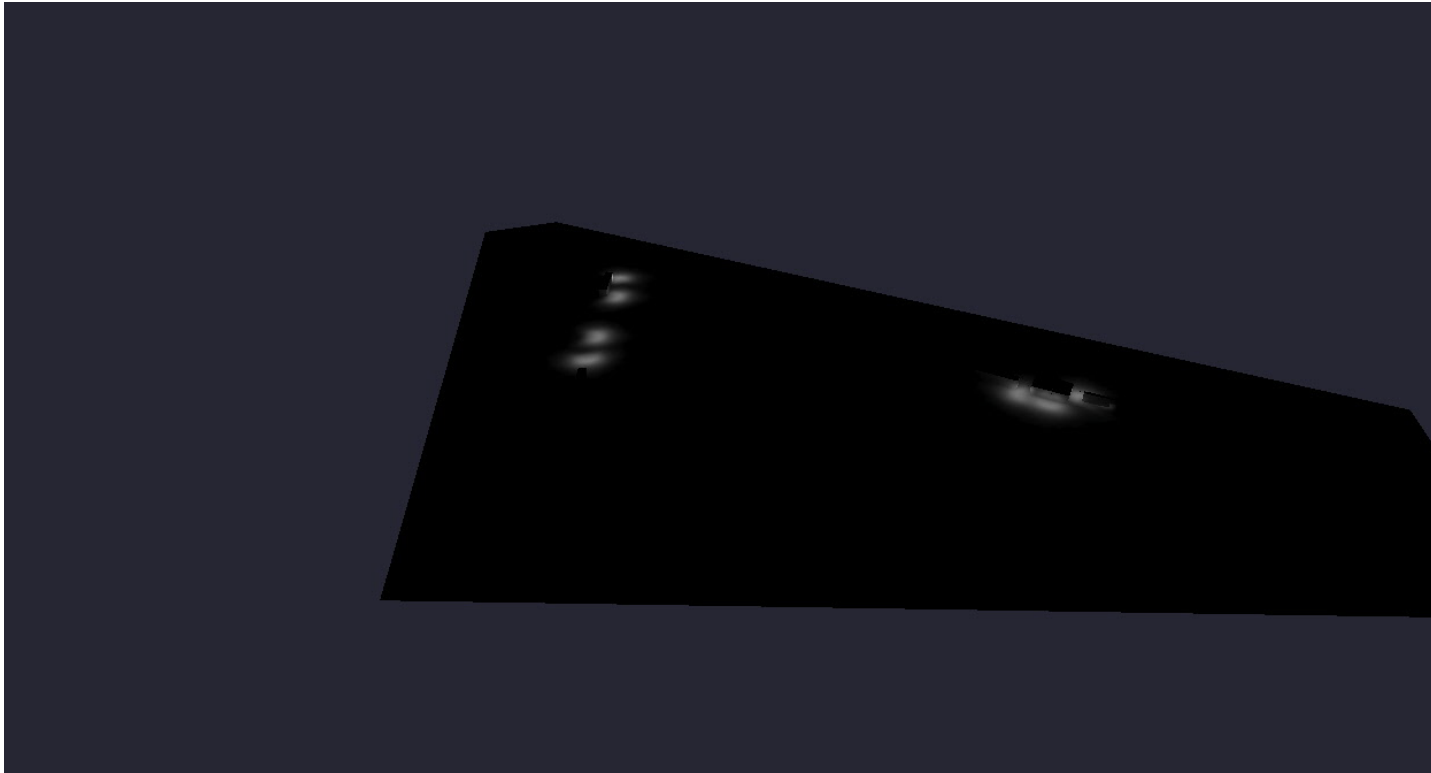




Graybar Denver
 Martin Marietta Lyons, CO.
 LED Upgrade
 GE EASC Site Lighting
 12' Mounting Height Model

Fisher Lighting & Controls
 10288 W. Chatfield Ave. Suite 206
 Littleton, CO. 80127
 303-973-1018
 greg@gfls.com

FLC | FISHER LIGHTING
 AND CONTROLS



Graybar Denver
Martin Marietta Lyons, CO.
LED Upgrade
GE EASC Site Lighting
12' Mounting Height Model

Fisher Lighting & Controls
10288 W. Chatfield Ave. Suite 206
Littleton, CO. 80127
303-973-1018
greg@gfls.com



RESOLUTION 98-32

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-96-18, AND REPEALING DOCKETS #SU-69-476 (ALSO KNOWN AS DOCKET #476), AS AMENDED (INCLUDING DOCKET #SU-84-18), AND DOCKET #SU-80-26, AS AMENDED (INCLUDING DOCKET #SU-92-02) ("WESTERN MOBILE BOULDER, OPEN MINING SPECIAL USE REQUEST"): A SPECIAL USE REQUEST, WITH ASSOCIATED SITE SPECIFIC DEVELOPMENT PLAN, TO ALLOW OPEN MINING, AND REPEAL PREVIOUSLY APPROVED SPECIAL USE DOCKETS, AS AMENDED, RELATED TO THE PROPOSED COMPREHENSIVE MINING OPERATION AND PLAN ON APPROXIMATELY 881 ACRES OF PROPERTY LOCATED EAST OF N. FOOTHILLS HIGHWAY, SOUTH OF UTE ROAD, IN SECTIONS 20, 21, 22, 27, 28 AND 29, T3N, R70W.

WHEREAS, Western Mobile Boulder, Inc., along with the affected subject property owners (Mineral Reserves, Inc.; Western Paving Construction Company; Southdown, Inc.; and Henry Braley) (collectively, "Applicants"), have requested approval for a special use permit, with associated site specific development plan, and associated subdivision exemption request, to conduct an open mining operation on approximately 647 acres within a 881-acre area of property which is located as generally described in the caption to this Resolution, above ("the Subject Property"), in the Agricultural Zoning District in unincorporated Boulder County; and

WHEREAS, the mining work is expected to occur for 30 or more years, in a total of three phases, with each phase mining a number of pods, and with the first phase starting in January of 2003; and

WHEREAS, mining of the land and all necessary reclamation are proposed to be done concurrently, meaning that the pods are to be mined and shaped into their final configuration as one continuous process; and

WHEREAS, the proposed conceptual reclamation plan includes a series of new water reservoirs and numerous wetland areas, resulting in the creation of about 100 acres of open water in the 647-acre mining area, as well as 120 acres of wetlands, 258 acres of dry meadow, and 169 acres of undisturbed area; and

WHEREAS, while the original application also requested approval of concrete and asphalt batch plants on the Subject Property as accessory uses, the Applicants withdrew this part of their mining proposal; and

WHEREAS, to avoid confusion due to the existence of numerous prior mining approvals on the Subject Property (Docket #476, as amended (including Docket #SU-84-18), and Docket #SU-80-26, as amended (including Docket #SU-92-02)), the Boulder County Land Use Department has recommended that these prior approvals all be repealed, and be reenacted in the current Docket to the extent relevant to it, so that any approval granted in the current Docket (#SU-96-18) becomes the sole and complete approval governing mining on the Subject Property; and

WHEREAS, the mining proposal originally included a subdivision exemption request (Docket #SE-96-18) for the recognition of two building lots on the Subject Property, which the Applicant subsequently withdrew as part of this discretionary land use approval process; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-96-18 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memoranda and written recommendations to the Boulder County Board of County Commissioners ("the Board") dated July 1, 1997; October 28, 1997; and January 22, 1998, with their attachments (collectively, "the Staff Recommendation"); and

WHEREAS, on December 18, 1996 and April 16, 1997, the Boulder County Planning Commission ("the Planning Commission") held a duly-noticed public hearing on the Docket, and recommended conditional approval of the Docket (excluding the proposed batch plants, subsequently withdrawn from this application) to the Board; and

WHEREAS, on July 1, 1997; October 28, 1997; and January 22, 1998, the Board held a duly-noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered the Staff Recommendation and the recommendation of the Planning Commission, as well as the documents and testimony presented by the County Land Use Department Planning staff and several

representatives of the Applicant, and many members of the public expressing their views and concerns regarding the mining proposal; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the criteria for special use approval set forth in Article 4 of the Boulder County Land Use Code ("the Land Use Code"), and can be approved, subject to the conditions stated below, and, further, that the Docket, with the submission of the standard development agreement, meets the criteria in the Land Use Code for a site-specific development plan, also subject to the conditions stated below.

NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis set forth in this Resolution, above, and subject to the following conditions:

1. All mining allowed by this Docket shall be completed in 30 years, commencing on January 1, 2003. The post-mining reclamation phase of the operation shall be completed in three years (or within such longer time only if expressly authorized or required by the Colorado Mined Land Reclamation Board). The maximum time period for all mining-related activity under this permit shall be 33 years. However, all aspects of Section 4-605 of the Land Use Code, as amended, apply to this Special Use Review.
2. The hours of mining operation and truck hauling at the Western Mobile site for work in phases one, two or three will be limited to Mondays through Fridays; during the period of daylight savings time the hours of operation shall be 8:00 a.m. to 6:00 p.m., and during the period of standard time the hours of operation shall be 8:00 a.m. to 4:00 p.m., or daylight to dark (whichever is more restrictive). Only equipment maintenance, maintenance necessary to ensure compliance with required permits, and hauling will be allowed on Saturdays. The applicant may request that the Board of County Commissioners reconsider these hours of operation at a regularly scheduled public hearing of the Board. In the event of an emergency, such as imminent flooding, fire, etc., the Applicant can operate outside of the allowed time frame, provided the County Land Use Director is immediately notified and the Applicant is instructed to either cease or continue

operations based on the emergency situation. Mining and operations existing at the time of this approval may continue under the constraints imposed by the prior special use review.

3. If sustained winds exceed 30 MPH at mining sites, loading and hauling operations will cease until the wind speed drops below 30 MPH. Crushing, conveying, and drilling operations may continue. Wind speed shall be measured at the mine site.
4. The Applicant shall obtain all applicable permits as required and necessary. This includes, but is not limited to: Floodplain Development permits, National Pollution Discharge Elimination System permits, Air Pollution Control Emission permits, Construction Materials Regular Operation (112) Reclamation permits, Water Discharge permits, and any well permits or temporary substitute supply plans required by the State Engineer. The operation of any aspect of this proposal that does not comply with the terms and conditions of all required permits shall be grounds for a revocation hearing before the Board of County Commissioners.
5. This use must comply with all State noise standards and State fugitive dust standards.
6. Special Use Review approval is contingent upon all terms, conditions, and commitments of record being met.
7. Periodic Reviews:

(A) The Special Use Review approval shall be subject to both interim and on-going review and assessment. The cost of studies or data produced by the Applicant as part of the required reviews, as well as of the County Staff's time to process the reviews, shall be borne by the Applicant.

(B) Interim reviews shall occur (as measured from the date in which mining begins in Phase I) at the end of one, three, and five and then occur every five years thereafter. Interim reviews shall be conducted to determine that operations comply with all permits, terms, conditions, and commitments of record. Special interim reviews will be conducted five years prior to the commencement of mining of Phase II and Phase III to determine whether the terms and conditions of approval are

sufficient or require amendments. In the course of these reviews, which shall be conducted as duly-noticed public hearings before the Planning Commission and the Board, new conditions of approval may be imposed and original conditions may be modified, reduced or waived to accommodate changing technology, knowledge of new health concerns, or other new information not available at the time of this approval.

(C) The Applicant shall also submit to the County Land Use Department copies of any annual reports mandated by the Colorado Mined Land Reclamation Board.

8. The perimeter of all new active areas to be disturbed by mining and reclamation operations shall be monumented on the ground for the duration of the mining period. No mining activities shall occur outside of these defined areas. The monuments shall not be removed until reclamation has occurred in accordance with the plans approved by the Colorado Mined Land Reclamation Board.
9. Approval of this application shall not be construed to mean that the County is:
 - (A) in any way obligated to implement any of the items noted on any of the documents labeled as the "Lyons Site Comprehensive Land Plan" in which references are made to the Historic Bunkhouse, Future Land Use Alternatives, Enhance Gateway Entry, Post-mining Land Use Alternatives, and Potential Regional Trail Linkage; and
 - (B) bound to approve any of the above referenced elements, or any other elements or uses which are otherwise regulated by the Land Use Code.
10. Outside storage, and the storage of fuel, oil, and grease, as well as the repair of equipment and machinery, and portable offices shall all be considered as accessory uses to this approval, provided that all applicable regulations of Section 4-516 of the Land Use Code, as amended, are met.
11. Staff shall have the opportunity to review, participate in, and make recommendations on all reclamation plans prior to Colorado Mined Land Reclamation Board approval. Weed

management plans shall be completed and incorporated into all reclamation plans. The County reserves the right to consider any future proposed changes to the approved reclamation plan to be substantial changes to this special use approval, to the extent such changes may affect post-mining land use, the visual impacts of reclamation, compatibility of the proposed plan with surrounding land uses, or other land use issues within the zoning jurisdiction of the Board of County Commissioners.

12. A final site plan and landscape plan shall be reviewed and approved by the Board of County Commissioners at a regularly scheduled business meeting, and without a Special Use Review amendment for: 1) the proposed office/scale house, and 2) the proposed landscape buffer by the processing site. The purpose of the plans shall be to fix and describe final floor areas, operational areas, parking areas, and plant species and locations, all in accordance with applicable requirements of the Land Use Code.
13. Any exterior lighting or signs associated with this use must be in compliance with applicable provisions of the Land Use Code, as amended.
14. This approval recognizes the uses represented in this application, as well as prior open mining and attendant accessory uses previously approved and amended through prior actions. This includes up to 200 average daily trips, not to exceed 240 trips per day; the accessory use of a portable crusher and screen, and accessory processing of sand and gravel including crushing, screening, washing, and stockpiling; the use of the Burlington Northern Railroad for the purpose of hauling sand and gravel; the installation of a low water crossing of St. Vrain Creek, the use of a gravel scale, access and use of State Highway 66 as a haul route; the transfer of sand and gravel from the Miller (Gregory) Pit to the existing aggregate processing area; and the use of existing gravel silos and loading areas.
15. The Applicant shall submit a final Development Plan, and a Development Agreement, both in conformity with this approval, for County staff review and approval prior to recordation.

16. In accordance with the recommendations of *A Class III Cultural Resource Inventory of Western Mobile's Proposed Lyons Sand and Gravel Operations Boulder County, Colorado, November, 1997*, the mining pod adjacent to site 5BL7045 shall be revised to avoid disturbance of the site. All other sites which are listed in the above mentioned report as eligible for inclusion in the National Register of Historic Places, and which are impacted by mining operations shall be documented in accordance with all applicable provisions of National Register Bulletins prepared by the National Park Service, U.S. Department of the Interior.
17. To the extent possible, measures shall be taken to insure that winter water draw downs do not negatively impact wetland vegetation of fisheries in reclamation ponds.
18. Final mining boundaries in the West Plant parcel shall preserve the wetland area known as "14 A." Final mining boundaries of the area adjacent to wetlands known as "11. A" in the West Plant parcel shall be determined after a new assessment of the wetlands is reviewed by the County Parks and Open Space Department. The new assessment shall be conducted one year prior to any mining in this area.
19. Adverse impacts on vegetation and neighboring wells caused by de-watering or other mining operations that result in lower ground water levels outside of mining boundaries shall be mitigated.
20. Surface irrigation shall be used to establish native grasses when beneficial. All reclaimed areas shall be left free from grazing until vegetation has successfully established.
21. The Applicant shall follow the management recommendations established in the following reports prepared by Mr. Steve Jones: *Habitat Use by Breeding Birds on Western Mobile, Inc. Lyons Property, August 1, 1997*, and *Habitat Conservation for Birds of Prey on Western Mobile Boulder, Inc. Lyons Property, August 30, 1997*. The Applicant agrees to update the above cited studies within one year prior to any mining activity in each mining phase to determine if conditions have changed and whether management practices should be adjusted accordingly.

22. The mined portion of any mining pod in any phase shall be limited to 20 acres; if mining is underway in more than one pod at a time, the combined mining area shall not exceed 35 acres. For purposes of interpreting this condition, "combined mining area" shall mean any area that has been disturbed in preparation of mining, or in which mining is underway, or in which reclamation is underway.
23. Any increase of more than 10% in existing traffic on any haul route used by Western Mobile shall require a meeting between Western Mobile and County staff to determine if new traffic mitigation measures are warranted. Mitigation measures may include, but are not limited to a pro-rata share of the costs of any new climbing lanes, turning lanes, pavement rehabilitation, traffic control devices, and other measures necessary to correct adverse impacts to committed local or state capital improvement programs.
24. Western Mobile shall obtain written consent from the City of Longmont prior to crossing (either above or below ground) any existing Longmont water lines.
25. Any relocation of any ditch shall require the prior written consent of the ditch company.
26. Any new facilities located within the City of Longmont's electric service territory must comply with all applicable City regulations.
27. Any highway improvements required by the Colorado Department of Transportation shall be implemented in accordance with all applicable statutes.
28. With the exception of local deliveries, the Applicant agrees to prohibit operators of its trucks from using downshifting braking techniques (also known as "Jake-braking") whenever trucks are traveling more than 25 miles per hour, or are within a one-mile radius of any residential area.

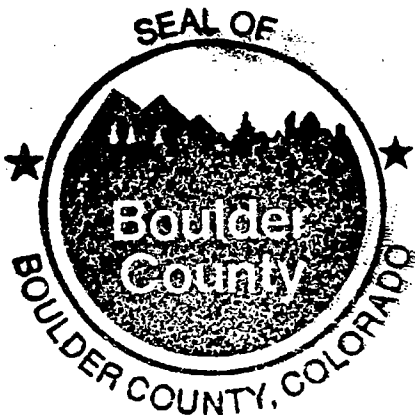
29. The Applicant agrees to establish the water quantity and quality of wells of all adjoining property owners within 1,500 feet of the east boundary of the project perimeter prior to commencing operations of any new mining pod. In the event that mining operations cause a reduction by more than 10% in water quality or quantity, the Applicant agrees to take whatever measures are necessary to provide water equal or better in quantity and quality to the original conditions. In fulfilling this condition, the Applicant shall be responsible for conducting industry recognized water quality/quantity analyses on at least an annual basis.
30. This use is limited to an annual average of 200 daily truck trips, not to exceed a maximum of 240 trips on any single day. Once the site is fully operational, the Applicant may apply to request a larger number of truck trips. To accommodate deliveries to nearby public improvement projects, the Board Of County Commissioners may grant a temporary increase to these trips at a regularly scheduled public hearing of the Board.
31. Use of rail hauling shall be limited to no more than 6 daily trips (3 in and 3 out), with no more than 35 cars per trip, and scheduled to occur only during non-peak traffic periods. The Applicant shall be responsible for improving any at-grade rail crossings, including but not limited to traffic control devices, that are impacted by this project. Any such impacts shall be evaluated and upgraded in accordance with County Transportation Department standards prior to any use of rail haul routes.
32. The Applicant shall ensure that all sand and gravel loads hauled from the Lyons site in any applicant owned or leased trucks or by haulers contracted to the Applicant shall be covered with tarps to prevent fugitive dust and gravel from escaping during hauling.
33. Any and all successors, heirs, and assigns shall be subject to all terms and conditions of this Special Use review, including any and all amendments subsequent to the original date of approval of this Special Use.

34. The Board, at its sole discretion, may require intermittent or continuous consultant services or other arrangements for establishing existing conditions and to observe, detect, and record the operations of this use to ensure and demonstrate compliance or noncompliance with any and all applicable regulations, commitments of record, federal or state permits, and these conditions of approval. Any costs for these services and any equipment costs shall be borne by the Applicant.
35. No later than January of 2003, the Applicant shall establish a community advisory committee which shall meet at least twice annually for the purpose of providing recommendations and feedback to the applicant, staff and the Board of County Commissioners. At least 60% of the committee's membership shall consist of residents who reside within one mile of the site. The committee's recommendations shall be made available to the staff in the reviews described in condition number seven above. The committee shall continue to meet throughout the duration of the mining of the site, or until such time as 75% of its members decide that the committee's usefulness has ceased.

A motion to approve the Docket, as stated above, following a motion and vote at the January 22, 1998 Public Hearing to approve the Docket in concept subject to final Board action on specific conditions as set forth in this Resolution, above, was made at a regularly convened and duly noticed public business meeting of the Board held on AUGUST 20th, 1998, by Commissioner DANISH, seconded by Commissioner MENDEZ, and passed by a 3-0 vote.

ADOPTED this 20th day of AUGUST, 1998.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:



Ronald K. Stewart
Ronald K. Stewart, Chair

Jana L. Mendez
Jana L. Mendez, Vice Chair

Paul D. Danish
Paul D. Danish, Commissioner

ATTEST:

Michael Ryder DEPUTY
Clerk to the Board



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

August 30, 2016

Julie Mikulas
Martin Marietta
1800 N Taft Hill Rd
Fort Collins, CO 80521

Re: MD-16-0014: Modification Request for SU-96-18

Dear Ms. Mikulas

Thank you for your modification request application MD-16-0014 received August 23, 2016. I understand from your letter and the materials provided that Martin Marietta Materials would like to move forward with some of the facilities contemplated in the 1996 Special Use approval. I understand you are looking to locate the employee building, a portable toilet, a storage/shop building, scale house, and fuel storage on the Rockin WP – North parcel near the existing vehicle crossing just south of the railroad tracks.

The application materials for SU-96-18 list the processing operations at the Rockin WP – North site. This list includes: “pumps; cone crusher; jaw crusher; screening units; conveyors (various sizes and lengths); feeders; stackers; welder and truck; trailers, tool office, lab etc.; front-end loaders; dump trucks; various pickup/stake trucks, compressors, motor grader, etc.; water truck” (pg 3-4, Western Mobile Lyons – Comprehensive Plan). Condition of approval #10 from Resolution 98-32 states, “Outside storage, and the storage of fuel, oil, and grease, as well as the repair of equipment and machinery, and portable offices shall all be considered as accessory uses to this approval, provided that all applicable regulations of Section 4-516 of the Land Use Code, as amended, are met.” The structures you propose are consistent with condition 10. From what I understand, there will be Accessory Structures and Accessory Outside Storage. Here are the definitions and regulations for both of these accessory uses:

J. Accessory Outside Storage

- 1. Definition: The outside placement, for a period of more than 24 hours, of items which are customary and incidental to the main use of the property.*
- 2. Districts Permitted: By right in all districts*
- 3. Parking Requirements: None*
- 4. Loading Requirements: None*
- 5. Additional Provisions:*
 - a. The area of placement may not exceed five percent of the lot area.*
 - b. Items must be adequately screened from the view of adjacent roadways and properties.*
 - c. Any unit, bin, room, or container used for storage must be a permanent structure.*
 - d. Any vehicles or trailers shall be licensed and operable and may not be used for storage.*
 - e. With the exception of the prohibition on using vehicles or trailers for storage, accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions.*

L. Accessory Structure

1. Definition: A subordinate structure detached from, but located on, the same lot as the principal use, the use of which is incidental and accessory to that of the principal use.

2. Districts Permitted: By right in all districts

3. Parking Requirements: None

4. Loading Requirements: None

5. Additional Provisions:

a. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located.

The Development Agreement from SU-96-18 (reception #1956946, recorded 7/2/1999), states, "Final processing of sand and gravel mined under Docket # SU-96-18 will continue at the existing processing area located at the Rockin' W.P. parcel, all as further described in the official file for this Docket..." (page 2). Based on the materials provided to me, it appears the processing area is still located on the Rockin' WP – North parcel, it is simply moving from the southside of St Vrain Creek to the north side of St Vrain Creek (between the creek and the railroad tracks).

Based on my research of the docket and the information you provided to me, Special Use review is not required for the structures you propose. Everything you are proposing was contemplated and approved during SU-96-18 – only the location is being slightly modified.

Condition of approval #12 requires, "A final site plan and landscape plan shall be reviewed and approved by the Board of County Commissioners at a regularly scheduled business meeting, and without a Special Use Review amendment for: 1) the proposed office/scale house, and 2) the proposed landscape buffer by the processing site. The purpose of the plans shall be to fix and describe final floor areas, operational areas, parking areas, and plant species and locations, all in accordance with applicable requirements of the Land Use Code."

Please provide the site plan and landscape plan as well as a narrative describing the final floor area and other details. We will work with you to schedule the business meeting with the Board of County Commissioners. Please be aware that all structures proposed to be located in the floodplain will require floodplain development permits as well as building permits. Floodplain development permits are administered through the Transportation Department – please call 303-441-3900 to speak with someone on the Floodplain team.

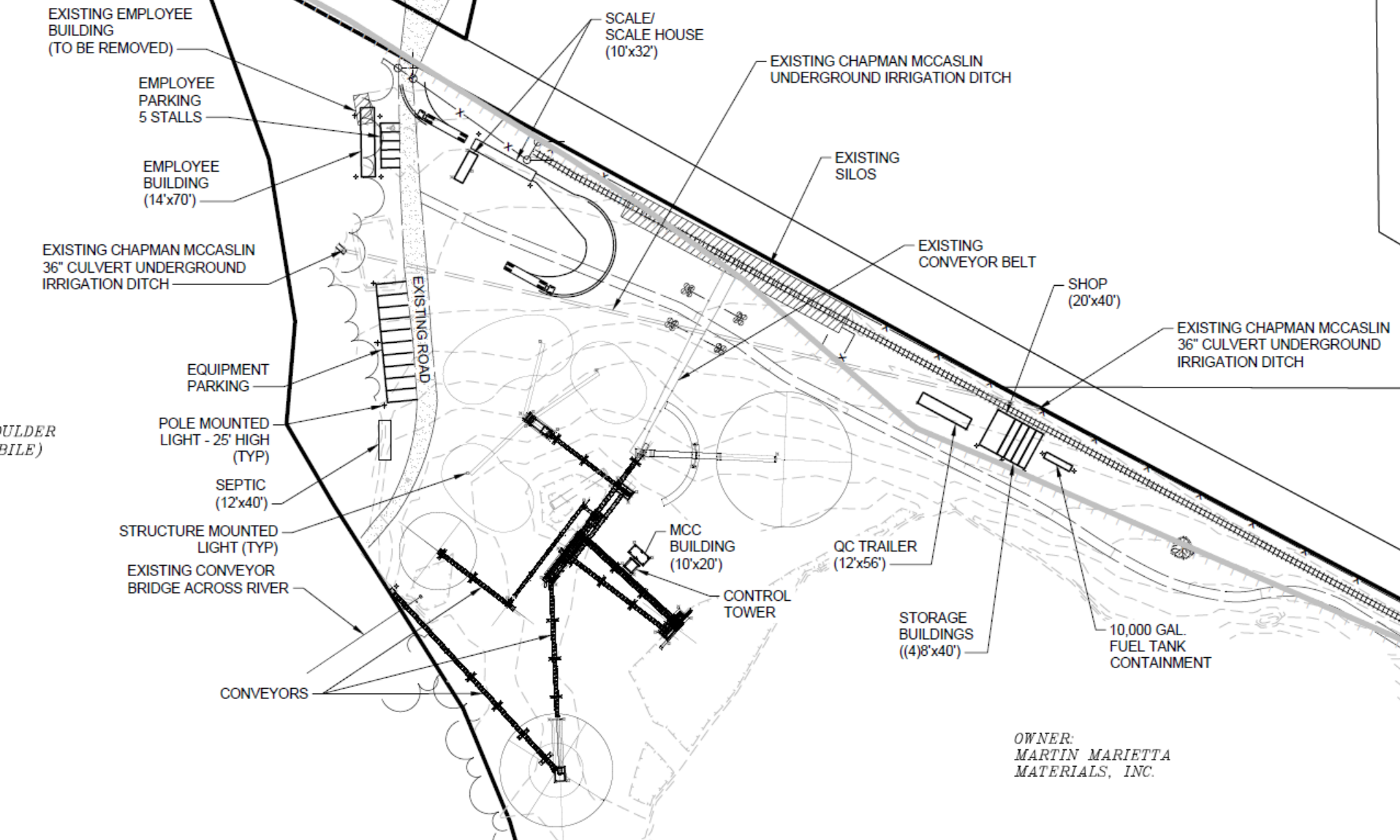
If you have any questions regarding this process, please contact me at 720-564-2756 or ashannon@bouldercounty.org.

Sincerely,

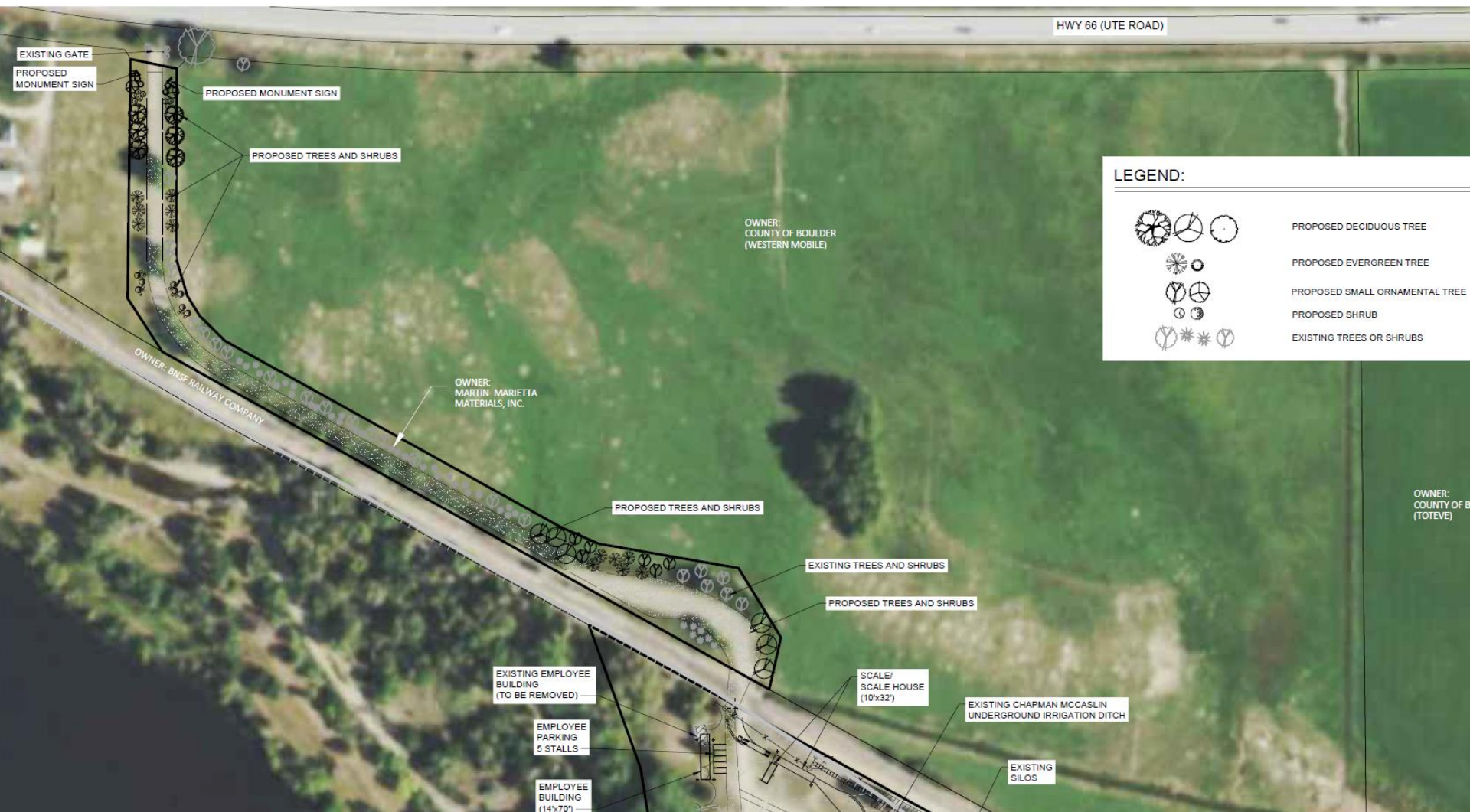


Abby Shannon, AICP
On-Call Planner

SITE PLAN



LANDSCAPE PLAN





Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304

303-441-3930

www.bouldercounty.org

FLOODPLAIN - MD-16-0014



1 inch = 100 feet

Saved 12/2/2016
C:\Users\lashannon\Desktop\MM floodplain map.pdf

The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.BoulderCounty.org/mapdisclaimer

STREET VIEW
looking SSW from Ute Hwy

Subject
site



Rockin' WP North site - May 1, 2011



05/01/2011

Rockin' WP North site - April 9, 2016

