



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

January 24, 2017

Summer Howard, AICP
TetraTech
1900 S Sunset, Ste 1E
Longmont, CO 80501

Re: Approved Site Plan, SU-96-18, Martin Marietta Materials (Rockin' WP North)

Dear Ms. Howard:

This letter is to inform you that on January 3, 2017, the Board of County Commissioners approved the site plan for the Rockin' WP North parcel as described in the approved SU-96-18. In addition to the site plan, the Commissioners approved a lighting exemption for up to 10 years as further described in the conditions of approval. The conditions of approval for the site plan, landscape plan, and lighting exemption were approved by staff as recommended in the January 3, 2017, staff recommendation:

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.

I have enclosed a copy of the staff recommendation for your records.

In addition to this conditions which are specific to the January 3, 2017, decision, I would like to remind Martin Marietta Materials that all conditions of the 1996 Special Use approval are still in effect unless they have otherwise been removed or no longer apply. These conditions are captured in Resolution 98-32 (also enclosed for your records). Conditions in the resolution include, but are not limited to, hours of operation, traffic impacts, fugitive dust control, periodic reviews once the mining is operational again, monitoring water quality, and other requirements. This department sent a letter to Steven T. Brown with Lafarge in October 17, 2006, interpreting some of conditions of approval based on the situation at that time. This letter remains in effect as well (enclosed).

Following the public meeting on January 3 where the Commissioners approved the site plan. Some interested members of the public contacted Land Use to learn about Martin Marietta Materials' plans. Condition #35 of Resolution 98-32 states:

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.

In the October 17, 2006, letter to Mr. Brown, we noted under condition #35, *"This condition requires the applicant to establish a citizen's advisory committee no later than 1/2003. The condition is henceforth meant to require that this committee must be set up within a month prior to the commencement of mining."*

Please contact me for names of interested parties who have recently contacted Land Use regarding mining on the site. And please let us know when and where these committee meetings will be held.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AShannon'.

Abby Shannon, AICP

Enclosures

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

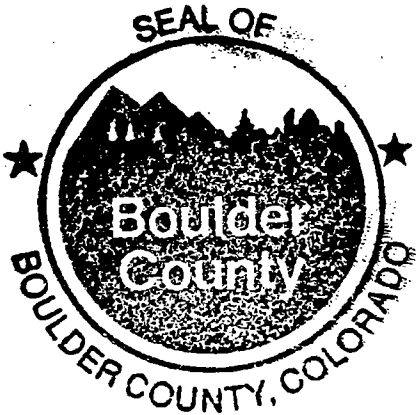
Ronald K. Stewart, Chair

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

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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



Land Use Department

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<http://www.bouldercounty.us/lu/>

10/17/2006

Mr. Steven T. Brown, AICP
Lafarge, Inc.
10170 Church Ranch Way, Suite 200
Westminster, CO 80021

RE: Boulder County Land Use Docket SU-96-18 [Western Mobile (now Lafarge) Mining Plan]—Request to Eliminate Phase I of Approved Plan

Dear Steven:

This responds to your letter of September 15, 2006, in which, on behalf of the current owner Lafarge, you propose eliminating Phase I of the mining approved in Docket SU-96-18. I have discussed this matter with our senior management. We conclude that since this request is a reduction in extent and duration that will lessen impacts to neighbors and reduce traffic impacts to the area, we can approve it administratively. **Therefore, Phase I of the mining plan approved in Docket SU-96-18 is hereafter considered to be withdrawn by the Applicant/owner and is no longer a part of the Docket's special use approval.**

For record keeping purposes, this letter will be attached to your letter and map, and added to our permanent file for this docket. Please note that we make this determination subject to the following clarifications regarding the current status of the conditions of approval in Resolution 98-32 approving Docket #SU-96-18:

Condition 1:

- A. Condition #1's requirement that "[a]ll mining allowed by this Docket shall be completed in 30 years, commencing on January 1, 2003" arguably requires mining to commence by (no later than) January 1, 2003. For purposes of this determination, the 1/1/03 date is construed as the starting point for the 30-year approved mining term, rather than a requirement actually to start mining then. Consequently, there is no violation issue that might affect an administrative finding of no substantial modification in eliminating Phase I from the plan.
- B. Condition #1 also incorporates into the approval "all aspects of Section 4-605 of the Land Use Code, as amended," which is currently Section 4-604 of the Code. Subsection 4-604.B. of that section requires commencement of significant activity under a special use permit within five years of approval, or the special

Tom Mayer
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner

use permit expires. We have determined that this special use permit has not expired for failure to commence activity under the permit, since the approval of Docket SU-96-18 also repealed and reinstated Dockets SU-69-476, and SU-80-26, which were the previous approvals of the "Rockin' WP" and the "Miller Pit" where mining has occurred. However, please note that Subsection 4-604.C. requires that a special use permit expires if the use is inactive for any continuous five-year period. While we do not now have information that such a lapse has occurred, it could occur in the future. Lafarge and any subsequent owner should be aware of this limitation.

Condition 2:

This condition remains in full force and effect as stated in Resolution 98-32, subject to elimination of the reference to "phase one" of the mining plan.

Conditions 3 through 6:

These conditions remain in full force and effect as stated in Resolution 98-32.

Condition 7:

This condition remains in full force and effect as stated in Resolution 98-32, subject to the change of the reference in Condition 7(B) to Phase I, to Phase II.

Conditions 8 through 15:

These conditions remain in full force and effect as stated in Resolution 98-32.

Condition 16:

This condition requires the mining pod adjacent to site 5BL7045, as described by *A Class III Cultural Resource Inventory of Western Mobile's Proposed Lyons Sand and Gravel Operations, Boulder County, Colorado, November, 1997*, be revised to avoid disturbance of the site. At this time, we cannot determine if this location is in Phase I, or Phase II. If it is in Phase I, the condition is no longer relevant. If it is in Phase II, the condition still applies as stated in Resolution 98-32.

Condition 17:

This condition remains in full force and effect as stated in Resolution 98-32.

Condition 18:

This condition applies only to Phase I, and requires the mining boundaries to be reconfigured after a new wetland assessment is done. Consequently, it is of no further force and effect.

Conditions 19 through 29:

These conditions remain in full force and effect as stated in Resolution 98-32.

Condition 30:

This condition allows the applicant to apply for a greater number of truck trips upon the earlier of 1/2003 or one year after mining has begun in Phase I. As mining never started, and 1/2003 has passed, this condition is of no further force and effect.

Conditions 31 through 34:

These conditions remain in full force and effect as stated in Resolution 98-32.

Condition 35:

This condition requires the applicant to establish a citizens' advisory committee no later than 1/2003. The condition is henceforth meant to require that this committee must be set up within a month prior to the commencement of mining.

Sincerely,



David Callahan, AICP
Senior Planner

Copies to: Docket SU-96-18 file
M L Tucker