

CU-21-91-94-96-97-17 Recommended Conditions

Exhibit 2

- A. Hours of operation will be 6am to 6pm Monday through Saturday. Pre-loading materials (no concrete or asphalt) and access from the property for trucks carrying bulk materials (enclosed containment) shall be allowed between 4am to 10pm. Equipment repair and off-loading activities will be conducted as needed, provided that the noise levels of the operations do not exceed 75 decibels at property line from 7am to 10pm nor 70 decibels at property line from 10pm to 7am. The noise level limitation shall be valid at any part of the property boundary which is not adjacent to property zoned I-2 or I-3. This condition shall be subject to review and reconsideration by the City Council for good cause.
- B. Evening hauling between the hours of 6pm and 6am and Sunday hauling shall be allowed only for public projects which require low traffic hours for completion, and only for a maximum of 36 evenings/Sundays per year. The operator shall maintain a copy of the hauling schedule and construction contract and submit the documentation to the Director of Community Development upon request.
- C. Noise and odor levels will not exceed city or state standards for industrial areas, whichever is more stringent. The applicant will employ noise monitoring devices and remedy any violations of the noise limits within 60 minutes of the violation. Complaints of frequent violations of the noise standards or odors shall be cause for revoking the Condition Use Permit.
- D. The stockpiles of materials shall be stored within the footprint of the area labeled "aggregate stockpile areas" on the Conditional Use Map dated 10/19/95 updated to 1/16/96. The stockpiles next to the conveyor systems shall be no higher than 50 feet. Stockpiles south of that shall be no higher than 25 feet. Complaints from neighboring properties about damage from blowing sand and gravel may result in further limits being imposed on the height of the stockpiles or mitigating measures.
- E. The applicant shall prepare and submit a traffic study for the property based on the requirements of the Department of Public Works when more than two accidents per year occur as a result of the activities of the applicant at the intersection of the vacated Quince Street and E. 88th Avenue.
- F. The applicant shall submit a sign package for review and approval by the Department of Community Development if signage on the tower is proposed. The signage on the towers shall be limited to one identification sign 32-square feet each in size with one sign authorized for each business identity. All signage shall be of earth-tone colors.
- G. The uses allowed shall be stated on the Conditional Use Map submitted with the application and dated 10/19/95 and updated to 1/16/96. Only incidental railcar maintenance and repair facilities will be allowed on the property for maintenance and repair of the applicant's own railcars and equipment.
- H. The applicant shall maintain a HAZMAT Policies and Procedures Manual with the South Adams County Fire Protection District.