

OFFICIAL MINUTES

Item #5b – Austreim Investments, LLC has applied for a Conditional Use Permit to operate a concrete, asphalt and rock crushing facility at 21625 471st Ave. Staff recommends approval.

(Limmer/Hinrichs) Motion to approve the conditional use permit. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #5b – Austreim Investments, LLC has applied for a Conditional Use Permit to operate a concrete, asphalt and rock crushing facility. The applicant currently operates a concrete, asphalt, and rock crushing facility located at 21625 471st Avenue. The operation has been ongoing prior to the adoption of Ordinance 25-015, which now requires a Conditional Use Permit for such activities. The property is zoned Industrial I-1 Light, where concrete, asphalt, and rock crushing operations are permitted contingent upon approval of a Conditional Use Permit. Traffic management will be insignificant as this operation will not generate any extra road traffic. Dust control will consist of keeping all surrounding crushing areas moist and therefore minimizing dust emissions. If weather becomes a factor, and the operators are unable to control dust from traveling to neighboring dwellings, they will postpone the operation until a more favorable weather day.

Austreim explained that this is an existing operation that he is seeking the conditional use permit to comply with the new ordinance and none of the activities have changed. Aiken requested traffic counts. Austreim estimated between 10 and 30 trucks per day when in use. Porter asked for details of the dust control requirements and estimated that there were more than 10 trucks per day during operation. Miller explained that dust control is required per ordinance and operations would need to cease if dust could not be controlled due to weather conditions. Hinrichs asked how Austreim would communicate the need for dust control with the neighbors. Miller explained that there is not a requirement to notify the neighbors of dates of operation, but the owner would need to communicate with the crushers on site if they would need to halt operations due to dust control. Welbig said that the dust control was his primary concern in addition to truck traffic abiding by the speed limit. Struck asked for the applicant to explain the operations. Austreim said that the equipment does have integrated sprayers to reduce the amount of dust generated. He has historically used a company that preferred to not use the sprayers. However, he will be hiring a new company in the future because that company no longer performs rock and concrete crushing. Schmeichel inquired what recourse the neighbors have if there is a dust problem. Struck explained that they can call the city who could potentially shut down the operation. Jamison asked if there was an existing measurable method for the dust control. Struck said that in the past, the state has sent an inspector who can perform testing and the city will defer any licensing to the state and federal requirements.