

# Planning Commission Agenda Memo

**From:** Bailey Maca, Associate Planner

**Meeting:** December 2, 2025

**Subject:** Conditional Use Permit – Concrete, Asphalt and Rock Crushing Facility – 21625 471<sup>st</sup> Ave

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary and Recommended Action:**

Austreim Investments, LLC has applied for a Conditional Use Permit to operate a concrete, asphalt and rock crushing facility in the Industrial I-1 Light District. Staff recommends approval.

## **Item Details:**

The applicant currently operates a concrete, asphalt, and rock crushing facility located at 21625 471<sup>st</sup> Avenue. The operation has been ongoing prior to the adoption of Ordinance 25-015, which now requires a Conditional Use Permit for such activities. To comply with the updated ordinance, the applicant is seeking a Conditional Use Permit.

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. Additionally, the following conditions must be met:

- All concrete, asphalt and rock crushing facilities shall be located at least 300 feet from any non-industrial or non-agriculture zoned district boundary line.
- The crusher(s) and stockpiles of material shall be setback a minimum of 100 feet from the property line and/or right-of-way line.
- Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday when abutting agriculture or industrial zoned properties and 8:00 a.m. to 5:00 p.m. Monday through Friday when abutting properties zoned other than agriculture or industrial.
- The use shall be conducted, operated and maintained in accordance with any necessary local, state and federal permits, copies of which shall be provided to and maintained on file in the community development department.

The following shall be provided with an application for a conditional use permit:

- A site plan drawn to scale showing the location of buildings; areas of outdoor processing and storage; fences, walls, landscaping and screening vegetation; and the location of any stream, river, lake, wetland and major topographical feature within 300 feet of the site.

- A dust management plan describing dust emission sources, their quantity and composition, and indicating conformance with all applicable air quality regulations.
- A drainage plan for stormwater management and runoff indicating conformance with all applicable stormwater regulations.
- A traffic plan describing the number of truck/vehicle trips the proposal will generate and the principal access routes to the facility including a description of the facility's traffic impact on the surrounding area.

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.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Conditional Use Permit Application

Location Map

Zoning Map

Site Plan

Traffic/Dust Plan