

## Aggregate Extraction Section

Allowed with an approved Special Use Permit in Industrial District and Agricultural District.

A completed Mining Packet/aggregate extraction land use plan must accompany a Special Permit application. (See attached Mining Packet/aggregate extraction land use plan.)

### Minimum setbacks for operation

One quarter (1/4) mile from any occupied dwelling on other properties.

One half (1/2) mile from Residential District boundaries.

The required setbacks include the haul road, except for public roads, however the required setback for the haul road can be lessened to three hundred feet (300') from residences and Residential District boundaries when conditions merit.

Affected landowners can waive the above-referenced setbacks with a notarized statement filed at the Office of the County Clerk.

Setbacks can be more restrictive if warranted on a case-by case basis.

Setbacks from property lines and public right-of-ways will be determined on a case-by-case basis.

Standard hours of operation, which shall include maintenance and testing of equipment that creates visual or audible impacts at the property line, shall occur between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 8:00 a.m. and noon on Saturdays. No crushing or blasting may occur on Saturday. Notwithstanding, an extension of hours may be granted based upon the applicant's request when conditions merit. Hours of operation shall not apply when the operator is responding to a bona fide public emergency.

Projected traffic impacts shall be addressed and a maintenance agreement for public roads may be required (The following items may be considered, at a minimum):

- Encroachment License
- Merger lane construction
- Road upgrade at turning zones
- Road upgrade in general
- Road maintenance
- Fencing

The County may restrict wells as a condition of Special Permit approval.

The County may require baseline well testing and other inspections.

Per the minimum requirements for Special Permit application approval in the Agricultural District conditional zoning approval may be granted where required to obtain approval of required State permits. However, in these instances, final approval is expressly not granted until issuance of required State permits. Copies of required State approved permits and plans shall be submitted to the County to verify said final approval and to make public review available locally.

Copies of all relevant applications to the State shall be submitted to the County with the Special Permit application.

The County may review an approved Special Use Permit upon a condition of approval or upon complaint. Sufficient evidence of violations of County rules and regulations or failure to maintain conditions of Special Permit approval may be cause for revocation of an approved

Special Use Permit. In addition to revoking a Special Permit the County may seek monetary fines and other penalties as described in the Platte County Zoning Rules and Regulations.

The County may send a formal request to DEQ for enforcement of violations of applicable State rules and regulations.

An approved Special Permit becomes void in two years after it is granted unless use is made thereof. Use may include site development, design and permitting processes and other non-extraction activities, including funding delays, at the discretion of the County; the project must be initiated in the first two years and be continuous. Requests for extensions may be considered if application for said extension request is submitted to the Planning Office at least forty-five (45) days prior to the expiration date.

No Special Use Permit submitted under this Section which has been denied in whole or in part by the Board of Commissioners may be resubmitted for a period of twelve months, except on the grounds of new evidence or proof of a change in conditions.

Derelict vehicles and miscellaneous junk may not be stored on the permitted site during the life of the operation.

Designated and declared weeds shall be controlled on permitted sites during and after the life of the operation. This shall be maintained to the satisfaction of County Weed & Pest.

Consideration must always be given to locating crushers, berms, stockpiles, etc. in a manner to minimize impact on surrounding properties by using the natural and operational features of the project. (Crushers can be placed in depressions, berms and stockpiles can create visual and audible screening, wind direction should be considered, etc.)

## **MINING PACKET/AGGREGATE EXTRACTION LAND USE PLAN**

### **REQUIRED INFORMATION:**

Attach Proof/Verification of Surface Ownership and Materials Rights Ownership. Include Access Route Ownership(s) and relevant leases, if applicable.

Attach site plan, including location of haul route to a paved public road. (Attach additional pages, as necessary.)

Submit information on plans for run-off water and any other items that may assist the County in reviewing the application.

Will your proposed operation require access upgrade, road upgrade, additional road maintenance, fencing, etc.? Please explain any consideration you may have in this matter to work with the County for health and safety reasons as well as for road upkeep. Discussion and communication on these matters with the County Engineer and the County Road & Bridge Superintendent prior to submittal of applications may lessen the possibility that an application is continued at a hearing.

Submit any request and rationale for extended hours of operation with this packet.

Submit any request and rationale for reduced setbacks.

Submit any request and rationale for varying other standards.

Please indicate location of proposed crushing operation, topsoil berms, aggregate stockpiles, etc. to indicate that care is taken to minimize impact on surrounding properties.

Provide list of all State permitted wells within one mile.

If blasting is proposed, please describe plans to minimize potential impact on wells and structural foundations on neighboring properties.

### **SUPPLEMENTAL INFORMATION:**

Please expound upon any future plans you may have for additional aggregate extraction within one mile of the proposed operation to be considered in this application.

Please expound upon any future plans you may have for developing the property after reclamation. This could include future development such as subdivisions, wetlands or simply returning the land to grazing or tilling.

All information that can be offered concerning future plans is appreciated. Acknowledgement of future plans, or lack thereof, could affect the ability to gain approval of future plans to expand permitted operations.