



June 26, 2015

Ms. Diana Aungst, AICP
Weld County Department of Planning Services
1555 N. 17th Avenue
Greeley, CO 80631

RE: Modifications to Hours of Operation for Highway 34 Development (USR15-0027)

Dear Ms. Aungst:

Martin Marietta's existing application indicates that they are requesting to have the right to operate 24/7 to be able to respond to special project requests; however, most days the facility will only operate during daylight hours, Monday through Saturday. Plants will operate longer during the construction season and less during the winter, early morning and night work will generally only occur intermittently during the construction season.

In response to comments heard from the community regarding the proposed hours of operation, Martin Marietta would like to provide the additional detail regarding their requested hours of operation.

- Hours of Operation for Asphalt:
 - The plant will typically only operate Monday through Saturday
 - The standard hours of plant operation will be limited to being between one hour before sunrise and one hour after sunset.
 - Load out from storage silos will be limited to being between one hour before sunrise and one hour after sunset.
 - When the plant is operating at night, it will only occur when material is requested by cities, counties or CDOT for night paving projects. Operations will be considered "night operations" when they take place between the hours of one hour after sundown to one hour before sunrise. Depending on the request of the jurisdiction purchasing the asphalt, night operations could occur seven days per week.
 - When Martin Marietta becomes aware of projects that require night operations, they will email the Weld County Planning Director to let him/her know about the plans to operate outside of daylight hours, who the project is for, how long it will be occurring, and where the materials are being delivered.
- Hours of Operation for Ready Mix Concrete:
 - The Ready Mix Concrete Plant will only operate Monday through Saturday.
 - Actual operating hours of the Ready Mix Concrete Plant will vary depending on weather and business levels. The plant will generally not begin operating until daylight. Occasionally, it may need to operate earlier to accommodate daily business demands; however, in no instance will the plant ever operate before 3:00 am.
 - The plant will not operate more than 16 hours per day.

- Ready-mix trucks will generally operate during plant operations, but may return to the plant after plant shutdown to be cleaned and parked.
- Hours of Operation for Aggregate and Recycling:
 - Aggregate sales and recycling operations will only occur Monday through Saturday.
 - Aggregate washing and recycling operations will only occur during daylight hours (dawn to dusk or 6:30 am to 6:00 pm during the winter), actual operating hours will vary dependent on weather, and business levels.
 - Train unloading operations during the summer will only take place between the hours of 6:00 am and 8:00 pm, actual hours will be dependent on the time the train arrives at the site.
 - Train unloading operations during the winter will only take place during daylight hours, actual hours will be dependent on the time the train arrives at the site.

If you have any questions about this information, please let me know.

Sincerely,

TETRA TECH



Pamela Franch Hora, AICP

Senior Planner

cc: David Hagerman, Martin Marietta



June 24, 2015

Ms. Diana Aungst, AICP
Weld County Department of Planning Services
1555 N. 17th Avenue
Greeley, CO 80631

RE: Modifications to proposed USR for the Highway 34 Development (USR15-0027)

Dear Ms. Aungst:

In response to comments and concerns that we have heard related to the Highway 34 Development project, Martin Marietta has decided to make some modifications to the application. The modifications are as follows:

1. We have revised the railroad track layout to pull it further away from the Indianhead Estates Subdivision. Attached is a revised version of the USR plat map. We are working on making modifications to the Final Drainage Plan and Report and will submit that information to the County as soon as it is complete.
2. Incorporate additional landscaping to enhance the buffering provided. On June 24th we are hosting a meeting with property owners adjacent to the site to talk about the use of landscaping as a way to provide additional screening. Martin Marietta wants to hear from the neighbors about what they might like to see before they propose a landscape plan. We will provide updated information about landscaping to the County prior to the Planning Commission hearing.
3. Upon approval of the USR, Martin Marietta will set up a "Community Group" that would have representatives from Martin Marietta, the neighbors, and, hopefully, an independent member appointed by the County. The purpose of the group would be to help make sure Martin Marietta's facility operates consistent with all development standards and conditions of approval as well as provides a way for Martin Marietta and the neighbors to regularly communicate regarding any issues of concern. This is a technique that Martin Marietta has successfully used at other facilities that they operate.
4. New technology at asphalt plants has made it possible to minimize odors. One of the best new technologies is the use of carbon filters. Martin Marietta will install carbon filters on the asphalt plant. These filters cost an additional \$200,000.
5. The on-site roads are paved. However, at times some trucks will leave the paved roads and travel in unpaved areas which result in some tracking of gravel onto the internal paved roads. Therefore, Martin Marietta will maintain a street sweeper on-site to regularly remove gravel that is tracked onto the internal paved roads. We have added this to the dust abatement plan. Attached is an updated copy of the plan.
6. Martin Marietta's best guess on traffic generation is that 95% of the traffic will turn north and 5% of the traffic will turn south because the only trucks that will turn south will be trucks that are making local deliveries. In order to do what they can to help make sure this happens, Martin Marietta will install a sign at the exit from the facility that indicates that all vehicles must turn right except for local deliveries. This is a technique that they have used at other sites and it has been effective. We added a note to the USR plat map that calls out this sign.

7. The original application indicated that LED pole mounted operational lighting would be up to 35-feet tall. Martin Marietta has agreed to reduce the height of these light poles to be a maximum of 25', just like the security lighting LED pole mounted lights. The USR plat map note (sheet 4) has been revised to reflect this change.
8. Martin Marietta will institute a noise monitor program to help ensure that the noise standards are met. Currently the Weld County Code and State law allows for 75 db during the night and 80 db during the day, measured at the property line for an industrial use. Martin Marietta is working with AECOM to develop the program. We will provide updated information prior to the Planning Commission hearing.

In addition, you had had asked for some clarification related to what is meant by "materials processing" as a function at the facility. Materials processing includes the following pieces of equipment and operations as described in the USR application:

- A portable wash plant which will be used to wash, screen, sort, stockpile, unload, and load sand, gravel, rock, crushed stone, recycled materials, overburden, clay, and topsoil type products.
- A recycled materials processing plant which will crush and sort various recyclable materials including, but not limited to, concrete and asphalt.

You had also asked who would potentially purchase materials from this facility. Martin Marietta will sell materials primarily to contractors and governmental entities and the material will leave the site in aggregate trucks; however, retail sales of materials is also an option. So, if there are individual customers that need to stop by for a pick-up load of aggregate material, Martin Marietta can work with them to make that happen as they currently do at all of their other aggregate facilities. The trips associated with these sales are all accounted for in the traffic study.

If you have any questions about this information, please let me know.

Sincerely,

TETRA TECH



Pamela Franch Hora, AICP
Senior Planner

Enclosures: USR Plat – revised June 24, 2015
Dust Abatement Plan – revised June 24, 2015

cc: David Hagerman, Martin Marietta

DUST ABATEMENT PLAN

Highway 34 Development

Revised June 24, 2015

Martin Marietta will employ industry best practices at the proposed Highway 34 Development site in order to minimize dust exposure due to the proposed operations at this facility. Martin Marietta will comply with all federal, state, and local dust regulations and incorporate dust control measures at our facility to remain in compliance. Several measures will be used to mitigate dust at the site due to the proposed operations at the facility. The following dust mitigation measures are planned to be used:

- To control fugitive dust from exposed areas, inactive exposed areas will be vegetated or stabilized.
- A partially enclosed hopper will be used to unload train cars that will bring product to the site. Water sprays will be used at the main hopper transfer point. A conveyor system will be used to transport material from where the material is unloaded to the material processing and storage areas. Water sprays and water trucks will be used to control dust associated with handling the material once it is unloaded from the train.
- Water trucks and sprays will be used in areas where dust may be generated. Main roads in and out of the facility and around the ready mix and asphalt facility will be paved.
- Plant designs are optimized to minimize dust exposure through engineering, baghouse enclosures, and water sprays.
- Best Management Practices will be used to maintain good housekeeping practices.
- A street sweeper will be used to regularly remove gravel that is tracked onto the internal paved roads.

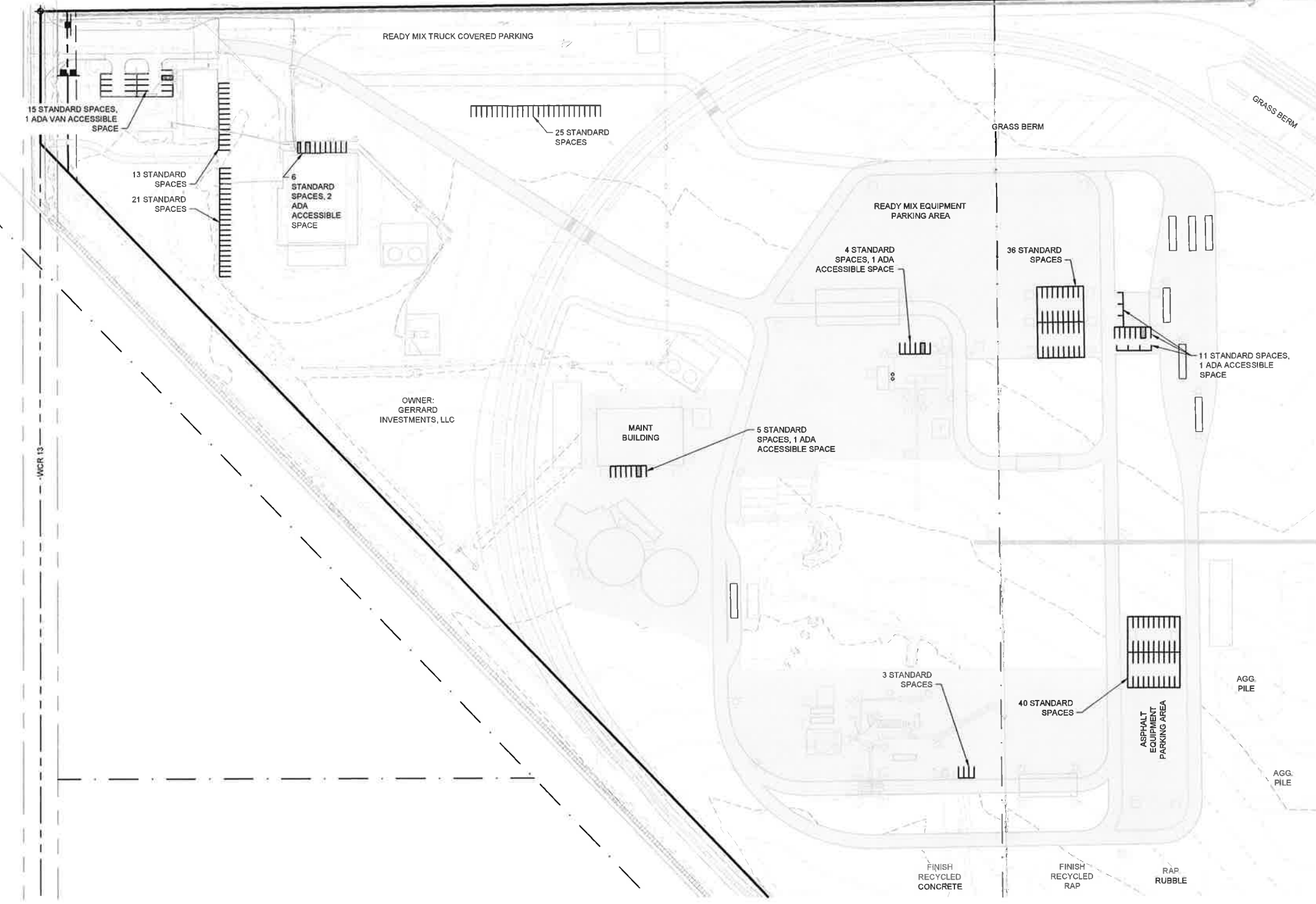
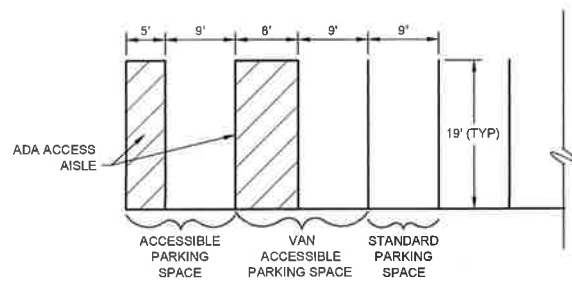
USE BY SPECIAL REVIEW - USR15-0027 HIGHWAY 34 DEVELOPMENT FOR: MARTIN MARIETTA

A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE
67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
(6433 CR 56 & 27486 CR 13)

PARKING PLAN

PARKING BASED ON BUILDING SIZE				
BUILDING	BUILDING SIZE (SF)	NUMBER OF EMPLOYEES	PARKING REQUIRED BASED ON CODE	PARKING PROVIDED
MODULAR OFFICE (EXISTING)	1,200	5	5	5
MODULAR OFFICE (EXISTING)	900	5	4	4
MODULAR DISPATCH (PROPOSED)	1,200	5	5	5
OFFICE (PROPOSED)	14,400	10	34	34
SHOP (EXISTING)	14,500	7	15	15
SHOP (PROPOSED)	14,500	7	15	15
QC LAB (PROPOSED)	4,000	6	4	4
SCALEHOUSE OFFICE	4,800	5	12	12
READY MIX PLANT CONTROL ROOM	100	1	.5	.5
ASPHALT PLANT CONTROL ROOM	100	1	.5	.5
ASPHALT TRAILER	1,800	5	6	6
SUBTOTAL		57	101	101
PARKING FOR TRUCK DRIVERS AND FIELD WORKERS				
EMPLOYEE TYPE	NUMBER OF EMPLOYEES	PARKING PROVIDED		
TRUCK DRIVERS	45	45		
OFF-SITE FIELD WORKERS	25	25		
ON-SITE FIELD WORKERS	14	14		
SUBTOTAL	84	84		
TOTAL PARKING SPACES		141	186	

*OUT OF THE 185 PARKING SPACES THAT ARE PROVIDED, WE HAVE PROVIDED SIX (6) ADA ACCESSIBLE PARKING SPACES AND ONE (1) OF THE SIX (6) IS VAN ACCESSIBLE.



TETRA TECH
www.tetrattech.com
1900 South Sunset Street, Suite 1-E
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

MARK	DATE	DESCRIPTION	BY

MARTIN MARIETTA
HWY 34
DEVELOPMENT
USR15-0027
PARKING PLAN

Project No: 133-24097-15002
Designed By:
Drawn By:
Checked By:

6/24/2015 2:47:37 PM - P:\24097\133-24097-15002\CAD\SHSHEETFILES\USR15-0027-PARKING PLAN.DWG - WITTEMEIER, CHUCK

