

13.28.060 Specific Use Criteria

In addition to general consideration outlined above, the land use authority shall consider specific use criteria.

Concrete Batch Plants.

- ✓ Due to the potential for noise, dust, and pollutants, the land use authority shall consider the nature of surrounding properties and shall require landscape buffers, fencing, and setbacks as appropriate. Landscape buffers may include a minimum number and size of trees, to better reduce the impacts on neighboring properties and shield the view of the batch plant from the public.
- ✓ The city engineer shall review and make a recommendation regarding the vehicular routes commonly traveled by commercial trucks accessing the batch plant and determine whether the streets are adequately designed to accommodate the travel.
- ✓ The city engineer shall review access to and from the site to determine the impact on city streets and recommend actions to reduce damage to city streets from vehicles exiting the batch plant.
- ✓ The Public Works department shall review the site and make a recommendation as to whether municipal systems are sufficient to accommodate the batch plant.
If the street design, access, and/or utility systems is/are inadequate, the application may be denied. An applicant may take curative measures by providing off-site or system improvements to better facilitate the use.
- ✓ No portion of a batch plant shall be within 100 feet of an existing single family home.
- ✓ If any part of the batch plant is within 500 feet of a residential property, or a property zoned residential, a landscape buffer of at least 10 feet wide shall be required.
- ✓ The applicant is responsible to provide a landscape plan that shows how the proposed vegetation will effectively shield the business and the impacts from the residential properties.

