



INDUSTRIAL USE MITIGATION REPORT – I2

Applicant Name: _____

Submission Date: _____

Property Address & Legal Description: _____

Completion of this report is in compliance with Ridgway Municipal Code §7-3-9.5(D)(6) - Performance Standards for the I-2 Light Industrial Zone (I-2) and must be completed by all individuals applying for a building permit in the Town of Ridgway for the I-2 zone.

The purpose of this report is for the applicant to confirm proposed uses of the pending development and to identify how those uses will comply with the regulations set forth in the Municipal Code, as outlined below. Additionally, any mitigation measures that will be completed for compliance must be identified below. Please contact the Community Development office at Town Hall at 970.626.5308 ext. 15 with questions.

Mitigation measures shall include, at a minimum, a combination of site design, building setbacks, landscaping and screening, to minimize noise, odor, glare, vibration or lighting from emanating beyond the property boundaries in a manner that is not in conformance with these or other town regulations. An application that fails to address each of the following items or that inadequately addresses these items shall be deemed incomplete and no permits shall be issued until all criteria have been addressed.

Please respond to each section below. If a category or use does not apply to your particular proposed usage, you may check the option indicating that abatement or mitigation of the use does not apply. If you are uncertain of future usages within your development, or the usages are not currently assigned, you must complete this report as you understand and intend the property to be used. If there is a change in use, or additional usages are incorporated into the property at a later date, this report must be completed by the new occupants, identifying the new use, prior to habitation of any building space in the Industrial Park.

Please submit this completed report with your building permit application to the Town Hall Community Development Office at 201 North Railroad Street in Ridgway.

(a) Additional Studies. The applicant shall complete or provide funding for completion of studies by qualified personnel that the Town deems necessary to quantify and to develop recommendations for abating impacts directly associated with the proposed use.

There is not a foreseen need for the abatement of impacts of use at this time.

Applicable. Mitigation Plan: _____

(b) Dust and Fly Ash. No solid or liquid particles shall be emitted in such a quantity as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines.

- No dust or fly ash abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(c) Electrical Disturbance or Interference. No use shall:

(i) Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or

(ii) Otherwise cause, create, or contribute to the interference with electrical signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.

- No electrical disturbance abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(d) Exterior Lighting. All exterior lighting shall conform to Chapter 6, Section 5 of the Town of Ridgway Municipal Code titled "outdoor lighting regulations".

- All exterior lighting will comply.
 - Applicable. Mitigation Plan: _____
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(e) Fire and Explosion. No fire or explosive hazard shall exist such as to produce dangerous exposure to adjacent property.

- No fire or explosion abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(f) Glare. No direct or reflected glare shall be detectable at any Light Industrial District boundaries.

No glare abatement is necessary.

Applicable. Mitigation Plan: _____

(g) Hazardous waste. Hazardous waste shall be those substances as defined by Federal, State or local regulations. The disposal, treatment, bulking or handling (hereinafter collectively called treatment) of hazardous waste within the municipal limits of the Town of Ridgway shall be permitted only when such waste is generated within the Town of Ridgway. Any such treatment shall be prohibited except in conformance with all applicable Federal, State or local regulations governing hazardous waste. The temporary storage of hazardous waste other than for treatment is permitted only when it is used, manufactured or generated as a waste as part of an industrial, manufacturing or laboratory process that takes place within the Town of Ridgway. In this circumstance, hazardous waste shall be inventoried and stored inside a building with an impermeable floor and otherwise handled in strict conformance with all applicable Federal, State and local regulations. The records pertaining to such inventory and storage shall be open to authorized personnel of the Town of Ridgway and/or the Ridgway Fire Department upon reasonable request.

No hazardous waste will be generated, treated, stored, handled or disposed of on this property.

Applicable. Mitigation Plan: _____

(h) Heat. No direct or reflected heat that is dangerous or discomforting shall be detectable at any Light Industrial District boundaries.

No direct or reflected heat will be detectable on this property.

Applicable. Mitigation Plan: _____

(i) Landscaping. A landscaping plan setting forth type, size, location of all plant types and species shall be submitted in conformance with the landscaping standards Section 6-1-11 of the Town of Ridgway Municipal Code. The design of the landscaping plan shall adequately buffer the

light industrial use from adjacent surrounding non-light industrial zone districts and breakup any parking area more than twenty five (25) spaces to avoid the appearance of large areas of parking.

- An adequate and conforming landscape plan has been submitted.
- Applicable. Mitigation Plan: _____

(j) **Noise.** No persistent noise shall be detectable beyond the property line in excess of the values identified in the following table:(i)

Zoning of Lot Where Use Is located	Zoning of Adjacent Lot			
	All Residential Zone Districts	General Commercial District	Industrial-1 District	Industrial-2 District
Industrial-1 District	50	55	60	65
Industrial-2 District	50	60	65	70

All of the above levels are measured in decibels dB(A).

(ii) Impact noises are sounds that occur intermittently rather than continuously. Impact noises generated by sources that do not operate more than one minute in any hour are permissible up to a level of ten (10) dB(A) in excess of the figures listed in the table above, except that this higher level of permissible noise shall not apply from 7:00 pm to 7:00 am when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.

(iii) Noise resulting from temporary construction activity that occurs between 7:00 am and 7:00 pm shall be exempt from the requirements of this section.

(iv) Noise shall be measured on a decibel or sound level. Noise level shall be measured at a point located within a street or public right-of-way in the town and a distance of at least twenty five (25) feet from the noise source; and/or at the common property line of the property on which the noise source is located and the adjacent property.

(v) No use in the light industrial zone districts may generate noise that tends to have an annoying or disruptive effect upon uses outside the immediate space occupied by the use if that use is one of several located on the lot or uses located on adjacent lots.

(vi) The table above establishes the maximum permissible noise levels for the I-1 and the I-2 Zone Districts. Measurements shall be taken at the boundary line of the lot where a particular use is located, and, as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which subject use is located.

- No noise abatement is required.
 - Applicable. Mitigation Plan: _____
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(k) (i) Odor. For purposes of this section, the "odor threshold" is defined as the minimum concentration in a year of a gas, paper or particulate matter that can be detected by the olfactory systems of a healthy observer.

(ii). No use in the I-1 or I-2 Districts may generate any odor that reaches the odor threshold measured at:

(a) The outside boundary of the immediate space occupied by the enterprise generating the odor.

(b) The lot line if the enterprise generating the odor is the only enterprise located on a lot.

- No odor abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(l) Off-site Impacts. Off-site impacts that directly result from the proposed use shall be abated. The Town of Ridgway reserves the right to require an independent evaluation of off-site impacts including recommendations about mitigation measures.

- No off-site properties will be impacted by any use on this property.
 - Applicable. Mitigation Plan: _____
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(m) Radioactivity. No operation shall be permitted which causes radioactivity in violation of any applicable Federal, State or local regulation.

- No radioactivity abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(n) Smoke. For purposes of determining the density of equivalent opacity of smoke, Ringlemann Chart, as adopted and published by the United States Department of Interior, Bureau of Mines Information Circular 8333 May 1967, shall be used. The Ringlemann number referred to in this section refers to the number of the area of the Ringlemann Chart that coincides most nearly with the visual density of equivalent opacity of the omission of smoke observed. For example, a reading of Ringlemann No. 1 indicates a 20 percent density of the smoke observed. No smoke shall be permitted in such quantity as to become a nuisance nor shall it be detectable at any property boundaries. All measurements shall be taken at the point of emission of the smoke. In the I-2 District, no use may emit from a tent, stack, chimney or combustion process any smoke that exceeds a density or equivalent capacity of Ringlemann No. 2, except that and emission that does not exceed a density or equivalent capacity of Ringlemann No. 2 is permissible for a duration of not more than four minutes during any eight hour period if the source of such emission is not located within five hundred (500) feet of a residential district.

- No smoke abatement is necessary.
 - Applicable. Mitigation Plan: _____
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(o) Vehicular Traffic. Traffic to and from the site shall not overload or damage street systems to or from the site. Verification of this provision shall be confirmed by an independent traffic analysis conducted by properly qualified individuals.

- Vehicular traffic accessing this property will be minimal.
 - Applicable. Mitigation Plan: _____
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(p) Vibration. No inherent and recurrently generated vibration shall be perceptible, without instruments, at any point along in the boundary line of the property on which the use is located. Where more than one (1) use is located on a property, then this standard shall also be measured along any wall of any other building on the property.

- Vibration abatement is not necessary.
 - Applicable. Mitigation Plan: _____
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(q) Waste Disposal. Liquid and solid waste disposal and water service shall comply with all pertinent Federal, State and local regulations.

No waste disposal abatement is necessary.

Applicable. Mitigation Plan: _____

(r) Observations shall be made as described in the applicable section above. In the event that the point of measurement is not defined or if there is more than one use on the property, measurements shall be taken at the property line of the lot on which the use is located if it is the only use on the lot, or at the exterior of the building in which the use is located if more than one use exist on the same site.

Applicant Signature: _____

Applicant Name: (please print) _____

Date: _____