



**5601 Courtney Avenue  
SUP#2026-00018  
Five-Year Extension**

**City Council Public Hearing  
July 1, 2026**





# Summary

## **Request:**

Sunset date extension for asphalt plant operations from January 1, 2027 to January 1, 2032.

## **Key Elements of Discussion:**

- Incompatibility with Eisenhower West Small Area Plan
- Site context and foreseeable redevelopment
- Compliance history

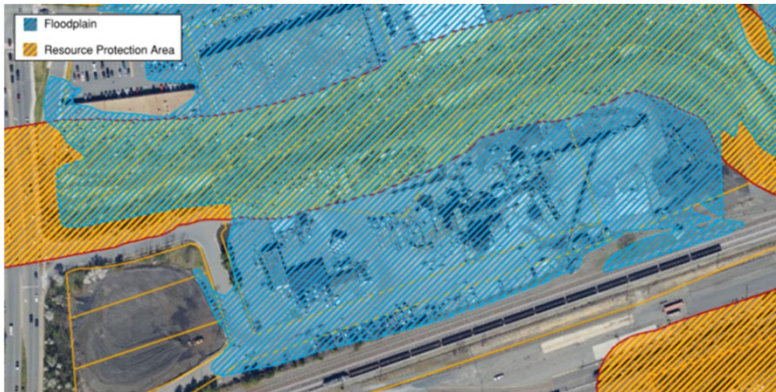


# Site Context

**Zone:** I/Industrial

Surrounded by a mix of residential, commercial, and industrial uses

Located within floodplain



Map of floodplain and resource protection area



Map of surrounding uses

**SUP#2026-00018**



## Background

**1960:** Asphalt plant begins operating with SUP

**2006:** City Council SUP approval adds extensive conditions related to noise, odor, air quality, stormwater, landscaping

**2015:** Eisenhower West Small Area Plan adopted

**2019:** City Council sets sunset date for closure on January 1, 2027

SUP#2026-00018



# SUP Considerations

- **Eisenhower West Small Area**
  - Use continues to be incompatible with the long-term goals of SAP
- **Foreseeable Redevelopment**
  - Slower area redevelopment
  - Future projects will change site context
  - Site-specific redevelopment challenges
- **Compliance History**
- **Public Benefit**



Eisenhower West SAP future land use map

SUP#2026-00018



## Revised and recommended conditions

- **Condition #1:** Reduction in asphalt production caps from 980,000 tons annually to 600,000 tons annually
- **Condition #9:** No asphalt production on Code Red days or worse
- **Condition #60:** Maintain landscaping buffer, removal of invasive trees
- **Condition #67:** Sunset date, add language to requiring a closure plan two years prior to sunset date
- **Condition #70:** Courtney Avenue improvements for general public
- **Condition #71:** Install doors on asphalt loading facility to reduce dust



Planning Commission recommends **denial** of the five-year extension for closure on January 1, 2032. (6-0)

Staff recommends **approval** of the five-year extension for closure on January 1, 2032.

