

May 14, 2025

Project Narrative for Land Use Permit Application

Mass Grading and Materials Processing at The Bridges Master Planned Community

The Master Development Agreement (MDA) for The Bridges Master Planned Community was approved and signed by the Weber County Commission on May 12, 2025. Within Section 10.1, it identifies On-Site Processing as a permitted use, subject to the obtaining a land use permit from the County. The land use permit is contingent upon that the work is consistent with the Design Standards in Exhibit E of the MDA. Within Section 10.2, the MDA identifies Mass Grading as a permitted use subject to the grading is in the approximate locations of the development and road areas as generally illustrated on Exhibit B of the MDA and also consistent with the Design Standards in Exhibit E of the MDA.

Below are the Design Standards for Mass Grading and Materials Processing, excerpted from Exhibit E of the MDA, with responses in red to each item:

- *Application Submittal Requirements:*
 - Grading and drainage plans, illustrating existing topography and the proposed pre-development rough topography using no greater than two-foot topographic contours.
 - The plan shall show the dirt and mud knock off area and vehicle wash facility, as further described below.
Plan has been uploaded to Frontier with items listed above
 - Dust mitigation plan.
Fugitive Dust plan has been filed with Utah DEQ and uploaded to Frontier. Further discussion on Dust Mitigation is described below under “Approval Standards”
 - Revegetation plan and financial assurance necessary to execute the revegetation plan.
Revegetation is described below under “Approval Standards.”
 - A means of ensuring that Highway 158’s pathway remains open and passable to the minimum standards of the Americans with Disabilities Act throughout the duration of the work.
Highway 158 pathway will remain open and passable. It is well outside of the work area
- *Approval Standards*
 - No excavation, grading, or extraction shall occur below the development’s intended rough grade.
The intent is to only remove and process material that is above subgrade elevation of the road.
 - The dust mitigation plan shall be implemented. The dust mitigation shall be in accordance with best practices and, at a minimum, provide for the following:
 - Water truck or other reasonably simple means of ground-surface moistening.
There will be a 2,000 gallon water truck at the site
 - Routine watering schedule.
Exposed areas of the site will be watered generally 2-3 times during working hours. Water spreading may extend outside of working hours if needed. The frequency could differ due to weather conditions.
 - A commitment to control airborne dust from the site immediately after gaining knowledge of it.
We will make immediate efforts to control airborne dust issues if they arise.

- At the completion of the work, all areas of disturbed earth that is not a part of the Project's improvements shall be hydroseeded with a native grassy seed mix covered with straw mats in accordance with best practices.

Seeding and blanketing will be installed on exposed side slopes upon completion.
Road surface will be treated with magnesium chloride to control dust.