

November 4, 2025

Project Narrative for Land Use Permit Application
Mass Grading and Materials Processing at Cobabe Ranch

Projected Start Date: June 14, 2026

Projected End Date: December 11, 2026 (90 days + 90 day extension, as described below)

The Amended and Restated Master Development Agreement (ARMDA) for Cobabe Ranch was approved and signed by the Weber County Commission on June 10, 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.
- *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.

- Ground coverings of disturbed areas or other reasonable means of keeping dust from becoming airborne.

Seeding and blanketing will be installed on exposed side slopes upon completion.

Road surface will be treated with magnesium chloroxide to control dust.

- There shall be a dirt and mud knock off area where vehicles will be exiting the site along with a vehicle wash facility. All vehicles must be sprayed down before entering a public ROW.

Proposed locations of track out pads are shown on the site plan. Adjacent to the track out pads, there will be a water trailer to spray off vehicles as necessary.

- Applicant or operator shall take all precautions necessary to minimize dirt and mud from being tracked onto the public right-of-way. If dirt or mud is tracked onto the public right-of-way, the applicant or operator shall clean off the roadway immediately after gaining knowledge of it. If this requires specialty equipment or vehicles, such as a street sweeper, applicant or operator shall have such equipment or vehicles on standby within three miles of the site to help facilitate immediate cleanup.

There will be a street sweeper staged within the project area and will remain there during this project. Proposed location is shown on the site plan

- Noxious weeds shall be removed from the site prior to any significant grading work, and the site shall remain free of noxious weeds throughout the work.

All vegetation that is grubbed within the disturbed area will be kept separate from the material processing and either destroyed with a controlled burn, or hauled to an appropriate dump site.

- Hours of operation shall be limited to 8AM to 6PM, Monday through Saturday.

These hours will be followed

- A 6-foot berm shall be placed around the perimeter of the processing site.

There will be a minimum 6-foot high berm around the entire processing site, except for the southern portion where the ingress/egress will be

- All reasonable means of noise dampening shall be employed to ensure that sound levels from the work do not exceed 70 decibels when measured from within 100 feet of an adjacent dwelling. Between the hours of 11:00AM and 4:00 PM, decibels may be no more than 75 decibels.

The processing site is already in a depression, then we are adding a 6' (likely closer to 12') berm around the majority of the perimeter. The crusher is supposed to be 85-90 decibels when standing right next to it. The closest home in any direction is approximately a quarter mile away, with most homes being over a half mile away. We will use a decibel meter to make sure that the levels listed above aren't exceeded.

- Haul trucks leaving the site shall be limited to no more than seven per hour.

We will limit haul trucks leaving the site to seven per hour.

- Before any processed material leaves the site, any public rights-of-way to be used for transportation shall be videoed and submitted to the County for storage. All material wear and tear that did not exist at the commencement of the work, as clearly evidenced in the video, and that is not related to other typical traffic from the area, shall be promptly repaired by Master Developer either at the conclusion of the operations, or at any time requested by the County due to excessive damage, and before any financial assurance collected for the work or for the development is released.

We will work with the County if any road damages are deemed to be from this project. With as many construction projects going on within the valley, and all the construction traffic headed up to Powder Mountain, it is difficult to determine what wear on the roads is from who.

- The on-site processing shall be allowed for a period of up to ninety (90) days which shall be automatically extended for another 90 days if Master Developer is not in default of the MDA including these specific requirements.

We intend to utilize the 90 days and go into the 90 day extension. We will work diligently to keep within the parameters of the MDA.

- 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 choloride to control dust.