



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval to permit a temporary rock crushing operation.
Type of Decision:	Administrative
Agenda Date:	September 26, 2017
Applicant:	Eden Hills, LLC
Authorized Agent:	Ben Opheikens
File Number:	DR# 2017-12

Property Information

Approximate Address:	4100 N Eagle Ridge Dr, Eden.
Project Area:	Approximately 2 acres
Zoning:	Residential Estates (RE-20) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Rock Crushing Site/ Future phase of Eagle Ridge Subdivision
Parcel ID:	22-015-0090
Township, Range, Section:	Township 7 North, Range 1 East, Section 21

Adjacent Land Use

North:	Vacant Residential	South:	Vacant Residential
East:	Vacant Residential	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Weber County LUC Title 104, Chapter 3 - Residential Estates (RE-20) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards

Summary and Background

The applicant is requesting design review approval for a temporary rock crushing operation to produce material for the development of roads within future phases of the Eagle Ridge Master Planned Community. The rock crushing operation has received prior design review approvals during Ogden Valley Planning Commission Meetings held on August 25, 2009 (DR 01-09) and June 24, 2014 (DR 2014-05). Staff has determined that a temporary rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is, therefore, a permitted use in the RE-20 Zone.

Analysis

Design Review: LUC §108-1-2 requires a design review for manufacturing uses to ensure that the general design, layout, and appearance of the site is orderly and harmonious with the surrounding neighborhood. The project will impact an area larger than one acre and is required to receive approval from the Planning Commission prior to commencement.

As part of design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The project is located off of the unimproved portion of 4100 N that is entirely within the applicant's parcel (220150090), as shown on the site plan (Exhibit B). The site is located

approximately 1,700 ft from the improved county road (4100 N) and traffic hazards and congestion is not anticipated.

- *Outdoor advertising:*
 - The project will not include any outdoor advertising.
- *Landscaping:*
 - A temporary rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is considered residential, and therefore exempt from the landscaping requirement as outlined in LUC §108-2-3.
- *Building and site layout:*
 - There are no buildings being proposed as part of the project. The site will be enclosed within a three sided temporary rock wall that will be 60 ft wide, 120 ft long, and 6 ft tall. The structure is intended to mitigate noise. Rock crushing machines will have water sprayers and a water truck will be on site to mitigate dust. The site is located approximately 1,400 ft from the nearest residence, and with the proposed mitigation factors, will not negatively impact surrounding properties and uses.
 - The proposed hours of operation are Monday through Friday from 8 AM to 5 PM. The operation will end within 6 months from the date of design review approval.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposed project complies with the previously approved Eagle Ridge Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by providing improvements for residential development in the Residential Estates zones.

Staff Recommendation

The Planning Division recommends approval of file# DR 2017-12, subject to all review agency requirements and based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Eagle Ridge Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.
4. The proposed project will not negatively affect public health, safety, or welfare.
5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Design review application and narrative.
- B. Site Plan.

Vicinity Map



Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 8/28/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Eden Hills LLC/ R&O Construction		Mailing Address of Property Owner(s) PO Box 123 Eden, UT 84310	
Phone 801-710-5995	Fax		
Email Address (required) area745@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Ben Opheikens		Mailing Address of Authorized Person PO Box 123 Eden, UT 84310	
Phone 801-710-5995	Fax		
Email Address area745@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Eagle Ridge Rock Crushing Site	Current Zoning AV3	Total Acreage Approx 2 Acres
Approximate Address 3900 N 4500 E Eden, UT 84310 (Eagle Ridge Dr & Foothill Lane)	Land Serial Number(s) 22-015-0070	

Proposed Use Operation of rock crusher on a temporary basis (3-6 months) to provide material for on-site subdivision construction
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Project Narrative
Requesting approval to operate a rock crusher on a temporary basis within the Eagle Ridge Subdivision. The purpose of the rock crushing operation is to provide material for use in road construction & project development within future phases of the subdivision. Crushing will be allowed only for on-site material to be used within future phases of Eagle Ridge Subdivision. No off-site material will be brought in for crushing, and no on-site material will be crushed and then exported to other locations.

The crushing site will be enclosed within a three sided temporary rock wall structure which is 60 ft wide, 120 ft long and 6 ft tall. This structure is intended to help mitigate potential noise issues, and the crushing site will also mitigate trucking traffic throughout Ogden Valley and Ogden Canyon. The rock crushing machines have water sprayers and a water truck will be on site to help mitigate potential problems with dust. The operation would run during normal work/business hours on weekdays only (Monday - Friday).

This exact project was approved in the August 25, 2009 meeting under file #DR01-09 and also in the June 24, 2014 meeting under file #DR2014-05. It was approved and ran to the exact specifications of the approval with no complications or complaints from any surrounding neighboring property owners. The previously approved rock crushing project helped to keep thousands of semi trucks and dump trucks out of Ogden Valley and Ogden Canyon.

Exhibit A - Project Narrative

Requesting approval to operate a rock crusher on a temporary basis within the Eagle Ridge Subdivision. The purpose of the rock crushing operation is to provide material for the use in road construction within future phases of the subdivision. Crushing will be allowed only for on-site material to be used for future phases of Eagle Ridge subdivision. No off-site materials will be brought in for crushing, and no on-site material will be crushed and then exported to other locations.

The crushing site will be enclosed within a three (3) sided rock wall structure which is 60 ft wide, 120 ft long and 6 ft tall. This structure is intended to help mitigate potential noise issues, and the crushing site will also mitigate trucking traffic throughout Ogden Valley and Ogden Canyon. The rock crushing machines have water sprayers and a water truck will be on-site to help mitigate potential problems with dust. The operation would run during normal work hours on weekdays.

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Exhibit B - Site Plan

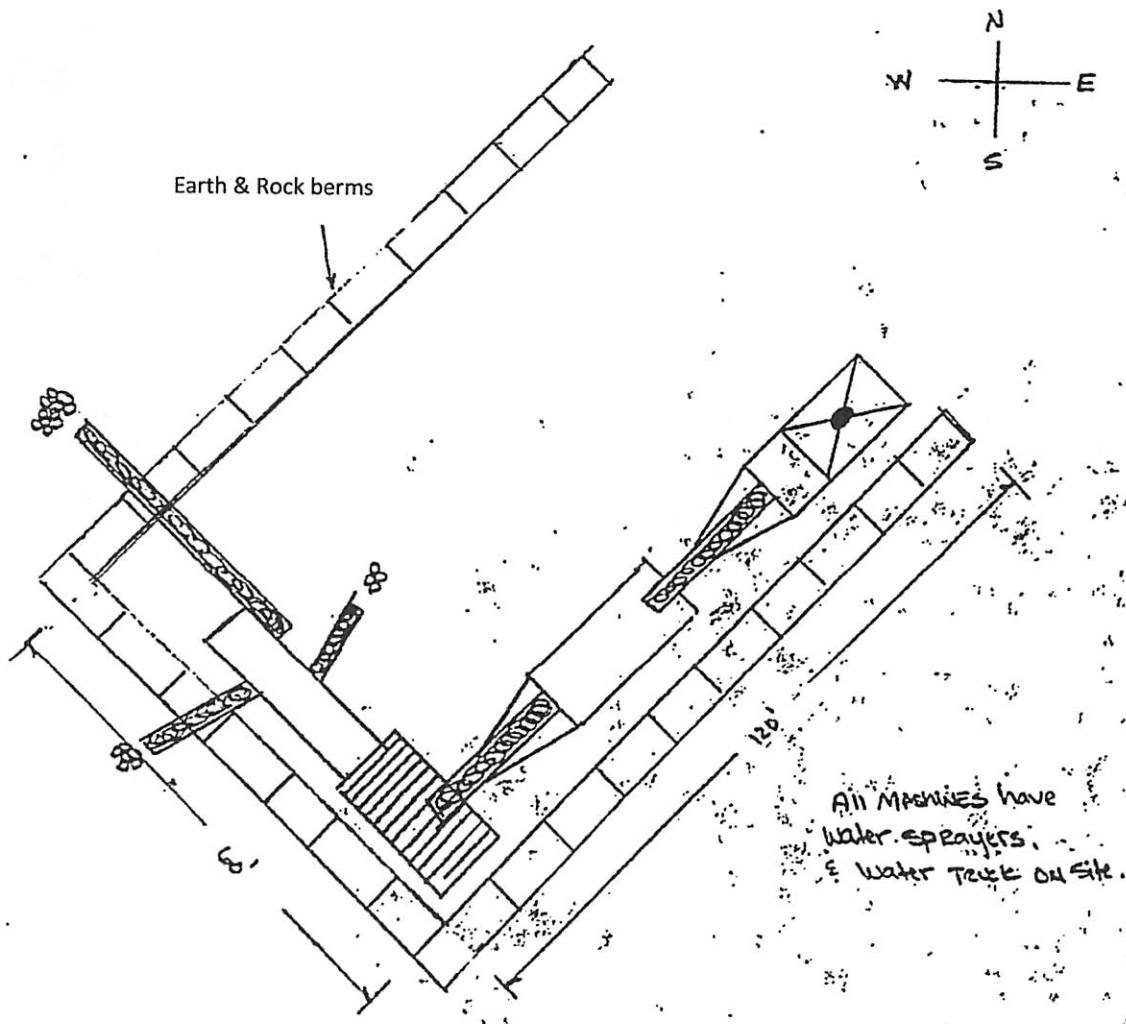
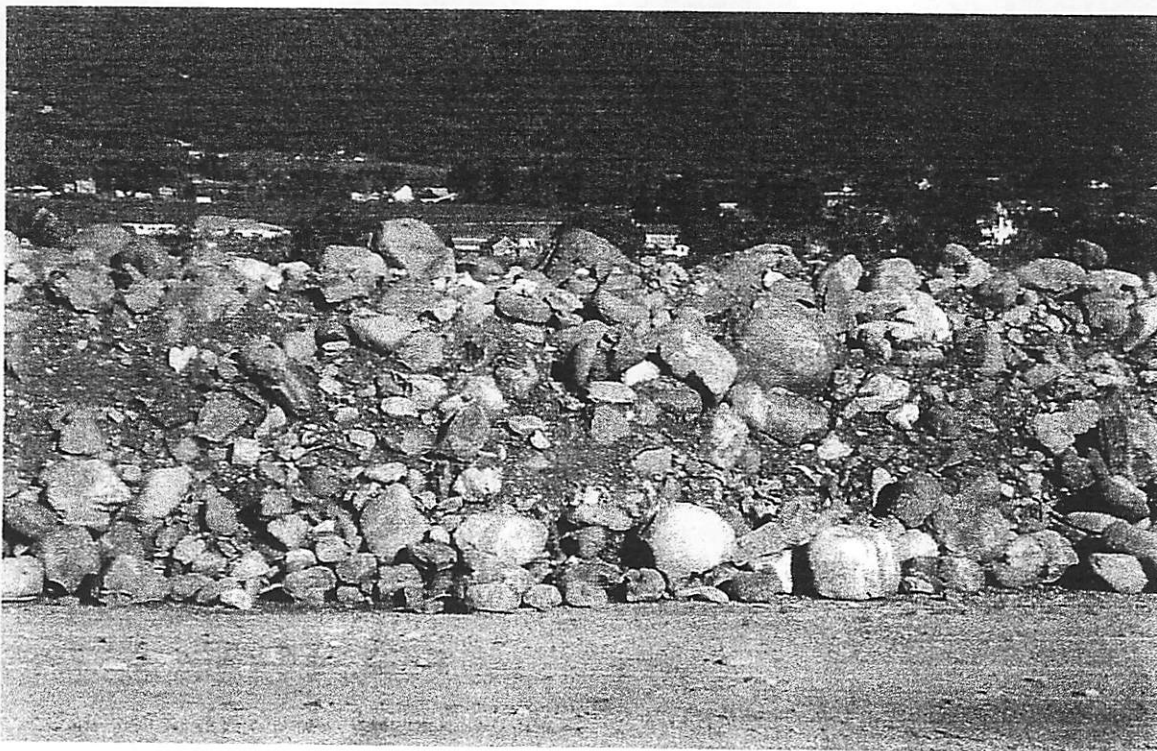


Exhibit C – Site Pictures

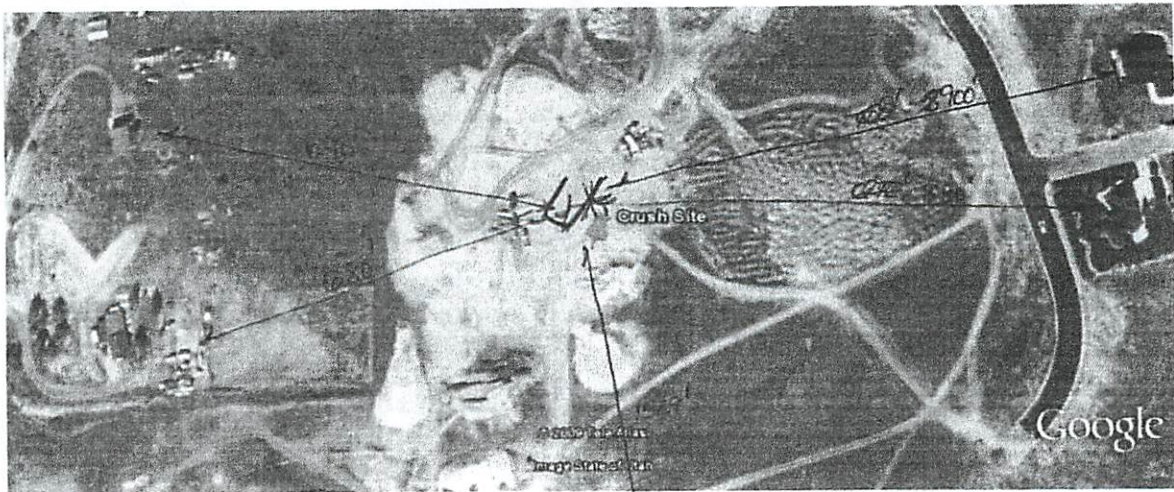


Rock and Earth berm to mitigate noise



Rock stockpile

Location Map



Crush Site

Google Maps

Crush Site 41.335102-111.838476



Imagery ©2017 DigitalGlobe, State of Utah, USDA Farm Service Agency, Map data ©2017 Google United States 500 ft





Crush Site 41.335102-111.838476

