



## Weber County

### Weber County Western Weber County Planning Commission NOTICE OF DECISION

Wednesday, June 13, 2012

Re: Conditional Use Permit 2012-03

Westinghouse Applicant; W.W. Clyde and Company, Agent,

You are hereby notified that your conditional use permit to allow a gravel pit and aggregate mining and processing was heard by the Western Weber Township Planning Commission in a public meeting held on June 12, 2012 after due notice to the general public.

The Township Planning Commission finds that sufficient evidence was presented to establish:

1. The site is located in the Manufacturing M-3 Zone, which is primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or spacecraft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included. This operation will have minimal negative impacts from noise, dust, vibration, etc. Typically dust is the primary detrimental effect for this type of operation.

The project has a temporary relocation permit (TRP) issued by the Utah Division of Air Quality which regulates fugitive dust and point source emissions. To control emissions from aggregate handling, water spray control systems will be installed and maintained at feeder discharge and conveyor drop points and crusher inlets and outlets, as necessary and in accordance with the FDCP. This system will consist of a bar of spray nozzles connected to a water source via a water line with valves to control the flow rate. The water flow rate will be adjusted to minimize visible emissions created by the fall of material from the various processing equipment.

Water will be applied to unpaved roads, operational areas, and stockpiles to control fugitive dust from operations at the pit with water cannons and/or water trucks.

2. The Manufacturing M-3 Zone allows a "mine, quarry, and gravel pit" as a conditional use. The conditions established by the Weber County Planning and Engineering Divisions must be complied with in order for this conditional use permit to be granted, and
3. That the proposed use will comply with the regulations and conditions specified in the Weber County Zoning Ordinance for such use, and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Western Weber County

Therefore, the Weber County Planning Commission renders the following decision:

X Granted Subject to

1. Weber County Building Inspections approval
2. Weber Fire District approval
3. Weber County Engineering Office approval
4. Weber-Morgan Health Department approval
5. Utah Division of Air Quality approval
6. Signed copy of the Small Mine Reclamation Contract

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.

Sincerely,



Jim Gentry  
Weber County Planning Division  
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