

On June 15, 2021, the Western Weber Planning Commission unanimously recommended approval of the proposed rezone, based on the following conditions:

Conditions: 1. That a mutually agreeable development agreement executed between the applicant and the developer be recorded to the property, and that the development agreement accommodate all conditions below.

2. That the development agreement include a provision for zone reversion when the excavation reaches the proposed limits of disturbance

3. That the applicant provide the County with a geotechnical report regarding the proposed finished grade of the significantly cut slopes showing that the finished grade has been construction to protect against destabilization.

4. That the applicant work with the owners/operators of the adjacent canal to resolve any engineering needs to protect the canal from breaching due to the newly cut slopes prior to any excavation occurring near the canal. If desired by the canal entity, that canal shall be piped for the span of the subject property.

5. That the applicant agree to not protest at the time Pleasant View City is ready to annex the property.

6. That the applicant submit verification from UDOT regarding the proposed access to Highway 89.

7. If required by the County Engineer, that the applicant install a runaway truck arrestor to the satisfaction of the County Engineer.

8. That the driveway be asphalted from the highway to at least the first turn before the driveway's switchback.

9. That dust is managed by a sprinkler system that is configured to dampen all areas of disturbance sufficient to avoid fugitive airborne dust particles. Any other environmentally friendly method of dust management may be employed as long as it offers the same or better dust mitigation. Planning Commission Staff Report -- Rezone from A-1 to G Page 6 of 20

10. That a complete reclamation plan is provided prior to the commencement of construction showing how the site will be cleaned and restored with vegetation native to the area. The plan shall include the cost-estimate for reclamation, multiplied by inflation over the applicants estimated duration of the operation.

11. That a cash escrow of 110 percent of the cost to reclaim, adjusted for inflation over the duration of the proposed operation, is submitted to ensure completion of reclamation.

12. That the development agreement has an expiration not to exceed the duration of the proposed operation.

13. That the development agreement include noise mitigation controls worked out by staff and the developer.

Findings:

1. With the proposed modification of the general plan, the rezone will comply with the general plan.
2. The site is surrounded by other gravel uses and/or vacant land, leading to limited conflicts with adjacent uses.
3. That the site has direct access to Highway 89, alleviating truck traffic challenges on local streets.
4. That with the conditions herein the use will not be detrimental to the health, safety, and general welfare of the public.