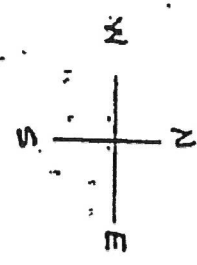


All Menus have
water sprayers.
E. water Tank on site.





Crush Site



Wheeler

CAT

3XL

metso

BRUNO Process Simulation

PLANT:

INFO:

LICENSED USER: Bob Wakeland

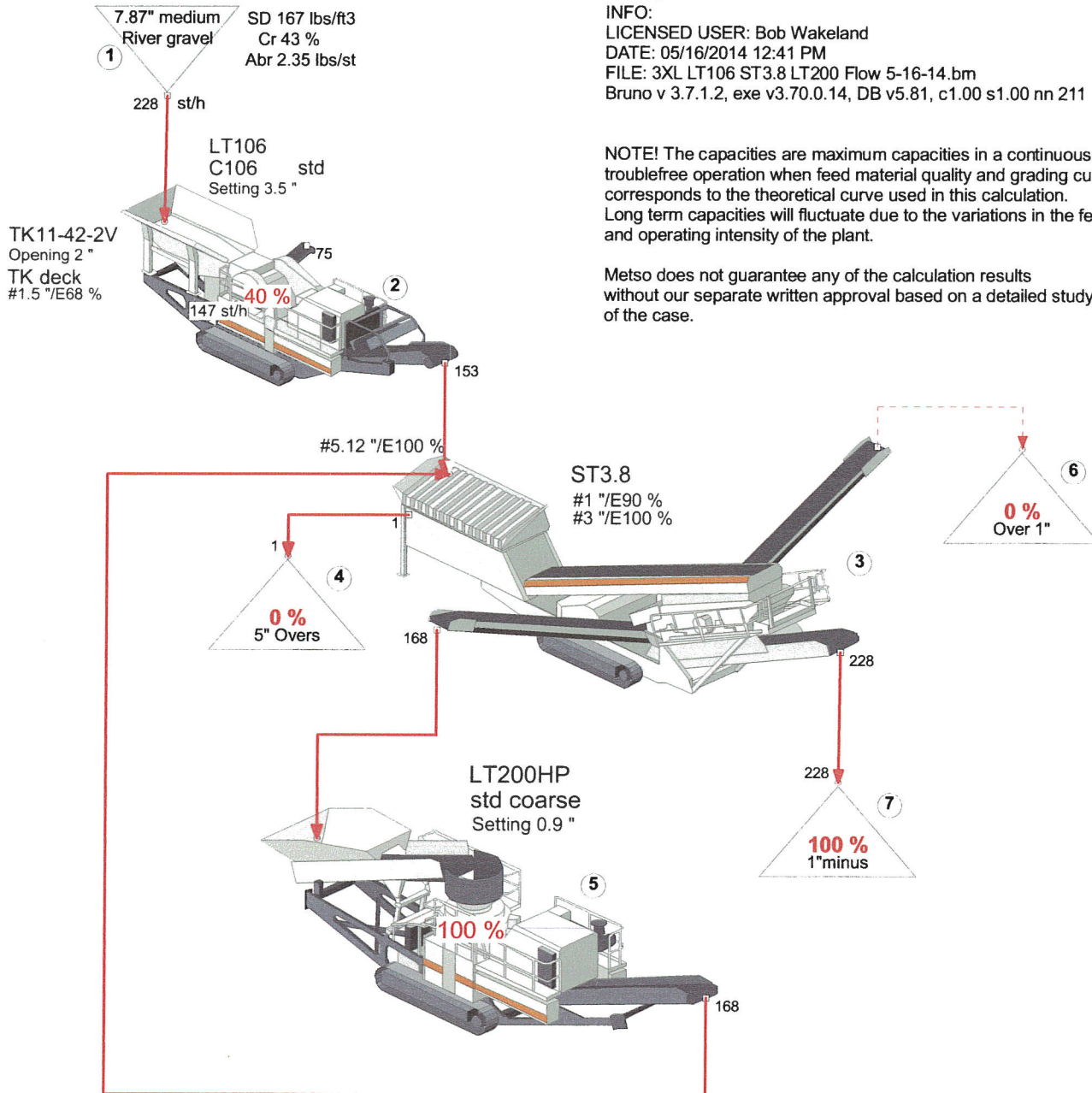
DATE: 05/16/2014 12:41 PM

FILE: 3XL LT106 ST3.8 LT200 Flow 5-16-14.bm

Bruno v 3.7.1.2, exe v3.70.0.14, DB v5.81, c1.00 s1.00 nn 211

NOTE! The capacities are maximum capacities in a continuous troublefree operation when feed material quality and grading curve corresponds to the theoretical curve used in this calculation. Long term capacities will fluctuate due to the variations in the feed and operating intensity of the plant.

Metso does not guarantee any of the calculation results without our separate written approval based on a detailed study of the case.





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis:

Application Information

Application Request: Consideration of a request to operate a rock crusher on a temporary basis (maximum of four months) to provide material for onsite subdivision construction

Agenda Date: Tuesday, August 25, 2009

Applicant: 3XL Construction

File Number: DR 01-09

Land Information

Approximate Address: 3900 North 4500 East

Project Area: 2 acres

Zoning: Agricultural Valley Zone (AV-3)

Existing Land Use: Vacant

Proposed Land Use: Temporary rock crusher

Parcel Identification Number: 22-015-0070

Township, Range, Section: T7N, R1E, Section 21

DR 01-09 Eagle Ridge Rock Crusher



Adjacent Land Use

North: Vacant

South: Vacant

East: Vacant

West: Residential

Staff Information

Report Presenter: Sean Wilkinson

swilkinson@co.weber.ut.us

801 399-8765

Report Reviewer: RS

Applicable Ordinances

- Zoning Ordinance Chapter 5B (AV-3 Zone)
- Zoning Ordinance Chapter 36 (Design Review)

Background

The petitioner is requesting approval to operate a rock crusher on a temporary basis within Eagle Ridge Subdivision. The purpose of the rock crushing operation is to provide material for use in road construction 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 may be brought in for crushing, and no on-site material may be crushed and then exported to other locations. The rock to be crushed has already been stockpiled, so new excavation will not be a part of the operation.

This project is located in the AV-3 Zone where subdivisions are permitted, and uses customarily incidental to permitted uses are also permitted. Staff has determined that a temporary rock crusher is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is, therefore, a permitted use in the AV-3 Zone.

The rock crusher will be located west of the intersection of Eagle Ridge Drive and Foothill Lane as shown on the site plan (Exhibit B). The nearest homes are located approximately 680 feet from the actual crushing site on the west, 880 feet on the east, and 1529 feet on the south (Exhibit B). The rock crusher will be enclosed within a three sided temporary concrete block structure which is 60 feet wide, 120 feet long, and 6 feet tall. This structure is intended to help mitigate potential noise issues. The rock crushing machines have water sprayers and a water truck will be on site to mitigate potential problems with dust. The operation is expected to take three to four months to crush the existing rock stockpiles. The operation would run during normal work hours on weekdays.

Summary of Planning Commission Considerations

- Are the proposed noise and dust mitigation measures adequate?
- What is the planned end date for the operation?
- What are the daily operation start and finish times?
- Will crushing be limited to the existing rock stockpiles?

Conformance to the General Plan.

The proposed use is customarily incidental to the construction of Eagle Ridge Subdivision, and is, therefore, a permitted use that meets the requirements of the AV-3 Zone and conforms to the Ogden Valley General Plan.

Conditions of Approval.

- Crushing will be allowed only for on-site material to be used in future phases of Eagle Ridge Subdivision. No off-site material may be brought in for crushing and no on-site material may be crushed and then exported to other locations.
- The site plan, hours of operation, and mitigation controls must be followed as approved by the Planning Commission.
- Requirements and Recommendations of the Weber County Engineer's Office and Weber County Health Department.

Staff Recommendation.

Staff recommends approval of a temporary rock crusher at Eagle Ridge Subdivision because it is an accessory use that is customarily incidental to the construction of a subdivision, it will eliminate the number of trucks used to haul material to this site, and the petitioner has proposed ways to mitigate potential negative impacts. This recommendation is subject to staff and other agency requirements and recommendations.

Exhibits

- | | |
|-----------------|---|
| A. Location map | C. Drawings of temporary concrete structure |
| B. Site plan | D. Pictures of rock stockpiles |