

Conditional Use Permit

For Official Use only

Date Received	8/29/23
Receipt No.	
Amount \$	55.00
Approval / Denial Date	

Proposed Project On Site Gravel Screening

Address of Subject Property Approximately 10th East, 2nd North, Hyde Park, UT

Name of Applicant Robert Jess Phone 907-712-7153

Address of Applicant 40 West 1250 North Suite 5A, Logan, UT 84341

E-mail address of Applicant rob@shadowmountainrealty.com Zone _____

(Non-owner residents shall provide written approval from the property owner for the non-owner to be able to apply for the special use permit.)

Name of Property Owner Thurston Family Trust (Troy Thurston) Phone (435)994-0634

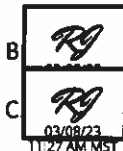
Application is hereby made to Hyde Park City requesting that Onsite rock crusher/gravel screening
(issue)
be permitted as a **CONDITIONAL USE** on 3 acres located at the above address.
(sq. ft. or acres)

Please include with the Application and submit at least 17 days prior to meeting:



A Describe proposed project Purpose is to utilize onsite rock and gravel for Lone Cedar Subdivision.

See attached for details.



B Detailed location, site and/or building plans



C \$55.00 application fee

\$55.00
pd

File the completed application at:

Hyde Park City
113 East Center
Hyde Park, UT 84318

I certify that the information contained in this application and supporting plans are correct and accurate. I agree to abide by the conditions a set forth by the City.

Robert D Jess

Signature of Applicant

dotloop verified
03/08/23 11:27 AM
MST
FXJ1-LW01-TX4F-TX8E

Date

The Applicant is hereby authorized to establish the requested use in accordance with the attached site plan, subject to the following conditions: _____

☐ Approved

☐ Denied

Signature of City Representative

Date

Hyde Park City Planning

Request

The Lone Cedar Subdivision, built by Sonder Development, is conservation focused housing development located on the eastern bench of Hyde Park, UT.

This Conditional Use Permit (CUP) request is to enable the Lone Cedar Subdivision to onsite rock materials. To meet State of Utah specs for utility infrastructure and possible road base, a temporary rock crusher and rock screen separator would be located on Sonder or nearby property. The overall purposes would be to: utilize existing gravel material on Sonder Property; reduce heavy truck traffic on Hyde Park roads; minimize impacts to Hyde Parks air quality (reduced emissions), reduce impacts to infrastructure (roads) and residents (school crossing and increased daily traffic).

Purpose

Regarding the infrastructure construction (utility, curb, gutter and roads) of Phase I only (23 Lots), it is estimated that 600- 650 loads* of various types of gravel would be delivered to the Lone Cedar Subdivision site to meet the specs for utility and stormwater drain installation. (*This estimate does not include asphalt). The loads would be delivered via 25 to 30-ton load capacity dump trucks traveling along Hyde Park Lane, then south to 200 east and east to the subdivision. The route also includes a school crossing with all roads along the route lined with single family homes. The environmental impacts to the city (via emissions), the roads used and to the commuters will likely impact road traffic for 5-6 months of the year.

It is proposed that Sonder Development use an onsite rock crusher and rock screen separator to significantly reduce the need for dump truck rock delivery to the subdivision site. Location of the site is yet to be determined. The materials would be collected primarily from the Phase III area which was once a gravel pit (<50 years ago). Soil samples collected and analyzed by Civil Solutions (engineering company that represents Lone Cedar) suggests there is ample gravel and rock material onsite that meet specs.

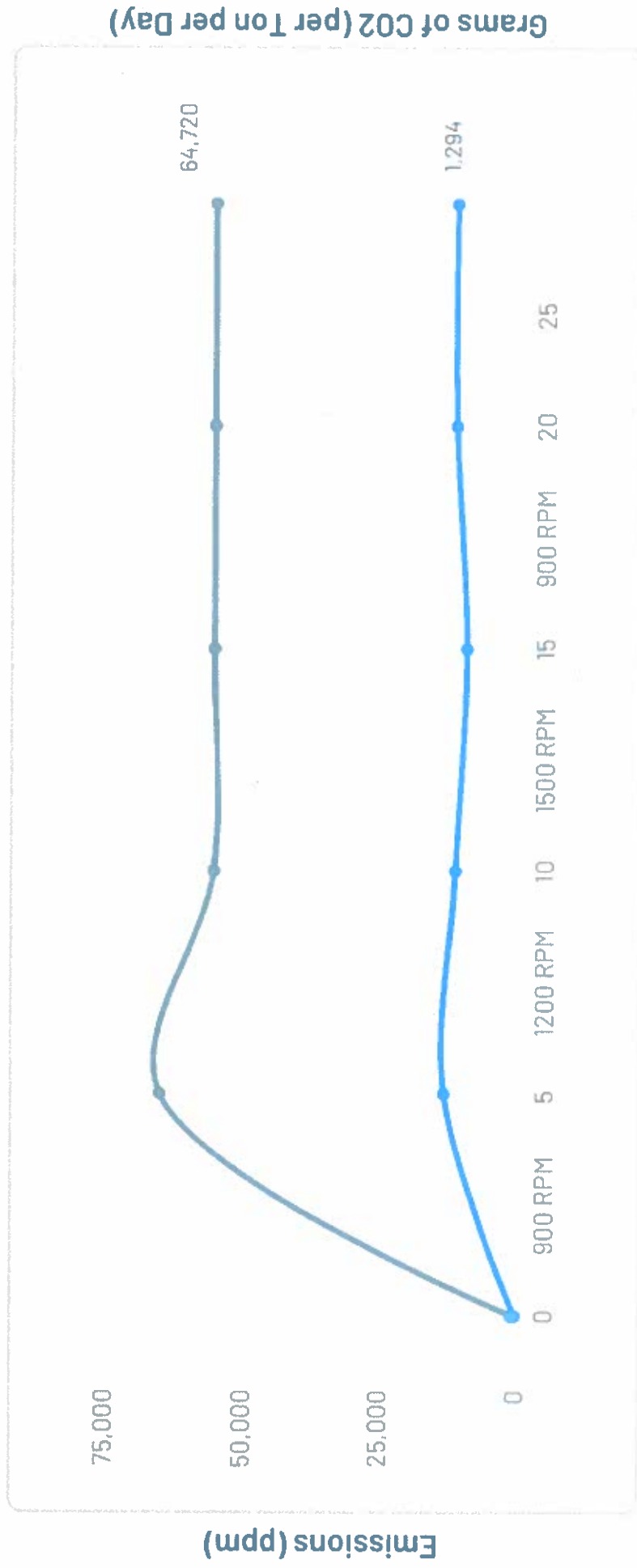
Specifics

Airborne Dust Particulates- A 500-gallon water tank would be installed to reduce/eliminate dust from the work site. High pressure misting has been determined to be the best method to minimize dust travel away from the area.

Vehicle Emissions- Emissions based on truck use versus the screen plant are outlined on Example #1 and demonstrate the difference in use of an onsite plant versus one dump truck. A "use per day" for the screen plant and one (1) dump truck show that a dump truck has 50 times more emissions output. At any one time, there could be 20- 25 dump trucks in use during an 8-10 hour which significantly increases emissions output.

Crushing & Screening Equipment- all equipment currently owned and used by the selected contractor has been air tested and approved via permit with the State of Utah. The trucks used to bring the equipment to the site and for gravel material transportation to and from the crusher/screening site have been tested and meet or exceed the State of Utah Emissions tier 4 level. This means Tier 4 standards require that emissions of PM and NOx be further reduced by about 90%. These emission reductions have been achieved using advanced exhaust gas aftertreatment technologies, with most Tier 4 engine families using urea-SCR catalysts for NOx control.

Emissions (CO2)



Time (minutes)

● Screen Plant

● Trucks