Wasatch County Planning Commission

May 18, 2023

Item #1

Ancillary Uses to a Concrete Batch Plant

-Coleman Mt Family Trust and CMC Ready Mix-

Conditional Use Permit

PLANNING COMMISSION APPROVAL - DOES NOT GO ON TO COUNTY COUNCIL

WASATCH COUNTY
Planning Commission Staff Report
Conditional Use Permit

ITEM 1 Brian Balls, representing Coleman Mt Family Trust, and CMC Ready Mix, requests a Conditional Use Permit for ancillary uses to a Concrete Batch Plant previously approved in Daniel Town. Ancillary uses include; access to the batch plant, fueling area, concrete washout facility, concrete crusher, aggregate storage and stormwater retention pond. The proposal is located at 2399 South 390 West on parcel 09-6060 in the Industrial (I) zone. (DEV-7495; Nathan Rosvall)

PROJECT SUMMARY

Applicant: Brian Balls Representing CMC Ready Mix
Hearing Date: May 18, 2023
Property Owner: Coleman Keith Scott TR
Related Applications: Conditional Use granted in Daniel
Existing Zone: Industrial

Existing Land Use: Agriculture
Proposed Land Use: Concrete Ready Mix approved in Daniel. Concrete reclaiming, concrete truck washing station, fuel pod and a storm water retention pond in Wasatch County as incidental uses.
Acreage: 12.5 total acres 7.48 acres in Wasatch County
Parcel(s): 09-6060

BACKGROUND

CMC Ready Mix is building an approved concrete batch plant on a 5.02 acre parcel located in Daniel Town. The entire parcel (with the 7.48 acres in Wasatch County jurisdiction) is 12.5 acres in the Industrial Zones of Wasatch County and the Town of Daniel. The proposed site is located at 2399 South 390 West. It is located approximately 1500 feet southeast of Heber City Airport.

The total property is 12.5 acres. The northerly 7.48 acres of the property lies in the Wasatch County Industrial Zone and the southerly 5.02 acre portion is in the Town of Daniel Industrial Zone. The northerly Wasatch County Industrial Zone portion of the site will provide access to the batch plant, a fueling pod, concrete washout facility, concrete crusher, aggregate storage and a storm water retention pond. The southerly portion in the Industrial Zone of the Town of Daniel will maintain the operational workings of the plant which, as mentioned, has already been approved by Daniel Town as a conditional use.

The Planning Commission is only reviewing the uses listed above located on the Wasatch County side of the proposal. A Crusher is not an expressly allowed use listed in the Industrial Zone, so therefore must be considered ancillary to the Batch Plant. Ancillary is defined as providing necessary support to the primary activities or operation of an organization, institution, industry, or system.

Plant operations will include a Loader that will be feeding the Crusher with material. The Loader will have a backup alarm that is required by OSHA. The operating hours for the Loader are proposed to be from 7am-5pm. The operating hours for the Crusher are proposed to be from 7am-5pm. The decibel levels of the Crusher at operating speed during operating hours from 3ft of the machine will reach as high as 100 decibels. This equates to the sound of a household blender or hair dryer. Noise levels at operating speed from 200 feet will reach 71 decibels at its highest. This level equates to the sound of a typical household washing machine or the noise level in an office environment. The nearest business is located 550 feet away and the nearest residence is located 1200 feet from the proposed location of the Crusher.

The purpose of the Concrete Washout Containment facility is to help recycle and separate water, which can be used in different stages of the operations. Loaded trucks enter the Concrete Washout facility and as the particles are washed from the truck, the heavier particles will settle at the bottom and the cleaner water will passed through the filtered tanks. This process will repeat until the water is clean enough to utilize at the end of operating hours to wash the trucks. There is also an area where the heavier material that has been collected and any material brought back to the facility can be used in two (2) different ways, poured into forms to create concrete blocks, or laid out to dry and then be processed through the Crusher.

The Crusher addresses several steps in the manufacturing process. One step is in relation to the size of the rock. It is used at the beginning and the end of the manufacturing process in order to create the rock size necessary for the end product or to reclaim the rock size after the product has been unused and hardened inside concrete. According to the applicant, the Crusher will be used to; resize both on-site and imported rock to create the base foundation necessary for the manufacturing plant. It will also be used to reclaim rock during operations from either inside concrete, or from a local source to be reused and/or to be put into a size that can be handled to be repurposed on a project or within the applicant's product.

The purpose of the aggregate storage is that the aggregate will be used to help make concrete mixes more compact. Aggregates also decreases the consumption of water and cement and contribute to the mechanical strength of the concrete. Aggregate piles are a load and unload daily operation, with the aggregate in constant rotation.

KEY ISSUES TO CONSIDER

- The property is located in the Industrial Zone of Wasatch County and is also in the Industrial Zone of the Town of Daniel.
- Main operations of the plant will take place in the Town of Daniel's Industrial Zone and have already been approved by Daniel Town.
- Concrete reclaiming with a crusher, concrete truck washing station, fuel pod and a storm water retention pond will be located on the Wasatch County portion of the parcel.
- The northern 7.08 acres is in Wasatch County and contains the proposed ancillary uses that are needed for the operations of the Batch Plant.
- A crusher is not listed as an allowed use in the Industrial zone therefore, it must be considered ancillary to the main use. Ancillary is defined as providing necessary support to the primary activities or operation of an organization, institution, industry, or system.
- Parcel 00-0009-6060 is the 7.48 acre parcel in Wasatch County
- Parcel 00-0020-4314 is the 5.02 acre parcel in the Town of Daniel.
- Daniel incorporated as a town in February of 2006.
- Town of Daniel will supply water.
- The parcel is considered a non-conforming Lot of Record.
- Landscape Plan for the Daniel portion of the site includes a berm to be constructed with minimum 8' height and an 18 foot base, tree type for constructed berm and dust mitigation measures.
- On the Wasatch County portion of the site, there will also be a xeriscape landscape strip at the entrance to the Batch Plant along with landscaped area around the retention pond. The landscaping will be irrigated until the drought resistant plants are able to establish themselves.
- Rock entering the facility is pre-washed which greatly reduces dust when the rock is processed.
- Facility roads will be made of milled asphalt or crushed gravel capped roads. This will control dust emissions from haul roads.
- Concrete washout system will be held to the standards of the Utah Department of Environmental Quality (DEQ).

- Aggregate storage piles will be controlled by maintaining sufficient moisture. Storage piles for use of concrete aggregates are washed material and does not have fugitive dust.

DESCRIPTION OF CONCRETE CRUSHER, CONCRETE WASHOUT CONTAIMENT FACILITY AND AGGREGATE STORAGE

Concrete Crusher:

The Crusher is an integral part of the internal batch plant manufacturing process. It is used at the beginning and the end of the manufacturing process. Crushers are heavy pieces of equipment that are used to crush concrete into small pieces. The purpose of using a concrete crusher is to reduce the size of the concrete so it can easily be disposed of, or in the applicant's case, reclaimed to be utilized again in the Batch Plant operations. The Crusher can also produce a more uniformed particle size distribution, which improves the quality of recycled concrete. Concrete ranks among the most important recycled raw materials. It can be found virtually anywhere, is particularly high in quality and is very strong. This means that recycled concrete can be utilized over and over. There are two ways to recycle concrete, one would be to haul it to a permanent recycling facility or quarry for crushing and screening or to keep it in-house and crush and screen the materials on-site to again be utilized within the Batch Plant. The Crusher also serves as a "housekeeper" by consistently maintaining aggregate piles so that the area does not become an unsightly storage of unused rock." This is considered a "Best Practice" for ready mix operations that is being utilized across the United States as it lessens the impact of their overall operations.

The applicant has stated that the use of the Crusher will be used to "reclaim rock from inside concrete, or from a local source to be reused and/or to be put into a size that can be handled to be repurposed on a project or within product."

Process of Crusher:

1. Unusable product gets stored in a pile; the pile will build up over time.
2. An excavator with a hammer will break down the pieces that are too big for an impactor/crusher.
3. An impactor/crusher reduces the size to once again be a usable product.

Noise levels at three (3) to five (5) feet at operation level will reach as much as 100 decibels (db). This db level would be equivalent to a hair dryer or a household blender. Noise levels at operating speed from two hundred (200) feet at the highest is 71 db. At this distance the noise levels resemble an office environment or a household washing machine.

Proposed Hours of Operation:

7:00am-5:00pm.

Concrete Washout Containment Facility:

All ready mix suppliers in the State of Utah are held to the standards of the Utah Department of Environmental Quality (DEQ). The purpose of this system is to recycle and separate water which will then be re-used in different stages of the operations. There are two (2) large slabs on either side which are sloped to push water into a central containment pond. The left slab is the "Wash Slab". The "Wash Slab" is for recently filled trucks to travel through the truck wash. The truck wash removes any concrete particles that might have landed on the outside of the truck while being loaded. The right slab is for unused concrete brought back from job sites. This is

called “bring back” mud. The “bring back” mud will be used in two different ways; either poured into forms to create concrete blocks, or laid on the drying slab of the washout facility to be dried out and sent through the Crusher.

Process of Concrete Washout Containment Facility:

Water is drained from the two (2) slabs into the central containment pond. As the water is filling the pond, natural settling will occur. Heavier contaminates sink to the bottom and lighter particles will float to the top. This allows cleaner water to pass into the Filtered Tank #1. In this tank, the process is repeated, separation of particles allows for the cleaner water to spill into the Filtered Tank #2. Filtered Tank #2 water is clean enough to pump out and reuse the water for end of day washouts. End of day washouts take place after the last load or concrete is taken in a truck. This process is done by flooding the barrel with water and backspin to remove any mud that has built up over the day. The muddy water is poured back into the containment pond to start the process over. Ramps are integrated into the design to allow for a loader to travel into the pond and scoop up the particles that have settled on the bottom. The pond and tanks are cleaned as needed and the material from the cleanout can be dried out on the drying slab and then sent through the Crusher and re-used.

Noise levels for the Concrete Washout Containment Facility would be equivalent to what would be heard coming from a commercial carwash next to a service station.

Proposed Hours of Operation:

7:00am-5:00pm.

Aggregate Storage:

The purpose of the aggregate storage is that the aggregate will be used to help make concrete mixes more compact. Aggregates also decreases the consumption of water and cement and contribute to the mechanical strength of the concrete. Aggregate piles are a load and unload daily operation, with the aggregate in constant rotation. Aggregates are crushed, man-made stones fragments that are typically produced by crushing larger rocks.

Fugitive Dust Measures:

Required by Fugitive Dust Rule UDAQ (R30-205), CMC Ready Mix is to establish, implement and maintain a Fugitive Dust Control Plan. The plan has been specifically designed to outline the measures to control fugitive dust emissions from operations and use of haul roads.

a) Fugitive Dust Emissions: Fugitive dust emissions from haul roads and aggregate storage piles do not exceed 20% opacity. During peak times and/or dry seasons, a potential exists to exceed 20% opacity.
b) Facility Roads: The primary method to control fugitive dust emissions from haul roads is to use milled asphalt or crushed gravel capped roads. All roads are capped and are less than a half a mile round trip for delivers and concrete shipment.
c) Storage Piles: The fugitive dust emissions from aggregate storage piles will be controlled by maintaining sufficient moisture, via water spray if necessary. Stockpiling of aggregates shall be performed to minimize drop distance and to control potential dust problems. Storage piles for use of concrete aggregates are washed material and do not have fugitive dust. Storage piles will be watered as necessary.

d) Facility Speed Limit: The speed of all vehicles and equipment on the property will be limited to ten (10) miles an hour.
e) Watering: Watering for fugitive dust emissions from haul roads or storage piles is conducted when visible emissions are likely to leave the facility property or approach 20% opacity, based on the conditions or qualitative assessment. Supervisors estimate the dust generation potential based on truck volume, relative humidity, temperature, wind conditions and the potential for rain events. On days when watering is required, water is applied as needed and at a rate to maintain opacity to below 20%. After application, a follow-up observation shall be performed to ensure the effectiveness of the control measures.

STAFF ANALYSIS

– PROPOSED LAND USE –

The Batch Plant has already been approved by Daniel Town. The Planning Commission is not considering the Batch Plant. The Planning Commission is only considering those uses on the Wasatch County portion that are considered ancillary or subordinate uses to the Batch Plant. These include the access roads, staging areas, washout areas and concrete recycling/reclaiming which will be done by a Crusher. The Crusher would not be allowed as a stand-alone use, but in this situation and according to the information provided by the applicant, the Crusher is necessary and supports the main use subject to the Planning Commission finding that the proposed uses are ancillary and compatible with the industrial zone and that negative impacts can be adequately mitigated with the conditions imposed.

– ROADS AND ACCESS –

Proposed ingress and egress will be from 390 West which is located off of South Airport Road. The access/haul roads are proposed to be made of milled asphalt or crushed gravel capped roads. The milled asphalt and crushed gravel capped roads are made specifically to reduce dust from moving trucks. The areas not being used as haul roads, containing batch plant structures or materials will be hardscaped with permeable rock.

– LANDSCAPING –

The purpose of the landscaping standards and requirements shall be to enhance and conserve property values by encouraging pleasant and attractive surroundings that create the necessary atmosphere for the orderly development of a pleasant community. Landscaping contributes to the relief of heat, noise, glare and buffers unattractive uses, through the proper placement of plants and trees, and should also be designed to conserve the public's water resources. Requirements include §16.13.13(A) which states that any portion of the lot not included in the structure or parking areas must be appropriately landscaped. Wasatch County also requires of the applicant a dust mitigation plan and a noise abatement plan. The applicant has prepared a Landscape Plan that covers a total of 10% of the required area to be landscaped that is not used for hardscaped, haul roads and aggregate storage. According to the Landscape Plan submitted, all areas of the site other than those designated for landscaping will be hardscaped. The Landscape Plan satisfies §16.13.13(A) and also satisfies §16.21.10(C)(E)(F)(G)(H).

--SETBACKS--

Setback requirements for the Industrial Zone are; Front Setback shall be at least 20’ from the street right of way line, side setbacks shall be located at a minimum 10’ from the property line and rear setbacks shall be located at a minimum 10’ from the rear property line. The site obscuring wall that will contain the used concrete measures 10 feet from the side property line. The Concrete Washout Containment facility will be placed at 38.30’ from the side property line. The Crusher will be 135.90’ from the side property line.

--BUILDING HEIGHT REQUIREMENT—

Height of all dwellings, accessory buildings and/or structures shall not exceed forty feet (40') above natural grade unless approved as a Conditional Use Permit. The Washout Containment facility reaches a maximum height of 14'-10 7/8". The Crusher at maximum height is 14'2". Fuel Pod height is approximately 10'. There are no proposed structures in Wasatch County that will exceed forty feet (40').

– SECTION 16.23.07 CONDITIONAL USES –

Wasatch County Code 16.23.07 outlines the criteria necessary for approving a Conditional Use Permit as follows (Staff responses provided in **bold**):

16.23.07 GENERAL STANDARDS AND FINDINGS REQUIRED

These standards shall be in addition to any standards set forth in this land use ordinance for the zoning district wherein the proposed conditional use will be established. If there is a conflict between these standards and those set forth for the appropriate zoning district, the more specific standard control. The county shall not issue a conditional use permit unless the issuing department or commission finds:

A. *The application complies with all requirements of this title;*
Response: The applicant has handed in a complete application and complies with all requirements of this title.

B. *The business shall maintain a business license, if required;*
Response: Applicant will be required by the Town of Daniel to obtain and maintain a business license.

C. *The use will be compatible with surrounding structures in use, location, scale, mass, design and circulation;*
Response: This area is located in the Industrial Zones of Wasatch County and the Town of Daniel. Heber City Industrial Zone is located northwest of the parcel (Exhibit M). The larger structure is in the Town of Daniel and is 75' at maximum height. North of the proposed area is Delta Stone Products Inc. and Summit Line Construction. The surrounding properties directly to the east and west of the Wasatch County portion is zoned Industrial, with agriculture use. To the south are residential agricultural uses.

D. *The visual or safety impacts caused by the proposed use can be adequately mitigated with conditions;*
Response: A Landscape, Noise Abatement and a Dust Mitigation plan(s) have been provided (Exhibits J, K and L).

E. *The use is consistent with the Wasatch County general plan;*
Response: The Daniel Planning Area containing about 2,650 acres is located between US 189 and the Heber Airport on the west, US 40 on the east, Heber City limits on the north and the base of the hills to the south form its southern boundary. The existing land uses of this planning area are characterized by gravel pits, Heber Airport clear zone, industrial areas, limited commercial facilities along US 40 and dwellings rather densely constructed along county roads with large open spaces behind the homes. Map 40 shows the existing land use in the planning area.

F. *The effects of any future expansion in use or scale can be and will be mitigated through conditions;*
Response: Any future expansion or change in use would require a new Conditional Use Permit.

G. *All issues of lighting, parking, the location and nature of the proposed use, the character of the surrounding development, the traffic capacities of adjacent and collector streets, the environmental factors such as drainage, erosion, soil stability, wildlife impacts, dust, odor, noise and vibrations have been adequately mitigated through conditions;*
Response: The above mentioned will be mitigated through the conditions set forth by Wasatch County and the Town of Daniel.
Drainage/runoff will be routed and contained in a retention pond that will be located in the northwest corner of the parcel. Erosion concerns will be mitigated by a silt fence that will be installed around the site and a track pad will be installed during construction at 390 West street access. Soil stability, areas of undesirable material will be excavated and removed from the site and replaced with loosely graded gravel as hardscape. All areas of expected lanes of traffic across the site will be compacted material. Impacts to wildlife may have an effect to wildlife that has fed on the flora of the previous agriculture use of the parcel. A dust, noise abatement and landscape plan have been provided (Exhibits J, K and L).

H. *The use will not place an unreasonable financial burden on the county or place significant impacts on the county or surrounding properties, without adequate mitigation of those impacts;*
Response: No financial burdens are anticipated at this time.

I. *The use will not adversely affect the health, safety or welfare of the residents and visitors of Wasatch County; and*
Response: No adverse effects, other than those impacts where mitigation measures are proposed, are anticipated at this time.

J. *Any land uses requiring a building permit shall conform to the international uniform building code standard.*
Response: The condition will be verified during the building permit application stage.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has accepted the item for Planning Commission to render a decision.

POTENTIAL MOTION

Move to *Approve with Conditions* consistent with the findings and subject to the conditions presented in the staff report.
Findings:

1. The staff analysis indicates the proposal complies with Section §16.23.07 of the current Wasatch County Code related to Conditional Uses.
2. The proposal is in an Industrial Zone with Industrial Zoning directly to the east, west and south. Heber City Industrial zoning is to the North.
3. The Crusher produces a 100 decibels at operating speed from 3-5 feet. This is equivalent to a household blender. Decibel levels from 200 feet at operating speed are 71 db. This is equivalent to an office environment. The nearest structure is to the north and is a business, Summit Line Construction at 550'. The nearest residential structure is to the south west at 1240'.
4. The proposed Crusher is an integral part of the batch plant manufacturing process. The Crusher will be used to reclaim used cement, by breaking down the cement and using resized rock to be utilized back into the Batch

Plant manufacturing process. The Crusher essentially repurposes waste into a usable product.

5. A Crusher is not allowed as a stand-alone use in the Industrial Zone, so therefore must be considered ancillary and incidental to the Batch Plant. Ancillary is defined as providing necessary support to the primary activities or operation of an organization, institution, industry, or system.
6. Notice has been sent to neighboring property owners within 500 feet of the property.
7. There are no known zoning violations on the property at this time.
8. The Development Review Committee has reviewed the project and provides a recommend for approval

Conditions:

1. All issues raised by the DRC, as noted in the DRC report dated 3/2/2023, shall be resolved to the satisfaction of the applicable review department prior to receiving a Conditional Use Permit.
2. Follow and maintain the conditions set forth by the dust mitigation plan, landscape plan, and the noise abatement mitigation plan.
3. Any new use or expansion will require a new Conditional Use Permit.
4. Any signs or other form of advertising must comply with §16.08.14(A)(1) and chapter 16.26 of Wasatch County Code.
5. No retail sales shall be conducted on-site as part of the internal operations of the Batch Plant.
6. The Crusher and other uses must be considered ancillary (as defined) to the batch plant.
7. An updated Fugitive Dust Plan shall be maintained on-site.
8. Irrigation on the Wasatch County portion to be used until drought resistant plants have been established. Any trees or shrubs not living after a period of eighteen (18) months from the time they are planted shall be replaced with trees or shrubs of a size equal to those trees or shrubs remaining still alive on site.

ALTERNATIVE ACTIONS

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the potential findings listed in this staff report, the Planning Commission should state new findings.

1. Approve. This action may be taken if the Planning Commission finds that the Conditional Use request is compliant as proposed with Wasatch County Code and all other applicable ordinances.

2. Approve with Conditions. This action can be taken if the Planning Commission feels that impacts of the Conditional Use request can be mitigated to be compliant with Wasatch County Code.

3. Continue. This action can be taken if the Planning Commission needs additional information before making a recommendation, if there are issues that have not been resolved, or if the application is not complete.

4. Deny. This action can be taken if the Planning Commission finds that the proposal does not meet the ordinance and that impacts of the proposal cannot be reasonably mitigated.

EXHIBITS

A. Vicinity Plan
B. Site Plan
C. Applicant Request
D. DRC Report

E. Town of Daniel Conditions of Approval
F. Lot of Record Certificate
G. Concrete Washout Containment System Description
H. Crusher Description
I. Fuel Tank
J. Landscape Plan
K. Noise Abatement Plan
L. Dust Mitigation Plan
M. Wasatch County Daniel Planning Area Map 40
N. Areal of Surrounding Area
O. J.B. Staker Parsons Batch Plant and Aggregate
P. Wasatch Rock Product Crusher and Aggregate
Q. Batch Plant Town of Daniel
R. Crusher Distance to Nearest Structure

EXHIBIT A – Vicinity Plan

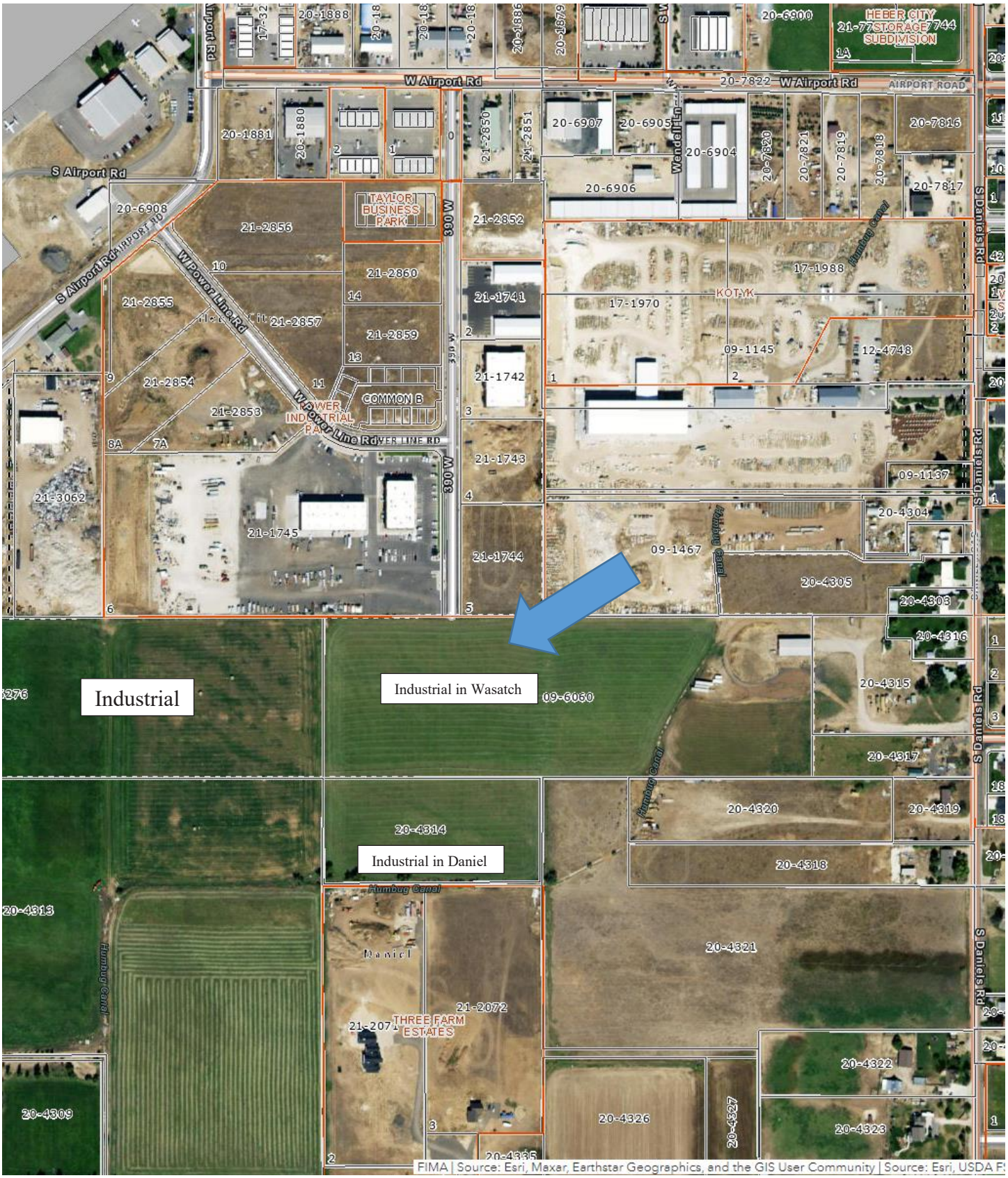

Industrial
Industrial in Wasatch
Industrial in Daniel
W Airport Rd
S Airport Rd
W Power Line Rd
S Daniels Rd
Humbug Canal
Wendell Ln
KOTYK
TAYLOR BUSINESS PARK
COMMON B
THREE FARM ESTATES
HEBER CITY STORAGE SUBDIVISION
AIRPORT ROAD
FIMA | Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Source: Esri, USDA F

EXHIBIT B – Site Plan

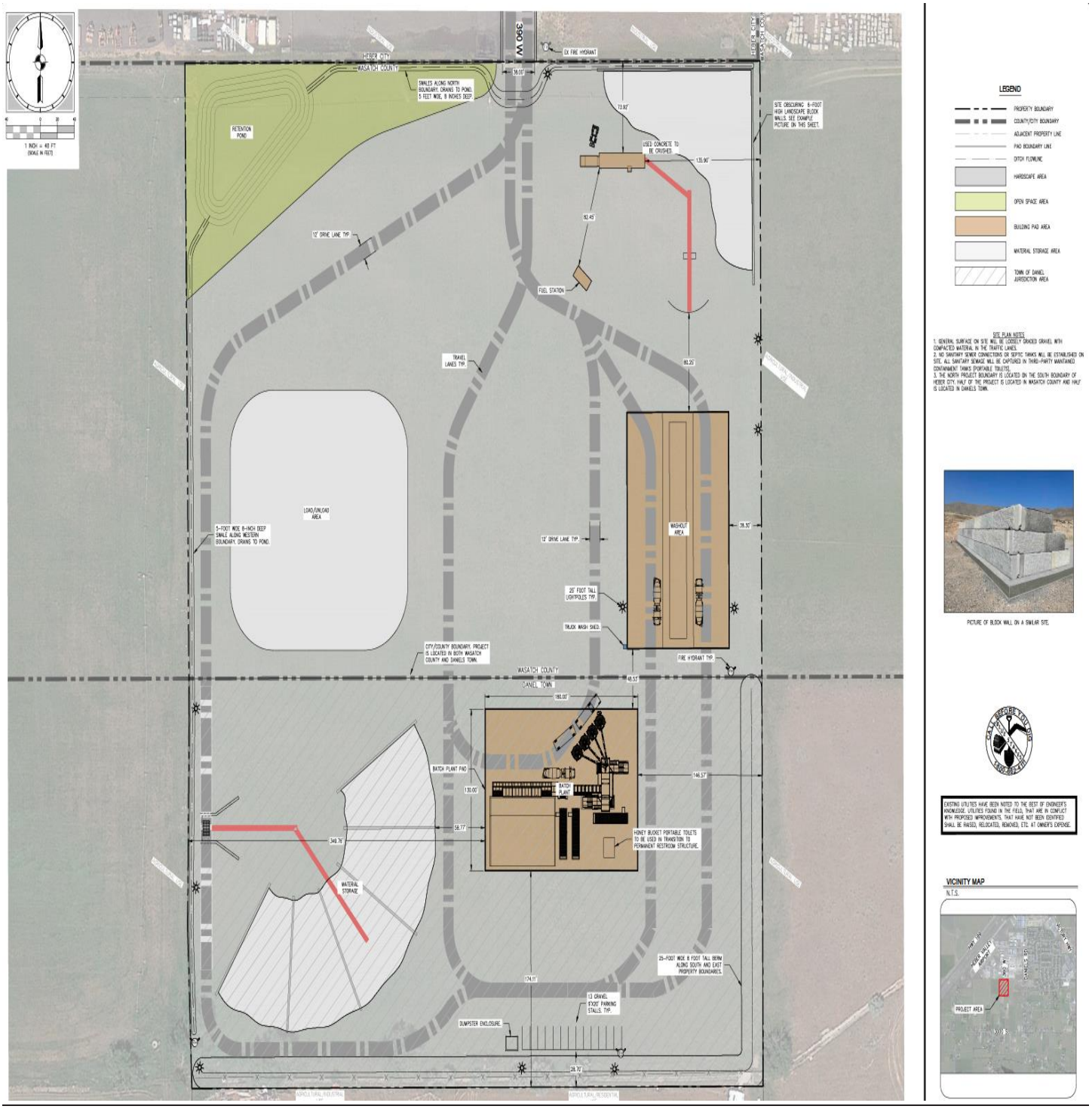


EXHIBIT C – Applicant Request

Summit Engineering Group Inc.
Structural • Civil • Land Surveying

P.O. Box 176
55 West Center
Heber City, UT 84032
Phone: 435.654.9229
Fax: 435.654.9231

CMC Ready Mix - Daniel Batch Plant

1 – Project Description

CMC Ready Mix is building a concrete batch plant in the Daniel Town Industrial Zone. The plant has a Conditional Use Permit approved by Daniel Town (see attached Daniel Town Council approval and Daniel Municipal Water Will-Serve Letter). The approved batch plant is located at the south end of 390 West Street at approximately 2375 South 390 West. The 12.50 acre parcel on which the batch plant will be constructed is leased from the Coleman Family Trusts.

Of the 12.50 acres, the northerly 7.48 acres lies in Wasatch County and southerly 5.02 acres lies in the Daniel Town limits. The operational workings of the plant will be in the southerly portion in Daniel Town Industrial Zone. The northerly Wasatch County Industrial Zone portion of the site will provide access to the operational plant and have the concrete truck washdown facility (designed to upcoming 2024 DEQ Standards), a concrete recycling area and a storm water retention pond. No structures are proposed to be constructed on the Wasatch County portion of the site. The plant will have a proximity berm constructed around the perimeter of the site to visually obscure operations even though it is to be constructed in the industrial areas of Daniel Town and Wasatch County.

Exhibit D - DRC Report

Wasatch County Design Review Committee (DRC) Comments

Project ID: DEV-7495
Project Name: CUP - CMC Ready Mix - Daniel Batch Plant
Vesting Date: 3/13/2023
Review Cycle #: 5

Review Cycle Status: Approved

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded. Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Health Department	Approved

Approved = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

Ready for Decision = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

Changes Required = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

No Action = Reviewing entity has not taken any action for the review cycle.

Overall Project Comments

DRC Project Comments		
Comment ID	**Entity**	**Comment**
FIRE-App-1	SSD - Fire SSD Approval	Please show access widths, locations, distances and hydrant locations on Site Plan

Project Document Sheet Comments by Reviewing Entity

DRC - Engineering Dept		
Comment ID	**Sheet Name**	**Comment**
DRC-ENG1	Other-Daniel_Batch_Plant_Geotechnical_Study	Information only: See the attached geotechnical report review letter from AGEC. The report was found satisfactory for development. The report contains a couple of recommendations for the applicant.
DRC-ENG2	Other-Daniel_Batch_Plant_Drainage_Report	Condition of Approval (for resolution before issuance of a grading permit): The 2" of grading around the property boundary likely isn't enough for conveyance.
DRC-ENG3	Other-Daniel_Batch_Plant_Drainage_Report	Condition of Approval (for resolution before issuance of a grading permit): Justify the infiltration rate of 5 in/hr (e.g. with an infiltration test), or use a more standard number for clayey soils. Documents provided by various agencies show that soil types with clay in them (most of what was found in the geotechnical report) result in lower infiltration rates.
DRC-ENG4	Other-Daniel_Batch_Plant_Drainage_Report	Condition of Approval (for resolution before issuance of a grading permit): Clarify where the wash water goes and how water quality is managed for the concrete washout area.

DRC - GIS Dept		
Comment ID	**Sheet Name**	**Comment**
DRC-GIS1	03-Site_Plan	Here is the address: 2399 S 390 W in Daniel not Heber.

Exhibit E – Town of Daniel Conditions of Approval

Town of Daniel

1375 S Daniels Rd, Suite #8
Heber City, Utah 84032
BUS: (435)654-5062
www.danielutah.org

January 14, 2023

CMC Ready Mix, LLC
Attn: Mr. Todd Cusick
8777 South Redwood Road #250
West Jordan, UT 84088

RE: CMC Ready Mix Batch Plant Conditional Use Approval

Dear Mr. Cusick

On November 16, 2022, the Town of Daniel Planning Commission held public hearings and considered your request for the conditional use of parcel # 20-4314 to permit the construction of a concrete batch plant which also will contain buildings over the building height limits set in the Daniel Town Code.

Following lengthy public comment, the Town of Daniel Planning Commission approved your Conditional Use Applications with the following conditions:

1- The batch plant silo(s) may not exceed 75 feet in height and no other building may exceed 50 feet in height.
2- The following agreed-upon considerations are part of the conditions of the Conditional Use Permit:
   a. Preload when temperatures are above freezing
   b. Minimize backing-up as much as possible to minimize alarms
   c. No non-essential fixed lighting with essential lighting to be pointed to the south as much as possible
   d. Berm will be constructed to be a minimum of 8 feet tall with an 18-foot base
   e. Tree type for berm planting to be approved by the Town Council
   f. Berm will be maintained by CMC to be weed and hazard free
   g. Dust mitigation
   h. Mitigate noise during night hours as much as possible including conducting no barrel chipping from 7:00 pm to 7:00 am.
   i. Drivers will comply with company policy to use the preferred and agreed upon entrance and exit route that does not use roads inside the Town of Daniel

If you have any additional questions, please contact me at the phone number above or by email at clerk@danielutah.org.

Sincerely,

Kim Crittenden

Kim Crittenden
Town of Daniel Clerk/Recorder

Exhibit F Lot of Record Certificate

Wasatch County, State of Utah

Certificate of Zoning Verification

Coleman Family Trust
Dated the 4th day of February, 1977

This Certificate issued on this 21st day of February 2023, pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

OWC-1966-0-018-045 (12.5 Acres +/-) **Zone: Industrial**

This is to certify that the aforementioned parcel and its chain of title has been found to comply with the requirements of the Revised Zoning Ordinance of Wasatch County, State of Utah. After review, it has been determined that the parcel was created in accordance with applicable regulations in effect at the time. The parcel listed above is one parcel as per recorded deed. The parcel was created, by deed on May 11th, 1965. Wasatch County Recorder combined two parcels in 1981 for tax purposes and has been taxed as one parcel (OWC-1966-0-018-045) since that time. The property has been active as a two parcel property. This property has been split due to the creation of the Daniel Township, thus creating a separate parcel. As the formation of the parcel was created in 1965 and pre-dates the creation of Daniel Township, therefore this is a complete Lot of Record. The portion of property that is located in Wasatch County will follow the Wasatch County Code. The parcel therefore matches the description of the parcel that has existed since at least May 11th, 1965, which pre-dates any Wasatch County Zoning ordinance. Where the property has been the same acreage and boundaries, the planning office has determined that this would qualify as a lot of record and has one building right associated with it. This parcel's boundary description shall not be altered in any form without contacting the Wasatch County Planning Department. Failure to comply may void this certificate.

As indicated by Wasatch County Code 16.22.09: NONCONFORMING LOTS OF RECORD LAND USE REGULATIONS: *nonconforming lots of record are only exempt from the minimum size, width, frontage, depth or other applicable dimensional requirements of the zone where the lot is located. Before a building permit may be issued, nonconforming lots of record shall have access on a road built to county standards and shall comply with all other land use, zoning and development standards applicable to the particular zone the nonconforming lot of record is located in. A nonconforming lot of record determination does not guarantee a building permit.*

Authorized use: One single family dwelling, accessory residential units only if allowed in section 16.21.46, and accessory uses as outlined in the underlying zone. So long as all other standards

applicable to that use are complied with and so long as the use is permitted in the zone, nonconforming lots of record may also be permitted utility uses under use code 4800 and agricultural uses under use code 8000. The uses outlined in this paragraph and no others are granted for nonconforming lots of record.

Signed: _____

Nathan Rosvall, Wasatch County Planning Technician

Legal Description:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTEROF THE NORTHEAST QUARTER OF SECTION 18, IN TOWNSHIP 4 SOUTH OF RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 825 FEET; THENCE WEST 660 FEET; THENCE NORTH 825 FEET; THENCE EAST 660 FEET TO THE PLACE OF THE BEGINNING. AREA 12.48 ACRES +/-.

ACKNOWLEDGMENT

State of Utah)

) s.

County of Wasatch)

On the 21st day of February 2023, Nathan Rosvall personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in said State of Utah, the signer(s) of the above document, duly acknowledged to me that he/she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Sherry Lawrence

Notary Public

Residing in Wasatch County.

My Commission Expires: Jan. 11, 2024

SHERRY LAWRENCE
Notary Public State of Utah
My Commission Expires on:
January 11, 2024
Comm. Number: 709662

Exhibit G Concrete Washout Containment System

CONCRETE.SAND.GRAVEL

CMC Rock
CMC Ready Mix
8777 S Redwood Road Suite 250
West Jordan, UT 84088

Concrete Washout Containment System

CMC Ready-Mix (and all other ready-mix suppliers) are held to the standards of the Utah Department of Environmental Quality. In order to comply with the standards they have established for the future, we have designed a concrete wash station (see picture). The purpose of this system is to help recycle and separate water which can then be re-used in different stages in the operations.

This is a picture of the one CMC recently built in Utah County. This is built using a waterproofing agent in the concrete mix called Xypex. Xypex creates a crystalline structure deep within the pores of the concrete to prevent penetration of water & chemicals. This makes the concrete waterproof.

Design

The two large slabs on either side are sloped to push water into the central containment pond. The slab on the left labeled "Wash Slab" is for recently filled trucks to travel through the truck wash. The truck wash removes any concrete particles that might have landed on the outside of truck while being loaded. The slab on the right is for unused concrete brought back

CMC
CONCRETE.SAND.GRAVEL

CMC Rock
CMC Ready Mix
8777 S Redwood Road Suite 250
West Jordan, UT 84088

from job sites called "bring back" mud. This bring back mud will be used two different ways. Either poured into the forms to create concrete blocks, which can then be sold, or laid on the drying slab and dried out to be recycled through the concrete crusher

Operation Process

Water is drained from the two slabs into the central containment pond. As the water is filling in this pond natural settling occurs, heavier contaminants sink to the bottom and lighter particles float to the top. This allows cleaner water to pass into the Filtered Tank #1. In this tank the process is repeated, separation of particles allows the cleaner water to spill into the Filtered Tank #2. Filtered tank #2 water is clean enough for us to pump out and reuse the water for our end of day washouts. End of day washouts take place after the last load or concrete is taken in a truck. They flood their barrel with water and backspin to remove any mud that has built up over the day. They pour this muddy water back into the containment pond to start the process over.

Ramps are integrated into the design to allow for a loader to travel into the pond and scoop up the particles that have settled on the bottom. The pond and tanks are cleaned as needed, this material can be dried out on the "drying slab" and either hauled off site or sent through the crusher and re-used.

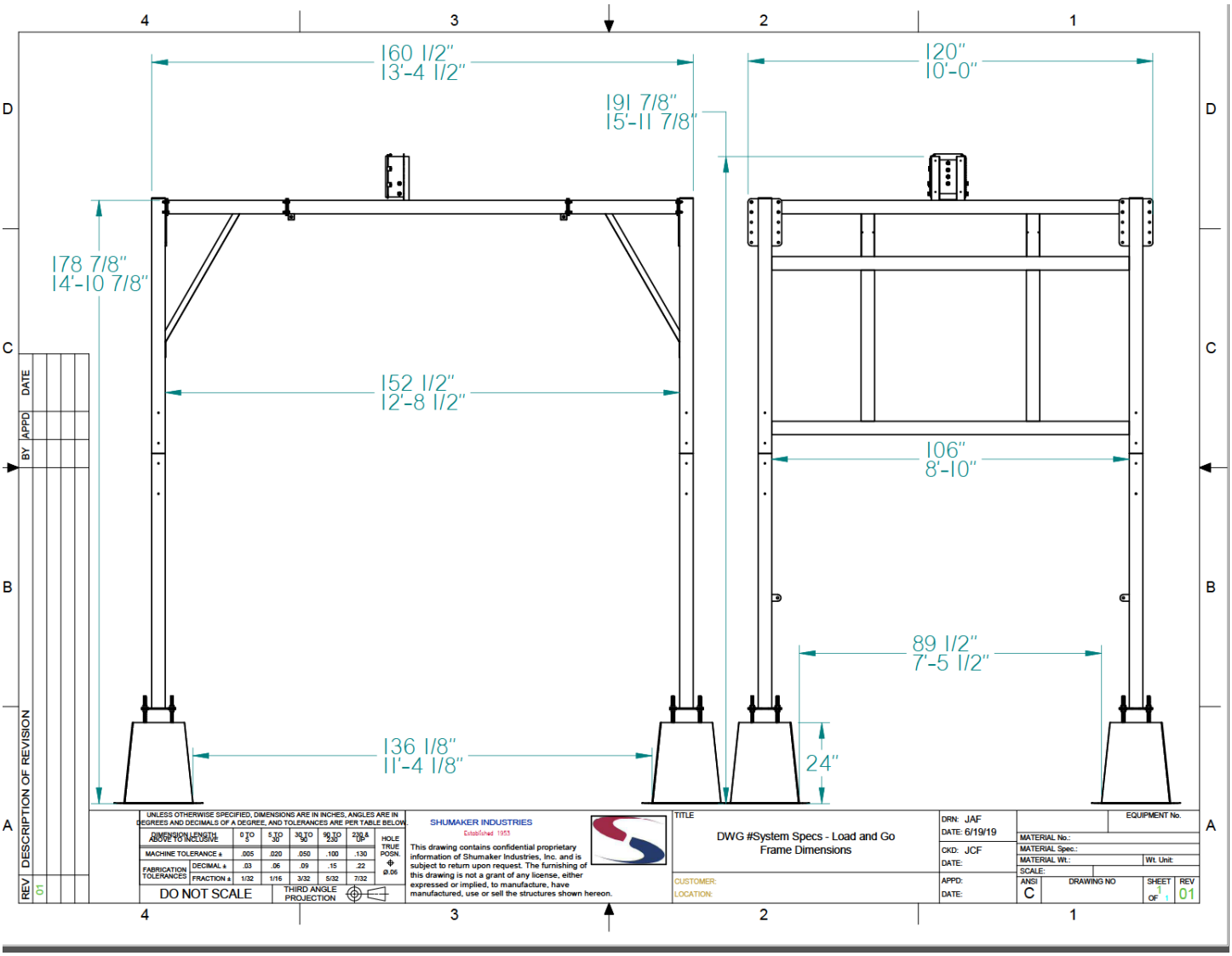

160 1/2"
13'-4 1/2"
120"
10'-0"
191 7/8"
15'-11 7/8"
178 7/8"
14'-10 7/8"
152 1/2"
12'-8 1/2"
106"
8'-10"
89 1/2"
7'-5 1/2"
136 1/8"
11'-4 1/8"
24"
DESCRIPTION OF REVISION
DATE
APPD
BY
REV
01
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES, ANGLES ARE IN DEGREES AND DECIMALS OF A DEGREE, AND TOLERANCES ARE PER TABLE BELOW.
DO NOT SCALE
THIRD ANGLE PROJECTION
SHUMAKER INDUSTRIES
Established 1953
This drawing contains confidential proprietary information of Shumaker Industries, Inc. and is subject to return upon request. The furnishing of this drawing is not a grant of any license, either expressed or implied, to manufacture, have manufactured, use or sell the structures shown hereon.
TITLE
DWG #System Specs - Load and Go Frame Dimensions
DRN: JAF
DATE: 6/19/19
CKD: JCF
APPD:
CUSTOMER:
LOCATION:
EQUIPMENT No.
MATERIAL No.:
MATERIAL Spec.:
MATERIAL Wt.:
Wt. Unit:
SCALE:
ANSI C
DRAWING NO
SHEET 1 OF 1
REV 01

Exhibit H Crusher Description

CMC Rock, LLC
CMC Ready Mix, LLC
8777 S Redwood Road Suite 250
West Jordan, UT 84088

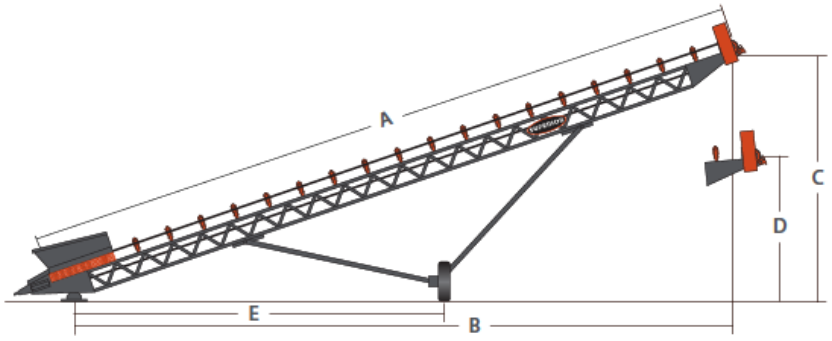
Concrete Crusher Description

The term "recycle" is a misnomer in this context. Best practices for Ready Mix operations throughout the United States are being pushed more and more to reclaim unused rock to lessen the impact of their operations. As discussed between Nathan Rosvall (County Planning) and Todd Cusick (CMC) on 3/28/23 the crusher is one of the steps in our manufacturing process necessary to size rock. It is used at the beginning and the end of our manufacturing process in order to either create the rock size necessary for our product/project or to reclaim the rock size after the product has been unused and hardened inside of concrete. The crusher will be used in the following ways and times:

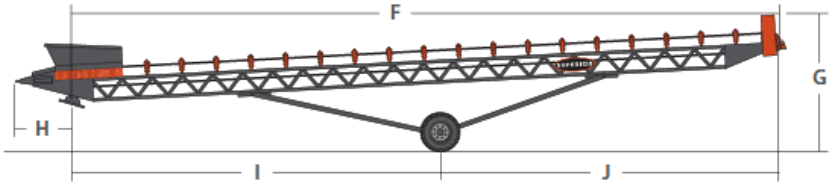
- To resize both on-site and imported rock to create the base foundation necessary for the manufacturing plant or for an offsite project to prepare it for placement of our product.
- To reclaim rock during operations from either inside concrete, or from a local source, to be reused and/or to be put into a size that can be handled to be re-purposed on a project or within our product.
- Operation between 7:00 AM – 5:00 PM

Please note: this is not different than what Delta Stone is doing on the neighboring parcels. In fact, the contract that operates this for Delta Stone has already inquired regarding using our crusher for their process. At the moment, we do not know if their needs and our needs and timing will be compatible, but we are looking at it.

SPECIFICATION



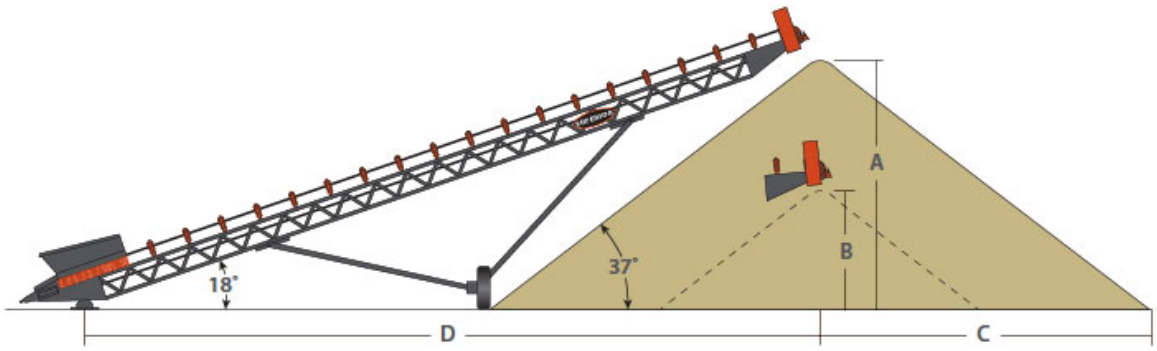
	50′		60′		70′		80′		95′		100′		110′		125′		150′	
	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m
OPERATING SPECIFICATIONS																		
(A) Conveyor Length	50′-0″	15.2	60′-0″	18.2	70′-0″	21.3	80′-0″	24.4	95′-0″	29.0	100′-0″	30.4	110′-0″	33.5	125′-0″	38.1	150′-0″	45.7
(B) Conveyor Ground Length	45′-9″	14.0	55′-2″	16.8	64′-9″	19.7	74′-0″	22.5	88-7″	27.0	93′-0″	28.5	102′-0″	31.1	116′-2″	35.4	139′-9″	42.6
(C) Raised Height to Center of Pulley	17′-11″	5.5	21′-4″	6.5	24′-0″	7.3	28′-1″	8.3	31′-7″	9.6	33′-11″	10.3	36′-0″	11.0	40′-11″	12.2	49′-6″	15.1
(D) Lowered Height to Center of Pulley	12′-5″	3.8	13′-0″	3.9	14′-1″	4.3	14′-1″	4.2	14′-4″	4.3	13′-6″	4.1	17′-0″	5.2	19′-5″	5.9	17′-11″	5.5
(E) Anchor Pivot to Center of Axle	25′-5″	7.8	31′-2″	9.5	35′-9″	10.9	40′-11″	12.4	48′-4″	14.6	51′-5″	15.6	56′-7″	16.9	60′-2″	18.4	77′-3″	23.6



	50′		60′		70′		80′		95′		100′		110′		125′		150′	
	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m
TRAVEL SPECIFICATIONS																		
(F) Travel Length - Kingpin to Rear	49′-5″	15.1	59′-5″	18.1	74′-7″	22.6	63′-7″	19.4	73′-8″	22.3	78′-8″	24.0	60′-10″	18.6	70′-9″	21.6	80′-7″	24.6
(G) Travel Height	11′-8″	3.6	11′-0″	3.3	12′-1″	3.7	12′-3″	3.7	14′-1″	4.2	13′-6″	4.2	14′-1″	4.3	14′-0″	4.3	13′-11″	4.2
Travel Width	11′-6″	3.5	12′-0″	3.6	11′-9″	3.6	11′-9″	3.5	11′-9″	3.5	12′-0″	3.6	12′-8″	3.9	11′-11″	3.6	11′-11″	3.6
(H) Kingpin to End of Tow Eye	5′-3″	1.6	5′-3″	1.6	5′-2″	1.6	5′-2″	1.6	5′-2″	1.6	5′-3″	1.6	5′-11″	1.8	6′-0″	1.8	5′-11″	1.8
(I) Kingpin to Axle	24′-8″	7.6	30′-10″	9.4	36′-2″	11.0	40′-9″	12.5	48′-5″	14.8	53′-8″	16.4	29′-2″	8.9	33′-6″	10.2	49′-6″	15.1
(J) Axle to Head Pulley	24′-9″	7.6	28′-7″	8.7	33′-4″	10.2	22′-10″	7.0	25′-3″	7.3	24′-11″	7.6	25′-8″	7.9	31′-3″	9.5	25′-3″	7.7
WEIGHTS																		
	lbs	kg	lbs	kg	lbs	kg	lbs	kg	lbs	kg	lbs	kg	lbs	kg	lbs	kg	lbs	kg
Weight at Axle - 36″ Belt Width	7,000	3,175	7,500	3,402	12,100	5,489	11,300	5,125	14,000	6,350	18,000	8,165	33,000	14,969	33,000	14,969	34,200	15,513
Weight at Kingpin - 36″ Belt Width	625	283	925	420	1,100	499	3,000	1,361	2,500	1,134	2,000	907	3,500	1,588	3,500	1,588	10,200	4,627

NOTE: 80′ (24.3m) and higher, have folds in structure for road travel.

STOCKPILE SPECIFICATION



	50′		60′		70′		80′		95′		100′		110′		125′		150′	
	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m	ft x in	m
STOCKPILE SPECIFICATIONS																		
(A) Stockpile Height	16′-5″	5.0	19′-6″	5.9	21′-10″	6.7	25′-10″	7.8	31′-0″	9.4	31′-7″	9.6	34′-11″	10.6	39′-9″	12.1	44′-4″	13.5
(B) Lowered Stockpile Height	11′-2″	3.4	11′-0″	3.4	12′-2″	3.7	13′-3″	4.1	13′-0″	4.0	16′-2″	4.9	17′-3″	5.3	17′-3″	5.3	13′-8″	4.2
(C) Radius of Pile	21′-0″	6.4	27′-0″	8.2	29′-0″	8.8	36′-6″	11.2	41′-4″	12.6	42′-9″	13.0	47′-0″	14.3	55′-4″	16.9	61′-10″	18.9
(D) Anchor Pivot to Center of Pile	47′-10″	14.6	57′-6″	17.6	67′-8″	20.6	76′-5″	23.3	90′-6″	27.6	95′-3″	29.1	104′-6″	31.9	119′-0″	36.2	143′-4″	43.7

Conveyor Length	Stockpile Height		Conical		90°		180°		270°	
ft	ft x in	m	tons	metric tons	tons	metric tons	tons	metric tons	tons	metric tons
MAXIMUM STOCKPILE CAPACITIES (MANUAL PILES)*										
50′	16′-5″	5.0	408	370	1,751	1,589	3,093	2,807	4,435	4,025
60′	19′-6″	5.9	684	620	2,971	2,696	5,259	4,772	7,546	6,848
70′	21′-10″	6.7	992	900	4,426	4,016	7,860	7,132	11,294	10,240
80′	25′-10″	7.8	1,589	1,442	6,901	6,262	12,213	11,083	17,525	15,903
95′	31′-0″	9.4	2,747	2,493	11,834	10,738	20,920	18,984	30,007	27,229
100′	31′-7″	9.6	2,904	2,635	12,854	11,664	22,803	20,692	32,753	29,721
110′	34′-11″	10.6	3,923	3,560	17,140	15,553	30,356	27,546	43,573	39,540
125′	39′-9″	12.1	5,791	5,255	25,318	22,974	44,844	40,694	64,371	58,413
150′	44′-4″	13.5	8,033	7,289	36,755	33,353	65,476	59,416	94,198	85,479
180′	57′-2″	17.4	17,221	15,627	75,523	68,533	133,826	121,439	192,129	174,346
200′	63′-10″	19.4	23,980	21,760	104,981	95,264	185,981	168,767	266,982	242,271

* Assumptions based on material which has a 37° angle of repose and 100 PCF (1.6 t/m³) material density.

FT5260
Mobile HSI Plant

Vibrating Grizzly Feeder
- 50" (1,270mm) x 18' (5.5m) vibrating pan feeder
- 6.5 cubic yard hopper with fixed walls
- 5' step-deck grizzly fingers 1.5" nominal spacing
- Bypass chute with flop gate and AR liner

Impact Crusher - Horizontal Shaft Impactor
- HSI opening height - 36" (914mm) HSI width - 60" (1,523mm)
- 3 bar MPR rotor
- Multiple blow bar chemistries available to fit application
- Two (2) fully lined aprons
- Minimum apron settings - upper 2", lower 1"
- Hydraulic adjustment
- RPM maximums vary on application and rotor
- Hydraulically actuated access to rotor

Under-Crusher Conveyor
- 60" (1,524mm) fixed height with full spill boards
- Impact bed, 440PIW single ply
- Easily removed for maintenance

Under-Crusher Conveyor
- 48" (1,200mm) fixed height with full spill boards
- Impact bed, 360PIW two-ply
- Easily removed for maintenance

Chassis
- Sculpted frame design
- 24" (600mm) tracks with hydrostatic drive
- Track length 16' 6" (5.0m)
- Balanced for zero cribbing
- Dust suppression with manifold

Power and Controls
- CAT C15 540hp/403kw Tier 4 Final
- 224gal (848L) fuel tank
- 200gal (757L) oil reservoir
- One 12GPM and one 20GPM hydraulic circuites for magnet, side delivery, or auxiliary
- Radio remote/tether control system
- OPS 7 with push button or touchscreen
- Crusher CSS adjusted safely at control panel
- Real time system monitoring display

Options

- Vulcanization of 440 PIW single ply
- 24" side delivery conveyor with hydraulic fold
- Permanent cross belt magnet, optional steel cladding
- CAT C15 Tier 3 vs. Tier 4 (International only)
- 4 bar rotor (with 2 up, 2 down) vs. std.
- Belt scale for under crusher conveyor
- Return chute only for recirculation from off plant, optional flop gate and extension
- 24" return conveyor for recirculation from of plant, hydraulically lowers for transport
- CAT C15 540hp Tier III vs. Tier IV (international)
- Lighting package mounted on engine housing
- Engine enclosure filter kit

Physical/Operating Characteristics

Dimension	Standard	Metric
Operating Length	59' 8"	18.2m
Operating Width	12' 0"	3.7m
Travel Length	59' 8"	18.2m
Operating Width w/ Discharge	15' 5"	4.7m
Operating Height	14' 2"	4.3m
Travel Width (less return)	11' 11"	3.6m
Travel Height	11' 11"	3.6m
Feed Height	11' 11"	3.6m
Ground Clearance	10"	0.3m
Discharge Height	11' 1"	3.4m
Highest Estimated Decibel Level (Operating with No Material)	100dB @ 3' 70dB @ 200'	0.9m 61m
Side Discharge (optional)	4' 9"	1.4m
Total Weight	128,000lb	58,060kg
Under Crusher Conveyor	8,880lb	4,028kg
Optional Magnet	6,130lb	2,780kg
Feeder & Hopper	17,000lb	7,711kg
Optional Side Delivery	1,725lb	782kg

ASTEC
www.astecindustries.com

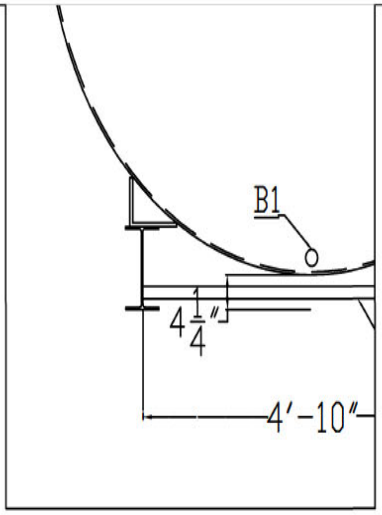
Note: Consult factor for exact dimensions, specifications are subject to change without notice.

Rev. 5/21

Exhibit I Fuel Tank

General Notes:
Tank Type: Double Wall
Construction Code: U/L 142 Approved
Estimated Weight: 8000 Gallon = 13,200 lbs
10,000 Gallon = 16,400 lbs
Material Type: Mild Carbon Steel A1011 or A-36 Type
Tank Thickness: Inside 1/4", Outside 10 Gauge
Structural Supports: I-Beams
Design and Operating Temperature: Ambient Conditions
Design and Operating Pressure: Atmospheric or 1.0 psi
Radiography: N/A
Corrosion Allowance: N/A
Tested: 3-5 psi, soap and water
Fitting Type: NPT Threadlet or Coupling (National Pipe Thread)
Internal Seal-Weld: N/A
Internal Coating: N/A (Bare Metal)
External Coating: Red Oxide Primer

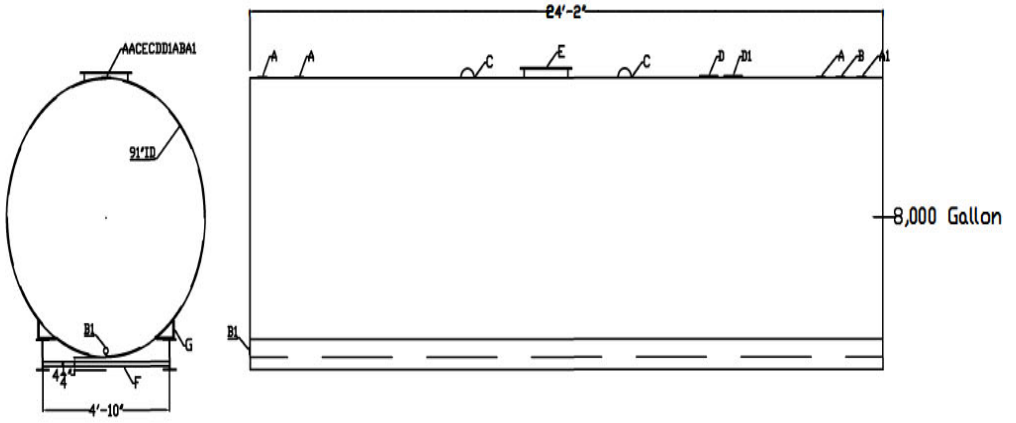
Additional Note: 1) All fittings may be spaced accordingly
2) Stationary use only. Move/lift tanks while empty
3) All primary tank openings located on top
4) Outside tank is a tight wrap

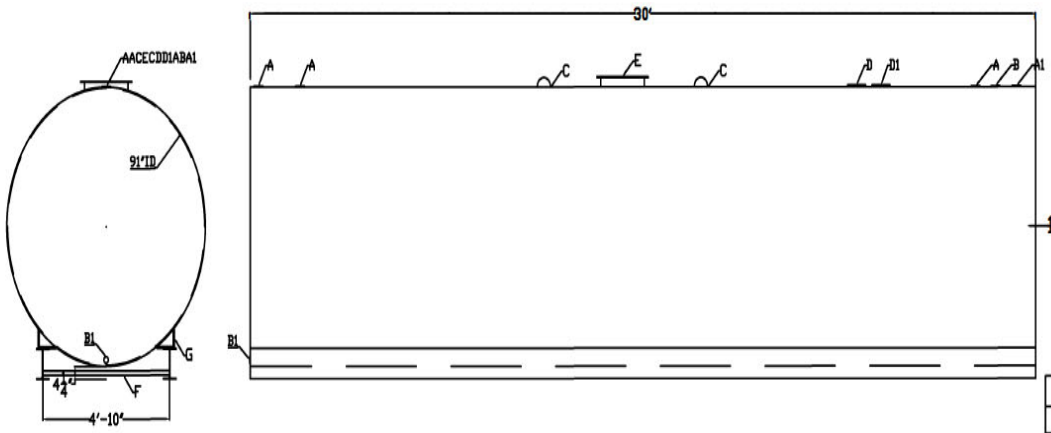


Schedule Of Fittings		
Ref	Qty	Description
A	3	4" NPT
A1	1	4" NPT + Fill Cap
B	1	Normal Vent
B1	1	2" Outer Shell Monitor
C	2	Lifting Lug
D	1	8" NPT + Inside EV
D1	1	8" NPT + Outside EV
E	1	18" Manhole
F	Varies	Braces
G	Varies	Angle Skid Pads

Front View

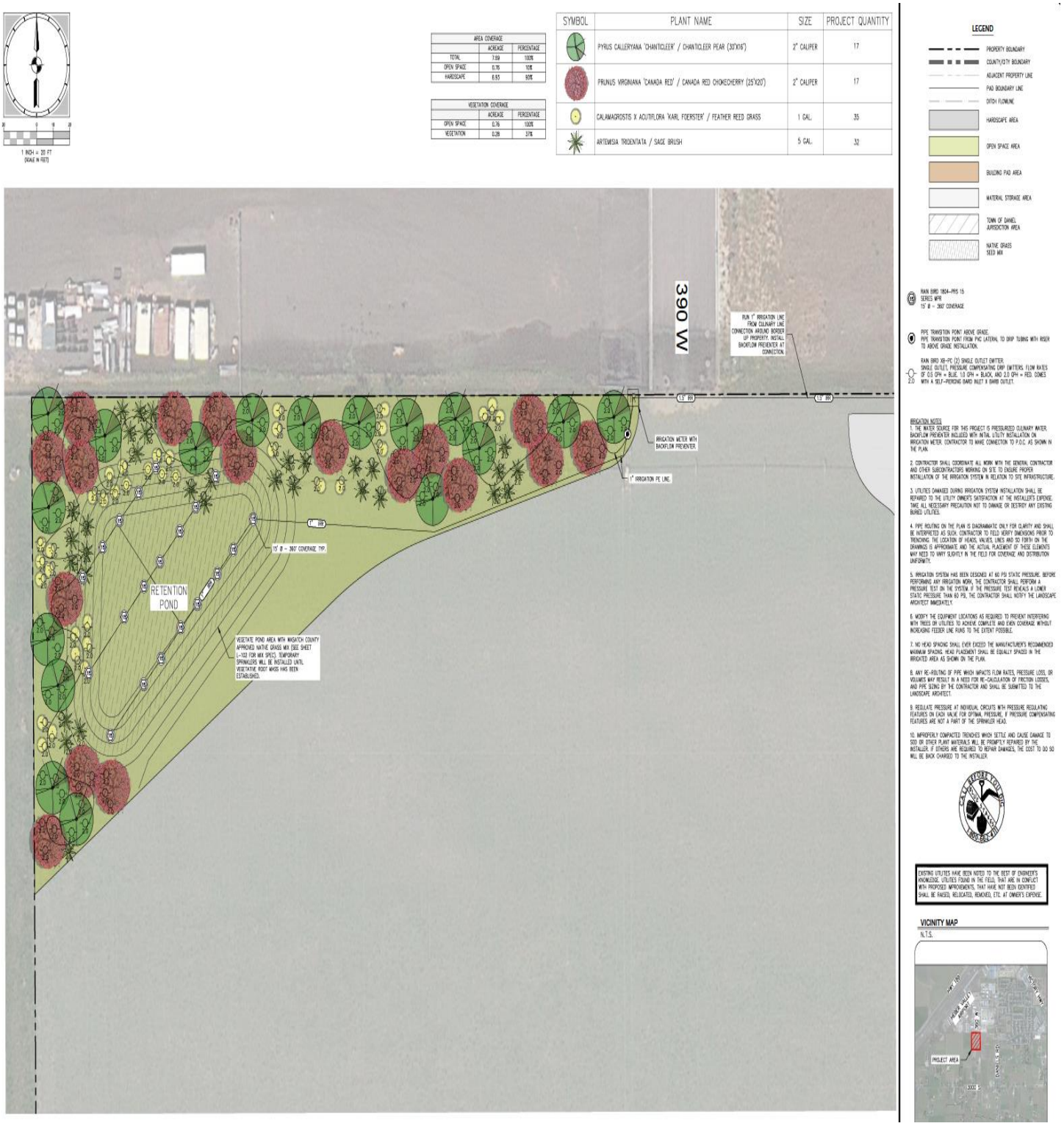
Elevation View





Date	4/14/2016	Size	Standard
Scale	N/A	DWG No.	DVUL91-1
Rev	0	File Name	N/A
Manufactured By	Delta Tank Inc.	REF:	N/A

Exhibit J Landscape plan



PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	PROJECT QUANTITY
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR (30'X16')	2" CALIPER	17
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY (25'X20')	2" CALIPER	17
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	35
	ARTEMISIA TRIDENTATA / SAGE BRUSH	5 GAL.	32

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
9. PRUNE TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

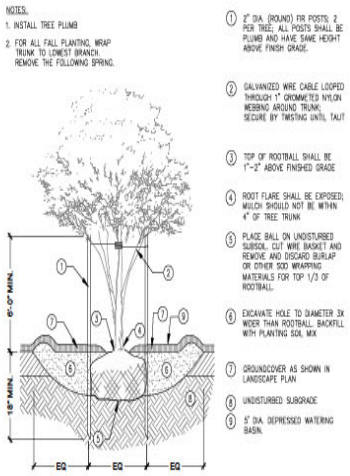
GENERAL NOTES

1. THESE PLANS MEET THE WILDLAND URBAN INTERFACE REQUIREMENTS. CONTRACTOR TO ENSURE TREE CANOPIES WILL BE A MINIMUM OF 30' AWAY FROM ANY BUILDING.
2. DEVELOPER TO PROVIDE TREES, SHRUBS, IRRIGATION, AND REVEGETATION OF DISTURBED AREAS. HOA TO MAINTAIN LANDSCAPED AREAS THEREAFTER.

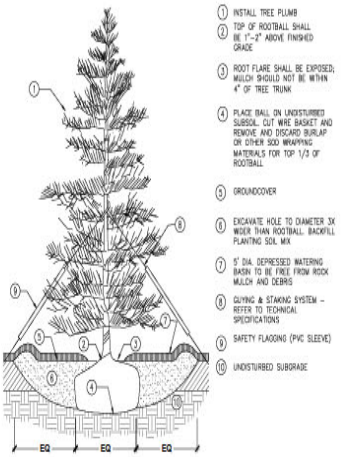
NATIVE SEED MIX

	PERCENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	25%
SLENDER WHEATGRASS (AGROPYRON TRACHYCAULUM)	20%
BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15%
WESTERN WHEATGRASS (AGROPYRON SMITHII)	15%
SHEEP FESCUE (FESTUCA OVINA)	10%
BLUE FLAX (LINUM LEWISS)	8%
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	7%
	100%

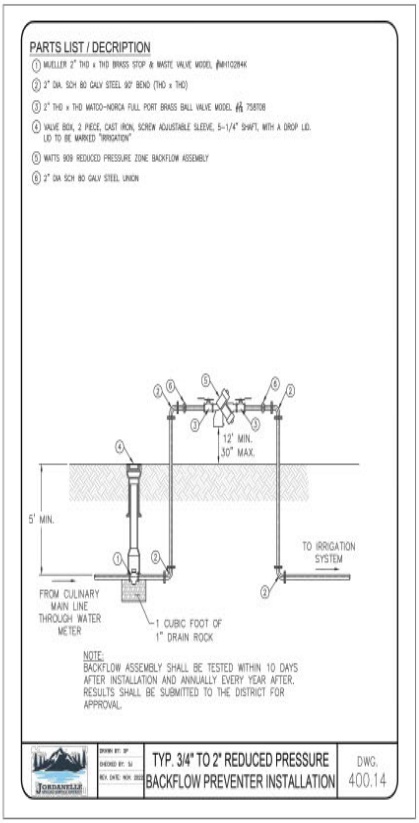
SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED MIX.



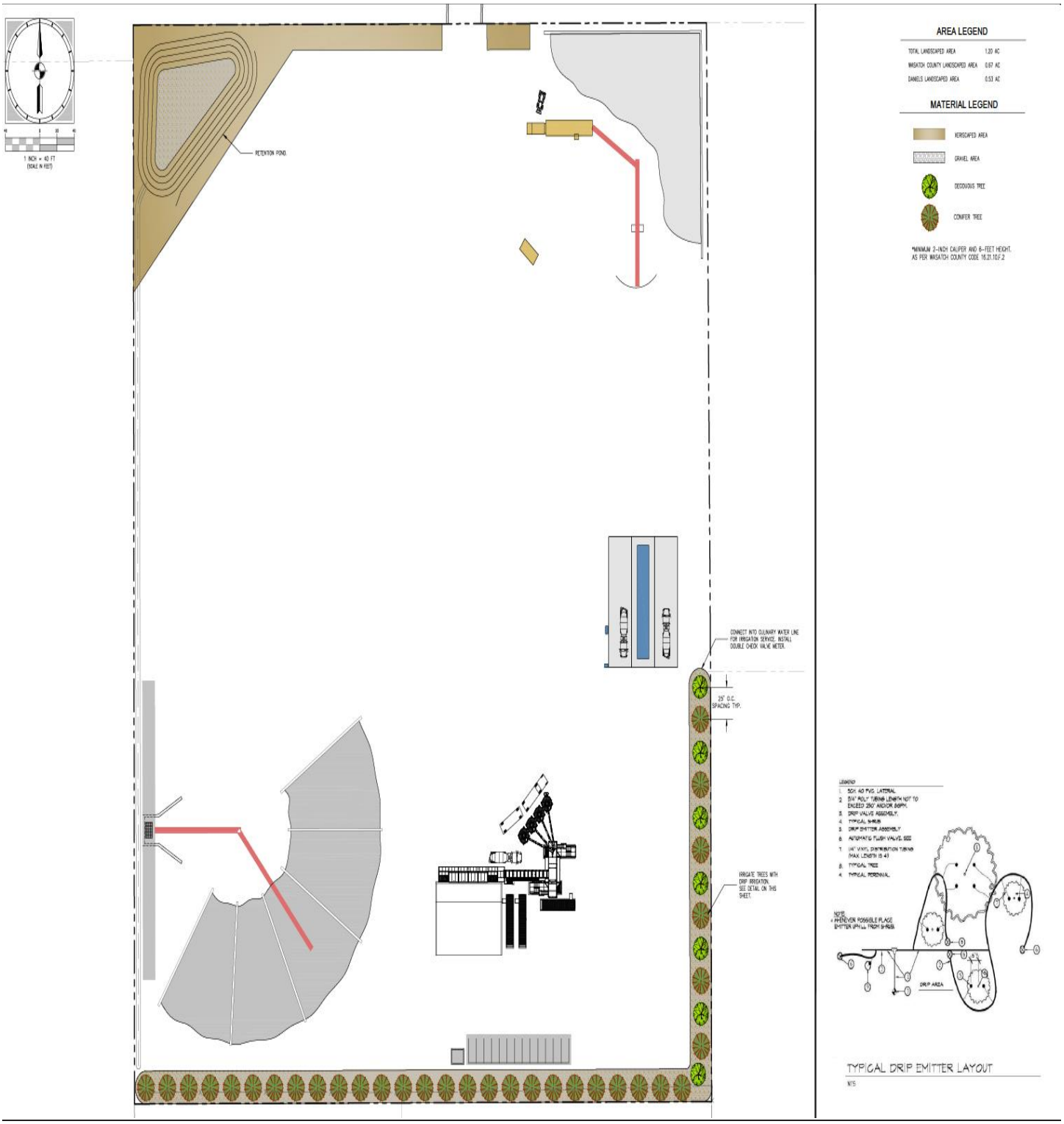
1 DECIDUOUS TREE WITH STAKING
NTS



2 EVERGREEN TREE WITH GUYING SYSTEM
NTS



3 BACKFLOW PREVENTER
NTS


1 INCH = 40 FT
(SCALE IN FEET)
RETENTION POND
CONNECT INTO CULINARY WATER LINE FOR IRRIGATION SERVICE. INSTALL DOUBLE CHECK VALVE METER.
25' O.C. SPACING TYP.
IRRIGATE TREES WITH DRIP IRRIGATION. SEE DETAIL ON THIS SHEET.
AREA LEGEND
TOTAL LANDSCAPED AREA 1.20 AC
WASATCH COUNTY LANDSCAPED AREA 0.67 AC
DANIELS LANDSCAPED AREA 0.53 AC
MATERIAL LEGEND
XERISCAPED AREA
GRAVEL AREA
DECIDUOUS TREE
CONIFER TREE
*MINIMUM 2-INCH CALIPER AND 6-FEET HEIGHT, AS PER WASATCH COUNTY CODE 16.21.10.F.2
DRIP AREA
TYPICAL DRIP EMITTER LAYOUT
N.T.S.

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Noise Abatement plan

At

CMC Ready Mix

Daniel, Utah

Central Mix Plant

April 6, 2023

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Controlling noise at the CMC Ready Mix Heber Valley Central Mix Plant is addressed through a noise abatement plan. This plan will identify various sources of noise as well and what steps have been taken to mitigate the impact, if any. These include standard operating hours for most operations, berms and when applicable, enclosures.

- Plant Operations (loader, Concrete Truck Wash)
- Plant Traffic (mixer trucks, aggregate haul trucks)
- Crusher

We have attached a basic ariel showing the distance these "sources" have to the nearest residence or operating business. Appendix A

1. PLANT OPERATIONS
    a. Loader- We will have a loader feeding the crusher and with material. This will have a back up alarm that is required by OSHA.
        i. Operating house 7:00 AM- 5:00 PM for crusher loading.

    b. Concrete truck wash- This is a wash unit similar to something you would find at a gas station. Nozzles mounted on a frame spray the truck as it drives through. It is operated by a pump that will be contained within a small wash shed.

2. PLANT TRAFFIC
    a. Mixer trucks will be passing through the property onto 390 west. This noise is common traffic noise with the occasional back up alarm. Again, that is a UDOT and OSHA requirement.
    b. Aggregate haul trucks will deliver washed materials for the use at the batch plant.

3. Crusher
    a. I have attached the decibel readings for a typical crusher like the one we will use. This will operate over 550 ft away from the nearest business, 1200 ft from nearest residence.
        i. Operating hour from 7:00 AM to 5:00 PM
        ii. Stockpile from crusher will serve as a sound buffer
        iii. See decibel rating included.

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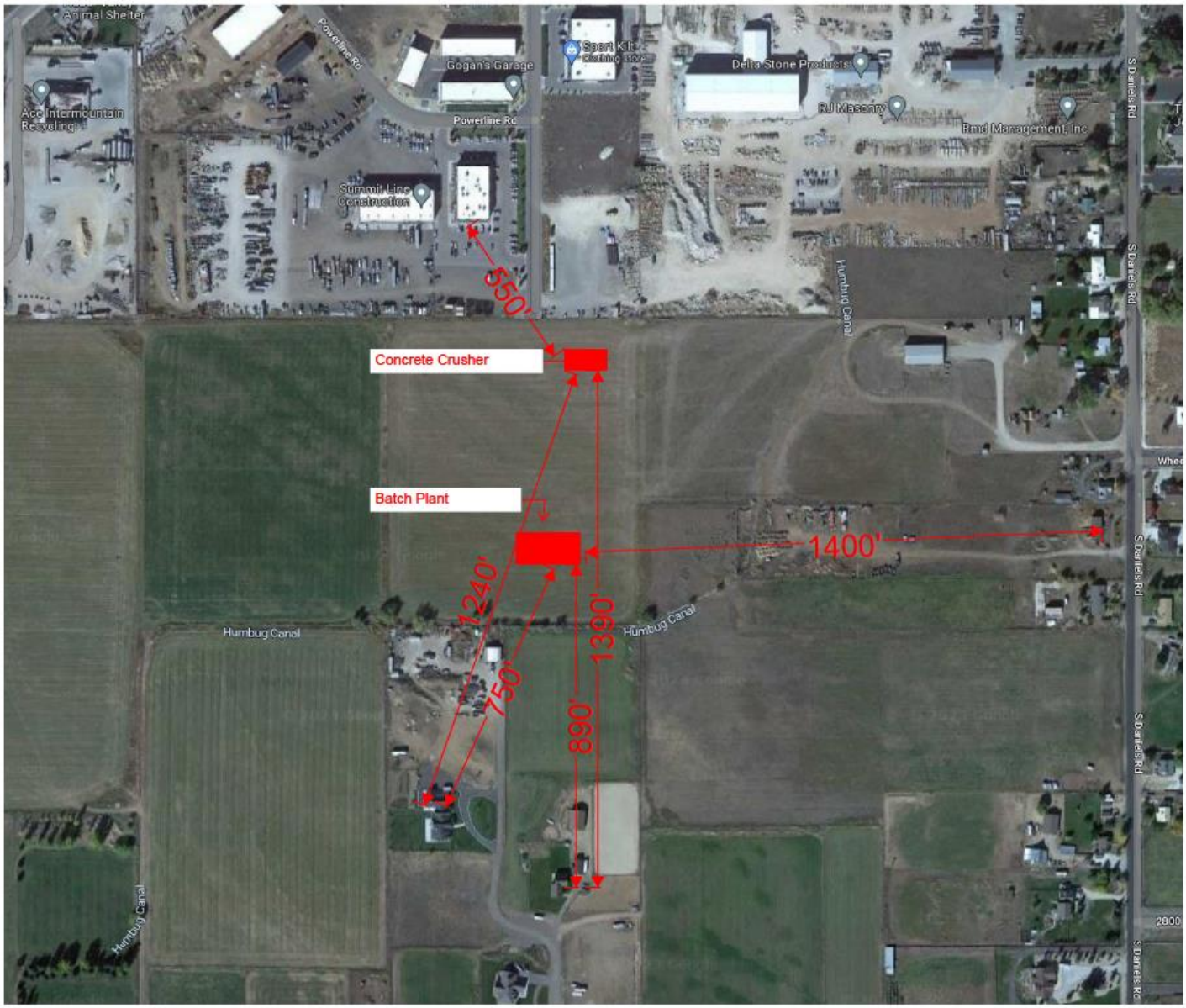

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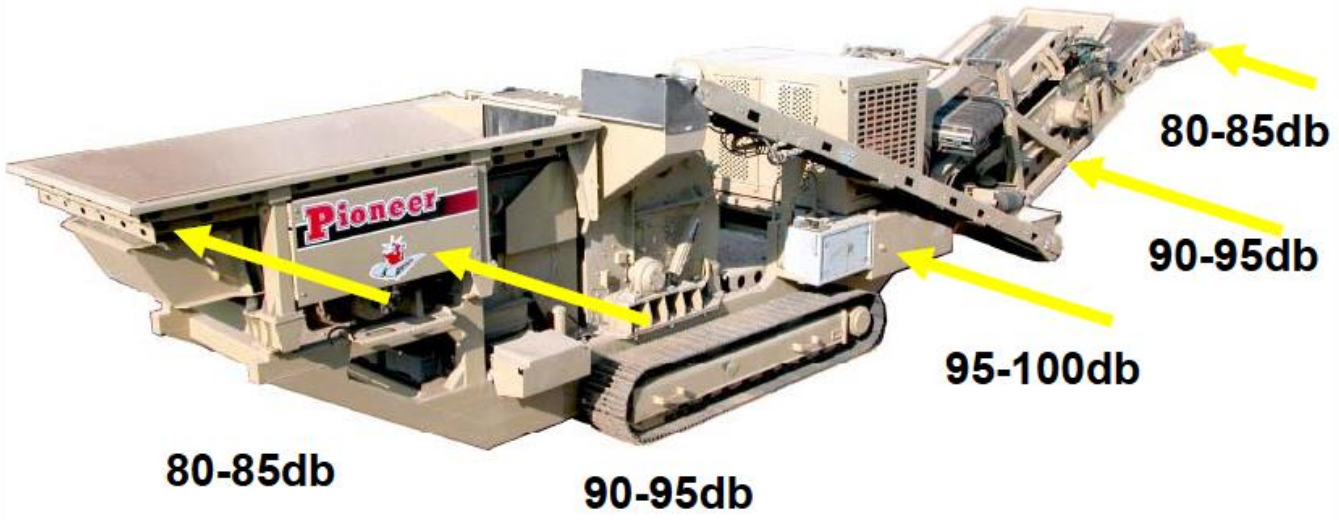
November 2005

Noise Levels

3ft from machine / 5ft from ground level



Levels were taken while machine was at operating speed, no material being processed.

Decible readings shown are approximate. Noise levels will vary depending on work site, weather conditions, material being processed and other factors.

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November 2005

Noise Levels
at 200ft

Operating speed 69-71db
Idle speed 61-63db

Operating 66-68db
Idle 60-62db

Operating 67-69db
Idle 63-65db

Operating speed 68-70db
Idle speed 60-62db

Levels were taken with no material being processed.

Decible readings shown are approximate. Noise levels will vary depending on work site, weather conditions, material being processed and other factors.

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Best Management Practices

For

Controlling Fugitive Dust Emissions from Operations

At

CMC Ready Mix

Daniel, Utah

Central Mix Plant

April 6, 2023

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1. Introduction

Controlling fugitive dust at the CMC Ready Mix Heber Valley Central Mix Plant is addressed through a fugitive dust control program. CMC Ready Mix is required to establish, implement, and maintain a Fugitive Dust Control Plan "Plan". The Plan is required by Fugitive Dust Rule UDAQ (R307-205). This Plan has been specifically designed to outline the measures to control fugitive dust emissions from operations and use of haul roads at CMC Ready Mix Heber Valley facility.

2. Assessment of Facility and Description of Operations

The CMC Ready Mix Facility is located 2399 South 390 West Daniel, Utah. See Map in Appendix A.

CMC Ready Mix owns and operates the facility. CMC Ready Mix central mix concrete batch plant consists of aggregate storage piles (approximately 1.5 acre), 3 cement storage silos and 1 cement supplement (fly ash) silo. Aggregate, sand, fly ash, and cement are transferred to a central drum mixer along with water for stationary mixing of concrete. The facility includes two generator engines to power the concrete crusher and conveyors and one boiler.

Raw materials are delivered and mixed concrete is shipped via trucks which travel in and out of the facility over milled asphalt or crushed gravel haul roads.

The designated individual responsible for implementation and maintenance of fugitive dust control measure is as follows:

Jason Bingelli
Area Manager
385-434-4424

3. Fugitive Dust Measures and Controls

a. Fugitive Dust Emissions

Fugitive dust emissions from haul roads and aggregate storage piles do not exceed 20% opacity. During peak times and/or dry seasons, a potential exists to exceed 20% opacity, but this has not been observed from the initial operation of similar facilities to the current date.

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b. Facility Roads

The primary method to control fugitive dust emissions from haul roads is to use milled asphalt or crushed gravel capped roads. All haul roads are capped and are less ½ mile round trip for deliveries and concrete shipments.

c. Storage Piles

The fugitive dust emissions from aggregate storage piles will be controlled by maintaining sufficient moisture, via water spray if necessary. Stockpiling of aggregates shall be performed to minimize drop distance and control potential dust problems. Storage piles for use of concrete aggregates are washed material and don't have fugitive dust. Other storage piles will be watered as necessary.

d. Facility Speed Limit

The speed of all vehicles and equipment on the property will be limited to a maximum of 10 miles per hour.

e. Watering

Equipment to apply water or dust suppressant shall be available at the site, or on call for use at the site, within a given operating day. Equipment suitable for the application of water to the haul roads and/or storage piles is owned or is leased by CMC Ready Mix.

Watering for fugitive dust emissions from haul roads or storage piles is conducted when visible emissions are likely to leave the facility property or approach 20% opacity, based on conditions or qualitative assessment. Control of the Plan is given to the or his designation. These supervisors estimate the dust generation potential based on truck volume, relative humidity, temperature, wind conditions and the potential for rain events. On days where watering is required, water is applied as needed and at a rate required to maintain opacity to below 20%. After application, a follow-up observation shall be performed to ensure the effectiveness of the control measures.

Given the cyclical wet/dry seasons, watering and dust suppression activities may not necessarily be required year-round. Implementation of water/dust suppression activities are most likely during the typical dry season extending from April or May through September or October.

4. Record Keeping

Watering records are maintained at CMC Rock Heber City facility, and include the following information on a daily log filled out only on days that watering occurs:

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- Date and time the watering equipment was filled with water
- Which area or haul roads were watered.
- Amount of water dispensed.
- Equipment operator's name

Plan Updates

This Plan will be reviewed annually by the CMC Safety Manager or other qualified person. All processes and procedures will be reviewed for effectiveness at minimizing fugitive dust emissions from haul roads and aggregate storage piles. If any new measures have been implemented in the last year, they will be incorporated into the Plan. Lastly, the facility map will be updated to show any changes to fugitive dust sources.

An updated Plan shall be maintained on-site and provided to Utah Division of Air Quality upon request.

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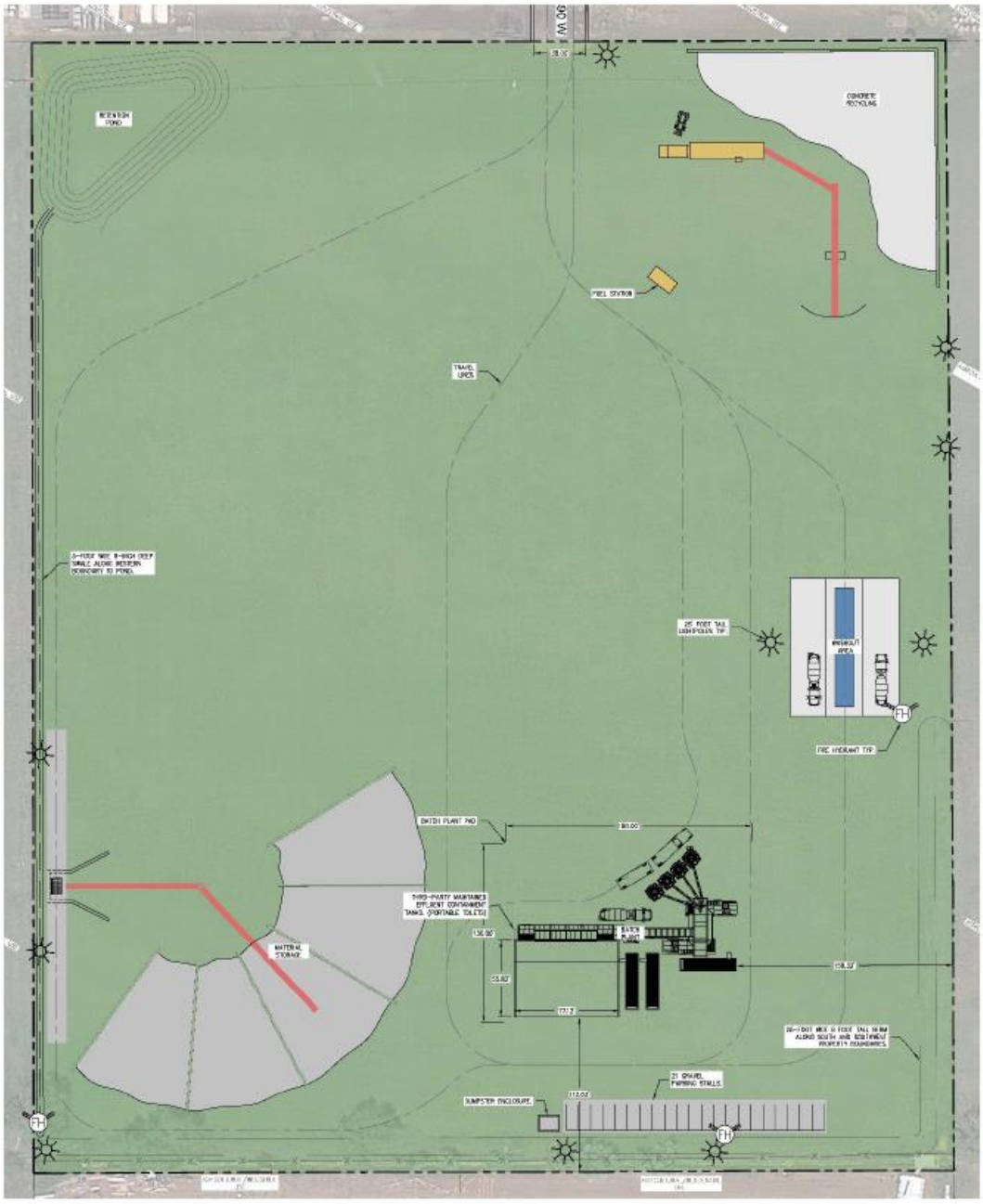
APPENDIX A: FACILITY SITE MAP



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WATER APPLICATION LOG

DAILY SURVEY OF HAUL ROADS AND FACILITY PROPERTY COMPLETE?	TIME AND DATE WATER APPLICATION EQUIPMENT WAS FILLED	DAILY TOTAL AMOUNT OF WATER USED	APPLICATION AREA DESIGNATED ON THE MAP?	EMPLOYEE NAME
(DATE)	(DATE AND TIME, OR N/A)	(GALLONS OR N/A)	(CHECK OR "YES")	(NAME)

Exhibit M Wasatch County Daniel Planning Area Map 40

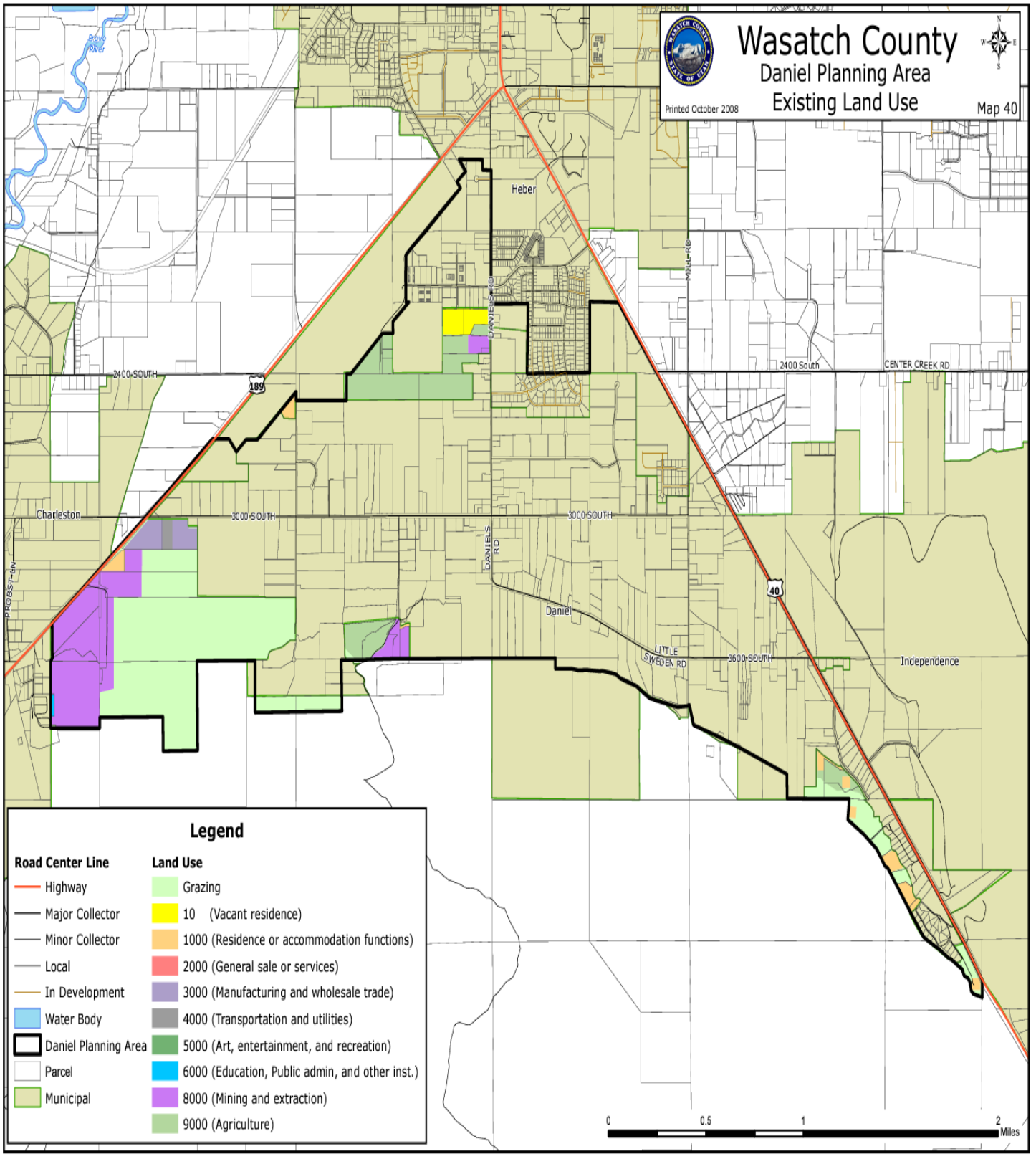
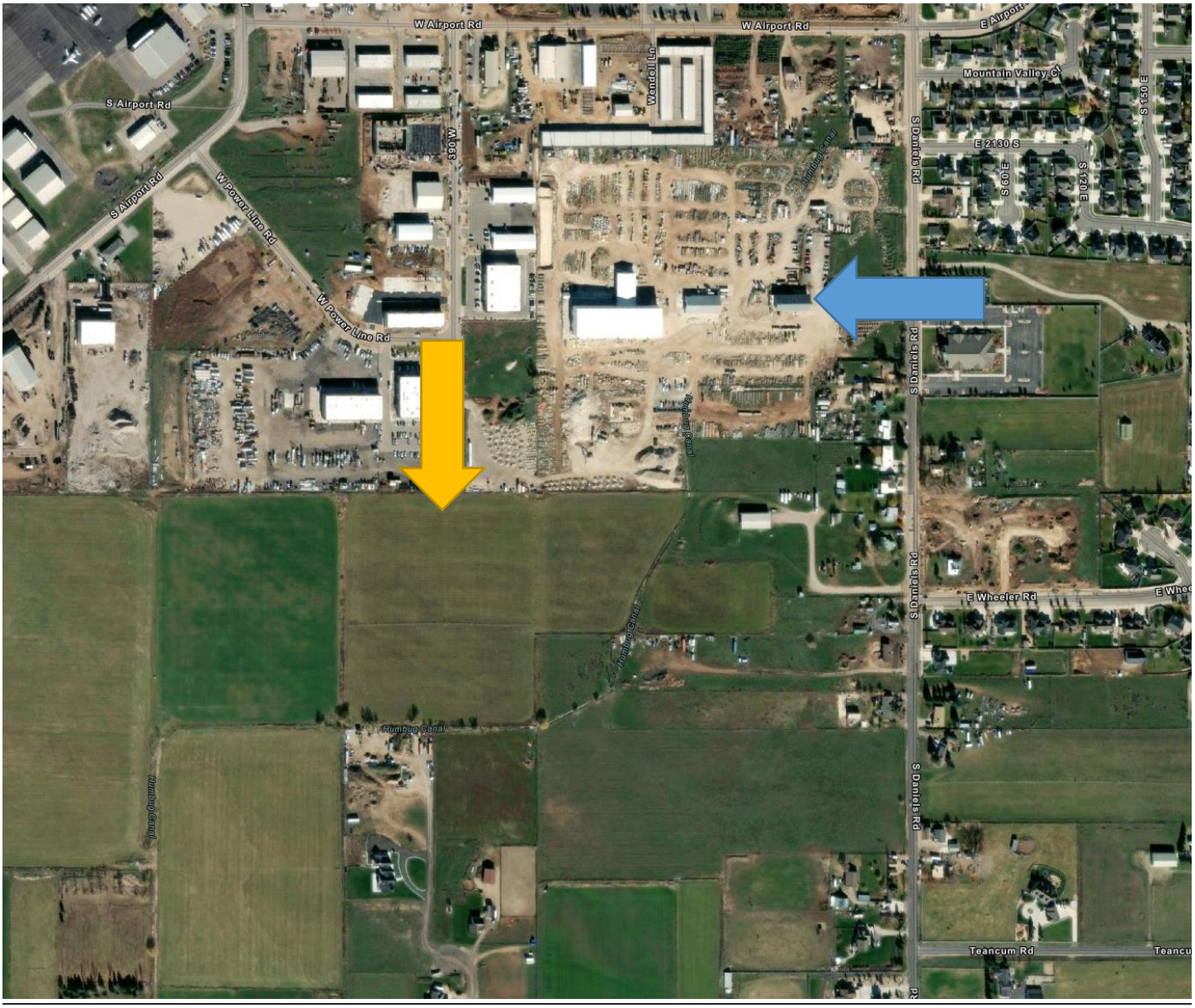


Exhibit N Areal of Surrounding Area

Blue Arrow indicates Delta Stone Products Inc. Yellow arrow indicates Proposed Batch Plant site

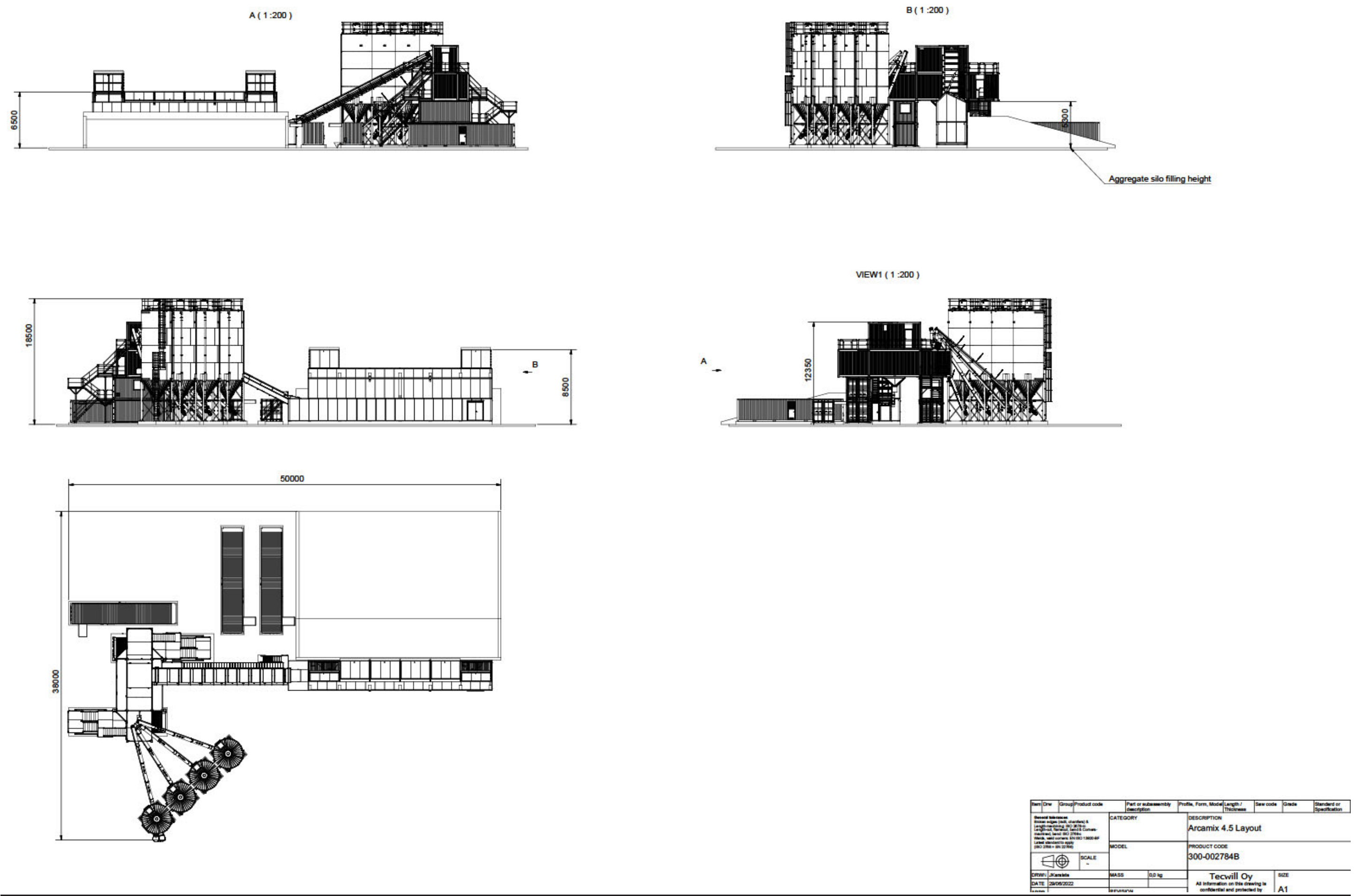


Blue Arrow indicates J.B. Staker Parsons. Yellow Arrow indicates proposed Batch Plant site.

Exhibit O J.B. Staker Parson Batch Plant and Aggregate

Exhibit P Wasatch Rock Products Aggregate Piles and Crusher

<u>**Exhibit Q Batch Plant Town of Daniel**</u>



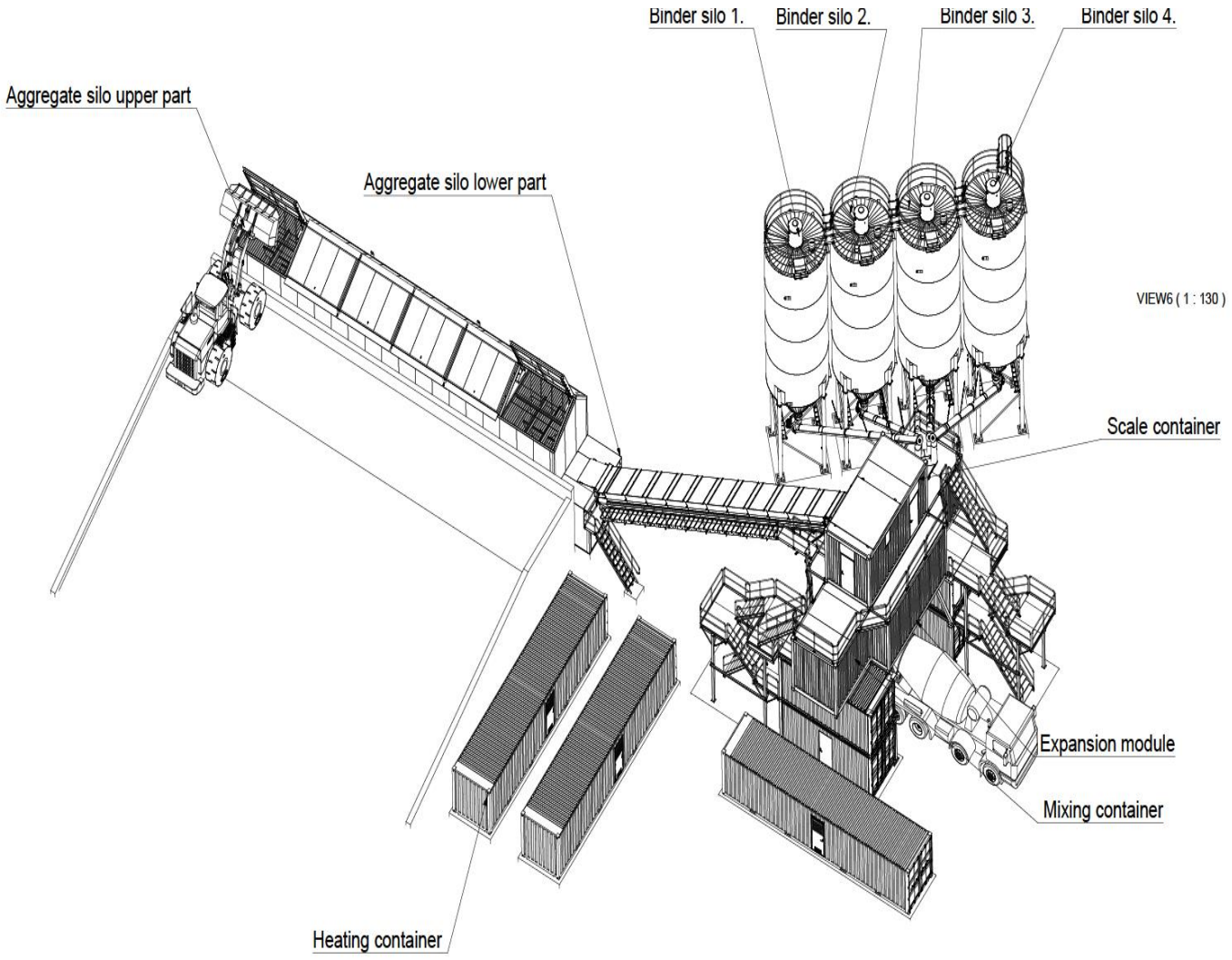

Binder silo 1.
Binder silo 2.
Binder silo 3.
Binder silo 4.
Aggregate silo upper part
Aggregate silo lower part
VIEW6 (1 : 130)
Scale container
Expansion module
Mixing container
Heating container

Exhibit R Crusher Distance to Nearest Structure