

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Gravel Zone (GZ) Standards (Chapter 104-4)

Notice Date: May 15, 2026

Public Hearing Date: May 26, 2026

Location: 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

Summary of Proposed Gravel Zone Standards:

The Gravel Zone (GZ) regulates the extraction, storage, and transport of sand, gravel, and aggregate materials to minimize dust and particulate emissions, protect public health and safety, reduce traffic-related impacts, ensure compatibility with adjacent land uses, and require mitigation of environmental and operational impacts. The standards apply to properties designated as Gravel Zone (GZ) and to aggregate extraction activities, stockpiling, and hauling; crushing, screening, or other processing is prohibited.

Key Changes Include:

- **Sec 104-4-1 Permitted Uses**

Clarifies permitted uses in the Gravel Zone (GZ), including sand and gravel excavation (subject to the Ogden Valley City Excavation Ordinance) and contractor equipment storage yards. Explicitly states that crushing gravel mined on the premises is not permitted.

In Gravel Zone G, no building, structure, or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- a. Sand and gravel excavation ~~including~~ (excluding gravel processing and crushing), subject to all provisions of the ~~Ogden Valley City Weber County~~ Excavation Ordinance.
- b. Crushing gravel mined on the premises ~~is not permitted~~. ~~See section 104-4-4, Additional requirements.~~
- c. Contractor equipment storage yard. See section 104-4-4, Additional requirements.
- d. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use

- **Sec 104-4-4 Additional Requirements**

Adds/clarifies operational standards, including excavation setbacks (100 ft. from

public streets; 50 ft. from property lines), screening and landscaping requirements for contractor storage yards (15-ft buffer with berm and year-round plantings, unless all equipment/materials are stored in an enclosed building), paving requirements for access to a state highway/arterial, and limits on outside storage/repair activities.

a. Gravel excavation. Gravel excavation and accessory structures or buildings shall be located and operated not closer than 100 feet from any public street and not closer than 50 feet from any property line., ~~provided that gravel crushers shall be located not closer than 600 feet from a residential zone boundary and 300 feet from any existing residential structure and not closer than 200 feet from any public street.~~

No other changes are proposed to this section.

- **Sec 104-4-5 Gravel Extraction Impact Mitigation**

Adds a new impact mitigation regulations requiring dust and air quality controls (including an approved Dust Control Plan and a no-visible-dust-crossing-boundaries standard), traffic/transportation management (including a Traffic Impact Study, approved haul routes, covered loads, and road maintenance responsibility), operational limits (noise/operating hours), environmental protection measures (stormwater planning/erosion control and spill prevention), monitoring/enforcement provisions, and a reclamation plan with financial assurance.

A. Purpose and Intent

The purpose of the Gravel Zone (GZ) is to regulate the extraction, storage, and transport of sand, gravel, and aggregate materials in order to:

1. Minimize adverse impacts on air quality, including dust and particulate emissions;
2. Protect public health, safety, and welfare;
3. Reduce traffic-related impacts on surrounding roadways and neighborhoods;
4. Ensure compatibility with adjacent land uses; and
5. Require mitigation of environmental and operational impacts.

B. Applicability

This section applies to all properties designated as Gravel Zone (GZ) and to any operation involving:

- Aggregate extraction,
- Prohibition of crushing, screening, or processing,
- Stockpiling of materials, or

- Hauling of aggregate materials.

C. Dust and Air Quality Control

1. Dust Suppression Plan Required

a. All operators shall submit and obtain approval of a Dust Control Plan prior to commencing operations.

b. The plan shall identify all potential dust-generating activities and specify control measures.

2. Required Dust Control Measures

At a minimum, operators shall:

a. Apply water or approved dust suppressants to unpaved roads, haul routes, and active work areas;

b. Cover or stabilize stockpiles when inactive;

c. Install wind barriers or vegetative screening;

d. Limit drop heights during loading and unloading;

e. Cease operations during high wind events when visible dust cannot be controlled.

3. Performance Standard

a. No visible dust emissions shall cross property boundaries in a manner that creates a nuisance or violates applicable air quality standards.

4. Compliance

a. Operations shall comply with all applicable federal, state, and local air quality regulations.

D. Traffic and Transportation Management

1. Traffic Impact Analysis

a. A Traffic Impact Study shall be required prior to approval, identifying expected haul routes, trip generation, and roadway impacts.

2. Haul Routes

a. Designated haul routes shall be approved by the jurisdiction.

3. Road Maintenance

a. Operators shall be responsible for maintenance, repair, or cost-sharing for damage to public roads attributable to operations.

4. Vehicle Requirements

a. All haul trucks shall:

i. Be covered to prevent material loss;

ii. Comply with weight limits; and

iii. Be cleaned as necessary to prevent track-out of mud or debris.

5. Hours of Operation (Hauling)

a. Haul truck operations shall be limited to [insert hours, e.g., 7:00 AM – 7:00 PM], unless otherwise approved.

E. Noise and Operational Impacts

1. Noise Limits

a. Operations shall comply with applicable local noise standards.

b. Equipment shall be fitted with appropriate mufflers and noise-reduction devices.

2. Hours of Operation

a. Extraction and processing activities shall be limited to approved hours to minimize disturbance to nearby uses.

F. Water Quality and Environmental Protection

1. Stormwater Management

a. Obtain a Stormwater Pollution Prevention Plan from State DEQ

b. Operators shall implement erosion and sediment control measures to prevent runoff impacts.

2. Spill Prevention

a. Fueling and maintenance areas shall include spill containment measures.

G. Monitoring and Enforcement

1. Inspections

a. The jurisdiction may conduct periodic inspections to ensure compliance.

2. Corrective Actions

a. Violations shall require immediate corrective measures.

3. Penalties

a. Continued non-compliance may result in fines, suspension, or revocation of permits

b. _____

_____ H. Reclamation Plan

1. _____ Required Plan

a. _____ A reclamation plan shall be submitted and approved prior to operation.

2. _____ Plan Elements

a. _____ Final grading and slope stabilization,

b. _____ Revegetation,

c. _____ Removal of equipment and structures,

3. _____ Financial Assurance

a. _____ A bond or other financial guarantee shall be required to ensure completion of reclamation

Affected Properties

These standards apply to properties designated as Gravel Zone (GZ) and to gravel extraction-related activities conducted on those properties.

Reviewing Documents

The draft Gravel Zone (GZ) ordinance language is available for public review at the City offices and through the City's public meeting webpage.

- **Online:** https://ogdenvalley.gov/?post_type=public-meeting&p=633
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9 am to 1 pm
Thursdays 1 pm to 5 pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** P.O. Box 6, Eden 84310

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at

847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

/Chapter 104-4 Gravel Zone G

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|-----|---------|-----------------------------|--------------|
| Sec | 104-4-1 | Permitted | Uses |
| Sec | 104-4-2 | Conditional | Uses |
| Sec | 104-4-3 | Area, Width, Lot And Height | Regulations |
| Sec | 104-4-4 | Additional | Requirements |
| Sec | 104-4-5 | Impact | Mitigation |

Sec 104-4-1 Permitted Uses

In Gravel Zone G, no building, structure, or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- a. Sand and gravel excavation ~~including~~ (excluding gravel processing and crushing), subject to all provisions of the ~~Weber County Ogden Valley City~~ Excavation Ordinance, [6.07.010](#).
- b. Crushing gravel mined on the premises is not permitted. ~~See section 104-4-4, Additional requirements.~~
- c. Contractor equipment storage yard. See section 104-4-4, Additional requirements.
- d. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.

~~(Ord. of 1956, § 4A 1; Ord. No. 2010 1; Ord. No. 2010 09; Ord. No. 2015 7, Exh. A, 5 5 2015)~~

Sec 104-4-2 Conditional Uses

The following uses are conditional:

- a. Clean fill of natural depressions.
- b. Signs as per title 110 of this Land Use Code.
- c. Public utility substations.

~~(Ord. of 1956, § 4A 2; Ord. No. 5 91; Ord. No. 20 94; Ord. No. 30 94; Ord. No. 96 42; Ord. No. 2010 1)~~

Sec 104-4-3 Area, Width, Lot And Height Regulations

- a. Minimum lot area: 40,000 square feet.
- b. Minimum lot width: 150 feet.
- c. Minimum lot setbacks.
 - a. Front and rear: 30 feet.
 - b. Side.
 - i. Main building: 20 feet each side.

- ii. Accessory building: ten feet except one foot if located at least ten feet in rear of main building.
 - iii. Accessory buildings over 1,000 square feet: see section 108-7-16).
 - iv. Side, facing street corner lot: 20 feet.
- d. Building height.
- a. Minimum: One story.
 - b. Maximum: 35 feet.

~~(Ord. of 1956, § 4A 3; Ord. No. 2002-24; Ord. No. 2009-14)~~

Sec 104-4-4 Additional Requirements

- a. *Gravel excavation.* Gravel excavation and accessory structures or buildings shall be located and operated not closer than 100 feet from any public street and not closer than 50 feet from any property line, ~~provided that gravel crushers shall be located not closer than 600 feet from a residential zone boundary and 300 feet from any existing residential structure and not closer than 200 feet from any public street.~~
- b. *Contractor storage yard.*
 - 1. Additional landscaping standards shall apply to the area where the equipment and material is stored. There shall be a 15-foot landscape buffer with a four-foot high earth berm planted with six feet or larger evergreen trees, such as, Scotch Pines, Douglas Fir, or Blue Spruce. The trees shall be planted every 15 feet on center. The evergreen shrubs may be Junipers, Mugo Pines, or Spreading Yew. The shrubs shall be 36 inches high and there shall be 15 shrubs per 100 linear feet. There shall be five canopy trees per 100 linear feet. These trees may be Maples, Linden, Quaking Aspens, Cottonless Cottonwood, Honey Locust, or Birch trees. The type of trees and shrubs listed are intended to provide year-round screening of the site. The planning area planning commission shall approve the list of trees as part of the site plan review. These trees shall be a minimum of two-inch caliper. This landscaping shall be planted on the crest of the four-foot berm when the property abuts agricultural or residential zones. The additional landscaping requirements can be eliminated if all equipment and material are stored within an enclosed building.
 - 2. Hour of operation based on location.
 - 3. Access to a state highway or arterial street shall be paved.
 - 4. No outside storage of broken or parts of equipment.
 - 5. Maintenance and repair of equipment is to be done within an enclosed building.

6. Fuel storage is to be in compliance with environmental and fire code requirements.

~~(Ord. of 1956, § 4A-4; Ord. No. 2010-1; Ord. No. 2015-22, Exh. A, 12-22-2015)~~

Add 104-4-5 Gravel Extraction Impact Mitigation

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