

Chapter 104-4 Gravel Zone G

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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 (excluding gravel processing and crushing), subject to all provisions of the Ogden Valley City Excavation Ordinance, 6.07.010.
- b. Crushing gravel mined on the premises is not permitted.
- 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 104-4-2 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.

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.

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.
- 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.
- c. *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.

d. *Performance Standard*

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

e. *Compliance*

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

f. *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 activities shall be limited to 8:00 a.m. to 5:00 p.m. to minimize disturbance to nearby uses.

3. *Vehicle Requirements*

- a. Track-out pads must be used to prevent mud or debris from entering public roads.

g. *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.

h. *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

i. 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