



May 23, 2022

Salt Lake City Zoning and Planning

**Re: Conditional Use Permit for Concrete Manufacturing at 1055 N Warm Springs Rd (Parcel ID 08264260080000)**

Dear Zoning and Planning,

Granite Construction Company (Granite) is seeking a Conditional Use Permit (CUP) for the south portion of Parcel 08264260080000. This parcel address on the SLCO.org website comes up as 825 W Warm Springs Rd and 1055 N Warm Springs Rd on the SLC.gov zoning and planning website.

The current use for this parcel is equipment storage for Granite. Granite is interested in manufacturing concrete on the southern half of this parcel (**Attachment A**). The parcel is currently zoned as M-1 property; therefore, based on [21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts](#), qualifying provisions listed for concrete manufacturing are:

12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
19. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1](#).

It is Granite's understanding that qualifying provisions 13 and 19 do not apply to our proposed concrete manufacturing facility since the facility (1) is not located within or near the eco-industrial buffer area of the northwest quadrant overlay district and (2) will not consume more than 200,000 gallons of water per day.

In response to qualifying provision 12, no use or any accessory use of the proposed concrete manufacturing facility is located within 1000-feet (ft) of an R-1 or R-2 zoned area, the property is within 1000-ft of an R-1-5000 zoned area (**Attachment A**).

Granite intends to comply with the City Code [21A.48.110](#) (Freeway Scenic Landscape Setback) along the western property boundary as it parallels Interstate 15. This set back currently exists and is estimated to be 800-feet long and 20-feet wide, equaling a total area of 16,000 square feet. However, the current setback area does not meet the shade tree requirements listed in City Code City Code 21A.48.110.E.1, which is one shade tree per 300 square feet of setback area. Therefore, up to 54 evergreen trees will be planted along the setback area (**Attachment A**). Native grasses, wildflowers, and shrubs currently vegetate the existing setback area. An irrigation system will be installed to supply water to the freeway scenic landscape setback. If additional grass, wildflowers, and/or shrubs are necessary, drought tolerant species will be planted.

**Attachment B** shows which utilities are located on and near the propose concrete manufacturing facility along with the utility size. This utility plan was provided by Salt Lake City and updated with the propose concrete plant layout.

**Attachment C** provides the proposed concrete mixer travel routes to avoid increased truck traffic in residential areas. This site access map will be provided electronically to all drivers accessing the facility. Additionally, all drivers will be verbally informed of the proper site access as outline in Attachment C.

The site will have a slight negative west-southwest slope towards the detention basin shown on **Attachment A** to collect and maintain any surface water runoff on-site.

**Attachment D** is the completed CUP application and receipt.

**Attachment E** is the signed affidavit to procure a CUP for the property of interest.

**Attachment F** is a copy of the completed Traffic Impact Study report.

**Table 1** summarizes the communicates between Granite and the applicable regulatory agency regarding the environmental performance standards pertains to the proposed facility. These correspondences were in response to [Code 21A.36.180: Environmental Performance Standards](#). **Attachment G** contains a copy of these correspondences.



**Table 1. Regulatory Agencies Communications ([21A.36.180: Environmental Performance Standards](#))**

Environmental Category	Agency	Agency Response	Agency Requirements
Noise	Salt Lake Valley Health regulation noise control	Appendix G-1	Restricted hours of operation: 2200 – 0700.
Air Pollution	Utah Department of Air Quality	Appendix G-2	Operate within the parameters of the Small Source Exemption issued in 2018.
	Salt Lake Valley Health regulation air pollution control	Appendix G-3	Provide a copy of fugitive dust control plan once it is available.
Odors	Salt Lake Valley Health regulation air pollution control	Appendix G-3	None
Toxic Substances	Salt Lake Valley Health regulation solid waste management facilities	Appendix G-4	Prepare an SPCC plan and include spill report hotline phone numbers: 385-468-3862 (SLC Water Quality Bureau) and 801-580-6681 (after hours number)
	State of Utah division of solid and hazardous waste	Appendix G-5	See Appendix F-5
Water Pollution	State of Utah division of water quality	Appendix G-6	Submit a notice of intent for coverage under the multi-sector general permit (Sector E) prior to beginning operations.
	State of Utah division of drinking water	Appendix G-7	If drinking water pipe length within facility property boundary exceeds 500 feet; reference and implement R309-100-4(2)(d).
Radiation Hazards	State of Utah division of radiation control	Not Applicable; No radioactive material associated with this facility	Not Applicable; No radioactive material associated with this facility



## ADDITIONAL INFORMATION

Granite believes the proposed facility will be compatible with the area for the following reasons:

1. The area is already zoned for light manufacturing.
2. Concrete demands continue to increase along the Wasatch Front and this central location will reduce haul-length between project sites and the concrete manufacture facility; ultimately reducing the carbon emissions.
3. Granite will submit for coverage under the General Industrial Stormwater.
4. Aggregate conveyed on-site will all be covered to mitigate fugitive dust.
5. A fugitive dust control plan will be developed and implemented.
6. The facility will generate limited noise and there is an existing noise barrier wall along the east side of I-15 (**Attachment A**).

Additional information required by CUP application:

- Hours of Operation: 0600 – 1900
- Adjacent Land Uses:
  - North: Industrial
  - West: Interstate (I-15)
  - East: Industrial
  - South: Industrial
- Estimated maximum number of concrete mixer trips per day: 88
- Estimated maximum number of employee vehicle trips per day: 40
- Total number of employees at highest shift: 5-20
- Estimated maximum number of concrete mixers stored on-site: 20-25
- No dwelling units are included in this project
- Construction Type
  - Road access at south end of property
  - Culinary water meter and sewer hookup
  - Electrical meter drop
  - Road construction through facility
  - Concrete detention base
  - Installation of concrete manufacture plant
- Exterior Construction Materials
  - Concrete
  - Road base
  - Concrete manufacturing equipment
- Mosquito Abatement
  - If necessary, the Operator will work closely with the SLC Mosquito Abatement District to mitigate potential mosquito issue(s). If there is standing water on site (e.g., in the proposed retention basin) the Operator will request mosquito control service through the [online portal](#).

Regards,

A handwritten signature in red ink, appearing to be 'Quin Bingham', written in a cursive style.

Quin Bingham  
Environmental Manager

Granite Construction  
1000 North Warm Springs Rd  
Salt Lake City, UT 84116



**Attachments:**

Attachment A: Proposed Concrete Manufacture Facility Site Map

Attachment B: Utilities Map

Attachment C: Proposed Truck Routes

Attachment D: Completed Conditional Use Application

Attachment E: Signed Affidavit

Attachment F: Traffic Impact Study

Attachment G: Regulatory Agency Correspondence



## **Attachment A**

Proposed Concrete Manufacture Facility Site Map









**Attachment B**  
Utilities Map









**Attachment C**  
Proposed Truck Routes



# Granite Construction Batch Plant Site Access

0 550 1,100 2,200 Feet



1 inch = 1,200 feet

## Legend

### Warm Springs Site Access

#### Name

→ To I-15 North

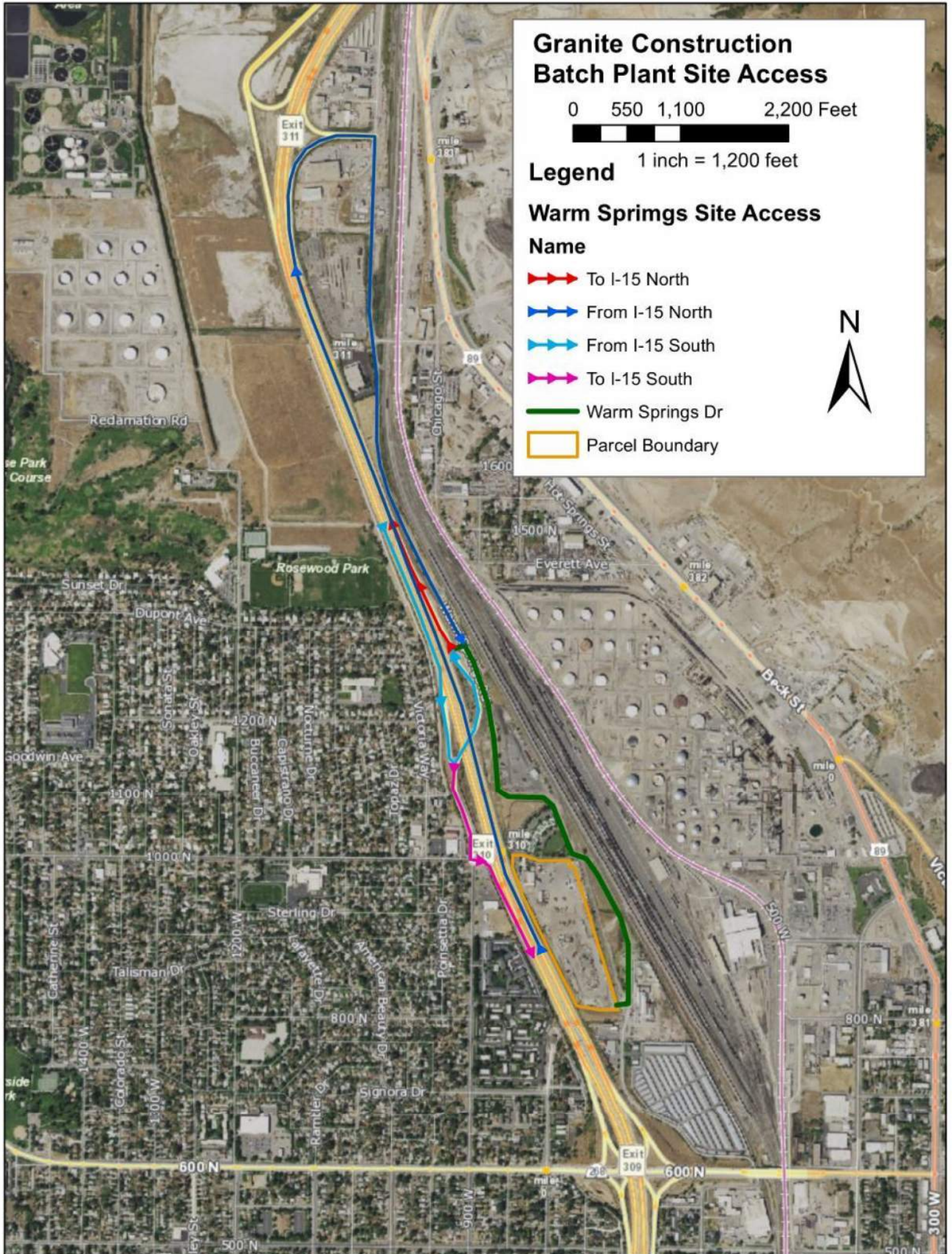
← From I-15 North

← From I-15 South

→ To I-15 South

— Warm Springs Dr

▭ Parcel Boundary





## **Attachment D**

Completed Conditional Use Application





# Conditional Use

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
Project Name:			

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:	
Address of Subject Property:	
Name of Applicant:	Phone:
Address of Applicant:	
E-mail of Applicant:	Cell/Fax:
Applicant's Interest in Subject Property:	
<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner (if different from applicant):	
E-mail of Property Owner:	Phone:

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email [zoning@slcgov.com](mailto:zoning@slcgov.com) if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

## REQUIRED FEE

Filing fee of **\$806**

Plus, additional cost of postage for mailing notice will be assessed after application is submitted.

## SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
------------------------------	-------



## SUBMITTAL REQUIREMENTS

Staff Review

**1. Project Description** (please attach additional sheets electronically)

☐ Written description of your proposal

**2. Conditional Use Information** [Section 21A.54.080](#) (please attach additional sheet)

☐ If applicable, what is the anticipated operating/delivery hours associated with the proposed use

☐ What are the land uses adjacent to the property (abutting and across-the-street properties)

☐ How many employees are expected to work on-site during the highest shift

☐ If applicable, how many seats will be provided as part of the conditional use

☐ Have you discussed the project with nearby property owners?  
If so, what responses have you received?

**3. Minimum Plan Requirements**

☐ A digital (PDF) copy of each plan and elevation drawing

**4. Site Plan**

☐ Site plan (see [Site Plan Requirements](#) flyer for further details)

**5. Elevation Drawing** (if applicable)

☐ Detailed elevation, sections and profile drawings with dimensions drawn to scale

☐ Type of construction and list the primary exterior construction materials

☐ Number, size, and type of dwelling units in each building, and the overall dwelling unit density

## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



**Attachment E**  
Signed Affidavit

On the 16 day of March, 2022 Granite Construction Company (Landowner) hereby grants Quinten G Bingham (Granite Utah Region Environmental Manager) permission to procure a Conditional Use Permit (CUP) for property parcel 08264260080000, currently owned by Landowner. The CUP is for a cement manufacturing facility on the parcel listed above.

Landowner:

Granite Construction Company  
Landowner Name

By James D. Richards  
Authorized Officer (Typed or Printed)

Senior Vice President  
Authorized Officer Position

[Signature] 3/16/22  
Officer's Signature Date

State of Utah

County of Salt Lake

On the 16 day of March, 2022, personally appeared before me, James D. Richards who being by me duly sworn did say that he/she is an (owner, officer, director, partner, agent or other (specify)) of the Landowner and duly acknowledged that said instrument was signed on behalf of said Landowner by authority of its bylaws, a resolution of its board of directors or as may otherwise be required to execute the same with full authority and to be bound hereby.

Nicole Cronnelly  
Notary Public

Residing at Salt Lake

My Commission Expires: April 28, 2023





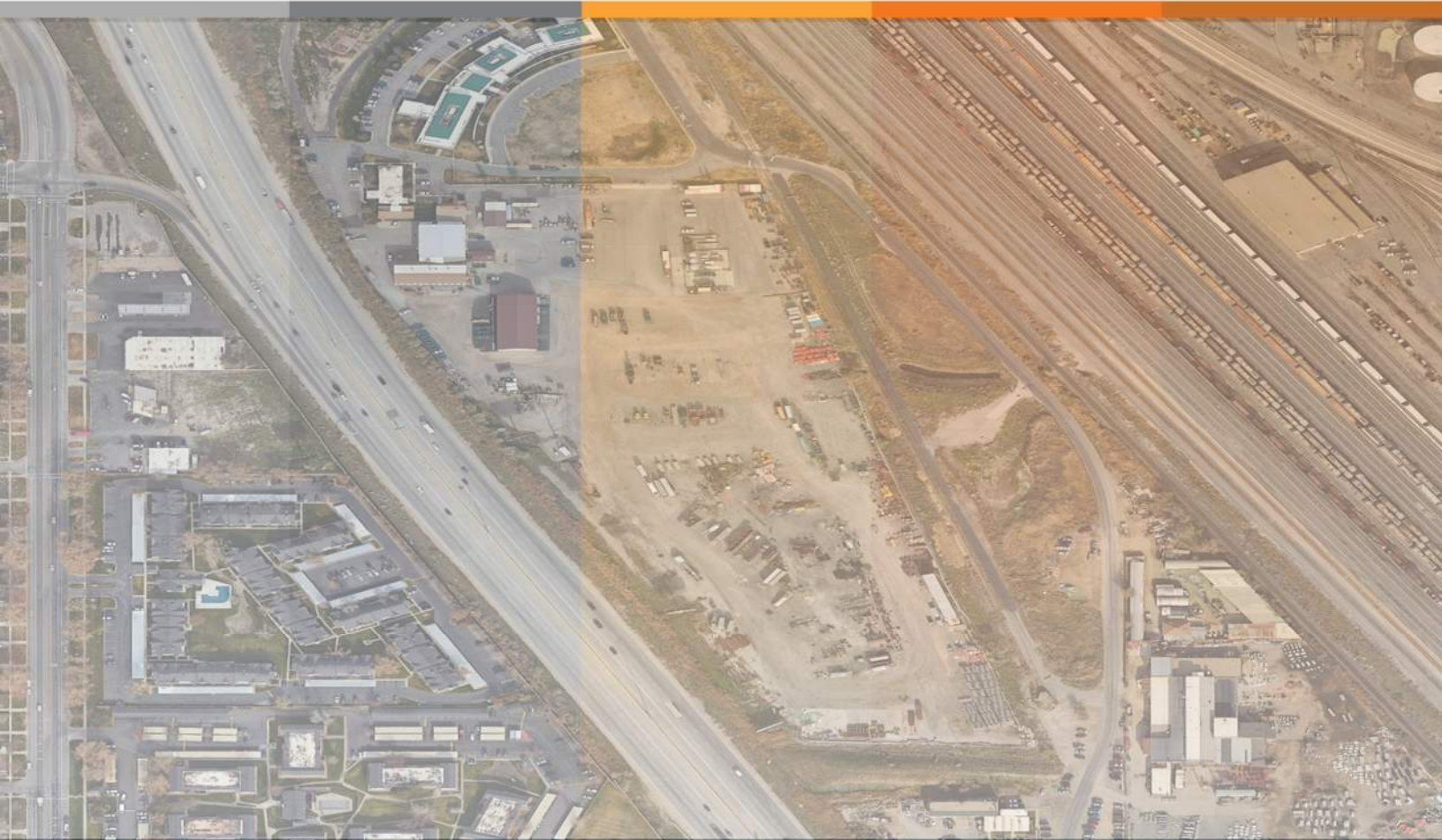


**Attachment F**  
Traffic Impact Study



**GRANITE™**

**HORROCKS**  
ENGINEERS



# WARM SPRINGS ROAD TIS ROSE PARK, UT

AUGUST 9, 2022

PROJECT # UT-6085-22

## Table of Contents

List of Figures.....	i
List of Tables.....	i
Introduction and Summary.....	1
Purpose of Report and Study Objectives .....	1
Executive Summary.....	1
Conclusions and Recommendations.....	1
Proposed Development.....	2
Site Location .....	2
Site Plan and Preferred Access.....	2
Study Area Conditions.....	4
Study Area .....	4
Study Roadway Level of Service.....	4
Project Traffic Volumes .....	5
Trip Distribution.....	5
Existing Road Operations.....	7
On-Site Parking.....	7
Conclusions and Recommendations.....	7
APPENDIX.....	7

## List of Figures

Figure 1: Project Location .....	2
Figure 2: Site Plan.....	3
Figure 3: LOS Representation .....	4
Figure 4: Trip Distribution .....	6

## List of Tables

Table 1: Trip Generation .....	5
Table 2: On-Site Parking Summary .....	7



# Introduction and Summary

## PURPOSE OF REPORT AND STUDY OBJECTIVES

The purpose of this Traffic Impact Study (TIS) is to identify the traffic impacts of the proposed development in Salt Lake City, Utah. The study objectives are to define the study intersections, estimate trip generation and distribution for the site, parking analysis, and anticipated routes to freeway.

## EXECUTIVE SUMMARY

**Site Location and Study Area** – The site for the Warm Springs Ready Mix development is located on the west side of Warm Springs Road and north of 800 North (see **Figure 1**).

**Development Description** – The development will be a concrete manufacturing plant.

## CONCLUSIONS AND RECOMMENDATIONS

1. Existing Conditions – Warm Springs Road currently has 996 total vehicle trips.
2. The development will generate 232 new external daily trips with 176 being heavy trucks trips and 56 vehicle trips.
3. Future Conditions – Warm Springs Road will carry 1,228 total vehicle trips
4. Parking Analysis – Per SLC requirements, there is sufficient parking on-site

## Proposed Development

### SITE LOCATION

The site for the Warm Springs Road Ready Mix development is located on the west side of the Warm Springs Road between 800 North and 1000 North in Salt Lake City, Utah (see **Figure 1**).

**Figure 1: Project Location**



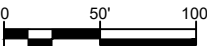
### SITE PLAN AND PREFERRED ACCESS

The site will have one access on the south side of the development from Warm Springs Road. The site plan is shown in **Figure 2**.

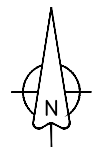




Revisions	



Warm Springs Yard  
Portable PCC Layout



August 9, 2022

Design: BJC

Drawn: BJC

Scale: 1" = 100'

Drawing Number:

F - 1

1 OF 1



## Study Area Conditions

### STUDY AREA

The road potentially impacted by the Warm Springs Road Ready Mix Development is Warm Springs Road.







#### Road Descriptions:

- Warm Springs Road: Two-lane local road that runs north/south on the east side of I-15

### STUDY ROADWAY LEVEL OF SERVICE

Roadway Level of Service (LOS) is a planning tool used to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the day. The LOS is assigned based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. A visual representation of LOS is included in **Figure 3**. For this development, traffic volume on Warm Springs Road is less than 1,000 vehicle trips per day. With the project traffic and the low existing traffic numbers, Warm Springs roadway will be able to accommodate the additional trips created by the site. As part of this report Horrocks reviewed the truck traffic that will be added to the roadway network.

**Figure 3: LOS Representation**

LEVEL OF SERVICE REPRESENTATION		
A		Excellent
B		Good
C		Average
D		Acceptable
E		Congested
F		Severely Congested



## Project Traffic Volumes

The anticipated trip generation was provided by the developer since the use for the site is specialized. The site is anticipated to have 88 truckloads a day and have up to 10 employees that work full-time on-site. With this, the typical trip generation for the site is shown in **Table 1**, with 176 truck trips and 56 vehicle trips totaling 232 trips. The heavy truck percentage for the site will be approximately 76%.

**Table 1: Trip Generation**

Warm Springs Road Ready Mix Plant									
Variable	Daily Heavy Truck			Daily Vehicle			Total ADT		
	Total	In	Out	Total	In	Out	Total	In	Out
Concrete Manufacturing (From Client)	2.0	50%	50%	2.0	50%	50%			
Heavy Truck/Vehicle	176	88	88	56	28	28	232	116	116
Total New Trips	176	88	88	56	28	28	232	116	116

Trip Generation Data Provided by Client

## TRIP DISTRIBUTION

The estimated new trips from the proposed development will be distributed into the roadway network using Warm Springs Road to access I-15 as shown in **Figure 4**. The traffic distribution from the site will vary depending on the day, but typically will be evenly distributed onto and coming from I-15, which will add approximately 58 total trips, with 44 being truck trips to each route as shown in **Figure 4**.



**FIGURE 4: TRIP DISTRIBUTION**





## EXISTING ROAD OPERATIONS

The 24-hour counts for Warm Springs Road were obtained by Horrocks Engineers in July 2022. The ADT for Warm Springs Road near the Proposed development site is 996 trips. The count data can be found in the **APPENDIX**.

Project traffic was added to the existing traffic to create an existing plus traffic scenario. The ADT for Warm Springs Road is approximately 1,228 trips and will function at an acceptable LOS.

## On-Site Parking

Horrocks reviewed the proposed parking for the development. Per SLC code, employee parking for commercial sites is limited to 1 space per 3 employees and 1 space per company vehicle. It is anticipated that there will be 35 employees that work full-time at the site (25 drivers and up to 10 full-time on site) and a maximum concrete truck storage of 25. Based on the SLC requirements, **Table 2** provides a summary indicating that the appropriate number of parking spaces will be provided on-site.

**Table 2: On-Site Parking Summary**

Type of Parking	SLC Requirement	Total Spaces Required	Proposed Spaces
Employee	1 space per 3 employees	12	20
Company Vehicle	1 space per vehicle	25	25
<b>Total</b>		<b>37</b>	<b>45</b>

## Conclusions and Recommendations

1. Existing Conditions – Warm Springs Road currently has 996 total vehicle trips.
2. The development will generate 232 new external daily trips with 176 being heavy trucks trips and 56 vehicle trips.
3. Future Conditions – Warm Springs Road will carry 1,228 total vehicle trips
4. Parking Analysis – Per SLC requirements, there is sufficient parking on-site



## APPENDIX

## TRAFFIC COUNTS

## MetroCount Traffic Executive Vehicle Counts

### VehicleCount-340 -- English (ENU)

#### Datasets:

**Site:** [North Salt Lake] North Salt Lake - Warm Springs Rd  
**Attribute:** Box 11  
**Direction:** 7 - North bound A>B, South bound B>A. **Lane:** 0  
**Survey Duration:** 14:12 Monday, July 25, 2022 => 11:13 Friday, July 29, 2022,  
**Zone:**  
**File:** North Salt LakeWarm Springs Rd .EC0 (Plus )  
**Identifier:** TD41WJP7 MC5900-X13 (c)MetroCount 09Nov16  
**Algorithm:** Factory default axle (v5.05)  
**Data type:** Axle sensors - Paired (Class/Speed/Count)

#### Profile:

**Filter time:** 14:13 Monday, July 25, 2022 => 17:00 Wednesday, July 27, 2022 (2.11597)  
**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13  
**Speed range:** 6 - 99 mph.  
**Direction:** North, East, South, West (bound), P = North, Lane = 0-16  
**Separation:** Headway > 0 sec, Span 0 - 328.084 ft  
**Name:** Default Profile  
**Scheme:** Vehicle classification (Scheme F3)  
**Units:** Non metric (ft, mi, ft/s, mph, lb, ton)  
**In profile:** Vehicles = 2044 / 3282 (62.28%)



**\* Monday, July 25, 2022 - Total=232 (Incomplete) , 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	55	56	40	27	21	15	5	8	5	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	6	12	9	4	3	4	1	0	2	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	8	11	12	10	7	4	0	5	2	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	27	20	11	10	4	7	1	1	1	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	14	13	8	3	7	0	3	2	0	4

**\* Tuesday, July 26, 2022 - Total=996, 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
4	3	1	8	20	49	55	77	50	46	62	59	80	66	69	78	98	68	29	23	20	7	19	5	
0	1	0	0	4	5	15	20	12	13	13	18	23	17	15	17	35	26	11	9	4	1	8	2	1
0	1	0	2	8	8	10	15	11	10	13	9	21	22	29	19	18	18	10	6	4	4	2	2	1
0	0	0	3	4	18	14	17	14	11	17	16	14	15	12	19	27	14	2	5	6	1	9	0	0
4	1	1	3	4	18	16	25	13	12	19	16	22	12	13	23	18	10	6	3	6	1	0	1	2

AM Peak 0700 - 0800 (77), AM PHF=0.77 PM Peak 1545 - 1645 (103), PM PHF=0.74

**\* Wednesday, July 27, 2022 - Total=816 (Incomplete) , 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
4	6	3	13	29	42	47	52	49	60	61	76	86	65	81	67	75	-	-	-	-	-	-	-	-
1	1	1	2	9	1	3	7	10	16	14	22	22	16	29	14	29	-	-	-	-	-	-	-	-
1	0	1	1	8	6	11	17	16	17	16	13	22	16	17	8	21	-	-	-	-	-	-	-	-
0	3	0	5	4	16	10	12	15	14	10	23	24	16	9	21	15	-	-	-	-	-	-	-	-
2	2	1	5	8	19	23	16	8	13	21	18	18	17	26	24	10	-	-	-	-	-	-	-	-

AM Peak 1145 - 1245 (86), AM PHF=0.90