



## Jones Excavating Company, Inc.

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Jones Excavating  
5633 West Axel Park Rd.  
West Jordan, UT 84081

**8/1/2023**

Application Type: Conditional Use (Rock, Sand and Gravel Storage and Distribution)

Site Location: 4095 West 700 East, SLC, UT 84111

The Petitioner, Terrance Parson of Jones excavating Company and representing the Owner, Razr LLC, is seeking Conditional Use (Rock, Sand and Gravel Storage and Distribution) approval to operate a Construction Subcontractors Aggregate Support/Staging yard. At the address 4095 West 700 East, SLC, UT 84111. To be completely transparent, we have been operating out of this yard for the past 10 Years, and only recently have been made aware that we are out of compliance. We received a notice instructing us to secure a business license in Salt Lake in order to store/process aggregate. In order to comply with the business license requirement, we need to secure Conditional Use (Rock, Sand and Gravel Storage and Distribution) approval. Although ignorance is not a valid reason to be out of compliance, it was never our intent to do so.

The intent of this proposal is to continue to using the site as an Aggregate Support/Staging yard. The following is a description of how the yard is being used, and our perceived impacts to the adjacent properties and traffic. Jones excavating is a Commercial Excavation Contractor located in West Jordan Utah. We primarily provide commercial excavating services in and around Salt Lake City. Aggregate/Staging Yard creates value to many parties. When we are working on a project in Salt Lake City, the majority of the time space is very limited. If we are going to reuse native soils or process and reuse native soils or construction byproducts, we need a place to temporarily store/process the soils while the project progresses to a point where they can be reused. By reusing native materials or processing materials removed from remodel projects, we can reduce the amount of materials going to landfills, the amount needing to be mined in gravel pits, and thus reducing the cost of construction for those developing the community. We selected this property as an ideal location for this yard due to the remote location and proximity to similar industries and business. The following Bullet points are an effort to answer questions related to the land use.

- This yard is in operation during normal business hours during regular weekdays. The yard is not used for sales to outside customers, it is only used as a logistics yard, a material processing yard, and Pipe/Manhole staging yard.
- The majority of peak traffic coming in and out of the yard generally occurs between the hours of 9:00a.m. and 3:00p.m.
- All of the activity associated with the yard occurs outside, and there is sufficient space to meet the intended use of the property.
- At this point in time the site operations do not generate waste dirt, rock, sand and gravel are all used to produce usable construction materials.



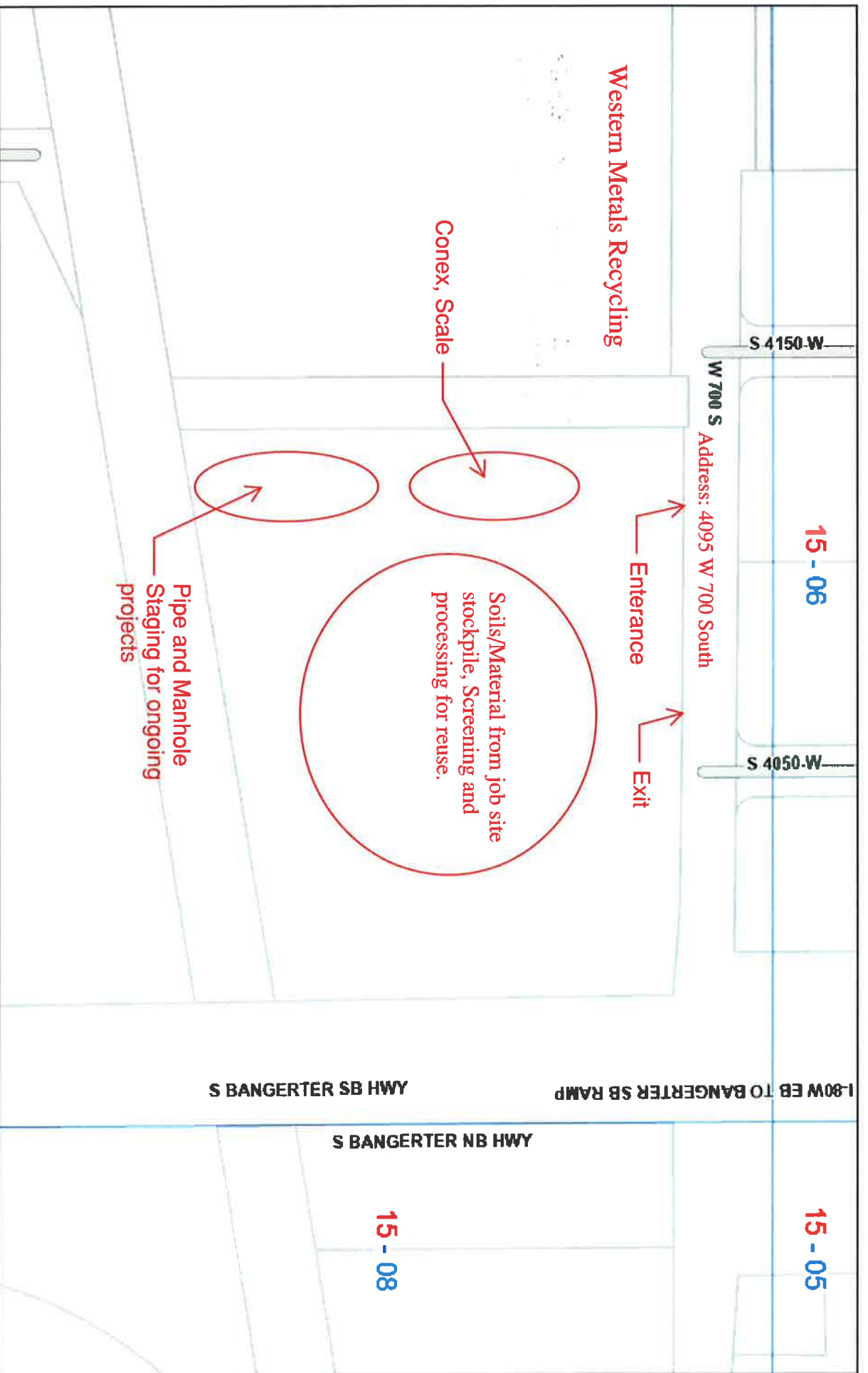
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- Sometimes rebar is removed from concrete debris and is taken next door to Western Metals Recycling to be recycled.
- The site does have potential to generate dust, and we manage the dust through the use of a water truck as needed.
- The only emissions generated by the site are the exhaust coming from the use of heavy equipment used to move and process soils (Loader, Excavator and Screen).
- There are no Trees on the property, and there are no anticipated site grading needs.
- There are no know pollutants on the property. However, as trucks enter and exit the property there can be dirt tracked into the road. To mitigate dirt in the road we clean the road with a sweeper truck as needed, generally every day we operate.
- There is one electrical service to the property, and that service does not create any hazardous situations.
- The properties adjacent to this lot are:
  - Bordering the West side of the lot is Western Metals Recycling.
  - Union Pacific Rail road runs along the south side of the lot with vacant land beyond the railroad.
  - Bangerter Highway is an overpass as it crosses 700 South, and is built up along the Eastern Side. Beyond Bangerter Highway roughly 400' from the property edge is a metal building owned by Landscape Solutions.
  - Across 700 South to the North there are a few lots, Goeyards has a property that is being used as a construction staging yard, Momentum Recycling Is located to the North of this lot. Finally, there is a Grey Block building with No outside Signage or indication what they do inside.
- We only operate the staging yard during business hours, or during the winter when it is light outside. As such there are no need for exterior lights related to the operations. There is one Standard light on a pole half way into the yard on the west side of the property.
- The entrance and exit to the property are located on 700S, there is minimal traffic, and we have not encountered any conflicts to other traffic. There are no sidewalks, or pedestrian traffic on the south side of 700 South where the property entrances are located. There are no conflicts with access to any other business or structure adjacent to the property.

We believe that the way we are using the property created value for Salt Lake and the community. The more we are able to reuse soils and aggregates generated by the construction process, the less these materials will need to be mined through gravel pit operations. The more we can process concrete and other debris, the less these materials will take up space in landfills. We have developed great relationships with the surrounding business and believe that this property is the ideal location for this type of endeavor. We are surrounded by recycling business and other construction staging yards. There is very minimal exposure to the public, as this is not a place where pedestrians are drawn to. We welcome the opportunity to sit down and answer any questions or address any concerns regarding the Conditional Use request.

Terrance Parson  
801.913.8370



July 31, 2023

The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

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