



January 12, 2024

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 08-26-426-008-0000 (1055 N Warm Springs Rd) and recently purchased Parcel 08-26-479-006-0000 (805 N Warm Springs Rd). **Attachment A** presents these two parcels along with the proposed site layout. Note that the parcel labelled “Not A Part” (Parcel 08-26-476-001-0000) on **Attachment A** is owned by Utah Department of Transportation (UDOT) and is not included in the proposed site layout. Additionally, the UDOT parcel is not included in this CUP application.

The current use of Parcel 08-26-426-008-0000 is equipment storage. Granite is interested in manufacturing concrete on the southern half of this parcel and Parcel 08-26-479-006-0000 (**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 proposed 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 this proper site access.

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 2 summarizes parking and additional access road information based [Code 21A.44 Off Street Parking, Mobility, and Loading](#) and the assumption that 35 employees will be on-site daily (25 drivers and up to 10 full-time on-site).



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

Table 2. Parking Summary and Additional Site Information (21A.44 Off Street Parking, Mobility, and Loading)

Parking Type	Parking Requirements	Est. Employees On-Site/Company Vehicles	Minimum Required Parking Based on # Employees On-Site	Proposed Parking Quantity	Stall Width (ft)	Aisle Width (ft) ^e	Vehicle Projection (ft)
Employee Parking Stalls ^a	1 stall per 3 employees	10 Employees	11.7	20	10	24.1	18
ADA Parking Stalls ^b	1 per 25 stalls	--	1	1	10	24.1	18
Company Vehicle Parking ^c	1 stall per company vehicle	25 Mixers	25	25	16	29	41
Bicycle ^d	2 bicycle parking spaces	--	2	2	--	--	--
Additional Parking & Access Road Information							
Site Feature	Width (ft)			Surface Type			
Ingress/Egress Road	30			Asphalt			
Internal Road	15			Asphalt Millings			
Parking Stall (Employee & Company Vehicle)	10 & 16			Asphalt Millings			

NOTES

^a City Code 21A.44.030.G; located most proximal the ready-mix facility.

^b City Code 21A.44.020.D

^c City Code 21A.44.030.G

^d City Code 21A.44.050.B.3.c(1); located near southernmost employee parking stall (see Attachment A).

^e Note that employee parking stalls are positioned in a single row of 90 degree stalls; however, a 24.1' "aisle" from the end of the parking stalls and the internal access road will be maintained to comply with City Code 21A.44.020.E, Table 21A.44.020.



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](#).

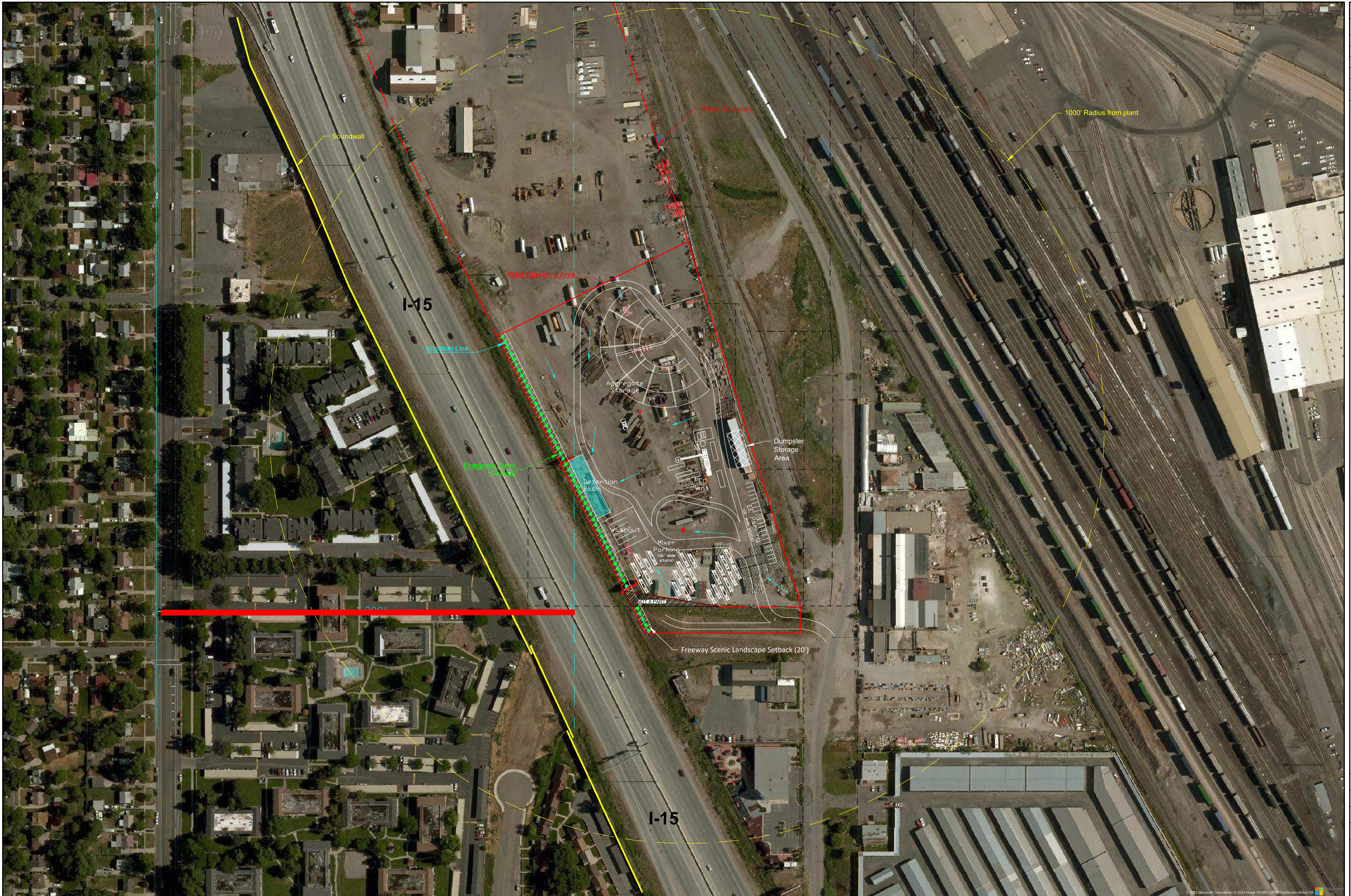
Regards,

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

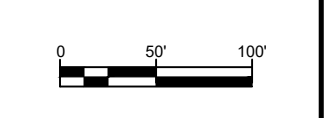
Quin Bingham
Environmental Manager

Granite Construction

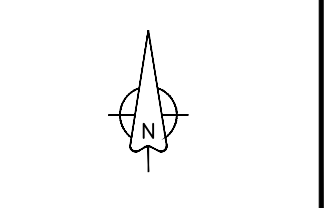




Revisions	



**Warm Springs Yard
Portable PCC Layout**



August 9, 2022
 Design: BJC
 Drawn: BJC
 Scale: 1" = 100'
 Drawing Number:
F - 1
1 OF 1

CON-E-CO®

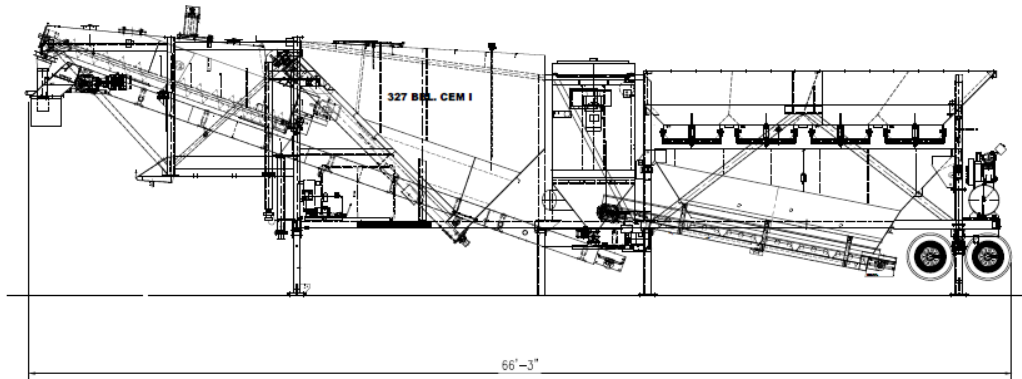
An Oshkosh Corporation Company



LO-PRO® 327S

concrete batch plant

LO-PRO® 327S



SPECIFICATIONS

PRODUCTION CAPACITY:

Theoretical Cycle Time - 2.5 to 3 minutes

BATCHER CAPACITY:

Aggregate - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Cement - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Scales - Direct Load Cells

AGGREGATE BATCHER CONVEYOR:

30" wide (762 mm), 15 horsepower drive.

AGGREGATE DISCHARGE CONVEYOR:

30" wide (762 mm), 10 horsepower drive. Optional

36" (914 mm), 15 horsepower.

CEMENT BATCHER RECIRCULATING SCREW:

14" diameter (360 mm), 15 horsepower. Optional 18" diameter (457 mm), 20 horsepower

CEMENT FEEDER SCREWS:

Two 9" diameter (230 mm), 15 horsepower drive. Optional

12" diameter (300 mm), 20 horsepower.

CEMENT AERATION:

5 horsepower, high volume, low pressure blower.

IN FRAME DUST COLLECTOR:

Mixer dust collector. Optional central dust collector

HIGH PRESSURE AIR COMPRESSOR:

10 horsepower, 120 gallon (0.45 cubic meters). Optional 15 or 20 horsepower, 120 gallon (0.45 cubic meters).

ELECTRICAL:

460 volt, 3-phase with 120 VAC transformer for control voltage. All motors are TEFC. All motor circuit wiring protected by individual circuit breakers. Electrical components housed in NEMA steel enclosures. Wiring in conduit.

BATCH CONTROL SYSTEM:

Semi-automatic cut-off of cement by presets on digital readouts. Push-Button for electric over air on gates. Optional fully automatic computerized batch control system.

WATER SYSTEM:

3" diameter (77 mm) with up to 500 gallons (1,740 liters) per minute.

Optional permanently mounted water weigh batcher.

TRANSPORTATION SYSTEM:

Rear-mounted 36,000 lb. (16,330 kg) capacity tandem axle with eight (8) 22.5 tires, wheels, air brakes, heavy duty spring suspension, tail and brake lights, and fifth wheel rub plate with king pin.

STORAGE BIN CAPACITIES:

AGGREGATE	HEAPED VOLUME
	43 to 83 cubic yards
	33 to 63 cubic meters
CEMENT I	GROSS VOLUME
	1,308 cubic feet
	37 cubic meters
CEMENT II	GROSS VOLUME
	1,600 to 2,940 cubic feet
	45 to 83 cubic meters

DIMENSIONS:

Towing length..... 57'-3" (15,977 mm)

Towing height..... 14'-4" (4,369 mm)

Towing width..... 12'-0" (3,658 mm)

Empty weight, total..... 60,000 lbs. (24,948 kg)

SHIPPING DIMENSIONS:

Length 66'-3" (20,193 mm)

Height 14'-4" (4,369 mm)

Width 12'-0" (3,658 mm)

Shipping Volume 10,490 cubic feet (323 cubic meters)

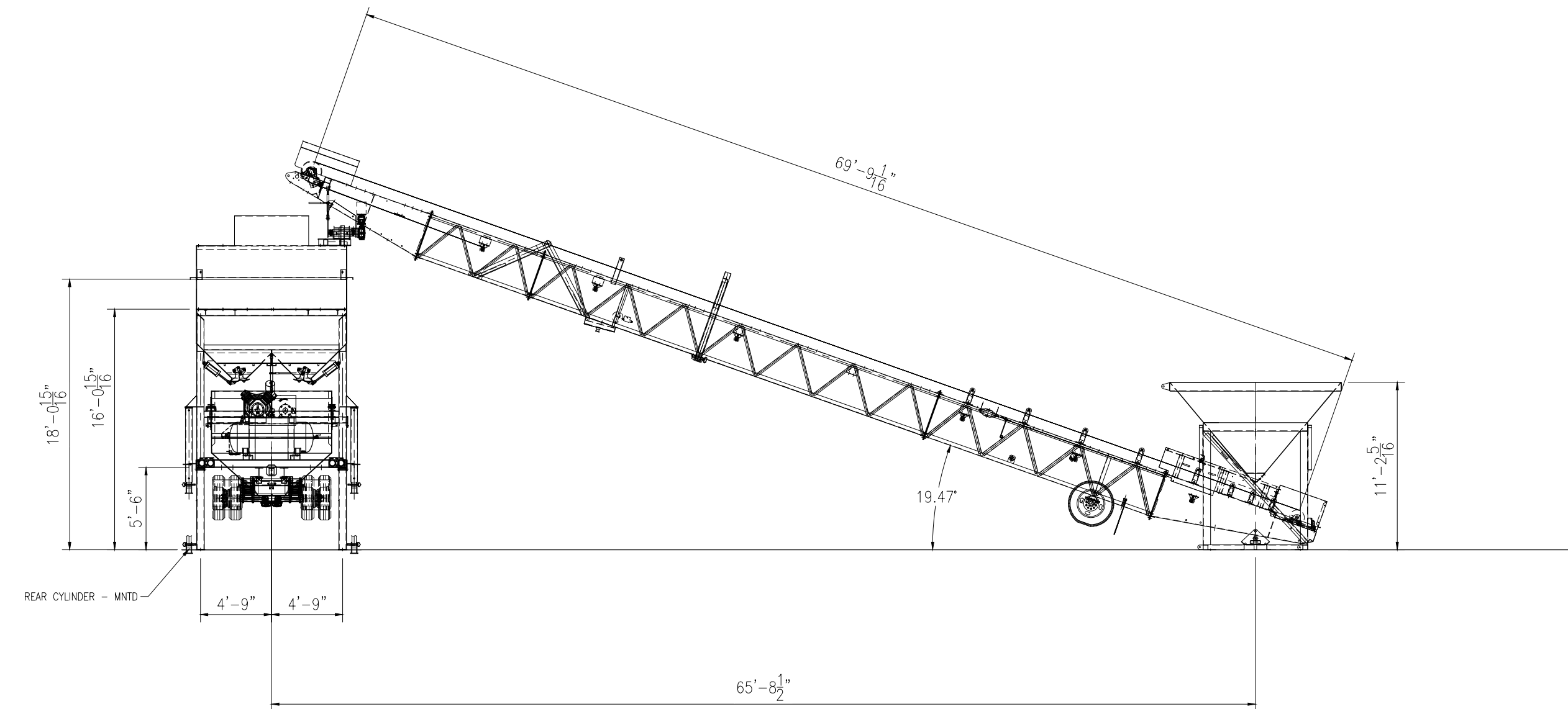
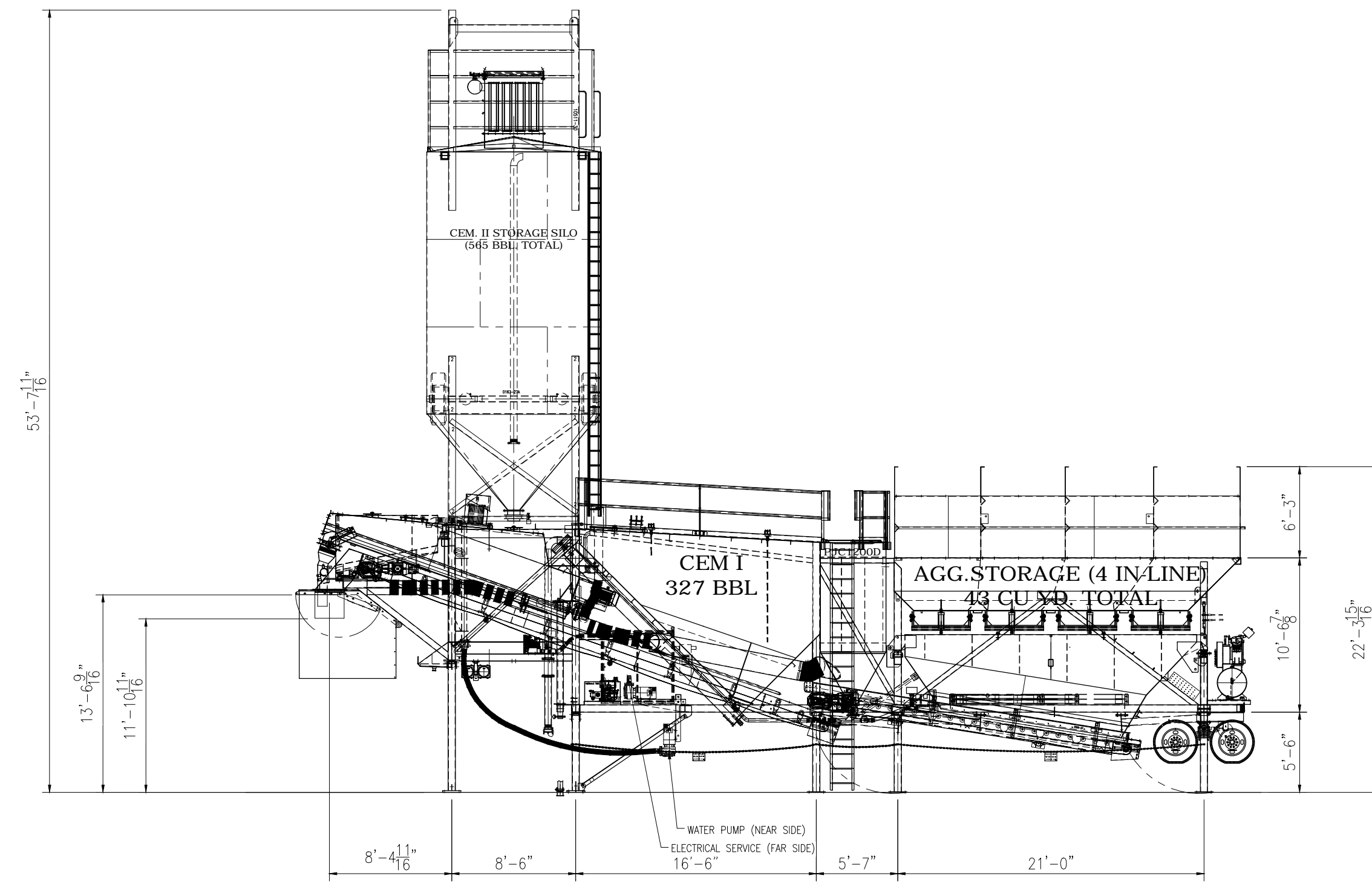
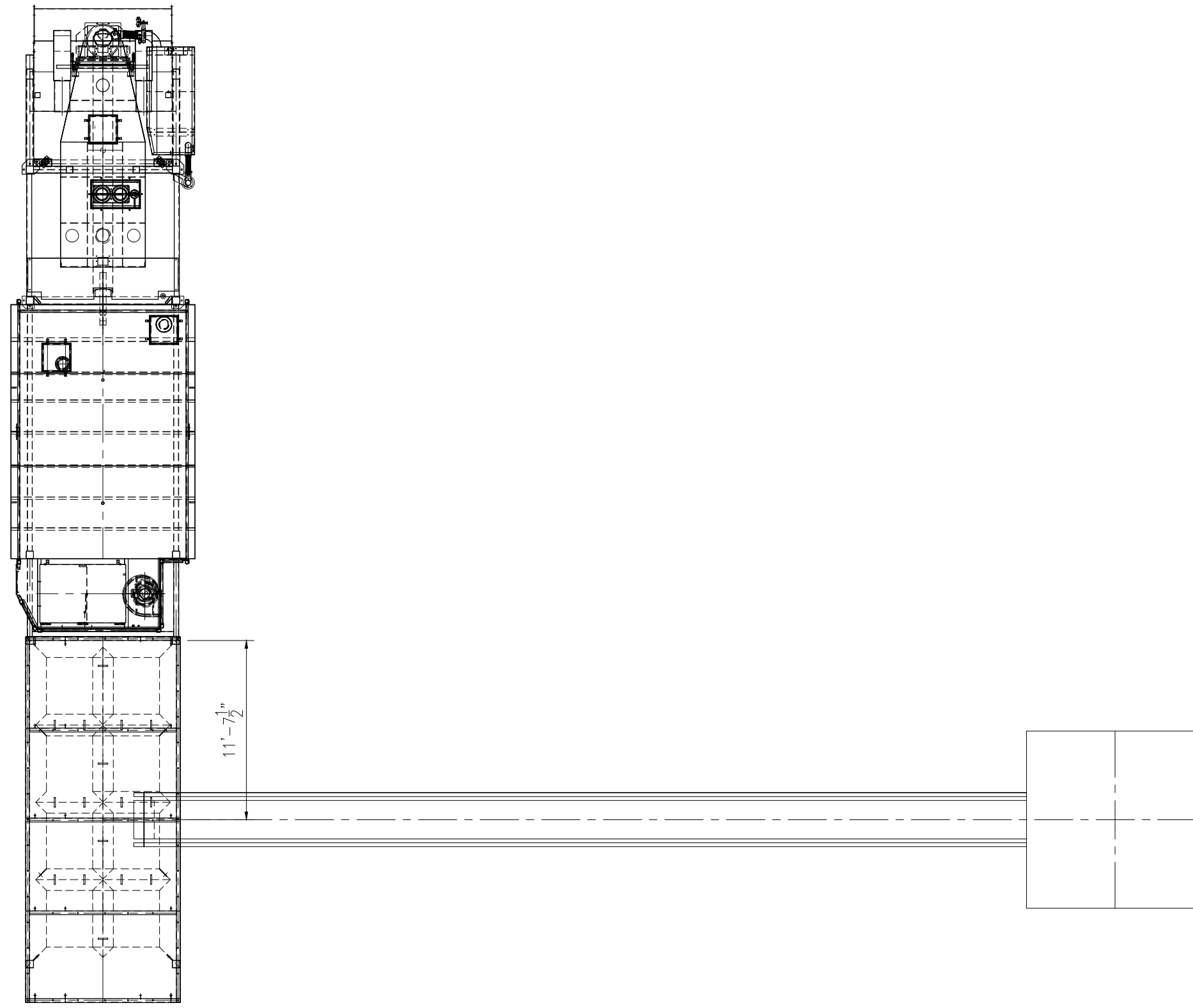
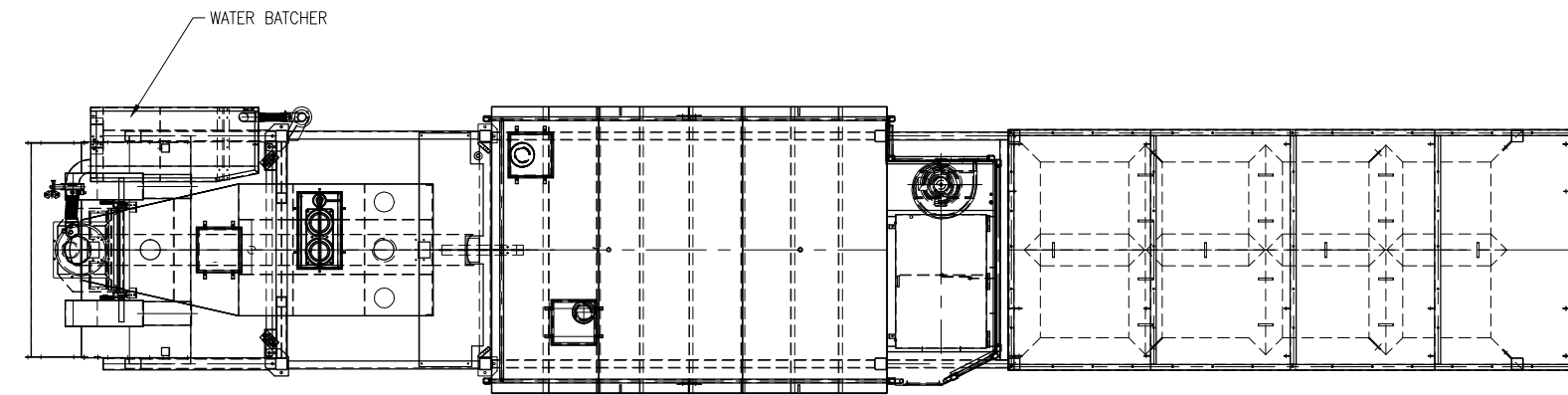
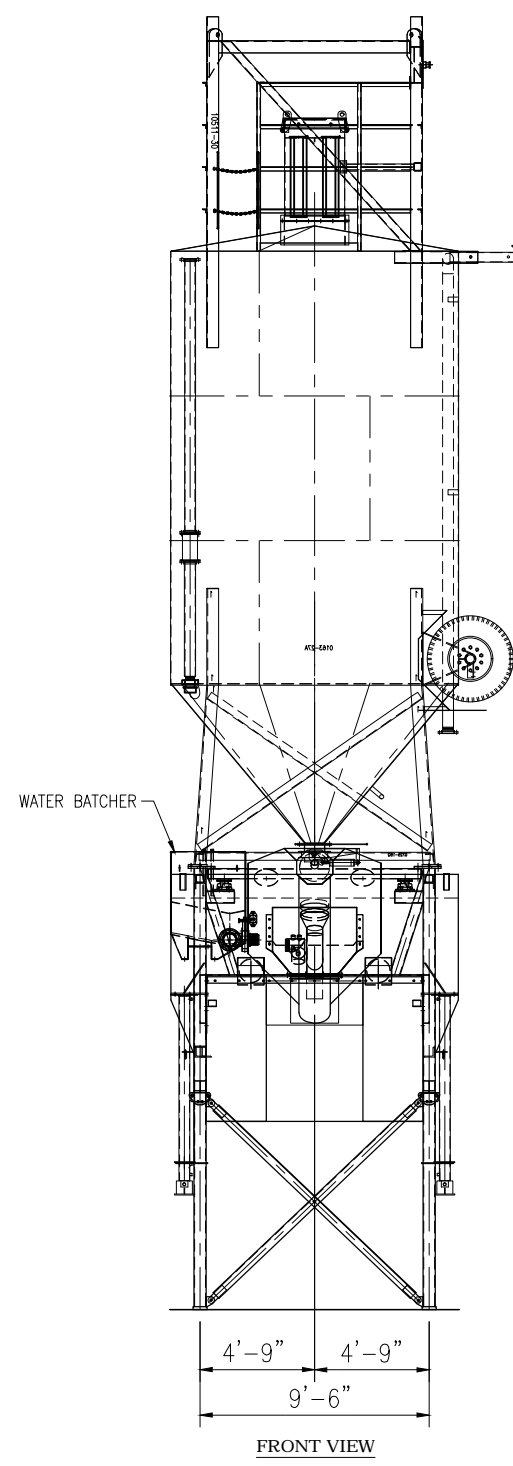
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sales@con-e-co.com

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SCALE	1/8" = 1'-0"	TITLE	LO-PRO 327S (LP327S) PLANT ASSEMBLY	JOB NO.	ITEM CODE	COPY
DATE	2/1/18	CUSTOMER	AMERICAN EAGLE READY MIX			
DRAWN BY	DLH	CHECKED				
WEIGHT		CHECKED				
LOCATION			SALT LAKE CITY, UTAH			
CON-E-CO An Oshkosh Corporation Company			concrete equipment company 237 N. 12th St., Utah, NE 68108 phone: 402-638-4181 website: con-e-co.com			
NEXT ASSY.	PRIDE	DATE	APPR.	NO.	REVISION	



Granite property boundary and layout added by BJC (estimate)

Note: Locations are approximate
Date: 2/23/2022



Water Main	Sewer Main	Canal
Private Water Main	Storm Mains	Ditch
Private Sewer Main	Irrigation	Street Light



1000 - 1055 N Warm Springs Rd, Salt Lake City, UT

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

