



Pursuant to Utah County Ordinance No. 2000-08,
the following decision of the Utah County Board of
Adjustment is recorded relative to the subject property.

ENT 12839:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Feb 17 1:04 pm FEE 0.00 BY MG
RECORDED FOR UC COMMUNITY DEVELOPMENT

ACTION BY BOARD OF ADJUSTMENT

Appeal No. 1554

Applicant: Peck Rock & Products, LLC

CONDITIONAL USE

When the Board of Adjustment acts under its power to hear and decide requests for conditional use, the Board shall comply with all the rules and standards of the Utah County Land Use Ordinance as found in Section 7-20.

The request of Peck Rock & Products, LLC for a conditional use for a sanitary landfill located at approximately 11291 W. Clay Pit Road, Saratoga Springs area, Section 3, T6S R1E of Utah County is **granted** based on the following motion:

Motion that the Utah County Board of Adjustment **approve** with Staff Findings the request for a conditional use for a sanitary landfill in the M&G-1 Zone subject to the following minimum conditions:

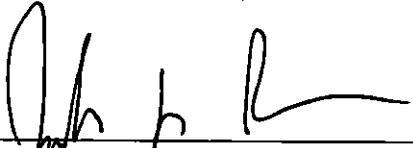
1. That the Board finds the conditional use meets the standards found in Section 7-20-C(1) through (7) of the Utah County Land Use Ordinance;
2. That use of the property for a sanitary landfill not commence/continue until approval by the Utah State Department of Environmental Quality is obtained;
3. That use of the property for a sanitary landfill not commence/continue until a Utah County Zoning Compliance Permit is obtained, which shall include all proposed uses and facilities within the sanitary landfill. This permit, along with any other permits for applicable uses or structures, must meet all applicable zoning, building, health, and firesafety requirements;
4. That a permit be obtained for any fuel tank(s) to be located on the property that has been reviewed and approved by all applicable departments and/or agencies;
5. That the operator of the sanitary landfill obtain and maintain a Utah County business license prior to operation of the landfill;
6. That only construction and demolition waste be deposited in the sanitary landfill in accordance with all applicable State requirements for a Class VI landfill;
7. That the disposal of waste tires on-site be in accordance with all applicable State requirements for a Class VI landfill. The storage of waste materials, including tires and other combustible materials, shall not be permitted on the subject property. Any existing storage of waste materials, including tires and other combustible materials, shall be removed from the property prior to the approval and issuing of any permits or licenses from Utah County;
8. That all unpaved access roads and on-site travel routes be treated with a dust-inhibiting material such as magnesium chloride a minimum of two (2) times per calendar year as a means of dust control;

9. Peck Rock & Products, LLC will, at their own expense, clean up any debris left by landfill patrons along the city and county road on at least a weekly basis, and more often if necessary to maintain the road free from any clutter associated with the landfill;
10. Hours of operation for accepting loads of debris are between 9:00 a.m. and 3:00 p.m. when school is in session; and between 7:00 a.m. to 7:00 p.m. on Saturdays and those days when school is not in session;
11. That use of the property for a sanitary landfill not commence/continue until approval by the Utah State Department of Environmental Quality is obtained. If a new approval from DEQ is not issued in 2020, the operation of the Class VI Landfill will be required to cease operations;
12. Peck Rock & Products, LLC will charge double the fee for uncovered loads in an effort to minimize debris.

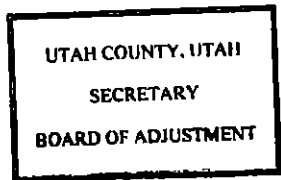
The decision of the Utah County Board of Adjustment may be appealed to the Fourth District Court within 30 days from the date this Action Report is filed with the Utah County Recorder.

Vote Record:	AYE	NAY	ABSTAINED
Jim Dain	X		
Kelly Ercanbrack	X		
Samuel M Otterstrom	X		
Glen W Roberts	X		
Gordon Duval		X	

I, Joshua Ivie, certify the voting record shown above to be true and correct, and a copy of this Action Report was recorded and filed in the Utah County Community Development Department on the 17th day of February, 2016.



 Joshua Ivie, Secretary



UTAH COUNTY BOARD OF ADJUSTMENT

EXHIBIT A

59:003:0004

N 1/2 OF NW 1/4, SE 1/4 OF NW 1/4, N 1/2 OF SE 1/4, AND SE 1/4 OF SE 1/4 ALL IN SEC. 3, T6S, R1W, SLB&M. AREA 239.177 AC. ALSO COM S 740.16 FT & W 3.35 FT FR NE COR. SEC. 3, T6S, R1W, SLB&M.; S 0 DEG 15' 34" W 1892.23 FT; N 89 DEG 41' 3" W 2640.82 FT; N 0 DEG 17' 57" E 2630.36 FT; S 89 DEG 43' 42" E 2340.44 FT; S 10 DEG 42' 40" W 296.89 FT; S 1 DEG 29' 7" W 245.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 60 DEG 8' 12" E 411.36 FT, RADIUS = 2128 FT) ARC LENGTH = 412.00 FEET TO BEG TO BEG. AREA 154.522 AC. TOTAL AREA 393.699 AC.