

## **3-38: SHORT-TERM CONCRETE AND ASPHALT MIXING PLANTS**

### **A. INTENT**

The intent and purpose of this section is to allow the short-term operation of a concrete or asphalt mixing plant without causing a deleterious effect upon the other uses allowed in the zone.

### **B. CONDITIONS**

The Zoning Administrator may grant a permit for a short-term concrete or asphalt mixing plant, provided:

1. The mixing plant shall be accessory to and located on the lot as a permitted sand and gravel pit or temporary construction yard approved under zoning section 3-34-B-3.
2. The sand and gravel in said pit is suitable for, and shall be the major supply of aggregate for, the mixing plant.
3. The term of operation of the plant shall be no longer than two (2) years.
4. A cash or surety bond is posted by the applicant, in the amount set by the County Commission, but not less than ten thousand dollars (\$10,000.00), to guarantee the removal of the mixing plant within the two-year period. The bond shall be accompanied by an agreement which states that the bond shall be forfeited to Utah County if the mixing plant is not removed within the two years.

Notwithstanding the forfeiture of the bond, the applicant and his assigns shall retain liability to fully comply with the ordinance and the terms of the permit.

5. The plant is portable, or capable of easy disassembly, so that it can be readily moved onto and off the premises.
6. The plant will create no fumes, noise, dust, nor other discharge which will be detectable to dwellings or deleterious to agricultural pursuits of the area.
7. The plant is located farther than 4,000 feet from the nearest municipal boundary.
8. These and all other provisions of the zoning ordinance and other ordinances of Utah County are met.

### **C. COMPLIANCE**

If the permittee fails to maintain the mixing plant in accord with this ordinance or the terms of the permit, the Zoning Administrator may revoke the permit and order cessation of the plant operations.