NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, March 5, 2019 in the Court Room, 275 W Main, upper level at 6:00 pm.

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. INVOCATION/INSPIRATIONAL THOUGHT
- 4. DECLARATION OF ANY CONFLICT OF INTEREST
- 5. CONSENT AGENDA
 - a. Minutes:
 - 1. February 19, 2019 Council Meeting
 - b. Bills:
 - 1. \$184.557.08
 - c. Consent Action Items:
 - 1. Resolution 03-01-2019 "A Resolution Renewing the Openshaw Water Agreement"
 - 2. Resolution 03-02-2019 "A Resolution Renewing the Brandon Water Agreement"
 - 3. Resolution 03-03-2019 "A Resolution Approving the Bail Schedule of Court Fines"

6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

- a. March Volunteer of the Month Award Shane Waters
- b. Mayor's Recognition Award Officer Kayson Shepherd
- c. GFOA's Distinguished Budget Award for 2018 Ben Reeves
- d. Payson-Santaguin Area Chamber of Commerce Business of the Month Award
- 7. FORMAL PUBLIC HEARING
- 8. BUSINESS LICENSES
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS
 - a. Resolution 03-04-2019 "A Resolution Approving a Multi-Jurisdictional Automatic Aid, Mutual Aid, Fire, Training, Emergency Medical, and Other Services Agreement"
 - b. Discussion and Possible Action Regarding a Change Order to Widen the Extension of Summit Ridge Parkway
 - c. Discussion and Possible Action Regarding Preliminary Approval of the High Park North Development
 - d. Discussion and Possible Action Regarding a Mass Grading Permit on the State Institutional Trust Land Administration (SITLA) Property South of the Summit Ridge Development
- 10. CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD
- 11. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY
- 12. CONVENE OF THE SANTAQUIN WATER DISTRICT
- 13. WORK MEETING
 - a. Discussion and Possible Action Regarding Santaguin City Water Policy
- 14. PETITIONS AND COMMUNICATIONS
- 15. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
 - a. City Manager Reeves
 - b. Community Development Director Bond
 - c. City Engineering Director Beagley

16. REPORTS BY MAYOR AND COUNCIL MEMBERS

- a. Mayor Hunsaker
- b. Council Members
- **17. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- **18. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 19. ADJOURNMENT

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a
copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651,
posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: _____Susan Farnsworth, City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS MARCH 05, 2019

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, Lynn Mecham, Nick Miller, Betsy Montoya, and Chelsea Rowley.

Others attending: City Manager Ben Reeves, City Engineer Norm Beagley, Police Chief Rod Hurst, Corporal Mike Wall, Fire Chief Stephen Olson, Penny Reeves, Katelyn Reeves, Tyler Reeves, Shane Waters, Officer Kayson Shepherd, Officer K.C. Lowham, Ryker Lawrenson, Eschelle Lawrenson, Whitney Wall, Brian Mecham, Tyler Jones, Kim Hunsaker, Mat Brown, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Mr. Lawrenson led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Penny Reeves Offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Mayor Hunsaker reported he works for VanCon Construction who may have a payment included in the roster this evening.

CONSENT AGENDA

Minutes:

February 19, 2019 Council Meeting

Bills:

\$184.557.08

Consent Action Items:

Resolution 03-01-2019 "A Resolution Renewing the Openshaw Water Agreement" Resolution 03-02-2019 "A Resolution Renewing the Brandon Water Agreement" Resolution 03-03-2019 "A Resolution Approving the Bail Schedule of Court Fines"

Council Member Miller moved to approve the Consent Agenda. Council Member Rowley seconded the motion. The vote was a follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The vote was 5 to 0.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS March Volunteer of the Month Award – Shane Waters

Mr. Waters was introduced as the March Volunteer of the Month. Mr. Waters is a valuable volunteer of our community. He is a member of the Miss Santaquin Committee and an employee of Nebo School District. He selflessly gives hundreds of hours throughout the year to the committee with the help and support of his family who consist of his wife Jennifer and his six children. For the past five years, he has made all of the Miss Santaquin Pageant backdrops for the stage and has constructed all of the parade floats for the royalty. The pageant group feels fortunate to have him on the Miss Santaquin Committee and to be beneficiaries of his beautiful designs and creativity that he magically pulls together on a limited budget. Thank you Shane for all of your countless hours of volunteer service. Congratulations Mr. Waters.

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Mayor's Recognition Award - Officer Kayson Shepherd

It was reported that Mayor Hunsaker had received an email from a resident who had witnessed Officer Kayson Shepherd in action. The email reads as follows:

Mayor Hunsaker:

First, thank you for your work on behalf of the people and our city. Next, I would like to report on the amazing police work of Kayson Shepherd.

A couple of weeks ago I pulled up to my home in Santaquin as a man took a fighting stance toward Officer Shepherd. Officer Shepherd tried to diffuse the situation but the man only became more aggressive. As the aggression increased Officer Shepherd warned and then attempted to tase the man. The attempt was unsuccessful. The man next moved towards the vehicle where I sat and Officer Shepherd warned the man to put his arms out and kneel. At that point Officer Shepherd appropriately had his revolver in hand while making these clear demands.

Instead of complying the man jumped up and ran at Officer Shepherd in an apparent attack. In my legal training as an attorney I believed Officer Shepherd would have been justified in using his firearm. Nevertheless, Officer Shepherd chose to use a different weapon. Apparently Officer Shepherd's expertise was not guided by justification (and I am not asserting that other officers' actions are fueled by that motive). In this instance Officer Shepherd was able to holster his gun and then perform a take down on this man--fully containing and securing the scene--resulting in the saving of the man's life, Officer Shepherd's, and maybe even my own.

I have witnessed many wrestling matches--including the 1984 Olympic wrestling meet in Los Angeles--but I can honestly say I have never been so thankful for wrestling moves as I was at that moment. More importantly though, I am grateful for our Santaquin Police Department and in this instance for Officer Kayson Shepherd. Though I do not know Officer Shepherd, I am certain that he has had formal training in wrestling. I am grateful that he was willing to put those skills to work for our community.

Thank you Officer Shepherd for your quick thinking and your "moves" while keeping a volatile situation from escalating further.

Chief Hurst introduced K.C. Lowham as the newest Police Officer. Officer Lowham and his family are residents of the City. Welcome Officer Lowham.

GFOA's Distinguished Budget Award for 2018 – Ben Reeves

It was reported City Manager Reeves had received from Government Finance Officers Association (GFOA), the "Distinguished Budget Presentation Award" for the City's 2018-2019 Budget (see attachment "A" for a copy of the letter). City Manager Reeves has received this award the past 3 years. The Mayor and Council Members express their appreciation to City Manager Reeves.

Payson-Santaquin Area Chamber of Commerce Business of the Month Award

Mr. Jones reported the Chamber of Commerce Magazine will be distributed this month.

Everyone within the area will receive a copy of the Magazine. He also introduced Sugar Ridge

Bakery and Soup as the Chamber of Commerce Business of the Month for March. Congratulations to Sugar Ridge Bakery and Soup.

FORMAL PUBLIC HEARING

There wasn't a need to hold a Formal Public Hearing.

BUSINESS LICENSES

It was reported there were no new Business Licenses issued since the last Council Meeting. Also reported is there have been permits for 23 new Multi-family Residential Units and 37 permits for Single-family Residential Units have been issued since the beginning of the year.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 03-04-2019 "A Resolution Approving a Multi-Jurisdictional Automatic Aid, Mutual Aid, Fire, Training, Emergency Medical, and Other Services Agreement"

Council Member Rowley moved to approve Resolution 03-04-2019, "A Resolution of the Santaquin City Council Authorizing the Support of a Multi-Jurisdictional Automatic Aid, Mutual Aid, Fire, Training, Emergency Medical, and Other Services Agreement" and the agreement will come back to the Council for formal approval once all the other entities approve the agreement. Council Member Rowley seconded the motion. The vote was a follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The vote was 5 to 0.

Discussion and Possible Action Regarding a Change Order to Widen the Extension of Summit Ridge Parkway

A discussion was held with regard to the adding curb & gutter and full width asphalt to the project (see attachment "B"). Also mentioned were the additional projects discussed in the last meeting. Council Member Broadhead cautioned spending all the bond before all the factors are known. The Council Members were told any development taking place along the improved property is bound by a connectors agreement. Council Member Montoya voiced her support of narrowing the roadway within the Summit Ridge Project. After the discussion, Council Member Miller moved to table Change Order 1 for Bennett paving and Construction, Inc. Council Member Mecham seconded the motion. The vote was a follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The vote was 5 to 0.

Discussion and Possible Action Regarding Preliminary Approval of the High Park North Development

Director Bond reviewed the High park North Development plans. He reported the High Park North subdivision is located on the northwest corner of 300 West and Main Street with a seven-unit building facing Main Street and a six-unit building on the north side of the property. Both buildings will be accessed from 300 West. It is proposed to include a total of 13 townhome units on approximately 0.69 acres. Townhomes are a permitted use in the Main Street Residential zone. The property is currently shown to be zoned MSC after a recent zone change but the applicant submitted the application for High Park North while the zoning was still MSR. Therefore, this proposal is still able to follow the MSR regulations.

The architectural renderings are proposed to be identical to what was approved across the street in the High Park South development. If staff can verify that the renderings are consistent, the Architectural Review Committee will not need to review the renderings for High Park North.

The application did propose to have a stainless steel charcoal grill and picnic bench in lieu of a tot lot. This request could be granted by the Planning Commission if the development is within a publicly traversable distance of one thousand (1,000) linear feet of a public park that has a tot lot. However, the Planning Commission denied the request based on the safety concerns of having Main Street/Highway 6 in between the development and the public park (see attachment "C").

The Planning Commission's recommendation is as follows:

Motion: Commissioner Tolman motioned to forward a positive recommendation to the City Council for the High Park North Preliminary Plan based upon the following conditions: that UDOT approval is provided for the access distance from Main Street, and that a tot lot is provided instead of a barbeque area. Commissioner Lance seconded.

Roll Call:

Commissioner Adcock, Aye. Commissioner Wood, Aye. Commissioner Gunnell, Aye. Commissioner Tolman, Aye. Commissioner Lance, Aye. The vote passed unanimously 5 to 0.

After preliminary approval from the City Council is received, the Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded. The Development Review Committee may only approve a plat submittal after finding the that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11-5-6B).

After the discussion, Council Member Mecham moved to grant Preliminary Plan Approval for the High Park North Subdivision with the following conditions: UDOT approval is provided for the access distance from Main Street and a tot lot is provided instead of a barbeque area as determined by the Planning Commission. Council Member Montoya seconded the motion. The vote was a follows:

Council Member Broadhead	Nay
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Nay

The vote was 3 to 2.

At 7:20 pm Council Member Montoya requested a 5-minute break.

The meeting resumed at 7:27 pm.

Discussion and Possible Action Regarding a Mass Grading Permit on the State Institutional Trust Land Administration (SITLA) Property South of the Summit Ridge Development

Director Bond reported Mr. Brent Sumsion, representing Sunroc Corporation, is requesting a Conditional Use Permit for mass grading of approximately 177 acres on the south east corner of property owned by the Utah School and Institutional Trust Lands Administration (SITLA).

Sunroc currently owns and operates an existing gravel operation located approximately 1,500 feet east of the proposed grading site located within Juab County. However, as the site is not directly adjacent to the current operation, a separate conditional use permit is required for this property (see attachment "D").

After the discussion, Council Member Miller moved to table the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge until April 2nd. Council Member Montoya seconded the motion. The vote was a follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The vote was 5 to 0.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD

There wasn't a need to convene the Santaquin Community Development Agency Board.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

There wasn't a need to convene the Local Building Authority Board.

CONVENE OF THE SANTAQUIN WATER DISTRICT

There wasn't a need to convene the Santaquin Water District Board.

Discussion and Possible Action Regarding Santaguin City Water Policy

Engineer Beagley reviewed the City's current water rights, anticipated water rights as well as the anticipated water needed for growth. City Manager Reeves reported the City is responsible for 908 acre feet CUP water at an anticipated cost of \$350/acre foot for 50 years. The anticipated cost per year is \$206,683.75 which equates to \$10,334,187.50 over 10 years. Currently there is \$825,950.00 in the "Money in Lieu Account" with 3473 current water connections. It was proposed to increase the user rate of water by \$0.50 per household per year for 4 years. The increased revenue would be set aside in the Money in Lieu account so money would be available to pay the CUP debt each year. The Council Members were in agreement with implementing the increase.

PETITIONS AND COMMUNICATIONS

There weren't any Petitions or Communications to discuss.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES Fire Chief Olson

Chief Olson reported all the payments have been received for the past summer's wildland fires. He stated VanCon Construction has not been reimbursed for the use of their equipment. Chief Olson recommended meeting with Leon VanSickle, VanCon Construction, and discuss payment of their costs which total approximately \$96,448.00.

City Manager Reeves

City Manager Reeves reminded the Mayor and Council of the Saturday morning meeting with Summit Creek Irrigation. The meeting will begin at 9 am and be held in the Public Safety Building training room.

City Manager Reeves asked the Council Members what their thoughts were with regard to allowing high density on the property located south and East of Stringham's. If the Council Members are in favor of high density in this area, a zone change would be required.

Community Development Director Bond

Director Bond reported he is working with the owners of the diesel shop located on Main Street with regard to zoning issues.

City Engineering Director Beagley

Didn't have any additional information to share.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mavor Hunsaker

Mayor Hunsaker suggested City Manager Reeves email the Summit Creek Irrigation Board Members to remind them of the Saturday morning meeting.

Council Members

Council Member Rowley reported the Daily Herald is holding a "Best of Utah Valley" which spotlights valley businesses. She requested the Council Members visit the website and nominate a business within the City.

Council Member Montoya requested the Eastside Park fence be repaired.

Council Member Miller reported he would not be attending the Recreation Board Meeting on Monday.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

There wasn't a need to hold an Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

There wasn't a need to hold an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

CITY COUNCIL MEETING MARCH 05, 2019 PAGE 7 OF 7

ADJOURNMENT

At 9:37 pm Council Member Broadhead moved to adjourn. Council Member Miller seconded the motion. The vote was a follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The vote was 5 to 0.

Approved on March 19, 2019.

irk Hunsaker, Mayor

Susan B. Farnsworth, City Recorder



FOR IMMEDIATE RELEASE

February 11, 2019

For more information, contact:

Technical Services Center Phone: (312) 977-9700 Fax: (312) 977-4806

E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that City of Santaquin City, Utah, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Benjamin A.** Reeves, Santaquin City Manager.

There are over 1,600 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association is a major professional association servicing the needs of more than 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington D.C.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Santaquin City

Utah

For the Fiscal Year Beginning

July 1, 2018

Christopher P. Morrill

Executive Director



The Government Finance Officers Association of the United States and Canada

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Benjamin A. Reeves, Santaquin City Manager City of Santaquin City, Utah



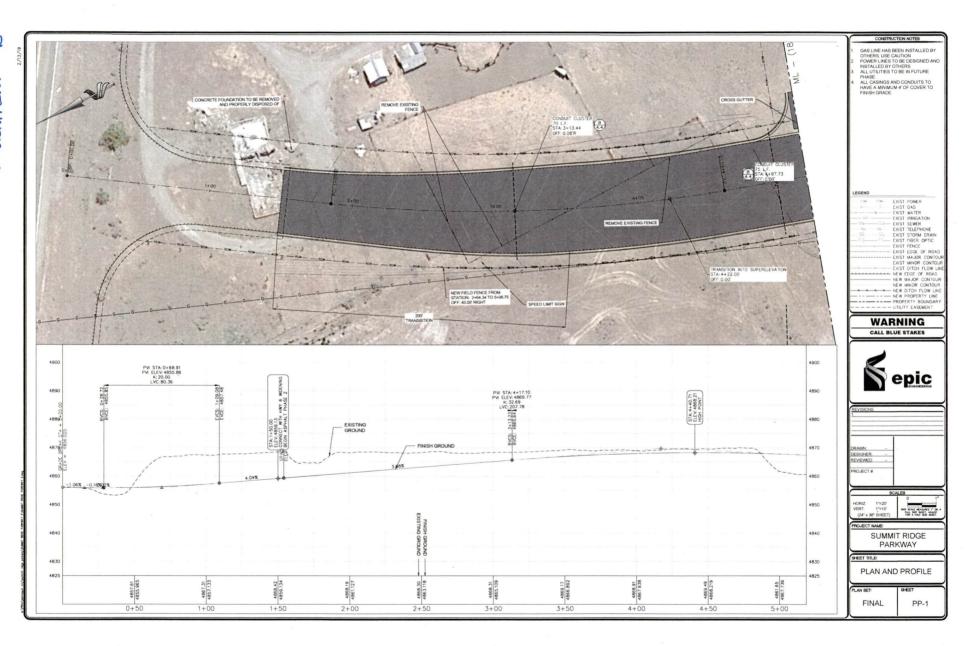
The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

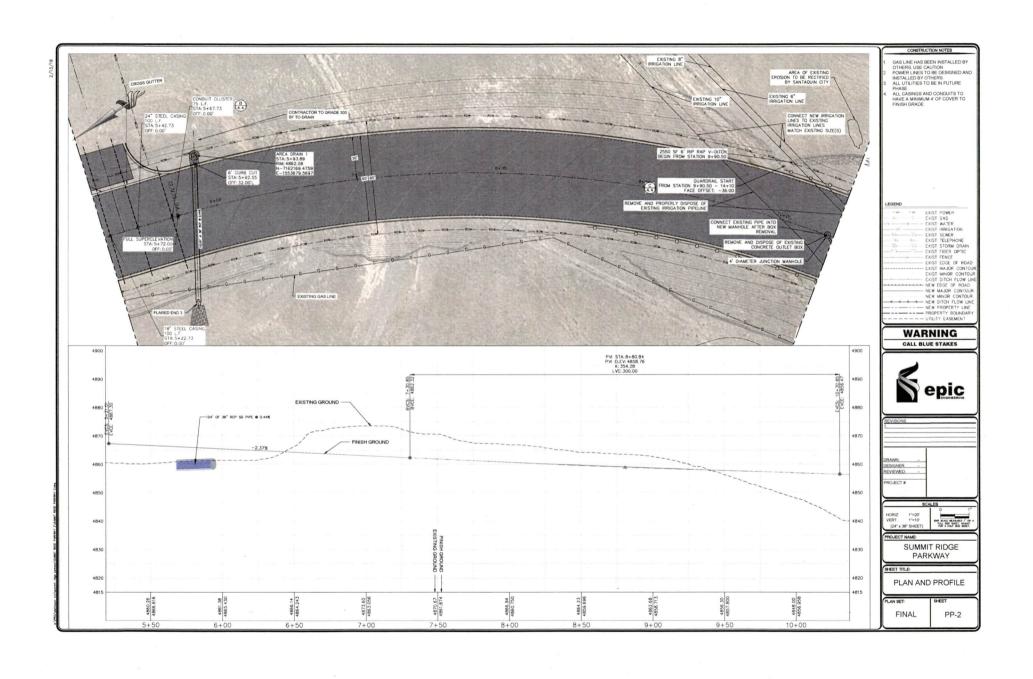
Executive Director

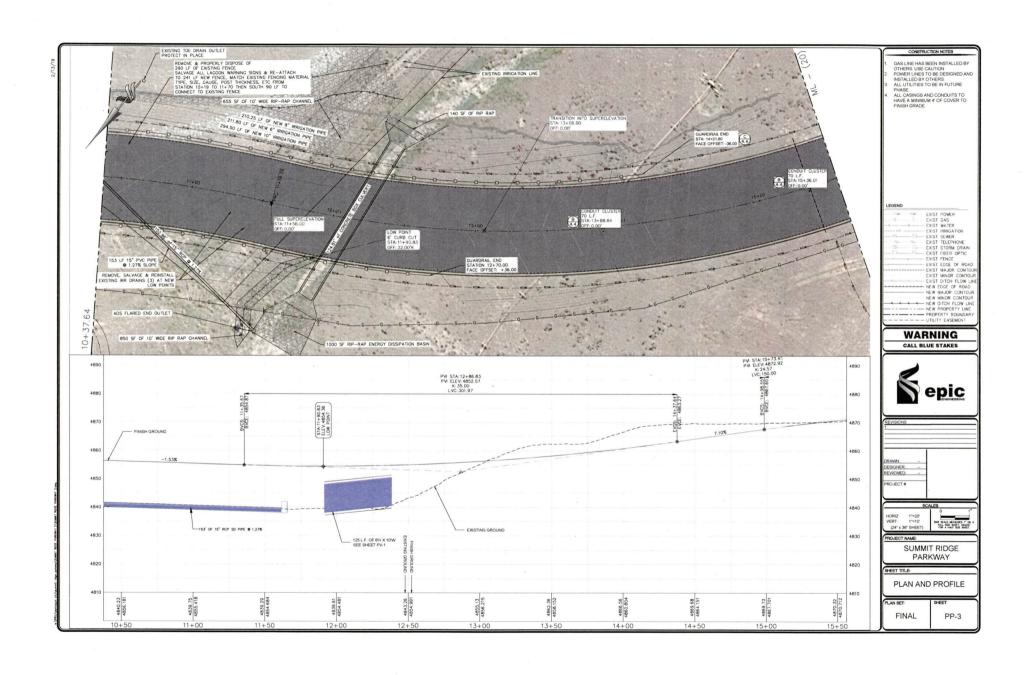
Christopher P. Morrill

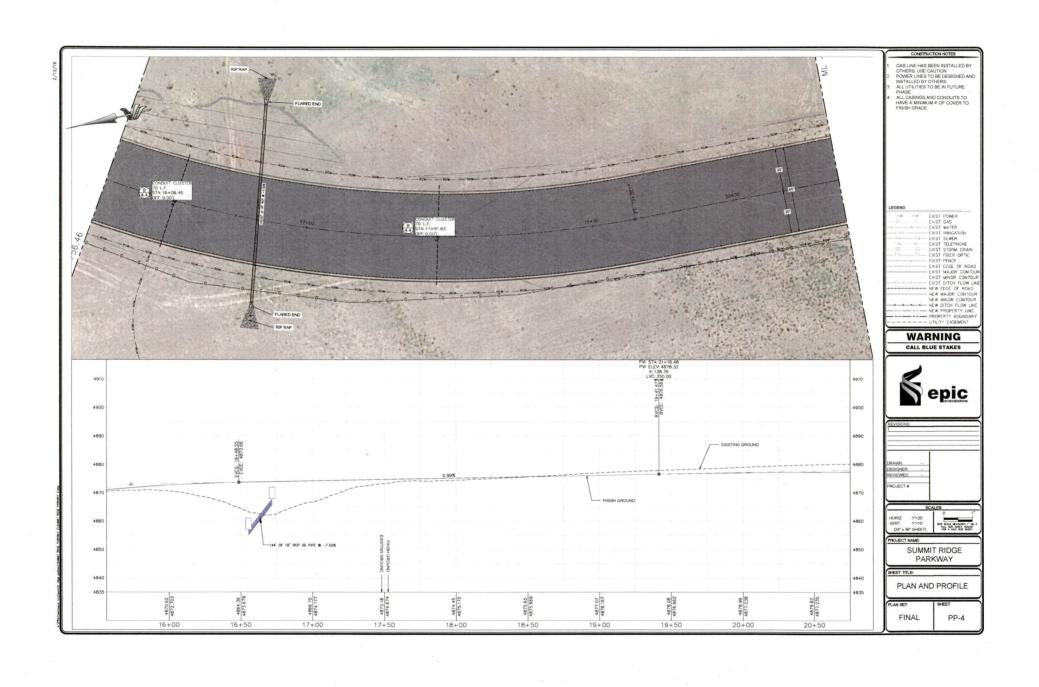
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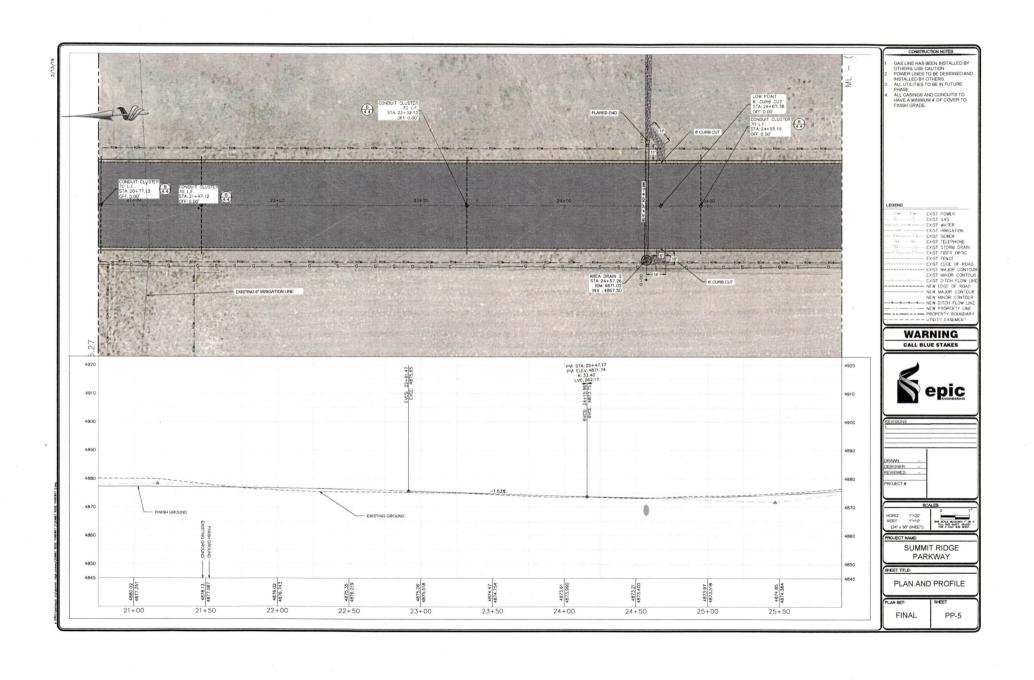
February 11, 2019

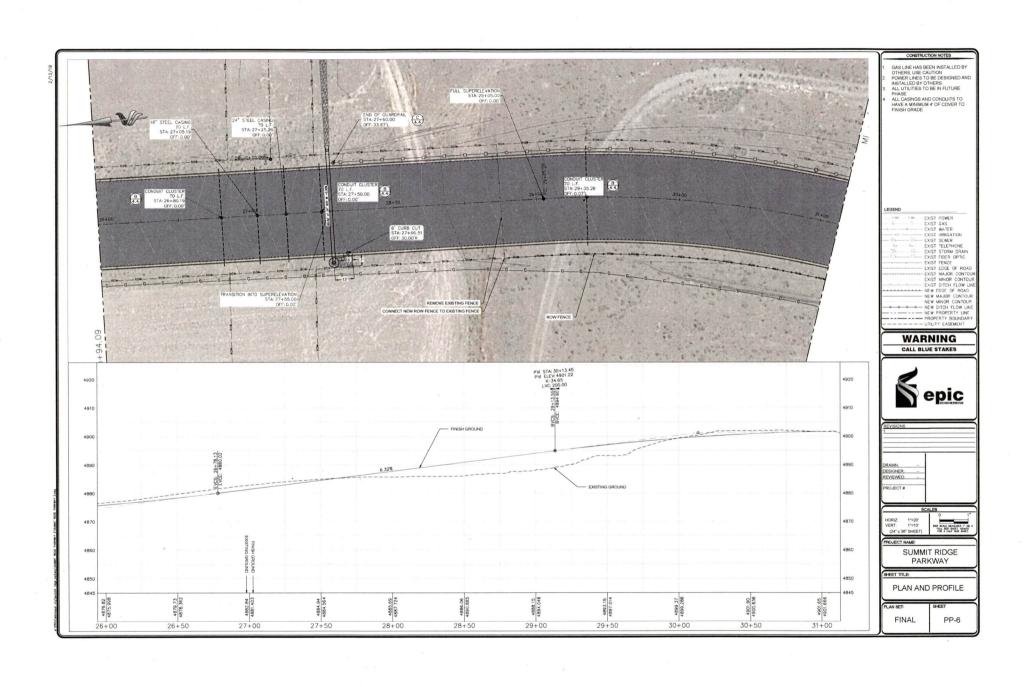


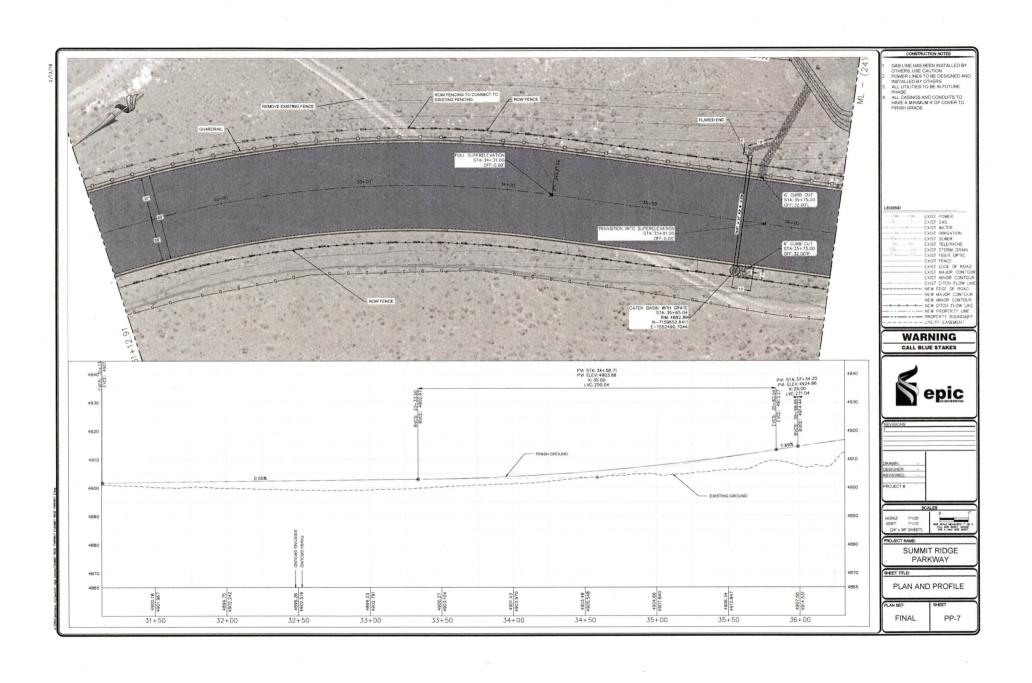


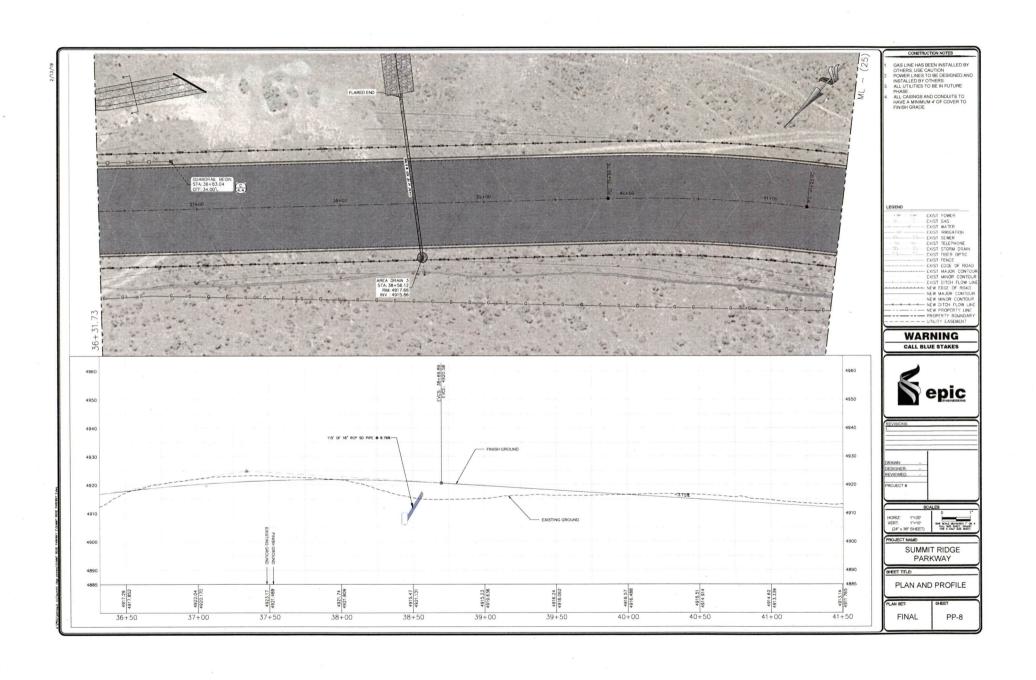


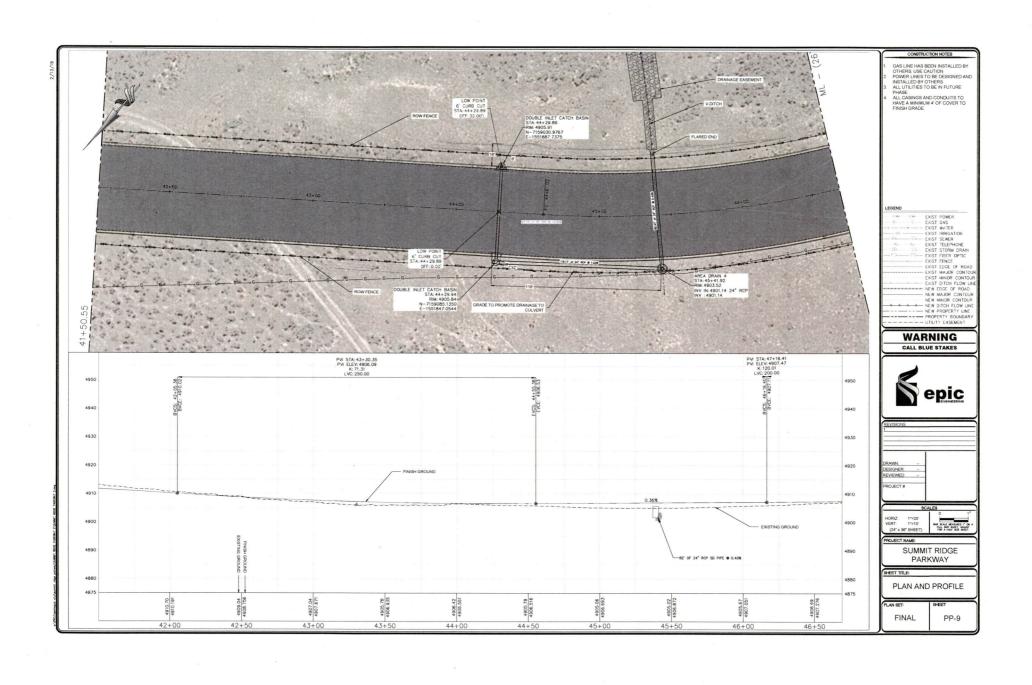




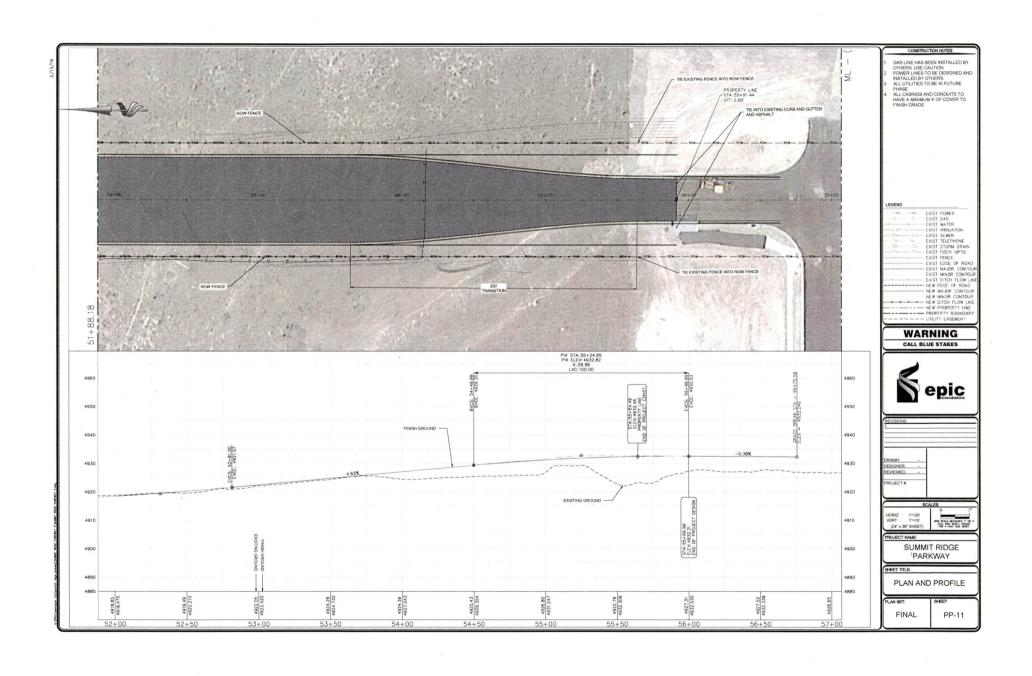


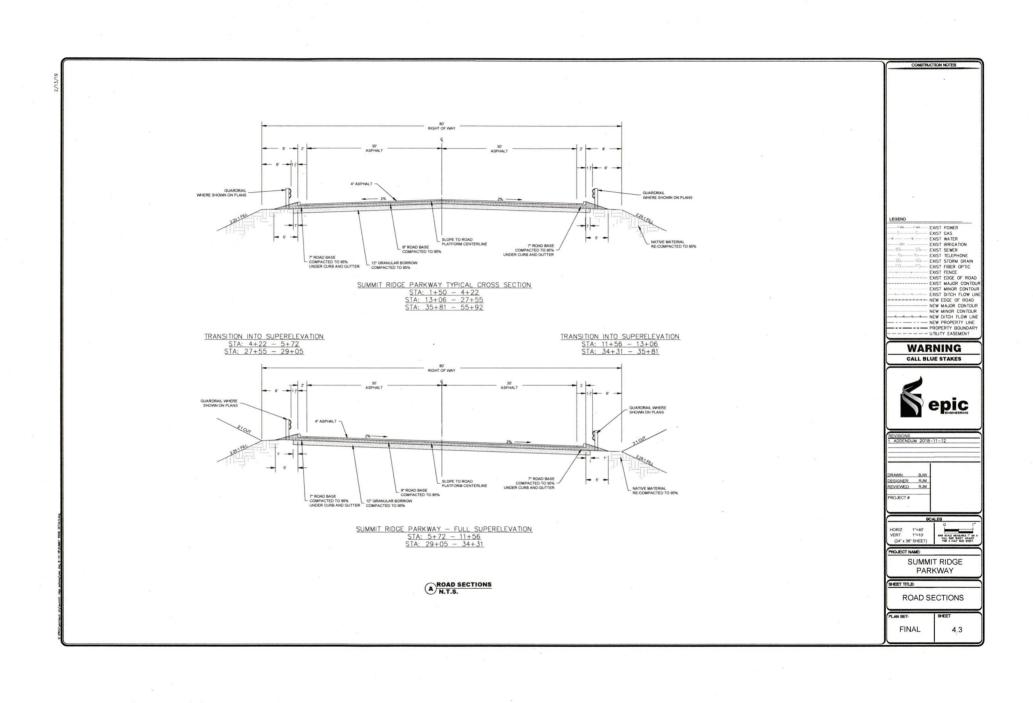


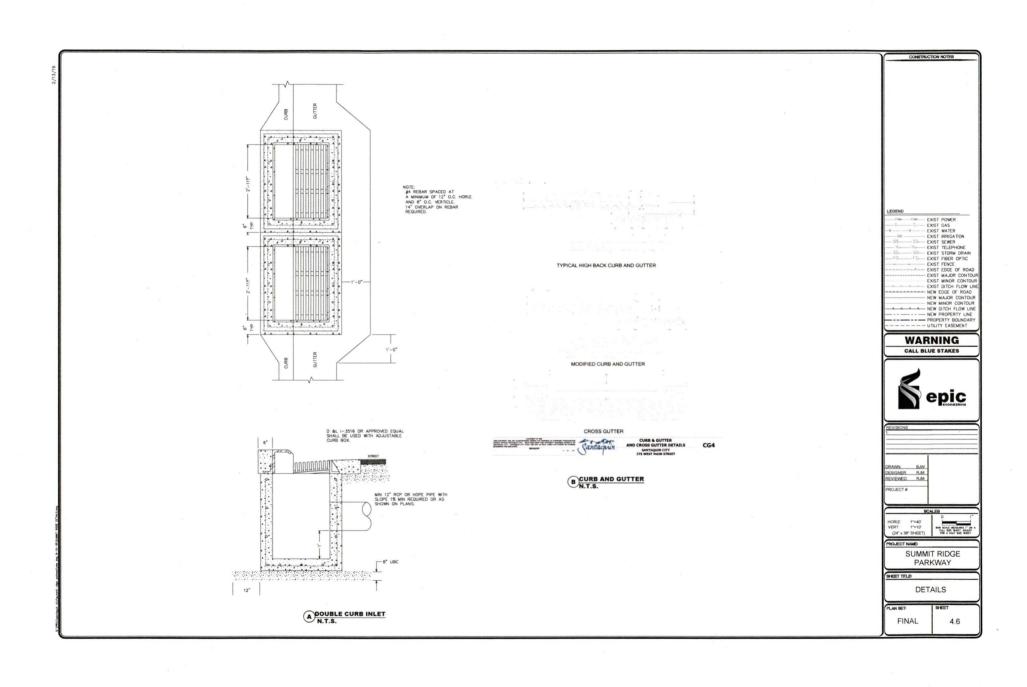










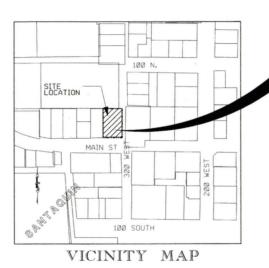


HIGH PARK SUBDIVISION

PRELIMINARY DRAWINGS

ALL CONSTRUCTION MATERIALS MUST BE STORED ON SITE

FEBRUARY 13, 2019



PROJECT LOCATION

INDEX OF SHEETS SHEET DESCRIPTION a aa COVER SHEET PREI IMINARY PLAT SITE PLAN 1.01 GRADING PLAN UTILITY PLAN 1.02 DETAIL SHEET 2.00 DETAIL SHEET POWER PLAN

THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND

SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS, THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL

COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES

ENGINEER/SURVEYOR: M.W. BROWN ENGINEERING MATT BROWN (PE) 578 E. 770 N.

OREM, UT. 84058 801-377-1790

DEVELOPER/ OWNER: JACK WILLIAMS HOMES GREG BIRD 801-770-6850

BROWN FINGING INC



SHEETS

OF INDEX

AND

TITLE

2017.050 0.00

GENERAL NOTES

EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSECTION STRUCTOR, THE CONTRACTOR SHALL YEAR? FERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION CONSTRUCTION. OF CONTRACT OF CONNECTION CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR:

(A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOIS AND TREMITS AND ASSOCIATED SWIPP.

(B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

(C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL AND SECURITY.

(D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY.

(E) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

(H) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

SHOULDN'S PRESENT, THE CONTRACTOR SPALL CONTROL. THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUINCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE FLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANULA ON INITION TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDO'T SUPPLEMENT TO THE MUTCO. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER BY EVICES AS NECESSARY FOR ASE TRAFFIC CONTROL OF THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR THE STAFFIC CONTROL OF THE PLAN SHALL SHA

TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON ANALIABLE INFORMATION. MY, BENOWN ASSUMES NO RESPONSIBILETY OF RESISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPARL OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY ORANGED BY CONSTRUCTION SHALL BE REPARED AT THE CONTRACTORS DEPENSE.

ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE SANTAGUIN CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.

ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.

MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DUBLING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE SANTAGUIN CITY ENGINEERING DEPARTMENT FROM

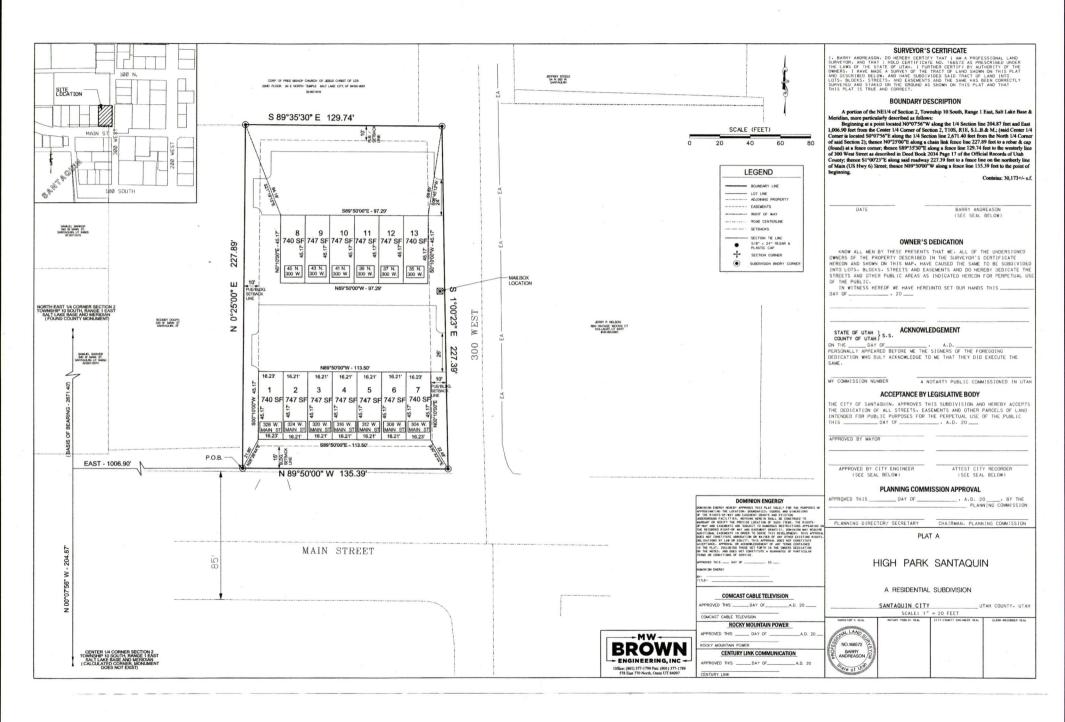
16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.

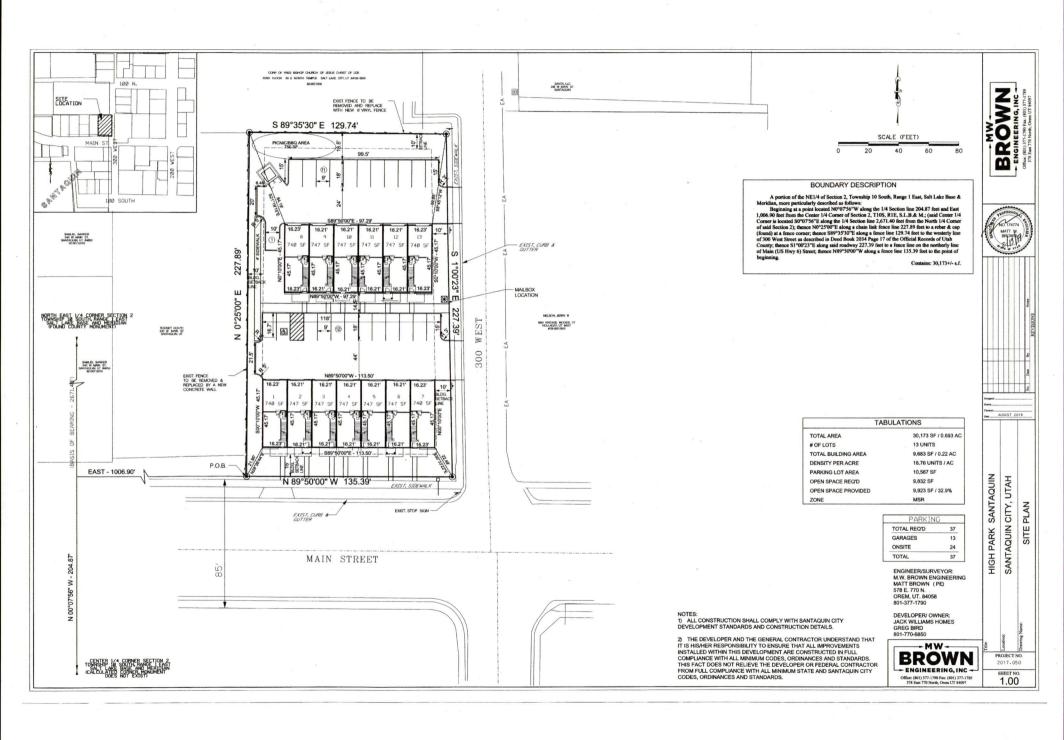
THE CONTRACTION SYALL LAWS UNE (1) SIGNED COPY OF THE APPROVED PLANS, UNE. (1) COPY OF THE APPROPRIATE AT ALL THRUSHESS AND SCHOOL OF ANY FERMITS AND EXTENSIONS DEEPERSONS WERE DATE THE COR SITE AT ALL TIMES. EACH SUBCONTRACTOR, INCLUDING THE SURVEYOR, SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN MIPPROVEHENTS ARE BEINED INSTALLED.

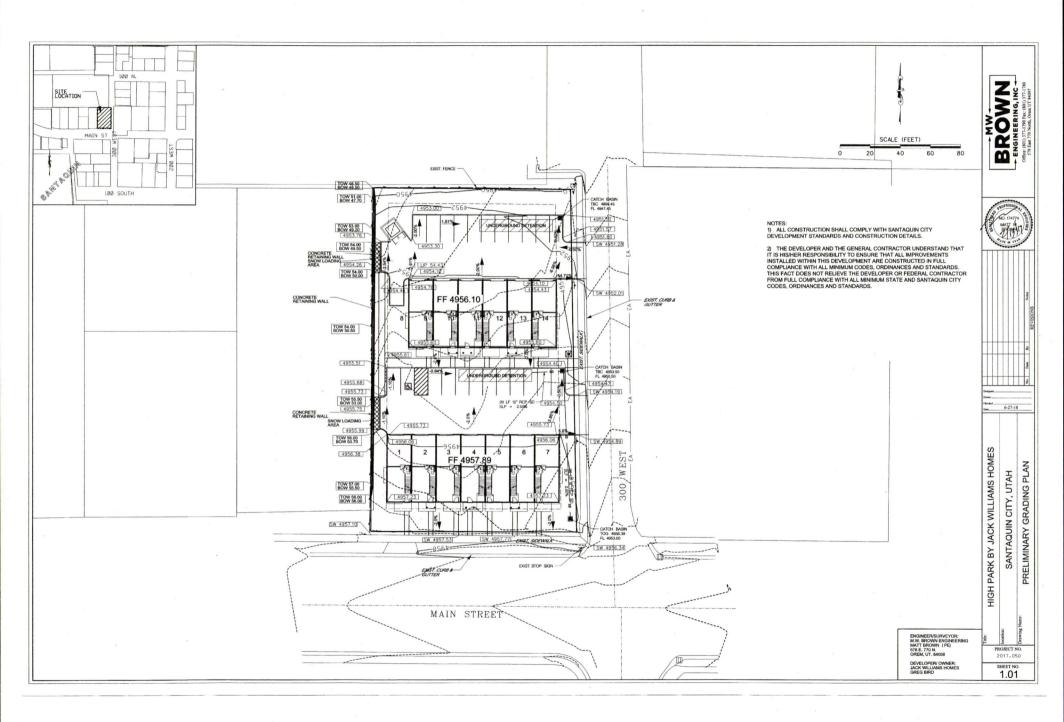
COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/ SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

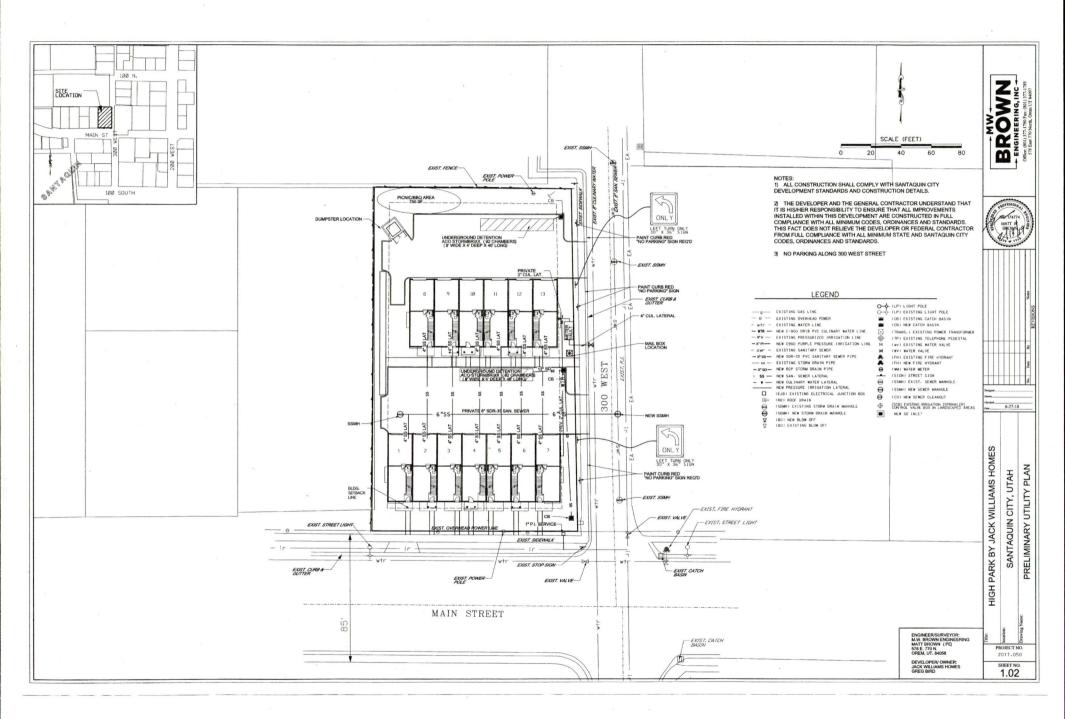
ALL UTILITIES AND LATERALS MUST BE INSPECTED AND SURVEYED BEFORE BACKFILLING CAN OCCUR

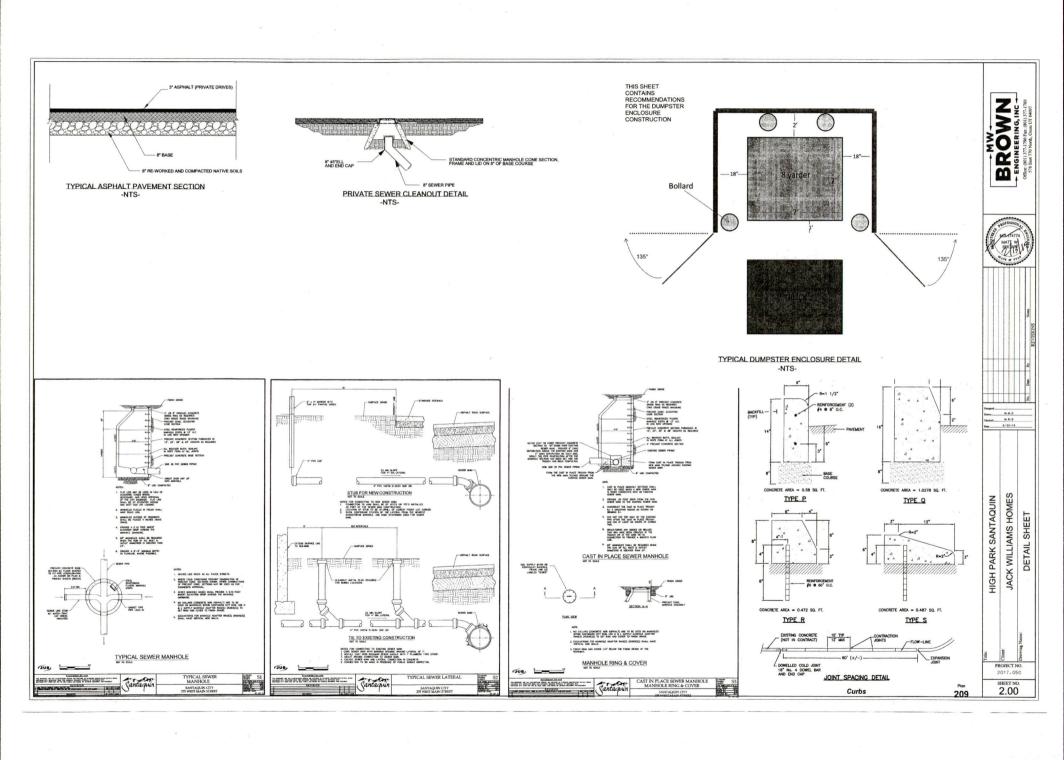
22. IF A CONFLICT OCCURS WITH AN EXISTING UTILITY AND THE NEW UTILITY. THE CONTRACTOR MUST NOTIFY THE CITY AND DETERMINE THE LOCATION OF THE NEW UTILITY TO BE PLACED. IF THE CONTRACTOR FALS TO CALL THE CITY AND THE PRIVATE UTILITY COMPANY TO COORDINATE THE CONFLICT THE CONTRACTOR WILL HAVE TO REMOVE AND RELOCATE THE NEW UTILITY AT THEIR COST.

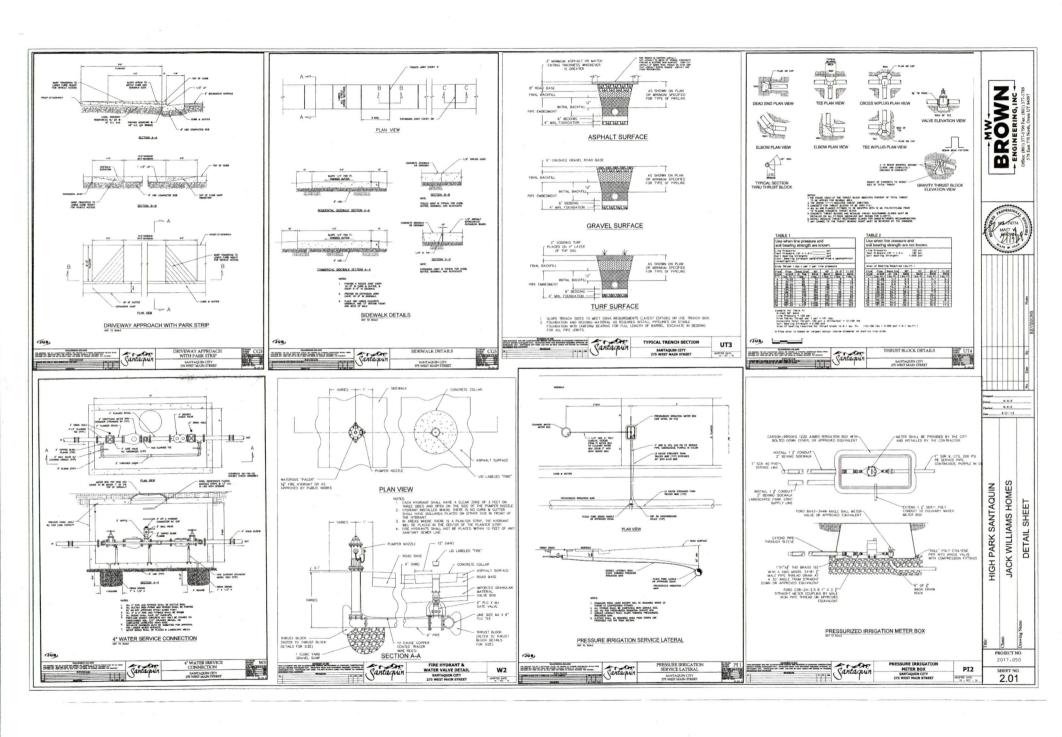












City Council meeting 3/5/19
Attachment "B"



MEMORANDUM

TO: Santaquin City City Council

FROM: Jon Lundell P.E., Engineer/Planner

RE: Sunroc Gravel Pit – Conditional Use Permit for Mass Grading Extension

Background

Mr. Brent Sumsion, representing Sunroc Corporation, is requesting a Conditional Use Permit for mass grading of approximately 177 acres on the south east corner of property owned by the Utah School and Institutional Trust Lands Administration (SITLA).

Sunroc currently owns and operates an existing gravel operation located approximately 1,500 feet east of the proposed grading site located within Juab County. However, as the site is not directly adjacent to the current operation, a separate conditional use permit is required for this property.

Analysis

Santaquin City Code §10-6-28: Gravel, Sand, Earth Extraction, and Mass Grading requires that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project.

Below is a table indicating the requirement and the proposed action:

City Code Section	Requirement	Proposal
Title 10 Ch. 6 sec 28		
6: Bonding	Must provide a bond for the	The applicant will need to provide a
	reclamation of the site	bond for the proposed mass grading.
7: Marketing of	Maintain a sales office of site	The proposed Sales office is located
Materials	Current Santaquin City Business	off-site, and located outside city limits.
	license	A business license will need to be
		issued to the material being removed
		from the site
10: Minimum lot size	10 acre minimum	The overall property that will be
		included within the mass grading is
		177 acres.
11: Setbacks	Front – 300 Feet	None indicated on the site plan.
	Rear – 50 Feet	
	Side – 50 Feet	
12: Parking	One parking stall per site	None indicated on the site plan
1950	employee	
13: Fencing and	Fenced according to current mine	The site will be fenced and a gate will
Screening	safety requirements	be locked to control access when the
	Site must be visually screened	site is not operating.
		(pg, 29)
14: Hours of operation	7:00 am to 7:00 pm	No hours of operation are provided.

15. D - 1 A	N 11 D'	
15: Road Access	Must have Direct access to a	Currently there is no direct access to a
,	public road	public road and there is no access road
		shown on the provided plans
16: Road Maintenance	Must maintain roads to minimize	No information indicated on the site
	dust	plan
	40' paved road prior to the	
*	entrance/exit on to public road	
18: Noise standards	Maintain safe decibel levels	The site is located behind a hill.
		(Figure 3 and Figure 4)
19: Blasting	No Blast permitted	They estimate that they will be blasting
	,	up to 40 times per year (pg. 11)
20: Transportation	Load transport vehicles in a	
vehicle standards	manner to prevent material from	
	being discharged in to the roadway	
21: Lighting	Direct all lighting way from	Any lighting will be directed to not
	neighboring properties	negatively impact neighboring land.
		(pg. 29)
22: Drainage	May not allow any storm water to	Application information shows all
	flow onto adjacent properties and	grading will be done to collect water
	not create stagnant ponds	on the site to be infiltrated into the
		ground (pg 23)
23: Excavation and	Mass grading to the finished	, ,
Backfill	elevation	
*	If backfill is necessary must be	
	clean material	
24: Vegetation	Site must be reclaimed with	Replace top soil and seed with
	sufficient top soil and seeding	approved material (pg. 32)
		10

The application indicates the estimated operation will occur over a 20 to 30-year period.

The applicant is proposing to use an overland conveyor belt on move the crushed material from the site to the pit located east of the Union Pacific Rail Road track.

Staff Recommendation

City staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge be forwarded to the city council with a positive recommendation with the following conditions:

Conditions:

- Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
- 2. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
- 3. Show a proposed access road and appropriate property owners written consent to access the site that is not owned by SITLA or Sunroc.
- 4. Provide appropriate bonding for the site.
- 5. A business license will need to be issued for the site.
- 6. No blasting is permitted within Santaquin city limits.

Planning Commission Motion: Commissioner Lance motioned to forward a recommendation to the City Council regarding the SITLA Mass Grading CUP with the proposal that that the following staff conditions are met:

- Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
- That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
- Show a proposed access road and appropriate property owners written consent to access the site that is not owned by SITLA or Sunroc.
- Provide appropriate bonding for the site.
- A business license will need to be issued for the site.
- No blasting is permitted within Santaquin city limits.
- That the applicant provides verification of approval for overhead conveyor crossing the Union Pacific rail line.

as well as the following conditions from the Planning Commission:

- Ensure that the sales tax proceeds benefit Santaquin City.
- Possibly implement a mining zone to incorporate blasting that the applicant has proposed.
- Ensure that there is emergency access connection from Summit Ridge to Rocky Ridge.
- Look at the public access for trails in the area.
- That the City Attorney provides input regarding the best way to implement blasting.
- And that the conveyer is screened and fenced.

Commissioner Gunnell Seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Tolman: Aye

Commissioner Gunnell: Aye

Commissioner Adcock: Aye

Commissioner Wood: Aye

The vote passed unanimously 5 to 0.