

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, October 2, 2018 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. Bills:
      1. \$1,590,337.97
  6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  7. **FORMAL PUBLIC HEARING**
  8. **BUSINESS LICENSES**
  9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
    - a. Discussion and Possible Action Regarding a Sunroc Mass Grading Conditional Use Permit for Property having access to the Frontage Road south of Summit Ridge Parkway
    - b. Discussion and Possible Action Regarding the Safe Walking Routes to School Project on 300 West between 100 North and 560 North
    - c. Discussion and Possible Action Regarding a Police Department Out-of-State Travel Request
    - d. Resolution 10-01-2018, "A Resolution Ratifying the Mayor's October 1, 2018<sup>th</sup> 'Declaration of a State of Emergency for the City of Santaquin' related to the recent forest fires and the flooding potential that may result there from"
    - e. Ordinance 10-01-2018, "An Ordinance Amending Santaquin City Code Title 10, Chapter 7, Articles A,B,C,D,E and P, Regarding Vehicle Maintenance Standards in Residential Zones
  10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
  11. **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD**
  12. **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
  13. **CONVENE OF THE SANTAQUIN WATER DISTRICT**
  14. **WORK MEETING**
  15. **PETITIONS AND COMMUNICATIONS**
  16. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
    - a. City Manager Reeves
    - b. Community Development Director Bond
    - c. City Engineering Director Beagley
  17. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
    - a. Mayor Hunsaker
    - b. Council Members
  18. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
  19. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
  20. **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.

## CERTIFICATE OF MAILING/POSTING

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](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY: \_\_\_\_\_  
Susan Farnsworth, City Recorder

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COURT ROOM  
OCTOBER 2, 2018**

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 present: City Manager Ben Reeves, Engineer Norm Beagley, Police Chief Rod Hurst, Fire Chief Steven Olson, Community Development Director Jason Bond, Jones and Demille Representative Tyler Faddies, Loretta Moshier, Jim Moshier, Wayne Humphries, Kim Hunsaker, Joshua Nielsen and Family, and Chamber of Commerce Representatives Ty Jones and Andra Cefalo.

**PLEDGE OF ALLEGIANCE**

Engineer Beagley Led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Director Bond Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

Mayor Hunsaker reported VanCon's payment requests were included in the bills. He is an employee of the company.

**CONSENT AGENDA**

***Bills:***

\$1,590,337.97

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

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

The motion passed 5 to 0.

**PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Mr. Faddis introduced himself as an employee of Jones and Demille Engineering firm. They would like to be included in any bidding of projects.

Council Member Miller requested reviewing the different Engineering firms the City has used in the past.

Mr. Jones reported the Chamber is hosting a "Great Pumpkin Hunt" which will bring traffic into the local businesses.

The Business of the Month for October is Anderson and Nielsen. Mr. Nielsen thanked the Chamber for the honor. Congratulations to Mr. Nielsen of Anderson and Nielsen.

**FORMAL PUBLIC HEARING**

There weren't any Formal Public Hearings scheduled.



## **BUSINESS LICENSES**

It was reported the following Business Licenses have been issued since the last Council Meeting.

- Janey Laine Co - Jocelyn Killian - 459 Firestone Dr. - Online Boutique

Also reported, 138 new single-family unit building permits has been issued since the first of the year.

## **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Discussion and Possible Action Regarding a Sunroc Mass Grading Conditional Use Permit for Property having access to the Frontage Road south of Summit Ridge Parkway***

Director Bond reported Mr. Wayne Humphries, representing Sunroc Corporation, is requesting a Conditional Use Permit for mass grading in the Summit Ridge Commercial areas (see attached for memo and application).

Mr. Humphries reported the length of the proposed license is based on the time frame needed to sale the materials from both sites. A discussion was held as to the requirement of the asphalt requirement.

After the discussion, Council Member Mecham moved to grant the Conditional Use Permit for the Sunroc Mass Grading Operation on the Greek Streak Foundation property with the following conditions:

- 1) Provide appropriate bonding for the site which will be separate from and not tied to currently approved permits that are located in the vicinity.
- 2) Must provide 40 feet of pavement on the property at ingress and egress point to minimize the impacts of dust and tracking.

Council Member Miller seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

### ***Discussion and Possible Action Regarding the Safe Walking Routes to School Project on 300 West between 100 North and 560 North***

Engineer Beagley reported after some delay, the Right of Way (ROW) acquisition phase for the 300 West Safe Routes to School (SRTS) project is nearing completion. All ROW documents have been fully executed and the ROW has been certified by UDOT and by the City. We expect payments to property owners to go out from UDOT very soon and thereafter documents being recorded at the County.

The design is complete and ready for bidding.

Due to the ROW delays and subsequent market price escalations, the project is looking to possibly be over budget for construction by approximately \$77,000.00.

The City approached the original UDOT funding SRTS Department to determine if there may be additional program funding available to assist in constructing he project. UDOT has agreed to fund



an additional \$46,000.00 of the additional \$77,000.00 amount needed. They are asking the City to cover the additional "match" amount in the amount of 30,000.00 (basically this would double our original match amount).

Keeping in mind that the estimated increased construction amount is just that, an engineering & UDOT staff construction estimate. Competitively bidding for the project may prove more favorable, thereby bringing the projected construction costs in lower than currently estimated. In fact, we received word from UDOT that it appears that the higher construction pricing they have been experiencing recently, seems to be retracting/easing slightly. This could/would be good news for our SRTS project as well as other upcoming Santaquin City road projects.

The Engineering Department respectfully ask that the Council approve up to an additional \$30,000.00 of funding for the construction of the project. If the project does not need/use all of the additional \$77,000.00, the City would be at the same 60%/40% split for whatever the amount of the overage up to the additional \$39,808.00.

Council Member Miller was told the proposed project could potentially allow 300 West be returned to a 2 lane road. He was also told that getting to this point in the project process has been extremely time consuming and "painful". He voiced his concern with the City spending money to install improvements that will benefit the current property owners. Engineer Beagley reported when the project is complete the City will receive benefit at 8 or 9 times the dollar amount the City will spend. Engineer Beagley indicated he has never been involved in a project that has required so much time. It was reported at this time; it would cost the City more to walk away from the project than to contribute the additional fund for the project.

Council Member Miller moved to approve the additional funding, not to exceed \$30,553.44 for the Safe Routes to School Project. Council Member Montoya seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

#### **Discussion and Possible Action Regarding a Police Department Out-of-State Travel Request**

Policer Chief Hurst is seeking approval for Corporal Wall and K-9 Bud attend the 2018 Las Vegas K-9 Trails to be held on October 12<sup>th</sup>, 13<sup>th</sup>, and 14<sup>th</sup> (see attachment "A" for request).

Council Member Broadhead reminded the Council Members that last year a Council Member was sent in support of the Police Department. That Council Member is no longer on the Council and her husband recently attended a Council Meeting to chew them out for misusing public funds. This was after he was the recipient of the "City paid trip to Vegas" to support the Department.

Council Member Miller indicated he didn't think Council Members should attend but should support the event.



Council Member Miller moved to approve the Out of State Training for the Police Department. Council Member Mecham seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

***Resolution 10-01-2018, "A Resolution Ratifying the Mayor's October 1, 2018 'Declaration of a State of Emergency for the City of Santaquin' related to the recent forest fires and the flooding potential that may result there from"***

Council Member Broadhead was told the City is not at as big a risk as other Cities for loss. The Public Works Director visited the area today and reported to City Manager Reeves there is a slight loss risk but is it minimal.

Council Member Montoya moved to approve Resolution 10-01-2018, "A Resolution Ratifying the Mayor's October 1, 2018 'Declaration of a State of Emergency for the City of Santaquin' related to the recent forest fires and the flooding potential that may result there from". Council Member Rowley seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

***Ordinance 10-01-2018, "An Ordinance Amending Santaquin City Code Title 10, Chapter 7, Articles A,B,C,D,E and P, Regarding Vehicle Maintenance Standards in Residential Zones"***

A discussion was held as to the proposed Ordinance. It was suggested adding a curb and gutter requirement. Also discussed with how the proposed Ordinance would be enforced. It was suggested reviewing Spanish Fork's Ordinance pertaining to maintenance and parking in a Residential Zone.

Council Member Miller moved to table Ordinance 10-01-2018, Ordinance 10-01-2018, "An Ordinance Amending Santaquin City Code Title 10, Chapter 7, Articles A,B,C,D,E and P, Regarding Vehicle Maintenance Standards in Residential Zones. Council Member Montoya seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

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

**CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**

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

**CONVENE OF THE SANTAQUIN WATER DISTRICT**

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

**WORK MEETING**

There wasn't a need to hold a Work Session.

**PETITIONS AND COMMUNICATIONS**

There weren't any Petitions or Communications to address.

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

***City Manager Reeves***

City Manager Reeves reminded the Mayor and Council that Monday was the Columbus Day event. The event would begin at 8 am at Payson Movie Theater. Jon Baker, Zions Bank Representative would be the first speaker with Larry Gelwix to follow. Lunch will be served at the Public Works Building then those in attendance will be spreading new bark at the entrance of Main Street. Between 4 and 7 the family members can attend the hay ride, corn maze, and enjoy ice cream at the Red Barn.

He voiced his appreciation for the opportunity to attend the international City Manager's Training. It was a great opportunity for him.

The mid-year retreat will be held on October 13<sup>th</sup> at 8 in the basement. Council Member Broadhead indicated he would not be in attendance.

Information on the Proposition 11, a proposal to enact a Sales and Use Tax for Parks, Arts, Recreation and Culture, is on the website. He is working on the Voter Registration Packet. Doug and Denise Rohbock will be submitting an opposition argument with the Recreation Board submitting the argument in favor.

Legal Counsel Rich is working on the City's 501-c-3. The request has been made to change the makeup of the Board to 2 Council Members and 4 members of the community. The change will now comply with the 501-c-3 requirements

Republic Services made a mistake in billing by approximately \$23,000. They agreed to waive the fee if the contract is extended by an additional 5 years. Representative Reece Demille would like to attend a Council Meeting to discuss the issue. Extension of the contract would be at current rates with a yearly CPI increase.

***Community Development Director Bond***

Director Bond also thanked the Mayor and Council Members for the continuing support of education.



He reported Utah County is having a Transportation Open House next week. The event is open to the public.

He reported a currently seated Planning Commission Member will be stepping down to the alternate seat which will leave an open seat that needs to be filled. A notice will be posted as required by law. Interested individuals should submit a Letter of Interest.

***City Engineering Director Beagley***

City Engineer Beagley reported the electrical parts for the Pump Station Project are on order they are expected to be arriving the end of October.

He also reported bids for the Summit Ridge Parkway Project will be solicited as soon as Epic Engineering has the plans available.

He is working with the BYU Cap Stone Committee. The team will be working on a smart metering project. This information will be used to meet the 5-year water conservation plan.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor Hunsaker***

The Beautification Committee has finished the community project located on the North side of town. Those who donated time and materials to the project will receive a signed thank you from the Mayor and Council Members.

***Council Members***

Council Member Miller was told the Krober property bids are due on the 15<sup>th</sup>.

**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)

At 8:11 pm Council Member Miller moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property and move into the Jury Room. Council Member Mecham seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

At 8:48 pm the regular meeting resumed.

**ADJOURNMENT**

At 8:49 pm Council Member Montoya moved to adjourn. Council Member Rowley seconded the motion. The vote was as follows:

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

The motion passed 5 to 0.

Approve on October 17, 2018.



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Kirk Hunsaker, Mayor



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Susan B. Farnsworth, City Recorder



# MEMO



To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: September 28, 2018

Re: **Sunroc Request for Mass Grading Conditional Use Permit**

Zone: Planned Community (PC)

Mr. Wayne Humphries, representing Sunroc Corporation, (see attached application) is requesting a Conditional Use Permit for mass grading in the Summit Ridge commercial areas. The proposed area is located adjacent to the current mass grading operation located south of Summit Ridge Parkway. Sunroc currently owns and operates an existing gravel operation to the south of the proposed area located within Juab County. However, they are requesting a separate conditional use permit for this property.

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 Title 10 Ch. 6 sec 28	Requirement	Proposal
6: Bonding	Must provide a bond for the reclamation of the site	The applicant desires to increase the existing bond to include the additional area.
7: Marketing of Materials	Maintain a sales office of site Current Santaquin City Business license	Scales and Sales office provided
10: Minimum lot size	10 acre minimum	The overall property that will be included within the mass grading is 31.9 acres.
11: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	Building is within the appropriate setback
12: Parking	One parking stall per site employee	There is adequate parking adjacent to the sales office
13: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	Plans indicate that top soil will be used to construct berms around the perimeter
14: Hours of Operation	7:00 am to 7:00 pm	7:00 am to 7:00 pm
15: Road Access	Must have Direct access to a public road	Accessing via the frontage road
16: Road Maintenance	Must maintain roads to minimize dust. There must be 40' of paved road prior to the entrance/exit.	None indicated on the site plan
18: Noise standards	Maintain safe decibel levels	Use of berms and stock pile to shield and deflect sounds
19: Blasting	No Blasting permitted	

20: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to the roadway	
21: Lighting	Direct all lighting way from neighboring properties	Minimal lighting due to hours of operation
22: Drainage	May not allow any storm water to flow onto adjacent properties and not create stagnant ponds	Berms will be placed around the site to collect and divert any storm water runoff
23: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean material	Any over excavation will be backfilled by onsite material
24: Vegetation	Site must be reclaimed with sufficient top soil and seeding	Replace top soil and seed with approved material

The Planning Commission's recommendation is as follows:

**Motion:** Commissioner Adcock motioned to forward the Sunroc Mass Grading Conditional Use Permit to the City Council with a positive recommendation as long as all of the obligations and responsibilities associated with the permit were met. Commissioner Tolman seconded.

**Roll Call:**

Commissioner Adcock, Aye. Commissioner Gunnell, Aye. Commissioner Sperry, Aye. Commissioner Tolman, Aye. Commissioner Wood, Aye. Commissioner Lance, Aye. The vote passed 6 to 0.

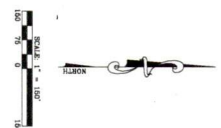
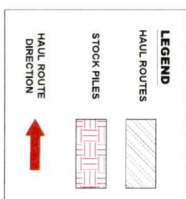
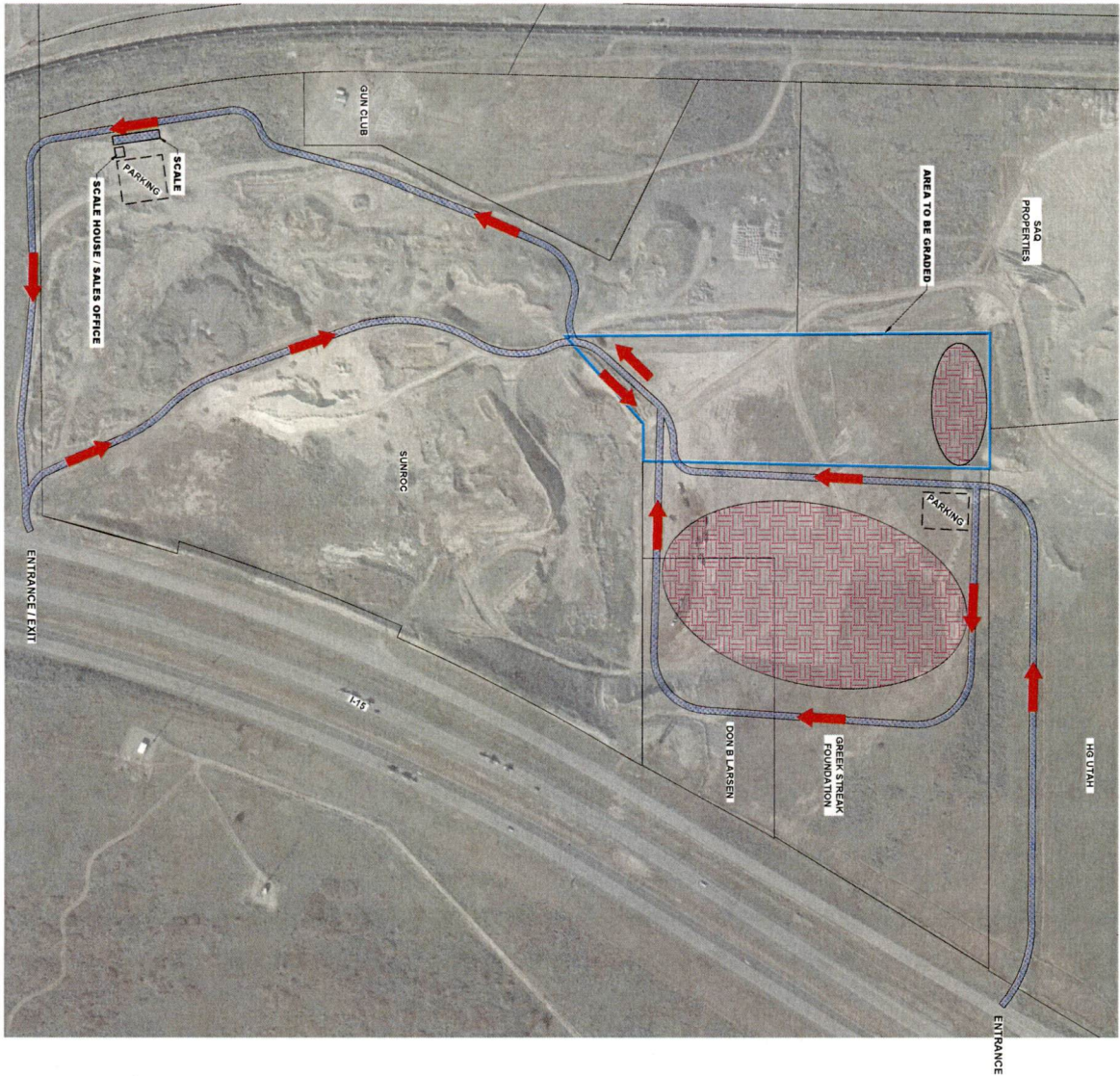
**Staff Recommendation:** City staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation on the Greek Streak Foundation property be approved by the City Council with the following conditions:

1. Provide appropriate bonding for the site which will be separate from and not tied to currently approved permits that are located in the vicinity.
2. Must provide 40 feet of pavement on their property at ingress and egress points to minimize the impacts of dust and tracking.

**Recommended Motion:** "Motion to grant the Conditional Use Permit for the Sunroc Mass Grading Operation on the Greek Streak Foundation property with the following conditions:

1. Provide appropriate bonding for the site which will be separate from and not tied to currently approved permits that are located in the vicinity.
2. Must provide 40 feet of pavement on their property at ingress and egress points to minimize the impacts of dust and tracking.





**SUMMIT RIDGE**  
SANTAQUIN, UTAH

**OVERALL SITE**

**LEI**  
ENGINEERS  
SURVEYORS  
PLANNERS

3305 N. MAIN STREET  
SANTAQUIN, UT 84600  
PH: 801.798.9933  
FAX: 801.798.9933  
WWW.LEI-UTAH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/27/2018	ISSUED FOR PERMIT

DESIGNED BY: BJP  
CHECKED BY: BJP  
SCALE: 1" = 150'  
DATE: 09/27/2018  
SHEET: 1

## Sunroc – Application for Conditional Use – Mass Grading

- A. Name, address, and phone number of the owner, or owners, of land from which removal is to be made or upon which the operation will take place.

The owners of the property are Don Larsen and Tony Gianoulis. Their contact information is as follows:

Don Larsen  
638 Scenic Drive  
Spanish Fork, UT 84660  
Phone – 801-787-9917

Tony Gianoulis  
294 Federal Heights Circle  
Salt Lake City, UT 84103  
Phone – 801-571-2824

- B. Name, address, and phone number of the applicant making a request for the permit.

Sunroc Corporation  
P.O Box 778  
Orem, UT 84059  
Phone: 801-722-2117

- C. Name, address, and phone number of the person, firm, or corporation who will be conducting the actual removal operation.

Sunroc Corporation  
P.O Box 778  
Orem, UT 84059  
Phone: 801-722-2117

- D. Location, size, and legal description of the area from which the removal is to be made.

The entrance to the property is located along Old Mona Hwy 91 approximately 0.4 miles south of Summit Ridge Parkway on the west side of the road. The total size of the property to be graded is 26.41 acres and is more particularly described as Utah County Parcel Tax ID # 32:021:0020.

Legal Description: COM S 2711.86 FT & W 868.97 FT FR NE 1/4 SEC. 15, T10S, R1E, SLB&M.; S 31 DEG 22' 40" W 689.45 FT; N 89 DEG 56' 17" W 755.1 FT; S 0 DEG 6' 20" E 363.08 FT; N 89 DEG 56' 17" W 367.94 FT; S 48 DEG 27' 55" W 316.34 FT; N 0 DEG 6' 19" W 1160.25 FT; E 1720.3 FT TO BEG. AREA 26.406 AC.



E. Type of materials or resources to be excavated, processed, stockpiled, or hauled away.

Bank-run will be processed into sand, gravel, road base, and engineered fill.

F. Proposed method of removal and general haul route.

Sand, gravel and rock will be removed with heavy equipment--namely bulldozers, excavators and front-end loaders. The material will be processed, sized and stockpiled on site until it is removed. Removal will take place by loading the processed material onto over-the-road trucks with a front-end loader. The haul route will move through Sunroc's adjacent property, across Sunroc's truck scales and out onto Old Mona Hwy 91.

G. General types of equipment to be used.

Bulldozers, front-end loaders, excavators and crushing equipment.

H. The estimated time frame to complete operations and the number of phases where appropriate.

There is an estimated 550,000 tons of cut on the proposed site; at Sunroc's current removal rates, it would take approximately two years to remove this material. Sunroc is finishing up a mass grading operation on the adjacent property to the north (HG Utah's Property) and will remove the stockpiles from the HG Utah property before it begins removal of any of the proposed material. Due to this fact, the anticipated completion will be late fall, 2022. However, upon approval of the conditional use, Sunroc will begin grading and processing the bank-run from the Greek Streak Foundation site into stockpiles so they are ready to sell the material once the HG Utah materials have been exhausted.

I. As a part of the application, the applicant shall submit a plan of operation and will be expected to comply with such a plan during the time for which a permit is issued. Said plan of operation shall include a topographic survey of the existing parcel drawn to a scale of one inch to one hundred feet (1":100') and prepared by a registered civil engineer or land surveyor with contour intervals not to exceed five feet (5') based on United States geological survey datum. The drawing shall also clearly show the area to be excavated or mass graded, including existing features and roads within five hundred feet (500') of all property lines, areas for stockpiling, maintenance areas, berms, fencing, and similar use areas. The plan of operation shall be accompanied by a projected schedule of operation, including the following specific dates:

Please see accompanying production schedule and LEI exhibits.

1. Commencement and projected completion of excavation or mass grading operations provided by the plan of operation:

Sunroc will begin grading and stockpiling material upon approval of the conditional use permit. It is anticipated that all operations will be completed by December, 2022.

2. Commencement and projected completion of erosion and drainage control measures to be instituted during excavation or mass grading operations:

Sunroc has an active SWPPP permit for the site (UTR272731) and conducts routine inspections to insure compliance with regulations including visual and sampling of water during rain events. Berms will be constructed on the outside edges of the grading area to prevent any offsite flows. The slope of the floor will run contiguous with the slope of the property to the north.

3. Commencement and projected completion of fencing, roads, utilities, or any other structures or improvements to be located on the site as provided by the plan of operation.

All roads leading into and away from the site are currently in place. If permitted to use the current north-east entrance, Sunroc will immediately place locking gates at the entrance. When Sunroc has completed its operations on the HG Utah property, it will move its stand-up water tank and service to the Greek Streak Property.

- J. As a part of the application, the applicant shall submit a site plan and will be expected to comply with such a plan during the time for which a permit is issued. Site plans for such projects shall provide a complete set of plans, which include:

1. All necessary detail drawings;
2. All temporary and permanent improvements;
3. Details of all buildings and other structures to be placed on the location;
4. Surveyed boundary lines;
5. Engineered studies, reviews, and designs, as warranted;
6. Details of all access routes, egress routes, and on site travel routes;
7. Plans to address surface water issues; (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)

Please see attached exhibits prepared by LEI.

8. All adjacent properties with the name and address of each property owner within five hundred feet (500') of the proposed site; and (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003; Ord. 03-02-2007, 3-7-2007)

The adjacent property owners within 500 feet are:

Don Larsen (Also owner of Greek Steak Foundation)  
638 Scenic Drive  
Spanish Fork, UT 84660  
Phone – 801-787-9917



Tony Gianoulis (Greek Streak Foundation)  
294 Federal Heights Circle  
Salt Lake City, UT 84103  
Phone – 801-571-2824

HG Utah 1, LLC  
Robb Horlacher  
2321 E. University Dr. #103  
Mesa, AZ 85213  
Phone - 480-947-8889

Sunroc Corporation  
P.O Box 778  
Orem, UT 84059  
Phone: 801-722-2117

SAQ Properties  
4367 W. Sunset Rd  
Las Vegas, NV 89118

Santaquin Gun Club  
310 W. 700 S.  
Payson, UT 84651

9. Any other requirements by the city.

K. As a part of the application, the applicant shall submit nuisance mitigation plans and will be expected to comply with such plans during the time for which a permit is issued. These plans should provide written and drawn details of the applicant's intentions to control:

1. Dust;
2. Noise;
3. Odors; and
4. Any other possible nuisances that could originate from the site, any other possible nuisance recognized by the city, and/or any pertinent nuisance contained within the city's nuisance ordinance.

Please see accompanying nuisance mitigation plan.

L. As a part of the application, the applicant shall submit a site reclamation plan and will be expected to comply with such a plan during the time for which a permit is issued. This plan shall include a complete set of written and drawn plans outlining the applicant's intentions for reclamation of the

land after the expiration of the conditional use permit and the applicant removes any extraction facility from the land. This plan shall address:

1. Issues concerning topsoil and subsoils;
2. Grading and contouring;
3. Compaction;
4. Surface water diversions;
5. Water impoundments;
6. Revegetation;
7. Roads;
8. Structures;
9. Any and all waste materials;
10. Rezoning;
11. Wildlife; and
12. Any other site pertinent issues.

Please see accompanying exhibits and site reclamation plan.

M. The applicant shall also prepare a finished grading plan. The finished grading plan shall be submitted in two (2) parts:

1. A topographical map of existing conditions with an overlay of finished grade contours shown at intervals not to exceed two feet (2') and indicating the general grade and slopes to which excavated areas are to be finished; and
2. A description of grading methods and materials proposed.

Please see topographical map provided by LEI Engineers.

N. The applicant shall also prepare a haul route plan. Such plan shall be reviewed by the city engineer. The city engineer shall then recommend approval or disapproval of the haul route plan to the planning commission prior to any planning commission recommendation for approval or disapproval of the project or renewal. The planning commission may recommend to the city council for additional bonding to mitigate any potential damage to roads or property along the proposed haul route based upon the city engineer's review of the plan.



O. Excavation and mass grading operation and finished grade plans shall be prepared to clearly depict and describe the sequence of operations including existing conditions, stockpiles, roadways, and similar land use elements.

P. All excavation and mass grading plans shall be reviewed by the planning commission and subject to city council approval or disapproval with planning commission recommendation. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)

Please see accompanying exhibits prepared by LEI for haul rout plan.

#### **10-6-28-5: BONDING:**

All such operations shall be required to put forth a bond for the reclamation of the project to ensure the adequate restoration of the site to an acceptable degree for further use or development except when part of a larger project where:

A. The site will be developed as a part of, and consistent with, the rest of the larger project; and

B. Bonding has been put forth for the larger project.

Sunroc has a current bond in place with Utah County for rehabilitation of 27.7 acres in that area and can adjust this bond to cover the additional acreage as needed.

## **Site Reclamation Plan**

During the reclamation phase the site will be contoured to match the elevations and slopes established by the grading plan (see LEI exhibits), topsoil will be redistributed and a city approved seed mixture will be applied.

### **Backfilling:**

Near the conclusion of the grading process, the site will be evaluated to establish a balance between areas that need to be cut and areas to be filled. Areas that need to be filled will be raised with suitable material from the site. All fill materials will be tested so moisture-density relationships can be established. Compaction levels will be established, and tests will be conducted, by an independent geotechnical firm.

### **Topsoil Redistribution and Seeding:**

Topsoil from the site will be collected and stored as a berm on the perimeter of the property and will be draped over slopes and spread over the floor of the disturbed area during the final reclamation phase of the project. If need be, the topsoil will be scarified. A seed mix, approved by Santaquin City, will be distributed along the slopes and floor area. Typically the seeding will take place in the late fall.

### **Surface Water and Erosion:**

Due to the porous nature of the soil in the area and the slopes established by the grading plan, we don't believe surface water runoff will be an issue. If areas do show signs of erosion we will mitigate the erosion with established industry practices.



**Nuisance Mitigation:****Dust**

Sunroc operates under a state-issued air quality permit and strictly adheres to approved opacity, fugitive dust and emissions standards set forth in the permit. Sunroc has a stand-up water tank on site from which it pulls water to keep dust to a minimum on roads and stockpiles. All processing equipment is equipped with a dust suppression system. When winds are excessive, Sunroc may also elect to shut down its operations until the winds calm to a tolerable level.

**Noise**

The effects of noise are kept to a minimum by placing berms and stockpiles in strategic locations to help deflect and muffle the noise, and operations are not conducted before 7:00am or after 7:00pm. Trucks will exit the site to the south, away from nearby homes.

**Odors**

Sunroc is not aware of any odors that will be released by its operations.

**Lighting**

Because operations are only conducted from 7:00am to 7:00pm, only a minimum amount of lighting will be necessary. During the winter months, when days are short, lighting will be used in the mornings and evenings but will be positioned to eliminate negative stray effects. Security cameras on site use infrared light for monitoring and therefore no overnight lighting will be necessary.

## **Drainage Plan**

The following drainage plan is provided to explain how Sunroc intends to deal with storm water drainage in the proposed mass grading area.

Water drainage on the Greek Streak property currently flows from the west to the east, toward the frontage road and further into the Greek Streak Property. As mass grading progresses, care will be taken to ensure that this natural flow is allowed to continue.

Once the floor of the area to be graded is established, the grade will run with that of the adjacent property to the north, and water will flow in a north-easterly direction. This could potentially result in water drainage making its way onto adjacent properties.

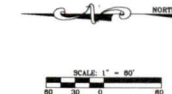
To mitigate this potential, Sunroc will place a berm along the north perimeter of the graded area to catch any flows which might make their way there. Due to the rocky and porous nature of the soil in this area, it is anticipated that standing water will seep into the ground fairly quickly, probably within a couple of days, so standing water will not be a problem.

Sunroc will also operate under a state-issued Storm Water Pollution Prevention Plan, or SWPPP, while it performs the mass grading work. Commensurate with the SWPPP plan, Sunroc will routinely monitor storm water on site and take immediate action to prevent its contamination. Best management practices will be implemented to ensure SWPPP compliance.



## Anticipated Production Schedule

Time Period	Activity
Fall 2018	Create berms with topsoil and overburden to prevent drainage and erosion. Begin processing material into stockpiles on Greak Streak Property Roadways are already in place
Spring 2019	Begin Selling stockpiles when the reserves on the HG Utah property are exhausted.
Summer 2019 - Summer 2021	Continue processing and stockpiling, while concurrently selling stockpiled materials.
Fall 2021 - Aug. 2022	Processing complete Finish selling stockpiled material
Sept. 2022 - Nov. 2022	Finish grade and distribute topsoil over disturbed area. Distribute seed



**ENGINEERS  
SURVEYORS  
PLANNERS**

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**SUMMIT RIDGE  
SANTAQUIN, UTAH  
SOUTH GRAVEL PIT GREEK STREAK  
EXPANSION EXHIBIT**

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-63.00	-50.00	0.00	Red
2	-50.00	-40.00	848.52	Orange
3	-40.00	-30.00	51568.75	Yellow
4	-30.00	-20.00	754219.22	Green
5	-20.00	-10.00	27364.35	Blue
6	-10.00	0.00	27443.93	Dark Blue
7	0.00	6.38	73.09	Dark Blue

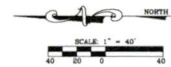
**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
GREEK STREAK VOLUME	1.000	1.000	361470.32 Sq. Ft.	326217.72 Cu. Yd.	1.56 Cu. Yd.	326216.16 Cu. Yd.<Cut>
Totals			361470.32 Sq. Ft.	326217.72 Cu. Yd.	1.56 Cu. Yd.	326216.16 Cu. Yd.<Cut>

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #  
1998-0635  
DRAWN BY:  
BJP  
CHECKED BY:  
TJP  
SCALE  
1" = 60'  
DATE  
07/12/2018  
SHEET



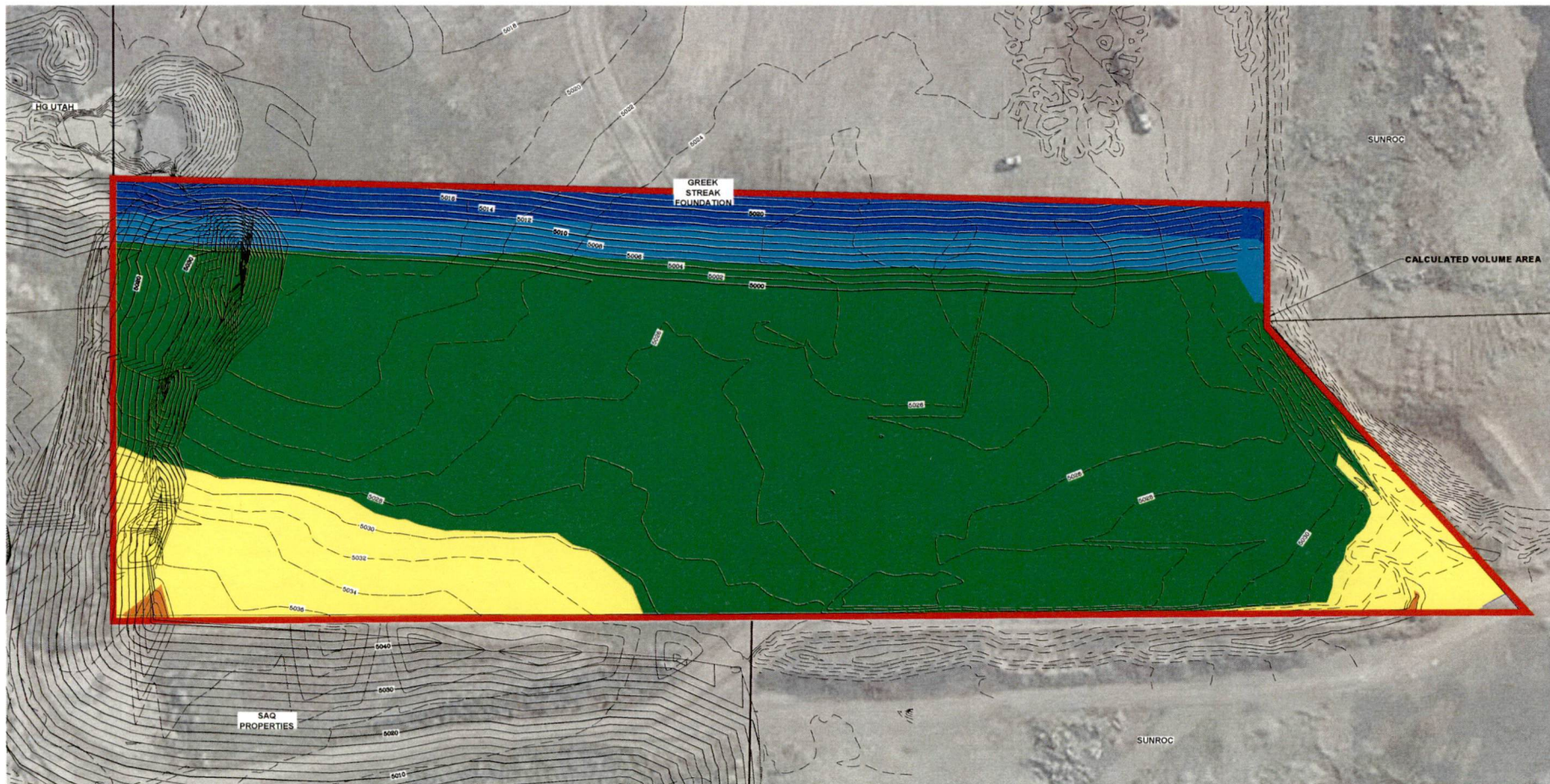


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**NOTES**

1. ALL SLOPES TO BE LESS THAN OR EQUAL TO 3:1, AND GREATER THAN OR EQUAL TO 0.5:1.



**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
GREEK STREAK VOLUME	1.000	1.000	361470.32 Sq. Ft.	326217.72 Cu. Yd.	1.56 Cu. Yd.	326216.16 Cu. Yd.<Cut>
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**SUMMIT RIDGE**

SANTAQUIN, UTAH

SOUTH GRAVEL PIT GREEK STREAK  
EXPANSION EXHIBIT

**REVISIONS**

1	
2	
3	
4	
5	

**LEI PROJECT #**

1998-0635

**DRAWN BY:**

BJP

**CHECKED BY:**

TJP

**SCALE:**

1" = 40'

**DATE:**

08/27/2019

**SHEET**

1









## 2018 LAS VEGAS K9 TRIALS



OCTOBER, 12<sup>TH</sup> 13<sup>TH</sup> 14<sup>TH</sup>

"One of the most remarkable bonds between man and animal is shared by the canine officer and his K9 companion. The bond between them and their K9 partners is complete and unconditional, even to the willingness to give their life for the protection of the city they both serve."

-Siegfried and Roy-

Dear Mayor and Councilmembers:

I would like to respectfully request your approval to attend the 2016 Las Vegas K-9 Trials to be held on October 12<sup>th</sup>, 13<sup>th</sup>, and 14<sup>th</sup>. This competition will provide a valuable opportunity for Santaquin City and the Santaquin Police Department to showcase the skills of both myself as a handler and my K-9 partner Bud to the entire country. Although this is not considered normal or standard K-9 training, it will no doubt be a great learning opportunity, which will only further enhance the progression of our partnership and skills, which will equate to greater success when working in the line-of-duty for Santaquin City.

This event features dedicated men and women committed to the success and professionalism of police service dogs. They train hard to provide an irreplaceable service to their respective communities. These Trials provide a forum for these officers to exchange ideas and compare their programs, so that they may continue to enhance their effectiveness.

Narcotic searches are intense work for the handler and the dog. While patrol dogs have the luxury of searching for a 180-pound human being, narcotic detector dogs like Bud most often have only a few grams of controlled substance to locate. During these Trials, the teams are judged on their working together, fluidness, intensity of the dog's search, and many other factors. With your approval to attend, it will also give the city an opportunity to showcase the abilities of our department's canine Bud, who I feel has a high probability of winning a medal, giving the city recognition for our K-9 program. You have approved and supported the K-9 program and sent Bud and I through the proper training, now we would like to show you and the entire country what our capabilities are by attending these K-9 Trials.

Each phase of the Trial is its own "mini" competition and awards are given for the top five finishers in Narcotics. Each search is timed and used to break ties. Teams are judged on many facets of their performance including the handler's tactics. It would be a great attribute to Santaquin City Police Department's respected and professional reputation if we were able to win one of these highly respected and sought after awards.

The costs incurred by the city would be nominal, and are listed as follows:

Entry Fee - \$25.00

Lodging at Lake Las Vegas (Event location) (3 nights) - \$727.06

Fuel/Transportation – Santaquin City Police K9 vehicle with kennel. (City assigned gas card for fuel)

Meals - \$113.00

TOTAL = \$865.06

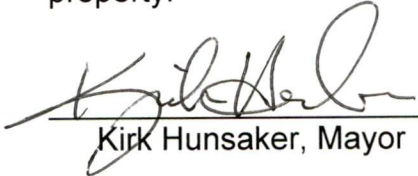
Thank you for your consideration and continued support of our police department's K-9 program.

Officer Mike Wall and canine partner Bud



## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on October 2, 2018 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

  
Kirk Hunsaker, Mayor

10/2/18  
Date