

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a **Special** City Council Meeting on Wednesday, January 23, 2013, in the Council Chambers, 45 West 100 South, at **6pm**.


1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **UNFINISHED BUSINESS**
 - a. Discussion and Possible Action with regard to proposed changes to the Sunroc Mass Grading Conditional Use Permit in the Summit Ridge Area.
5. **NEW BUSINESS**
 - a. General Discussion
6. **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

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.

BY:


Susan B. Farnsworth, City Recorder

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® Amendment to the agenda

**MINUTES OF A SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JANUARY 23, 2013**

The meeting was called to order by Mayor James E. DeGraffenried at 6:03 pm. Council Members attending: Keith Broadhead, Matthew Carr, Kirk Hunsaker, James Linford and Rick Steele.

Others present: City Manager Ben Reeves, Director Dennis Marker, Director Dennis Howard, Staff Planner Greg Flint, Wayne Humphries, and Brian Harris.

PLEDGE OF ALLEGIANCE

Mr. Flint led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Carr offered an Invocation.

UNFINISHED BUSINESS

Discussion and Possible Action with regard to proposed changes to the SUNROC Mass Grading Conditional Use Permit in the Summit Ridge Area

Director Marker introduced Wayne Humphries from SUNROC.

Mr. Humphries presented a proposed grading plan for properties north of Summit Ridge Parkway. Councilmember Hunsaker asked why this plan was not originally proposed when work started on the site. The Summit Ridge Developer changed hands.

Council Member Carr asked how future deviations from this plan will be eliminated. Councilmember Broadhead asked if GPS enabled equipment would be used so a hole won't be created like last time. Mr. Humphries indicated they will strictly adhere to this plan. They will look at all options.

Council Member Carr asked how work would proceed on the property. The plan is to move material from the south side of the site in order to make room for processing materials moved from the north side of the site.

Council Member Carr asked about the time frame for being on the property. A two year horizon is estimated based on 2012 sales. An additional 6 months would be needed for reclamation.

Council Member Broadhead asked about bonding for reclamation and the ability for having royalties paid up front. It was anticipated that future development would perform reclamation work. Mr. Reeves noted that royalties were planned on a regular basis using survey data. Sales tax will be generated with each sale. Any upfront royalties are a point of negotiation. Mr. Humphries noted that royalties are generally paid on a monthly basis and the property could be re-surveyed regularly to determine actual amounts moved. Mr. Broadhead commented that he would rather sell the material to SUNROC with the caveat that the earth be moved within the 2 years. The royalties would then be retained by SUNROC. Mayor DeGraffenried suggested that installment payments be given to the city and when the material is finally moved, a resurvey would be done to assure quantities.

A suggestion was made that perhaps an equivalent amount of grading work could be done in lieu of royalties. Director Marker noted that the proposed grading of the site would be suitable for soccer fields.

City Manager Reeves suggested the City may consider requiring a monthly payment for time on the site, which may run longer than 2 years. SUNROC would not be liable for time not on the site and thus would have an incentive to move off the property quicker. The City would benefit from a prolonged occupancy.

Council Member Carr expressed concerns about materials on the south side moving before that on the north side. Mr. Humphries indicated it is SUNROC's desire to be done on the north side as soon as possible.

Council Member Broadhead suggested an annual review be made, which would allow the Council to address economic concerns that may arise in the meantime.

Councilmember Hunsaker asked about the UPDES permit. Mr. Brian Harris indicated they have submitted all paperwork for the UPDES and SWPP. They are waiting for State.

Council Member Hunsaker asked about the timing for fixing the ruts caused by trucks running across Summit Ridge Parkway. Mr. Flint noted that timing was anticipated to be at the end of the work on the north side.

Council Member Carr asked about night work if SUNROC gets upcoming UDOT contracts.

Council Member Carr asked if a new sign could be installed that lets residents know the operation is not a "pit", but is a mass grading operation of a temporary nature. Mr. Harris stated that a sign would be easy to do.

Motion made by Council Member Linford to grant a Conditional Use Permit approval to SUNROC for a mass grading operation in the Summit Ridge Development for a period of 2 years subject to the following conditions:

1. That the applicant meet with City Engineering staff and determine what temporary repairs may be appropriate for Summit Ridge Parkway and that the repair work be completed by May 1, 2013.
2. That the applicant posts a bond for complete repair of the road damage when work is complete on the north side of the parkway with annual inspections to be conducted to determine additional repairs when necessary.
3. That asphalt be maintained at the scale egress point and continued sweeping and watering be done to keep the street clean. Rumble strips must be installed at all egress points from the south to north pit for a distance in accordance with the State approved SWPP.
4. SUNROC will pay \$30,000 during July 2013 based on the anticipated 100,000 tons being mined from the City property. Any materials mined above the anticipated 100,000 tons from the City property would have an amount of \$0.30 per ton paid to the city the following July 2014 based on survey information.
5. The permit will be extended for 2 years with a one year review.
6. A sign will be installed at the entrance which will indicate the temporary nature of the project.
7. The applicant will comply with the proposed grading plan and responses to the Council concerns noted in attached document.
8. Subject to review and approval by SUNROC and the terms being solidified in written agreement.

Motion was seconded by Council Member Carr. By a roll call vote, Council Members Broadhead, Carr, Hunsaker, Linford, and Steele voted in the affirmative.

NEW BUSINESS

General Discussion


Mr. Reeves informed the Council about the upcoming Chamber of Commerce dinner.

ADJOURNMENT

At 7:44 pm, Council Member Broadhead moved to adjourn. Council Member Carr seconded the motion. Council Members Broadhead, Carr, Hunsaker, Linford, and Steele voted unanimously in favor of adjournment.

Approved on February 6, 2013.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder