

## NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on September 19, 2012 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

### DISCUSSION ITEMS

1. Review of Council Meeting Agenda Items
2. Economic Development Corporation of Utah (EDC Utah)
3. Update on the Sunroc Conditional Use Permit
4. General Discussion

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 Office 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.

S. B. Farnsworth

By: Susan B. Farnsworth, City Recorder

Posted:

City Offices

Post Office

Zions Bank

**MINUTES OF A COUNCIL WORK SESSION  
HELD IN THE COUNCIL CHAMBERS  
SEPTEMBER 19, 2012**

The meeting was called to order by Mayor James E. DeGraffenried at 6:00 p.m. Council Members attending: Keith Broadhead, Matthew Carr, Kirk Hunsaker, James Linford, and Rick Steele.

Others attending: City Manager Ben Reeves, Director Dennis Marker, Director Dennis Howard, Director Wade Eva, Staff Planner Greg Flint, Sunroc Representatives Brian Harris and Wayne Humphries, Summit Ridge Development Representative Robb Horlacher, Russ Fotheringham, Sherrie Martell, Norm Beagley, and Brent Norton.

**DISCUSSION ITEMS**

***Economic Development Corporation of Utah (EDC Utah)***

Mr. Fotheringham and Ms. Martell reviewed the function of EDC Utah. EDC Utah is an investor-based public/private industry to promote the State of Utah with the Mayor and Council Members. The partnership includes more than 230 private-sector businesses and organizations, municipalities, counties, Chambers of Commerce, and the State; all working towards the common goal of increasing the number of quality jobs and the capital investment in Utah.

The fee to participate in the program would be approximately \$2200.00 per year. The fee per year could increase as the City's population increases. (see attachment "A" for presented information)

Council Member Carr voiced his support for participating in the program. The authorization to participate will be on the next Council agenda.

***Update on the Sunroc Conditional Use Permit***

Mr. Flint reported the Planning Commission has reviewed the application for the proposed SUNROC Mass Grading Conditional Use Permit Extension. Upon completion of the review, the Planning Commission forwarded the application to the Mayor and Council Members with a positive recommendation.

Council Member Carr reminded the Representatives that SUNROC is currently out of compliance with the ingress and egress use of the pit. He believes destruction of the road is an issue with all of the trucks coming and going. A discussion was held as to how to keep the roadway clean as well as maintain the current use. It was reported there has been talk of moving the scale to the South pit as the North pit excavation is complete and the land reclaimed. However there is not an exact time frame as to when the scale would be moved. Council Member Carr indicated the operators are doing a great job keeping the noise and dust under control. Staff Planner Flint suggested a bond for repair of the roadway could be a condition of the extension.

Council Member Hunsaker asked why there is building on the Eastside of town and no new building out at the Summit Ridge Development. Mr. Horlacher indicated they are working very actively to "sell lots" within the development.



Council Member Broadhead suggested condensing the North side project into the South side and getting the scales moved. He doesn't want to put the company out of business but would like to see the original agreement adhered to.

Mr. Horlacher indicted it could take up to 2 years to complete and reclaim the North side. Council Member Hunsaker suggested "getting it done".

Council Member Linford said he wanted to see "it get done". He also questioned if Santaquin City received any sale tax revenue on the sale of the material. Mr. Harris agreed to supply sales tax information. City Manager Reeves reported the City is receiving tax increments from SUNROC sales.

Council Member Steele was told SUNROC representatives had not contemplated moving the scale until Council Member Carr "brought up" the issue. It is not anticipated that the North side will be "completed" within the next 2 years.

Mayor DeGraffenried requested a complete area survey before the next Council Meeting. Mr. Harris indicated he would like to give a preliminary commitment to have the operations on the North completed, the scales moved and reclamation started but the three of them would need to discuss the issue before he can offer one. Mayor DeGraffenried stated he was disturbed by the signs located in Summit Ridge that indicated the development was "Summit Ridge, Utah". Mr. Horlacher stated the development was presented that way for "branding" purposes. He promised to have the signs changed to include Santaquin on them. (See attachment "B" for the information provided to the Mayor and Council Members)

### ***Review of Council Meeting Agenda Items***

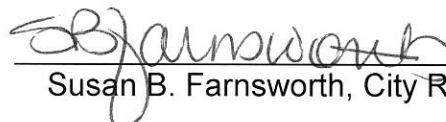
#### ***General Discussion***

No City Council agenda items were reviewed.  
No general discussion was held.

The meeting adjourned at 6:55 p.m.

Approved on October 3, 2012.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder

# Economic Development Corporation of Utah

## What is EDCUtah?

The Economic Development Corporation of Utah (EDCUtah) is an investor-based public/private partnership working with government and private industry to promote the state of Utah. This partnership includes more than 230 private-sector businesses and organizations, municipalities, counties, chambers of commerce, and the state all working towards the common goal of increasing the number of quality jobs and the capital investment in Utah.

EDCUtah specializes in being a comprehensive source of critical economic data and key public/private contacts in order to facilitate the recruitment of out-of-state companies and spur the development and expansion of local businesses.

## History of EDCUtah

In 1987, local businesses and government leaders envisioned a new corporation that would pool the resources of business leaders and local elected officials and bring the private and public sector together in their efforts to grow the economy. Based upon this vision, this group of leaders established the Economic Development Corporation of Utah, creating the first statewide public/private partnership in the United States for economic development.

In 2005, EDCUtah contracted with the state of Utah to become the designated organization for all corporate recruitment for the state.

Today, EDCUtah continues its efforts to help create economic growth in Utah. Through its marketing programs and business development efforts, EDCUtah is very engaged in recruiting viable out-of-state companies to locate or expand into Utah, and helping local businesses to grow.

### MISSION

To serve as a catalyst for quality job growth and increased capital investment by assisting in-state companies to grow and recruiting out-of-state companies to expand and relocate in Utah.



## Business Development Team

The Business Development team works with companies considering Utah for expansion or relocation, both assisting businesses that contact EDCUtah directly and proactively pursuing specific industries. Services provided to key decision makers and site consultants include critical economic data, client site tours, community briefings, incentive evaluations and operating cost comparison analyses. They also assist both public and private sector groups with their growth and expansion needs, providing resource information about financial assistance opportunities, in-state suppliers and vendors, industry profiles and contacts with EDCUtah investors.

The Business Development Team also manages the EDCUtah community match grant program and maintains SURE Sites – Utah's online certified sites program.

## Research Center

The Research Center is responsible for compiling the most up-to-date information and statistics on statewide business trends, compiling customized research data and data analysis (Operating Cost Analyses, Community Economic Impact Analyses, site consultant surveys and economic profiles) and responding to economic data inquiries.

## Marketing and Communications Team

The Marketing and Communications team promotes Utah and Utah companies to key local, national and international decision makers and promotes EDCUtah as a comprehensive source of data, contacts and assistance for companies considering Utah for expansion or relocation.

## EDCUtah Contacts

Jeff Edwards  
President & CEO  
801-328-8824  
[jedwards@edcutah.org](mailto:jedwards@edcutah.org)

Todd Brightwell  
VP, Business Development  
801-323-4240  
[tbrightwell@edcutah.org](mailto:tbrightwell@edcutah.org)

Sheila Yorkin  
Director of Marketing and Communications  
801-323-4243  
[syorkin@edcutah.org](mailto:syorkin@edcutah.org)

Brigham Mellor  
Research Manager  
801-323-4245  
[bmellor@edcutah.org](mailto:bmellor@edcutah.org)



201 South Main Street, Suite 2150  
Salt Lake City, Utah 84111  
801-324-8824  
Fax 801-531-1460  
[www.EDCUtah.org](http://www.EDCUtah.org)



# Benefits of Becoming An EDCUtah Investor

## NETWORKING

- New Investor Orientation – meet staff, meet other new investors and introduce your business to all attendees and opportunity to attend next Board of Trustees meeting for introduction to the Board.
- Quarterly Investor Updates – Three times a year networking, update on wins/losses, meet new investors
- Annual Meeting – Networking, fiscal year-end report, guest speaker/panel
- Holiday Open House – Networking

## SPONSORSHIP

- Golf for Grants Tournament – Opportunity for sponsorship and networking
- EDCUtah Annual meeting – Opportunity for sponsorship and some networking
- Quarterly Investor Update – Opportunity to sponsor and host a meeting
- EDCUtah Board of Trustees meeting – Opportunity to sponsor and host a meeting

## PROMOTIONAL

- Immediate addition to EDCUtah Website
- Immediate access to EDCUtah Investor Directory on website (print by alpha or industry)
- Promote your company and branding when sponsoring any of the following events
  - EDCUtah Annual Meeting
  - Golf for Grants Tournament
  - Quarterly Investor Update
  - Board of Trustees

## DATA & INFORMATION

- Expansion/Retention Announcements – email containing information about a company who is choosing Utah. The company, what they do, investors involved and contact of the project manager.
- Weekly newsletter – EDCUtah Economic Review
- Monthly Project Update Report – Current information on who is considering expansion to Utah.
- Supplier/Vendor listings from Research Office - Names of businesses and contacts nationwide listed by NAICS Code (biomedical, information technology). Get targeted business listings for any industry along Wasatch front, State of Utah or any other state. 100 free per month.
- Demographic Data from Research Office – anytime you want to locate an address and find what the annual income, foot traffic, average age, etc. Good information to put in relocation packages, once you know where the neighborhood is.



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[www.EDCUtah.org](http://www.EDCUtah.org)

# EDCUtah Research Center

## WANT JUST THE FACTS?

Our research center has the latest stats and figures you need to make important business decisions.

- **Operating Cost Model**
- **Economic Impact Model**
- **National Business Database & Business Lists**
- **Demographic Reports**
- **Customized Research Requests**
- **Utah Business & Economic Profile**
- **Infrastructure Data**
- **Cost of Doing Business Data**
- **Cost of Living Data**
- **Utah Quality of Life Data**
- **Business Incentives**
- **Education Data**
- **County Profiles**
- **Labor Market Data**
  - Labor Force
  - Salaries and Wages
  - Unemployment Insurance
  - Workers Compensation
  - Taxes
  - Utility Rates
  - Real Estate
  - Language Skills
- **Industry Profiles**
  - Aerospace
  - Advanced Composites
  - Data Center
  - Distribution Industry
  - Energy
  - Financial Services
  - Information Technology
  - Life Sciences Industry
  - Manufacturing
  - Renewable Energy
  - Sports & Outdoor Products

## CONTACT

**Brigham Mellor**  
Research Manager  
801-328-8824  
[bmellor@EDCUtah.org](mailto:bmellor@EDCUtah.org)



# Community Match Grants

The EDCUtah Community Match Grant Program is a statewide initiative that allocates funding in support of specific economic development efforts for the public sector and other non-profit organizations throughout the state of Utah.

Since the program's inception in 1989, EDCUtah has awarded more than \$865,000 to communities and organizations in all 29 of Utah's Counties.

The program offers match grants in three areas: Marketing, Sponsorship and Professional Development.

## Marketing Match Grants

Marketing Match Grants help Utah's communities market themselves as attractive sites for business and economic development. Projects include direct marketing materials, as well as planning process/research projects that are directly applicable to recruitment strategies and web site development and redesign. Funds may also be used for preparation of potential SURE Sites properties, i.e. completion of environmental and geo-technical studies, infrastructure assessments and other preparatory analysis. Maximum reimbursement is \$5,000.

## Sponsorship Match Grants

Sponsorship Match Grants assist communities and regions of the state with economic development events. Projects include economic development events and selection is based on the quality of the event, how well the event addresses an economic need in the community and audience. Special consideration is given to projects that provide exposure for economic development and incorporation interface among economic development partners. Maximum reimbursement is \$2,000.

## Professional Development Match Grants

Professional Development Match Grants enhance the professionalism and expertise of economic developers in Utah. Eligible courses are sponsored by the International Economic Development Council. Other courses may be considered, which demonstrate a resource for the tools necessary to the economic development profession. Maximum reimbursement is \$800.

## How It Works

The public sector applies for the Match Grant program annually in March. The grant committee approves all eligible projects within the limits of the grant budget. Projects must be completed within one year of April 1.

## Examples of Completed Match Grant Projects

- Box Elder County received \$1,500 to hold a Box Elder Economic Development Business Expo.
- Bluffdale City was awarded \$2,500 to prepare an Economic Development Strategic Plan.
- Cedar City received \$2,000 to develop a community referral system and aggressively market Cedar City at trade shows and consulting networking forums.
- Ogden City was awarded \$2,000 to develop a film and marketing kit for Ogden City's Regional In-Sourcing Campaign.

## Grant Committee

**Chairman, Stephen L. Barrett**, Commerce CRG  
**Marshall Paepke**, Mountain America Credit Union  
**Mayor Scott C. Harbertson**, Farmington City  
**Mayor Russ Wall**, City of Taylorsville  
**Jeff Larson**, Marsh  
**Bruce D. Ashcroft**, Zions Bank  
**Jeffery B. Edwards**, EDCUtah  
**Todd Brightwell**, EDCUtah  
**Sherrie Martell**, EDCUtah

Partially Funded By:



## 9-19-2012 WORK SESSION ATTACHMENT "A-6"

### Communities That Have Received Grants

American Fork City  
Bear Lake Convention & Visitors Bureau  
Beaver City Corporation  
Beaver County  
Blanding Chamber of Commerce  
Bountiful Area Chamber of Commerce  
Box Elder County  
Brigham City  
Bristlecone Community Development  
Corporation  
Cache Chamber of Commerce  
Cache COC / City of Logan  
Cache County  
Cache County ED / Chamber of Commerce  
Cache Valley Chamber  
Cache Valley Tourist Council  
Canyon Region Economic Development  
Agency (CREDA)  
Carbon County  
Cedar City / Iron County  
Cedar City / Iron County  
ChamberWest  
City of Logan  
City of Naples  
City of South Salt Lake  
City of Taylorsville  
Clearfield City  
Dagget County  
Davis County Economic Development  
Downtown Alliance  
Draper Chamber of Commerce  
Draper City  
Duchesne County Area Chamber of Commerce  
Eagle Mountain City  
East Valley Chamber of Commerce  
Emery County  
Five County Association of Governments  
Garfield County / Panguitch City  
Heber City / WEDO - Tourism Council  
Helper City Corporaion  
Hurricane Valley Chamber of Commerce  
IMPACT Salt Lake Minority Business  
Development Center  
Juab County  
Kane County  
Layton Area Chamber of Commerce  
Lehi Area Chamber of Commerce  
Logan City  
Metro Utah  
Midvale City  
Millard County  
Miller Business Innovation Center  
Moab Area Economic Development  
Moab Film Commission  
Moab to Monument Film Commission  
Morgan Economic Development Corporation  
Mt. Pleasant City  
Murray Chamber of Commerce / Murray City  
Murray City  
North Davis Chamber of Commerce  
North Salt Lake City  
Ogden / Weber Chamber  
Ogden City

Ogden City Business Development  
Orem City  
Orem, Commission for Economic Development  
Panaramoland  
Panguitch City  
Park City  
Payson Area Chamber of Commerce  
Payson City  
Perry City  
Piute County Economic Development  
Pleasant Grove City  
Pleasant View City  
Price City  
Provo City Economic Development  
Randolph, Town of  
Riverton City  
Roy City  
Sale Lake Vest Pocket Business Coalition  
Salt Lake Area Chmaber of Commerce  
Salt Lake Bid Committee  
Salt Lake City Corporation  
Salt Lake Convention & Visitors Bureau  
Salt Lake County  
Salt Lake County Export Assistance Program  
Salt Lake Downtown Alliance  
San Pete Regional Heritage Council  
Sandy Area Chamber of Commerce  
Sandy City  
Sevier County  
Six County Economic Development District  
SmartUTAH for Tropic & Kanab  
South Jordan Chamber of Commerce  
South Jordan City  
South Valley Tourism Council  
Spanish Fork City  
St. Geroge Area Chamber  
State of Utah  
Taylorsville  
The Economic Development Corporation  
Tooele City  
Toquerville City  
Town of Alta  
Town of Ballard  
Tremonton Economic Development Association  
Uintah County Economic Development  
Utah Heritage Highway 89 Alliance  
Utah Information Technologies Association  
Utah Life Science Industries Association  
Utah Supplier Development  
Utah Valley Convention & Visitors Bureau  
Utah Valley Economic Development  
Vernal Area Chamber of Commerce  
Wasatch Area Economic Development Agency  
Wasatch Economic Development Organization  
(WEDO)  
Wasatch Front Regional Council  
Washington City  
Washington County Economic Development  
Council  
Wayne Brown Institute  
Weber Economic Development Corporation  
West Jordan City  
West Jordan City  
West Jordan Chamber of Commerce  
West Point City  
West Valley City

### Contacts

**Sherrie Martell**  
Program Manager  
smartell@edcutah.org  
801-328-8839

**Todd Brightwell**  
Vice President, Business Development  
tbrightwell@edcutah.org  
801-328-8824



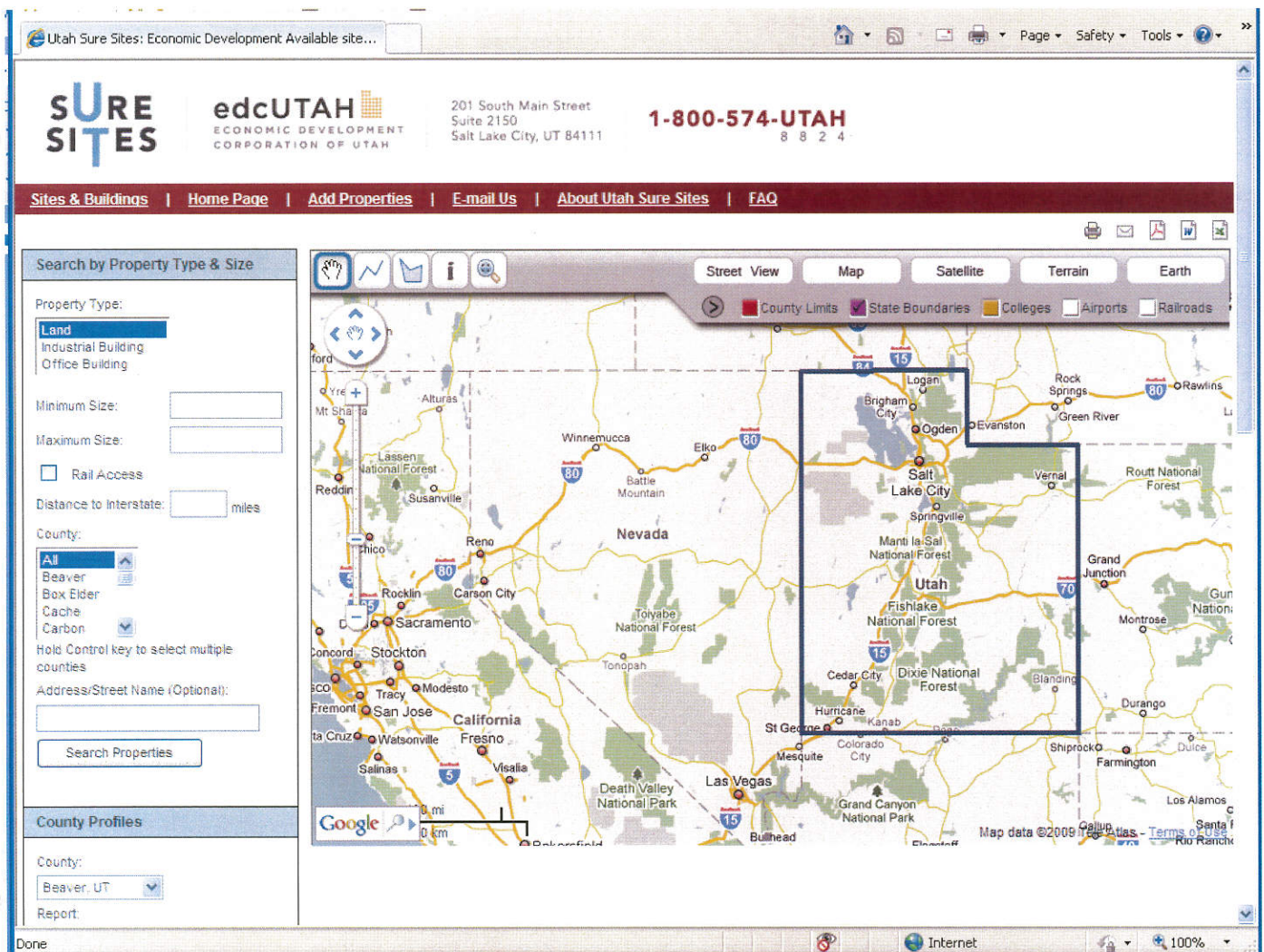
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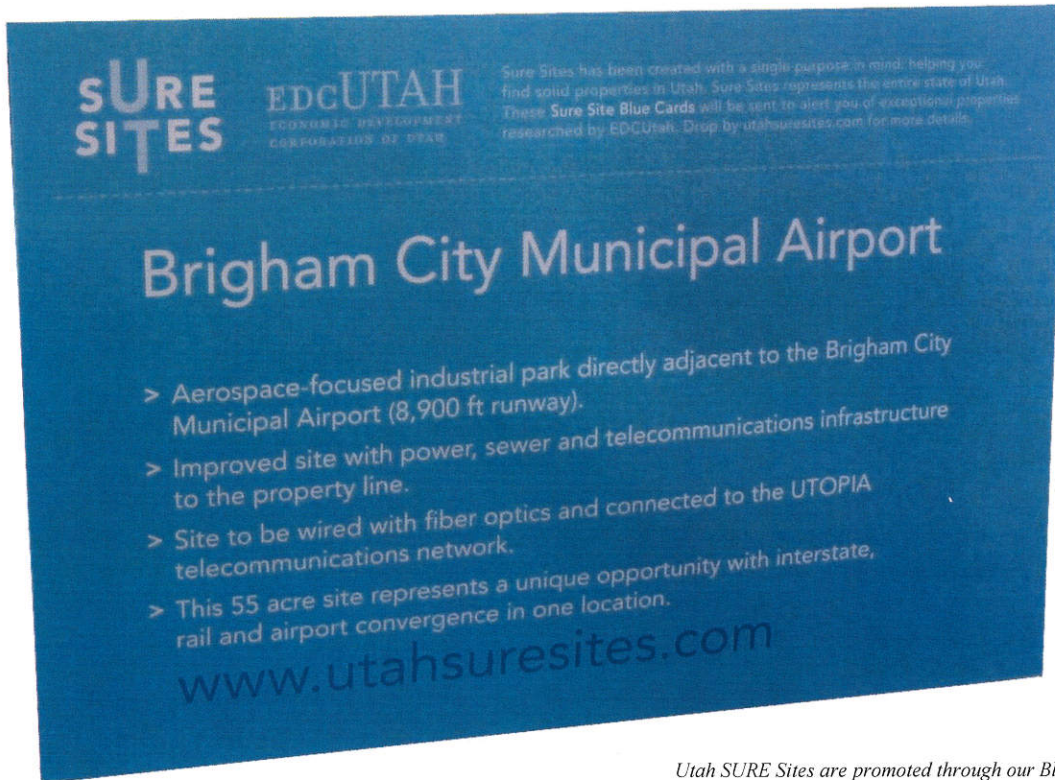


# Utah SURE Sites

## What are SURE Sites?

SURE (Select Utah Real Estate) Sites are buildings or land sites that have received a detailed level of due diligence screening against a predetermined set of criteria. EDCUtah created the program in 2006 to identify and qualify sites in Utah for companies considering the state for expansion or relocation. By answering key questions about the sites in advance, communities can respond to companies in a timely manner and with more accurate data. The SURE Site qualification process requires property stakeholders to answer questions related to **infrastructure, quality of life, local economy and costs**, and submit that data to EDCUtah to house in their online database. This database, located at [www.utahsuresites.com](http://www.utahsuresites.com), can be accessed by relocating companies 24 hours a day, seven days a week, and contains a wealth of information that is relevant to the corporate relocation process.





*Utah SURE Sites are promoted through our Blue Card targeted mailing campaign, as well as on the EDCUtah website.*

## SURE Site Examples

There are nearly 40 sites in the SURE Sites program that represent properties from every corner of the state. Some current Utah SURE Sites are:

- Business Depot Ogden - Ogden, Weber County
- Anderson Geneva - Vineyard, Utah County
- Beaver City Industrial Park, Beaver, Beaver County
- Brigham City Municipal Airport, Brigham City, Box Elder County
- Port 15, Cedar City, Iron County
- Fort Pierce Industrial Park, St George, Washington County
- Green River Industrial Property, Green River, Emery County
- Utah Industrial Depot, Tooele, Tooele County
- Salina Commercial Center, Salina, Sevier County
- Pierce Swenson Property, Price, Carbon County

## Contacts

**Sherrie Martell**  
Program Manager  
smartell@edcutah.org  
801-328-8839



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www.EDCUtah.org



# Board of Trustees 2011-2012

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- Mark Bouchard, **CB Richard Ellis**
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- Rhys Weaver, **The Clyde Companies, Inc.**
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- Deedee Corradini, **Concierge Relocation - A Division of Prudential Utah Real Estate**
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- Thomas M. King, **Suburban Land Reserve**
- Steve Mecham, **Utah Rural Telecom Association**
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- Greg A. Winegardner, **Wells Fargo Bank**
- Peggy Larsen, **Workers Compensation Fund**
- George Hofmann, **Zions Bank**

## EX-OFFICIO'S

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- Congressman Jason Chaffetz, **U.S. House of Representatives**
- Congressman Jim Matheson, **U.S. House of Representatives**
- Senator Stuart Adams, **U.S. Senate**
- Senator Orrin Hatch, **U.S. Senate**
- Senator Mike Lee, **U.S. Senate**
- Lou Callister, **Callister Nebeker & McCullough**
- Mel S. Lavitt, **Chairman, GOED Board**
- Spencer P. Eccles, **Executive Director, GOED**
- Phil Thompson, **Industrial Supply Company**
- Lane Beattie, **Salt Lake Chamber**
- Francisco Sotelo, **Utah Hispanic Chamber of Commerce**
- Tom Bingham, **Utah Manufacturer's Association**
- Jeff Robbins, **Utah Sports Commission**
- William A. Sederburg, **Utah System of Higher Education**
- Richard Nelson, **Utah Technology Council**



## 9-19-2012 WORK SESSION ATTACHMENT "A-10"

Scott Anderson, **Zions Bank**

### PUBLIC SECTOR

- Mayor James Hadfield, **American Fork City**  
Commissioner Chad W. Johnson, **Beaver County**  
Mayor Dennis Fife, **Brigham City Corporation**  
Mayor Joe Burgess, **Cedar City Corporation**  
Mayor Randy Watts, **City of Logan**  
Mayor Mia Love, **City of Saratoga Springs**
- Mayor Scott L. Osborne, **City of South Jordan**
  - Mayor Russ Wall, **City of Taylorsville**  
Mayor Don Wood, **Clearfield City**  
Mayor Kelvyn H. Cullimore Jr., **Cottonwood Heights**  
Commissioner Warren Blanchard, **Daggett County**
  - Commissioner Louenda H. Downs, **Davis County**  
Mayor Darrell H. Smith, **Draper City**  
Mayor Heather Jackson, **Eagle Mountain City**  
Mayor David Parrish, **Ephraim City**  
Mayor Scott C. Harbertson, **Farmington City**  
Mayor Eugene R. Larsen, **Fillmore City**  
Mayor Brent Marshall, **Grantsville City Corporation**  
Mayor Josh Mills, **Herriman City**  
Commissioner Val Jones, **Juab County**  
County Council Member Ed Meyer, **Kane County**
  - Mayor Stephen Curtis, **Layton City**  
Mayor Bert Wilson, **Lehi City**  
Mayor JoAnn B. Seghini, **Midvale City**  
Commissioner Bart Whatcott, **Millard County**  
County Council Member Lyle Nelson, **Morgan County**  
Mayor Lloyd Berentzen, **North Logan City**  
Mayor Leonard Arave, **North Salt Lake**
  - Mayor Mike Caldwell, **Ogden City**  
Mayor Rick Moore, **Payson City**  
Mayor Doug Clifford, **Pleasant View City**
  - Mayor Ralph Becker, **Salt Lake City Corporation**
  - Mayor Peter Corroon, **Salt Lake County**  
Commissioner Phill Lyman, **San Juan County**
  - Mayor Tom Dolan, **Sandy City**  
Commissioner Gary Mason, **Sevier County**  
Mayor Cherie Wood, **South Salt Lake**

Mayor Patrick Dunlavy, **Tooele City Corporation**

Commissioner Colleen Johnson, **Tooele County**

- Commissioner Mike McKee, **Uintah County**
- Commissioner Gary Anderson, **Utah County**  
Commissioner Steve Farrell, **Wasatch County Corporation**
- Chairman Michael Gardner, **Washington County ED Council**  
Commissioner Jan Zogmaister, **Weber County**  
Mayor Melissa Johnson, **West Jordan City**
- Mayor Mike Winder, **West Valley City**

### COMMUNITY AT LARGE

- Rod Castillo, **The Pete Suazo Business Center**
- President Cynthia Bioteau, **Salt Lake Community College**
  - Dr. Loris Betz, **University of Utah**  
President Scott Wyatt, **Snow College**  
President Stan L. Albrecht, **Utah State University**  
President Matthew S. Holland, **Utah Valley University**  
President F. Ann Millner, **Weber State University**

### SPECIAL ADVISOR

- Arthur C. Nelson, **Metropolitan Research Center/University of Utah**

### STAFF

- Jeffery B. Edwards, **The Economic Development Corporation of Utah (EDCUtah)**

- |  |
|--|
| <ul style="list-style-type: none"><li>• <b>Executive Committee</b></li></ul> |
|--|



201 South Main Street, Suite 2150  
Salt Lake City, Utah 84111  
801-324-8824



# Public Sector Investor Application

Thank you for your investment in Economic Development Corporation of Utah. We look forward to working with you.

## Community

Address

Address

City, State Zip

Phone

Fax

Community Website

## Mayor/Commissioner

Email

Office Phone

Cell Phone

## Manager/Administrator

Email

Office Phone

Cell Phone

## Economic Development

Email

Office Phone

Cell Phone

My pledge is automatically renewable on the anniversary date next year (The date your remittance is received reflects renewal date for future invoicing.)

☐ Investment Amount\$\_\_\_\_\_check enclosed

☐ Pay by Credit Card (See Page 2)

☐ Other (please comment): \_\_\_\_\_

Signature, Title \_\_\_\_\_ Date \_\_\_\_\_

## Payment Options

Make checks payable to:

**The Economic Development Corporation of Utah**

For credit card payment:

☐ Master Card      ☐ Visa      ☐ American Express      ☐ Discover

Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Name as it reads on card \_\_\_\_\_

The Economic Development Corporation of Utah is recognized as a 501(c)(6) organization (Tax ID Number) by the Internal Revenue Service.

Therefore, your investment may be taken as a business expense.

## Additional Information

*The following information will assist EDCUtah staff in appropriately referring economic development opportunities to your community.*

*Please be as detailed as possible.*

Year Established \_\_\_\_\_

Most Recent Population Estimate \_\_\_\_\_

Economic Development Areas of Focus (3) \_\_\_\_\_

Recent ED Projects of Note (3) \_\_\_\_\_

Why did you choose to join EDCUtah? \_\_\_\_\_

**\*\*PLEASE EMAIL YOUR COMPANY LOGO (150 DPI, JPG FORMAT) to [smartell@edcutah.org](mailto:smartell@edcutah.org) – thank you.**

PLEASE COMPLETE APPLICATION AND RETURN WITH PAYMENT TO:

ARTHUR FRANKS, DIRECTOR OF MEMBERSHIP

ECONOMIC DEVELOPMENT CORPORATION OF UTAH

201 S MAIN STREET SUITE 2150

SALT LAKE CITY, UT 84111





## MEMORANDUM

September 14, 2012

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To:	Mayor and City Council via Planning Commission	
From:	Greg Flint, City Planner	
RE:	<b>Sunroc Mass Grading Conditional Use Permit Extension</b>	<b>Zone: PC</b>
	<b>Approximately 1400 West Summit Ridge Parkway</b>	<b>CU#06-03</b>

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**City Council Action:**

Review and approval/approval with conditions or denial of the Conditional Use Permit Extension

**BACKGROUND**

**History and Application:**

The Summit Ridge Pit located on the north and south of Summit Ridge Parkway, and operated by Sunroc Corporation, has requested a renewal extension of a conditional use permit for gravel, sand, earth extraction and mass grading. The conditional use permit for the current operation was valid for 6 years and expired June 7, 2012 (see Exhibit A, City Council minutes). Royce Peterson, a representative of HG Utah I and II (owners of the Summit Ridge Development) and Brian Harris, a representative for Sunroc Corporation, have filed a request for extension of the conditional use permit. The application was submitted to the city on June 1, 2012 (See Exhibit B, attached application) with additional application materials being submitted on August 23, 2012 via email (see Exhibit E, full Planning Commission staff report). The City engineer and City planning staff have reviewed the application and presented those recommendations to the Planning Commission.

**Zoning Regulations:**

The current zoning on the subject property is the PC zone. Gravel, Sand, Earth Extraction and Mass Grading are permitted per Santaquin City Code (S.C.C.) §10-7H-21. "Gravel, sand, earth extraction, and mass grading operations may be approved by the city council with recommendation for approval by the planning commission as a part of a larger development project under the provisions applicable within the planned community zoning classification and those of section §10-6-28 of this title." (S.C.C. §10-7H-21) In addition to the conditional use requirements (S.C.C. §10-8) there are additional requirements for Gravel, Sand, Earth Extraction and Mass Grading (S.C.C §10-6-28).

**Planning Commission Discussion and Public Hearing:**

The planning commission discussed the Sunroc conditional use permit extension during their June 28<sup>th</sup> meeting (See Exhibit C, minutes). Additional information was requested of the applicants and was provided to city staff. A public hearing was noticed and held on September 13<sup>th</sup> 2012, in which there were no public comments. Further discussion was held during the September 13<sup>th</sup> meeting (See Exhibit D, draft minutes). The Planning Commission forwarded the conditional use permit extension to the City Council with a positive recommendation with the staff findings and recommendations outlined below.

**ANALYSIS**

City engineering and City planning staff have reviewed the application for extension in accordance with Santaquin City Code §10-6-28. The full review, including the applicant's attachments, including the site plan with final grading, a Division of Air Quality Approval Order permit, a Fugitive Dust Control Plan



and a Mine Reclamation Plan are included in the staff report to Planning Commission (See full staff report (Exhibit E). The following table indicates the concerns identified during the review and presented to the Planning Commission, the staff recommendations and the applicant's suggested mitigation.

<b>Table 1: Staff review, staff recommendations and applicants suggested mitigation</b>	
<b>1. Final grading:</b> The mining operations on the north portion of the site, near the Summit Ridge Parkway overpass (over the railroad), appear to have been excavated (cut) more than what is shown on the grading plan submitted by Sunroc (prepared by LEI dated 12/8/2005).	
<b>Staff recommendation:</b> Staff recommends Sunroc perform a topographical survey in the area and fill and compact as necessary to ensure that the final grading results in the final contours shown on the submitted grading plan.	<b>Applicant's suggested mitigation:</b> The applicant indicated during the Planning Commission that they intend to have a survey performed of the area and that they will adhere to the final grading plan as submitted.
<b>2. Backfill:</b> The reclamation plan states that, "reclamation will be performed to match the contours shown on the map". Of concern is the comment, "If there is not enough backfill material to establish the reclaimed slopes, the slopes shall be cut using a dozer or loader by balancing enough cut to fill the void (i.e. cut and fill balance)." If there is not enough backfill material to meet the design contours, will the slope be cut not in accordance with the final grading plan?	
<b>Staff recommendation:</b> Staff recommends that if the site plan will vary from the final contouring, that a new engineered site plan be submitted.	<b>Applicant's suggested mitigation:</b> The applicant indicated during the Planning Commission that they intend to have a survey performed of the area and that they will adhere to the final grading plan as shown.
<b>3. Time to complete:</b> The submitted application indicates that expected completion is 5 years with one additional year for reclamation until the year 2018.	
<b>Staff recommendation:</b> City staff would like to see a more detailed timeline of excavation, stockpiling, backfilling and restoration of the site. North and south sites should be considered independently for completion dates.	<b>Applicant's suggested mitigation:</b> The applicants indicated during the Planning Commission meeting that they do not know their time frame for reclamation for both sites as it is driven by economic factors.
<b>4. Road Damage:</b> During the site visit we noticed that there appears to be some rutting of asphalt across Summit Ridge Parkway (traverse to the travel lanes) between the entrances to the north (west entrance) and south (main entrance) areas of the site.	
<b>Staff recommendation:</b> Staff recommends as part of the site reclamation process, this rutting be repaired and a bond provided for such repairs. The city engineer would determine the areas that would need to be reconstructed and the bond amounts.	<b>Applicant's suggested mitigation:</b> The applicants indicated during the Planning Commission meeting that they would be responsible for any road damage caused by trucks and equipment along Summit Ridge Parkway.
<b>5. Access and Tracking:</b> The plan sheets submitted show one access location to the north site and one to the south site of the project. There are actually 2 access locations to the north for a total of three ingress/egress locations. City Code requires that, "a paved road of no less than forty (40) feet in width from the entrance and exit, a distance of not less than three hundred (300') feet from the right of way line into the area of operation shall be provided..." The intent of this requirement is to limit the amount of debris on city roads. There is currently only one of the three access points where this paved section is in place. It is the east (main) access to the north area of the site that leads to where the scales are located.	
<b>Staff recommendation:</b> Staff recommends that Sunroc pave both of these access locations as required by City Code. Any variation from asphalt surface must be must be approved by the city engineer.	<b>Applicant's suggested mitigation:</b> The applicants indicated during the Planning Commission meeting that they would like to <u>not</u> pave the area in accordance with the city code, but have requested that they be allowed to place crushed asphalt by the exits and entrances as approved by the city engineer. As the intent of the paved areas is to reduce the amount of debris and dust on the public road, the applicant has also proposed that that sweeping/ vacuuming be increased from 1 day per week to 2-3 times per week. The applicant also indicated that they would be willing to water Summit Ridge Parkway to maintain the dust.



<p><b>6. Bonding:</b> According to City Code, "All such operations (mass grading 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 <u>except</u> when part of a larger project where, ...bonding has been put forth for the larger project." There is not currently a specific reclamation bond in place with the City for restoration of the site once mining operations are complete. There is no bonding in place for restoration of this project as part of the larger (Summit Ridge Development) project. The applicant submitted a "Mine Reclamation Plan" with the application for renewal. This plan seems to adequately address restoration of the site.</p>	
<p><b>Staff recommendation:</b> City Staff recommend that a reclamation bond <u>not</u> be required at this time, as the reclamation would have to be done prior to or with any development occurring.</p>	<p><b>Applicant's suggested mitigation:</b> The applicant has indicated that they will follow the submitted Mine Reclamation Plan. Summit Ridge Development has indicated that they are pleased with the progress made thus far on the mass grading.</p>
<p><b>7. Hours of operation:</b> The pit is allowed by this ordinance to be open from 7am to 7pm. There have been some complaints of trucks operating in the pit at night, although nothing has been formally filed through the Community Development Department.</p>	
<p><b>Staff recommendation:</b> Sunroc has been reminded that the hours of operation are 7am-7pm.</p>	<p><b>Applicant's suggested mitigation:</b> The applicant has indicated that trucks were in use during the I-15 core project in the evening and were unaware of the requirement. They have indicated they would adhere to the hours of operation from this time forward and approach the city if they would like to deviate from those hours.</p>
<p><b>8. Renewal Extension:</b> By City Code, a renewal may not be extended more than 2 years.</p>	
<p><b>Staff recommendation:</b> Staff recommends that the permit be extended for the maximum of two (2) years from the approval date by the City Council. Prior to expiration of the renewal permit in two years, another review by City Staff, the Planning Commission and City Council would be required.</p>	<p><b>Applicant's suggested mitigation:</b> The applicant requested that the permit be extended another 6 years.</p>

## RECOMMENDATION

The Planning Commission and City Staff recommend the City Council approve the extension for the **Sunroc Mass Grading Conditional Use Permit**, based on the following findings and conditions:

### Findings

1. The proposed use is in harmony with the general objectives of the general plan and the development code.
2. The proposed use follows the intended purposes of the PC zone and is in preparation for development on the subject sites
3. There have been no major complaints or unresolved issues, which the City has been made aware of, with the current operation.
4. All of the review criteria for Conditional Uses, as found in S.C.C. §10-8-6, have been met or will be met.

### Conditions

1. That the applicant provides a detailed explanation of backfill, compaction, final contouring and reclamation timeline for the north site and the south site.
2. That the applicant adhere to the previously approved final grading plan and mine reclamation plan and take necessary measures to ensure proper contouring, including a topography survey or submittal of reengineered plans for city approval.
3. That the applicant bond for and repair any road damage that occurs across Summit Ridge Parkway. The area and amount to be determined by the City Engineer.

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4. That the applicant work with the City to help prevent further track out of hauled materials and mud on the south exit/entrance by including either rumble strips and/or the appropriate paved asphalt areas as approved by the City Engineer.
5. That the permit be extended for the maximum of two (2) years from the approval date by the City Council.
6. That the applicant adheres to all Mass Grading provision of this code.
7. That this use be reviewed upon legitimate unresolved complaint.

A handwritten signature in black ink, appearing to read "Greg Flint". The signature is written in a cursive, slightly slanted style.

Greg Flint  
City Planner



Council Member Starley questioned if there were a way to enforce large truck braking on the Freeway. He was told that the City is required to have a Noise Ordinance in place as well as commitment to funding of the signage (approximately \$300 per sign) and enforcement of the Ordinance.

On a closing note, Ms. Dabbling reported that Payson City has received monies to reconstruct the Dry Creek Structure as well as adding a Pedestrian access. Bids for the project are currently being accepted with the approximate beginning date of mid summer.

#### **FORMAL PUBLIC HEARINGS**

##### ***Finalized 2006/2007 Budget***

Council Member Linford moved to enter into a Public Hearing with regard to the Finalized 2006/2007 Budget. Council Member Starley seconded the motion. The vote was unanimous.

There weren't any Public comments or concerns.

Council Member Starley moved to close the Public Hearing. Council Member Linford seconded the motion. The vote was unanimous.

#### **UNFINISHED BUSINESS**

##### ***Ratification of acceptance of item #6 of the Public Safety Building Change Order #3***

Council Member Starley moved to ratify the acceptance of item #6; the addition of an upstairs closet, in the amount of \$1663.56 on the Change Order dated April 26, 2006. Council Member Linford seconded the motion. The vote was unanimous.

#### **NEW BUSINESS**

##### ***Authorization for Mayor DeGraffenried to sign the Aqua Engineer Waste Water Impact Fee Contracts***

Council Member Starley moved to authorize Mayor DeGraffenried to sign the Aqua Engineer Waste Water Impact Fee Study Contracts. Council Member Linford seconded the motion. The vote was unanimous.

##### ***Approval of a Mass Grading Application for KBS Farm Holdings, Summit Ridge Communities and Sunroc Construction***

Council Member Linford moved to approve the Mass Grading Application for KBS Farm Holdings, Summit Ridge Communities and Sunroc Construction for the term of 6 years. Council Member Starley seconded the motion. The vote was unanimous. For the record, Council Member Green, in a earlier presented letter to the Mayor, indicated he was in favor of the approval.

##### ***Discussion and possible approval of the Ercanbrack Single Lot Subdivision at approximately 450 N 700 E***

Council Member Starley moved to approve the Ercanbrack Single Lot Subdivision. Council Member Linford seconded the motion. The vote was unanimous.

##### ***Discussion and possible action with regard to Temporary Construction water***

Mayor DeGraffenried reported that throughout construction there are times when water is needed. He proposed assessing, at the time a Building Permit is purchased, a \$50 fee for construction water. This would allow the use of the water with some compensation to the City. A Water

EXHIBIT B



June 1, 2012

Dennis Marker  
Santaquin City  
45 West 100 South  
Santaquin, UT 84655

**RE:   Renewal of Existing Conditional Use Permit #06-03**

Dennis:

Thank you for taking a moment to talk with me this week regarding the renewal of our existing Conditional Use Permit #06-03. This Conditional Use Permit (CUP) was issued to Sunroc Corporation for a mass grading project at Summit Ridge.

Much work has been completed by Sunroc at this location and we had hoped to have all of our work completed before the expiration of the CUP, however, due to the down turn in the economy Sunroc still has the following items to complete:

- Complete the mining of existing material,
- Sale the material that has and will be stockpiled, and
- Perform reclamation of this site.

In order to accomplish these tasks we request an extension of our CUP from Santaquin City in order to complete these items listed above. We ask to please included for consideration on the upcoming Santaquin City Planning Committee meeting on June 14, 2012.

If you have any questions regarding this request, please feel free to contact me.

Sincerely,

Brian L. Harris  
Environmental Engineer  
Sunroc Corporation  
801.802.6954



**Santaquin City Corporation**  
**Application to Appear**  
**Before the Planning Commission**

45 West 100 South, Santaquin, Utah 84655  
(801) 754-3211 Fax (801) 754-1753  
[www.santaquin.org](http://www.santaquin.org)



**Notice:** This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department **before** the specified deadline date and time in order to be placed on an agenda. All meeting dates, times, and deadlines can be obtained from the Community Development Department. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted.

<b>Applicant / Developer Information</b>			
Applicant / Company: <i>Sunroc Corporation</i>		Application Date: <i>June 22-2012</i>	Date of Meeting Requested: <i>6-28-12</i>
Address, City, State, Zip:			
Telephone: <i>801-802-6954</i>	Alternate Phone:	Fax:	Email:
<b>Project Information (if applicable)</b>			
Project Name: <i>Sunroc Mass Grading Permit</i>		Acres:	Units:
Project Address, City, State, Zip: <i>Summit Ridge</i>			Zone:
<b>Engineer or Surveyor Information</b>			
Company:		Contact: <i>Brian Harris</i>	
Address, City, State, Zip:			
Telephone:		Fax:	Email:
<b>Nature of Request</b>			
<input type="checkbox"/> General Plan Review <input type="checkbox"/> Preliminary Subdivision Plat Review <input type="checkbox"/> Final Subdivision Plat Review <input type="checkbox"/> Commercial/Industrial Project Review <input type="checkbox"/> Commercial/Industrial Site Review <input type="checkbox"/> Annexation Review <input type="checkbox"/> Flag Lot Review <input type="checkbox"/> Single Lot Split Review <input checked="" type="checkbox"/> Conditional Use Permit Request Review <input type="checkbox"/> Code Amendment Request <input type="checkbox"/> Public Forum Item <input type="checkbox"/> Discussion Item <input type="checkbox"/> Other: <i>Renewal</i>		Explanation of Request: _____ <i>Renewal of Conditional</i> <i>Use permit #6-03</i>  Planning Commission meetings are held at 7 p.m. on the 2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays of every month, in the City Council Chambers of City Hall, located at 45 West 100 South. All meeting dates are subject to City-observed holidays and the approved yearly meeting schedule.	
<b>Office Use Only</b>			
File Number:	Fee & Date Paid: <i>\$150 6-28-12</i>		Meeting Date Assigned:



August 23, 2012

Greg Flint  
Staff Planner  
Santaquin City  
275 West Main Street  
Santaquin, Utah 84655

Re: Application for Renewal of Conditional Use Permit # 06-03

We seek approval of a Renewal of the Conditional Use Permit #06-03 Issued June 7, 2006 for Mass Grading on our Property at 1400 East Summit Ridge Parkway, Santaquin, UT 84655. Our Operations have not concluded in the expected time chiefly due to the economic slowdown and the inability to sell materials from the grading site.

In support of the Application for Renewal of the CUP # 06-03 we submit the following information and exhibits for your review and approval.

- A. Name and Address of Owners on Land from which removal is/will take place:  
HG UTAH I, LLC  
2321 E University Drive Ste 103  
Mesa, AZ 8213  
480 947 8889  
  
HG UTAH II, LLC  
2321 E University Drive Ste 103  
Mesa, AZ 8213  
480 947 8889
- B. Name and Address of Applicant Making Request for the permit  
HG UTAH I, LLC  
2321 E University Drive Ste 103  
Mesa, AZ 8213  
480 947 8889  
  
HG UTAH II, LLC  
2321 E University Drive Ste 103  
Mesa, AZ 8213  
480 947 8889
- C. Name and Address of Firm Conducting the Actual Removal  
SunRoc Corporation  
730 North 1500 West  
Orem, UT 84057  
801 802 6900
- D. Location Size and legal description of the area from which removal is to be made  
1400 East Summit Ridge

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ATTACHMENT "B-9"

Santaquin, UT 84655

Approx 49.2 acres North of Summit Ridge Parkway just east of Railroad tracks and

Approx 46.9 acres South of Summit Ridge Parkway just east of Railroad tracks

Dimensions and precise shape of area show in scaled detail in Exhibit A

- E. Type of Materials to be excavated, stockpiled or removed:
  - Gravel
  - Sand
  - Topsoil (some stockpiled for later remediation of area)
- F. Proposed method of removal and general haul route
  - Northern area: removal from site along Summit Ridge Parkway east to Freeway or Frontage Road depending on Destination.
  - Southern area: along road shown on Exhibit A toward Frontage and then to Freeway or Frontage roads depending on destination.
- G. General types of equipment to be used:
  - Loaders
  - Dozers
  - Crusher
  - Screens
  - Conveyors
  - Water Truck
- H. Estimated time frame to complete operations and number of phases where appropriate:
  - 5 years
- I. Plan of Operation, Topographic Survey of parcel, Schedule of operation
  - 1. Commencement and projected completion of excavation or mass grading operations  
June 2006 on going to June 2018
  - 2. Commencement and projected completion of erosion and drainage control measures  
instituted during excavation or mass grading operations, water kept on site with  
berms and small basins  
Currently in place, no changes planned to current measures.
  - 3. Commencement and projected completion of fencing, roads, utilities or other  
structures or improvements located on site by plan of operation:  
All roads, utilities and trailer are in place and unchanged from prior uses.
- J. Site plan complete:
  - 1. All necessary detail drawings  
See Exhibit A attached
  - 2. All temporary and Permanent Improvements  
See Exhibit B attached  
No permanent improvements  
Crusher set up  
Mobile Maint Trailer  
Temporary Scale House  
Temporary Scales
  - 3. Details of all buildings and other structures to be placed on location:  
Trailers  
Small shed for scales
  - 4. Surveyed boundary lines:

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ATTACHMENT "B-10"

Shown in Exhibit A

5. Engineered studies, review, and designs as warranted  
All studies, reviews and designs as previously existing
  6. Details of all access routes, egress routes and on site travel routes:  
Routes shown on Northern parcel, access and egress from Summit Ridge Parkway  
Drive shown in Exhibit A  
Route shown on Southern parcel, access from Summit Ridge Parkway Drive and  
egress from south part of parcel eastward to frontage road shown in Exhibit A.
  7. Plan to address surface water issues:  
Plans unchanged from prior CUP,  
small basins shown on Exhibit A and  
Berms along edges for water retention
  8. All adjacent properties with name and address of each property owner within 500 feet  
of proposed site:  
See list of adjacent properties with plat number and owners name and address in  
Exhibit E made a part hereto.
  9. Any other requirements by the City  
Will comply as needed
- K. Nuisance mitigation plans and compliance thereto:
- Dust:  
No changes envisioned from current operations.  
Use of water truck to regularly or as needed spray dirt to reduce dust.  
Use of slow speed over dirt on site to reduce amount of dirt/dust disturbed  
For further information see Exhibit D Fugitive Dust Control Plan for Aggregate  
Processing.
- Noise:  
No changes seen from current operations  
Normal work hours from 7 am to 7 pm will curtail noise from early mornings and  
evenings/night times.  
Repair and Inspection of Vehicles on regular basis to maintain them and keep noise down
- Odors:  
No changes seen in current operations  
Not aware of any odor issue from our operations with dust kept down.
- Other possible Nuisances:  
None we are aware of but we seek to be vigilant to reduce/eliminated any nuisance  
encountered. See Exhibit B for Air Quality Approval Order
- L. Submit Site reclamation plan and compliance thereto.
1. Issues concerning topsoil and subsoil:  
Topsoil stockpiled and available for remediation when/as needed. More information  
is available in Exhibit C attached.
  2. Grading and contouring:  
See attached Reclamation Plan Section B of Exhibit C
  3. Compaction:  
Compaction shall be as required to stabilize the substrate and meet community  
standards as needed
  4. Surface water diversions:



Because the area slopes gently and the soils are well drained we do not anticipate problems with surface run-off leading to erosion or needing further diversion.

5. Water impoundments:  
With the gentle sloping after grading the reclamation does not anticipate problems requiring water impoundments.
  6. Revegetation:  
Final remediation will be to disc the topsoil to establish ridges for seeds to catch, retain water and germinate to revegetate to native vegetation. See Section C of Exhibit C.
  7. Roads:  
In and in place, with no changes anticipated from current CUP
  8. Structures:  
No permanent structures, sheds and trailer in place with no change from prior CUP
  9. Any and all waste materials generated on site is put into trash can and hauled off site, where it is disposed of in an approved landfill. No trash or waste is buried onsite.  
None known
  10. Rezoning:  
None needed
  11. Wildlife  
No know issues with wildlife
  12. Any other site pertinent issues  
None we are aware of.
- M. Finished grading plan in 2 parts:
1. Topographical map of existing conditions with overlay of finished grade contours:  
Included in attached Exhibit A
  2. Description of grading methods and materials proposed:  
Accumulations of soil and separation of them into gravel, sand and topsoil piles for sale and distribution with some topsoil retained for remediation at end of project.
- N. **Haul Route Plan**  
As previously stated Hauling Route is from the South road toward frontage for the southern grading and onto Summit Ridge Parkway from the northern area. See Exhibit A for location of roads and connection to the Surface streets currently existing as "Frontage or Summit Ridge Parkway."
- O. Excavation and mass grading operation and finished grade plans to depict and describe sequence of operations:  
Mass grading operation to remove soils and screen for size (gravel, sand, top soil)  
Stockpile by conveyor or loaders  
Load and ship to end user on above stated roadways and routes
- P. Plan Review by Planning Commission and subject to City Council approval or disapproval with Planning Commission recommendations  
We seek review, approval and recommendation by the Planning Commission to the City Council and approval by City Council.

**EXHIBIT LISTS:**

EXHIBIT A  
DRAWINGS OF SUMMIT RIDGE AGGREGATE PRODUCTION

EXHIBIT B  
SANTAQUIN QIR QUALITY APPROVAL ORDER (PERMIT)

EXHIBIT C  
FUGITIVE DUST CONTROL PLAN

EXHIBIT D  
SUMMIT RIDGE MINE RECLAMATION PLAN

EXHIBIT E  
SUMMIT RIDGE ADJACENT PROPERTY OWNERS

EXHIBIT C



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers  
June 28, 2012

**Present:** Commission Members Nick Miller, Scott Parkin, Jamon Taylor, Kaye Westwood, General Plan Steering Committee Members Ammon Hord, Elise Ehrler, Betsy Montoya, Tami Palmer, Chelsea Rowley, Community Development Director Dennis Marker, Staff Planner Greg Flint, Deputy Recorder Linda Midgley.

**Others:** SUNROC representatives Brian Harris and Wayne Humphries.

Commissioner Taylor called the meeting to order at 7:03 p.m.

### INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Westwood offered a word of prayer.

### PLEDGE OF ALLEGIANCE

Commissioner Parkin led those present in the Pledge of Allegiance.

### CITY COUNCIL REPORT

Dennis Marker said the City Council, at their June 27, 2012 meeting, had adopted an ordinance addressing fireworks in the community. The ordinance outlines four stages of permitted fireworks use. Due to the extreme fire danger this year, the Council also adopted a resolution which bans all fireworks in the City except City organized displays. As the date gets closer to Orchard Days, this decision may be reevaluated.

### AGENDA

No changes were made to the order of the agenda.

### PUBLIC FORUM

Commissioner Miller opened the Public Forum. No items were brought to the attention of the Commission. Commissioner Miller closed the Public Forum.

### DISCUSSION AND POSSIBLE ACTION ITEMS

#### **SUNROC Conditional Use Permit Extension:**

Staff Planner Greg Flint reviewed the requirements for extending the SUNROC gravel pit conditional use permit. Some additional information is needed to complete the application.

Brian Harris, an environmental engineer for SUNROC, addressed the Commission. Mr. Harris said the conditional use permit had been issued six years ago. H. E. Davis, the company which SUNROC purchased, was working with Summit Ridge to level the area for future development. It was anticipated at that time that work would be completed on the pit within six years. The housing market then changed, and the need for materials dropped.



## PLANNING COMMISSION MINUTES

June 28, 2012 – Page 2

### **SUNROC Conditional Use Permit Extension, continued:**

Mr. Harris said SUNROC is asking for an additional six years to finish excavation, grade the site and move the site piles. SUNROC's Salem pit has been closed, and the company would like to bring the materials from the Salem pit and store them at the Santaquin pit.

Commissioner Parkin asked if SUNROC could submit an estimated schedule for each phase. Mr. Harris said sales of the excavated materials would be based on economic factors, but a possible schedule could be estimated. He said there was not a lot of material left in the east pit, and they would be finishing as quickly as possible.

Mr. Harris said he is working on the application materials needed. The original permit was obtained before Mr. Harris began working with SUNROC, but he has the name of the current Summit Ridge developers and will be working with them on the project. Commissioner Westwood asked if there had been any homeowner concerns with the gravel pit. Greg Flint said the only complaint had concerned trucks operating after 7 p.m. Community Development Director Dennis Marker said that most of the residents are aware of the operation and realize it will be ending shortly.

The ordinance regarding gravel pits specifies a maximum two year extension. SUNROC is requesting a six year extension. The original conditional use permit was given a six year time line by the City Council. A public hearing is required for this permit extension. After the public hearing is held, the Planning Commission can make a recommendation to the City Council. Newspaper notice of the hearing must be given at least ten days before the hearing.

### **Joint Discussion with General Plan Steering Committee**

Mr. Marker said the City Council had recommended a steering committee be formed for the current general plan revision. A Steering Committee of residents, business owners, members of the Planning Commission, and Council members was formed. The Committee has divided Santaquin into five major areas, and taken a tour of the City, looking at positive assets for each area, as well as issues and concerns. This year's revision to the General Plan will create exhibits of the five areas, with a brief summary of the location, general characteristics, a land use map, identification of the main issues, and a narrative desire for that neighborhood.

The Planning Commission and Steering Committee participated in a round table discussion/training exercise of the northeast neighborhood. The City will hold five neighborhood meetings to enable neighborhood residents to provide input on their needs and desires for the neighborhood. Several tables will be set up at each meeting, and about six residents will be seated at each table. Two maps will be provided at each table, one of a build out scenario, with the highest number of possible homes which could be built under current zoning; and another map delineating geological hazards. Residents will be asked to identify areas for protection and preservation, which could also be used for park spaces; recreation areas, including such items as trails, parks, ball fields and open space; and possible locations for major roads. Steering Committee members will be at each table to facilitate the discussion. Each table will come up with a plan, and the plans will be combined to come up with a preferred development scenario.



**9-19-2012 WORK SESSION  
ATTACHMENT "B-15"**

**PLANNING COMMISSION MINUTES**

**Santaquin City Council Chambers  
September 13, 2012**

**Present:** Commission Members Jane Grill, Nick Miller, Kaye Westwood, Lance Wollebaek, Staff Planner Greg Flint, Deputy Recorder Linda Midgley.

**Others:** Brian Harris and Wayne Humphries, representing SUNROC; Robb Horlacher, Royce Peterson, and Brian Franconi representing the Summit Ridge area.

Commissioner Wollebaek called the meeting to order at 7:09 p.m.

**INVOCATION / INSPIRATIONAL THOUGHT**

Commissioner Westwood offered a word of prayer.

**PLEDGE OF ALLEGIANCE**

Commissioner Grill led those present in the Pledge of Allegiance.

**AGENDA**

No changes were made to the order of the agenda.

**PUBLIC FORUM**

Commissioner Wollebaek opened the Public Forum. No items were brought to the attention of the Commission. Commissioner Wollebaek closed the Public Forum.

**PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS**

**SUNROC Gravel, Sand, Earth Extraction and Mass Grading Conditional Use Permit Extension:**

Brian Harris and Wayne Humphries were present to answer questions regarding the SUNROC conditional use permit extension.

Staff Planner Greg Flint gave a power point presentation regarding the criteria for extending the SUNROC conditional use permit. The gravel pit area and request for extension has been reviewed by the City Planning Department and JUB Engineering. Notices have been sent out for this public hearing to those property owners within 500 feet of the pit.

SUNROC is required to meet the standards for both mass grading and for a conditional use permit. The original permit, which was for six years, expired on June 7, 2012. The excavation is being done in conjunction with site preparation for the Summit Ridge commercial areas, residential areas, and a transportation hub. SUNROC has met the requirements for a conditional use permit. They have obtained a Department of Air Quality Approval Order Permit and have a fugitive dust control plan. No complaints have been received by the City for dust, noise or odors. There has been only one complaint regarding trucks late at night. Allowable hours of operation have been clarified with SUNROC.



PLANNING COMMISSION MINUTES

September 13, 2012 – Page 2

**SUNROC Gravel, Sand, Earth extraction and Mass Grading Conditional Use Permit Extension, continued:**

Staff and Engineers have submitted comments regarding the mass grading permit. Concerns raised include the tracking of materials on public roads, particularly Summit Ridge Parkway, and rutting across the Parkway.

SUNROC estimates there are approximately five more years of mining and one year of reclamation work. The Santaquin City Code allows a permit maximum of two years. There is also a stipulation in the Code for a 40' by 300' asphalt apron at all ingress and egress points, in order to limit the amount of debris on the road.

The City engineers recommend a bond be provided for repairs of any road damage. The damaged areas and bond amounts would be determined during the reclamation phase. The reclamation plan requires the developer to backfill the area to meet final grading contours, compact the soil to city standards, and have the topsoil disked or scarified and seeded. The City does not recommend trees or shrubs be required. The City Council will determine the final bonding requirements.

City Staff finds the requested use is in harmony with the general plan and development code, that there are no major complaints or unresolved issues, and that all review criteria have been met. They recommend the applicant provide a detailed explanation of backfill compaction, final contouring and a reclamation timeline; adhere to the approved final grading plan and all mass grading provisions of the Code; bond for any road damage; and work with the City to help prevent further trackout of hauled materials.

Commissioner Westwood asked how many property owners were noticed. Mr. Flint said most of the land is bank owned, about 20 owners were noticed.

Commissioner Wollebaek opened the public hearing. Brian Harris addressed the Commission. Mr. Harris clarified that the dashed lines on the map are existing contours, and the solid lines represent the final ones. He said the H. E. Davis Company began this project, working with Summit Ridge. SUNROC has taken over the project. They drive through the pit every day, spraying rock piles and watering the roadway. Currently, they sweep and vacuum the street once a week.

Robb Horlacher addressed the Commission. He said the site was being prepped for multi family and commercial development, and it was good to have an economic engine working on the property. Summit Ridge will benefit by having a flat surface to work with when the mass grading is completed.

In response to a question from Mr. Flint, Mr. Harris said he could not give a direct timeline at present. The original six year estimate was a rough guess, as they did not know what they would find in the way of materials. 2006 and 2007 were the company's best years, as there was a lot of building. They are seeing a slow recovery now, but cannot tell what will happen.



## PLANNING COMMISSION MINUTES

August 9, 2012 – Page 3

### **SUNROC Gravel, Sand, Earth extraction and Mass Grading Conditional Use Permit Extension, continued:**

The re-vegetation plan was discussed. Mr. Harris said during the reclamation process the site is graded and leveled, the contours are blended, and topsoil is spread across the site. In the fall, the surface is scratched and seeds are planted. This process takes about three months, but seeding is done in the fall to give the seeds the best chance to develop. Native grasses that match those in the area will be planted.

Commissioner Westwood said she had noticed cement and asphalt piles during the tour, and wondered how that fit into the plan. Wayne Humphries said that debris was on SUNROC property, and would eventually be processed. Mr. Harris said some companies have a goal of a certain percentage of recycled products in their goods, and processing this type of debris helps them to reach those goals. Mr. Humphries said the site is open from 7 a.m. to 5 p.m. Monday to Friday.

Mr. Harris asked that the concerns about rutting in the road be re-evaluated, as he was not aware of any rutting. Mr. Flint said it is minor now, but the engineers are concerned that it will be much more pronounced in another six years. Mr. Harris said the road could be evaluated at that time, and SUNROC will fix any problems.

Mr. Horlacher said they had some concerns with the required asphalt aprons and would like to suggest the debris issue be mitigated in other ways. He said they would be happy to work with the City engineers to solve the problem. Mr. Flint said the ordinance required the aprons be installed to those specifications. Mr. Harris proposed instead that the dust be kept down by crushing and compacting asphalt at the two additional entrances, increasing the vacuuming and street sweeping to twice or three times a week, and watering Summit Ridge Parkway to flush the dirt. Commissioner Wollebaek closed the public hearing.

Commissioner Grill made a motion to forward the extension of the mass grading conditional use permit for SUNROC to the City Council with a positive recommendation; including staff conditions, findings and the alternatives to asphalt aprons proposed by Brian Harris. Commissioner Westwood seconded the motion. The vote to forward the extension of SUNROC's mass grading conditional use permit was unanimous. Mr. Flint said the SUNROC permit would be placed on the next City Council agenda.

### **Minutes**

Commissioner Grill made a motion to approve the minutes of August 9, 2012 as written. Commissioner Miller seconded the motion. The vote to approve the minutes of August 9, 2012 as written was unanimous.

### **Reports of Officials and Staff**

Staff Planner Greg Flint reviewed upcoming Planning Commission agendas. Land Use training is available Wednesday, September 26, from 6 to 8 p.m., in Payson. Mr. Flint said he would email the information to the Commissioners. Commissioner Grill indicated she would like to attend the training. No Planning Commission meeting will be held that week. Information will also be sent to the Commissioners regarding a two day APA conference will be held October 4 and 5.

EXHIBIT E



## MEMORANDUM

September 7, 2012

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To:	Santaquin City Planning Commission	
From:	Greg Flint, City Planner	
RE:	<b>Sunroc Mass Grading Conditional Use Permit Extension</b>	<b>Zone: PC</b>
	<b>Approximately 1400 West Summit Ridge Parkway</b>	<b>CU#06-03</b>

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Notice: This item was noticed to property owners within 500 feet of the subject properties.

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### PLANNING COMMISSION ACTIONS NEEDED

1. Conduct a public hearing for the Conditional Use extension.
2. Granting/Granting conditionally extension for the proposed use.

### REQUEST

**Royce Peterson**, a representative of HG Utah I and II (owners of the Summit Ridge Development) and **Brian Harris**, a representative for Sunroc Corporation, have filed a request with the Santaquin City Planning Commission for an extension of an existing conditional use permit. The conditional use permit was issued in 2006 with an expiration date of June 7, 2012. The applicant is requesting an extension of the conditional use permit of a Gravel, Sand, Earth Extraction and Mass Grading Permit as outlined in Santaquin City Code (S.C.C.) §10-6-28.

### BACKGROUND

#### *History*

The Sunroc Pit has been in operation under the current permit for 6 years as a conditional use permit and in operation prior to the Summit Ridge Development commencing.

#### *Zoning Regulations*

The current zoning on the subject property is the PC zone. Gravel, Sand, Earth Extraction and Mass Grading are permitted per S.C.C. §10-7H-21. The following is from the code, "gravel, sand, earth extraction, and mass grading operations may be approved by the city council with recommendation for approval by the planning commission as a part of a larger development project under the provisions applicable within the planned community zoning classification and those of section §10-6-28 of this title." In addition to the conditional use requirements (S.C.C. §10-8) there are additional requirements for Gravel, Sand, Earth Extraction and Mass Grading (S.C.C §10-6-28).

#### *Other Actions (City Council, Development Review Committee, Staff)*

The Planning Commission will make a recommendation to the City Council on granting an extension for a conditional use permit. The City Council will grant final approval/disapproval and impose additional conditions as necessary.



## ANALYSIS

Utah Code, Annotated 1953, Section 10-9a-507 states the following about Conditional Uses:

- (2) (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Essentially, any conditional use permit must be approved if conditions can be proposed which will substantially mitigate any reasonably anticipated negative effects created by the use. The Santaquin City Code, §10-8, Conditional Uses lists several "criteria and factors" that the Planning Commission should consider when reviewing a Conditional Use permit request. Those criteria, with staff's evaluation are listed in the following table.

**Table 1: Conditional Use criteria and factors to be considered for approval**

Criteria from §10-8-6	Staff Evaluation	Proposal Status
Harmony of the request with the general objectives of the general plan, development code, subdivision ordinance, any other city ordinances, and the particular zone in which the request is located	The current mining operation is in preparation for the proposed commercial and residential uses in the planned community, the Summit Ridge Development. The Planned Community (PC) zone allows for mass grading and earth extraction with a conditional use permit. Specific regulations regarding gravel, sand, earth extraction, and mass grading are found in S.C.C. §10-6-28 and are addressed below.	The proposal meets the criteria.
Harmony of the request with existing uses in the neighborhood.	The existing use is in harmony with existing uses in the neighborhood. The north site is bordered by vacant land to the north and east, Summit Ridge Parkway to the south and a railroad buffer along with vacant platted lots to the west. The south site is bordered by Summit Ridge Parkway to the north, vacant land to the east, additional mining to the south in Juab County and the railroad buffer along with vacant lands to the west.	The proposal meets the criteria.
Development, or lack of thereof, adjacent to the site.	Residential development is occurring to the west of the north site. All other areas that are adjacent to the operation are currently vacant and are slated for future development when the mining is complete.	The proposal meets the criteria.
Present and future requirements for transportation, traffic, water, sewer, and other utilities.	Future improvements will be required by city code as commercial and residential development occurs on the operation sites. The operation is currently not connected to any city utilities. All operations are run by generator.	The proposal meets the criteria.



Suitability of the specific property for the proposed use.	The operation is suitable for the proposed use as it is in preparation for future uses.	
Economic impact on the neighborhood.	The mining operation is an economic means to remove existing sand and gravel, while preparing the area for future development.	The proposal meets the criteria.
Aesthetic impact on the neighborhood.	Although there is a negative aesthetic impact on the neighborhood, the mining will conclude over the next few years and reclamation complete in preparation for future development.	The proposal meets the criteria.
Safeguards to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor.	Safeguards for these nuisances and those particularly relating to mining operations are addressed below.	The proposal meets the criteria.
Attempts by the applicant to minimize other adverse effects on people and property in the area.	The applicant has provided mitigating factors to minimize adverse effects on people and property in the area. These specific items are addressed below.	The proposal meets the criteria.
Impact of the proposed use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.	Impacts of the ongoing use do not have any additional impacts to health, safety, and welfare of the city than those previously mentioned and covered below.	The proposal meets the criteria.

**Table 2: Gravel, Sand Earth Extraction, and Mass Grading**

<b>Criteria from §10-6-28</b>	<b>Staff Evaluation</b>	<b>Proposal Status</b>
<b>§10-6-28-1 Purpose of Provisions</b>		
This section 10-6-28 is adopted for the purposes of establishing a conditional use permit for the economic availability and removal of sand, gravel, rock, soil, and other materials for the purpose of excavation and mass grading within permitted zones, by:	The existing Sunroc Summit Ridge Pit had a valid conditional use permit until it expired June 6, 2012. The permit remains valid through the renewal period under 10-6-28-3C3. Gravel, Sand, Earth Extraction and Mass Grading are permitted in the PC (Planned Community) Zone.	This requirement is met.
A. Establishing regulations, safeguards, and controls in the incorporated areas of Santaquin City regarding noise, dust, traffic, drainage, and other factors which will minimize the environmental and aesthetic impacts on the excavated, mass graded, or adjacent property.	Environmental, aesthetic and nuisance impacts are addressed through regulations below.	This requirement is met.
B. Reducing the potential for pollution caused by wind, soil erosion, and sedimentation.	Regulations regarding pollution by wind, soil erosion and sedimentation are addressed through regulations below.	This requirement is met.
C. Establishing locations, an orderly approval process, and operating conditions under which such operations will be allowed in incorporated areas of	Mass grading and extraction are allowed in the current zone. The pit has previously met all approvals and is currently operating under those	This requirement is met.

Santaquin City and to establish conditions which ensure the grading of land areas consistent with the existing and planned land use patterns.	conditions. A reclamation plan has been submitted to ensure the area is suitable for future land uses consistent with the Santaquin City General Plan.	
D. Ensuring that mass grading of approved developments is only permitted when Santaquin City has approved a proposed development and has deemed it prudent to mine and/or extract the materials, or when a mass grading operation improves the appearance and functionality of development(s).	Santaquin City has approved the mass grading of the areas within the Summit Ridge Development and has deemed it prudent to mine the areas to the north and south of Summit Ridge Parkway. The mining area is slated for future commercial and residential uses as outlined in the development agreement between Summit Ridge Development and the City. The mass grading will make those areas more suitable for the proposed uses.	This requirement is met.
§10-6-28-2		
It is not the intent of this section 10-6-28 to annul, or in any way, repeal any existing law or ordinance unless expressly so stated in this title. Further, it is not the intention of this section 10-6-28 to interfere with operations already existing except that this section 10-6-28 sets forth minimum standards which shall apply to such operations. To the extent that any restrictions or standards imposed by this section 10-6-28 are more stringent and restrictive than existing restrictions or standards, this title shall control.	The existing Santaquin Summit Ridge Sunroc Pit will be required to use the standards in this ordinance and be in compliance with such regulations from this time forward.	City staff and engineering comments address compliance with this code.
§10-6-28-3		
A. Permit Required: From and after the effective date hereof, no person shall operate a mass grading, excavation, or mining site in the city except in accordance with a permit issued under this title. Any permit issued pursuant to this title shall be nontransferable.	The Sunroc pit is operating a mass grading permit under the existing conditional use permit (CU#06-03). The ownership of the parcels have changed, but the operator of the pit, Sunroc Corporation has not changed. The permit has not been transferred.	The requirement is met.
B. Permit Procedure: Compliance with the following application procedure shall occur prior to the commencement of any excavation or mass grading which is proposed as of or after the effective date hereof.	Excavation and mass grading are ongoing in the existing pit. The application is for a renewal of the existing conditional use permit.	This requirement is met.
1. All applicants shall use forms provided by the city clerk, accompanied by the documents enumerated on that form. Permits shall be given to qualified applicants for the duration of an approved project provided that the work is progressing to the satisfaction of the city engineer. Initial permits shall have a term of no greater than two (2) years computed from the date of permit issuance and shall have the opportunity for renewal, if necessary, to complete the project, as stipulated in subsection C of this section.	The existing conditional use permit for a mass grading operation was valid for 6 years from the time of issuance. The conditional use permit is now up for renewal. The applicant has submitted the appropriate application and supporting documentation. The city engineer has submitted comments regarding the work in progress and has made recommendations.	This requirement is met. The engineer's comments are included below.

2. The planning commission shall make its final recommendation on the approval or disapproval of the original submitted excavation or mass grading plan and operation plan following receipt of a report from the city engineer, and shall report forthwith its determination concerning the excavation and grading plan to the city council. Failure of the planning commission or city council to act within the time frames specified herein shall not result in an automatic permit issuance.	The city engineer has submitted comments for the Planning Commission review. The permit will not automatically be renewed without following all procedures outlined.	This requirement is met.
C. Renewal: To be considered for renewal, one copy of the proper application with all required attachments must be submitted to the city clerk sixty (60) days prior to the active permit's date of expiration.	The permit application was submitted on June 1, 2012 with additional application materials being submitted on August 23, 2012 via email. The expiration date of the existing conditional use permit was June 7, 2012. The application for renewal was submitted prior to the permit expiring.	This requirement is met.
1. Upon city receipt of an application, the city engineer shall review the application and attachments, physically inspect the premises to determine compliance with the prior grading and operational plans, and report to the planning commission his/her findings	The city engineer has reviewed the application and has submitted comments for the Planning Commissions review (see Exhibit F).	This requirement is met. See City engineer's comments.
2. Upon city receipt of an application, the city planner shall review the application and attachments, physically inspect the premises to determine compliance with the prior grading and operational plans, and report to the planning commission on his/her findings.	A field review of existing operations was conducted June 26, 2012 by Community Development Director Dennis Marker and City Planner Greg Flint with Sunroc representatives. Preliminary findings included ensuring final grading meets the plan, a clean-up schedule, access, noise, trucks at night, etc. The application has been reviewed by planning staff in accordance with this code.	This requirement is met. See staff planner's comments included below.
3. The planning commission shall make its final recommendation on the approval or disapproval of the submitted renewal of excavation or mass grading plan and operation plan within twenty (20) days of receipt of reports from the city engineer and city planner, and shall report forthwith its recommendation for renewal approval or disapproval to the city council. The city council shall then render its decision for approval or disapproval of the renewal on or before the date of expiration of the active permit. Failure of the planning commission or city council to act within such time frames shall not result in an automatic permit renewal, but such failure shall merely result in an extension of any existing permit for an	<p>The Planning Commission will review the request for renewal on Thursday, September 13, 2012 along with hold a public hearing. The Planning Commission would then make a recommendation to the City Council and be placed on an upcoming City Council agenda.</p> <p>The city engineer's report was submitted August 31, 2012</p> <p>The city planner's report was submitted August 31, 2012</p> <p>The 20 day requirement would place the decision date by September 20, 2012 from the August 31, 2012 report</p>	This requirement is met.



additional period not to exceed the time of final determination by the city council.	submittal date, although if the time frame must be extended, it must be by City Council approval.	
4. No permit renewal shall be for a period of time greater than two (2) years. In addition, there shall be no limit as to the number of renewals a specific project may receive, provided that proper approval procedures are met and sufficient progress is continually made on the site.	The permit may be extended for 2 years. The applicant has requested an extension for 6 years until 2018. The permit may be extended for two years from the City Council approval date.	Staff recommendation is that the permit be extended for the maximum of two (2) years from the approval date by the City Council.
§10-6-28-4		
All applications must contain, but not be limited to, the following:		
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.	Royce Peterson, HG Utah I, LLC and HG Utah II, LLC 2321 E University Drive Ste 103 Mesa, AZ 85213 480-947-8889 Santaquin City 275 West Main Street Santaquin, UT 84655	This requirement is met.
B. Name, address, and phone number of the applicant making a request for the permit.	Royce Peterson, HG Utah I, LLC and HG Utah II, LLC 2321 E University Drive Ste 103 Mesa, AZ 85213 480-947-8889	This requirement is met.
C. Name, address, and phone number of the person, firm, or corporation who will be conducting the actual removal operation.	Brian Harris, Sunroc, 730 N 1500 W, Orem, UT 84057 801-802-6954	This requirement is met.
D. Location, size, and legal description of the area from which the removal is to be made.	The pit is located at approximately 1400 Summit Ridge Parkway, Santaquin, UT 84655. The size of the operations is approximately 49.2 acres north of Summit Ridge Parkway (east of railroad tracks) and approximately 46.9 acres south of Summit Ridge Parkway (east of railroad tracks). The total operation is approximately 96.1 acres. The dimensions and precise shape of area to be excavated is shown in detail in Exhibit A. No written legal description is provided, but a boundary with bearings and distances is shown on the site plan.	This requirement is met.
E. Type of materials or resources to be excavated, processed, stockpiled, or hauled away.	The materials being excavated are gravel, sand, and topsoil (some of which is being stockpiled for later remediation of the area).	This requirement is met.
F. Proposed method of removal and general haul route.	The haul route of the south pit area is to traverse Summit Ridge Parkway to the north area scale house and then exit onto Summit Ridge Parkway. The haul route from the north pit area is east along Summit Ridge Parkway to Interstate 15 or the frontage road depending on the destination. Haul route #2 shown on the plans has been closed off and is no longer in use.	This requirement is met.

G. General types of equipment to be used.	The general types of equipment being used includes: loaders, dozers, crushers, screens, conveyors and a water truck. More equipment is permitted under the Utah Department of Air Quality Approval Order.	This requirement is met.
H. The estimated time frame to complete operations and the number of phases where appropriate.	The applicant has indicated 5 more years for excavation and mining and 1 year for remediation and reclamation measures.	City staff would like to see a more detailed timeline of excavation, backfill and final reclamation of the north and south sites, presumably what will be accomplished for the next two years until the next review.
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:	A topographic plan was included with the original submittal and is what has been submitted for the renewal. LEI Engineers prepared the original grading plan for the site dated 12/8/2005. The site plan submitted shows all the necessary items listed.	This requirement is met.
1. Commencement and projected completion of excavation or mass grading operations provided by the plan of operation;	The commencement date of the renewal is June 2006 on going to June 2018 (projected completion).	City staff would like to see more specific details regarding completion of specific items. See staff comments below.
2. Commencement and projected completion of erosion and drainage control measures to be instituted during excavation or mass grading operations; and	Erosion and drainage control measures have been shown on the site plan. There are no changes planned to current measures. The ground is porous in the area and no drainage problems have been reported.	This requirement is met.
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, utilities and trailers are in place and unchanged from prior uses. Although these are in different locations than those shown on the plans, the applicant is permitted to operate under the current conditions as there have not been any negative impacts to the site or surrounding area.	This requirement is met.
J. As a part of the application, the applicant shall submit a site plan and will	The site plan submitted is the one submitted with the original	This requirement is met.

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:	application.	
1. All necessary detail drawings;	A site plan has been submitted. See Exhibit A for site plan (3 sheets)	This requirement is met.
2. All temporary and permanent improvements;	There are no permanent improvements planned for the site with the mass grading. Temporary improvements include a crusher set up, a mobile maintenance trailer, a temporary scale house, and temporary scales. The scale house and scales are permitted to remain until the operation is complete. The crusher and mobile maintenance trailer move as needed, but must maintain setback distances.	This requirement is met.
3. Details of all buildings and other structures to be placed on the location;	The current onsite buildings include trailers and a small shed for scales.	This requirement is met.
4. Surveyed boundary lines;	Survey boundary lines are shown on the site plan (Exhibit A). The grading appears to have gone outside the boundary limits. As long as the area beyond the boundaries is part of the reclaimed area, it is permitted. The area is vacant and will be developed in the future as part of a development agreement with Summit Ridge.	This requirement is met.
5. Engineered studies, reviews, and designs, as warranted;	All studies, reviews and designs as previously existing. There has been some concern that the cut near the bridge may impact the stability of the bridge.	This requirement met, if further questions arise, the design engineer will be contacted.
6. Details of all access routes, egress routes, and on site travel routes;	The access and egress routes of the south pit area is to traverse Summit Ridge Parkway to the north area scale house and then exit onto Summit Ridge Parkway. The access and egress from the north pit area is through two access points, one directly north of the south site and one further east by the exit to the scale and scale house. Onsite roads are existing unpaved roads that vary as mining occurs in various locations.	This requirement is met.
7. Plans to address surface water issues;	There are small basins and berms shown on the site plan (Exhibit A) for water retention, but due to the porous ground, they are not needed at the time and will be constructed as needed.	This requirement is met.
8. All adjacent properties with the name and address of each property owner within five hundred feet (500') of the proposed site; and	The applicant has provided a list of properties within 500' of the site.	This requirement is met.
9. Any other requirements by the city.		See City engineer's and City



		planner's comments below.
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:	Mitigation measures for nuisances have been submitted as part of the application.	This requirement is met.
1. Dust;	The applicant has submitted a Division of Air Quality Approval Order Permit (Exhibit B) and a Fugitive Dust Control Plan (Exhibit C). Dust is measured by certified observers based on state standards. Specific mitigation is listed in the Fugitive Dust Control Plan, and includes controls to apply water by water truck at prescribed intervals, apply water to piles as needed, and daily monitoring. Treatments to abate dust are required to be recorded as part of the Approval Order. Other mitigation includes driving at slow speeds over dirt to reduce the amount of dirt/dust disturbed and vacuuming/street sweeping as prescribed intervals. There have been no complaints submitted to the city regarding dust complaints.	This requirement is met.
2. Noise;	Normal work hours from 7 am to 7 pm will curtail noise from early mornings and evenings/night times. Repair and inspection of vehicles on regular basis to maintain them and keep noise down.	This requirement is met.
3. Odors; and	There have been no reported odor problems. There are no changes from the current operations. The applicant has indicated that they are not aware of any odor issue from the operations, and will work to have the dust kept down.	This requirement is met.
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.	The applicant has indicated that they are not aware of any other issues, but that they seek to be vigilant to reduce/eliminate any nuisance encountered.	This requirement is met.
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	A Mine Reclamation Plan (Exhibit D) has been submitted as well as reference to the original drawings.	This requirement is met.

and the applicant removes any extraction facility from the land. This plan shall address:		
1. Issues concerning topsoil and subsoils;	The topsoil stockpiled and available for remediation when/as needed. Stockpiles are located on the perimeter of the property.	This requirement is met
2. Grading and contouring;	The submitted site plan and reclamation plan have been provided. The City will require that the grading and reclamation plan be followed as submitted.	Staff recommends the applicant perform a topography survey of the area to ensure that the grading and contouring will meet those shown on the plan.
3. Compaction;	Compaction shall be as required to stabilize the substrate and meet community standards as needed.	This requirement is met. As backfill is completed, compaction would need to meet city standards and testing if necessary.
4. Surface water diversions;	Because the area slopes gently and the soils are well drained we do not anticipate problems with surface run-off leading to erosion or needing further diversion.	This requirement met.
5. Water impoundments;	With the gentle slope after grading the reclamation does not anticipate problems requiring water impoundments.	This requirement is met.
6. Revegetation;	The applicant has provided a Mine Reclamation Plan. Final remediation will be to disc the topsoil to establish ridges for seeds to catch, retain water and germinate to revegetate to native vegetation. See Section C of Exhibit C for more specific details.	This requirement is met.
7. Roads;	All existing roads are in place.	This requirement is met.
8. Structures;	No permanent structures are planned for the mining operation. All existing structures as previously approved are temporary structures.	This requirement is met.
9. Any and all waste materials;	Any and all waste materials generated onsite is put into trash cans and hauled off site. Waste is disposed in an approved landfill. No trash or waste is buried onsite.	This requirement is met.
10. Rezoning;	The operation is currently permitted under the current zoning with a conditional use permit.	This requirement is met
11. Wildlife; and	There are no known issues with wildlife	This requirement is met
12. Any other site pertinent issues.	There are no other know site issues	This requirement is met
M. The applicant shall also prepare a finished grading plan. The finished grading plan shall be submitted in two (2) parts:	A finished grading plan has been submitted.	This requirement is met
1. A topographical map of existing conditions with an overlay of finished grade contours shown at intervals not to	A topographical map of existing conditions with overlay of finished grade contours has been provided	This requirement is met

exceed two feet (2') and indicating the general grade and slopes to which excavated areas are to be finished; and	(Exhibit A)	
2. A description of grading methods and materials proposed.	The grading methods include accumulations of soil and separation of them into gravel, sand and topsoil piles for sale and distribution. Some topsoil has and will be retained for remediation at end of project.	This requirement is met
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.	The city engineer has reviewed the haul route and has commented that it does not match the original plan. The haul route that is currently in use is enter/exit the south site directly north to the scales and exit onto Summit Ridge Parkway.	The city engineer has commented on rutting across Summit Ridge Parkway and bonding for such damage. See comments below.
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.	The sequence of operation is: mass grading operation to remove soils and screen for size (gravel, sand, top soil), stockpile by conveyor or loaders, load and ship to end user on approved haul routes. The finished grade plans have been provided. Excavation appears to have been cut more than the finish contours.	City staff would like to see more specific details regarding completion of specific items including reclamation. See staff comments below.
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.	The Planning Commission will review the conditional use permit and make a recommendation to the City Council. The Planning Commission will meet September 13, 2012 to review the conditional use.	The requirement is met
§10-6-28-5		
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:	No bond required as the reclamation is part of a larger project.	This requirement is met.
A. The site will be developed as a part of, and consistent with, the rest of the larger project; and	The current operation is part of a larger project to prepare the surface for development by the Summit Ridge Development.	This requirement is met
B. Bonding has been put forth for the larger project.	There is not currently a reclamation bond in place with the City for the restoration of the site once mining operations are complete. There is also no bonding in place for restoration of this project as part of the larger (Summit Ridge Development) project.	This requirement is met
Such bonding shall follow the city's	The engineer has recommended a road	See city engineer's



guidelines and procedures and be subject to approval by the planning commission and city council. The city council reserves the right to determine the terms of bond value and pertinent time frame for completion of the reclamation project. No reclamation project shall be permitted to extend more than twelve (12) months beyond the end of the conditional use permit, or any extension thereof, whichever is later.	bond be in place to ensure against damage to city roads, particularly in the area where trucks traverse Summit Ridge Parkway. The City Council may elect to require a reclamation bond.	comments. Staff recommendation is that a reclamation bond not be required at this time, as development cannot occur until the mining is complete.
§10-6-28-6		
All applications shall be accompanied by an application and processing fee to be paid by the applicant in an amount established by resolution of the city council which shall approximate the cost to consider and issue the necessary permits.	The conditional use permit fee has been paid by the applicant. As a renewal of a conditional use, no additional fees would be required.	This requirement has been met.
§10-6-28-7		
In the event an excavation or mass grading operation yields an excess of unprocessed and/or processed materials, the owner and/or operator may market and sell the materials. In order to conduct sales, the owner and/or operator must maintain an on site office, or other suitable facility, and hold and clearly display within said office, a current Santaquin City business license.	Sunroc has a Santaquin City Business License. The material is sold out of the pit. It has not been verified if the Business License is being displayed.	This requirement has been met. The applicant will be notified of the requirement to display the business license.
§10-6-28-8		
Only upon finding the applicant has complied with the terms and conditions of this title and with the terms and conditions of prior permits and prior submitted plans, if any, may a permit be issued	The applicant would need to address and comply with recommendations from City planning and the city engineer as well as Planning Commission and City Council conditions.	See staff and engineering comments below.
§10-6-28-9		
Upon issuance of a renewal permit, the city council may impose as conditions of the permit any reasonable restrictions or requirements related to the location, design, or operation of an excavation or mass grading site, as deemed necessary to ensure the public health, safety, and general welfare, to ensure that the operations will not create a nuisance, or unreasonably interfere with the enjoyment of property. Such permit conditions may be in addition to the expressed requirements of this title.	The renewal permit will also be reviewed by the City Council after the Planning Commission has conducted a public hearing and given its recommendation.	The City Council may impose additional conditions and restrictions.
§10-6-28-10		
No such facility shall be permitted to commence operation on any property totaling less than ten (10) acres	The north site includes 49.21 acres and the south site is 46.95 acres.	This condition is met
§10-6-28-11		

All on site structures of a permanent or temporary nature shall be set back from property lines as follows:	There is a temporary on-site office, temporary scale and water tank on the north site. A crusher, trailers and conveyors on the south site.	This condition is met.
A. Front setback: No structure shall be located within three hundred feet (300') of the front property line.	The existing office building is approximately 100 feet from the property line; the existing scale is approximately 230 feet from the property line on the north side. The existing structures do not meet the setbacks or in the location indicated on the plans, but will be permitted to remain as they currently exist as there have been no negative impacts imposed by the temporary use.	This requirement is met.
B. Rear setback: No structure shall be located within fifty feet (50') of the rear property line. In addition, no structure shall be located within one hundred feet (100') of the rear property line if the abutting property is developed or actively developing.	There are no temporary or permanent structures located within 100 feet of any property line.	This requirement is met.
C. Side setback: No structure shall be located within fifty feet (50') of the side property line. In addition, no structure shall be located within one hundred feet (100') of any side property line if the abutting property is developed or actively developing. For such properties situated on a corner lot, no structures shall be located within one hundred feet (100') of the side property line abutting a public street.	The office building is approximately 23 feet from the side property line next to an adjacent vacant parcel. The existing structures do not meet the setbacks or in the location indicated on the plans, but the adjacent properties do not have any development occurring and are currently vacant. There have been no negative impacts imposed by the temporary use in the current location.	This requirement is met.
§10-6-28-12		
All parking shall be provided on site. No parking shall be permitted within any required setback or landscaped area. Each facility shall provide one parking space for each on site employee with an additional amount of parking for drivers and visitors as approved by the planning commission and city council.	There is sufficient parking for as many vehicles as needed on the site and near the on-site office.	This requirement is met.
§10-6-28-13		
A. Excavated and graded areas shall be fenced according to current mine safety and health administration regulations.	Since excavated and graded areas are surrounded by vacant properties, no new fencing would be required. The applicant must follow all other mine safety and health administration regulations.	This requirement is met.
B. All active excavation or mass grading equipment shall be visually screened from view of all adjacent public highways or from the lot line of adjacent residential parcels. The following methods are acceptable for screening of excavation or mass grading areas:	The excavation equipment is screened where possible by piles onsite and by the topsoil stockpiles. Summit Ridge Parkway and the residential units to the west of the mining operation are at a higher elevation and therefore any berms or fencing would not obstruct the view.	This requirement is met.

1. Construction of a raised earth berm area on the site along boundary lines thereof where such lines abut a public highway or privately owned property which is improved and occupied for residential purposes. This provision with regard to lands improved and occupied for residential purposes shall be applicable to any land upon which dwellings are built and occupied subsequent to the date hereof. The berm shall be sufficient in length and height to screen the excavation or grading area. Where the topography of the area acts as a screen, the city council may waive the berm requirement. Berms shall have slopes not in excess of one foot (1') vertical to two feet (2') horizontal.	The excavation equipment is screened where possible by piles onsite and by the topsoil stockpiles. Summit Ridge Parkway and the residential units to the west of the mining operation are at a higher elevation and therefore any berms or fencing would not obstruct the view.	This requirement is met and can be waived by the City Council and based on staff recommendation.
2. Planting of trees along the boundaries of the property with sufficient rows and depth to permit effective screening of the excavation or mass grading area.	As the area will be developed as part of a larger project (Summit Ridge Development), no trees would be required at this time. Landscaping requirements will pertain to properties as they are developed.	This requirement is met
3. To the extent that the foregoing is not practical, the proposed permittee may submit alternate proposals.	Staff recommends that no additional screening be required.	This requirement is met.
4. The amount and extent of required screening shall be reasonable and practical as determined by the city engineer.	The city engineer recommends that no additional screening be required.	This requirement is met.
§10-6-28-14		
Maximum hours of operation of the excavation or mass grading or mining operation shall be seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. No project approved under this section 10-6-28 shall operate on Sundays and city observed holidays. In emergency situations this time period may be modified by the mayor provided such emergency order shall not be effective for more than seventy two (72) hours.	The pit is allowed by this ordinance to be open from 7am to 7pm. There have been some complaints of trucks operating in the pit at night, although nothing has been formally filed through the Community Development Department.	Sunroc has been reminded that the hours of operation are 7am-7pm. All other requirements about working hours must continue to be followed as outlined in this ordinance.
§10-6-28-15		
All sites permitted under the provisions of this section 10-6-28 shall have direct access to a city, county, or state road. When the operation of the permitted area results in the excavated material, overburden, and/or similar material being deposited or spilled upon a public roadway, it shall be the responsibility of the permitted operator to remove such material immediately.	The site enters a city road (Summit Ridge Parkway). There have been no complaints of material on the roadway, but site observations show residue on the roads between the two pits and the existing exit by the scale house. Vacuuming of the road in accordance with dust control plan.	Staff recommendation is that the applicant works with the City to help prevent further track out of hauled materials and mud on the south exit/entrance. See comments below.
§10-6-28-16		
Access roads within the permitted site shall be maintained by the operator so as to minimize the dust arising from the use	Roads are watered and swept in accordance with the Utah Department of Air Quality Approval Order permit.	No oil on the roads is permitted per this ordinance. Staff recommendation is that



of said roads. Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant materials. Application of oil shall be prohibited. A paved road of no less than forty feet (40') in width from the entrance and exit, a distance of not less than three hundred feet (300') from the right of way line into the area of operation shall be provided by the owner in order to minimize the deposit of dirt and gravel from trucks onto the public highway. Entrances and exits shall be securely locked except during hours of operation.	The Fugitive Dust Control Plan calls for oil, which is prohibited by this ordinance. There are gates that are locked each night on each of the 3 entrances/ exits.	the applicant works with the City to help prevent further track out of hauled materials and mud on the south exit/ entrance. See comments below.
§10-6-28-17		
All equipment and facilities used in the excavation, mass grading, or mining of sand, gravel, stone, or similar materials shall be conducted, maintained, and operated in such a manner as to eliminate, insofar as reasonable, noises, vibrations, or dust which interfere with the reasonable use and enjoyment of surrounding properties.	The applicant has indicated that all machinery will be maintained to eliminate noise, vibrations and dust which would interfere with the reasonable use and enjoyment of surrounding properties. The nearest residential properties have not filed any complaints.	This requirement is met.
§10-6-28-18		
Excavation and mass grading sites shall be operated such that the noise of operation or equipment vibration cannot reasonably be considered disturbing to the inhabitants of neighboring properties. Objectional noises due to intermittence, beat, frequency, or shrillness shall be muffled so as not to become a nuisance to adjacent properties. Equipment on permitted sites shall not be operated at any time or under any condition so as to result in noise exceeding the following levels for specified adjacent land uses when measured at the common property line nearest the active work area:	There have been no submitted complaints regarding noise. The applicant has indicated that it will abide by the operating hours of 7am-7pm and repair and inspect vehicles on a regular basis to maintain them and keep noise down.	This requirement is met.
ADJACENT USE MAXIMUM SOUND LEVELS: Residential: 75 dBA, Commercial: 85 dBA, Industrial and other: 90 dBA The city shall monitor noise levels using weighted decibel measurements (referenced to 20 micropascals) with a type of audio output meter approved by the united bureau of standards.	There would be no measurement taken unless there is a submitted noise complaint. There have been no complaints submitted to the City and therefore no sound testing done.	This requirement is met.
§10-6-28-19		
Blasting shall not be permitted as a part of any grading, mining, excavation, earth extraction, or similar operation conducted within the city.	No blasting occurs at this site.	This requirement is met.
§10-6-28-20		
All vehicles used to transport excavated material shall be required to be loaded in	The Fugitive Dust Control Plan addresses minimizing spillage while	This requirement is met.

such a manner that the material may not be unintentionally discharged from the vehicle. Vehicles shall be cleaned of all material not in the load bed prior to entering any public street.	loading trucks and reducing discharge on roads. No further cleaning occurs.	
§10-6-28-21		
All lighting used to illuminate the excavation or mass grading area, access roads, stockpile areas, and associated or similar use areas shall be directed away from all surrounding property. Shielding of lighting may be required by the city engineer, planning commission, and/or city council where such lighting shines directly toward a residential use, county or state road, or other land use as determined by the planning commission, and/or city council.	There is no lighting on the property.	This requirement is met.
§10-6-28-22		
Property drainage shall be provided at all times to prevent the collection and stagnation of water. Surface water shall, at all times, be directed in such a manner so as not to interfere with the adjoining property owners, provided, however, that the maintenance of the natural flow of surface water shall be deemed an interference. There shall be no interference with the water table in the area. Any water areas, retention ponds, settling ponds, or similar water areas shall be fenced in accordance with section 10-6-28-13 of this chapter.	There are no known drainage problems on the site or runoff to adjacent properties. The ground is porous in the area with little surface water or ponding.	This requirement is met.
§10-6-28-23		
All excavation and mass grading areas shall be made to the finished elevation as included on the approved finished grading plans. Backfill, if necessary, shall consist of inert, noxious free, nonflammable, nonradioactive, nonhazardous, and noncombustible materials, to assure:	The mitigation plan indicates that contours shall be graded to the site plan.	This requirement is met.
A. That the excavation shall not collect and permit to remain therein, stagnant water;	There have been no reports of stagnant water in excavation areas. The applicant has indicated that no depressions will be left at final grading to accumulate water.	This requirement is met.
B. That the surface of any area which is not permanently submerged is graded or backfilled as necessary so as to reduce the peaks and depressions thereof; and	The final grading must not include any peaks or depressions in accordance with the final grading plan.	This requirement is met.
C. To produce a surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.	The applicant has indicated that because the area slopes gently and the soils are well drained, there will be minimal erosion due to runoff.	This requirement is met.
§10-6-28-24		
Vegetation shall be reclaimed by the use	The reclamation plan states that the	This requirement is met.

of sufficient soil and overburden and by appropriate seeding of grasses or planting of shrubs or trees in all parts of said reclaimed area where such area is not to be submerged under water.	backfill will be used to meet the finish contour plan. Topsoil will be placed, disked or scarified and then seeded. No trees or shrubs would be required with reclamation to match existing vegetation.	
§10-6-28-25		
If the zoning administrator, or other authorized officer, notifies the permittee of any violation of the permit, or of this title, and upon failure of the permittee to abate said violation within thirty (30) days after mailing of said notice, said excavation or mass grading site may be summarily closed, and the permit therefor, suspended or revoked. Any permittee aggrieved by any notice pursuant to this section 10-6-28 may file a written request for a hearing before the city council. The permittee shall set forth why the excavation or mass grading site should not be summarily closed and/or the permit suspended or revoked. If a request for a hearing is received by the city council, the city council shall provide to the permittee notice of the time and place of the hearing, an opportunity to be heard, and shall make an impartial determination of whether a violation of this title or this section 10-6-28 has occurred and whether the health, safety, and welfare of persons or property dictates the necessity of a suspension or revocation of said permit. Upon receipt of a request for a hearing, the city council may summarily close the site, if not yet closed by the zoning administrator, or other authorized officer, pending the hearing if it is determined that the health, safety, and welfare of persons or property require such action.	There have been no reports made directly to the zoning administrator or community development department.	This requirement is met.

### **City Staff and City Engineer's comments**

#### **1. Final grading**

The mining operations on the north portion of the site, near the Summit Ridge Parkway overpass (over the railroad), appear to have been excavated (cut) more than what is shown on the grading plan submitted by Sunroc (prepared by LEI dated 12/8/2005).

We suggest that Sunroc perform a topographical survey in the area and fill and compact as necessary to ensure that the final grading results in the final contours shown on the submitted grading plan.

#### **2. Backfill**

The reclamation plan states that, "reclamation will be performed to match the contours shown on the map". Of concern is the comment, "If there is not enough backfill material to establish the



reclaimed slopes, the slopes shall be cut using a dozer or loader by balancing enough cut to fill the void (i.e. cut and fill balance)." If there is not enough backfill material to meet the design contours, will the slope be cut not in accordance with the final grading plan? City staff recommends that if the site plan will vary from the final contouring, that a new engineered site plan be submitted.

### **3. Time to complete:**

The submitted application indicates that expected completion is 5 years with one additional year for reclamation until the year 2018. City staff would like to see a more detailed timeline of excavation, stockpiling, backfilling and restoration of the site. North and south sites should be considered independently for completion dates.

### **4. Road Damage:**

During the site visit we noticed that there appears to be some rutting of asphalt across Summit Ridge Parkway (traverse to the travel lanes) between the entrances to the north (west entrance) and south (main entrance) areas of the site. As part of the site reclamation process, this rutting needs to be repaired and a bond provided for such repairs. The city engineer would determine the areas that would need to be reconstructed and the bond amounts.

### **5. Access and Tracking:**

The plan sheets submitted show one access location to the north site and one to the south site of the project. There are actually 2 access locations to the north for a total of three ingress/egress locations.

City Code requires that, "a paved road of no less than forty (40) feet in width from the entrance and exit, a distance of not less than three hundred (300') feet from the right of way line into the area of operation shall be provided..." The intent of this requirement is to limit the amount of debris on city roads.

There is currently only one of the three access points where this paved section is in place. It is the east (main) access to the north area of the site that leads to where the scales are located. If Sunroc plans to continue using the south and westerly entrance to the north site, we recommend that they pave both of these access locations as required by City Code.

### **6. Bonding:**

According to City Code, "All such operations (mass grading 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,...bonding has been put forth for the larger project."

It is our understanding that there is not currently a specific reclamation bond in place with the City for restoration of the site once mining operations are complete. It is also our understanding that there is no bonding in place for restoration of this project as part of the larger (Summit Ridge Development) project.

The applicant submitted a "Mine Reclamation Plan" with the application for renewal. This plan seems to adequately address restoration of the site. However, the City may want to seek a

reclamation bond to protect from default by the mining party or the property owner, should reclamation not be completed as outlined by the applicant and approved by the City Council.

City Staff have indicated that a reclamation bond not be required at this time, as the reclamation would have to be done prior to or with any development occurring.

#### **7. Hours of operation:**

The pit is allowed by this ordinance to be open from 7am to 7pm. There have been some complaints of trucks operating in the pit at night, although nothing has been formally filed through the Community Development Department. Sunroc has been reminded that the hours of operation are 7am-7pm.

#### **8. Renewal Extension:**

By this code, a renewal may not be extended more than 2 years. Staff recommendation is that the permit be extended for the maximum of two (2) years from the approval date by the City Council. Prior to expiration of the renewal permit in two years, another review by City Staff, the Planning Commission and City Council would be required.

### **RECOMMENDATION**

City Planning Staff recommends the Planning Commission **forward a positive recommendation to the City Council** for the approval of the extension for the **Sunroc Mass Grading Conditional Use Permit**, based on the following findings and conditions:


#### **Findings**

1. The proposed use is in harmony with the general objectives of the general plan and the development code.
2. The proposed use follows the intended purposes of the PC zone and is in preparation for development on the subject sites
3. There have been no major complaints or unresolved issues, that the City has been made aware of, with the current operation.
4. All of the review criteria for Conditional Uses, as found in S.C.C. §10-8-6, have been met or will be met.

#### **Conditions**

1. That the applicant provide a detailed explanation of backfill, compaction, final contouring and reclamation timeline for the north site and the south site.
2. That the applicant adhere to the previously approved final grading plan and mine reclamation plan and take necessary measures to ensure proper contouring, including a topography survey or submittal of reengineered plans for city approval.
3. That the applicant bond for and repair any road damage that occurs across Summit Ridge Parkway. The area and amount to be determined by the City Engineer.
4. That the applicant work with the City to help prevent further track out of hauled materials and mud on the south exit/entrance by including either rumble strips and/or the appropriate paved asphalt areas as approved by the City Engineer.
5. That the permit be extended for the maximum of two (2) years from the approval date by the City Council.

6. That the applicant adheres to all Mass Grading provision of this code.
7. That this use be reviewed upon legitimate unresolved complaint.

A handwritten signature in black ink, appearing to read "Greg Flint". The signature is written in a cursive, flowing style.

Greg Flint  
City Planner







EXHIBIT A







State of Utah

JON M. HUNTSMAN, JR.  
Governor

GARY HERBERT  
Lieutenant Governor

Department of  
Environmental Quality

Amanda Smith  
Acting Executive Director

DIVISION OF AIR QUALITY  
Cheryl Heying  
Director

DAQE-AN0108140006-09

August 6, 2009


Earl Davis  
Sunroc Corporation  
525 West Arrowhead Trail  
Spanish Fork, UT 84660

Dear Mr. Davis:

Re: Approval Order: Modifications to AO (DAQE-739-00) to Change Equipment and Increase Production; Utah County; CDS B; NSPS (Part 60), Nonattainment or Maintenance Area, Title V (Part 70)  
Project Number: N010814-0006

The attached document is the Approval Order for the above-referenced project. Future correspondence on this Approval Order should include the engineer's name as well as the DAQE number as shown on the upper right-hand corner of this letter. The project engineer for this action is Enqiang He, who may be reached at (801) 536-4010.

Sincerely,

  
M. Cheryl Heying, Executive Secretary  
Utah Air Quality Board

MCH:EH:dn

cc: Utah County Health Department

**STATE OF UTAH**

**Department of Environmental Quality**

**Division of Air Quality**

**APPROVAL ORDER: Modifications to AO (DAQE-739-00) to  
Change Equipment and Increase Production**

Prepared By: Enqiang He, Engineer  
Phone: (801) 536-4010  
Email: ehe@utah.gov

**APPROVAL ORDER NUMBER**


**DAQE-AN0108140006-09**

**Date: August 6, 2009**

**Santaquin Aggregate Facility**

**Source Contact:**

**Mr. Brian Harris, Environmental Specialist  
Phone: (801) 802-6954**



**M. Cheryl Heying  
Executive Secretary  
Utah Air Quality Board**

### Abstract

Sunroc Corporation (Sunroc) operates an aggregate production plant near the City of Santaquin in Utah and Juab Counties. The operations are primarily located at Utah County. Utah County is a Non-attainment area of the NAAQS for PM<sub>10</sub>. The source will operate a main crushing plant, a secondary plant, and a trackscreen plant. Generators will supply power to the plants. The source will produce up to 1,250,000 tons of aggregate materials, where no more than 1,150,000 tons are processed per rolling 12-month period. NSPS applies to this source. NESHAP and MACT regulations do not apply to this source. Title V of the 1990 Clean Air Act applies to this source. The emissions, in tons per year, will change as follows: PM<sub>10</sub> (+) 12.90, NO<sub>x</sub> (+) 8.75, SO<sub>2</sub> (+) 0.52, CO (+) 1.89, VOC (+) 0.65. The changes in emissions will result in the following, in tons per year, potential to emit totals: PM<sub>10</sub> = 26.72, NO<sub>x</sub> = 36.75, SO<sub>2</sub> = 0.99, CO = 8.31, VOC = 1.40 and HAPs = 0.01.

This air quality AO authorizes the project with the following conditions and failure to comply with any of the conditions may constitute a violation of this order. This AO is issued to, and applies to the following:

**Name of Permittee:**

Sunroc Corporation  
525 West Arrowhead Trail  
Spanish Fork, UT 84660

**Permitted Location:**

Sunroc Corporation: Santaquin Aggregate  
Facility  
0.5 Miles West of Highway 91  
(2.5 Miles South of Santaquin, UT)  
Santaquin, UT 84655

UTM coordinates: 430,621 m Easting, 4,421,647 m Northing  
SIC code: 1442 (Construction Sand & Gravel)

### Section I: GENERAL PROVISIONS

- I.1 All definitions, terms, abbreviations, and references used in this AO conform to those used in the UAC R307 and 40 CFR. Unless noted otherwise, references cited in these AO conditions refer to those rules. [R307-101]
- I.2 The limits set forth in this AO shall not be exceeded without prior approval. [R307-401]
- I.3 Modifications to the equipment or processes approved by this AO that could affect the emissions covered by this AO must be reviewed and approved. [R307-401-1]
- I.4 All records referenced in this AO or in other applicable rules, which are required to be kept by the owner/operator, shall be made available to the Executive Secretary or Executive Secretary's representative upon request, and the records shall include the two-year period prior to the date of the request. Unless otherwise specified in this AO or in other applicable state and federal rules, records shall be kept for a minimum of two (2) years. [R307-401]
- I.5 At all times, including periods of startup, shutdown, and malfunction, owners and operators shall, to the extent practicable, maintain and operate any equipment approved under this AO, including associated air pollution control equipment, in a manner consistent with good air pollution control practice for minimizing emissions. Determination of whether acceptable operating and maintenance procedures are being used will be based on information available to the Executive Secretary which may include, but is not limited to, monitoring results, opacity



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observations, review of operating and maintenance procedures, and inspection of the source. All maintenance performed on equipment authorized by this AO shall be recorded.  
[R307-401-4]

- I.6 The owner/operator shall comply with R307-150 Series. Inventories, Testing and Monitoring.  
[R307-150]
- I.7 The owner/operator shall comply with UAC R307-107. General Requirements: Unavoidable Breakdowns. [R307-107]

## **Section II: SPECIAL PROVISIONS**

**II.A The approved installations shall consist of the following equipment:**

- II.A.1 Aggregate Processing Plants and Trackscreen Plant**
- II.A.2 Crushers**  
Six (6) Crushers each rated at 550 tons per hour
- II.A.3 Screens**  
Five (5) screens each rated at 1,000 tons per hour
- II.A.4 Grizzly Feeder/Screen**  
One (1) grizzly feeder rated at 550 tons per hour
- II.A.5 Trackscreen**  
One (1) trackscreen rated at 350 tons per hour powered by a diesel engine rated less than 600 Hp
- II.A.6 Powergrid**  
One (1) power grid rated at 275 tons per hour powered by a diesel engine rated less than 600 Hp
- II.A.7 Generators**  
One (1) diesel fired engine generator (or self-powered equipment) rated greater than 600 Hp  
Two (2) diesel fired engine generators (or self-powered equipment) rated less than 600 Hp
- II.A.8 Diesel Fuel Storage Tanks**  
Four (4) diesel storage tanks, two rated at 500 gallons each and two rated at 12,000 gallons each
- II.A.9 Various Conveyors and Feeders**
- II.A.10 Miscellaneous Mobile Equipment**  
Loaders, dozers, etc.

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**II.B Requirements and Limitations**

- II.B.1.a Sunroc shall notify the Executive Secretary in writing when the installation of the equipment listed in Condition II.A has been completed and is operational. To ensure proper credit when notifying the Executive Secretary, send your correspondence to the Executive Secretary, attn: Compliance Section.

If the construction and/or installation has not been completed within 18 months from the date of this AO, the Executive Secretary shall be notified in writing on the status of the construction and/or installation. At that time, the Executive Secretary shall require documentation of the continuous construction and/or installation of the operation and may revoke the AO. [R307-401-18]

- II.B.1.b The owner/operator shall not produce more than 1,250,000 tons of aggregate materials including bankrun material per rolling 12-month period with no more than 1,150,000 tons processed per rolling 12-month period.

To determine compliance with a rolling 12-month total, the owner/operator shall calculate a new 12-month total by the twentieth day of each month using data from the previous 12 months. Records of production shall be kept for all periods when the plant is in operation. All aggregate materials produced including bankrun material shall be weighed. Production shall be determined by the belt scale records on the initial feeder, the scale house records, or other methods approved by the Executive Secretary. The records of production shall be kept on a daily basis. [R307-401]

**II.B.2 Conditions on Crushers, Screens, Conveyors and Stackers**

- II.B.2.a Water sprays or chemical dust suppression sprays shall be installed at the following points to control fugitive dust emissions:

- A. All crushers
- B. All screens
- C. All conveyor transfer points

The sprays shall operate to control fugitive emissions and ensure the opacity limits listed in this AO are not exceeded. The owner/operator may stop water application if the temperature is below freezing. [R307-401]

- II.B.2.b In addition to the requirements of this AO, all applicable provisions of 40 CFR 60, NSPS Subpart A, 40 CFR 60.1 to 60.18 (General Provisions), Subpart OOO, 40 CFR 60.670 to 60.676 (Standards of Performance for Non-metallic Mineral Processing Plants) apply to this installation. [40 CFR 60 Subpart OOO]

- II.B.2.c Visible emissions from the following emission points shall not exceed the following values:

- A. All crushers - 15% opacity

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- B. All screens - 10% opacity
- C. All conveyor transfer points - 10% opacity
- D. All conveyor drop points - 20% opacity

Opacity observations of emissions from stationary sources shall be conducted according to 40 CFR 60, Appendix A, Method 9.

For sources that are subject to NSPS, opacity shall be determined by conducting observations in accordance with 40 CFR 60.11(b) and 40 CFR 60, Appendix A, Method 9.

All equipment above is subject to the initial visible emission observations. Initial visible emission observations shall consist of 30 observations of six minutes each in accordance with 40 CFR 60.11(b). Equipment subject to NSPS Subpart OOO shall comply with 40 CFR 60.675(c)(3) or 40 CFR 60.675(c)(4). All visible emission observations must be conducted in accordance with 40 CFR 60, Appendix A, Method 9. A certified observer must be used for these observations. Initial visible emission observations shall be completed within 180 days of start-up. [40 CFR 60 Subpart OOO]

II.B.3 **Conditions on the Diesel Engine Generators**

II.B.3.a The owner/operator shall use #2 fuel oil as a fuel in all diesel engine generators. [R307-401]

II.B.3.b The sulfur content of any fuel oil or diesel burned shall not exceed 0.50 percent by weight. The sulfur content shall be determined by ASTM Method D-4294-89 or approved equivalent. Certification of the fuel oil shall be either by Sunroc's own testing or test reports from the fuel marketer. The sulfur content certification or the test reports shall be available on-site for each load delivered. [R307-401]

II.B.3.c The following consumption limits shall not be exceeded:

- A. 488,855 Hp-hrs per rolling 12-month period for diesel engine generators with rated capacity less than 600 Hp.
- B. 2,430,563 Hp-hrs per rolling 12-month period for diesel engine generators with rated capacity greater than 600 Hp.

To determine compliance with a rolling 12-month total, the owner/operator shall calculate a new 12-month total by the twentieth day of each month using data from the previous 12 months. Records of consumption shall be kept for all periods when the plant is in operation. The records of consumption shall be kept on a daily basis. Hours of operation shall be determined by supervisor monitoring and maintaining of an operations log. [R307-401]

II.B.3.d Visible emissions from the diesel engine generators shall not exceed 20% opacity. Opacity observations of emissions from stationary sources shall be conducted according to 40 CFR 60, Appendix A, Method 9. [R307-401]



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II.B.4 Conditions on Fugitive Dust Sources

II.B.4.a Visible fugitive dust emissions from haul-road traffic and mobile equipment in operational areas shall not exceed 20% opacity at any point. Visible emission determinations shall use procedures similar to Method 9. The normal requirement for observations to be made at 15-second intervals over a six-minute period, however, shall not apply. Visible emissions shall be measured at the densest point of the plume but at a point not less than 1/2 vehicle length behind the vehicle and not less than 1/2 the height of the vehicle. [R307-401]

II.B.4.b Sunroc shall abide by a fugitive dust control plan acceptable to the Executive Secretary for control of all dust sources associated with the operations of the pit. Sunroc shall submit a fugitive dust control plan to the Executive Secretary, attention: Compliance Section, for approval within 30 days of the date of this AO. The limitations and conditions in the fugitive dust control plan shall not be changed without prior approval in accordance with R307-401.

The haul road length, storage pile size, exposed area and conditions which were used to estimate the emissions shall be addressed in the fugitive dust control plan and will not change to increase emissions without prior approval in accordance with R307-401. The haul road speed shall be posted. [R307-309]

II.B.4.c The owner/operator shall vacuum sweep and flush with water all the paved haul roads on site to maintain opacity limits listed in this AO. If the temperature is below freezing, the owner/operator shall continue to vacuum sweep the road but may stop flushing the paved haul roads with water. If the haul roads are covered with snow or ice, the owner/operator may stop vacuum sweeping the paved haul roads and flushing the paved haul roads with water.

Records of vacuum sweeping and water application shall be kept for all periods when the plant is in operation. The records shall include the following items:

- A. Date and time treatments were made
- B. Number of treatments made and quantity of water applied
- C. Rainfall amount received, if any
- D. Records of temperature, if the temperature is below freezing
- E. Records shall note if the paved haul roads are covered with snow or ice. [R307-401]

II.B.4.d All unpaved roads and other unpaved operational areas that are used by mobile equipment shall be water sprayed and/or chemically treated to control fugitive dust. The application of water or chemical treatment shall be used. Treatment shall be of sufficient frequency and quantity to maintain the surface material in a damp/moist condition or unless it is below freezing. The opacity shall not exceed 20% during all times the areas are in use. If chemical treatment is to be used, the plan must be approved by the Executive Secretary. Records of water and/or chemical treatment shall be kept for all periods when the plant is in operation. The records shall include the following items:

- A. Date

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- B. Number of treatments made, dilution ratio, and quantity
- C. Rainfall received, if any, and approximate amount
- D. Time of day treatments were made
- E. Records of temperature if the temperature is below freezing. [R307-401]

II.B.4.e The storage piles shall be watered to control fugitive dust emissions and ensure the opacity limits listed in this AO are not exceeded. The owner/operator may stop water application if the temperature is below freezing. Records of water and/or chemical treatment shall be kept for all periods when the plant is in operation. [R307-401]

### **Section III: APPLICABLE FEDERAL REQUIREMENTS**

In addition to the requirements of this AO, all applicable provisions of the following federal programs have been found to apply to this installation. This AO in no way releases the owner or operator from any liability for compliance with all other applicable federal, state, and local regulations including UAC R307.

NSPS (Part 60), OOO: Nonmetallic Mineral Processing Plants

### **PERMIT HISTORY**

This AO is based on the following documents:

Incorporates	additional information dated May 4, 2009
Incorporates	additional information dated April 1, 2009
Incorporates	additional information dated December 23, 2008
Is Derived From	the NOI dated July 31, 2008
Supersedes	the AO dated November 9, 2000

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### ACRONYMS

The following lists commonly used acronyms and their associated translations as they apply to this document:

40 CFR	Title 40 of the Code of Federal Regulations
AO	Approval Order
ATT	Attainment Area
BACT	Best Available Control Technology
CAA	Clean Air Act
CAAA	Clean Air Act Amendments
CDS	Classification Data System (used by EPA to classify sources by size/type)
CEM	Continuous emissions monitor
CEMS	Continuous emissions monitoring system
CFR	Code of Federal Regulations
CO	Carbon monoxide
COM	Continuous opacity monitor
DAQ	Division of Air Quality (typically interchangeable with UDAQ)
DAQE	This is a document tracking code for internal UDAQ use
EPA	Environmental Protection Agency
HAP or HAPs	Hazardous air pollutant(s)
ITA	Intent to Approve
MACT	Maximum Achievable Control Technology
NAA	Nonattainment Area
NAAQS	National Ambient Air Quality Standards
NESHAP	National Emission Standards for Hazardous Air Pollutants
NOI	Notice of Intent
NO <sub>x</sub>	Oxides of nitrogen
NSPS	New Source Performance Standard
NSR	New Source Review
PM <sub>10</sub>	Particulate matter less than 10 microns in size
PM <sub>2.5</sub>	Particulate matter less than 2.5 microns in size
PSD	Prevention of Significant Deterioration
R307	Rules Series 307
R307-401	Rules Series 307 - Section 401
SO <sub>2</sub>	Sulfur dioxide
Title IV	Title IV of the Clean Air Act
Title V	Title V of the Clean Air Act
UAC	Utah Administrative Code
UDAQ	Utah Division of Air Quality (typically interchangeable with DAQ)
VOC	Volatile organic compounds



**FUGITIVE DUST CONTROL PLAN  
FOR AGGREGATE PROCESSING  
AT SUNROC CORPORATION  
SANTAQUIN FACILITY  
SANTAQUIN, UTAH**



August 17, 2009

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## LIST OF TERMS AND ACRONYMS

<u>Term or Acronym</u>	<u>Explanation/Definition</u>
AO	<i>Approval Order:</i> A permit allowing for air pollution emissions, typically required for any new or modified source of air pollution in the State of Utah. An AO will describe limitations for both construction and operation of a new or modified source, and is a legally enforceable document. An AO is issued by the New Source Review section of the Utah Division of Air Quality.
CFR	<i>Code of Federal Regulations:</i> The codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad areas subject to Federal regulation; the most applicable title is Title 40 (Protection of Environment). The titles are further subdivided by part and section (for example: Title 40, CFR, Part 60, or shorthand: 40 CFR 60). Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.
CO	<i>Certified Observer:</i> A person who has completed visual opacity certification every six months as prescribed by EPA Method 9. The CO will be required to document evidence of certification.
EPA	<i>U.S. Environmental Protection Agency:</i> The Federal agency whose mission is to protect human health and the environment.
FDCP	<i>Fugitive Dust Control Plan:</i> A plan to control fugitive dust that addresses various control strategies for applicable operations (i.e. aggregate processing).
Sunroc	<i>Sunroc Corporation.</i>
Santaquin	<i>Santaquin Facility:</i> The subject site of this plan.
Method 9	<i>EPA Method 9:</i> The visible emissions monitoring protocol defined and prescribed in 40 CFR 60, Appendix A, Method 9, "Visual Determination of the Opacity of Emissions from Stationary Sources."
NSPS	<i>New Source Performance Standards:</i> Federal standards for control of air pollutants from specific sources and industry types, found in 40 CFR 60. The aggregate processing industry is subject to NSPS, Subpart OOO, "Standards of Performance for Nonmetallic Mineral Processing Plants" (40 CFR 60.670 through 60.676).

Opacity Survey	A general evaluation of fugitive dust emissions by a qualified observer (QO) who is a full-time employee at the facility. An opacity survey is <i>not</i> the same as a certified opacity observation.
PM <sub>10</sub>	<i>Particulate Matter with an aerodynamic diameter of 10 microns or less:</i> A regulated portion of total particulate matter that is considered respirable and is attributed to numerous health effects.
Subpart OOO	<i>NSPS for Nonmetallic Mineral Processing Plants:</i> The NSPS that is applicable to the aggregate processing industry.
QO	<i>Qualified Observer:</i> A qualified person assigned to conduct opacity surveys at Santaquin, who will observe, recommend, and implement the applicable control measures presented in this FDCP document. A CO may concurrently be the QO, but a QO may not be a CO unless Method 9 certification is obtained.
UAC	<i>Utah Administrative Code:</i> The codification of the general and permanent rules of the State of Utah.
UDAQ	<i>Utah Division of Air Quality:</i> The state agency whose mission is to safeguard human health and quality of life by protecting and enhancing the air quality within the State of Utah.

**SANTAQUIN FACILITY  
FUGITIVE DUST CONTROL PLAN  
HISTORY OF ACTIONS/REVISIONS**

<b>DATE</b>	<b>ACTION/REVISION</b>	<b>AFFECTED SECTION</b>

## 1 INTRODUCTION

---

Sunroc Corporation, (Sunroc) will implement this fugitive dust control plan (FDCP) for the management of fugitive dust at Sunroc's Santaquin Facility, located one-half mile from Highway 91, approximately 2.5 miles from Santaquin, Utah County, Utah. The facility encompasses approximately 200 acres, most of which will ultimately be mined for mineral aggregate production. The facility straddles the Utah-Juab County line.

This FDCP describes control measures and strategies which will be implemented for operational activities occurring at the Santaquin Facility. Operational activities will be performed by Sunroc. Sunroc will be familiar with the conditions of this FDCP and will implement the control measures that are set forth herein. This plan is submitted to the Utah Division of Air Quality (UDAQ) for approval, and incorporates elements of fugitive dust control as specified in the Utah Administrative Code (UAC) for fugitive dust (UAC-R307-205 and UAC-R307-309).

Fugitive emission sources from the operation will consist of the following: aggregate processing (including, but not limited to, material transfers, screening and crushing); loading and unloading of aggregate; mining and excavation; stockpiles; haul roads; and other disturbed areas. A Sunroc-designated environmental representative may observe operational activities on a periodic basis and assist Sunroc with implementation of the conditions of this FDCP, if requested.

Sunroc will have at least one designated person available at all times that is trained to perform opacity surveys and is familiar with the U.S. Environmental Protection Agency's (EPA) Method 9. Hereinafter in this document, this representative will be referred to as the Qualified Observer (QO). The QO will investigate and address directly observed or reported excessive dust observations created by routine aggregate processing activities, and will recommend utilization of applicable control measures presented in this document.



If the QO suspects that opacity for any site activity has reached or exceeded applicable visible emissions limits, despite efforts to mitigate excessive dust in accordance with measures presented within this FDCP, a Certified Observer (CO) will be called upon to perform opacity readings at the facility within 24 hours. The CO will conduct certified opacity observations in accordance with EPA Method 9. The CO may either be an employee of Sunroc or a Sunroc-designated environmental representative. The overall goals of the QO and CO are to reduce fugitive dust emissions from the Santaquin operation and maintain compliance with air permit limitation conditions for fugitive dust emissions as specified in the UDAQ-issued Approval Order (AO) for the facility.

As the owner/operator of the Santaquin Facility, Sunroc will adhere to the control measures outlined in this document, as well as all conditions specified in the AO. Furthermore, Sunroc or its designated environmental representative may perform internal compliance audits of any activities at the Santaquin Facility to verify the FDCP conditions are being followed.

## 2 SOURCE INFORMATION

---

### 2.1 SOURCE NAME

Santaquin Facility

### 2.2 FACILITY ADDRESS

One-half mile West of Highway 91  
Santaquin, Utah County, Utah

### 2.3 UTM COORDINATES OF FACILITY

UTM, Zone 12 N

X = 430.7 km

Y= 4,421.6 km

### 3 FUGITIVE DUST EMISSION SOURCES

---

#### 3.1 TYPES OF SOURCES

The Santaquin Facility will have several types of potential fugitive dust-producing emission sources, including the following:

- Aggregate Processing
  - Mining and Excavation
  - Screening and Crushing
  - Conveyor Transfers
  - Storage Piles
  - Disturbed Areas
- Loading and Unloading of Aggregate Material
- Paved and Unpaved Haul Roads

The majority of the dust-producing sources involves material handling using heavy equipment (tire/track action) in the movement of excavated materials (e.g. loading), and hauling and dumping of material. Other sources of fugitive dust include, but are not limited to, wind erosion of exposed areas (for example, disturbed areas that are not subject to vehicular traffic) and the aggregate processing equipment. Vehicle track-out of moist or wet soils onto public roadways adjacent to the facility is not anticipated, as all vehicle ingress/egress roads on the site are paved.

## 4 REGULATORY REQUIREMENTS

---

Regulations for control of fugitive dust that apply to this facility are found in both Federal New Source Performance Standards (NSPS) as well as the Utah Air Rules. These rules are included within the AO for the facility; a brief summary of these requirements are as follows:

### 4.1 NSPS: STANDARDS OF PERFORMANCE FOR NONMETALLIC MINERAL PROCESSING PLANTS (40 CFR 60, SUBPART OOO)

Subpart OOO requires that visible emissions from the following stationary source emission points do not exceed the following opacity values:

- Crushers – 12 percent opacity;
- Conveyor transfer points – 7 percent opacity;
- Conveyor drop points – 20 percent opacity; and
- All other points – 20 percent opacity.

The opacity measurements for all of these stationary sources will be conducted according to EPA Method 9. There are currently no applicable NSPS Subparts for roadway travel.

### 4.2 UTAH AIR RULES UAC R307-309

UAC R307-309 stipulates that sources of fugitive dust located in PM<sub>10</sub> non-attainment or maintenance areas are required to abide by a FDCP acceptable to the UDAQ. R307-309 limits opacity at the property boundary to 10 percent.



## **5 MONITORING PERSONNEL AND FUGITIVE DUST OBSERVATION METHODOLOGIES**

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### **5.1 MONITORING PERSONNEL**

#### **5.1.1 QO Personnel**

The QO will be required to be familiar with potential sources of emissions and emission limitations placed on equipment as described in Sections 3 and 4. In addition, this individual will be trained to conduct informal opacity surveys, and will be generally familiar with the requirements for opacity observation methodology; however, this individual does not require a current certification by EPA Method 9. In general, the QO will be responsible for ongoing fugitive dust control and mitigation efforts at the site.

#### **5.1.2 CO Personnel**

If controls and mitigation measures are actively being followed and the QO suspects that opacity for any site activity has reached or exceeded the visible emissions limit for that activity, then the QO will contact a CO to perform opacity readings for the problem source within 24 hours. The CO can be either an employee of Sunroc or a Sunroc-designated environmental representative. If the CO is a full-time employee of Sunroc working at the facility, then the CO may also fulfill the role of QO.

### **5.2 MONITORING METHODOLOGY**

#### **5.2.1 Opacity Surveys**

The QO will be trained in basic observation techniques for observing a fugitive dust source, including proper position in relation to sun direction, wind direction, and distance from the source. Readings of actual opacity of dust sources will not be required, as the

QOs role will be to focus on immediate mitigation and control of an observed fugitive dust problem.

To document observations, the QO will complete a Daily Dust Control Activities Log form.

#### 5.2.2 Certified CO Observations

All certified opacity observations will be performed in accordance with EPA Method 9. The CO will have discretion as to the specific emission source chosen to observe; however, any source approaching any opacity limitation as described in Section 4 of this FDCP or in the AO will be observed in accordance with EPA Method 9 requirements.

To alleviate confusion between a mobile dust source (e.g., a truck driving on the roadway) and a stationary source (e.g., a roadway surface over which a truck is driving), opacity observations may be performed using either of the following procedures:

- Observations may be taken at six, pre-determined points along a length of roadway in the operational area. As a vehicle passes along the selected points, readings will be made at one-half the vehicle length behind the vehicle, and at approximately one-half the height of the vehicle.
- Alternatively, the observer may pre-select one fixed point along a roadway. Six separate readings at that point will be recorded, utilizing the vehicle length and height requirements as described in the preceding paragraph.

In the case of stationary sources such as conveyors that are near ground level, the observer is to stand a minimum of 15 feet back from the source. If the source is elevated above the observer's eye level, then the observation distance will be a minimum of three times the source height, in accordance with EPA Method 9. For example, if a conveyor drop point is estimated to be 15 feet above the observer's eye-

level, then the observer would observe the opacity at a distance of 45 feet. For stationary sources, observations will be performed at 15-second intervals for a 6-minute period in accordance with EPA Method 9.

## 6 FUGITIVE DUST CONTROL MEASURES

---

This section describes control activities that will occur at the Santaquin Facility. Section 6.1 introduces and summarizes various control levels that will be implemented for activities on-site. Section 6.2 discusses in further detail each potential dust-emitting activity and the control methodologies to be employed.

### 6.1 CONTROL LEVELS

Fugitive dust control and mitigation measures described by this plan present an escalating schedule of dust control measures, which allow for the upgrade of control measures to meet the needs of changing facility operations or changing meteorological conditions. These control measures are only implemented when the facility is in operation. Essentially, three levels of controls have been developed for most sources at the Santaquin Facility. A Control Level Matrix, presented as Table 1 below, indicates the various levels of control measures that will be applied by Sunroc. Control measures selected for the Santaquin Facility are based upon their ability to be readily-implemented by on-site personnel, and are generally short-term solutions within the control of one-site personnel.

Typical aggregate processing operations will be conducted with fugitive dust mitigating activities at a base-level considered as Control Level 1. At no time will the Santaquin operations be conducted with control measures less than those indicated in Control Level 1. Each consecutive escalating higher control level (i.e. Control Levels 2 and 3, respectively) will be implemented if site opacity observations approach the threshold value applicable to the source (e.g. 20 percent opacity for a stacker conveyor drop). Elevated control levels may be relaxed to Control Level 1 if site opacity levels or meteorological conditions warrant a reduced level of control (e.g. the subsidence of windy conditions, production, or the occurrence of rainfall).



If more than one control technique is described for the same control level, it will be the QOs discretion in how to best implement a strategy incorporating one or more of the listed techniques.

**Table 1**  
**Control Level Matrix**  
**Santaquin Facility**

Activity	Level 1 Control	Level 2 Control	Level 3 Control
<b>Unpaved Haul Roads and Unpaved Loader Routes</b>	Maintain roadbase. Apply water application no less than two times <sup>1</sup> per operational day, unless the haul road is visibly wet, frozen, or snow-covered.	Maintain roadbase. Increase water application greater than Level 1 Control per operational day.  Increased application is not applicable if the haul road is visibly wet, frozen, or snow-covered.	Maintain roadbase. Apply and maintain road-base  Increase water application greater than Level 2 Control per operational day.  Increased application is not applicable if the haul road is visibly wet, frozen, or snow-covered.
<b>Unpaved Service (non-product haul-out) Roads</b>	Apply water application as needed to maintain opacity below limit, unless the haul road is visibly wet, frozen, or snow-covered.	Increase water application as necessary to opacity standards.	Increase water application as necessary to opacity standards.
<b>Paved Haul Roads</b>	Apply water application no less than two times per operational day to the transitional areas <sup>2</sup> , unless the haul road is visibly wet, frozen, or snow-covered.  Vacuum/sweep at least once per week. If the haul roads are visibly wet, frozen, or snow-covered during the scheduled or routine vacuuming/sweeping period, the haul road will be vacuumed/swept within 48 hours of when wet, frozen, or snow-covered conditions no longer exist.	Increase water application greater than Level 1 Control per operational day to the transitional areas, unless the haul road is visibly wet, frozen, or snow-covered  Vacuum/sweep at least once per week. If the haul roads are visibly wet, frozen, or snow-covered during the scheduled or routine vacuum/sweep period, the haul road will be vacuumed/swept within one week of when wet, frozen, or snow-covered conditions no longer exist.	Increase water application greater than Level 2 Control per operational day to the transitional areas, unless the haul road is visibly wet, frozen, or snow-covered.  Increase vacuum/sweep control greater than Level 1 or 2 Control with vacuuming/sweeping at least twice per week. If the haul roads are visibly wet, frozen, or snow-covered during the scheduled or routine vacuum/sweep period, the haul road will be vacuumed/swept during the next 48 period when wet, frozen, or snow-covered conditions no longer exist.

<sup>1</sup> The minimum water application frequency may be reduced during periods or seasons when meteorological conditions prevent the generation of dust on unpaved roads (e.g. during rain or snowfall) or when there is no production activity at the facility.

<sup>2</sup> Transitional areas are defined in the section of the haul road that transitions from paving to roadbase.

Activity	Level 1 Control	Level 2 Control	Level 3 Control
<b>Loading and Unloading Aggregate</b>	Minimize spillage.	Minimize drop height of loader.	Wet suppression of the working surface area.
<b>Aggregate Processing Equipment</b>	Inherent moisture. Maintain spray bar at drop/emission points on the aggregate processing line to apply moisture (as needed).	Increase water flow from the spray bar at the problem point(s), beginning at the problem point nearest the start of the processing line.	Not Applicable
<b>Stacker Conveyor</b>	Inherent moisture at drop point onto stacker conveyor.	Increase water flow from spray bar.	Minimize wind disturbance (drop height) by dropping to tall pile (or lowering the top of the stacker conveyor).
<b>Active Storage Piles</b>	Inherent Moisture	Spray stockpile with water truck or other water source, as necessary.	Not Applicable
<b>Wind Erosion of Exposed Areas</b>	Apply water to disturbed areas as needed.  Minimize disturbances (close areas to vehicle traffic).	Not Applicable	Not Applicable
<b>Mining and Excavation (Dozing)</b>	Inherent moisture.	Reduce dozing areas.	Apply water to disturbed areas as needed.

The application of control measures will require a coordinated effort between monitoring personnel and operations supervisors. Sunroc will ensure that its supervisors and the QO/CO personnel (if not the supervisor) will work closely together to avoid excessive fugitive dust emissions that would create a violation of AO conditions. When the Santaquin facility is in operation, Sunroc has the discretion to implement additional control measures to better control fugitive dust, even if site conditions do not immediately warrant the action.

It is important to note that control level activities are independently applied to specific operational activities occurring on the site. While the majority of the Santaquin Facility would be subject to the same meteorological conditions at any given time, conditions in one area of the facility may warrant a higher level of control than activities occurring elsewhere on the site. For example, aggregate processing activities may be elevated to a Control Level 2 on the eastern side of the facility, whereas loading activities on the

downwind side of a 40-foot stockpile may easily be controlled through Control Level 1 measures.

## 6.2 CONTROL OF SPECIFIC ACTIVITIES AND AREAS

The following sections provide a brief written description of the various control levels listed in Table 1 (Control Level Matrix), by activity.

### 6.2.1 Unpaved Haul Roads and Loader Routes

When the Santaquin facility is in operation the primary methods of dust control for unpaved haul roads and loader routes at the Santaquin Facility are the application and maintenance of roadbase and water application. Sunroc will be required to have at least one operable water application truck and an available water truck operator available during operating hours at the Santaquin Facility for sufficient application. For Control Level 1, Sunroc will apply water no less than two times per operational day, unless the road is visibly wet, frozen, or snow-covered. Control Levels 1 and 2 require increased water application frequency, which will provide increased levels of control.

### 6.2.2 Unpaved Service Roads

When the Santaquin facility is in operation the primary method of dust control for unpaved service roads at the Santaquin Facility is water application. Sunroc will be required to have at least one operable water application truck and an available water truck operator available during operating hours at the facility for sufficient application. Water will be applied as needed to maintain opacity below required levels, unless the road is visibly wet, frozen, or snow-covered.

### 6.2.3 Paved Roads

When the Santaquin facility is in operation the primary methods of dust control for paved haul roads at the Santaquin Facility are vacuuming/sweeping and water application. For Control Levels 1 and 2, Sunroc will vacuum/sweep the paved haul roads at least once per week or within one week of when wet, frozen, or snow-covered conditions no longer exist. For Control Level 3, Sunroc will vacuum/sweep the paved haul roads at least twice per week or within 48 hours of when wet, frozen, or snow-covered conditions no longer exist.

Sunroc will also be required to have at least one operable water application truck and an available water truck operator available during operating hours at the Santaquin Facility for sufficient application. For Control Level 1, Sunroc will apply water to transitional areas no less than two times per operational day, unless the roads are visibly wet, frozen, or snow-covered. Increased water application frequency will provide increased levels of control.

### 6.2.4 Loading and Unloading Aggregate

At Control Levels 1 and 2, front-end loader operators will be instructed to minimize spillage and to minimize drop height. For Control Level 3, Sunroc will apply water to the working surface area.

### 6.2.5 Aggregate Processing Equipment

It is typical in aggregate processing that effects of water sprays will result in control of fugitive dust effects that may carry over into successive process points where dust may otherwise be a problem. At Control Level 1, Sunroc will maintain a spray bar of water nozzles at each drop/emission point on the aggregate processing line, and will apply moisture to various process areas as needed. Due to carry over of the small amount of moisture required, each source, with the possible exception of crushers, will not likely



need to employ direct water sprays at all times. For Control Level 2, Sunroc will increase the water flow from the spray bar at problem point(s). The water flow upstream of the problem point will be increased first, as a small amount of increased moisture can help to control dust from other problem points downstream.

#### 6.2.6 Stacker Conveyor(s)

At Control Level 1, Sunroc will rely on inherent moisture. For Control Level 2, Sunroc will increase the water flow from the spray bar at the drop point to the stacker conveyor. For Control Level 3, Sunroc will minimize the wind disturbance by minimizing the drop height from the stacker, either by dropping to a taller pile or lowering the top of the stacker conveyor.

#### 6.2.7 Active Stockpiles

Inherent material moisture content is considered Control Level 1 for active stockpiles. For Control Level 2, Sunroc will apply water to the stockpile, as necessary.

#### 6.2.8 Wind Erosion of Exposed Areas

When the Santaquin facility is in operation the primary method of dust control of exposed areas will be water application to areas demonstrating wind erosion, as necessary. Vehicular traffic will be minimized in areas demonstrating wind erosion, as necessary.

#### 6.2.9 Mining and Excavation (Dozing)

At Control Level 1, emissions from dozing operations will be controlled with inherent moisture. Control Level 2 will require reducing dozing operations by reducing the working face area of the excavation. Water will be applied to the dozing operation areas as needed under Control Level 3.

### 6.3 ALTERNATIVE FUGITIVE DUST CONTROL MEASURES

The bulk of the control measures described in the preceding sections are readily applicable solutions to short-term dust problems. If such measures are not effective in controlling fugitive dust emissions, Sunroc may explore alternative fugitive dust control measures, such as those described below.

#### 6.3.1 Additional Chemical Stabilization

In conjunction with gravel placement, or as a separate option, Sunroc may choose to apply an approved chemical suppressant onto unpaved haul roads or other source areas.

#### 6.3.2 Seeding of Exposed Areas

Sunroc may choose to seed long-term exposed area with an approved seed mixtures in order to stabilize the areas against wind erosion that are no longer in use.

### 6.4 OFF-HOURS CONTROL MEASURES

During off-hours (generally described as Saturdays, Sundays, holidays, and daily between the hours of 6:00 p.m. to 6:00 a.m.), it is not anticipated that fugitive dust emissions will be produced since there will be limited on-site activities taking place. Any off-hour activities will be controlled using the control measures described in Table 1. If excessive dust from the site due to meteorological conditions during off-hours is noted by Sunroc or is reported to UDAQ, Sunroc will attempt to implement additional control measures so that off-hour dust does not create a persistent problem.

## 7 REPORTING AND RECORDKEEPING

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Sunroc will maintain all records related to fugitive dust control and monitoring generated on the project site. Records will be maintained as prescribed by conditions in the AO. Monitoring records will be made available to UDAQ upon reasonable request.

At a minimum, records kept on-site will consist of the following:

### 7.1 DAILY DUST CONTROL ACTIVITIES LOG

Sunroc will keep a Daily Dust Control Activities Log that will describe fugitive dust control measures and mitigation. The log will note the date and time treatments were applied, the type of treatment applied, general meteorological conditions including precipitation received, and other notable events that affect fugitive dust control. In addition, the form will provide for visual inspection of dust-emitting equipment or activities. Sunroc may devise a different log form that better suits the needs of the facility and complies with the elements of this plan as well as other AO requirements.

### 7.2 WATER TRUCK LOG

A log will be kept in each water truck that is active at the facility. The water truck operator will record the amount of water and frequency of application on a daily basis. Sunroc (or QO) will devise a log that best suits its needs and complies with the elements of this plan as well as other AO requirements.

### 7.3 VACUUM TRUCK LOG

A log will be kept in each vacuum/sweeper truck that is active at the facility. The vacuum truck operator will record the day and time vacuuming occurred at the facility.

#### 7.4 OPACITY OBSERVATION FORMS

Opacity observation forms will be completed by the CO as deemed necessary or appropriate, and will be left with the QO for filing at the Santaquin Facility. The CO, if not an employee of Sunroc, may remove the CO form from the facility in order to make copies of the CO form for their files, as long as the original form is returned to the facility in an expedient fashion. The CO form must contain all information specified by EPA Method 9. A copy of the CO's current opacity certification certificate must be submitted to Sunroc for filing at least once every six months.



EXHIBIT D

# **Summit Ridge Mine Reclamation Plan**



**August 3, 2012**

## **Summit Ridge Mine Reclamation Plan**

### *A. Post Mining Plan*

The proposed use of this land after mining has been completed will be for residential and/or commercial development.

### *B. Backfilling and Contouring Practices*

Reclamation will be performed to match the contours as shown on the map. As soon as pit development allows, Sunroc Corporation (Sunroc) will initiate a direct backhaul of overburden (if any). Any overburden (if any) shall be used to establish the re-graded slopes or as backfill in the pit floor. If there is not enough backfill material to establish the reclaimed slopes, the slopes shall be cut using a dozer or loader by balancing enough cut to fill the void (ie. cut and fill balance). Every effort will be made to blend the disturbed areas with the existing, undisturbed areas with as little slope gradient as possible.

Once the desired slope has been established, it will be covered with topsoil. Sunroc will redistribute the topsoil only when topsoil moisture conditions are suitable for handling with minimal compaction. The topsoil shall be placed using loaders or track-mounted excavators. In the event that topsoil is compacted during the placement, it shall either be disked or scarified using a motor grader to loosen up the soil prior to seeding.

### *C. Re-vegetation Practices*

At the time of final reclamation, Sunroc will also reclaim the haul roads that may have been established in the pit. Sunroc commits to re-spreading topsoil on the disturbed areas to replace what was removed. Prior to redistributing the topsoil, Sunroc will generally rip the replaced overburden to reduce compaction and to assist in holding topsoil. Sunroc will redistribute topsoil only when topsoil moisture conditions are suitable for handling with minimal compaction.

Sunroc will scarify the processing area to reduce compaction and will also chisel plow and disk the redistributed topsoil, to create furrows for a suitable seedbed and to assist with the re-vegetation process.

A permanent seed mixture native to the region will be drilled to establish the seeds. Reclamation will be planned to apply the seeds to the reclamation in the fall before the ground freezes.

*D. Protection of Newly Seeded Reclamation*

The perimeter of the permit boundary is not fenced, however it is not part of any livestock grazing lease and will not be grazed, allowing new growth to become established.

*E. Erosion, Siltation, and Pollution Prevention*

Because this area slopes gently and the soils are well drained, Sunroc does not anticipate problems from surface run-off leading to erosion. No depressions will be left to accumulate water.

*F. Reclamation Timetable*

Once an area has been deemed no longer needed for operation, it shall be re-graded, topsoil distributed and seeded within a twelve (12) month period.

**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

August 30, 2012

Dennis Marker  
Community Development Director  
Santaquin City  
275 West Main Street  
Santaquin, UT 84655

Re: HG Utah I, LLC &amp; Sunroc Mass Grading Operations

Dennis,

On June 26, 2012 Norm Beagley of J-U-B accompanied you and Greg, as well as two (2) Sunroc representatives for a site visit and drive through at the Sunroc Gravel Pits in the Summit Ridge Development. The purpose of that site visit was for us, as the City Engineers, to determine if the mining operations taking place under the current operating permit were in compliance with Santaquin City Code 10-6-28. This is required by the Code as the current Conditional Use Permit will expire or has expired and they have applied for renewal of the permit.

As per discussions and observations while onsite as well as after reviewing the application and related documents by the applicant we offer the following comments:

1. The mining operations on the north portion of the site, near the Summit Ridge Parkway overpass (over the railroad), appear to have been excavated (cut) more than what is shown on the grading plan submitted by Sunroc (prepared by LEI) dated 12/8/2005.

We suggest that Sunroc perform a topographical survey in the area and fill and compact as necessary to ensure that the final grading results in the final contours shown on the submitted grading plan.

2. Sunroc representatives estimated that they may complete mining operations and restoration efforts on the north portion (north of Summit Ridge Parkway) in 1 to 2 years. This was only an estimate by Sunroc representatives present during the site visit.
3. Also during the site visit, Sunroc representatives estimated that another 6 years may be needed to finalize mining operations and restoration on the south portion. The submitted renewal application indicates 5 years is anticipated for final mining and restoration on the entire project.

According to City Code, should a renewal permit be approved by the City Council, it should not be for more than a 2 year renewal period.

4. During the site visit we noticed that there appears to be some rutting of asphalt across Summit Ridge Parkway (transverse to the travel lanes) between the entrances to the north (west entrance) and south (main entrance) areas of the site.



The City may want to seek bonding for restoration of any affected pavement on Summit Ridge Parkway.

5. City Code requires that the "Excavated and graded areas be fenced according to current Mine Safety and Health Administration regulations (MSHA)."

Neither the north nor south areas of the site have an appreciable amount of fencing other than at some apparent property lines and along the UPRR right-of-way. Existing fencing consists mostly of agricultural field type fencing.

We are not versed on MSHA regulations and do not offer an opinion as to whether or not the operation meets MSHA fencing regulations.

6. The plan sheets submitted show only one access location to the north area of the project. There are actually 2 access locations to the north area rather than the single access shown.
7. City Code requires that "A paved road of no less than forty (40) feet in width from the entrance and exit, a distance of not less than three hundred (300) feet from the right of way line into the area of operation shall be provided ..." And, according to the "Fugitive Dust Control Plan" submitted with the renewal application "...all vehicle ingress/egress roads on the site are paved." (See section 3 "Fugitive Dust Emission Sources") This is actually not the case.

There is currently only one of the three access points where this paved section is in place. It is the east (main) access to the north area of the site that leads to where the scales are located. Neither the west access to the north area nor the main access to the south area, both off of Summit Ridge Parkway, have the 300' paved access as required by City Code.

According to the drawings, it appears that the original plan for the main access to the south area was to be from the Frontage Road near I-15 (labeled as "Haul Route #2" on plan sheet 3). It is our understanding that Haul Route # 2 is not being utilized and is blocked from providing access to the south area.

It also appears that the above two noted accesses are currently being used and have been used for some time for truck and equipment access between the north and south areas. If Sunroc plans to continue using these accesses for truck and equipment movements between the two areas, we recommend that they be required to pave both of these access locations as required by City Code. If they do not intend to continue to use these two accesses and or do not wish to pave them as required, we recommend that the gates remain locked to prohibit access and to limit further transverse rutting on Summit Ridge Parkway (see comment 4 above).

8. We understand there was one noise complaint for work that occurred during nighttime hours.

The City Code allows for mining operations between the hours of 7 am and 7 pm.

We recommend that Sunroc be reminded of the allowed and disallowed operation times and that they are required to operate within those times as allowed by City Code.

9. According to the City Code, "All such operations (mass grading 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: ... Bonding has been put forth for the larger project."

It is our understanding that there is not currently a specific reclamation bond in place with the City for restoration of the site once mining operations are complete. It is also our understanding that there is no bonding in place for restoration of this project as part of the larger (Summit Ridge Development) project.

The applicant submitted a "Mine Reclamation Plan" with the application for renewal. This plan seems to adequately address restoration of the site. However, the City may want to seek a reclamation bond to protect from default by the mining party or the property owner, should reclamation not be completed as outlined by the applicant and approved by the City Council.

We are happy to answer any questions you may have.

Best regards,



Norm Beagley, P.E.  
J-U-B Engineers, Inc.  
City Engineering

Cc: Ben Reeves, City Manager



## NOTICE OF PUBLIC HEARING

August 31, 2012

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**RE: Conditional Use Permit Renewal for Sunroc Gravel Pit at approximately 1400 Summit Ridge Parkway, Santaquin, Utah.**

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Notice is hereby given that the Santaquin City Planning Commission will be holding a public hearing at approximately **7:00 p.m. on Thursday, August 13, 2012**, to review a request by Brian Harris to renew the Gravel, Sand, Earth Extraction and Mass Grading conditional use permit at property located at approximately 1400 Summit Ridge Parkway. The property is zoned PC, which does allow for mass grading with a conditional use permit. The Planning Commission must review all requests for a Conditional Use Permit, including extensions and renewals.

The above meeting will be held in the City Council chambers of Santaquin City Hall, located at 45 West 100 South. It is an open meeting in which you will have the opportunity to voice concerns or ask questions about the proposal. For more information or questions regarding Conditional Uses, please see the Santaquin City Code §10-8 or contact the Community Development Department. This is the only public hearing which will be held on this issue.

This notice is being sent to property owners within 500' of the subject property. Please share this notice with any other persons who may be interested.

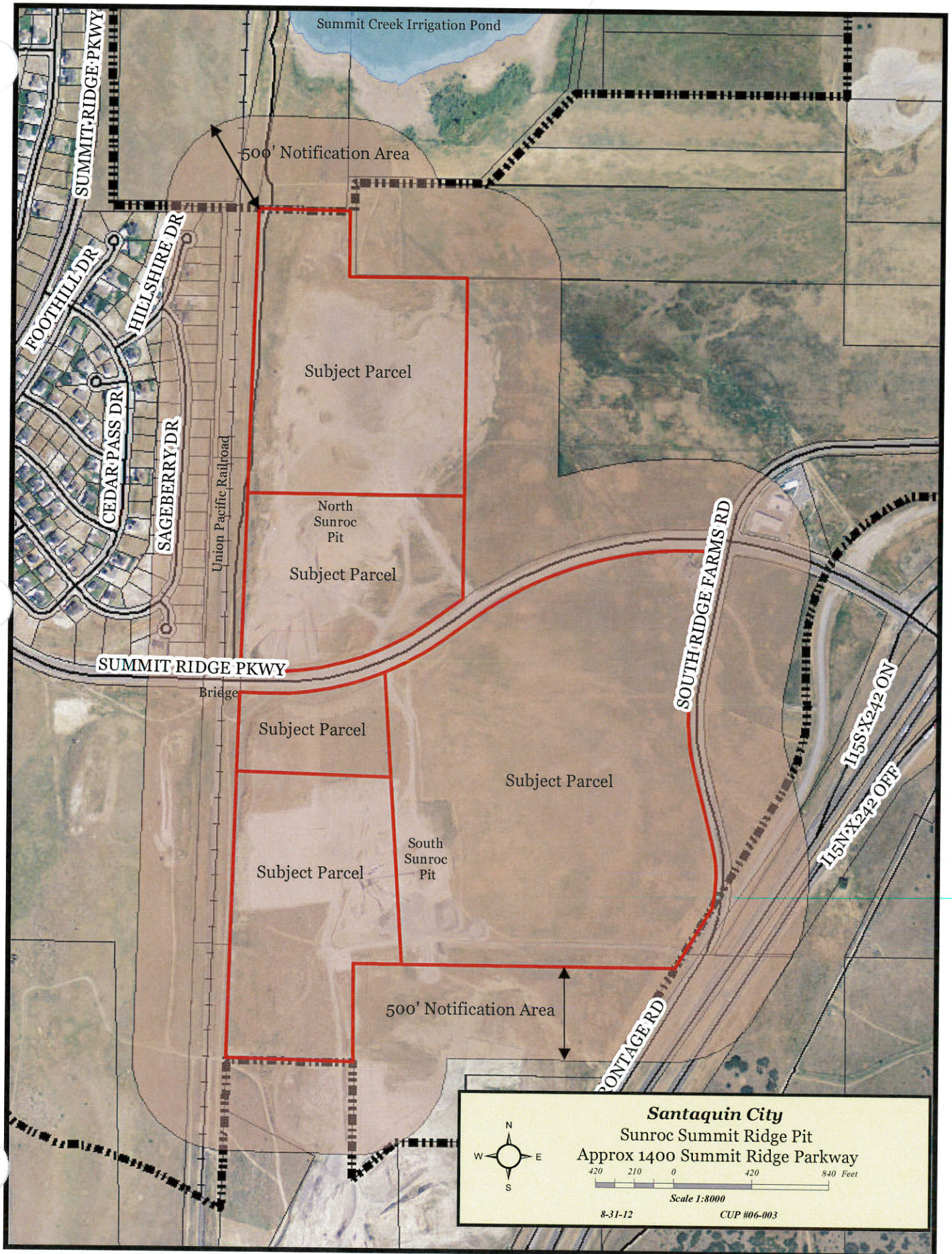
If you have any questions or concerns about this proposal, please contact the Community Development Department at (801) 754-1011 or by email at [gflint@santaquin.org](mailto:gflint@santaquin.org). If you are unable to attend the meeting, but would still like your comments presented at the Planning Commission, please submit them to the Community Development Department prior to the meeting.

Sincerely,

Santaquin City  
Community Development Department  
(801) 754-1011

*If notice given under this Title is not challenged in written form to the City's Appeal Authority within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper. Furthermore, if no challenge or protest is filed within 30 days after the meeting or action for which notice was given, any defect in the notice shall not affect or invalidate any hearing or action by the Planning Commission or City Council.*









## NOTICE OF PUBLIC HEARING

September 6, 2012

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**RE: Conditional Use Permit Renewal for Sunroc Gravel Pit at approximately 1400 Summit Ridge Parkway, Santaquin, Utah.**

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Notice given for the **Conditional Use Permit Renewal for the Sunroc Gravel Pit** indicated the incorrect date as August 13, 2012. The correct date for the public hearing on this matter by the Santaquin City Planning Commission is **Thursday, September 13, 2012** at approximately 7:00 p.m.

Sincerely,

Santaquin City  
Community Development Department  
(801) 754-1011