



MEMORANDUM

TO: Santaquin City Planning Commission
FROM: Jon Lundell P.E., City Engineer
RE: **Salisbury Development – Conditional Use Permit for Mass Grading**

Planning Commission Action needed

Review a proposed mass grading conditional use permit application for conformance to Santaquin City Code and provide a recommendation to the City Council

Background

Mr. Shawn Herring of Region Engineering, representing Salisbury Development, is requesting a renewal of the Conditional Use Permit for the mass grading associated with The Hills @ Summit Ridge Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located south of Summit Ridge Parkway and west of the Union Pacific Railroad and contains approximately 163 acres.

Analysis

Santaquin City Code §10.16.280.C.3: *Gravel, Sand, Earth Extraction, and Mass Grading* states that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project. Additionally, the site must be inspected by the City Engineer and the City Planner to verify conformance with the approved grading plan.

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

City Code Section Title 10 Ch. 16 sec 280	Requirement	Status
E: Bonding	Must provide a bond for the reclamation of the site	Appropriate bonding is in place
G: Marketing of Materials	Maintain a sales office on site Current Santaquin City Business license	No initial exterior sales is contemplated or has occurred Prior to any outside sale of material a Santaquin City Business license must be obtained
J: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is 163 acres.
K: Building Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	None indicated on the site plan.
L: Parking	One parking stall per site employee	None indicated on the site plan

M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	Plans indicate that a silt fence will be placed along the downhill side of the property. Topsoil will be stockpiled in a berm along the project boundaries to provide screening of the site.
N: Hours of operation	7:00 am to 7:00 pm	7:00 am to 7:00 pm
O: Road Access	Must have Direct access to a public road	Accessing via Sageberry Dr.
P: Road Maintenance	Must maintain haul routes to minimize dust 40' pave road prior to the entrance/exit	No pavement indicated on the site plan
R: Noise standards	Maintain safe decibel levels	Use of berms and stock piles may be used to shield and deflect sounds
S: Blasting	No Blast permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to the roadway	
U: Lighting	Direct all lighting way from neighboring properties	Minimal lighting due to hours of operation
V: Drainage	May not allow any storm water to flow onto adjacent properties and may not create stagnant ponds	Application indicates silt fencing and the nature of the soil will minimize the amount of drainage on the site
W: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean suitable material	Any over excavation will be backfilled using approved onsite materials
X: Vegetation	Site must be reclaimed with sufficient top soil and seeding	Replace top soil and seed with approved material

Santaquin City Engineering and Planning Site visit report:

Santaquin City Engineering and Planning visited the site to review the current status of the mass grading permit. During the visit the following observations were made:

1. The proposed grading directly west of The Hills @ Summit Ridge Plat A is within 30 feet from the rear property line of the newly constructed homes. This raises concerns with noise, dust, and vibrations that could impact the new residents of these homes. The applicant has indicated that a majority of the mass grading will be completed within 90 days of work commencing on the project.
2. There is a 16 inch culinary water main line that supplies water from the Summit Ridge Water Tank to the city. This water line runs along the gravel road that extends west from Sageberry drive and is located within a proposed area that will be lowered along the northern side of the proposed grading area. This water line must be protected to ensure that there no disruption in providing water to the system.

3. The applicant will need to provide a 2 inch meter to adequately measure water usage for the project.
4. To date, the applicant has been responsive to any concerns or issues (clean up roads, dust, etc.) that have been reported.
5. There is an existing permit from the Utah Department of Environmental Quality (DEQ) the regulates potential environmental impacts and there are no known actions taken by the DEQ.

Possible Planning Commission actions:

Possible planning commission actions included:

1. Provide a positive recommendation to the City Council.
2. Provide a negative recommendation to the City Council with findings.
3. Table the proposed Conditional use permit request with findings.

Staff Recommendation

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

Conditions:

1. Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
2. Provide a drainage plan for the site
3. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
4. Provide appropriate bonding for the site.
5. Provide a modified haul route as per engineering recommendation.
6. Address the buildability of lots located in the north west corner of the development at proposed final grading.