

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 8, 2024

RE: **VanCon Temporary Concrete Batch Plant Conditional Use Permit**

VanCon has submitted a conditional use permit application for a temporary concrete batch plant at approximately 1100 West Lark Road. The proposed batch plant is in the Public Facilities (PF) zone, and is a conditional use in the PF zone. The batch plant must meet all requirements in Santaquin City Code (SCC) 10.20.180.H.3.

The site plan (attachment 2) shows where the batch plant will operate, the location of the water tower, the parking location, and the track out location. The area on the site plan showing where the batch plant will be is 594' from the nearest residence, which meets the City Code. The site plan also lists that no structures will be located within 10' of Highway 6 and 20' from Lark Rd., which meets the setback requirements for the PF Zone. The applicant has also submitted a Mitigation Plan (attachment 3) that explains how the applicant plans to control dust and noise. A restoration plan has been submitted and is located on the site plan. Staff has reviewed the plans, and they meet Santaquin City Code Requirement

The Planning Commission responsibility is to review the conditional use, hold a public hearing, and ensure that SCC 10.20.180.H.3 is being followed. The Planning Commission will be the land use authority for the conditional use. The proposed use is not required to get approval from the Development Review Committee. Conditional Use approval will mean the site plan, mitigation plan and reclamation plan are being approved.

Findings

1. The property where the proposed temporary concrete batch plant is located is in the PF Zone.
2. A temporary concrete batch plant is a conditional use in the PF Zone. (SCC 10.20.180.B)
3. The proposed batch plant is meeting all the requirements in SCC 10.20.180.H.3

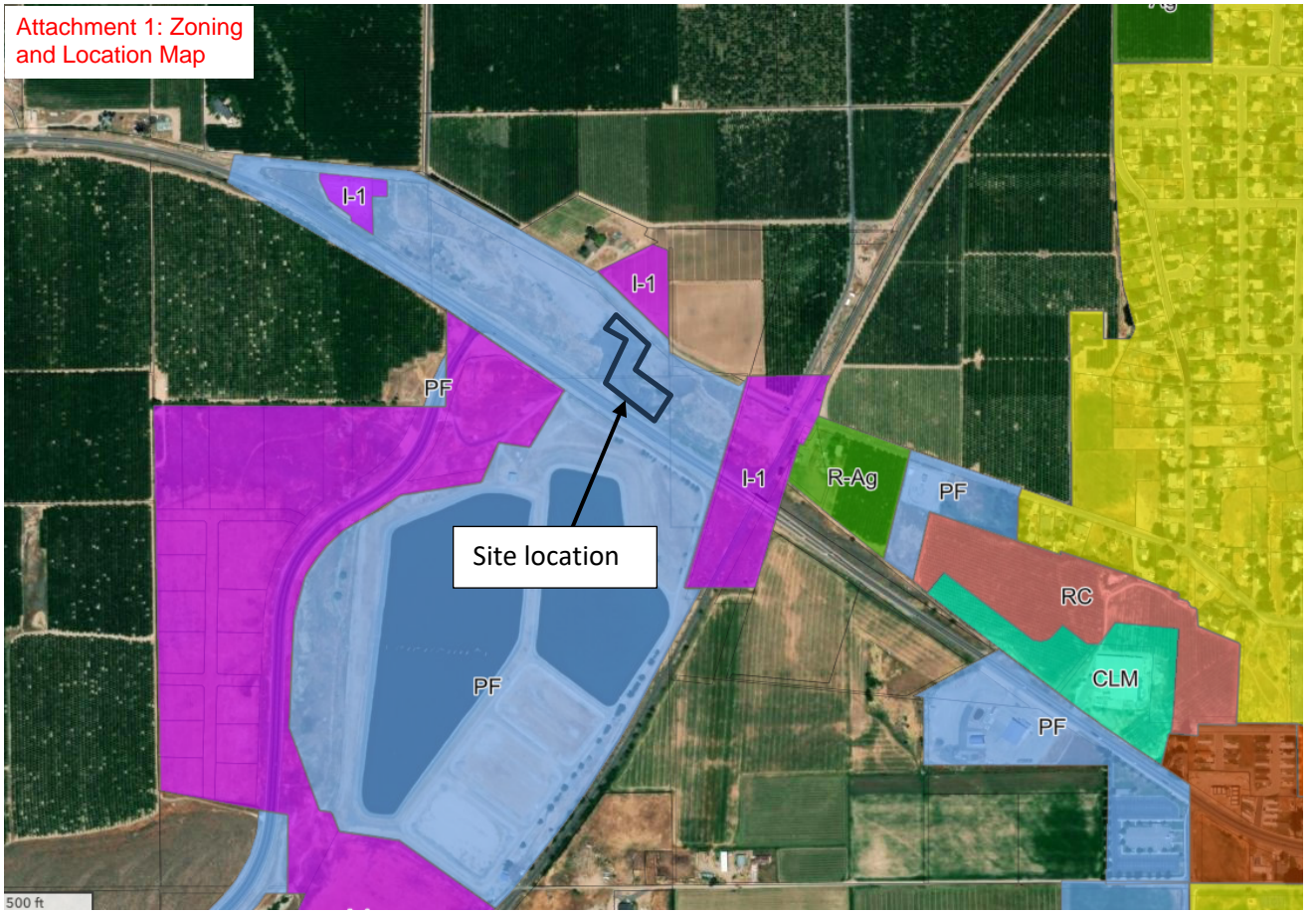
Motion: “Motion to approve the conditional use permit for the proposed Van Con temporary concrete batch plant with the following conditions:

1. The temporary concrete batch plant shall follow the requirements in SCC 10.20.180.H.3.
2. The site plan shall be followed. (attachment 2)
3. The mitigation plan shall be followed. (attachment 3).
4. The reclamation plan shall be followed when the temporary batch plant is no longer in operation (attachment 2).

Attachments:

1. Zoning and Location Map
2. Site Plan and Reclamation Plan
3. Mitigation Plan

Attachment 1: Zoning and Location Map



Attachment 2: Site Plan



594' from home to nearest structure of batch plant

5 Parking Stalls

No structures in 20' setback against Lark Rd

Water Tower

Trackout

No structures in 10' set back against Highway 6

Batch Plant Operation including - aggregates and concrete washout

Restoration Plan:

- All travel path ruts created by VanCon during the course of construction will be graded and repaired.
- Any excess material produced by VanCon will be removed from the site.
- Any Debris, waste etc. produced by VanCOon will be removed.
- Any infrastructure added for batch plant operation will be decommissioned unless otherwise requested by Santaquin City.

Concrete Batch Plant Mitigation Plan

This plan is to discuss mitigation for the temporary concrete batch plant to be used for the CUWCD Santaquin Reach Project.

Dust Control:

- Set up SWPPP for Batch Site location with appropriate agencies.
- Sand & Gravel needed for the batch plant will be hauled into the site and will be watered regularly to minimize air born dust.
 - During wind/atmospheric events more effort will be added to minimize dust.
- Roads being utilized to haul sand & gravel to the site will be water using a water truck to dampen the roadway and minimize dust.
- Concrete Powder used will be stored in approved storage facilities not limited to the following:
 - Batch Plant Bag House
 - Powder Bulker Trailer
 - Concrete Storage Guppie
- Concrete Powder uses air to blow off from the bulker trailer to the Batch Plant Bag house, VanCon inspects the plant daily and at times this blowing off appears to be dust, but it is not.
 - When blowing off, VanCon will control the rate to blowing off depending on atmospheric conditions to minimize air born cement powder dust getting into the air.

Noise:

- The portable batch plant utilizes 3 phase power to run and is always preferable to have temporary power connections to minimize sound, however, if 3 phase power is not readily available a generator is required. It is best to utilize sound attenuation generators.
- Batch Plant, Conveyor, and Hot Water Heater all require power to operate.
- Noise is greatly reduced when on temporary power. It is anticipated that temporary power will be used for the project.
- Standard Operating Times will be during Santaquin City Construction working hours Monday – Saturday. Sunday operation would be on a case-by-case basis and would be approved prior to doing.
- Nighttime operation of the batch plant is not anticipated for the project, however, if needed, VanCon would seek proper permitting with Santaquin City and provide ample time.

Traffic/Appearance:

- The batch plant stands in the air like a 2-story building during operation and looks this way until it is removed.
- Delivery of Sand & Gravel, Concrete Powder, processing, and delivery is an ongoing process and heavy truck traffic is consistent during the entire process.
- Security is a high priority to ensure public safety by locking up equipment, making it inaccessible as much as possible.