



MEMORANDUM

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

City Council Action needed

Review a renewal request for the mass grading conditional use permit for The Hills @ Summit Ridge and Vistas West Developments

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 and the Vistas West Residential Development located within Summit Ridge. 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 §10-6-28: *Gravel, Sand, Earth Extraction, and Mass Grading* requires that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project.

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

City Code Section Title 10 Ch. 6 sec 28	Requirement	Proposal
5: Bonding	Must provide a bond for the reclamation of the site	Appropriate bonding is in place
7: 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
10: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is 163 acres.
11: Building Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	None indicated on the site plan.
12: Parking	One parking stall per site employee	None indicated on the site plan

13: 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 indicated. A 2 foot berm will be placed along all downhill slopes of the project
14: Hours of operation	7:00 am to 7:00 pm	7:00 am to 7:00 pm
15: Road Access	Must have Direct access to a public road	Accessing via Sageberry Dr. and Summit Ridge Parkway
16: Road Maintenance	Must maintain roads to minimize dust 40' pave road prior to the entrance/exit	No pavement indicated on the site plan
18: Noise standards	Maintain safe decibel levels	Use of berms and stock piles may be used to shield and deflect sounds
19: Blasting	No Blasting permitted	
20: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to the roadway	
21: Lighting	Direct all lighting way from neighboring properties	Minimal lighting due to hours of operation
22: Drainage	May not allow any storm water to flow onto adjacent properties and may not create stagnant ponds	Application indicates silt fencing and the nature of the soil will minimize the amount of drainage on the site
23: 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
24: 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.
 - a. The Applicant has indicated that they will be focusing on the grading behind the existing homes first and anticipate that the mass grading in this area will be completed in 4 to 6 weeks of starting. The applicant plans on using an excavator and haul trucks to move the material adjacent to existing homes, thus allowing for easier control of noise and dust levels. Other areas will utilize dozers and scrapers to perform the mass grading.

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.
 - a. The Applicant has stated that they will pot hole this existing water line to determine the exact location and depth, then place an additional 2 to 3 feet of fill over the top of the water pipe and cross it only at that location to protect the line during the work.
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.

Planning Commision Review and Recommendation

The Planning Commission reviewed the renewal application on February 23, 2021. During the review the planning commission expressed concerns about keeping the roads and storm drain facilities clean.

To address these concerns the Applicant has committed to follow the State of Utah's Storm Water Pollution Protection Plan (SWPPP) regulations. These include weekly inspections as well as inspections after every storm greater than 0.5 inches of rain/snow, 6 inch deep construction access pad constructed of large gravel to knock off any mud, street sweeping and watering as needed. These inspections will be completed by certified SWPPP inspectors.

The Planning Commission made the following recommendation:

Commissioner Lance motioned to forward a positive recommendation to the City Council for the Salisbury Mass Grading Permit with the following conditions as recommended by staff:

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.

With the addition that a sweeping mechanism, be used daily to ensure that debris is kept off public streets. Commissioner Nixon seconded.

Possible City Council actions:

Possible City Council actions included:

1. Approve the mass grading permit with appropriate conditions.
2. Table the proposed Conditional use permit request with findings.

Staff Recommendation

City staff recommends the Conditional Use Permit for the Salisbury Mass Grading Operation at Summit Ridge be approved with the following conditions:

Conditions:

1. Follow all SWPPP regulations.
2. 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.