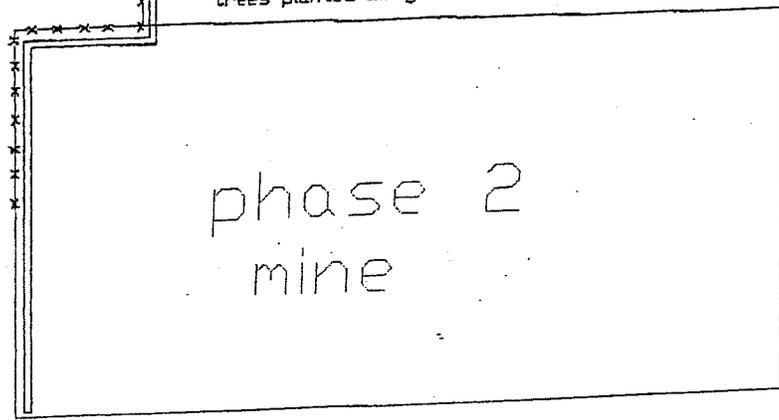
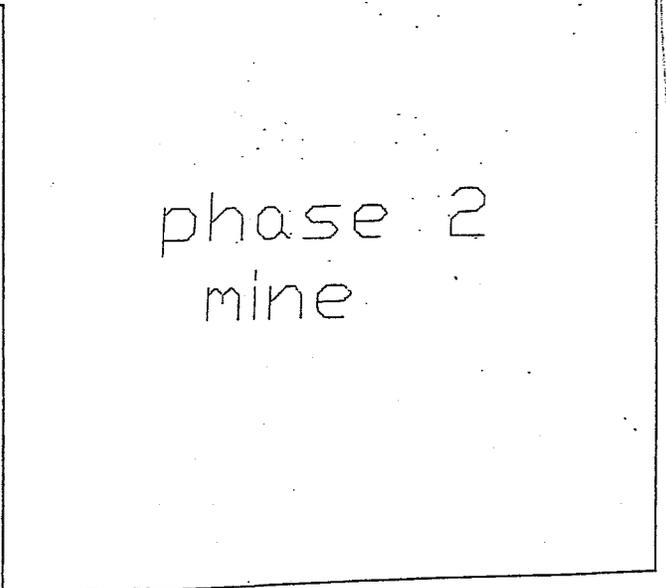
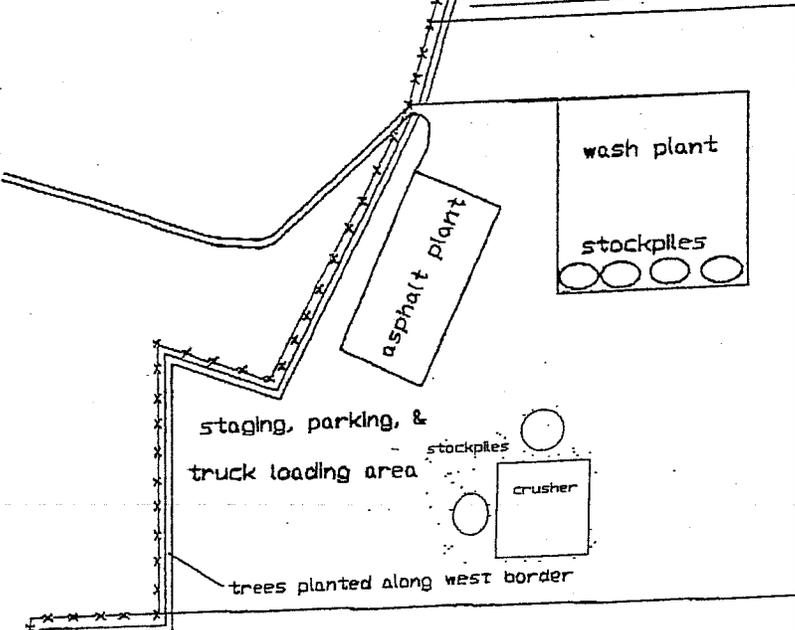
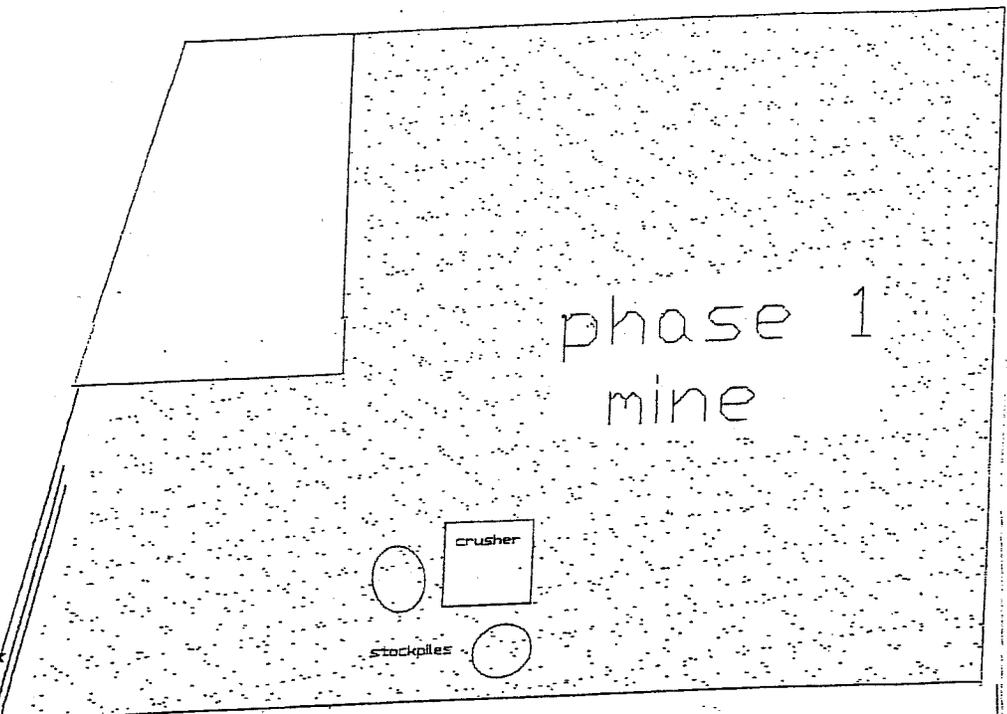


Mar. 21. 2007 8:11AM

Sunroc  
Pintura



scale 1" = 400'



**Washington County Land Use Authority Meeting  
June 9, 2009**

**Item #3. CONDITIONAL USE PERMIT EXTENSION.** Review extension on permission to construct and operate an asphalt plant, within the I-1 zone, Section 1, T40-S, R13W, SLB&M, near Pintura. Sunroc/Russell Leslie, applicant.

The planner explained that this will be the second extension on the Conditional Use for an asphalt plant on 31.5 acres near Pintura. Last year's review included a temporary site plan/use for construction on Interstate 15. The County Commission approved the I-1 Zone change on March 6, and the CUP on March 27, 2007. Prior to receiving a building permit, the Planning Commission will need to grant Site Plan Approval. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement which was installed when the temporary plant operation was approved last year. The planner reminded the commissioners of the original motion in 2007, which was as follows: *"...to recommend approval of the Conditional Use Permit, for a period of one (1) year, subject to site plan approval. The one year will begin at the time of activation, with no activity allowed beforehand."*

Gene Beck, Sunroc, said the intent is to eventually have an asphalt plant, but that has been delayed because of the economy. They would like to stay current on the permit so they will be ready if the opportunity presents itself. Sunroc is working with Air Quality and all other regulatory bodies to remain in compliance.

**Motion was made by Commissioner Balen to recommend approval on a Conditional Use Permit Extension on an asphalt plant within the I-1 zone, near Pintura, for a period of one (1) year. Commissioner Ford seconded the motion. Five (5) commissioners voted Aye. The motion carried.**

**Washington County Planning Commission Meeting**  
**June 24, 2008**

**Item #1. SITE PLAN /CONDITIONAL USE PERMIT REVIEW.** Review plans for a temporary asphalt plant (90 days) and one (1) review of a gravel crushing operation in the Pintura area of Washington County. Ray Christoffersen and Dana Truman/ SUNROC, applicant.

The planner reminded the commissioners about having approved the I-1 (Industrial) zone change near Pintura for Sunroc. They have received a contract with UDOT for improvements to Interstate 15 and need to set up a temporary facility for a couple of months. They would be operating during the nighttime hours, as per their contract with UDOT, on a temporary basis. This is the annual review for the crushing operation that County Commission approved within the OST-20 Zone. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement. The commission addressed the following issues as a part of the previous motion: *"... hours of operation from 4:00 a.m. to 10:00 p.m., noting that the applicant will work in concert with the adjoining I-1 zone for sanitary and waste disposal, and other support for employees. Also noting that if the crusher is moved from Phase 1 on the site plan to Phase 2, an additional Conditional Use Permit will be required, and that the property will be properly signed for safety with relationship to access, and that a stop sign will be installed as entering from the property to the frontage road."*

The planner explained that there were complaints regarding the lights, dust and noise. The planner visited the site in the evening and showed photos of the trucks, lighting and activity in the area. Although the lights are bright, the planner said that they are pointed toward the hillside and do not shine into the community. The noise level of the construction site is about the same level as the freeway, just more constant, with the beeping sounds of the trucks backing up. The dust was a concern, but it seemed to blow up over the hillside.

Russell Leslie and Dana Truman, Sunroc Corporation, were in attendance to give a progress report and answer any questions.

Mr. Truman has personally visited with neighboring residents and stated that Sunroc has made a real effort to be a good neighbor. Sunroc has created a berm that is thirteen hundred (1300) feet long and twenty (20) feet tall to create a buffer between the site and the surrounding residents.

Currently the hours of operation are between 5:00 a.m. and 9:00 p.m. for the actual crushing. These hours are allowed by an EPA permit. The asphalt plant starts operation at 7:00 p.m. and goes throughout the night. The temporary job is halfway finished, and the applicants anticipate another two and one half (2½) to three (3) weeks until completion.

There was a discussion regarding the back up alarms on the trucks. Mr. Truman explained that they are trying to find a balance. MSHA said that the alarms aren't loud enough, so the berm was put into place to help buffer the noise.

There was a discussion regarding dust control. Mr. Truman explained that during a high wind notice, there will sometimes be a shutdown of equipment, with extra watering to keep the dust

June 24, 2008 (continued)

down. Sometimes at night, as the piles are loaded, extra dust is created. When this happens, the drivers can spray the piles before they are loaded to avoid this situation. There is a water tank on sight, and the trucks are constantly pumping water during the nighttime hours. Sunroc keeps a log sheet of watering times and amounts.

Mr. Leslie explained that the EPA monitors the air quality very closely. Testing has to be done at a certain time during the day. When the dust is illuminated by light, it not only looks worse, it also gives inaccurate readings. The EPA waits until the angle of the sun is in a certain position before performing the tests on the dust. Otherwise, they get a false reading.

The planner clarified that the application for the asphalt plant is only temporary, and cannot be considered as a permanent approval.

**Motion was made by Commissioner Hepworth to recommend approval for a Site Plan/Conditional Use Permit Review, acknowledging the sensitivity of the applicant, Sunroc, to the residents and requesting that they maintain contact with those residents to assure that dust and other accompaniments to their operation remain under control, and with the understanding and acceptance of the neighbors. Commissioner Christopher seconded the motion.**

**Chairman Stucki asked if this was an extension, and the planner answered affirmatively.**

**Four (4) commissioners voted Aye. The motion carried.**

**Washington County Planning Commission Meeting  
March 13, 2007**

**Item #7. CONDITIONAL USE PERMIT.** Request permission to construct and operate an asphalt plant, within the I-1, Section 1, T40S, R13W, SLB&M, zone near Pintura. Sunroc/Russell Leslie, applicant.

The applicant was not in attendance.

**Motion was made by Commissioner Christopher to table the Conditional Use Permit. Commissioner Gubler seconded the motion. Four (4) commissioners voted Aye. The motion carried.**

**Washington County Planning Commission Meeting  
March 27, 2007**

**Item #3. CONDITIONAL USE PERMIT.** Request permission to construct and operate an asphalt plant, within the I-1, Section 1, T40S, R13W, SLB&M, zone near Pintura. Sunroc/Russell Leslie, applicant. (Tabled March 13, 2007)

The planner explained that the applicant purchased this property, containing 31.5 acres, for an asphalt plant. The County Commission approved the I-1 Zone change on the March 6, 2006, so the applicant is back to request a Conditional Use Permit for the Asphalt Plant. Prior to receiving a building permit, the Planning Commission will have to grant Site Plan Approval, so more detailed plans will have to be drawn. The planner reminded the commission that they will need to review Title 10-12-5: Special Provisions, which may need to be considered with the Conditional Use Permit or Site Plan Approval. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement.

Russell Leslie, applicant, stated that approximately one hundred thirty (130) acres has been negotiated to be purchased. This property has been used as a sand and gravel location previously. As sand and gravel reserves becomes more difficult to find in Washington County, the applicant has been forced to move further out, and this property was identified as one that could serve the future needs of the County.

This is a long term facility. The work will be broken down into two (2) phases. The first phase will be removal of sand and gravel material from the northern end of the property, and will last about ten to twelve (10-12) years. The second phase will be on the southern end of the property and will entail removing the balance of the reserve. The asphalt area is in the middle of the property.

The applicants are currently developing their permits for air quality, and have negotiated the use of fifty (50) acre feet of water for dust control and processing.

The property has multiple access points including one on the north and on the west. The long term preferred access will be located the on the south end of the property away from Pintura, but in the meantime the others will be used. The applicants plan to use the Browse exit. Barrier vegetation will be planted on the west side of the property. When the work is completed the land will be reclaimed.

There is typically three to five (3-5) thousand tons per day, with a maximum of one hundred (100) to one hundred twenty five (125) truckloads.

Dana Truman, Sunroc, explained that three thousand (3,000) tons per day is considered minimal impact.

**Motion was made by Commissioner Hepworth to recommend approval of the Conditional Use Permit Extension, for a period of one (1) year, subject to site plan approval. The one year will begin at the time of activation, with no activity allowed beforehand.**

**Commissioner Christopher seconded the motion. Six (6) commissioners voted Aye. The motion carried.**