



THE CITY OF ST GEORGE
COMMUNITY DEVELOPMENT DEPARTMENT
175 EAST, 200 NORTH
ST GEORGE UTAH, 84770

ACTION SUMMARY

Case No. 2013-CUP-013; a request for a conditional use permit for permission to allow gypsum mining in an Open Space zone located east of the Sunroc Block Plant (east of River Road) at approximately 3600 South. The property is approximately 23.7 acres. The property owner is the State Trust Lands Administration (SITLA) and Progressive Contracting Inc (PCI) has entered into a mineral lease agreement with SITLA. The representative is Mr. John Wilson, PCI

This request for a Conditional Use Permit was approved by the City Council with conditions and findings on August 15, 2013 (see below)

Conditions:

1. Dust Control / Air Quality.
The proposed gypsum mining operation shall comply with all federal, state and local air quality standards. PCI shall submit a 'Fugitive Dust Control Plan' to the state and to the city. Dust control must be done by frequent application of water to haul roads, mined / disturbed areas by water trucks, sprinkler lines, and other means. In addition all material leaving the site must be transported in covered trucks.
2. Traffic:
All (or nearly all) truck traffic shall leave the mine site via 1700 East Street, heading south to 3850 South Street, then to River Road and south on River Road to the Southern Parkway, then west to I-15 and the milepost 2 interchange.
3. Site Reclamation:
At the end of the 5 year mining period the site shall be reclaimed to an approximately level grade and compacted and left in a condition so as not to create a dust problem.

4. Noise:
Noise will be generated by the truck and mining equipment and periodic blasting. Mining operation will be limited to daylight hours and it shall be the applicant's responsibility to prevent "excessive noise." "Excessive noise" should be based on noise levels exceeding that typical of an industrial area.
5. Blasting:
Periodic blasting is proposed and shall comply with all federal, state, and city standards. The St George Fire Dept is the local agency which issues blasting permits and the applicant must comply with all monitoring requirements.
6. Length of mining operation:
The applicant proposes to conduct the mining operation during daylight hours for up to 5 years on the subject 23.7 acre site.
7. Mitigations: The applicant shall comply with all of the mitigations as presented in the document entitled "Conditional Use Permit Application" prepared by Rosenberg Associates Project No. 3139-10-018A and dated July 17, 2013.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects as a condition of approval:

Yes	N/A	Category	Description
Some loud noise is anticipated during daylight hours		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Control during mining operation with frequent water application to haul roads, disturbed areas and stockpiles.		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line. 3. <i>Prior to the issuance of an air quality permit from the City of St George, the applicant shall adhere to additional standards of controlling dust that include pre-watering on weekends and holidays.</i>
	X	C. Odors	1. Comply with all air quality standards, state, federal and local.

			2. Use shall not create unusual or obnoxious odors beyond the property line.
The property must be brought to near level grade when completed with mining		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet all City, State, and Federal safety requirements		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
Nearly all truck traffic to go south on River Road to Southern Parkway		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
	X	G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
Daylight hours only		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.

		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Meet all air quality and other applicable City, State, and Federal environmental/health requirements		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Background: PCI has an existing gypsum mining operation located on adjacent property to the northeast of the proposed expansion site. PCI would like to extract the gypsum layer which is anticipated to range from 2 to 15 feet thick at varying depths below the surface. The mining operation is expected to last about 5 years, after which the site would be brought to a near level grade and made available for future use. No crushing or stockpiling is proposed to occur on the subject 23 acre parcel, but rather the material would be transported by rock truck to the existing mine site located to the northeast of the proposed site.