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# PANGUITCH CITY COUNCIL AGENDA

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PANGUITCH CITY OFFICE  
COUNCIL ROOM  
25 SOUTH 200 EAST  
PANGUITCH, UTAH 84759  
MARCH 10, 2026, 5:30 PM

- OPENING CEREMONY
- ADOPTION OF THE AGENDA
- APPROVAL OF MINUTES
- PATCHWORK PARKWAY HIGHWAY 143 – NANCY DALTON
- PANGUITCH CITY/SCHOOL DISTRICT PROPERTIES
- RFP NEPA ENVIRONMENTAL REVIEW – LANDFILL EXPANSION ON BLM LAND
- SIGNAGE – SUMMER KITCHEN AT 95 N MAIN
- SIGNAGE – OLIVIA’S GIFTS AT 85 N MAIN
- BUSINESS LICENSE /BEER PERMIT– SUMMIT FUEL AT 595 N MAIN
- BUSINESS LICENSE /BEER PERMIT– SUMMIT FUEL AT 195 N MAIN
- BUSINESS LICENSE/BEER PERMIT – SUMMIT FUEL AT 575 E CENTER
- BUSINESS LICENSE/BEER PERMIT – SUMMIT FUEL AT 435 E CENTER
- BUSINESS LICENSE – THUNDERHORSE MERCANTILE, LLC AT 47 N MAIN
- EXECUTIVE SESSION
- DEPARTMENT REPORTS/CALENDAR
- ADJOURNMENT

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/9883569807?pwd=MnpyVUtiUk9rTm0vbGJZR29qSk5odz09>

**Meeting ID: 988 356 9807**

**Passcode: 302178**

REASONABLE ACCOMMODATION: The City of Panguitch will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact Mat Houston at the Panguitch City office at least 24 hours in advance if you have special needs. Anyone who wishes to offer a prayer or thought in the opening ceremony at City Council is welcome to do so by calling City Manager Mat Houston at 435-676-8585 to schedule an appointment. Participation may be telephonic or electronic. \*\*Items may not be covered in the order listed. Panguitch City is an equal-opportunity employer.\*\*





PO Box 75 Panguitch, UT 84759 435-676-8585 info@panguitchutah.gov

### PANGUITCH CITY PROJECT APPROVAL

Name of property owner: Marla Gilbert (Heather Gilbert Lessee) Date 2-11-26  
Address 356 W 500 N  
Phone Number: (435) 735-1111  
Email Address: marla.gilbert@gmail.com  
Project address: 95 North Main Street, Panguitch, UT  
Proposed project: Replacement Sign

#### **PERMIT**

- This project requires a building permit from Garfield County for the project listed above.
- This project does not require a building permit from Garfield County.

#### **CONNECTION AND IMPACT FEES**

- \$2100 ¾ Inch, \$2700 1-inch, or \$5200 2-inch Water Connection Fee (Circle fee that applies)
- \$1000 Water Impact Fee
- \$2000 Sewer Connection Fee
- \$1000 Sewer Impact Fee
- \$100 Meter Setting Fee

#### **FEE TOTAL \$** \_\_\_\_\_

#### **OWNER BUILDER**

- This project requires an owner-builder form.
- This project does not require an owner-builder form.

#### **CULINARY WATER**

- This project requires culinary water.
- This project does not require culinary water.

#### **WASTEWATER**

- This project requires a connection to the wastewater system.
- This project does not require a connection to our wastewater system.

#### **ELECTRICAL**

- This project requires electricity.
- This project does not require electricity.

**Panguitch City zoning ordinances require front, side, and rear yard setbacks. All projects shall meet the minimum setback requirements, including non-permitted projects. The property owner**

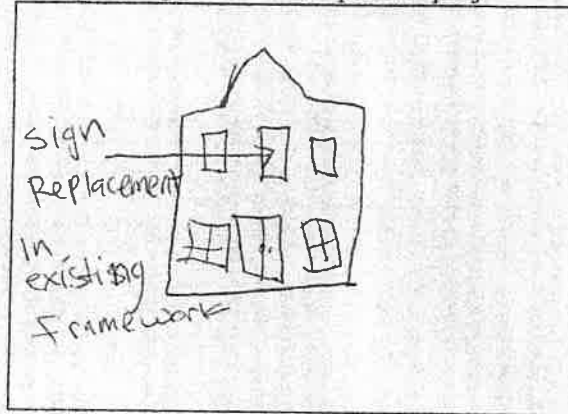


or their authorized representative is responsible for ensuring that these requirements are met and that no construction occurs in these areas. Further ordinance information is available on request. If you have any questions, please call the city office at 676-8585. Thank you.

Zoning district Commercial set back requirements:

Front	Rear	Sides

Please draw a simple diagram of the requested project.



**\*\*Street/front of property\*\***

**The above project will meet the requirements for water and sewer.**

- We have available culinary water for this project.
- We have the capacity for our wastewater system to serve this project.

Public Works: \_\_\_\_\_

**The above project meets the water requirements for fire suppression.**

Fire Chief: \_\_\_\_\_

Approval - given this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

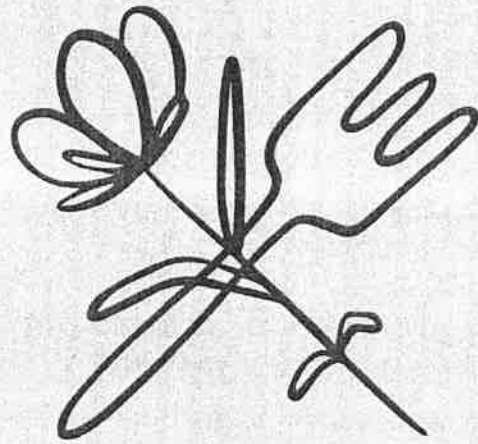
By: \_\_\_\_\_

**\*\*\*THIS SIGNED FORM MUST BE TAKEN TO THE GARFIELD COUNTY BUILDING DEPARTMENT FOR A PERMIT.**

APPLICANT - I understand the zoning requirements.

SIGNATURE: [Signature] Date: 2-11-26





# **SUMMER'S KITCHEN**

*Simple, Fresh Food*





PO Box 75 Panguitch, UT 84759 435-676-8585 info@panguitchutah.gov

## PANGUITCH CITY PROJECT APPROVAL

Name of property owner: Heather Gilbert Date 2-25-26  
Address 356 W 500 N Monroe, UT 84754  
Phone Number: (435) 735-1111  
Email Address: heathergilbert@gmail.com  
Project address: 35 North Main Street, Panguitch, UT 84754  
Proposed project: Put a sign in existing sign frame

### PERMIT

- This project requires a building permit from Garfield County for the project listed above.
- This project does not require a building permit from Garfield County.

### CONNECTION AND IMPACT FEES

- \$2100 3/4 Inch, \$2700 1-inch, or \$5200 2-inch Water Connection Fee (Circle fee that applies).
- \$1000 Water Impact Fee
- \$2000 Sewer Connection Fee
- \$1000 Sewer Impact Fee
- \$100 Meter Setting Fee

FEE TOTAL \$ \_\_\_\_\_

### OWNER BUILDER

- This project requires an owner-builder form.
- This project does not require an owner-builder form.

### CULINARY WATER

- This project requires culinary water.
- This project does not require culinary water.

### WASTEWATER

- This project requires a connection to the wastewater system.
- This project does not require a connection to our wastewater system.

### ELECTRICAL

- This project requires electricity.
- This project does not require electricity.

**Panguitch City zoning ordinances require front, side, and rear yard setbacks. All projects shall meet the minimum setback requirements, including non-permitted projects. The property owner**

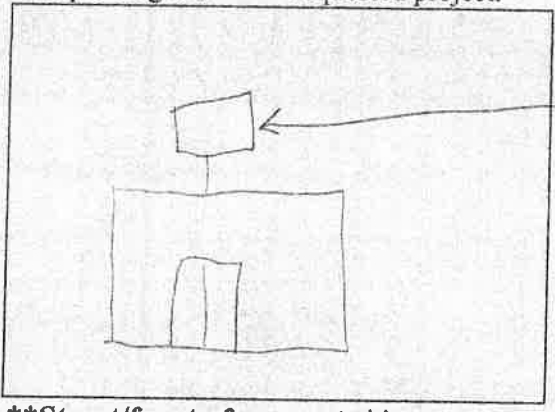


or their authorized representative is responsible for ensuring that these requirements are met and that no construction occurs in these areas. Further ordinance information is available on request. If you have any questions, please call the city office at 676-8585. Thank you.

Zoning district C set back requirements:

Front	Rear	Sides

Please draw a simple diagram of the requested project.



*New sign for existing sign frame*

**\*\*Street/front of property\*\***

The above project will meet the requirements for water and sewer.

- We have available culinary water for this project.
- We have the capacity for our wastewater system to serve this project.

Public Works: \_\_\_\_\_

The above project meets the water requirements for fire suppression.

Fire Chief: \_\_\_\_\_

Approval - given this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

By: \_\_\_\_\_

**\*\*\*THIS SIGNED FORM MUST BE TAKEN TO THE GARFIELD COUNTY BUILDING DEPARTMENT FOR A PERMIT.**

APPLICANT - I understand the zoning requirements.

SIGNATURE: *[Signature]* Date: 2-25-26



OLIVIA'S GIFTS



GIFTS-SWEETS-SOUVENIR





# PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch, Utah 84759 Phone: 435-676-8585 Email: tyrissa@panguitchutah.gov

Date: 03/02/2026

Name of Business Summit Fuel DBA: \_\_\_\_\_  
 Type of Business Gas Station - Convenience Store  
 Business Address 695 N Main St. City Panguitch State Ut Zip 84759  
 Mailing Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 State Sales Tax # \_\_\_\_\_ Heath Inspection Permit # \_\_\_\_\_ Contractor License # \_\_\_\_\_  
 Business Email @Summit-fuel-com Business Phone # 435- \_\_\_\_\_  
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)  
David Owens Tara Owens  
 Owner Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 Phone # 435- \_\_\_\_\_ Email Address @Summit-fuel-com  
 Name of Manager David Owens Manager Phone # 435- \_\_\_\_\_

### LICENSE FEES

- General Business License Fee - \$25.00
- Conditional Use Permit (one-time only fee) \$25.00
- Beer Permit - \$50.00
- Vendor Permits -
  - Up to 30 days - \$20.00
  - Yearly - \$25.00

Total amount due - \$ 75.00

**NEW APPLICATIONS** - This is an application for a business license; the actual license will be issued only when the completed application is received, reviewed, and approved by the city council. All information must be accurately completed, or the issuance of the license will be delayed. Issuance of the license shall in no way relieve the applicable zoning, health, building, and fire regulations. All state and Federal regulations must be complied with.

**RENEWAL APPLICATIONS** - Renewal forms are sent out at the beginning of every year. If you did not receive one, please contact Tyrissa at the Panguitch City Office. **Late Fee** - A late fee is applied if renewals are not completed by February 1<sup>st</sup> of each year.

**HOME OCCUPATIONS** - Home occupations require a conditional use permit.

**SHORT-TERM RENTALS** - A conditional use permit and a building inspection are required. Please request a STR packet.

**HEALTH PERMIT REQUIRED** - For all **FOOD ESTABLISHMENTS, FOOD TRUCKS, TANNING BEDS, BODY ART, AND SWIMMING POOLS.**

I, We, Summit Fuel LLC hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 03/02/2026 Signed by [Signature]

FOR OFFICIAL USE ONLY -

Health Permit Approval \_\_\_\_\_ Total Paid \$ \_\_\_\_\_





## Local Authority Consent for an Off-premise Beer Retailer State License

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an off-premise beer retailer state license for a person to purchase, store, sell, or offer for sale 5% or less ABV beer for consumption off the premises under the following authorities: Utah Code Title 32B, Chapter 7.

### Panguitch City

hereby grants its consent for the issuance of a license to:

Business Name (DBA): Summit Fuel

Entity Name (or owner's name if sole proprietor): David Owens

Physical Location Street Address: 595 N. Main

City: Panguitch Zip Code: 84759

Authorized Licensing Authority Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.





# PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch, Utah 84759 Phone: 435-676-8585 Email: tyrissa@panguitchutah.gov

Date: 03/02/2026

Name of Business Summit Fuel DBA: \_\_\_\_\_  
 Type of Business Gas Station - Convenience Store  
 Business Address 195 N Main St City Panguitch State Ut Zip 84759  
 Mailing Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 State Sales Tax # \_\_\_\_\_ Health Inspection Permit # \_\_\_\_\_ Contractor License # \_\_\_\_\_  
 Business Email e@Summit-fuel.com Business Phone # 435- \_\_\_\_\_  
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)  
David Owens Tara Owens  
 Owner Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 Phone # 435- \_\_\_\_\_ Email Address e@Summit-fuel.com  
 Name of Manager David Owens Manager Phone # 435- \_\_\_\_\_

### LICENSE FEES

- General Business License Fee - \$25.00
- Conditional Use Permit (one-time only fee) \$25.00
- Beer Permit - \$50.00
- Vendor Permits -
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  - Yearly - \$25.00

Total amount due - \$ 75.00

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I, We, Summit Fuel LLC hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 03/02/2026 Signed by [Signature]

FOR OFFICIAL USE ONLY -

Health Permit Approval \_\_\_\_\_

Total Paid \$ \_\_\_\_\_





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### Panguitch City

hereby grants its consent for the issuance of a license to:

Business Name (DBA): Summit Fuel

Entity Name (or owner's name if sole proprietor): David Owens

Physical Location Street Address: 195 N MAIN

City: Panguitch Zip Code: 84759

Authorized Licensing Authority Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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# PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch, Utah 84759 Phone: 435-676-8585 Email: tyrissa@panguitchutah.gov

Date: 03/02/2026

Name of Business Summit Fuel DBA: \_\_\_\_\_  
 Type of Business Gas Station - Convenience Store  
 Business Address 575 East Center St. City Panguitch State Ut Zip 84759  
 Mailing Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 State Sales Tax # \_\_\_\_\_ Health Inspection Permit # \_\_\_\_\_ Contractor License # \_\_\_\_\_  
 Business Email @Summit-fuel-com Business Phone # 435- \_\_\_\_\_  
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)  
David Owens Tara Owens  
 Owner Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 Phone # 435- \_\_\_\_\_ Email Address @Summit-fuel-com  
 Name of Manager David Owens ManagerPhone# 435- \_\_\_\_\_

### LICENSE FEES

- General Business License Fee - \$25.00
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I, We, Summit Fuel LLC hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 03/02/2026 Signed by [Signature]

FOR OFFICIAL USE ONLY -

Health Permit Approval \_\_\_\_\_ Total Paid \$ \_\_\_\_\_





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Panguitch City

hereby grants its consent for the issuance of a license to:

Business Name (DBA): Summit Fuel

Entity Name (or owner's name if sole proprietor): David Owens

Physical Location Street Address: 575 E CENTER

City: Panguitch Zip Code: 84759

Authorized Licensing Authority Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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25 South 200 East, PO Box 75, Panguitch, Utah 84759 Phone: 435-676-8585 Email: tyrissa@panguitchutah.gov

Date: 03/02/2026

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 Type of Business Gas Station - Convenience Store  
 Business Address 435 E Center St. City Panguitch State Ut Zip 84759  
 Mailing Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 State Sales Tax # \_\_\_\_\_ Health Inspection Permit # \_\_\_\_\_ Contractor License # \_\_\_\_\_  
 Business Email @Summit-fuel.com Business Phone # 435- \_\_\_\_\_  
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)  
David Owens Tara Owens  
 Owner Address \_\_\_\_\_ City Monroe State Ut Zip 84754  
 Phone # 435- \_\_\_\_\_ Email Address @Summit-fuel.com  
 Name of Manager David Owens Manager Phone # 435- 3

### LICENSE FEES

- General Business License Fee - \$25.00
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- Beer Permit - \$50.00
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I, We, Summit Fuel LLC hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 03/02/2026 Signed by [Signature]

FOR OFFICIAL USE ONLY -

Health Permit Approval \_\_\_\_\_ Total Paid \$ \_\_\_\_\_





## Local Authority Consent for an Off-premise Beer Retailer State License

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an off-premise beer retailer state license for a person to purchase, store, sell, or offer for sale 5% or less ABV beer for consumption off the premises under the following authorities: Utah Code Title 32B, Chapter 7.

Panguitch City

hereby grants its consent for the issuance of a license to:

Business Name (DBA): Summit Fuel

Entity Name (or owner's name if sole proprietor): David Owens

Physical Location Street Address: 435 E CENTER

City: Panguitch Zip Code: 84759

Authorized Licensing Authority Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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# PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch, Utah 84759 Phone: 435-676-8585 Email: tyrissa@panguitchutah.gov

Date: 03/03/2026

Name of Business ThunderHorse Mercantile LLC DBA: N/A  
 Type of Business Retail store  
 Business Address 47 N Main St City Panguitch State UT Zip 84759  
 Mailing Address 303 Grove Drive City Alpine State UT Zip 84004  
 State Sales Tax # Pending with state Health Inspection Permit # \_\_\_\_\_ Contractor License # \_\_\_\_\_  
 Business Email k@gmail.com Business Phone # \_\_\_\_\_  
 Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)  
Dallon Warnick and Megan Warnick  
 Owner Address 303 Grove Dr City Alpine State UT Zip 84004  
 Phone # \_\_\_\_\_ Email Address @gmail.com  
 Name of Manager Dallon Warnick Manager Phone # \_\_\_\_\_

### LICENSE FEES

- General Business License Fee - \$25.00
- Conditional Use Permit (one-time only fee) \$25.00
- Beer Permit - \$50.00
- Vendor Permits -
  - Up to 30 days - \$20.00
  - Yearly - \$25.00

Total amount due - \$ \$25

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**SHORT-TERM RENTALS** - A conditional use permit and a building inspection are required. Please request a STR packet.

**HEALTH PERMIT REQUIRED** - For all **FOOD ESTABLISHMENTS, FOOD TRUCKS, TANNING BEDS, BODY ART, AND SWIMMING POOLS.**

I, We, Dallon Warnick hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 03/03/2026

Signed by Dallon Warnick

*Dallon Warnick*

FOR OFFICIAL USE ONLY -

Health Permit Approval \_\_\_\_\_

Total Paid \$ \_\_\_\_\_









## **Utah's Patchwork Parkway 2026 Annual Report March 2026**

*"Utah's Patchwork Parkway offers travelers a diverse patchwork of colors, cultures, and climates."*

### **National Scenic Byway Program**

In 2022, Congress reapproved project funding for the National Scenic Byway Program. Utah's Patchwork Parkway continues to participate in this program and the National Scenic Byway Foundation and its programs. Each year, the FHWA Byway Grant Allocation has decreased from \$26 million to just over \$7 million.

### **Local Scenic Byway Program**

Utah's Patchwork Parkway Committee continues to work with the Utah Office of Tourism on issues that affect the State Scenic Byway Program, including marketing and legislative issues.

### **2026- Byway Projects**

#### **Byway Interpretive Trailhead Kiosk Project Update**

Utah's Patchwork Parkway's Interpretive Signage & Kiosks Project will construct nine (9) Interpretive Kiosk facilities.

The Design Phase of the FHWA Byway Grant was completed in March of 2025. When the second construction cycle of RFBs came in at \$358,650 (212.79% above the grant and UDOT's engineer's cost estimate) the Byway Executive Committee ended the FHWA/Byway grant and decided to look for other funding options.

In September we applied for the new UOR grant from the Utah Outdoor Recreation, but it was turned down as our project best fits the Tier 1 Utah Outdoor Recreation Grant which deadline is March 13, 2026.



The attached UORG budget is at a 30% match, as directed by Patrick Morrison from UOR. Local match for Iron County is 40% and Garfield County is 20%. Normally, whichever county has more of the project, their local match will be the one you go with. After pleading our rural communities' small budgets, Patrick Morrison said the committee should accept an average which is 30%. I will also include our plea in the application.

The UORG Grant Budget shows individual site costs including in-kind labor/equipment costs from Parowan, Panguitch and the Dixie USFS. However, to evenly share the non-city sites, Professional Service and Contingency, the cash and in-kind costs are as follows:

Panguitch \$6,002.63 Cash & \$7,175.54 In-Kind (includes \$1000 from Dixie USFS for Mammoth & Panguitch Lake)  
Parowan \$6,002.63 Cash & \$11,031.26 In-Kind  
Brian Head \$16,120 Cash

This is slightly higher than the original FHWA/Byway grant cash local match. The proposed Cash Match can be split over two budget years. If we use part or none of the contingency item, then the left-over amount would be deducted from each community's cash match. Hopefully, with our Byway Committee having more authority over this grant project, we can keep the costs reasonable. Also, most of the local cash matches go toward fabrication and kiosk materials.

Parowan and Iron County have approached the 250 Celebration & another state funding sources for funding assistance. We will continue to find other funding sources to help alleviate the cash match.

- Continue to work on applying for other appropriate grants to help fund Parowan's four metal Byway and City Logo directional signs which are ineligible for the UORG.
- Current rebuilding [utahspatchworkparkway.com](http://utahspatchworkparkway.com) website which will:
  1. Feature activities and major events along the Byway
  2. With seamless page links, direct Visitors to County and City websites for lodging, dining, and visitor amenities listings/information
  3. With seamless page links, direct Visitors to our local and state public land management agencies for activities, events, and public use information
  4. Directional Maps and other activities to engage and invite visitors to come and spend time enjoying our Byway communities and public attractions and events



- New Billboard design will be installed by the end of March at northbound I-15 south of Exit 75.



- Continue to implement Social Media/Website marketing strategies:
  1. Utilize the National Scenic Association Social Media Partnership of Feature Blogs and eight (8) Social Media Ad content on National Tourism social media platforms
  2. Work with the expertise of Garfield and Iron Counties Tourism Social Media specialists to place social media ads on highly used/visitor engagement social media platforms
- Continue to promote the activities and events of our Byway communities.
- Continue to assist the State Scenic Byway Committee in strengthening the State Scenic Byway Program.



**Funding Request for Upcoming FY 2026-27**

Purpose: Implement Marketing Strategies, apply for grants for community byway projects, upgrade and maintain website, byway administration and managing operating budget; and Year 1 funding request for the 2022 FHWA/Byway grant project.

Funding Request Share

	Operating Budget	Grant Cash Year 1	Grant In-Kind	Total
Brian Head Town	\$1,500	\$ 8,060		\$ 9,560
Panguitch City	\$1,500	\$ 3,001.31	\$11,031.26	\$13,325.57
Parowan City	<u>\$1,500</u>	<u>\$ 3,001.31</u>	<u>\$ 7,175.54</u>	<u>\$10,176.85</u>
<b>2024-25 Budget</b>	<b>\$4,500</b>	<b>\$14,062.62</b>	<b>\$18,206.80</b>	<b>\$33,062.42</b>





**Utah's Patchwork Parkway  
Proposed 2026 Operating Budget**

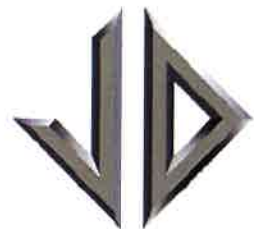
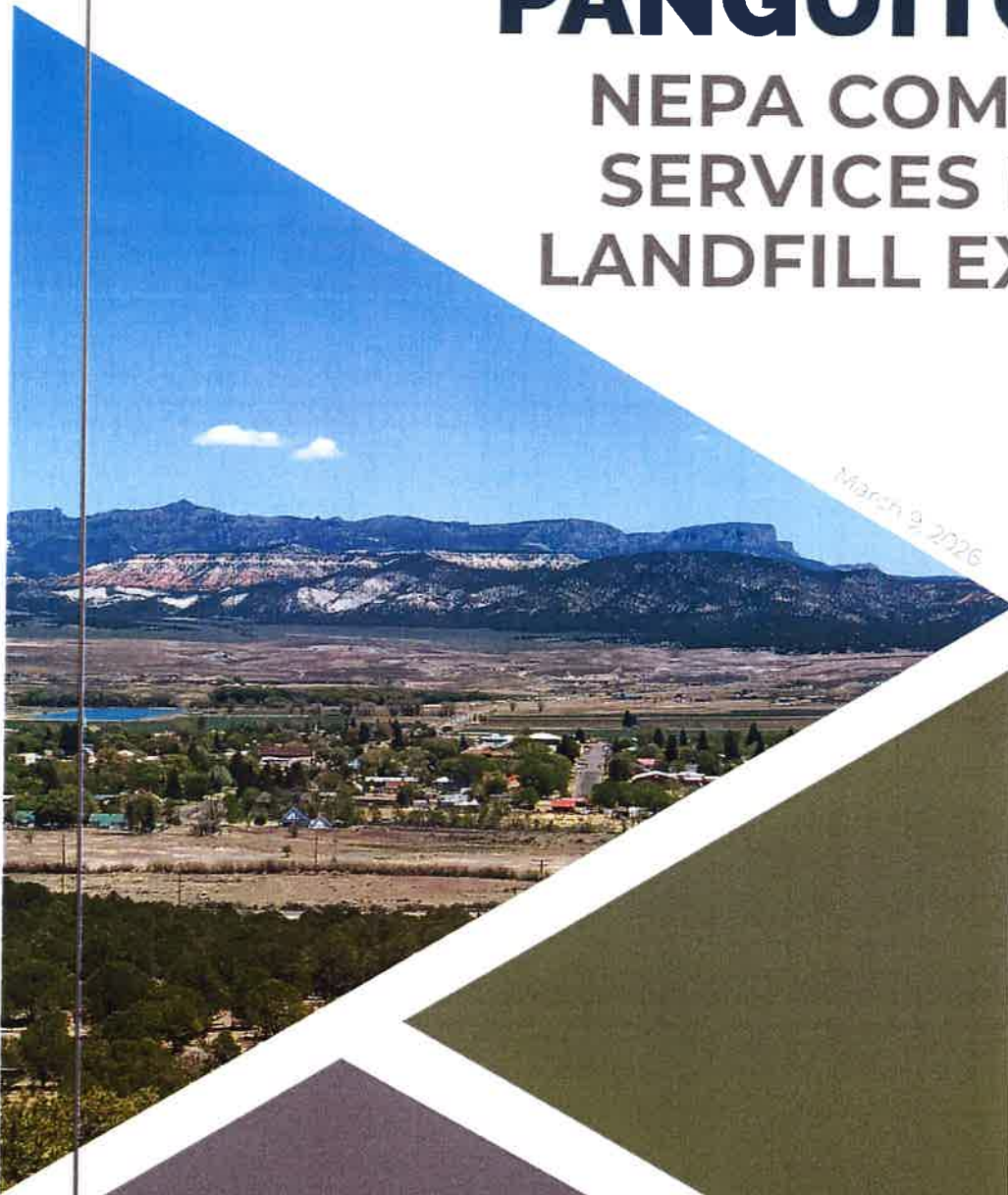
	A	B	C
1	<b>INCOME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2		Balance from 12/31/2024	8895.53
3		Contributions from 3 Byway Communities	4500
4		I-15 Billboard - Iron County Tourism Matching Marketing Grants - Annual Lease	5525
5		<b>TOTAL INCOME FOR 2025</b>	<b>18920.53</b>
6			
7	<b>EXPENSES</b>		
8		Utah Business Name Renewal	25
9		I-15 Billboard Design & Annual Lease	5525
10		Social Media Ads (\$150 per month March-December)	1500
11		Website - Hosting	150
12		Website Upgrade - Back online	2500
13		Website Existing Domain Names AutoRenew 2/4/2026 hwy143.org & .com and utahspatchworkparkway.com & .org	345.08
14		Memberships - National Scenic Byway Association	300
15		Interpretive Kiosks Ribbon Cutting Celebration/Driving Tour printed materials & other items	500
16		Telephone - \$30/month	360
17		Contract Labor - Byway Coordinator's Admin - \$300/month	3600
18		Travel/Conference Fees/Lodging	500
19		<b>TOTAL EXPENSES FOR 2025</b>	<b>15305.08</b>
20			
21	<b>DIFFERENCE</b>		<b>3615.45</b>
22			
23			
24		Proposed 2026 Budget does not include UOR Grant.	



# PANGUITCH CITY

## NEPA COMPLIANCE SERVICES FOR THE LANDFILL EXPANSION

March 9, 2026



Jones & DeMille  
Engineering



**Jones & DeMille  
Engineering**

March 9, 2026

**CORPORATE**

1535 South 100 West  
Richland, UT 84701  
435.995.5266

20 West Main Street  
Suite 112  
Goreau, CO 81321  
970.739.5408

855 East Days Avenue  
Delta, UT 84624  
800.748.5275

50 South Main, Suite 4  
Manti, UT 84642  
435.835.4540

696 North Main Street  
PO Box 577  
Monticello, UT 84535  
435.587.9100

71 South State Street  
Preston, ID 83263  
800.748.5275

1675 South Highway 10  
Price, UT 84501  
435.637.8266

520 West Highway 40  
Roosevelt, UT 84066  
435.722.8267

775 West 1200 North  
Suite 200  
Springville, UT 84663  
801.692.0219

1664 South Dixie Drive  
Building G  
St George, UT 84770  
435.986.3622

7 South Main Street  
Suite 314  
Tooele, UT 84074  
435.268.3089

205 North Vernal Avenue  
Vernal, UT 84078  
435.781.1988

Panguitch City  
Mat Houston, City Manager  
25 South 200 East  
PO Box 75  
Panguitch, UT 84759

Dear Mat and Selection Committee,

Jones & DeMille Engineering (JDE) is pleased to submit this proposal to provide NEPA compliance services for the Landfill Expansion project for Panguitch City (the City). We understand the regulatory complexity associated with projects on federal public lands and we are well-positioned to support the City through a defensible and efficient NEPA process.

Our team brings extensive experience preparing environmental assessments (EAs) and other necessary documentation with the Bureau of Land Management. We have prepared over 40 EAs with the BLM in Utah since 2014 and have excellent working relationships with the Kanab Field Office staff in particular. These relationships will facilitate the efficient completion of the permitting process and enable Panguitch City to successfully implement expansion of the landfill.

Our experience also includes technical expertise to address Utah prairie dogs and Endangered Species Act compliance. Jenna Jorgensen, our in-house environmental expert, has professional experience as a wildlife biologist with the U.S. Forest Service, BLM, and U.S. Fish and Wildlife Service (USFWS) in Utah. She has prepared over 26 biological assessments for successful and efficient consultation between federal agencies and USFWS.

Equally as important, we bring prior local experience in and around Panguitch City. We view this effort as a partnership with the City and are committed to responsive communication and steady progress from project initiation through agency approval. We appreciate the opportunity to submit our proposal and look forward to the possibility of working with the City on this important project.

I will be JDE's authorized representative for purposes of this proposal. JDE brings a strong team of professionals to work with the City. I can always be reached by phone at 435.893.5203, or by email at [jenna.j@jonesanddemille.com](mailto:jenna.j@jonesanddemille.com). We look forward to hearing from the City and welcome the opportunity to review our capabilities and services in greater detail. Please let us know if we can provide additional information.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.

  
Jenna Jorgensen | Project Manager



# PANGUITCH CITY

## NEPA COMPLIANCE SERVICES FOR THE LANDFILL EXPANSION

### FIRM OVERVIEW

Since 1982, JDE has found the key to delivering award-winning professional services and client success is our commitment throughout the entire process. Through years of experience, our team has implemented planning, design, and construction administration processes tailored to fit the needs of local governments. We focus on client communication, coordination, collaboration, and properly managing the quality, scope, schedule and budget of each milestone of every project. Additionally, we pride ourselves on being able to adapt and deliver creative solutions tailored to meet the unique needs of our clients, ensuring their satisfaction across a diverse range of projects. This complete approach is designed to maximize project "value" and efficiency through the coordination of work tasks and the development of specific project deliverables tied to milestones.

Working closely with local and diverse communities has required our firm to become adept at providing a wide variety of professional and specialized services. These in-house services include environmental permitting, NEPA, planning, feasibility studies, public relations, GIS, ordinance recommendations and writing, survey, critical infrastructure projects design, preparation and compliance review of plans and specifications, bidding administration, construction management, materials testing, construction observation and documentation. With our extensive experience implementing community infrastructure projects across the western states, we are well-equipped to help communities effectively strategize, plan, and deliver a consistent level of service to residents and business owners, even amid ongoing sustainable growth. We are eager to work closely with the City to provide the needed professional services to help shape the quality of life for those in the community. In addition to civil engineering, some of the in-house specialty services we offer include:



#### ENVIRONMENTAL

Extensive experience strategizing and preparing categorical exclusions, biological assessments, environmental assessments, and environmental impact statements for communities and in coordination with federal land management and regulatory agencies such as the U.S. Forest Services, Bureau of Land Management, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, NRCS, and private industry in accordance with current NEPA, land use planning, and permitting requirements.

#### GEOGRAPHIC INFORMATION SYSTEMS

We understand the importance of current and accurate infrastructure mapping, data and records. Our ability to create and share data which can be easily integrated and incorporated into a cloud-based GIS structure makes the data readily available, providing a variety of benefits from maintenance of current inventory, record of existing infrastructure to public utilities systems, planning, asset management, and modeling.

#### CULTURAL RESOURCES

For this effort, we've teamed with Montgomery Archaeological Consultants Inc. (MOAC) to provide cultural resources services. MOAC is a Utah-based cultural resource consulting firm established in 1983 in Moab. Since 2001, MOAC has completed more than 2,500 cultural resource investigations on federal, state, and private lands, ranging from Class I archival research to large-scale inventories and excavation projects.

MOAC specializes in Class I-III inventories, site documentation, and National Register of Historic Places (NRHP) evaluations, with extensive experience supporting testing and mitigation efforts for both prehistoric and historic sites. The firm's archaeologists bring substantial field and research experience across the northern Colorado Plateau and Great Basin and are well versed in federal and state antiquities compliance requirements.

## RELEVANT EXPERIENCE

### WESTERN KANE COUNTY SPECIAL SERVICE DISTRICT #1 (WKCSSD#1) | LONG VALLEY LANDFILL EXPANSION NEPA | 2025

JDE prepared an R&PP application with maps for the proposed landfill expansion. In coordination with the BLM, we were able to keep the project within the limits of the previous NEPA analysis and a separate EA was not required. The BLM is currently preparing the R&PP Act documentation to expand the lease area for the landfill.

*Levi Lefevre | BLM Kanab Realty Specialist | 435.899.1549*

### GARFIELD COUNTY | NICA TRAIL PERMITTING | 2023

JDE prepared an EA with the BLM to authorize construction and use of a mountain bike race course in Garfield County, approximately three miles southeast of Panguitch City's landfill. Numerous environmental issues were identified, and we helped the County develop appropriate and feasible mitigation measures. Jenna also conducted Utah prairie dog and pygmy rabbit surveys for approximately 550 acres of suitable habitat. The EA and trail construction were completed in 2023.

*Levi Lefevre | BLM Kanab Realty Specialist | 435.899.1549*

### OLD TOWN LLC | FLAT PASS ROAD REPAIR | 2026

JDE prepared an EA with the BLM to authorize repair of an existing road to access private property within Mill Creek Canyon in Grand County, Utah. Resources of concern included an Area of Critical Environmental Concern (ACEC), cultural resources, fish, wildlife, and riparian areas. The proposed project was revised to avoid adverse impacts to these resources; the EA was finalized and the decision was signed on February 6, 2025.

*Lisa Wilcolah | BLM Moab Realty Specialist | 435.259.2122*

### MARYSVALE TOWN | SILVER KING FIRE EWP RIGHT-OF-WAY | 2025

JDE prepared an EA with the BLM to authorize a right-of-way for flood control structures to protect Marysville Town downstream of the Silver King Fire. Detailed analyses of impacts to floodplain function, water quality, riparian areas, soils, and forestry products were prepared in coordination with BLM resource specialists. The NEPA was completed and the right-of-way was authorized in 2025; project work is ongoing.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

### MONROE CITY | MONROE TRAIL SYSTEM | 2025

JDE prepared an EA with the BLM to authorize a non-motorized trail system with up to 66 miles of mountain bike and hiking trails around Monroe, Utah. The system includes a race course facilities area and a road right-of-way. The analysis considered impacts to cultural resources, various wildlife species, vegetation and soil, and livestock grazing. Construction began in January 2026.

*Brandon Jolley | BLM Richfield Acting NEPA Coordinator | 435.201.7086*

### UDWR | LOWER PRICE RIVER WATERSHED PLAN EA | ONGOING

The UDWR received funding from the NRCS to prepare the Lower Price River Watershed Plan-EA for expansion of Olsen Reservoir in Emery County; the reservoir is located within BLM-administered lands and the BLM is a cooperating agency for preparation of the document. JDE has prepared the draft EA, which has required coordination with the public and a wide variety of special interest groups and governmental agencies, including The Nature Conservancy, the Carbon Canal Company, the Bureau of Reclamation, Utah Dam Safety, Trout Unlimited, U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Environmental Protection Agency, and adjacent landowners. The EA is currently being reviewed by the BLM. We expect to publish the EA early this summer.

*Dan Rainey | BLM Price Realty Specialist | 435.636.3619*



## RELEVANT EXPERIENCE

### **PCI | DRY CREEK MINE EXPANSION | 2024**

JDE prepared an EA with the BLM for expansion of the Dry Creek gypsum mine in Iron County, Utah. Preparation of the document was expedited due to a constrained schedule as a result of the previous environmental consultant abandoning the project. JDE was able to revise the proposed plan of operations and prepare the EA within five months to meet the required deadline. Mine expansion was authorized to continue with minimal interruption.

*Ryan Oberhelman | BLM Cedar City Planning and Environmental Specialist | 435.865.3047*

### **INFOWEST | JOE TOWN HILL TELECOMMUNICATIONS SITE | 2022**

JDE prepared an EA with the Richfield BLM to authorize a Title V right-of-way for InfoWest to construct a telecommunication site on Joe Town Hill in Sevier County, Utah to provide broadband internet service for users in the local area.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

### **WAYNE COUNTY | FISH LAKE CUTOFF ROAD | 2022**

This project included the design and reconstruction of 5.75 miles of roadway within Sevier, Wayne, and Piute counties. JDE prepared an EA with the Richfield BLM to authorize Title V rights-of-ways for Wayne and Piute counties to upgrade the existing dirt roadway between SR-24 and SR-25 to Fish Lake.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

### **WAYNE COUNTY | BICKNELL AIRPORT ROAD IMPROVEMENTS | 2021**

JDE assisted Wayne County in obtaining a Title V right-of-way from the Richfield BLM of improvements to the Bicknell Airport Road. JDE conducted wildlife surveys and prepared an EA to authorize the project in 2022.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

### **SANPETE COUNTY | MANTI WEST TRAIL SYSTEM | 2021**

JDE worked with the Manti Trail Builders and the BLM to permit the Manti West Trail System. The system includes ten miles of single-track mountain bike trail and a large area for staging, parking, and dispersed camping to support race events. Jenna prepared an EA with the BLM to authorize the system, and the course has been used for NICA races since 2021.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

### **SEVIER COUNTY | GLENWOOD NICA TRAIL PERMITTING | 2021**

JDE prepared an EA with the BLM to authorize six miles of new single-track mountain bike trail and to designate five miles of existing user-created trails and roads as authorized for Class 1 e-bike and non-motorized use. The course has been used for NICA races since 2021.

*Mike Utley | BLM Richfield Realty Specialist | 435.253.3267*

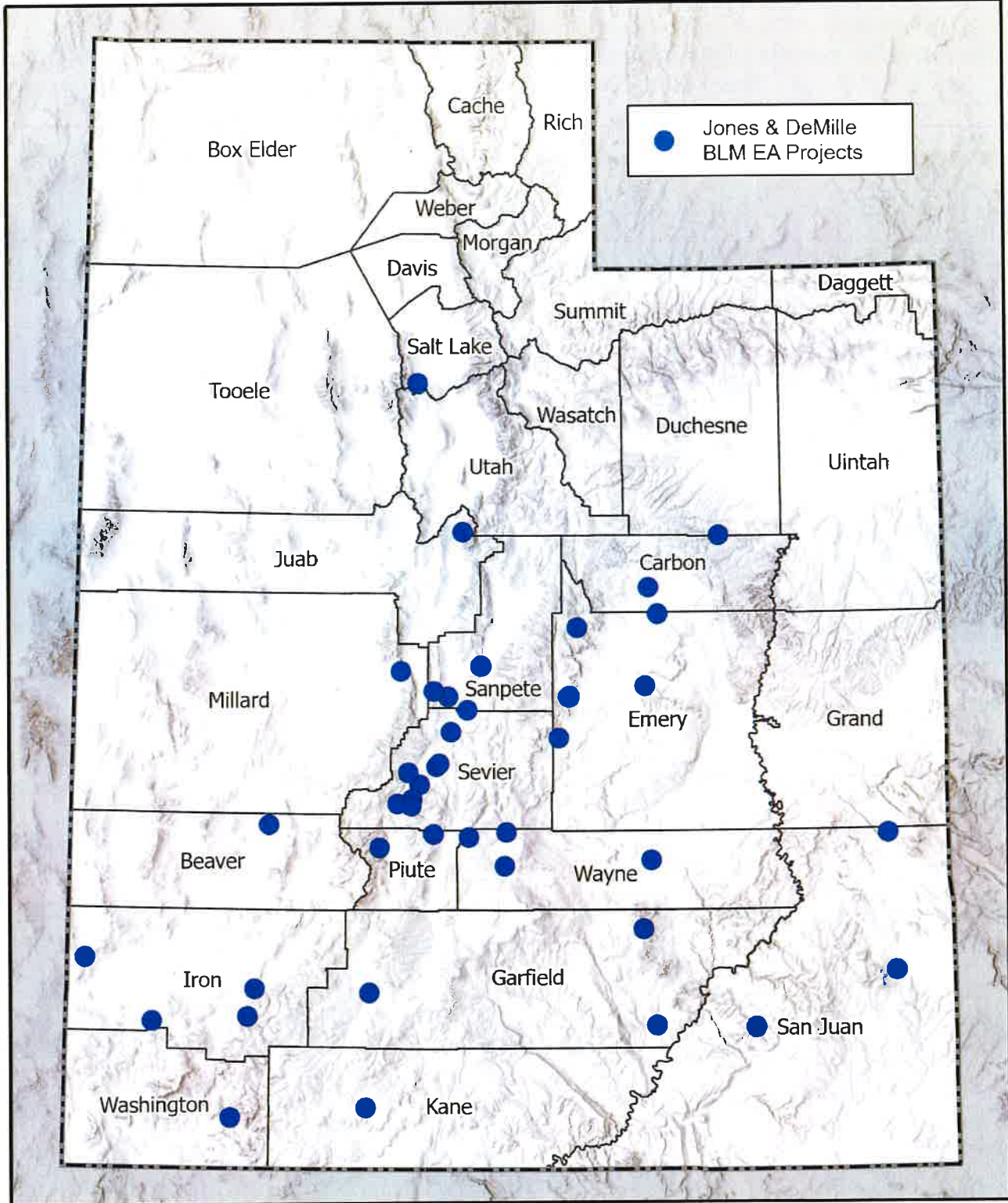


# PANGUITCH CITY

NEPA COMPLIANCE SERVICES  
FOR THE LANDFILL EXPANSION

## RELEVANT EXPERIENCE

We have superior NEPA expertise, particularly with the BLM in Utah. We have successfully completed over 40 EAs with the BLM in the past 12 years. This experience is illustrated on the map below and the list on the following page





## RELEVANT EXPERIENCE

BLM COORDINATION EXPERIENCE	DATE COMPLETED		
Chas Auto Road EA	2014	Fry Canyon Water Tank and Associated Pipelines EA	2025
Herriman HI-Country Estates II Water Tank Replacement EA	2014	Monroe Trail System EA	2025
Fremont Waterworks Company Culinary Water Improvements EA	2014	Newcastle Geothermal EA	2025
Millsite Reservoir Dredged Material Disposal Permit EA	2015	Winn Gap Gravel Pit EA	2025
Providence Gas Service Pipeline EA	2015	Marysvale EWP Right-of-Way EA	2025
Deer Creek Mine Live Water Relief Pipeline EA	2016	Modena Mine Permitting EA	2025
Annabella Town Flood Protection EA	2016	Flat Pass Road EA	2026
Nine Mile Canyon Road Paving EA	2017	Richfield-West Sevier Watershed Plan-EA	Ongoing
Red Hill Mineral Farm EA	2017	Lower Price River Watershed Plan-EA	Ongoing
Crescent Creek Road EA	2017	Monticello City Culinary Water Improvement Project EA	Ongoing
Muddy Creek Piping Phase II EA	2018	Guacamole Trail Network EA	Ongoing
Scipio Pass Quarry EA	2018		
Smithfield Foods Rights-of-Way EA	2019		
Hanksville Irrigation Company Diversion EA	2020		
Diamond K Gypsum Chalk Hills Quarry Expansion EA	2020		
Holcim Koosharem Clay Mine Permit EA	2020		
Ticaboo Mine Permitting EA	2020		
Bicknell Airport Road EA	2021		
Manti West Trail System EA	2021		
Glenwood Trail System EA	2021		
Fishtake Cutoff Road EA	2022		
Skutumpah Road EA	2022		
Wolverine Covenant Field Wells EA	2022		
Wolverine Revelation Federal 3-1 Well EA	2022		
Joe Town Hill Tower EA	2022		
Carbon County Gravel Pit Permit EA	2022		
Garfield County NICA Trail System EA	2023		
Geneva Rock Mona Pit Permit EA	2023		
Wolverine TKK Farms EA	2023		
Dry Creek Mine Expansion EA	2024		

## PROJECT UNDERSTANDING AND APPROACH

This approach assumes that Panguitch City intends to propose that BLM convey additional public lands around the existing landfill to Panguitch City for expansion of the landfill. Only BLM-administered lands would be considered for expansion and there would be no cooperating agencies. The expansion considers an additional 20 acres on the east side, 20 acres on the west side, or approximately 10 acres on each side. These assumptions are incorporated into our approach.



### 1. Project Management

Excellent communication will be vital to the success of the project. Project updates will be provided to Panguitch City on a monthly basis and will include task accomplishments, project deliverable status updates, upcoming activities, and issues resolution tracking. We will proactively communicate with BLM and identify any needs they have to keep the project on-track.



### 2. Data Collection

Specific resource surveys needs will be determined in coordination with the BLM. Publicly available data sources will be used where possible to efficiently document resource conditions.

Based on coordination with the BLM, cultural resource surveys from a vegetation treatment in 2017 are still valid and adequately cover the proposed expansion areas; therefore, no additional cultural surveys are proposed as part of this scope. The cost for a complete survey is included as a contingency item in the event that BLM decides that surveys are required.

Federally listed and BLM sensitive wildlife species may occur within the project area. Surveys for burrowing species such as Utah prairie dog, pygmy rabbit, burrowing owl, and kit fox can be conducted together for efficiency. Surveys would be conducted according to the 2018 U.S. Fish and Wildlife Service protocol for Utah prairie dogs. Approximately 272 acres would be surveyed around the existing landfill, the landfill would be excluded. We estimate that approximately 28 miles of transect would be required to complete the surveys. We will make every effort to complete the survey over two (2) days in a single trip to reduce travel time and costs. Survey buffers may extend onto private property; we will work with the City to identify landowner permission needs prior to accessing those parcels.

Where possible, the need for wildlife surveys would be precluded by committing to perform project activities outside of sensitive periods. For the purposes of this proposal, we assume that surveys can be avoided for migratory birds through timing stipulations. Based on a desktop review, aquatic resources do not occur within the project area.

We will communicate early and frequently with relevant resource specialists to confirm our approach and deliverables, which will help keep the project on-schedule. Consistent communication will also ensure that the project will comply with all applicable federal laws, policies, and regulations, such as the National Historic Preservation Act, the Endangered Species Act, and the Clean Water Act.



### 3. Mitigation Facilitation

The project is within the Panguitch Priority Habitat Management Area (PHMA) for greater sage-grouse. Suitable sagebrush and grassland habitat occurs throughout the proposed expansion areas. The loss of suitable vegetation would likely require mitigation under the BLM's 2015 RMP amendment. JDE will facilitate communication between the City, BLM, and Utah Division of Wildlife Resources to identify acceptable compensatory mitigation.



### 4. Prepare Environmental Assessment

The alternative descriptions and impact analyses of each will be written in a concise and easy-to-read manner, and will provide clear comparison and contrast between alternatives for those resources identified for further analysis in the EA. Legible maps will help reviewers visualize and better understand the potential impacts. We are confident our project team will prepare the EA in an extremely efficient manner to meet all relevant BLM and NEPA requirements. JDE has prepared over 40 EAs with the BLM in Utah in the last 12 years and the project team

**JDE has prepared over 40 EAs for the BLM in Utah, ensuring efficient, defensible documents that meet agency expectations.**



## PROJECT UNDERSTANDING AND APPROACH

understands the BLM's specific NEPA policies.

The EA will be completed with sufficient time for agency review, comment, and approval. The document will be prepared to the highest technical standard, and will comply with required federal accessibility laws. Microsoft Word functions such as tracked changes and comments will facilitate an efficient review process with the BLM.

The BLM will publish the draft EA on their E-Planning National NEPA Register and solicit comments through the same portal. Public comments received during the official comment period will be documented in a matrix with appropriate responses to provide transparency; this matrix is typically included as an appendix to the EA. The final EA will be prepared by responding to the substantive comments. This approach will result in a defensible document and Panguitch City's subsequent ability to implement this important project.



### 5. Endangered Species Act Compliance

This proposal assumes that consultation with U.S. Fish and Wildlife Service will be required for compliance with Section 7 of the Endangered Species Act; a Biological Assessment would be prepared for the BLM to conduct consultation for anticipated impacts to Utah prairie dog. JDE has prepared over 26 documents for agencies to successfully conduct consultation with U.S. Fish and Wildlife Service, and will use recent similar projects to streamline consultation for this project.



Weber Basin Water Conservancy District Watershed Plan EA

## KEY PERSONNEL QUALIFICATIONS



**JENNA JORGENSEN**  
*Project Manager*  
MS-Wildlife  
and Wildlands  
Conservation  
23 Years of Experience

Jenna has over 23 years of experience in wildlife biology, NEPA environmental policy compliance, and environmental document preparation. Since joining JDE in 2014, Jenna has prepared over 40 EAs with the BLM. Her responsibilities have included preparation of permit and federal funding applications, completion of all necessary NEPA documents required for federal permits and funding, and oversight of permit compliance. She works closely with state and federal agencies to ensure projects are successful by helping clients comply with the Federal Land Policy Management Act (FLPMA), the Clean Water Act, the Endangered Species Act, and other relevant regulation.

Prior to joining JDE, she worked as a professional wildlife biologist with the U.S. Forest Service, U.S. Fish and Wildlife Service, and BLM in Utah. Her experience as a federal resource specialist gives her unique perspective in preparing NEPA documents as a third-party contractor, which enables her to communicate with agency staff more effectively and better meet their expectations for an efficient and defensible NEPA process. Her field work includes extensive experience with Utah prairie dogs across the species' range. She is currently a certified Utah prairie dog surveyor (2022-2026). She has conducted protocol surveys for the BLM, FAA, UDOT, and FCC.



**ADAM PERSCHON**  
*GIS*  
MS-Bioregional  
Planning  
16 Years of Experience

Adam has more than 16 years of experience leveraging the power of geographic information systems (GIS) to support a variety of local, regional, and statewide infrastructure projects. He is a seasoned GIS professional with expertise in desktop and web-based GIS applications, specializing in database design, data management, spatial analysis, and cartographic design.

Adam manages GIS projects and provides GIS support to other project managers, resource specialists, and external clients for engineering, planning, and natural resource-related projects, including environmental assessments and environmental impact statements. Adam's GIS experience includes major contributions to transportation master plans, resource management plans, regional infrastructure planning and analysis efforts, and the development of utility, pavement, and cemetery management systems.

Adam's specialized skills include data acquisition and creation, data editing and querying, geodatabase design and maintenance, project planning and implementation, land-use planning and analysis, and cartography and visualization, including hard copy, digital, and interactive web mapping.

Adam is well-versed in the NEPA process and cultural and natural resource laws. He earned a NEPA Certificate from Utah State University and has spent more than 500 hours grading exams and providing feedback to students enrolled in USU's NEPA Certificate Program.



**JODY PATTERSON**  
*Cultural Inventory*  
Ph.D - Anthropology  
27 Years of Experience

Jody has over 27 years of archaeological experience and is a principal investigator for Montgomery Archaeological Consultants (MOAC). Jody has extensive experience working in the American Southwest and Great Basin. Jody's responsibilities include organizing, implementing, and overseeing all projects. Specific duties include project administration, proposal and cost estimate preparation, fieldwork (survey and testing), analysis and report preparation, and monitoring of compliance procedures.

MOAC has successfully completed more than 3,000 cultural resource investigations on state, federal, and private lands since 1996. These projects range from Class I literature reviews to large block inventories, excavations, ethnographic overviews, predictive models, and independent, problem-oriented research. MOAC is committed to preparing detailed, informative cultural resource inventory data, accurate site maps, and reports that provide substantive information pertaining to all aspects of a specific project.



**PANGUITCH CITY**  
NEPA COMPLIANCE SERVICES  
FOR THE LANDFILL EXPANSION

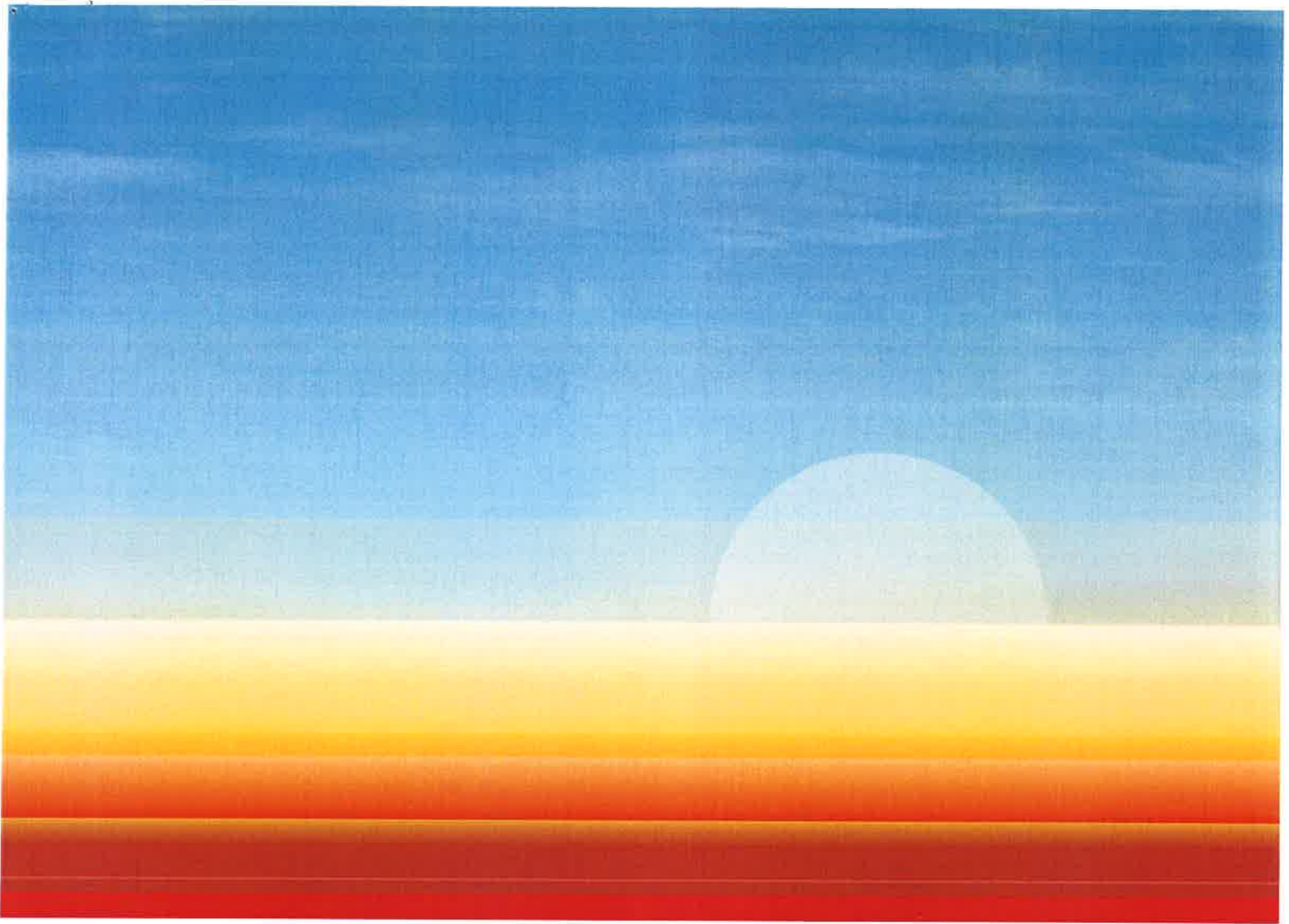
**SCHEDULE**

Description	Start Date	Calendar Days	Finish Date	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Project Management	03/23/26	217	09/26/26							
UPD Survey	04/13/26	5	04/18/26							
Scrub-Grass Mitigation	03/23/26	25	04/17/26							
Prepare Draft EA	03/23/26	109	07/10/26							
Prepare EA	05/01/26	11	05/12/26							
BLM Conducts Section 7 Consultation	05/12/26	136	09/25/26							
Finalize EA with Completion of Consultation	09/25/26	1	09/26/26							

**COST PROPOSAL**

DESCRIPTION	TOTAL
Project Management	\$1,749
UPD Survey (2 days)	\$5,690
Scrub-grass Mitigation	\$2,080
Prepare Draft EA	\$7,690
Prepare EA	\$2,060
Finalize EA with Completion of Consultation	\$210
<b>CONTINGENCY</b>	<b>\$19,470</b>
<b>Cultural</b>	<b>AMOUNT</b>
UPD survey - Day 3	\$1,750
	\$2,670





# NEPA ENVIRONMENTAL REVIEW SERVICES PANGUITCH CITY LANDFILL EXPANSION ON BLM LANDS

*Panguitch City*

March 9, 2026





1180 North Mountain Springs Pkwy, Springville UT 84663  
TEL 801.523.0110 | FAX 801.523.0990

March 9, 2026

Panguitch City  
Mat Houston  
City Manager  
435.676.8585  
mat@panguitchcityutah.gov

**RE: Request for Proposals – NEPA Environmental Review Services, Panguitch City Landfill Expansion on BLM Lands**

Dear Mat and Selection Committee,

We are pleased to continue our association with Panguitch City to provide environmental services for the Panguitch City Landfill Expansion project. We have appreciated the effective working relationship we have developed with Panguitch City, having completed dozens of infrastructure projects over the last 30 years

Below are several key points from our proposal that highlight our team of experts as the most qualified for this work:

**Panguitch City Experience:** Having completed many infrastructure projects for the City, we have developed a strong working relationship built on clear, effective communication, working through project challenges together, and keeping projects on schedule and within budget. We recently completed the Cemetery Pipeline project for the City, which also included an environmental assessment that was completed by our proposed environmental team.

**Environmental Experts:** Our environmental engineer assigned to this project, Dao Yang, has completed over 200 environmental assessments for municipal improvements projects in Utah and has significant experience working with BLM. Furthermore, our cultural resources expert completed desktop research and discovered that a new cultural resources inventory will not be required, which is a savings to the City.

**BLM Experience:** Based on our extensive experience working with BLM on environmental assessments for municipal improvements projects, we understand the process required to coordinate with BLM and complete the NEPA process as expeditiously as possible.

I assure you that we will put the needs of Panguitch City first. Our team of professionals is committed to the success of the Landfill Expansion project and has the time and resources to dedicate to Panguitch City. Thank you for reviewing our proposal and for considering our team.

Sincerely,

A handwritten signature in blue ink that reads "Robert Worley". The signature is fluid and cursive, written in a professional style.

Robert Worley, P.E.  
Principal Engineer  
435.979.4313  
rworley@sunrise-eng.com

# ABOUT SUNRISE

Environmental responsibility is at the heart of every successful project, and Sunrise Engineering has been guiding clients through complex environmental challenges since 1978. What began as a small surveying firm in Fillmore, Utah, has evolved into a multidisciplinary organization with nearly 500 professionals working from 23 offices across six states. Our team offers comprehensive expertise in environmental engineering and planning, helping clients navigate regulations and implement sustainable solutions that balance progress and preservation.

Our services include NEPA compliance, environmental impact assessments, risk evaluations, and permitting for federal, state, and local agencies. We specialize in natural resource planning, water quality studies, and mitigation strategies, integrating scientific knowledge with engineering expertise to address the diverse technical, social, and regulatory aspects of each project. Our team also supports community engagement efforts, ensuring public understanding and alignment with environmental goals.

Beyond traditional environmental studies, Sunrise provides complementary services such as GIS mapping, drainage solutions, and community planning, ensuring an integrated approach to project success. From supporting infrastructure development to protecting natural habitats, our goal is to help clients achieve sustainable outcomes that enhance their communities and protect valuable resources.

At Sunrise, we believe innovation and environmental stewardship go hand in hand. By partnering with us, you'll gain a team dedicated to delivering creative, practical solutions that align with your vision and contribute to a healthier, more resilient future. Whether addressing regulatory requirements or planning for long-term sustainability, we're here to help you succeed.

## SUNRISE CONTACT

**Robert Worley**

25 East 500 North  
Fillmore, UT 84631

**TEL** 435.979.4313  
rworley@sunrise-eng.com

## Services Offered



ENGINEERING

Transportation	Water	Wastewater	Drainage/ Flood Control	Environmental
Electrical	Land Development	Structural	Parks & Recreation	Construction Management



SURVEY

3D imaging	Topographic	Construction Layout	Land Boundary/Easements/ Right-of-Way
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GIS

Utility Mapping	Cemetery Management	Trails & Transportation	Land Use Management
Field Collection & Inspections	Mapping, Management, & Analytical Services	Cloud Smart GIS	



NATURAL GAS

Training & Qualification	Compliance & Studies	Pipeline Engineering	3rd Party Inspections	As-built Mapping
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BUILDING  
CODE SERVICES

Building Inspection	Plan Review	3rd Party Inspections	Peer Reviews & Code Consulting
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COMMUNITY  
DEVELOPMENT

Community Planning	Economic Development	Public Involvement
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## SUNRISE OFFICES

### UTAH

Cache Valley  
Cedar City  
Fillmore  
Nephi  
Richfield  
Roosevelt  
Salt Lake City  
South Ogden  
St. George  
Utah County  
Vernal

### COLORADO

Alamosa  
Fort Collins

### WYOMING

Cheyenne  
Laramie  
Star Valley  
Kemmerer

### NEVADA

North Las Vegas  
Henderson

### ARIZONA

Phoenix  
Prescott  
Kingman

### IDAHO

Pocatello

Our clients can depend on us to carefully administer projects from conceptualization through construction administration. For a more detailed description of our company, please visit our website at [www.sunrise-eng.com](http://www.sunrise-eng.com).

# Project Understanding & Approach

## BACKGROUND

The Panguitch City Landfill serves approximately 2,000 people living in Panguitch City and in unincorporated Garfield County. The existing facility has reached its capacity, and continued safe and compliant disposal requires additional acreage. Establishing a new landfill at a different location is not feasible due to the prohibitive costs of land acquisition, road construction, fencing, traffic planning, environmental review, engineering, and construction, as well as required closure and post-closure monitoring of the existing site. Expansion of the current site is the most cost-effective and environmentally sound alternative.

Three expansion alternatives are considered:

- Alternative A: 20 acres east of the current landfill.
- Alternative B: 20 acres west of the current landfill.
- Alternative C: A split expansion with 10 acres east and 10 acres west.

While Alternative A (east expansion) is preferred, the city is open to pursuing any of the three options. Development will include approximately 3,500 feet of new chain-link perimeter fencing and limited drainage improvements. Excavation of new cells will be performed incrementally over the life of the landfill using city crews and equipment. Public access will continue to be limited to waste disposal only; the landfill is not a recreation site.

Since the existing landfill and expansion alternatives are all located on public lands administered by the U.S. Department of Interior, Bureau of Land Management, Kanab Field Office (BLM-KFO), a right-of-way (ROW) application will need to be filed with BLM-KFO to grant a new ROW of approximately 20 acres for the landfill expansion project. The need for federal action is established by the BLM's statutory responsibilities regarding ROWs under the Federal Land Policy Management Act (FLPMA) of 1976 (43 USC 1761) as amended. As a result, the application will need to be reviewed under the National Environmental Policy Act (NEPA).

## PROJECT APPROACH AND SCOPE OF SERVICES

To start the NEPA process with the BLM-KFO, the first step is to file an SF-299 form with the BLM-KFO and prepare a development plan. BLM-KFO will not approve the ROW application until the NEPA process for the proposed project is completed. After reviewing the ROW application, the BLM-KFO interdisciplinary (ID) team will review the application and complete a checklist that will list issues that need to be addressed in the NEPA document, most likely an Environmental Assessment (EA).

Based on a review of the BLM-KFO Record of Decision and Approved Resource Management Plan (ROD-RMP) shows the land for the landfill expansion alternatives is available for disposal. Therefore, the landfill expansion project is viable.

We will coordinate with BLM-KFO to get this EA done in the most effective way.

The objectives of the EA are to:

1. Gather general resource information within and surrounding the project area.
2. Identify any potential environmental impacts.
3. Develop mitigation measures to reduce any potential significant impact to a less-than-significant level.

The tasks include the following:

### 1. SF-299 Form and Plan of Development:

Complete an SF-299 form and submit it to the BLM-KFO and prepare a plan of development. After receiving the ROW application, the BLM-KFO ID team will review the project and complete a checklist of issues to be addressed in the EA.

### 2. Site Visit and Data Collection:

A site visit will be conducted to walk through the proposed project area, and site data will be collected. This site visit will also serve as an informal survey of hazardous waste sites and materials. The shelf life for this survey is 180 days in accordance with the All Appropriate Inquiries (AAI) rule.

### 3. Cultural Resources Inventory:

The cultural resource inventory will include a pre-field file search from the State Historic Preservation Office (SHPO), field inventory of the 50-foot-wide construction corridor along the proposed trail alignment, and report preparation of cultural resource inventory findings. However, our archaeologist did a review in the database administered by SHPO and found that the entire project area was inventoried in 2017. Projects surveyed within the last 10 years typically do not require a new cultural inventory. Therefore, a new cultural resources inventory is not required for this project.

### 4. Biological Services:

Based on our knowledge of the project area, the major concern is biological resources, especially the Utah prairie dog (UPD). The biological services will include the following three sub-tasks:

- a. Provide a pedestrian biological survey by qualified biologists to characterize the area and provide general plants and wildlife observed. The fieldwork will also include a UPD high-intensity survey to cover the 40-acre project alternative areas plus a 1,000-foot buffer (a total survey area of 293 acres). The high-intensity UPD survey will need to be completed during the UPD active season between April 1 and August 31. The results of the UPD survey are valid from the date conducted through March 31 of the following year.
- b. Provide a Biological Survey Report and a Biological Assessment.
- c. Provide conservation measures and environmental commitments to avoid and minimize project-related impacts to listed species.

### 5. Visual Resources:

According to the BLM-KFO ROD-RMP, the project area is in a BLM Visual Resource Management (VRM) Class IV area where any contrast attracts attention and is a dominant feature of the landscape in terms of scale, but it should repeat the form, line, color, and texture of the characteristic landscape. For the VRM Class IV area, no special visual resources evaluation is required.

### 6. Other Resources:

Other resources may include soil, vegetation, water resources, floodplain, wetlands, air quality, recreation, areas of critical environmental concern (ACEC), lands for wilderness characteristics, and wild and scenic rivers. Based on available resource databases, the project area does not have floodplains, wetlands, air quality issues, or surface water resources. According to the BLM-KFO ROD-RMP, the project area does not include recreation resources, ACEC lands, wilderness characteristics, or wild and scenic rivers. However, soil and vegetation resources will also be important resources that need to be evaluated in the EA.

### 7. EA Preparation:

Issues identified in the BLM ID Team checklist will be addressed in a draft EA report. The analysis will cover the three alternatives and a no-action alternative. Appropriate mitigation measures will be developed for each identified significant impact to reduce the potential impact to a less-than-significant level, if possible. The draft EA report will be submitted to BLM-KFO for review and comment. A final EA report will be prepared to incorporate any comments. Once the BLM accepts the EA, a FONSI will be issued, and the ROW application will be approved with a selected alternative recommended.

### 8. Project Coordination and Management:

Throughout the NEPA process, coordination with Panguitch City, subconsultants, and BLM will be required.

## Key Personnel

At Sunrise, we understand that when you select a firm, you are selecting people – people that you will be working with side by side for years to come. Effective teams don't happen randomly; they are built through years of working together and are founded on responsiveness, respect, discipline, leadership and working towards the common goal. Our Sunrise team presented below represents these characteristics and has a proven track record of working together and with our clients to deliver successful projects and create lasting relationships.

We offer the personal responsiveness and commitment of a small town firm, coupled with the experience, bandwidth, and horsepower of a regional leader. Our team will be led by Jason Brimhall as our project manager. He will coordinate and orchestrate the work performed by our team members shown in the organizational chart below.

The Environmental Assessment (EA) will be prepared by Dao Yang. In his 27 years with Sunrise, Dao has prepared over 200 EAs and has extensive experience working with BLM. Sunrise also has long standing relationships with Bighorn Archaeological and Cardinal EC for the review of cultural and biological resources, respectively.



## Key Personnel Qualifications

### Jason Brimhall, PE | Project Manager



#### EDUCATION

BS - Civil Engineering,  
Southern Utah University

#### YEARS IN PROFESSION

6; 5 with Sunrise

#### REGISTRATIONS

PE: Utah No. 13756321-2202

Jason will be responsible for managing the project and coordinating with Panguitch City. Jason brings a dynamic background in civil engineering to his role as a project engineer and project manager at Sunrise Engineering's Richfield office. His expertise encompasses diverse facets of the field, including spring development, transmission line design, culinary water distribution improvements, site development, master planning, impact fee analysis, wastewater collection systems, and culinary water distribution improvement projects. Jason seamlessly navigates through planning, design, and construction management phases, showcasing his comprehensive understanding of project lifecycles. His involvement in significant ventures like the Panguitch Industrial Park, and Panguitch Force Main project, Spring City Culinary Water project, Spring City Wastewater project, Salina Sewer Improvements project, Heber City Water Improvements project, Kingston Spring Redevelopment, Arby's, and Ridgeline Development project underscores his dedication and contribution to projects spanning various domains of civil engineering.

### Robert Worley, PE | Principal-in-Charge



#### EDUCATION

BS - Civil & Environmental  
Engineering, Utah State University

#### YEARS IN PROFESSION

26; 26 with Sunrise

#### REGISTRATIONS

PE: Utah No. 375477

Robert will oversee the project as the Principal in Charge. He has worked on many different projects in Panguitch City over the last 25 years. This knowledge will help him oversee the Sunrise team and make sure that Panguitch city receives the necessary horsepower to complete this project. Robert has over two decades of engineering experience which includes master plans, impact fee analyses, wastewater treatment plants, wastewater lift stations, sewer collection, culinary water treatment plants, culinary water pump stations, and water and wastewater capital facilities plans. He has been involved with many of these projects from planning, funding, design, and permitting to construction management. He has managed dozens of water and wastewater projects. Robert will apply his knowledge, expertise, and overall care to ensure the quality of this project meets the standards, budget, and quality of service for which Sunrise Engineering has gained acclaim.

### Dao yang, PE | Environmental Engineer



#### EDUCATION

MS - Civil & Environmental  
Engineering, Utah State University

#### YEARS IN PROFESSION

43; 27 with Sunrise

#### REGISTRATIONS

PE: Utah No. 2601202

Dao will be responsible for preparing the Environmental Assessment including working closely with the BLM and cultural and biological resources subconsultants. Dao has been involved in a variety of different disciplines over his 43 years of professional experience: including geothermal resource investigations and assessment, hydraulics, hydrology, geotechnical engineering, environmental investigations, hydrogeology, environmental assessments and groundwater flow and contaminant modeling. In his 27 years with Sunrise, Dao has completed over 200 environmental assessments and has extensive experience working with Federal agencies (e.g., BLM, USFS, USFWS, EPA, NPS, USGS, NRCS, ACOE, FEMA).

## Derek Anderson, PE | QA/QC



### EDUCATION

MS - Civil & Environmental Engineering, Utah State University

### YEARS IN PROFESSION

22; 20 with Sunrise

### REGISTRATIONS

PE: Utah No. 7549969

Derek will be responsible for quality assurance and quality control of the Environmental Assessment. Derek's expertise includes municipal water, sewer, and irrigation system improvement projects, parks and recreation projects, hydrology, hydraulics, environmental engineering, and construction management. He has experience working on environmental studies, master plans, culinary water source development, culinary water and irrigation distribution system design, sewer collection systems, lift stations, drainage studies, and hydraulic structure design. Derek manages Sunrise Engineering's Springville office and is responsible for quality assurance and control of work completed and for the management of client relationships.

## Aaron James | Biological Resources | Cardinal EC

### EDUCATION

BS - Biology, University of Texas

### YEARS IN PROFESSION

20+ years of experience

### REGISTRATIONS

USFWS Approved Botanist

Aaron is the managing principal of Cardinal Environmental Consultants with more than 20 years of experience in natural resources management, environmental permitting, and regulatory consultation. His work includes biological surveys, wetland delineation, threatened and endangered species studies, and environmental compliance support for projects across the western United States. He has worked extensively with federal and state agencies including the U.S. Fish and Wildlife Service, U.S. Forest Service, Bureau of Land Management, U.S. Army Corps of Engineers, Environmental Protection Agency, and the Federal Energy Regulatory Commission. His experience includes environmental permitting and regulatory consultation for mining, energy development, transmission infrastructure, telecommunications, and other land development projects.

## Jon Baxter, PI | Cultural Resources | Bighorn Archaeological Consultants

### EDUCATION

MS - Anthropology, Brigham Young University

### YEARS IN PROFESSION

28 years of experience

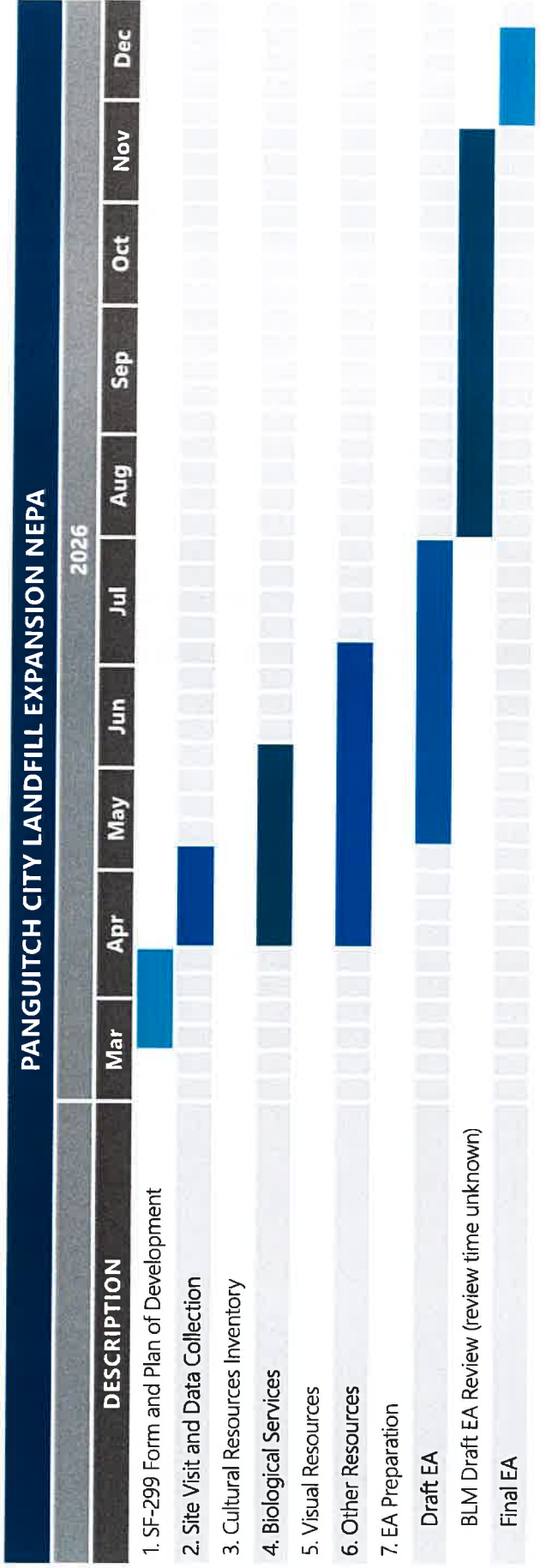
### REGISTRATIONS

PI: Arizona No. 137

Jon is a principal investigator and co-owner of Bighorn Archaeological Consultants with extensive experience in cultural resource management throughout Utah and the Intermountain West. He has served as a principal investigator, field supervisor, and crew chief on numerous archaeological survey and excavation projects, including work associated with infrastructure, water development, mining, and utility corridors. His experience includes archaeological inventories, site testing and excavation, data recovery, construction monitoring, and preparation of technical reports to support environmental compliance and permitting. Mr. Baxter has conducted cultural resource investigations for projects in Utah, Idaho, Wyoming, and Nevada and has assisted engineering teams with archaeological surveys for many environmental assessment and permitting efforts.

# Proposed Schedule

Potential project schedule is as follows:



# Cost Proposal

FEE SUMMARY			
TASK	WORK TASK DESCRIPTION	(\$)	*FEE TYPE
001	SF-299 Form and Plan of Development	\$1,700	Lump Sum
002	Site Visit and Data Collection	\$2,100	Lump Sum
003	Cultural Resources Inventory	\$0	Lump Sum
004	Biological Services	\$14,900	Lump Sum
005	Visual Resources	\$0	Lump Sum
006	Other Resources Evaluation	\$1,500	Lump Sum
007	EA Preparation	\$12,100	Lump Sum
008	Project Coordination and Management	\$4,900	Lump Sum
Total		\$37,200	

## CONDITIONS & EXCLUSIONS

1. Boundary survey is excluded.
2. Project design is excluded.
3. Development of the conceptual design is excluded. This information will need to be provided by the city for the environmental analysis.
4. The permitting work included in this proposal is only for the ROW from BLM. No other permitting work will be performed.
5. Items not described in the scope of services are excluded.



PROPOSAL

# NEPA ENVIRONMENTAL REVIEW, PANGUITCH CITY LANDFILL EXPANSION ON BLM LAND

**PANGUITCH CITY**

MARCH 9, 2026

1001 Bannock Street, Suite 231 / Denver, CO 80204 / 720.894.0184

**DUDEK**

# Cover Letter

March 9, 2026

Mat Houston, City Manager  
Panguitch City  
25 South 200 East  
Panguitch, Utah 84759

**Subject: NEPA Environmental Review, Panguitch City Landfill Expansion on BLM Land**

Dear Mat Houston:

Dudek is pleased to submit this proposal to provide National Environmental Policy Act (NEPA) compliance services for the proposed Panguitch City Landfill Expansion Project (project) on Bureau of Land Management (BLM)-administered lands. We appreciate the opportunity to support Panguitch City (City) with this important project and to assist the City in efficiently navigating the federal environmental review process.

## Contact Person

Candice Disney Magnus  
760.642.8261  
cmagnus@dudek.com

Dudek brings extensive experience preparing NEPA documentation for municipal infrastructure projects requiring federal authorization, including Categorical Exclusions, Environmental Assessments, and Environmental Impact Statements completed in coordination with BLM and other federal agencies. Our team understands the regulatory requirements, agency expectations, and practical considerations associated with landfill expansion projects on federal lands. We will provide end-to-end NEPA support, including alternatives analysis, technical environmental studies, cultural resource compliance under Section 106 of the National Historic Preservation Act, public involvement support, and coordination through the issuance of a final federal decision.

We are committed to delivering a clear, defensible NEPA document that supports Panguitch City's project goals while meeting all applicable federal requirements. Dudek's multidisciplinary team offers technical depth, project management continuity, and the agency coordination experience needed to successfully advance this project on the City's schedule.

Thank you for considering our proposal. We look forward to the opportunity to work with Panguitch City and BLM on this project. Please feel free to contact our main point of contact, Candice Disney Magnus, at cmagnus@dudek.com or 760.642.8261 if you have any questions or require additional information.

Sincerely,



**Joseph Monaco**  
President and CEO



**Candice Disney Magnus**  
Project Manager

*Joseph Monaco is authorized to sign on behalf of Dudek.*



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# 1. Firm Overview and Relevant Services

Dudek is an environmental, planning, and engineering consulting firm founded in 1980. With offices nationwide staffed by more than 1,000 planners, scientists, and engineers, our experts deliver projects that help our clients address challenges related to infrastructure, planning, and the environment to drive project progress and create lasting results.

With analyses based on science and ethics, Dudek offers solutions that encompass the project life cycle and anticipate future needs. Our professionals find practical, cost-effective approaches to help you achieve your project-specific and overall goals. We work to build your trust, which allows us to offer constructive and durable project solutions.

## Relevant Services

Dudek offers a comprehensive suite of environmental planning and technical services tailored to support complex projects requiring federal authorization and National Environmental Policy Act (NEPA) compliance. Our multidisciplinary team integrates regulatory expertise, scientific analysis, and practical implementation experience to deliver clear, defensible documentation that meets agency expectations and supports informed decision-making. For the Panguitch City Landfill Expansion Project, Dudek will apply proven methodologies and Utah-specific experience across NEPA planning, cultural and natural resources, landfill permitting, and supporting environmental disciplines to efficiently advance the project through the federal review process while minimizing risk and schedule uncertainty.

## NEPA Experience

Dudek brings over **two decades of proven experience supporting federal agencies with National Environmental Policy Act (NEPA) compliance** across Utah and nationwide. Our team has successfully partnered with agencies such as the Bureau of Indian Affairs, Bureau of Land Management (BLM), Bureau of Reclamation (BOR), Federal Highway Administration (FHWA), Department of Defense, U.S. Forest Service, Department of Agriculture, and other federal agencies that rely on NEPA documentation to guide and support their permitting processes—including the U.S. Fish and Wildlife Service (USFWS) and the U.S. Army Corps of Engineers (USACE).

Dudek has surveyed, analyzed, and permitted over 3,000 miles of linear infrastructure projects, and we have prepared and processed a wide range of NEPA documents to certification. Our team excels in developing legally defensible Environmental Impact Statements (EISs), Environmental Assessments (EAs), Categorical Exclusions (CEs), and Determinations of NEPA Adequacy consistent with federal agency implementing regulations. We conduct thorough fact-finding, apply rigorous project analysis, proactively address challenges, and produce clear, objective, and accurate documentation. Many of our NEPA planners and permitting specialists bring direct experience from prior roles within federal and state agencies, including BLM, the Utah Department of Environmental Quality (UDEQ), and the Utah Division of Wildlife Resources (UDWR). This institutional knowledge strengthens our ability to navigate both legacy and evolving regulatory permitting frameworks pursuant to NEPA.

DUDEK  
AT A GLANCE

Multidisciplinary environmental  
and engineering services

21	45
OFFICES	YEARS IN BUSINESS

TOP 140

U.S. ENVIRONMENTAL FIRMS  
Engineering News-Record 2021

1,000+	100%
EMPLOYEES	Employee- Owned

TOP 54	TOP 51
CA DESIGN FIRM Engineering News-Record 2023	TRENCHLESS DESIGN FIRM



## Cultural Resources

From early constraint studies to historic preservation, Dudek’s archaeologists and architectural historians provide expertise for every stage of the project. **We are recognized leaders in professional and community outreach, and we use innovative, thorough, and collaborative approaches to respond quickly and appropriately to NEPA-related project tasks and discoveries.** This integrated approach ensures our fieldwork and technical reports meet regulatory requirements under NEPA and Section 106 of the National Historic Preservation Act (NHPA), while also capturing the cultural, social, and environmental forces that shape historic significance.

**Our Registered Professional Archaeologists (RPAs) have more than 100 years’ combined experience,** are qualified consultants on local agency lists throughout Utah and nationwide, and can cost-effectively respond to the smallest cultural resource survey, while also assembling a crew of a dozen or more seasoned field technicians to address a large-scale surface reconnaissance, significance assessment excavation, and/or mitigation data recovery program. Dudek senior archaeologists hold all necessary permits to conduct cultural resources investigations within municipalities and on federal, state, and county lands in Utah.

We specialize in identifying resources that may cause project constraints and understanding those resources’ historical significance. Our team designs and implements significance assessment programs for projects administered at the local, state, and federal levels. We are permitted to conduct cultural resources investigations on federal and state lands, and are listed on local registers and with the Register of Professional Archaeologists.

## Natural Resources

Dudek brings extensive expertise in conducting wetland delineations that align with federal regulatory expectations. Our wetland permitting and delineation team supports compliance with federal Clean Water Act jurisdictional requirements and provides the full range of technical analysis needed to evaluate impacts on aquatic resources across diverse project types. Dudek further enhances the accuracy of delineations through advanced hydrology modeling, which improves the identification of inundation areas in complex and semi-arid environments—conditions common on public lands in southern Utah—thereby supporting precise mapping and regulatory permitting decisions on lands managed under federal oversight. **This combination of technical capability, regulatory fluency, and modeling sophistication enables Dudek to effectively support wetland delineation needs on BLM properties, where jurisdictional clarity and defensible environmental documentation are essential.**

***Dudek provides  
BLM-ready biological  
and wetland analyses  
grounded in  
Utah-specific  
expertise, delivering  
clear, defensible  
NEPA documentation.***

Dudek biologists are unique in their versatility of working in both the public and private sectors of natural resources management, environmental compliance, and infrastructure development. The Dudek biological resources team consists of multifaceted professionals with extensive experience in local flora and fauna identification, surveying and sampling methods, and construction compliance. **Our biologists are knowledgeable**



in federal and state databases (i.e., the UDWR Wildlife Habitat Analysis Tool, USFWS Information for Planning and Consultation, and National Wetlands Inventory) that can be used for analyses prior to survey efforts to ensure rapid assessments, confirm sensitive resources' potential to occur on site, and inform accurate technical reports that can be used for consultation with agencies. This expertise extends to supporting BLM survey requirements in Utah, where projects may necessitate targeted surveys for greater sage-grouse and an analysis of big-game species such as mule deer and elk, which rely on the substantial winter range and migration corridors documented in the Panguitch region, as well as BLM sensitive birds, including the golden eagle and pinyon jay, identified by the Utah Natural Heritage Program as species potentially occurring in the area. Dudek biologists are also trained in conducting protocol-level surveys for federally listed and BLM-sensitive plant species, which require habitat assessments or 100% coverage surveys under BLM Utah standards. Additionally, Dudek has biologists who have taken the formal Assessment, Inventory, and Monitoring training with BLM, which is used to collect quantitative data on vegetation impacts due to development. This comprehensive understanding of BLM species-specific requirements ensures that Dudek provides precise, defensible biological analyses that meet federal expectations for NEPA compliance.

## Landfill Experience

Dudek project managers draw on prior experience leading complex regulatory, environmental, and operational programs—experience that directly shapes how they deliver value to clients today. Dudek project managers have experience leading a statewide effort with the Arizona Department of Environmental Quality to close a major regulatory gap: Many legacy and active landfills lacked adequate groundwater monitoring systems. They coordinated multidisciplinary teams; worked closely with city and county officials, landfill operators, and regulatory staff; and developed monitoring plans tailored to each facility's geology, operational history, and risk profile. Their work included evaluating permit conditions, identifying data deficiencies, and designing monitoring strategies aligned with Code of Federal Regulations (CFR) requirements, ultimately guiding jurisdictions through formal permit modifications to integrate these new requirements.

***Our extensive landfill expertise combines regulatory insight, multidisciplinary coordination, and practical implementation.***

The Dudek project manager's experience also includes managing solid waste units—overseeing inspectors, hydrogeologists, permit writers, engineers, analysts, and rule writers to deliver consistent inspections, streamline permitting, support legislative policy, and reduce contamination statewide. They led process improvements, managed procurement and invoicing, and developed communication campaigns to help clarify evolving requirements for regulated facilities. **This prior experience reflects the same qualities Dudek project managers bring to every project today: technical rigor, regulatory insight, collaborative leadership, and a commitment to strengthening environmental protection while improving program performance.**

In addition, Dudek's engineers have assisted numerous solid waste clients, including both municipalities and private industry, by providing permitting, closure documentation, post-closure monitoring and maintenance,



construction management, and construction quality control services. As such, we are familiar with the environmental risks, permitting requirements, and expansion and closure processes for landfills.

## Additional Environmental Services

Dudek provides in-house technical expertise in a wide range of additional service areas, allowing us to quickly and cost-effectively access specialists for complex project challenges. Our technical staff includes nationally and internationally recognized experts with advanced educational degrees in their technical areas of expertise and specialized certifications, such as Professional Engineer (PE), Institute of Noise Control Engineering Board Certification (INCE Bd. Cert.), U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), Qualified Environmental Professional (QEP), and American Institute of Certified Planners (AICP). We have a depth of knowledge and breadth of experience conducting analyses within the Mountain West and nationally with commercial entities and local, state, and federal government agencies to balance community concerns with operational and construction-related requirements. This enables us to be efficient and effective in our work, identify unique solutions to problems, and help our clients to avoid potential pitfalls and reduce risks.

### Comprehensive In-House Technical Expertise

- ✓ Noise and Vibration
- ✓ Air Quality and Greenhouse Gas
- ✓ Health Risk Assessment
- ✓ Built Environment
- ✓ Transportation
- ✓ Visual Simulation
- ✓ Paleontology
- ✓ Biology
- ✓ Landscape Planning
- ✓ GIS
- ✓ Cultural and Historic Resources

## Relevant Experience

### MARICOPA COUNTY RENEWABLE PROJECT

**Client:** Hanwha Q Cells USA Corp.

Dudek prepared an EA and Phase I ESA for approximately 2,400 acres of undeveloped desert land used for cattle grazing in Maricopa County, Arizona, to support a renewable energy development project. The subject property consisted of federal and state trust land managed by BLM and the Arizona State Land Department. The EA was prepared in accordance with BLM Implementing Guidelines, and the Phase I ESA was conducted in accordance with ASTM Standard E2247-23 and the All Appropriate Inquiries Rule. Tasks performed for the EA included the preparation of a cultural resources report, a biological resources habitat assessment, a jurisdictional delineation, a traffic study, noise study, and a visual resources study. Tasks for the Phase I ESA included site reconnaissance, owner and user interviews, regulatory and historical records reviews, quality assurance/quality control (QA/QC), and report preparation.

### Key Project Highlights

- Experience supporting projects on publicly administered land
- Regulatory compliance expertise and defensibility
- Environmental due diligence and baseline analysis



**POTRERO HILLS LANDFILL EXPANSION PROJECT**

**Client:** Waste Connections Inc.

The Dudek staff has served as the environmental project manager for Solano County's consideration of the Potrero Hills Landfill (PHLF) Expansion Project for the past 29 years. This work included the preparation of a complete Environmental Impact Assessment document that was used by the County of Solano and its contractor to prepare the project environmental impact report (EIR), permitting, and litigation support. This controversial project included supporting the Bay Conservation and Development Commission's issuance of a Marsh Development Permit and obtaining project approvals from USFWS, USACE, the California Department of Fish and Wildlife, and the California Water Board. Unique elements of the permitting process included the development of visual simulations of final landfill configurations to support negotiations regarding the ultimate height of the expanded landfill, facilitating the development of a public overlook in the Suisun Marsh, and coordinating interagency negotiations regarding the conservation easement for the impact mitigation area.

**Key Project Highlights**

- **NEPA environmental review**
- **Coordination with public agencies and regulatory bodies**
- **Support for infrastructure projects on publicly administered land**
- **Landfill specific experience**

Dudek (formerly its subsidiary Habitat Restoration Sciences Inc.) designed and constructed a 1,010-acre habitat impact mitigation area that supports the protected California tiger salamander (CTS), Contra Costa goldfields, and four fairy and tadpole shrimp species. Dudek negotiated the establishment of a funding endowment to support and preserve this area in perpetuity. Our work has included designing, constructing, and implementing a 5-year CTS preservation and relocation program that included the establishment of 11,000 feet of one-way exclusionary fencing and 547 pitfall traps. This effort was one of California's largest CTS mitigation programs, preserving 666 individual animals. Dudek successfully completed this CTS relocation program in 2017.

Dudek is currently conducting adaptive management of the conservation area as the 10-year monitoring period nears completion. Other activities that have been conducted as PHLF's single on-call environmental contractor included permitting and CEQA compliance for a \$20 million, 8-megawatt methane-to-energy facility, ongoing compliance activities for landfill activities, pre-construction surveys for the development of new landfill cells, and ongoing coordination with regulatory agency personnel.



**FRANKLIN STREET UTILITIES PROJECT**

**Client:** City of Monterey

Dudek assisted the City of Monterey with the preparation of a Soil and Groundwater Management Plan. The City submitted the Plan to potential construction bidders on the Franklin Street Utilities Project to ensure that the construction work and environmental work were aligned. Dudek reviewed the construction plans to identify potential environmental concerns based on the depth and location of the proposed trenching. Dudek collected soil samples from potholes along the proposed trench alignment, coordinated with disposal facilities, and provided the City with a map identifying the planned disposal facility by station. Dudek also collected groundwater samples to assist with waste management during dewatering.

Dudek completed waste profiles for landfill disposal of soils and coordinated the groundwater results with the local sewer district for sewer discharge of dewatered groundwater. Dudek prepared a Health and Safety Plan and evaluated health and safety during fieldwork. Dudek completed construction oversight during trenching, conducting air monitoring for volatiles, dust, screening soils, and groundwater in the field for proper off-site disposal.

The project included the following:

- Review of agency files for the adjacent release sites
- Review of historical sources (aerial photographs and topographic maps)
- Summary of environmental setting, including soil types and depth to groundwater
- Preparation of a health and safety plan
- Collection of soil and groundwater samples for waste characterization
- Waste management soil and dewatered groundwater for proper off-site disposal
- Preparation of the Soil and Groundwater Management Plan
- Air monitoring for health and safety as well as dust control
- Characterization and management of contaminated soils discovered during excavation
- Review of construction plans in coordination with agency file reviews to identify areas of anticipated impacts and recommend proper mitigation and waste management

**Key Project Highlights**

- Coordination with federal agencies to obtain project approvals
- Ability to meet federal qualifications for environmental and cultural resource work
- Environmental compliance for municipal projects on publicly administered land
- Landfill specific experience



**RIDDLE LANDFILL SITE**

**Client:** Terra-Geo, LLC

Dudek was selected to conduct a wetland delineation and research the potential permitting needs for capping a forest products landfill in Riddle, Oregon. The site had undergone considerable alterations over the previous 70 years of operation, especially as the water flowing through the site formed new wetlands. Dudek’s staff identified wetlands on site and navigated the unique history of the site, where shifting landfill material made assessing native soils difficult. Dudek also interviewed employees and researched previous permits to determine the boundaries of regulated features. A narrative of the site was presented to the Oregon Department of State Lands, and the agency reached a concurrence with the wetland and water boundaries defined by Dudek’s staff.

**Key Project Highlights**

- Wetland delineation and permitting support
- Landfill specific experience
- Navigation of complex site conditions on legacy landfills
- Regulatory coordination and documentation prepared to support agency decisions

**RORY M. SHAW WETLAND PARK**

**Client:** County of Los Angeles

The Rory M. Shaw Wetlands Park Project involves the conversion of a 46-acre, non-operating inert construction debris landfill into a constructed wetlands park that would provide flood control, habitat, recreation, and water quality enhancements to the Sun Valley community, including a 21-acre detention pond, 10 acres of wetlands, and 15 acres of recreational space.

Dudek provided CEQA services and environmental compliance monitoring associated with this project. For CEQA compliance, Dudek prepared an Addendum to the Sun Valley Watershed Management Plan Program EIR to analyze the Rory M. Shaw Wetlands Park Project under CEQA. Dudek prepared accompanying technical studies for the Addendum, including an air quality, greenhouse gas, and energy technical memorandum; a bird-aircraft strike hazard analysis; and a noise and vibration analysis. Dudek completed the Addendum in 2022; however, the project was delayed. In 2024, the Los Angeles County Department of Public Works engaged Dudek again to update the Addendum to include the Sun Valley Upper Storm Drain System, which would involve the installation of storm drain lines below existing roads in the Sun Valley area. The system would draw stormwater from the northern portions of the Sun Valley Watershed and deliver the stormwater to the planned Rory M. Shaw Wetlands Park, where water would be stored in a detention pond, routed through engineered wetlands for pollutant removal, and conveyed to the existing infiltration basins at the adjacent Sun Valley Park to support groundwater recharge

**Key Project Highlights**

- Environmental compliance for municipal or local government projects on publicly administered land
- Coordination with federal agencies to obtain approvals for infrastructure projects
- Public involvement and stakeholder coordination
- NEPA compliance
- Landfill specific experience



**KAILUA KONA LANDFILL INFRARED IMAGERY**

**Client:** Myounghee Noh & Associates

The Kailua Kona Landfill is located on the island of Hawai'i, in the state of Hawai'i. The site is a 46-acre landfill that was retired over 10 years ago and has thermal activity inside the landfill. Internal fires in the landfill produce thermal vents that need to be managed on a regular basis. Dudek flew both natural color and thermal imagery to map the vent locations and temperatures. The site is a single pile, approximately 46 acres.

**Key Project Highlights**

- Specialized evaluation of conditions at a retired municipal landfill
- Landfill specific experience



**LANDFILLS WITHOUT GROUNDWATER MONITORING**

**Client:** Arizona Department of Environmental Quality

The project centers on supporting the Arizona Department of Environmental Quality in addressing a significant regulatory and environmental gap: Numerous legacy and active landfills across the state were operating without adequate groundwater monitoring systems in place. To close this gap, a multidisciplinary team collaborated closely with city and county officials, landfill operators, and regulatory staff to design and implement comprehensive groundwater monitoring plans tailored to each facility's geological setting, operational history, and potential risk profile.

The work involved evaluating existing permit conditions, identifying data deficiencies, and developing monitoring strategies that aligned with the CFR requirements for solid waste facilities. This included determining the appropriate well locations, sampling frequencies, analytical parameters, and reporting protocols. Once plans were developed, the team worked with the Arizona Department of Environmental Quality and local jurisdictions/landfill owners and operators to incorporate these monitoring requirements into existing landfill permits through formal permit modifications.

**Key Project Highlights**

- Regulatory gap analysis and corrective program development for legacy and active landfills
- Landfill specific experience
- Multidisciplinary coordination with municipalities, landfill operators, and regulatory agencies
- Preparation of defensible technical documents



The project's objectives extended beyond regulatory compliance. A central aim was to strengthen environmental protection by ensuring early detection of potential groundwater impacts and promoting long-term stewardship of surrounding natural resources. Equally important was fostering stronger collaboration with landfill operators. Through technical guidance and ongoing communication, the team helped operators understand their responsibilities, build internal capacity, and maintain continuous compliance with state and federal regulations.

## PAINTED ROCK MINE ENVIRONMENTAL ASSESSMENT

**Client:** Knox Excavating

Dudek prepared an EA for the development and operation of a sand and gravel aggregate mining operation called the Painted Rock Mine on a right-of-way (ROW) easement granted by the BIA. The total potential mine and reclamation area encompassed approximately 145 acres, and the total estimated output of the mine was approximately 9.9 million cubic yards (44.9 million tons). The project also involved the authorization of a 2.8-mile road ROW on federal lands managed by BLM for the development of a haul truck route. The EA was prepared in accordance with BLM Implementing Guidelines. Tasks performed for the EA included cultural resources coordination and consultation, a habitat assessment, a noxious weed management plan, a noise technical memorandum, a traffic impact study, a geotechnical report, a human health risk assessment, and a hydrology technical memorandum.

### Key Project Highlights

- Preparation of a BLM-compliant EA for a large-scale project on federal lands
- Comprehensive NEPA technical studies
- Coordination across multiple agencies for infrastructure authorization on public lands

## SA RECYCLING LEASE EXTENSION PROJECT

**Client:** SA Recycling

Dudek prepared a Subsequent EIR for the SA Recycling Lease Extension Project, which allowed for a 10-year extension to the existing SA Recycling lease that operated a 26.7-acre waterfront recycling facility on Berth 210 and 211 at the Port of Los Angeles. The project involved the continuation of recycling operations with consideration of the ongoing remediation of soil and groundwater contamination at the project site, and the ongoing maintenance of facilities and equipment on the site. Tasks for the EIR included the preparation of an Air Quality/Greenhouse Gas Report, a cultural records analysis, and extensive hazardous materials, hydrology, and water quality analyses.

### Key Project Highlights

- Preparation of a comprehensive environmental review document for continued operation of a waste-related facility
- Multidisciplinary technical documentation supporting agency review



## 2. Project Understanding and Proposed Approach

Panguitch City is seeking qualified environmental consulting support to complete NEPA compliance for the proposed expansion of the Panguitch City Municipal Solid Waste Landfill, which is located on lands administered by BLM and therefore requires federal authorization and environmental review. The expansion is needed to meet the City's future landfill capacity requirements and will involve the analysis of a limited number of defined action alternatives, including expansion to either side of the existing landfill footprint, as well as a required No Action Alternative.

The selected consultant will be responsible for coordinating closely with Panguitch City and BLM to confirm the appropriate level of NEPA documentation, anticipated to be an EA, and to prepare all required environmental documentation, technical studies, and supporting materials necessary to support a federal decision. This effort will require careful integration of environmental resource analyses, cultural resource compliance under Section 106 of the National Historic Preservation Act, agency coordination, and public involvement consistent with BLM and NEPA requirements.

Dudek understands that successful delivery of this project depends on developing a clear, defensible NEPA document that addresses agency and public concerns while maintaining schedule efficiency and minimizing project risk. Our approach emphasizes early coordination with BLM and City staff, focused evaluation of the City-defined alternatives, and proactive identification of environmental and cultural resource considerations that could influence the federal review process. Through this approach, Dudek will support Panguitch City through the completion of the NEPA process and the issuance of a final federal decision that allows the landfill expansion to move forward in a timely and compliant manner.

### Proposed Approach

All data and final work products generated for the following tasks will undergo QA/QC checks by the project management team for completeness, accuracy, and precision. Project deliverables and the data used to produce the deliverable will be cataloged in Dudek's master database, and the Dudek project management team will work closely with the assigned staff to apply the highest standards of quality to all project deliverables. For a typical Dudek QA/QC check, the Dudek project manager will verify that the deliverable and any attachments have been editorially reviewed and have been prepared per the BLM's preferred format and protocols. Our integrated quality focus will benefit the City and the BLM by ensuring reliable and quality-driven environmental deliverables are provided that meet regulatory requirements.

#### Task 1: Project Management and Meetings

Dudek's project management team will oversee Dudek's successful completion of all tasks and deliverables for this contract as outlined in the tasks below. The project management team will direct Dudek's efforts in accordance with the project schedule and budget, and will make sure that the needs of Panguitch City and BLM are being met by Dudek. Dudek project managers believe that frequent and responsive communication is the best management practice for keeping the project moving forward and will apply this management approach to this project. The project management team will do the following:

- Have the project manager serve as the single point of contact
- Establish regular meetings with Panguitch City and BLM's project manager to discuss project milestones, activities, and issues
- Hold regular project management meetings with key team project staff to coordinate work efforts, check on task completion, and review budget conformance
- Update the project scope, schedule, work progress reports, and inventories of available data, as necessary, so that all team members are aware of information that may affect their work products and schedules

Upon execution of the contract, Dudek will prepare for and attend a project virtual kickoff meeting with representatives from Panguitch City and the BLM Kanab Field Office of the Paria River District. The kickoff meeting will be used to establish communication protocols; develop an understanding of the project schedule and milestones; define on-site survey and data collection efforts; and provide Panguitch City and BLM the opportunity to identify known concerns, issues, stakeholders, and other important factors. The kickoff meeting will also provide the opportunity for Dudek to present our approach in preparing the EA, including anticipated resource issues to be covered in the document, planning working group, and public involvement efforts to meet NEPA requirements, and to obtain BLM buy-in on the overall NEPA schedule and approach.

In the interest of keeping the project on schedule and within budget, Dudek will establish a regular reporting and communication process for the project status, budget and schedule updates, and problem/resolution identification. Including the kickoff meeting, Dudek anticipates that the project manager, deputy project manager, and up to two resource experts will attend up to twenty-two 1-hour teleconference status meetings with Panguitch City and BLM staff during the approximately 12-month duration of the project.

#### **Task 1 Deliverables**

- Attendance at one kickoff meeting including agenda, meeting minutes and action items list
- Submittal of one written request for additional information
- Project schedule (in Excel or Microsoft Project)
- Attendance at up to 22 biweekly team check-in meetings (via virtual conference call), including the agenda, meeting minutes, and action items list

#### **Task 1 Assumptions**

- Dudek assumes all biweekly meetings, except the kickoff meeting, are virtual.

### **Task 2: Review and Analyze Project Alternatives**

Dudek will schedule a meeting with City and BLM staff to go over the project alternatives that have been identified by Panguitch City, including expansion to either side of the existing landfill. The purpose of this meeting is to understand all project alternatives that were considered by the City and that are to be analyzed in the EA and technical reports. This meeting will also clarify any alternatives that were considered but rejected from further analysis.

#### **Task 2 Deliverables**

- Attendance at one alternatives meeting, including the agenda, meeting minutes, and action items list



### Task 2 Assumptions

- The City will provide a description/drawing of the defined action alternatives that are to be included in the EA and technical reports, including expansion to either side of the existing landfill footprint.

### Task 3: Prepare Technical Analyses and Studies

To provide substantial evidence for the EA document, Dudek recommends the following technical analysis and/or studies be prepared. Preparation of this analyses/studies will aid BLM in identifying the potential environmental effects of the Proposed Action and Alternatives, and will inform the analysis of resource areas that must be addressed in the EA. All report figures, maps, and supporting documentation required for federal review will be included in the following report and/or technical analyses.

#### Subtask 3.1 Biological Resources Reports

##### Habitat Assessment

Dudek will prepare a Habitat Assessment (HA) that provides a review of publicly available information as well as a field-based assessment of the project expansion footprint for potentially occurring special-status plant and wildlife species and other species of concern. The HA will provide a review of potential effects to plant and wildlife resources from development of the project as well as any proposed environmental protection measures to avoid and minimize potential project effects to plants, wildlife, and habitat.

A literature review of existing information from publicly available sources will be analyzed to identify any records of special-status species or sensitive habitats in the vicinity of the project prior to the site visit. The literature review will specifically include a search of the UDWR Wildlife Habitat Analysis Tool, the BLM Special Status Species list for this area, and USFWS's Information for Planning and Consultation (IPaC). Dudek will also review relevant technical studies and surveys from other projects in the vicinity, if available. During the site visit, the biologist will document current land use, the vegetation types present, and the project site's proximity to high-priority fish and wildlife habitats. The HA will describe current conditions, document existing natural communities, and assess the potential for special-status species and sensitive habitats to occur within the project footprint. A habitat map delineating major vegetation communities, existing surface disturbance, and significant topographic or biological features will be included as part of the HA.

Following completion of the HA and after receiving approval from the City, Dudek will submit the HA to BLM in order to receive concurrence on the findings and to determine next steps. This consultation will include a discussion on what species-specific surveys may be required based on what was determined to have potential to occur after the field visit; confirm the methodology of any species-specific surveys; and develop a survey plan with the BLM to ensure NEPA compliance related to biological resources. Without conducting a field visit and discussing the results with BLM, it is hard to predict what species-specific surveys will be required. Therefore, species-specific surveys are not included in this initial scope and instead will be determined as part of this task and then scoped at a later date to ensure NEPA compliance.

##### Jurisdictional Delineation

Dudek will perform a detailed analysis of all potential jurisdictional resources within the project footprint subject to the jurisdiction of USACE. All areas will be delineated using the protocol stipulated by USACE under Section 404 of the Clean Water Act (CWA) and in accordance with USACE's 1987 Wetland Delineation Manual, Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and



Coast Region, and the current USACE/Environmental Protection Agency guidance. Hydrology, vegetation, and soils will be examined at potential wetland sites and will be recorded on wetland determination data forms. Non-wetland waters of the United States will be delineated based on the limits of an ordinary high water mark (OHWM). Characteristic parameters and detailed descriptions of each potentially jurisdictional resource will be documented. These include any evidence of an OHWM, saturation, wetland vegetation, and connectivity to a traditional navigable water of the United States.

Following the field survey, an Aquatic Resource Delineation Report (ARDR) will be prepared based on the field survey and literature review. The report will detail the methodology, results, and conclusions of the jurisdictional delineation. A figure representing the delineation results will be prepared and report appendices will include the completed wetland determination forms, and photo documentation of the jurisdictional features. Once the City has approved the ARDR, Dudek will initiate consultation with USACE to receive concurrence on the findings. The consultation will consist of submitting an Approved Jurisdictional Determination in order to obtain confirmation from USACE as to which aquatic resources, if any, identified within the project site may be federally jurisdictional and require a permit if impacts to a federally jurisdictional feature cannot be avoided.

### **Subtask 3.1 Deliverables**

- Habitat Assessment Report
- Survey Plan
- ARDR
- Approved Jurisdictional Determination

### **Subtask 3.1 Assumptions**

- The project site does not exceed 50 acres.
- Fieldwork will be conducted simultaneously for both the habitat assessment and the jurisdictional delineation, and will take two biologists two days to complete.
- Attendance at only one 1-hour virtual meeting with UDWR will be required as a courtesy since they are likely to be a cooperating agency for the NEPA process.
- Attendance at two 1-hour meetings with BLM to discuss the HA and required surveys will be required.
- Additional species surveys that may be requested to be completed by BLM are not included as part of this cost since it is unclear what those tasks may entail without conducting a site visit.
- USACE coordination will consist of attendance at one 1-hour virtual meeting.
- A site visit with USACE will not be required.
- Substantial changes to the ARDR and/or significant additional data requests will not be required.
- Up to two rounds of review are included.

## **Subtask 3.2 Cultural Resources**

### **Cultural Resources Review**

Dudek will prepare a cultural resources literature review and records search to determine if a Class III cultural resources inventory will need to be completed. Dudek will review the Utah State Historic Preservation Officer's (SHPO) State Environmental Geographic Online (SEGO), Utah Division of Air Quality Monitoring (UDAM), and Environmental Data Management System (HUB) online records databases as well as the Dudek library. Dudek staff will also review General Land Office (GLO) maps, U.S. Geological Survey (USGS) topographic quadrangle

maps, historic county atlases, soils and wetland data, and any other resources deemed appropriate during the initial investigations, such as local archaeological, ethnographic, and historical studies. Dudek will also complete an in-person records search at the BLM Kanab Field Office of the Paria River District to view reports on file.

If necessary, a Class III cultural resources inventory will be completed in accordance with Section 106 of the National Historic Preservation Act as amended (16 USC 470 et seq.) and its implementing regulations (36 CFR 800). Results from the cultural resources review will be compiled and added to the technical survey report and will help inform the field methods.

Dudek's cultural resources field survey of the approximately 50-acre project area will be conducted according to the BLM's federal standards for a Class III Intensive Pedestrian Survey. The purpose of the survey will be to identify, record, and evaluate archaeological and architectural resources so that recommendations can be made for the project's potential to affect historic properties (significant cultural resources). Dudek will also observe current conditions within the survey area and take photographs to illustrate those conditions. The survey will be conducted by professional archaeologists walking systematic transects spaced no more than 15 meters apart.

Artifacts identified during the survey will be documented in the field and identified as to type, material, function, and cultural and chronological association, where possible, and then placed back where they were found. No artifacts will be collected unless specifically requested by BLM.

During the survey, Dudek archaeologists will note any potential aspects of the historic built environment within the project area that a Dudek Architectural Historian needs to assess and describe in the report. These resources could include buildings, agricultural infrastructure, oil rigs, bridges, levees, berms, culverts, ditches, and segments of historic roads or trails that are 45 years of age or older (of historic age). No historic architectural resources are anticipated to be identified within the survey area.

Dudek anticipates that up to three new archaeological resource will be identified and documented during the pedestrian survey. Should additional cultural resources (archaeological or architectural) beyond the one archaeological resource noted above be encountered during the field survey, a GPS point or boundary will be recorded at the location of the find, an overview photograph will be taken, and general notes will be recorded about the site and its location. Dudek will contact the City of Panguitch immediately to discuss a scope amendment to document and evaluate the additional identified cultural resources.

Dudek will prepare a draft Class III cultural resources inventory report with the methods and results of the research and survey-phase fieldwork within the 50-acre survey area according to BLM guidelines and to meet requirements for compliance with Section 106 of the NHPA. The report will include a summary of the project description, brief environmental and cultural setting of the project, methods and results of the research and field survey, documentation and National Register of Historic Places (NRHP) eligibility (significance) evaluations for up to three new archaeological resources and recommendations for the project's potential to affect historic properties. The report will include an assessment of the potential impacts to cultural resources from the planned expansion of the landfill and make recommendations for the project for BLM and SHPO to consider.

Up to one archaeological resource will be documented/updated on Utah archaeological resource inventory forms and evaluated for NRHP-eligibility (significance and integrity) under this scope of work (though it may not be possible to evaluate for NRHP eligibility with survey-phase data). The resource inventory forms will be completed and submitted online.

Dudek will submit the draft report to BLM for review. Upon receipt of any comments on the draft, Dudek will address comments/edits and prepare a final draft of the report, which includes all maps and other appropriate attachments back to BLM for delivery to SHPO, Tribes, and other consulting parties. SHPO, Tribes, or other consulting parties may have comments on the report, which will be addressed by Dudek and any edits would be included in a revised final report.

**Subtask 3.2 Deliverables**

- Cultural resources records search and literature review (incorporated into the technical report if Class III cultural resources inventory is needed)
- Email submittal of the Archaeological Fieldwork Authorization Request (FWA) form to the BLM archaeologist prior to conducting the cultural resource survey
- Draft and final versions of the inventory report in Word/PDF
- Resource inventory forms submitted online to BLM and SHPO
- Final geographic information system (GIS) data of any avoidance areas (NRHP eligible or unevaluated resource boundaries)

**Subtask 3.2 Assumptions**

- The City of Panguitch, in coordination with BLM, will provide Dudek with up-to-date project data and coordinate access to the property prior to the fieldwork.
- The survey area is entirely on federal public land owned and administered by BLM and the cultural resources survey must be conducted under a Cultural Resources Use Permit (CRUP) or project specific permit.
- Dudek will obtain a CRUP from BLM prior to conducting the cultural resource survey.
- Minimal coordination with BLM archaeological staff is anticipated—no more than 2 hours total for Dudek’s cultural resource technical lead/principal investigator. BLM will lead all consultations with SHPO and Tribes. No in-person meetings are anticipated.
- Tribal coordination is not included in this scope of work. If required, Dudek would complete this work under a contract amendment.
- One in-person records search at the BLM Kanab Field Office of the Paria River District to view reports on file will be required.
- No more than 50 acres will be pedestrian surveyed. No subsurface testing will be conducted. The survey will be completed by two archaeologists working one 10–12 hour day, including one field mobilization to the project area. We assume BLM does not have a maximum survey velocity less than our anticipated rate of survey of 45 acres/person/10-hour day.
- No historic built environment (BE)/architectural resources will be identified.
- No more than one additional new archaeological resource will be identified by Dudek.
- Up to two rounds of review are included for deliverables.

**Subtask 3.3 Topography, Geology, and Soils**

The affected environment will include a description of the local topography, underlying geologic formations, regional faults, seismic risk, subsidence potential, and soil types, including texture, drainage class, erodibility, and suitability for construction. Data sources will include any site-specific geologic/geotechnical reports and publicly available information from the U.S. Department of Agriculture/Natural Resources Conservation Service, USGS, and Utah Geological Survey. Direct and indirect impacts will focus on project-related ground disturbance and potential for erosion and sedimentation of downstream water bodies; changes in topography and slope stability;



seismic impacts; and loss of topsoil. Typical environmental protection measures or mitigation measures that may be recommended for any geology and soil impacts identified may include landfill expansion in compliance with the recommendations of a project-specific geotechnical report (if provided); erosion and sediment control best management practices; salvaging topsoil to be used for project landscaping; revegetation and other soil stabilization measures; wet weather avoidance; and stormwater management practices. Impacts will be evaluated with respect to each of the proposed alternatives.

#### **Subtask 3.3 Deliverables**

- Analysis to be included directly in the Land Resources and Soils Sections of the EA, so no separate memorandum will be prepared

#### **Subtask 3.3 Assumptions**

- Site-specific geotechnical reports, hydrogeologic reports, and soils reports will be provided to Dudek, if available.

### **Subtask 3.4 Air Quality Report**

Dudek will prepare a combined technical memorandum assessing the air quality and greenhouse gas emissions of the proposed project. After reviewing all available project information, Dudek will prepare a comprehensive data needs list to share with Panguitch City and BLM. If precise information on a particular factor is not available from BLM, Dudek will make every effort to quantify these items using the best available information for comparable data sources, but in all cases will consult first with the City and BLM regarding the information needed. Details of the analysis (e.g., emission calculations) will be included in an appendix to the technical memorandum.

#### **Air Quality NEPA Assessment**

The air quality assessment will include a discussion of the analysis area, the affected environment, and the regulatory setting, including the attainment status of the County, and summarize the applicable rules and regulations at the federal, state, and local level. The NEPA air quality analysis will evaluate the significance of the construction and operational criteria air pollutant emissions (as applicable) based on federal de minimis thresholds determined for Garfield County, which is the first step in the Clean Air Act General Conformity Analysis, also called the applicability analysis. For budgetary purposes, it is assumed that project emissions would not exceed the federal de minimis thresholds and a formal Clean Air Act General Conformity Analysis would not be required. Up to three build alternatives will be assessed in addition to the no build alternative.

Dudek will estimate criteria air pollutant emissions associated with the construction phase of the proposed project using the EPA MOVES emission factors and a spreadsheet model. The analysis of short-term construction emissions will be based on scheduling information (e.g., overall construction duration, phasing and phase timing) and probable construction activities (e.g., construction equipment type and quantity, workers, and haul trucks) developed by BLM and/or standardized approaches.

The long-term operational emissions associated with the project would primarily result from mobile and area sources (e.g., road maintenance activities). Estimated mobile emissions will be based on the data presented in the traffic study prepared for the project, if applicable. Area and stationary sources will be estimated in the spreadsheet model.

#### **Subtask 3.4 Deliverables**

- Draft Air Quality Technical Memorandum
- Final Air Quality Technical Memorandum

**Subtask 3.4 Assumptions**

- Construction and operational data will be provided in a timely manner.
- Up to 2 rounds of review are included.

**Subtask 3.5 Water Resources**

The affected environment will include a description of on-site and regional surface waters, groundwater, water quality, and floodplains, utilizing information from site-specific geotechnical reports, hydrogeologic reports, drainage plans, and water quality management plans, if available, as well as publicly available information from the Utah Division of Water Resources, UDEQ—Division of Water Quality, and the Federal Emergency Management Agency. The proposed drainage plan will be evaluated with respect to the adequacy of preventing run-on from entering any waste areas and confirming that post-construction runoff rates would be less than or equal to existing rates during anticipated storm events. Short-term water quality impacts, including construction-related soil disturbance and incidental spills of petroleum products from construction equipment, would be evaluated with respect to the Utah Pollutant Discharge Elimination System permitting program, which is administered by the Utah Division of Water Quality. Long-term water quality impacts will similarly be evaluated with respect to compliance with the same permitting program. Groundwater quality impacts will be evaluated with respect to the adequacy of the landfill liner and leachate collection system in protecting water quality to the maximum extent required by state and federal regulations. Impacts will be evaluated with respect to each of the proposed alternatives.

**Subtask 3.5 Deliverables**

- Analysis to be included directly in the EA, so no separate memorandum will be provided

**Subtask 3.5 Assumptions**

- Site-specific drainage plans, water quality management plans, the leachate management/discharge plan, geotechnical reports, and hydrogeologic reports will be provided to Dudek, if available.

**Subtask 3.6 Photosimulations and Visual Resources Report**

**Photosimulations**

Dudek will prepare three-dimensional (3D) photographic simulations of the proposed landfill expansion project located outside of the Panguitch City limits and on public lands managed by BLM. Two simulations will be created for each of three expansion alternatives for a total of six simulations. The 3D simulations will include existing site photographs as background images and a true-scale 3D model for the project rendered onto the existing photographs. Photographs will be taken during a single photographic survey from candidate key observation points (KOPs) identified by Dudek. The selected KOPs from which to prepare the 3D simulations will be determined after the photographic survey and in collaboration with the applicant.

Using available topography, a 3D surface will be created for the existing terrain then imported into 3ds Max Software. This 3D surface will be used to camera-match the background photos to the terrain model. Camera data stored in the photos EXIF data, such as focal length and geolocation, are used to match the 3D camera to the photo. 3D terrain models will be created for three different expansion alternatives and imported into the 3D scene. Lighting will be added to the scene to match the time of day the photos were taken and to cast realistic shadows. Each view will then be rendered to a high-resolution image. The final product will be a photorealistic simulation of the project.



**Visual Resources Report**

Through the use of viewshed analyses, Dudek will identify the approximate extent of the area from which the landfill expansion alternatives (up to three alternatives are assumed) may be viewed. Viewshed analyses will be prepared for each alternative using available topography or a digital elevation model (DEM) of existing terrain on and around the project site and will reference the final elevations of landfill expansion/terrain. By solely using topography or a DEM, the viewshed analysis will not reflect potential screening of the project due to the presence of intervening vegetation and/or structures. Viewshed analyses will be prepared for the landfill alternatives and the approximate extent of the area from which the landfill footprint may be viewed will be plotted and included as visual report graphics.

Through a collaborative process with the City, BLM, and Dudek, the appropriate KOPs of the project will be selected upon which to base the visual resources inventory/establishment of existing conditions and the visual contrast and Visual Resource Management (VRM) objective consistency analysis. For the purposes of this proposal, Dudek assumes that two KOPs would be sufficient to assess project effects to the existing visual character and quality and consistency with underlying Visual Resources Management objectives. The visual simulations will also be used to complete Visual Contrast Rating Forms for the selected KOPs. Visual Contrast Ratings Worksheets will be prepared in accordance with BLM guidance for up to two KOPs for each of the expansion alternatives.

The above-referenced items will be packaged in a visual resources report. The contents of the technical report will include an introduction comprising a project overview, a description of the location, and a summary of project components; a discussion of the regulatory background; and a brief description of the environmental setting. In addition, the impact analysis presented in the technical report will include a methodology section and an analysis of visual contrast and project conformance with BLM Management Objectives from two KOPs for each of the design alternatives. A total of up to six Visual Contrast Ratings Worksheets will be included as a technical report appendix. The technical report's figure set will consist of the viewshed analyses graphics (including viewshed delineation), photographs of the existing condition from up to two KOPs, and 3D simulations from up to two KOPs for up to three landfill expansion alternatives.

**Subtask 3.6 Deliverables**

- Draft Visual Resources Report (electronic submittal)
- Final Visual Resources Report (electronic submittal; PDF)

**Subtask 3.6 Assumptions**

- AutoCAD drawings will be submitted to Dudek for the project. These drawings will include the proposed site plan, existing topography, and grading plans. The grading plan shall include the triangular irregular network surface.
- This scope of work assumes two rounds of non-substantial revisions to visual simulations and visual report based on comments from the applicant.
- Substantial revisions to the visual simulations and report due to substantial changes to the project are not included in this scope of work.
- This scope of work assumes BLM approval of KOPs will be necessary; visual simulations will not be prepared until formal approval of the KOPs is obtained.
- The landfill site is on BLM lands with VRM objectives applied. Dudek's scope does not include the completion of a formal Visual Resource Inventory.
- Photographs and the site visit will be conducted by the Dudek project manager.



**Subtask 3.7 Hazardous Materials**

Dudek hazardous materials specialists will evaluate potential impacts on the proposed project due to current and past use and/or storage of hazardous substances, and identify potential environmental concerns related to the construction and operation of the proposed project. The evaluation will include:

- Review of federal, state, and local regulatory agency records for sites within and adjacent to the proposed project site, including sites on the EPA's National Priorities List and those regulated under the Resource Conservation and Recovery Act
- Review of available technical documents, including Phase I ESAs; subsurface investigations; operations, monitoring and maintenance plans; and hazardous material survey reports
- Review of the National Pipeline Mapping System for hazardous material pipelines
- Review of historical aerial photographs for evidence of past project site uses that could indicate hazardous material releases.

The environmental hazards/hazardous materials section of the environmental assessment will be prepared in accordance with NEPA evaluation criteria. Impacts will be evaluated with regard to the construction and operations components of the proposed project. Environmental protection measures and mitigation measures will be proposed based on potential impacts due to hazardous substances and conditions that may increase their use/presence.

**Subtask 3.7 Deliverables**

- Draft hazardous materials evaluation as part of the EA
- Final hazardous materials evaluation as part of the EA

**Subtask 3.7 Assumptions**

- A separate technical report will not be prepared.
- Relevant reports related to hazardous substances will be provided to Dudek, if available.
- A site reconnaissance will not be conducted.
- There are no fees for the public agency records.

**Subtask 3.8 Noise/Traffic Technical Memorandum**

Dudek will conduct a Noise Study to assess potential noise and vibration impacts associated with the project. In general, the study will evaluate potential noise and vibration impacts on nearby sensitive receptors associated with solid waste burial and cover material activities performed within the expanded landfill boundaries. It will also assess noise impacts from solid waste hauling activities along landfill access routes.

Panguitch City has not promulgated local regulations governing the generation of noise or vibration from commercial or industrial land uses. Garfield County has adopted noise regulations, but these only address recreational uses on Federal Lands (Garfield County Utah Code Chapter 91, Section 91.42). BLM has codified noise regulations in 43 CFR 8360, Title 43. Because the landfill facility is located on land administered by BLM, the following noise restriction could be applicable to the project.



- Section 8365.1–4 Public Health, Safety, and Comfort
  - No person shall cause a public disturbance or create a risk to other persons on public lands by engaging in activities which include, but are not limited to, the following:
- Making Unreasonable Noise
  - Because unreasonable noise is not quantified in the regulation, exterior noise exposure limits for residential uses, as adopted by the Federal Housing and Development Department (HUD), will be used as the threshold of significance for the project's noise levels at existing vicinity residences. Vibration limits to avoid damage to residential structures adopted by the Federal Transit Authority (FTA) will be used as the significance threshold for project vibration levels at existing vicinity residences.

Dudek will estimate the existing (a.k.a., baseline or pre-project) outdoor ambient sound environment in the vicinities of up to five off-site nearest noise-sensitive receptors (NSR) using a method at Dudek's discretion (e.g., based upon FTA guidance with respect to population density and/or proximity to surface transportation routes). For the landfill project, these NSRs comprise single-family residences.

Based upon a preliminary survey of recent aerial photographs of the project area, rural residences are located in the vicinity of project site to the northwest (between 2,150 and 2,600 feet from the existing landfill site boundary) and to the west (within 3,625 feet of the project site). More accurate distances from the expanded facility boundaries to the identified sensitive receptor property lines will be determined based upon the detailed facility expansion plans in order to identify minimum separation distances for use in the impact analysis.

Because solid waste handling activities on site will largely be accomplished with the use of heavy earthmoving equipment, potential noise impacts on nearby noise-sensitive land uses resulting from on-site activities will be evaluated based on noise modeling methods developed by FHWA and FTA, as well as prior project experience and other published data. Noise and vibration impacts associated with earthmoving equipment will be evaluated at the off-site residences using the FHWA roadway construction noise model (RCNM) and construction vibration level data from FTA, as well as local site conditions (i.e., topography, vegetation, etc.).

Additional project-generated haul-truck trips along the adjoining roads will be calculated as an average daily trip generation increase. The off-site traffic noise level increase associated with additional project-generated haul-truck trips along these roads will also be calculated and analyzed as part of the noise/traffic study.

Future noise and traffic impacts to nearby sensitive receptors from expanded landfill activities will be determined based on the results of the noise and traffic measurements and modeling of project noise levels at the receptors. The noise environment resulting from project operations will be compared to the existing ambient noise environment for the application of adopted significance thresholds. The results of the noise and traffic modeling will also be used to evaluate the project's consistency with adopted HUD standards for exterior noise exposure at residential land uses. Potential noise and traffic impacts related to the operation of the project will be analyzed as part of this Noise Study.

Based upon noise and traffic modeling for expanded landfill operations, if potentially significant noise, vibration, or traffic impacts are identified, the appropriate environmental protection measures or mitigation measures will be identified. A noise/traffic technical memorandum will be prepared describing the analysis and conclusions of the study, which is suitable for incorporation in the project NEPA documentation as a technical appendix.



### Subtask 3.8 Deliverables

- Draft Noise/Traffic Memorandum
- Final Noise/Traffic Memorandum

## Task 4: Prepare National Environmental Policy Act Documentation

Dudek assumes BLM will require preparation of an EA. The following tasks and deliverable are proposed for the preparation of an EA.

Dudek will prepare the EA in accordance with NEPA of 1969 and the Department of the Interior (DOI) NEPA implementing regulations of 43 CFR Part 46. The NEPA process can be summarized as the preparation of a Draft EA, public comment on the Draft EA, response to comments, and preparation of the Final EA. Should the analysis find that the project does not have a significant impact, Dudek will prepare a Finding of No Significant Impact (FONSI) and draft a Decision Record for the signature of the BLM Responsible Official.

### Subtask 4.1—Administrative Draft EA and Draft EA

Dudek will prepare and submit an Administrative Draft EA to the BLM for review. The EA will follow a BLM standard outline and/or a recent example EA provided by BLM. The level of detail in the Draft EA will follow guidance found in BLM NEPA implementing regulations by using clear and concise text that minimizes the use of long narratives and uses maps, illustrations, and figures to efficiently convey information.

Chapter 1 of the Draft EA will identify both the purpose and need for the project, the decision(s) to be made, and a detailed project description of the proposed project components. Chapter 2 will identify the proposed action (the project); any Action Alternatives that have been identified by Panguitch City, including expansion to other sides of the existing landfill as identified in Task 2 above; and a No Action Alternative. These alternatives will be analyzed in detail in the EA, as determined during the project meetings with the City and BLM, and the subsequent correspondence.

The affected environment will be presented in Chapter 3. Resource descriptions will be quantitative wherever possible and of sufficient detail to serve as a baseline against which to measure the potential effects of implementing the proposed action and the alternatives. Relevant information from the field surveys and project technical reports prepared in Task 3 above will be utilized, as well as other publicly available data to create the affected environment in a manner that is representative of the baseline/existing conditions. In describing the existing conditions, the affected environment documentation will also disclose the effects of any past or present actions. This information will then be used to assess potential direct, indirect, and reasonably foreseeable impacts of the proposed action, and the alternatives for each resource in the environmental consequences section of the Draft EA.

For a more reader-friendly format, Dudek assumes that environmental consequences analysis will also be in Chapter 3. Resource impact analysis will describe the known and predicted effects of the project related to the resources and other project issues. To help decision makers understand how a resource will be affected by the project, the EA will focus on characterizing the effects in terms of context (e.g., adverse or beneficial), intensity (e.g., negligible, minor, moderate, or major), and duration (e.g., short- or long-term). The effects analysis must demonstrate that BLM took a “hard look” at the impacts of the action. The level of detail will support reasoned conclusions by comparing the amount and degree of change. This will include a description of the analysis methodology by resource topic, as agreed upon with the City and BLM staff, so that readers can sufficiently understand how the analysis was conducted. Chapter 3 will also identify the appropriate environmental protection measures that will be necessary to avoid or minimize adverse environmental effects.

Potential effects of the proposed project—when combined with the effects of reasonably foreseeable future actions—will also be analyzed in Chapter 3. Dudek will consult with the City, BLM, and other publicly available sources to determine the relevant reasonably foreseeable future actions. It is anticipated that BLM will provide updated guidance regarding our approach to this analysis.

Chapter 4 will summarize the public and agency coordination efforts that were undertaken for preparing the EA, and include copies of any pertinent, nonconfidential correspondence that supports decisions and determinations made by the BLM. The final chapters of the EA will include a full list of references cited (Chapter 5) and a list of all preparers that contributed to the EA (Chapter 6).

Dudek will submit an Administrative Draft EA to BLM and the City, as allowed by BLM, for review and comment. Upon receipt of comments, Dudek will revise the document and submit the Draft EA to BLM. Dudek will employ a rigorous internal QA/QC process that includes reviews for NEPA and scientific adequacy, consistency, and technical editing to provide deliverables of the highest quality. Dudek assumes up to two rounds of review from the City and BLM will be necessary to prepare the Draft EA, and that the documents will be submitted electronically for review (no hard copies). Dudek will prepare a PDF version of the document that complies with Section 508 of the Rehabilitation Act of 1973, which requires federal agencies to make electronic and information technology accessible to people with disabilities. Dudek will also include two hard copies of the Draft EA.

#### **Subtask 4.1 Deliverables:**

- Administrative Draft EA (electronic)
- Draft EA (electronic and two hard copies)

#### **Subtask 4.1 Assumptions**

- BLM will act as the lead federal agency with Panguitch City acting as a cooperating agency.
- BLM will determine that the Proposed Action, up to two Action Alternatives, and the No Action Alternative will be analyzed in the EA; No Action Alternatives will be developed and analyzed in the EA.
- All technical reports that have been recently prepared can be referenced and that no technical reports will need to be updated other than those indicated in Task 2.
- Up to two hard copies of the Draft EA will be printed for distribution.

#### **Subtask 4.2—Notice of Availability and Unsigned FONSI**

After BLM has approved the Draft EA, Dudek will prepare a Notice of Availability (NOA) and an unsigned FONSI for publication on the BLM e-planning website and other entities as required by BLM. Specifications for the publication and public comment period will be determined in coordination with the City and BLM, but for the purposes of this proposal, Dudek assumes that an unsigned FONSI will not be made fully available for 30 days in accordance with the latest Department of Interior guidance. The NOA, unsigned FONSI, and Draft EA will be made available online on the BLM website, and hard copies will be available for review at the BLM field office and anywhere else specified by BLM. The City and BLM will coordinate with Dudek to make any appropriate changes to the EA based on any comments received.

d, Dudek assumes that BLM will host one to two virtual public scoping meetings for the project. Dudek will assist in the preparation of the public scoping meeting(s) by providing virtual meeting platform (i.e., Zoom or Microsoft Teams), generating meeting materials (i.e., agenda and figures), and a transcript of attendee comments. Dudek will provide a summary of the comments from the public scoping meeting(s) and e-planning website.



**Subtask 4.2 Deliverables**

- NOA (electronic)
- Unsigned FONSI (electronic)
- Public scoping meeting materials
- Summary of Public Scoping Meeting(s) attendee comments

**Subtask 4.2 Assumptions**

- The BLM will determine that the unsigned FONSI will not be made fully available for 30 days in accordance with the latest Department of Interior guidance
- Up to two public scoping meetings will be required by BLM to fulfill BLM NEPA requirements.

**Subtask 4.3—Administrative Final EA, Final EA, FONSI and Decision Record:**

Dudek will revise the Draft EA based on an analysis of the comments received on the Draft EA and will submit an Administrative Final EA and FONSI to the City and BLM for review. Upon receiving the City and BLM comments on the Administrative Final EA and FONSI, Dudek will make any necessary revisions and submit the Final EA and FONSI to the BLM. Dudek assumes that up to two rounds of review of the Administrative Final EA and FONSI by the City and BLM will be necessary for preparing the Final EA and FONSI. Dudek will then prepare a Notice of the FONSI for review and approval. Following approval of the Notice of the FONSI, Dudek will publish the notice in compliance with BLM requirements.

**Subtask 4.3 Deliverables**

- Administrative Final EA (electronic)
- Final EA (electronic and two hard copies)
- Final FONSI (electronic and up to two hard copies)

**Subtask 4.3 Assumptions**

- Up to two hard copies of the Final EA will be printed for distribution.
- Up to five substantive comments will be received and analyzed during the public comment period for the Draft EA.
- Any task not expressly stated herein is not included.

**Subtask 4.4: Prepare Decision Record**

Dudek can assist BLM in preparing the Decision Record for the project should it be requested. The Decision Record would approve the specific action, explain the rationale, and confirm if a FONSI has been met. It would include a decision statement clearly stating the action being approved, a statement determining that the selected action will not have a significant effect on the human environment, a description of the Selected Alternative, and the rationale for the decision. The Decision Record would also include the specific mitigation measures required to avoid or minimize environmental impacts and a summary of public comments received and, if necessary, how they were addressed. Finally, the Decision Record would include information on how to appeal the decision under 43 CFR Part 4 and the authorized official's signature.

**Subtask 4.3 Deliverables**

- Draft Decision Record (electronic)
- Final Decision Record (electronic and two hard copies)



## Task 5: Agency Coordination and Public Involvement Activities

Dudek's positive reputation and relationships with federal, state, and local resource agencies will help to reduce the review and approval time for the landfill expansion project. Dudek has worked hard to build our reputation for superior and comprehensive project environmental analysis, planning, and implementation. Dudek has developed meaningful relationships with regional resource agency personnel and municipalities, and our project managers and subject matter experts are prepared to support and conduct meetings with regulatory agencies to facilitate successful project completion.

Dudek staff will actively advocate the positions of the City and BLM to resource agencies and utilize our positive reputation to reach decisions that best support the City and BLM's goals. As planners, Dudek professionals routinely participate in pre-proposal meetings and progress meetings as the professional overseeing environmental review. We prepare and present contractor environmental education programs as required by resource agency permits.

Dudek will prepare meeting agendas, meeting minutes/notes, graphic handouts, and PowerPoint presentations as requested by the City and BLM to document meeting discussions with regulatory agencies and decisions reached in meetings. The PowerPoint presentations will incorporate Dudek's institutional knowledge of the project. Dudek staff will make persuasive arguments to convince the agencies of the benefits of the project with resource agency interactions in meeting settings. We understand the importance of engaging the community on projects. In order to ensure the timely completion of the environmental review process and approvals, the Dudek project managers will assist BLM with any needed meetings that will help with agency or public opinion and will provide any appropriate project responses to comments. The outreach component will serve to solicit stakeholder input on the project as needed or to notify and educate agencies and stakeholders during the environmental review process.

The Dudek project managers will meet as needed with any agency required or the public to identify issues or disputes and facilitate resolution of issues that may delay the landfill expansion. Dudek will collect complaints and supporting information and document meeting discussions with agencies and stakeholders and decisions reached in meetings. PowerPoint presentations will incorporate Dudek's institutional knowledge of the project. Dudek staff will also make persuasive arguments to convince the agencies and stakeholders of the benefits of the project at meetings. This process will ensure that complaints will not escalate and issues will be resolved in a timely manner.

### Task 5 Deliverables

- Dudek can prepare any of the following deliverables as requested by BLM to assist with agency and public involvement activities:
  - Promotions and noticing
  - Question-and-answer surveys and/or comment forms
  - Management of logistics and stakeholder list of attendees
  - Meeting content, graphic handouts/posters and PowerPoint presentations
  - Staffing and the provision of testimony at public meetings
  - Meeting agendas, summaries, action items, and minutes



## Task 6: Panguitch City Support

The Dudek project manager and subject matter experts will support City staff by participating in project meetings as discussed in Task 1, providing continuous technical support, and providing regular cost and schedule monitoring and reporting updates to staff.

Our project management team will facilitate the continuous flow of information, data, instructions, and guidance throughout the NEPA and outreach process. The project manager will maintain constant communication with City staff by serving as the single point of contact and utilizing regular calls or emails to provide continuous guidance and technical assistance to key City staff members. We will discuss project milestones, action items, necessary meetings, and potential issues. By holding our regular check-in meetings as outlined in Task 1, we will be able to coordinate our work efforts and the action items will be completed in a timely manner, and all team members will be aware of information that may affect their work products and schedules.

In addition, Dudek project managers will use a variety of computerized project management systems to oversee project costs and schedule adherence. The project manager will use any project team meetings to maintain continuous communication with City and BLM staff about any budgetary or schedule concerns. These meetings will also help us to closely monitor cost and schedule performance.

As a regular practice, Dudek prepares detailed monthly progress reports that provide a written summary of task progress, upcoming work efforts, City and BLM needs, and scope/ budget/schedule comments. Dudek’s project manager will work with the City to monitor and control the task budget, schedule, and quality using a suite of tools from task inception to completion. Dudek project tools include real-time project budget management and schedule management software (i.e., Microsoft Project or Excel). As the project advances, the project manager will communicate with City regularly to evaluate the project’s milestones, resource requirements, budget, and schedule. The project managers will maintain accurate records of all assessments, reviews, and approvals, and will manage and update the master schedule and ensure deliverables are provided on time and on budget. Additionally, the biweekly virtual check-in meetings outlined in Task 1 will be utilized for regular check-ins with the City to ensure that all City support needs are handled efficiently.

### **Task 6 Deliverables**

- Detailed monthly progress reports
- Milestone Master Schedule
- Meeting agendas, minutes, and action items

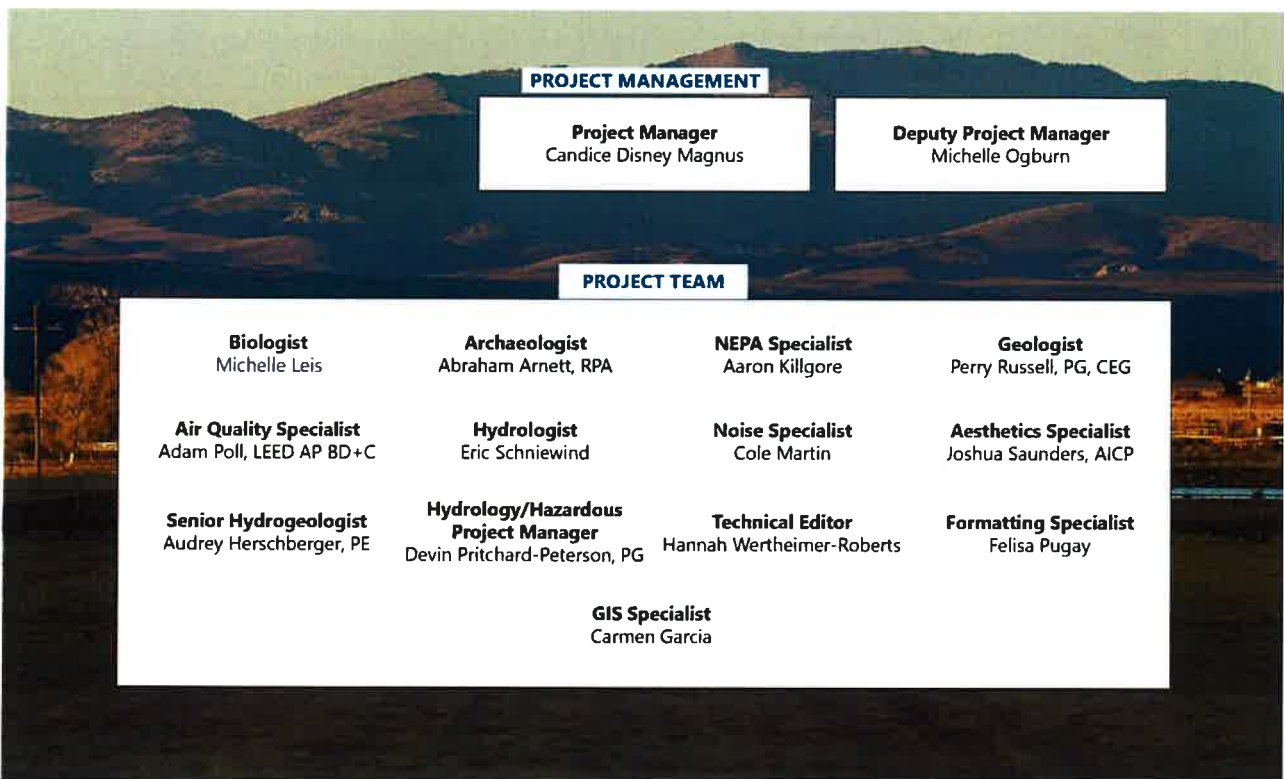


### 3. Key Personnel Qualifications

Our breadth of expertise means the City can count on us to quickly mobilize the right team to match project needs, timelines, and budgets. Candice Disney Magnus brings a proven track record of leading environmental projects across the United States and will serve as the City’s primary point of contact. She will be backed by a deputy project manager seasoned in NEPA, Michelle Ogburn, and a deep bench of subject matter experts in Hazardous and Solid Wastes, Natural Resources, Cultural Resources, Hydrology/Water Quality, Air Resources, Noise, Transportation, Visual Resources, and Land Resources. This structure ensures that every assignment is staffed with the right combination of experts and emerging talent—delivering high-quality, efficient solutions while maximizing value for the City and BLM.

Figure 1 outlines proposed lines of communication for this contract, followed by brief biographies for key personnel.

Figure 1. Dudek Team Organization



## Candice Disney Magnus

### PROJECT MANAGER

Candice Disney Magnus is an accomplished environmental project manager with 21 years' NEPA environmental review experience, specializing in large infrastructure, telecommunications infrastructure, and renewable energy projects that require complex interagency permitting. Candice has extensive experience in project management, environmental review, regulatory permitting, waterfront revitalization, and public outreach throughout the United States (California, Oregon, Arizona, Nevada, Hawai'i, South Carolina, and Florida). Her background includes 11 years of environmental consulting at Dudek and 9 years as a senior planner at the San Diego Unified Port District, giving her a deep understanding of both agency and consultant-side processes. She has extensive experience coordinating with federal, Tribal, state, and local partners, including BLM, BIA, BOR, United States Department of Agriculture (USDA), United States Fish and Wildlife (USFWS), USACE, and Tribal governments. Candice's leadership in producing NEPA documents, conducting technical sufficiency reviews, and guiding applicants through consultation and permitting processes positions her well to support BLM in its lead agency responsibilities, including environmental review of the Landfill Expansion Project.

### Relevant Projects/Experience

- Painted Rock Mine Project | **BIA AND BLM FEDERAL LANDS**
- Dodge Flats II Solar Facility Project | **BLM FEDERAL LANDS**
- SA Recycling Lease Extension Project | **PORT OF LOS ANGELES**



#### **Education**

*University of California,  
San Diego*

*MIR, Environmental  
Policy/Planning*

*University of North Carolina,  
Charlotte,*

*BS, Public Administration*

*Clemson University*

*BS, Marketing*

#### **Professional Affiliations**

*American Planning Association*

*Association of Environmental  
Professionals*



**Michelle Ogburn**

**DEPUTY PROJECT MANAGER**

Michelle Ogburn is a senior NEPA/CEQA project manager with 21 years' professional experience as an environmental professional specializing in project management for public sector clients and NEPA/CEQA document preparation. She has managed and prepared environmental documents for a variety of projects throughout the United States (California, Oregon, Washington, Arizona, New Mexico, Idaho, Hawai'i, Utah, Wyoming, Alaska, Florida, Texas, Nevada, Maryland, Colorado, Missouri, and Montana). She managed the Solid Waste Program for the State of Arizona, including inspections and compliance as well as facility plan review and approval and regulatory permitting. She also provided policy advice to the Arizona legislature.

Michelle's technical writing skills include writing or contributing to EISs, EAs, and other environmental compliance documents. She has served as a resource lead author for NEPA documents in alternatives, socioeconomic resources, transportation resources, public health and safety, socioeconomic and community engagement,, and other resource areas, as needed. She has extensive experience coordinating with federal, Tribal, state, and local partners, including BLM, BIA, BOR, USDA, USFWS, USACE, and Tribal governments.

**Relevant Projects/Experience**

- Landfills without Groundwater Monitoring | **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY**
- High-Risk Landfills Brought into Compliance | **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY**
- Painted Rock Mine Project | **BIA AND BLM FEDERAL LANDS**
- Dodge Flats II Solar Facility Project | **BLM FEDERAL LANDS**



**Education**

*University Of Arizona  
BS. Environmental Science  
(Focus on Chemistry, Soils Science, and Hydrogeology)*

**Certifications**

*Certified Western Burrowing Owl Surveyor – USFWS/AZ Game and Fish Department  
SRP-MIC Native American Cultural Sensitivity Training  
OSHA 40-Hour Hazardous Waste Operator with Updates*

**Professional Affiliations**

*American Planning Association (APA)  
National Association of Environmental Professionals (NAEP)*



**Michelle Leis**

**BIOLOGIST**

Michelle Leis is an environmental project manager with 16 years' experience working in the public and private sectors of natural resources management, infrastructure development, and NEPA compliance. Michelle works directly with clients to develop and implement cost-effective measures to minimize environmental impacts. Michelle has extensive biological resources field experience, including the performance of reconnaissance-level and focused species surveys, rare plant surveys, small mammal trapping, pre-construction surveys, and general environmental compliance monitoring. Michelle regularly performs jurisdictional delineations in multiple USACE regions and has waters permitting experience throughout the country. Additionally, Michelle specializes in permitting renewable energy projects both at a county level and a federal level in the Mountain West, Southwest, and California.

**Relevant Projects/Experience**

- Analysis of Breeding Bird Data Using Program R and Related Software | **BOULDER COUNTY PARKS AND OPEN SPACE DISTRICT**
- Analysis of Breeding Bird Data Using Program R and Related Software | **BOULDER COUNTY PARKS AND OPEN SPACE**
- Confidential Swisher County, Texas Solar Energy Project | **CONFIDENTIAL CLIENT**



**Education**

*College of Charleston  
MS, Environmental Studies  
Arizona State University  
BS, Conservation Biology  
BA, Spanish*

**Certifications**

*Jepson Herbarium Wetland  
Delineation Course  
Wetland Training Institute Basic  
Wetland Delineation Course*

**Affiliations**

*Society of Wetland Scientists-  
Rocky Mountain Chapter*



**Abraham Arnett, RPA**

**ARCHAEOLOGIST**

Abraham Arnett is a senior archaeologist with 30 years' experience in cultural resource compliance and project management, specializing in Class III surveys, phased data recovery, site evaluation, and technical reporting in compliance with Section 106 of the NHPA and related state regulations. He has led and contributed to numerous large- and small-scale projects across Utah, Arizona, Nevada, Colorado, and New Mexico, including extensive surveys, excavations, and mitigation programs on federal, state, and municipal lands. His expertise includes GIS-based settlement analysis, ceramic analysis, and the preparation of defensible technical reports, management plans, and agreement documents. Abraham has served as the City archaeologist for the City of Mesa and as cultural resources compliance manager for the Arizona Game and Fish Department, and he brings substantial experience in Tribal consultation and navigating complex regulatory environments.



**Education**

*College of Eastern Utah  
AAS*

*Northern Arizona University  
MA, Archaeology*

*Northern Arizona University  
BA, Anthropology*

**Certifications**

*Register Professional  
Archaeologist (RPA), No.  
49867790*

*Certificate in Accounting, W. A.  
Franke College of Business,  
Northern Arizona University*

**Professional Affiliations**

*Arizona Archaeological Council  
Archaeology Advisor, Homol'ovi  
Chapter, Arizona Archaeological  
Society*

**Relevant Previous Projects/Experience**

- 1996 Western Utah Fire Rehab Inventory in Juab County, Utah | **BLM**
- Aspen-Williams Pipeline Class III Cultural Resource Inventory | **CARBON, EMERY, AND GRAND COUNTIES, UTAH**
- Cold Springs Ranch Archaeological Resources Management Plan | **ARIZONA GAME AND FISH DEPARTMENT**



**Aaron Killgore, PMP****NEPA SPECIALIST**

Aaron Killgore is an environmental compliance manager with more than 15 years' experience specializing in federal, state, and local project permitting (Joint Permit Application/Joint Aquatic Resource Permit Application); NEPA and Washington State Environmental Policy Act (SEPA) document preparation and the federal and state land use planning processes; Environmental Science Act, Section 404/401, submerged lands, and aviation wildlife hazard management plans; and site development technical studies. He has experience in the preparation, management, and implementation of environmental compliance programs, including the development of pre-construction plans required per the mitigation and oversight of field monitoring teams.

**Relevant Previous Projects/Experience**

- Programmatic EIS for Wind and Solar | **WASHINGTON STATE DEPARTMENT OF ECOLOGY**
- Sanderson Field Biological Assessment for Streaked Horned Lark and NEPA | **PORT OF SHELTON**
- Rogue Valley International-Medford Airport Biological Evaluation | **MEDFORD COUNTY**

**Education**

*New Mexico State University,  
MS, Fisheries and Wildlife  
Sciences*

*University of Kansas,  
Lawrence,  
BA, Biology*

**Certifications**

*Project Management  
Professional (PMP),  
No. 2099698*

**Professional Affiliations**

*NW Association of  
Environmental Professionals*



## 4. Schedule

Our proposed schedule is in **Table 1** below.

**Table 1. Schedule for EA**

Task	Duration	Dates
<b>Tasks 1:</b> Project Management and Meetings	Throughout total duration, preliminarily estimated to be approximately 9 to 10-months assuming an April 1, 2026 notice to proceed, the conclusion would be February 28, 2027.	April 2026– February 2027
<b>Task 2:</b> Review of Project Alternatives	2 weeks	April 2026
<b>Task 3:</b> Prepare Technical Analyses and Studies		
Subtask 3.1: Biological Resources Reports	8 weeks	May 2026–June 2026
Subtask 3.2: Cultural Resources Reports	8 weeks	August 2026–September 2026
Subtask 3.3: Topography, Geology, and Soils Technical Analyses	6 weeks	May 2026–June 2026
Subtask 3.4: Air Quality Report	6 weeks	May 2026–June 2026
Subtask 3.5: Water Resources Technical Analyses	6 weeks	May 2026–June 2026
Subtask 3.6: Visual Resources Analyses	8 weeks	May 2026–June 2026
Subtask 3.7: Hazardous	8 weeks	May 2026–June 2026
Subtask 3.8: Noise Assessment	6 weeks	May 2026–May 2026
<b>Task 4:</b> Prepare NEPA Documentation		
Subtask 4.1: Administrative Draft EA and Draft EA	10 weeks	June 2026–October 2026
Subtask 4.2: Notice of Availability and Unsigned FONSI	6 weeks	October 2026–November 2026
Subtask 4.3: Administrative Final EA, Final EA, FONSI, and Decision Record	8 weeks	November 2026–December 2026
Subtask 4.4: Prepare Decision Record	2 weeks	January 2027
<b>Task 5:</b> Agency Coordination and Public Involvement Activities	Throughout	June 2026 - December 2027
<b>Task 6:</b> Panguitch City Support	Throughout	April 2026 - February 2027



## 5. Cost Proposal

A breakdown of our costs is outlined in **Table 2** below.

**Table 2. Cost Breakdown**

Task	Hours	Cost
<b>Task 1:</b> Project Management and Meetings	135	\$35,200
<b>Task 2:</b> Review of Project Alternatives	20	\$4,400
<b>Task 3:</b> Prepare Technical Analyses and Studies		
Subtask 3.1: Biological Resources Reports	164	\$33,620
Subtask 3.2: Cultural Resources Reports	85	\$15,725
Subtask 3.3: Topography, Geology, and Soils Technical Analyses	48	\$11,280
Subtask 3.4: Air Quality Report	57	\$14,820
Subtask 3.5: Water Resources Technical Analyses	80	\$19,600
Subtask 3.6: Visual Resources Analyses	105	\$25,725
Subtask 3.7: Hazardous	35	\$8,575
Subtask 3.8: Noise Assessment	23	\$6,670
<b>Task 4:</b> Prepare NEPA Documentation		
Subtask 4.1: Administrative Draft EA and Draft EA	248	\$55,240
Subtask 4.2: Notice of Availability and Unsigned FONSI	18	\$3,960
Subtask 4.3: Administrative Final EA, Final EA, FONSI and Decision Record	123	\$25,835
Subtask 4.4: Prepare Decision Record	22	\$4,695
<b>Task 5:</b> Agency Coordination and Public Involvement Activities	60	\$13,200
<b>Task 6:</b> Panguitch City Support	60	\$13,200
<b>Total Cost For All Tasks</b>	<b>1283</b>	<b>\$290,745</b>

## 6. Subcontractors

Dudek does not propose the use of subcontractors for this effort and anticipates completing the work using our in-house multidisciplinary team. Our staff includes qualified professionals with extensive experience in NEPA compliance, environmental resource analysis, and agency coordination, allowing us to efficiently manage and deliver the project as proposed. If specialized expertise or additional capacity is required during project execution, Dudek is prepared to team with qualified subcontractors to support specific tasks. We also maintain strong professional relationships with local and regional firms, and are familiar with qualified local consultants who could be utilized, as appropriate, to support project needs and ensure timely, compliant delivery.



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