

Cedar City

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Mayor
Steve Nelson

Council Members
Robert Cox
Waldo D. Galan
R. Scott Phillips
Phil E. Schmidt
Carter Wilkey


City Manager
Paul Bittmenn

CITY COUNCIL WORK MEETING
APRIL 1, 2026
5:30 P.M.

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street. The City Council Chambers may be an anchor location for participation by electronic means. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comments
- IV. Business Agenda
 - Public
 1. Public hearing to consider an ordinance vacating a public utility easement at approximately 165 South 1600 West. Platt & Platt/Randall McUne
 2. Public hearing to consider approving a Conditional Use Permit for a concrete batch plant at approximately 3527 West 600 North. Suncore/Don Boudreau
- V. Staff
 3. Consider a resolution approving the Municipal Wastewater Planning Program (MWPP). Jeff Lennert
 4. Consider bids for the 4500 West Sewer Rehabilitation project. Shane Johnson
 5. Board Appointments for the RAP Tax Parks & Recreation Board: Re-appoint Vicki Christian, Mark Johnson, Chad Westwood. Mayor Nelson
 6. Closed meeting. Reasonably imminent litigation

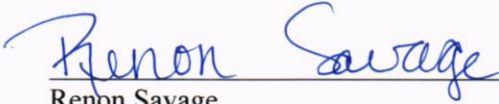
Dated this 30th day of March 2026.



Renon Savage
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 30th day of March 2026.



Renon Savage
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the city not later than the day before the meeting and we will try to provide whatever assistance may be required.

CEDAR CITY COUNCIL

AGENDA ITEMS – 1

DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: March 30, 2026
SUBJECT: Request to vacate PUE near 165 South 1600 West

DISCUSSION:

Please find an ordinance vacating a public utility easement along interior lot lines in the vicinity of 165 S 1600 W. Please note that a couple of different addresses have been used in meetings for these properties, apparently because multiple addresses are involved. The property owners seek to combine the four lots/parcels into two lots and move the lot line in the middle. This will mean the unused PUE will no longer line up with the new lot line. I've included a map and other documentation detailing the changes.

The Planning Commission gave a positive recommendation for the requested PUE vacation.

Please consider whether to pass this ordinance vacating this public utility easement.

5. PUBLIC HEARING

Vacating Public Easement
(Recommendation)

148 South Ridge Road

Lew Haslam / Platt & Platt

Bob Platt we are requesting to vacate the 7.5-foot-wide by 140-foot -long piece. We are not vacating the area in the front. There is still a 10-foot-long PUE along the front. **Kent** have the utility companies signed off on this? **Bob** no they have not. I can get that. **Kent** we will need to have the approval from the utilities before we go to City Council. We have a sheet for sign offs. **Bob** sounds good.

Open Public Hearing
Close Public Hearing

Tom moves for a positive recommendation on vacating the public utility easement; **Steve** seconds; all in favor for a unanimous vote.

CEDAR CITY ORDINANCE NO. 0408-26

AN ORDINANCE VACATING INTERIOR PUBLIC UTILITY EASEMENT AT APPROXIMATELY 165 SOUTH 1600 WEST.

WHEREAS, the properties at issue include two lots from the Cedar Ridge Subdivision and two parcels from the Doyle Ipson Minor Lot; and

WHEREAS, the owners seek to combine the lots and parcels into two lots and adjust the center lot line to fit existing conditions on the ground;

WHEREAS, after the amendment, the public utility easement will no longer be along the property line, see exhibit #1 attached hereto and incorporated herein, and

WHEREAS, the public utilities in the road and the front of the lots will continue, and

WHEREAS, no public utility provider has installed utilities in the PUE being vacated; and

WHEREAS, the Cedar City Planning Commission has given a positive recommendation to vacate the public utility easement; and

WHEREAS, the City Council after duly publishing and holding a public hearing to consider the proposal to vacate the public utility easement finds that the proposed amendment furthers the City's policy of establishing and maintaining sound, stable, and desirable development within the City, promoting more fully the objectives and purposes of the City's General Land Use Plan and Zoning ordinances, or correcting manifest errors; and

NOW BE IT FURTHER ORDAINED by the City Council of Cedar City, State of Utah, that the public utility easement running internal lot lines at approximately 165 South 1600 West and as depicted on the attached and incorporated exhibit #1 is hereby vacated.

This ordinance, Cedar City Ordinance No. 0408-26, shall become effective immediately upon publication as required by State Law.

Council Vote:

Phillips -

Cox -

Wilkey -

Schmidt -

Galan -

Dated this _____ day of April 2026.

STEVE NELSON, MAYOR

[SEAL]

ATTEST:

RENON SAVAGE, RECORDER

Exhibit #1

VACATING INTERIOR PUBLIC UTILITY EASEMENT

AT APPROXIMATELY 165 SOUTH 1600 WEST

**CEDAR CITY
COUNCIL AGENDA ITEM 2
STAFF INFORMATION SHEET**

TO: Honorable Mayor and Members of the City Council
THRU: Kent Fugal, City Engineer
From: Donald Boudreau, City Planner
DATE: April 1st, 2026
SUBJECT: Consideration of Conditional Use Permit for a new Concrete Batch Plant located at approximately 3550 West 800 North.

PREFACE:

This report documents the information presented to the Planning Commission on March 17, 2026, including the conditions of approval as initially recommended by staff. During the public hearing, the applicant submitted a response addressing the recommended conditions. A detailed summary of the applicant's proposed amendments, together with staff's review and comments, is provided in Attachment G.

SUMMARY:

In August of 2025, the Cedar City Engineering Department received an application from Suncore requesting the approval of a Conditional Use Permit to establish and operate a concrete batch plant at the subject location within the new Amber Industrial Subdivision.

A batch plant or concrete batching plant is a facility that combines various components to form concrete including but not limited to water, sand, aggregates (rocks, gravel) fly ash, and cement. The proposed facility encompasses the batch plant, associated parking, landscaping, general equipment storage and diesel fuel storage. Additional uses anticipated at the site include a rail spur, future office, and a Sunpro building supply facility.

Per Section 26-III-21 of the Cedar City Zoning Ordinance a concrete batch plant requires the issuance of a Conditional Use which is defined as follows: A land use that, because of its unique characteristics of potential for impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

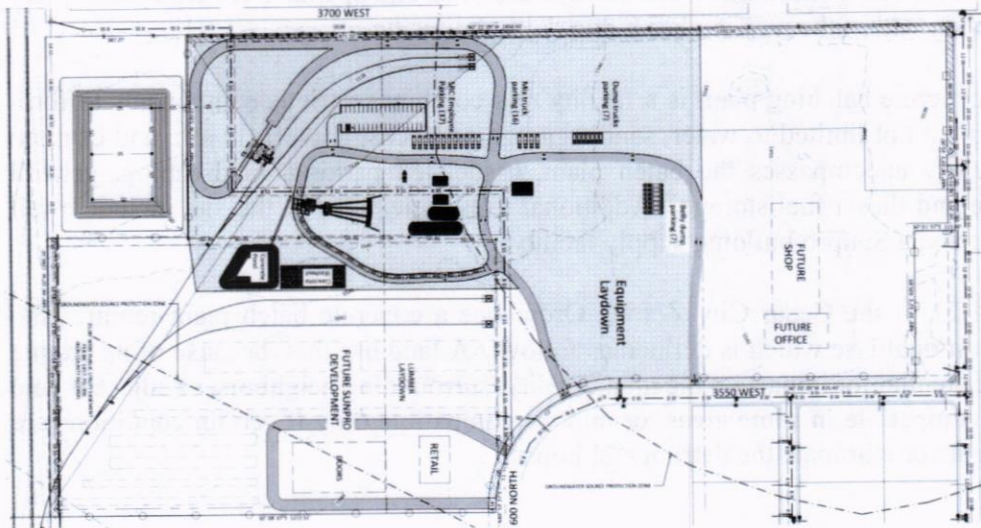
PROJECT DESCRIPTION:

The request for a conditional use permit is to establish a concrete batch plant at approximately 3550 West 800 North within the I&M-1 Industrial and Manufacturing Zone. Encompassing approximately 110 acres, the site is bounded by 800 North to the north 3550 West to the east, 3700 West to the west and Highway 56 to the south. The site is currently vacant, and devoid of any above grade structures and vegetation. Surrounding land uses include a residential subdivision to the west, master planned residential uses to the north, future industrial uses to the east with commercial and agricultural uses to the south across Highway 56.

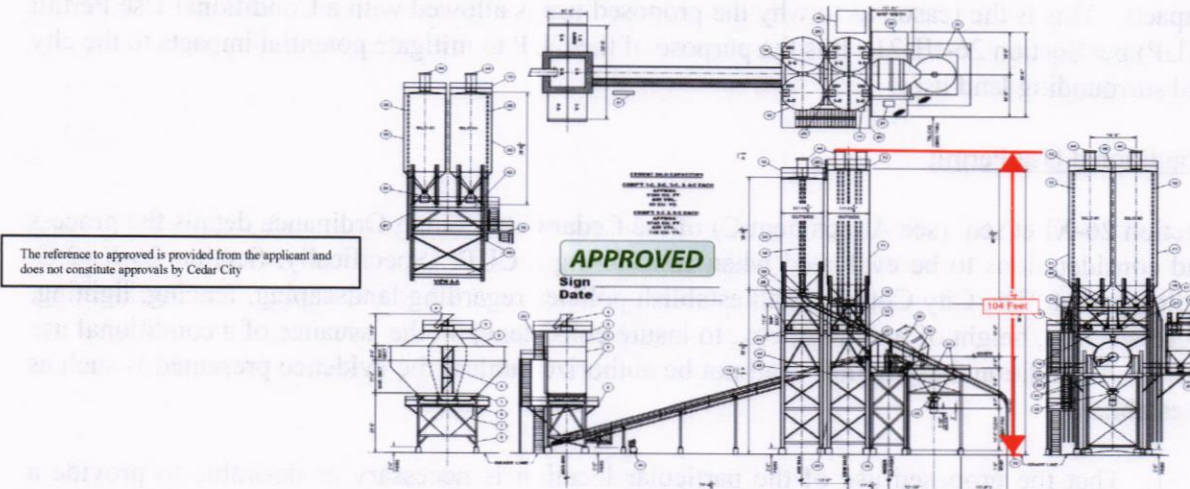


As shown on the preliminary plan below (Attachment A), the batch plant is located in the southwest portion of the site at approximately 300 feet from 3700 West (375 feet to the nearest residential property line) and approximately 700 feet from the south property line. The site plan also includes access roads circulating the plant, rail operations, material stockpile areas, equipment storage areas and permitter landscaping. Access will be provided from 800 North and 3550 West.

Concrete mixer trucks and other equipment will be stored onsite with employees traveling to the site with parking available. Mixer trucks will then leave the site and return throughout the workday. The applicant has agreed that mixer trucks and other heavy vehicles associated with the operation will travel east to Lund Highway and not through any existing or future residential neighborhoods.



The elevation below (Attachment B) illustrates that the concrete batch plant will measure approximately 137 feet in width and 104 feet in height from the adjacent grade. The plant includes components for mixing and storing the aggregates and a dispensing component for filling the concrete mixer trucks below.



DISCUSSION:

Land Use:

As indicated above, the proposed facility is located within the I&M-1 Industrial Zone and exhibits a General Plan designation of Business and Light Manufacturing. The General Plan describes this land use as follows:

Land area suitable for general business operations and smaller warehousing or assembly facilities with automobile and truck access. Rail access may be available for limited use. Residential buffers are encouraged.

As the Planning Commission is aware, it is the City Zoning Ordinance that implements the General Plan. In its description of the I&M-1 Zone Section 26-III-18.A indicates the following:

Objectives and Characteristics: The I&M-1 Zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone. In order to accomplish the objectives and purposes of this ordinance and to encourage the most appropriate use of the land within these zones, the following regulations shall apply in the I&M-1 Industrial and Manufacturing Zone:

As noted by the underlined text above, it is the intent of this zone to exclude uses which inherently pose noxious impacts to surrounding land uses. Concrete batch plants, especially in urbanized areas, are a concern related to fugitive dust, noise, and water runoff amongst other potential impacts. This is the reason as to why the proposed use is allowed with a Conditional Use Permit (CUP) per Section 26-III-21. It is the purpose of the CUP to mitigate potential impacts to the city and surrounding land uses.

Conditional Use Permit

Section 26-XI et seq. (see Attachment C) of the Cedar City Zoning Ordinance details the process and considerations to be evaluated when considering a CUP. Specifically, Section 26-XI-2.G. indicates that "The City Council shall establish policies regarding landscaping, fencing, lighting, ingress/egress, height of buildings, etc., to insure consistency in the issuance of a conditional use permit. A conditional use permit shall not be authorized unless the evidence presented is such as to establish:

1. That the proposed use of the particular location is necessary or desirable to provide a Service or facility which will contribute to the general well-being of the neighborhood and the community; and
2. That the proposed use will comply with regulations and conditions specified in this Section for such use; and
3. That the proposed use will conform to the intent of the Cedar City General Plan.
4. That such use will not under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and welfare of persons nor injurious to property and improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering the following zones:"

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate any reasonably anticipated detrimental effects of the proposed use in accordance with the applicable conditional use standards. If the reasonably anticipated detrimental effects of proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions, then the conditional use may be denied.

ANALYSIS:

Staff has reviewed the subject proposal in light of the required findings, and the additional considerations outlined in Section 26-XI. In summary, the primary concerns with the proposal are traffic, air quality, noise, water quality, lighting, and overall neighborhood compatibility. The following highlights these concerns and suggest conditions of approval to mitigate anticipated detrimental effects of the proposal:

Traffic

Cedar City is experiencing a period of rapid development and growth with much of that growth west of I-15. As this expansion continues, it is essential to evaluate new development proposals such as the subject proposal to evaluate potential impacts to the transportation network. Staff has considered the proposed development and its potential impact on Cedar City's transportation network. The map below illustrates the proposed truck routing from the proposed operation to the existing operation on Bulldog Road with the applicant indicating that the routes highlighted in yellow and red to be the preferred routes. The number of vehicle trips is also summarized in the table below.



Ready Mix Delivery		
Estimated Tonnage	100,000	CY
Truck Size	10	CY
Loads	10,000	loads
Days per week	6	days
Days per year	312	days per year
Loads per day	32	truck loads through the community
Sand and Rock		
Estimated Tonnage	100,000	CY
Percentage Mix	70%	Remaining % is fly ash and cement on rail
Sand and Rock Tonnage	70,000	CY
Belly dump loads	20	CY
Loads	3,500	
Days per week	5	
Days per year	260	
Loads per day	13	truck loads to and from pit

In summary, the anticipated trips associated with the proposal and the proposed routing do not rise to the level of requiring mitigation. Due to the nature of operations with anticipated heavy truck movements associated with an active industrial use, staff does have concerns that heavy truck traffic will be routed through nearby existing and future residential areas. To mitigate potential impacts related to traffic and circulation, staff recommends the following conditions as a part of the CUP approval:

1. *Vehicle stacking shall not hamper vehicle circulation on the subject site nor impede the public right-of-way. Prior to permit approval, the applicant shall provide a vehicle stacking analysis ensuring vehicles will not be staged in the public right-of-way.*
2. *Ingress and egress related to the site shall be directed to the east with no vehicle trips allowed through the residential subdivisions to the west and any future residential neighborhoods to the north.*
3. *The operator shall provide a final truck route to be approved by Staff which eliminates truck traffic through residential subdivisions to the west and the north. The truck route will be provided to all employees and posted at the business. The path will follow the preliminary submittal.*
4. *The site plan shall provide for additional signage (to be approved by the City) at ingress and egress points directing trucks to use eastbound access points to Lund Highway*
5. *Future uses not contemplated with this approval, or unknown at this time shall be subject to the City's Iron County RPO Access Management Standards Ordinance.*

Air Quality:

Fugitive dust is a significant concern with concrete batch plant facilities especially in urbanized areas. As noted above, existing land uses to the west, and future land uses to the north are sensitive residential receptors. According to Environmental Protection Agency (EPA) Document AP-42 Ch11.12, particulate matter consisting primarily of cement and pozzolan dust* but including some aggregate and sand dust emissions are the primary pollutants of concern associated with concrete batch plant operations. Fugitive dust is not only potentially related to the plant operations but also off-road circulation at the plant. To mitigate potential impacts related to fugitive dust staff recommends the following conditions to be included as a part of the CUP approval:

1. *Prior to permit issuance the site plan shall show a final circulation pattern for the storage and parking of the cement trucks, fueling and other equipment. Access to these parking facilities and other locations requiring vehicle travel shall be designed to orient vehicles as far as reasonably possible from the westerly property line as approved by the City Engineer.*
2. *All required parking and drive access thereto shall be asphalt or concrete.*
3. *All surfaces which are required as part of the overall circulation pattern including routes associated with the connectivity of the batch plant and rail operations shall be finished*

* Pozzolan dust consist of silica-based materials such as fly ash used to strengthen concrete.

with a subbase and crushed asphalt to mitigate dust related to on-site vehicle circulation. The final surface materials shall be approved by the City Engineer.

4. *The operator must obtain and provide copies of all submittals and approvals from state and federal agencies as applicable to Cedar City prior to plant operations which include but are not limited to:
 - *The submission of a fugitive dust mitigation plan to the Utah Department of Environmental Quality for review and approvals as applicable. Prior to the issuance of a business license and plant operations the applicant will obtain an inspection by the applicable state agency certifying that all mitigation measures required as part of the dust mitigation plan have been implemented. Results of the inspection shall be provided to Cedar City.*
 - *Compliance with the Federal Clean Air Act including but not limited to Title 40 Part 60. Prior to the issuance of a business license and plant operations the applicant will obtain an inspection certifying that all mitigation measures as required by the Clean Air Act have been implemented.**
5. *If any exemptions to air quality plans are sought by the applicant, and the State encourages review of a dust mitigation plan even with the exemption, the applicant shall submit the plan to the State for review and approval as applicable.*
6. *Haul trucks shall use tarps or other suitable enclosures to mitigate dust.*
7. *The facility shall maintain dust control during all business hours and clean track out from paved surfaces and within the public right-of-way at the end of each workday. Dust control after business hours shall be required to mitigate dust during wind events.*
8. *Motorized vehicles will operate on surfaces designed to mitigate dust.*
9. *The facility will install wheel shakers at ingress and egress points to the facility.*
10. *If violations are found by the applicable state agency or Cedar City at anytime during operations which cannot be cured by changes to operations, repair of equipment or other means, the operator will revise the fugitive dust mitigation plan with additional mitigation strategies to be approved by the applicable state agency in consultation with Cedar City.*
11. *The use and transport of fly ash shall be within a completely enclosed system.*
12. *When wind speeds exceed 25 miles per hour as measured by an onsite anemometer the operator shall implement contingency measures including but not limited to pre-event and hourly watering, and the cessation in dust producing operations to the extent that is reasonably possible.*
13. *All aggregate materials stored on site shall be pre-washed prior to arrival on-site with stockpile heights limited to approximately 15 feet.*
14. *If stockpiles or other unimproved areas of the site are determined to pose significant impacts related to dust at or beyond the property lines based on opacity measurements per state and federal law the applicant will install wind breaks to mitigate impacts. The applicant will provide opacity measurements at the request of the City.*

Noise:

In a traditional sense noise pollution can be described as unwanted or disturbing sound. Sound becomes unwanted when it either interferes with normal activities such as sleeping, conversation, or disrupts one's quality of life. Unwanted sound is not just an annoyance but is also associated with health effects. This is the reason that many municipalities regulate noise pollution to protect the health, safety and welfare and quality of life of their residents.

Cedar City does not currently have a noise ordinance, but as a consideration per Section 26-XI-3.B.1 the CUP can consider conditions related to the processes for the control, elimination, or preservation of land, water, or air pollution; the prevention of soil erosion; and the control of objectionable odors or noise. Due to concerns related to noise, staff requested that the applicant provide an analysis to determine what mitigation measures may be necessary to mitigate noise pollution down to acceptable standards as established by the EPA for residential areas. Generally, these standards are 55 decibels (dBA) with a 10 dBA penalty at night.

The findings as shown on page eight (8) of the attached noise study (Attachment D) indicates the following:

Table 4: Worst-Case Predicted Operational Noise Levels (dBA)¹

Receptor ¹	Existing Ambient Noise Level (dBA, DNL) ²	Project Noise Level (dBA, DNL) ³	Total Combined Noise Level (dBA, DNL)	Residential Exterior Noise Limit (dBA, DNL)	Change in Noise Level as Result of Project
1	53	60	61	55	8
2	60	64	66	55	6
3	60	66	67	55	7

Notes:
¹ Receptors 1 through 3 represent the noise level at the western residential uses.
² See Appendix C for the field sheet.
³ See Exhibit C for the operational noise level projections at said receptors.

The project-only noise level is 60 to 67 dBA DNL at the western residences, and exceeds the 55 dBA DNL limit by 5 to 11 dB. The project plus ambient noise level will increase the existing ambient noise level by 6 to 8 dBA at the receptors. Further sound reduction is recommended.

It should be noted that this is the typical worst-case scenario, assuming that the concrete batch plant is operational from 4 AM to 11 PM. During large highway and UDOT projects, the batch plant may be operational for up to 24 hours a day, and the noise impact may be more significant. The UDOT projects will occur approximately 10 days out of the year and are permitted under Section 72-6-112.5 of the Utah State Code.

As indicated by the applicant's noise consultant and underlined by staff, further noise reduction is recommended. In addition, the noise study indicates that operations between the hours of 12 AM and 3 AM or 24-hour operations will be more significant. It appears there were no assumed operations between these hours as shown in Appendix A of the study. Please note the proposed operational hours as proposed by the applicant:

Hours of Operation Generally:	3AM-7PM Monday-Saturday
Hours of Operation Extended	12 AM to 10 PM Monday -Saturday
Hours of Operation for UDOT Project	24 hours a day Monday-Saturday

Currently the only mitigation measures anticipated in the study are an eight (8) foot wall along the west property line, and the use of white noise back alarms on vehicles required to use such devices. Due to the professional judgment of the noise consultant combined with the proposed hours of operation, additional sound mitigation is recommended. Staff strongly recommends that the following conditions as part of the CUP approval:

1. *The applicant shall provide the City a noise impact study prepared by a professional noise consultant qualified to perform such work demonstrating mitigation measures that will reduce noise associated with the proposed batch plant to accepted industry level standards. The study will include conclusions in laymen's terms.*
2. *All mitigation measures will be incorporated into the plan prior to permit issuance and installed prior to plant operations.*
3. *Vehicles required to be equipped with back up alarms shall use white noise back-out alerters.*

Water Quality

Water quality is a significant environmental concern related to concrete batch plants. During the manufacturing process there are risks related to spilled aggregate, cement, and fly ash; as well as the release of concrete washout. Other potential contaminants associated with the proposed use include diesel fuel storage, and other chemicals. If these materials are not properly contained and managed, they can enter the environment posing a risk to surface runoff and groundwater.

It should be noted that the proposed operation is located within the source protection zones of two drinking water wells operated by the Monte Vista Community Water Company and the Central Iron Conservancy District. Per the Utah Department of Environmental Quality (Drinking Water) Source Protection User's Guide for Groundwater Resources, concrete companies are listed as a potential contamination source. This map depicts the source protection zones as related to the proposed operation (Attachment E):



Water quality for the proposed facility is regulated by state and federal government regulations. The project will require an approved Storm Water Pollution Prevention Plan (SWPPP), which identifies potential contamination sources and outlines measures to prevent pollutants from entering stormwater runoff. The applicant is expected to comply with all applicable state and federal regulations, including implementing best management practices, providing secondary containment for fuel storage, and ensuring proper containment of concrete washout.

Due to the nature of the proposed use and the proximity of nearby drinking water wells, staff recommends that the following conditions be included to mitigate potential impacts to the environment as related to water:

1. *The applicant shall provide Cedar City with copies of all applicable documents required as part of State and Federal regulations pertaining to storm water and runoff. Documents shall include the reviewed and approved (as applicable) Storm Water Pollution Prevention Plan (SWPPP), a Spill Prevention Control and Countermeasure Plan (SPCC), Industrial Stormwater Discharge Permits, and Construction Storm Water Permits as applicable. The failure to list any required compliance documents and plans does not alleviate the applicant from compliance.*
2. *The site plan shall demonstrate all operations within the well protection zones including but not limited to truck parking, chemical storage and rail operations.*
3. *Prior to permit issuance the applicant shall formally contact the Monte Vista Community Water Company and Central Iron County Water Conservancy District) and obtain a copy of the current Drinking Water Source Protection Plans (DWSPP). The applicant shall provide information to well operators regarding the proposed development. The affected well owners need to be notified that this is a Potential Contamination Source that will need to be added to their inventory when they complete the next update of their Drinking Water Source Protection Plan (DWSPP). Both well owners will be given time to develop written comments and BMP's to protect drinking water sources. Required BMP's associated with the batch plant operations shall be installed by the applicant at the applicant's expense.*
4. *Chemical dust suppressants (if applicable) utilized for dust control measures shall be certified safe to use on site and not violate any requirements related to the well protection zone.*
5. *Prior to permit issuance the applicant will provide a detailed map including dimensions showing all the locations of Potential Contamination Sources including fuel and other chemicals. Fuels and chemical storage shall be located outside of any source protection zones.*
6. *All future sewer lines shall meet all source protection zone requirements.*
7. *The SWPP and SPCC plans shall demonstrate best management practices including the placement of physical barriers to prevent contaminants from reaching the stormwater detention ponds.*

8. *All chemical storage will be detailed on the site plan. Grading and containment mitigation shall be considered in approving chemical storage locations. The proposal will provide a complete set of civil plans prior to permit issuance. The grading plan shall demonstrate that contaminants will not be washed towards the existing detention ponds and protection zones.*
9. *The applicant shall provide a certification in writing by a professional qualified to make such certification, that based on their qualifications and expertise, and in review of the proposed operations and accompanying mitigation measures that the plant will have no impact to drinking water quality*

Lighting:

As noted above, the batch plant facility is proposed at a height in excess of 100 feet with staff having concerns related to lighting from the structure, and potential impacts to the adjacent residential neighborhoods. In response to staff's concerns, the applicant has provided a preliminary photometric analysis showing lighting impacts associated with the batch plant component of the proposal. In summary, a photometric plan is a computer-generated simulation that models how specific light fixtures will shed light onto a defined area as measured in foot candles* with foot candles being a measurement of light intensity.

As shown on attached exhibit (Attachment F) there appears to be very little impact at the westerly property line. The expected foot candles along the westerly property line are at zero, thus lighting impacts at grade are expected to be minimal. With the plan indicating mounting heights between 30 and 100 feet, there is concern that glare from the source and not necessarily at grade may be a concern. Staff recommends that the following condition be incorporated as part of the CUP approval:

1. *A final photometric plan shall be submitted for approval prior to permit issuance. The plan shall take into consideration any additional lighting associated with the transfer of concrete materials from the rail terminal and any other activities associated with the batch plant. The final analysis shall certify that all lighting shall not create glare into the adjacent and planned residential neighborhoods. The final lighting plan shall certify that it meets dark sky principals as applicable.*

Neighborhood Compatibility:

As noted above, the Cedar City General Plan indicates in its description of the Business and Light Manufacturing that residential buffers are encouraged. More specifically, the General Plan indicates per Objective 05-6.2 that all commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

As part of the discussion staff noted concerns regarding the plant's overall height. At approximately 100 feet, the facility would become a highly prominent structure along the north

* A foot candle is the amount of light generated by a candle shining on a surface one foot away.

side of Highway 56. Staff questioned the necessity of this height and requested a photo simulation to illustrate its visual impact; however, no simulation has been provided to date. In response, the applicant offered the following explanation:

During peak demands storage capacity is needed to meet customer needs. While some batch plants are designed to be 40' tall while others are 100' feet tall is why we are requesting a new batch plant. These types of batch plants mix the concrete at the plant rather than in the mixer trucks. The proposed type of plant helps prolong the life of the mixer trucks. In order to load mixer trucks with mixed concrete we have to have sufficient distance above the mixer truck to perform that process. These plants need additional height to accomplish the mixing process; and

There is a loss of production from 240 CY per hour to 180 CY yards per hour without the additional height capacity to meet customer demands and allow for the mixing equipment to be a sound investment in this location.

Based on the General Plan, and the required findings and considerations per Section 26-XI, neighborhood compatibility is a concern. Staff recommends that the following conditions of approval be incorporated as part of the CUP approval to mitigate impacts to the existing and future residents within proximity of the proposal:

- 1. Final grading plans shall include sections showing the existing and proposed grades on each side of the fence lines at the west and north property lines. The sections shall demonstrate that the proposed fence height and proposed grades are high enough to shield a typical truck from adjacent residential property owners including impacts from headlights. If final grades and fencing are determined to be inadequate, additional screening methods shall be incorporated.*
- 2. The applicant shall provide a detailed landscape plan prepared by a licensed landscape architect. The plan shall include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials. All required landscape areas shall be occupied by plant material or ground cover. Areas between living plants shall have mulch or decorative gravel. The plan shall also include one tree planted every thirty feet along the entirety of the west, south and north property lines.*
- 3. Trees shall be selected by a landscape architect based on climate, local availability, and a rapid growth rate with the intent of achieving an immediate yearlong (evergreen) screening effect of the facility and its operations.*
- 4. Along the west side, evergreen trees shall be a minimum of 10 feet tall with a 2" caliper at 4' above grade at the time of planting. Landscape shall be installed prior to plant operations.*
- 5. Along the north and south sides, the initial size at the time of planting may be reduced by 50 percent.*
- 6. Landscape shall be maintained in a live and thriving condition with consideration for normal growth and watering. Dead or dying landscapes shall be replaced immediately. The topping of trees as a method of pruning shall be prohibited.*

7. *The color scheme of the batch plant shall be muted in nature (non-reflective) drawing on colors generally found in nature with advertising prohibited on the batch plant structure.*

Site Plan:

As shown on the attached preliminary site plan, the batch plant is just south of an existing sewer line easement an existing Cedar City sewer line easement, with stock piles located on the east and west sides. The City has a concern that access to the easement may be impeded by the structure, and or stockpiles in an emergency event. Staff recommends the following conditions as a part of the CUP approval:

1. *The site plan shows the proposed batch plant constructed over an existing Sanitary Sewer easement. The applicant shall demonstrate to the satisfaction of the City Engineer that access is achievable and can be maintained throughout the life of the operations of the plant for Cedar City personnel. If access cannot be demonstrated, the final location of the batch plant shall be relocated so as not to encumber the existing sewer easement, or the sanitary sewer shall be moved at the applicant/owner's expense to a location satisfactory to the city. Any change in the location shall be reviewed in light of the conditions of approval including but not limited to noise impacts.*
2. *The applicant shall provide concrete or other implements around the stockpiles at a width satisfactory to the City Engineer to ensure stockpiles do not impede access to the sanitary sewer. Equipment that cannot readily be moved shall not be stored on any easement.*
3. *The applicant shall provide a plan and profile for the master planned storm drain located along the south property line of the project. Improvements shall be installed as determined by the City Engineer.*

PLANNING COMMISSION MEETING

The Cedar City Planning Commission held a public hearing regarding the subject proposal at their regularly scheduled meeting on March 17, 2026. As noted in the attached minutes, discussion centered around noise, dust, and lighting amongst other potential impacts to the surrounding area. The applicant also presented a new site plan and suggested changes to the original conditions of approval as suggested by staff. The applicant's concerns and staff comments are shown on Attachment G.

- A. [Batch Plant Site Plan Revised.pdf](#)
- B. [Elevation](#)
- C. [Section 26-XI.pdf](#)
- D. [Noise Study.pdf](#)
- E. [Well Protection.pdf](#)
- F. [Photometric](#)
- G. Conditions of Approval Including Edits (Below)

Changes proposed by the applicant are shown in red and blue with staff comments shown in green.

Conditions of Approval (Attachment G)-Suncore Concrete Bath Plant

Resolution number _____

Approval Date _____

General

1. Prior to permit issuance the project shall meet or exceed the requirements of the Cedar City Zoning Ordinance. Any requirements of this Conditional Use Permit and specific Conditions of approval shall be a made a part of this project. Prior to permit issuance the applicant shall provide architectural, civil, and building plans, including other documents as deemed necessary by the City demonstrating compliance with all City Ordinances and conditions as applicable to the project.
2. No finals will be given until all as-built site improvement plans have been submitted to the Cedar City Engineering Division.
3. Once in operation, any changes to the proposed use of the Project shall require an application to the Cedar City Planning Commission and the Cedar City Council.
4. The proposed site plan is conceptual. It is understood that some changes may occur as a result of the plan check process. Deviations or enlargements from the conceptual plans that change the approval in a significant manner, or pose changes that may impact the finding of this conditional use permit shall not be allowed without the submittal of new plans to Cedar City, and approval is granted for an amended conditional use permit. Such determination shall be made by the City Engineer.
5. The Project shall be designed and constructed to a standard that meets or exceeds applicable flood zone requirements so as to minimize the chances of flooding. The project shall provide for retention and or detention facilities in accordance with City Engineering Standards.
6. Public infrastructure serving the Project shall be designed and constructed according to all applicable Cedar City Engineering Standards, Ordinances, and Master Plans. All applicable fees will be required to be paid to Cedar City for connection to City utilities, including but

not limited to all applicable impact fees associated with the construction of buildings within the Project area. Compliance with the City's water acquisition ordinance and the deeding of water rights or payment of fees as applicable shall be required.

7. Appropriate access for emergency vehicles, including fire access, shall be incorporated into the design and construction of the Project. The applicant shall provide a uniform access system (e.g Knox Box) to provide access by safety personnel as deemed necessary.
8. All trash and debris shall be located within a masonry trash enclosure designed to meet the needs of the site. The enclosure shall be tall enough to obscure all refuse debris, with trash picked up as necessary to ensure that the trash enclosure maintains adequate capacity.
9. The owner applicant shall maintain the property in a neat and orderly fashion and shall maintain the property free of litter, trash, debris, and junk.
10. There shall be no loading or unloading of materials within the public right-of-way.
11. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter as a result of construction or operations of the project. Repairs shall be made in a timely manner upon request by Cedar City.
12. The City may inspect the subject site at least one time each year to review conformance with the requirements of the Conditional Use Permit.
13. The owner/applicant shall include a copy of this CUP and associated conditions of approval within the final approved plans.
14. If during the term of this entitlement, there is a change in operation, fact, policy or method that would substantially alter the information given in the application, such entitlement shall require an application to the Cedar City Planning Commission and City Council to amend the CUP.
15. All storage, except vehicles in running order, shall be enclosed within a building or within a site obscuring fence at least eight (8) feet in height.
16. Adequate sanitary facilities shall be provided subject to standards required by the Board of Health.
17. The applicant shall comply with all state, federal and local regulations pertaining to the operation of the batch plant even if not specifically required as a part of this conditional use permit.
18. Approval shall not take effect until the applicant, operator, permittee have a filed with

Cedar City an affidavit stating that acceptance of the conditions of approval made a part of this Conditional Use Permit.

19. Owner/Applicant shall fully indemnify, protect, defend, and hold harmless the Cedar City and the City's agents, officers, employees, and attorneys (collectively, "Indemnified Parties") from and against any and all actual or alleged claims, actions and/or proceedings against the Indemnified Parties by third-parties that relate to or arise from any approval of the Project or any related approvals(including third parties), findings, and/or determinations, (ii) the approval of any permits (including any conditional use permits), variances, plot plans, design plans, maps, licenses, or amendments, (iii) any challenge to the reasonableness, legality or validity of any of the conditions set forth herein, and (iv) any other approvals or actions taken by the Indemnified Parties relating to the project (collectively, "Approvals"). The owner/applicant's indemnification obligation shall include, but shall not be limited to, any and all future third-party claims, actions, and/or proceedings against the Indemnified Parties (i) which seek to attack, set aside, void, or annul any of the Approvals; and/or (ii) which seek damages (including, without limitation, special and consequential damages and punitive damages).
20. The Indemnified Parties shall each have the absolute right to retain such legal counsel as they deem necessary and appropriate to defend against or otherwise address any Claims. While Indemnified Parties may, in its or their sole discretion, participate in the defense of any Claims, such participation shall not relieve Applicant of his, her, or its obligations under this condition. The owner/applicant shall reimburse each Indemnified Party for any and all reasonable attorneys' fees and costs incurred by the Indemnified Party as a result of any Claims. The owner/applicant shall reimburse each Indemnified Party for one hundred percent (100%) of the costs and expenditures incurred by the Indemnified Party relating to or arising from any of the Approvals, including all attorneys' fees, other legal fees (including costs and related expenses), and consultants' costs.

Traffic:

1. Vehicle stacking shall not hamper vehicle circulation on the subject site nor impede the public right-of-way. Prior to permit approval, the applicant shall provide a vehicle stacking analysis ensuring vehicles will not be staged in the public right-of-way.
2. Ingress and egress related to the site shall be directed to the east with no truck route vehicle trips allowed through the residential subdivisions to the west and any future residential neighborhoods to the north. No staff concerns.
3. The operator shall provide a final truck route to be approved by Staff which eliminates truck traffic through residential subdivisions to the west and the north. The truck route will be provided to all employees and posted at the business. The path will follow the preliminary submittal.

4. The site plan shall provide for additional signage (to be approved by the City) at ingress and egress points directing trucks to use eastbound access points to Lund Highway.
5. Future uses not contemplated with this approval, or unknown at this time shall be subject to the City's Iron County RPO Access Management Standards ordinance.

Air Quality:

1. Prior to permit issuance the site plan shall show a final circulation pattern for the storage and parking of the ~~ready mix_cement~~-trucks, fueling and other equipment. Access to these parking facilities and other locations requiring vehicle travel shall be designed to orient vehicles as far as reasonably possible from the westerly property line as approved by the City Engineer. No staff concerns.
2. All required parking per City Ordinance shall be asphalt or concrete and including drive access thereto, ~~shall be as shown on the site plan and approved by the City Engineer asphalt or concrete.~~
3. All surfaces which are required as part of the overall circulation pattern including routes associated with the connectivity of the batch plant and rail operations shall be finished with a ~~subbase- recycled asphalt or~~ and crushed aggregate base asphalt to mitigate dust related to on-site vehicle circulation. The final surface materials shall be approved by the City Engineer.
4. The operator must obtain and provide copies of all submittals and approvals from state and federal agencies as applicable to Cedar City prior to plant operations which include but are not limited to:
 - The submission of a fugitive dust mitigation plan to the Utah Department of Environmental Quality for review and approvals as applicable. Prior to the issuance of a business license and plant operations the applicant will obtain an inspection by the applicable state agency certifying that all mitigation measures required as part of the dust mitigation plan have been implemented. Results of the inspection shall be provided to Cedar City.
 - Compliance with the Federal Clean Air Act including but not limited to Title 40 Part 60. Prior to the issuance of a business license and plant operations the applicant will obtain an inspection certifying that all mitigation measures as required by the Clean Air Act have been implemented.
5. If any exemptions to air quality plans are sought by the applicant, and the State encourages review of a dust mitigation plan even with the exemption, the applicant shall submit the plan to the State for review and approval as applicable.

6. Haul trucks shall follow state code 72-7-409 Load on vehicles ~~use tarps or other suitable enclosures to mitigate dust.~~ No staff concerns.
7. The facility shall maintain dust control during all business hours and clean track out from paved surfaces and within the public right-of-way at the end of each workday. ~~Dust control after business hours shall be required to mitigate dust during wind events.~~ No staff comment.
8. Motorized vehicles will operate on surfaces designed to mitigate dust.
9. ~~The facility will install wheel shakers at ingress and egress points to the facility.~~ There shall be no vehicular access points from the facility to the public right-of-way from an unpaved surface.
10. If violations are found by the applicable state agency or Cedar City at anytime during operations which cannot be cured by changes to operations, repair of equipment or other means, the operator will revise the fugitive dust mitigation plan with additional mitigation strategies to be approved by the applicable state agency in consultation with Cedar City.
11. The use and transport of fly ash shall be within a completely enclosed system.
12. When wind speeds exceed 25 miles per hour as measured by an onsite anemometer the operator shall implement contingency measures including but not limited to pre-event and additional hourly ~~hourly~~ watering as needed, and the cessation in dust producing operations to the extent that is reasonably possible.
13. All aggregate materials stored on site shall be pre-washed prior to arrival on-site with stockpile heights limited to approximately ~~30~~ 15 feet.

The initial limitation on stockpile height was suggested to mitigate impacts to site lines and potential fugitive dust with the applicant previously indicating that stockpile height would be a maximum of 12-15 in height. See additional comments below regarding landscape screening.

14. If stockpiles or other unimproved areas of the site are determined to pose significant impacts related to dust at or beyond the property lines based on opacity measurements per state and federal law the applicant will install wind breaks to mitigate impacts. The applicant will provide opacity measurements at the request of the City.

Noise

1. The applicant shall provide the City a noise impact study prepared by a professional noise consultant qualified to perform such work demonstrating mitigation measures that will reduce noise associated with the proposed batch plant to accepted industry level

standards. The study will include conclusions in laymen's terms.

2. All mitigation measures will be incorporated into the plan prior to permit issuance and installed prior to plant operations.
3. Vehicles required to be equipped with back up alarms shall use white noise back-out alerters.

Water Quality

1. The applicant shall provide Cedar City with copies of all applicable documents required as part of State and Federal regulations pertaining to storm water and runoff. Documents shall include the reviewed and approved (as applicable) Storm Water Pollution Prevention Plan (SWPPP), a Spill Prevention Control and Countermeasure Plan (SPCC), Industrial Stormwater Discharge Permits, and Construction Storm Water Permits as applicable. The failure to list any required compliance documents and plans does not alleviate the applicant from compliance.
2. The site plan shall demonstrate all operations within the well protection zones including but not limited to truck parking, chemical storage and rail operations.
3. Prior to permit issuance the applicant shall formally contact the Monte Vista Community Water Company and Central Iron County Water Conservancy District) and obtain a copy of the current Drinking Water Source Protection Plans (DWSPP). The applicant shall provide information to well operators regarding the proposed development. The affected well owners need to be notified that this is a Potential Contamination Source that will need to be added to their inventory when they complete the next update of their Drinking Water Source Protection Plan (DWSPP). Both well owners will be given time to develop written comments and BMP's to protect drinking water sources. Required BMP's associated with the batch plant operations shall be installed by the applicant at the applicant's expense.
4. Chemical dust suppressants (if applicable) utilized for dust control measures shall be certified safe to use on site and not violate any requirements related to the well protection zone.
5. Prior to permit issuance the applicant will provide a detailed map including dimensions showing all the locations of Potential Contamination Sources including fuel and other chemicals. Fuels and chemical storage shall follow best management practices ~~BMP's if be located outside in-of~~ any source protection zones. No comments from staff.
6. All future sewer lines shall meet all source protection zone requirements.

7. The SWPP and SPCC plans shall demonstrate best management practices including the placement of physical barriers to prevent contaminants from reaching the stormwater detention ponds.
8. All chemical storage will be detailed on the site plan. Grading and containment mitigation shall be considered in approving chemical storage locations. The proposal will provide a complete set of civil plans prior to permit issuance. The grading plan shall demonstrate that contaminants will not be washed towards the existing detention ponds and protection zones.
9. The applicant shall provide a certification in writing by a professional qualified to make such certification, that based on their qualifications and expertise, and in review of the proposed operations and accompanying mitigation measures that the plant will have no impact to drinking water quality.

Lighting

1. A final photometric plan shall be submitted for approval prior to permit issuance. The plan shall take into consideration any additional lighting associated with the transfer of concrete materials from the rail terminal and any other activities associated with the batch plant. The final analysis shall certify that all lighting shall not create glare into the adjacent and planned residential neighborhoods. The final lighting plan shall certify that it meets dark sky principals as applicable.

Neighborhood Compatibility:

1. Final grading plans shall include sections showing the existing and proposed grades on each side of the fence lines at the west and north property lines. The sections shall demonstrate that the proposed fence height and proposed grades are high enough to shield a typical truck from adjacent residential property owners including impacts from headlights. If final grades and fencing are determined to be inadequate, additional screening methods shall be incorporated.
2. The applicant shall provide a detailed landscape plan prepared by a licensed landscape architect. The plan shall include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials. All required landscape areas shall be occupied by plant material or ground cover. Areas between living plants shall have mulch or decorative gravel. The plan shall also include one tree planted every thirty feet along the portion entirety of the west, ~~south and north~~ property lines. as shown in the site plan.

This suggestion from staff was included to buffer existing and future residential areas from the impacts of the proposed use. As noted in Planning Commission Staff Report, the Cedar City General Plan indicates in its description of the Business and Light Manufacturing that residential buffers are encouraged. More specifically, the General Plan indicates per Objective 05-6.2 that all commercial and industrial developments will provide adequate buffer and

screening treatments to protect the desirability and amenities of adjoining properties.

In addition, Section 26-XI-2.G.4-Industrial Zones Consideration "c" proposes the following question: Will landscaping add aesthetic acceptance to the proposed development?

At a minimum staff suggest that additional screening along the west side be provided to buffer the height of the proposed stockpiles in a similar fashion as shown on the site plan for the bath plant operations; and along the north side of the property as originally proposed.

3. Trees shall be selected by a landscape architect based on climate, local availability, and a rapid growth rate with the intent of achieving an immediate yearlong (evergreen) screening effect of the facility and its operations.
4. Along the west side, evergreen trees shall be a minimum of 10 feet tall with a 2" caliper at 4' above grade at the time of planting. Landscape shall be installed prior to plant operations or a bond provided if planning is not feasible due to winter conditions: No comments from staff.
5. ~~Along the north and south sides, the initial size at the time of planting may be reduced by 50 percent.~~ See staff comments above.
6. Landscape shall be maintained in a live and thriving condition with consideration for normal growth and watering. Dead or dying landscapes shall be replaced immediately. The topping of trees as a method of pruning shall be prohibited.
- 1.7. The color scheme of the batch plant shall be muted in nature (non-reflective) drawing on colors generally found in nature ~~with advertising prohibited on the batch plant structure.~~

Pertaining to Conditional Use Permits Section 26-XI-2.G- Industrial Zones Consideration "d" proposes the following question: Will proposed signs be inoffensive and unimposing and not create adverse effects on adjacent residential or commercial properties?

It should be noted that the maximum height of a free-standing sign per ordinance is 30 feet, and the maximum building height in commercial zones is 50 feet. There is a concern that signs on a structure will not meet the aforementioned consideration. In response to the applicant's comments staff suggests the following condition:

Signs located on the batch plant facility shall be limited to one corporate logo and shall not be utilized to advertise other businesses or entity. The sign shall meet the Cedar City Sign ordinance for individual building signs as determined by the square footage of one silo measured on one elevation or plane.

Site Plan

- ~~1. The site plan shows the proposed batch plant constructed over an existing Sanitary Sewer easement. The applicant shall demonstrate to the satisfaction of the City Engineer that access is achievable and can be maintained throughout the life of the operations of the plant for Cedar City personnel. If access cannot be demonstrated, the final location of the batch plant shall be relocated so as not to encumber the existing sewer easement, or the sanitary sewer shall be moved at the applicant/owner's expense to a location satisfactory to the city. Any change in the location shall be reviewed in light of the conditions of approval including but not limited to noise impacts.~~

The site plan has changed since this condition was suggested. Staff suggest the following: The final location of the batch plant and any other structures shall not be located on nor preclude access to any public utility easement as determined by the City Engineer.

- ~~2.1.~~ The applicant shall provide concrete or other implements around the stockpiles at a width satisfactory to the City Engineer to ensure stockpiles do not impede access to the sanitary sewer. Equipment that cannot readily be moved shall not be stored on any easement.
- ~~3.2.~~ The applicant shall provide a plan and profile for the master planned storm drain located along the south property line of the project. Improvements shall be installed as determined by the City Engineer if the city pays for it through impact fees and reimbursement.

Staff rejects this statement and recommends the following: The applicant shall provide a plan and profile for the master planned storm drain located along the south property line of the project. Improvements shall be installed as determined by the City Engineer with reimbursement per City Ordinance.

Additional Considerations:

1. The applicant shall install a 6' high sight obscuring fence along the south property line.
2. Vehicular crossings over the sewer easement shall be protected by hard concrete and asphalt should the depth of the sewer warrant additional protection from heavy vehicle traffic.

CEDAR CITY RESOLUTION NO. 26-0408-1

**A RESOLUTION OF THE CEDAR CITY COUNCIL APPROVING A CONDITIONAL
USE PERMIT FOR A CONCRETE BATCH PLANT AT APPROXIMATELY 3550
WEST 800 NORTH**

WHEREAS, the applicant intends to construct a concrete batch plant on a property located at approximately 3550 West 800 North, which is located in the I&M-1 zone; and

WHEREAS, a concrete batch plant may not be operated within the I&M-1 zone without a conditional use permit granted by the Cedar City Council; and

WHEREAS, the property at issue is located adjacent to properties used and zoned as residential making impacts of light, sound, dust, etc. of a more serious concern than if located further away from residential areas; and

WHEREAS, the Council finds that the concrete batch plant is an appropriate use on this property as long as specific conditions are established and met to mitigate the potential impact on neighboring residential properties.

NOW THEREFORE BE IT RESOLVED by the City Council of Cedar City, State of Utah, that Cedar City approves the conditional use permit for the concrete batch plant at approximately 3550 West 800 North attached as exhibit #1.

This resolution was passed and approved by a majority vote of the Cedar City Council on the 8th day of April, 2026.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of April, 2026.

STEVE NELSON
MAYOR

[SEAL]
ATTEST:

RENON SAVAGE
RECORDER

Exhibit #1

Cedar City Resolution 26-0308-1

#3

CEDAR CITY RESOLUTION NO. 26-0408

A RESOLUTION OF THE CEDAR CITY COUNCIL RELATED TO THE CEDAR CITY REGIONAL WASTEWATER TREATMENT FACILITY PLANNING PROGRAM.

WHEREAS, Cedar City owns and operates the Cedar City Regional Wastewater Treatment Facility; and

WHEREAS, Cedar City operates its wastewater treatment facility pursuant to permits issued by the State of Utah Water Quality Board; and

WHEREAS, as a condition of maintaining its permits through the State of Utah Water Quality Board, Cedar City is required from time to time to prepare, adopt, and submit a wastewater planning program report; and

WHEREAS, Cedar City is also required to take actions identified in the report and necessary to keep its permits through the Water Quality Board.

NOW THEREFORE BE IT RESOLVED by the City Council of Cedar City, State of Utah, that Cedar City has prepared the attached and incorporated municipal wastewater planning program report, see exhibit #1.

NOW THEREFORE BE IT RESOLVED by the City Council of Cedar City, State of Utah, that Cedar City has taken all appropriate actions necessary to maintain effluent requirements issued by the Division of Water Quality.

This resolution was passed and approved by a majority vote of the Cedar City Council on the 8th day of April, 2026.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of April, 2026.

STEVE NELSON
MAYOR

[SEAL]

ATTEST:

RENON SAVAGE
RECORDER

Exhibit #1

Cedar City Resolution 26-0408

Cedar City Regional Wastewater Treatment Facility 2025

Serving Cedar City, Enoch and 997 homes in Iron County

Employees	Wastewater Operators	6
	Laboratory Director	1
	Pretreatment Program	3

We had 0 bypasses or overflows

We had 0 exceedances of our Utah Pollution Discharge Elimination System Permit (UPDES)

Average Influent Flow 3.24 MGD-(Current Capacity 4.8MGD) 67% of Capacity

Average daily BOD loading Influent 300mg/L Effluent 11 mg/L 67% of capacity

Average TSS Loading Influent 284mg/L Effluent 8.5 mg/L 70% of Capacity

Average effluent TiN 3.5mg/L

We produced 1148 metric tons of biosolids up from 991 in 2024

Pretreatment Program inspected and monitored

293 Restaurants and food trucks

20 permitted commercial businesses

51 Slug Control Plans

27 Dental facilities

23 Septage dump stations at RV parks and service stations

157 Vehicle maintenance, repair and car wash businesses

271 non-permitted commercial/industrial users

EPA Risk Management Plan Audit – No findings, 7 areas of improvement

Utah Division of Water Quality annual audit – No findings

Utah Stormwater audit- No findings – Exempted from permit

2025 CCRWTF Pretreatment Program Summary Council:

Permitted Commercial - Industrial Users (CIU, SIU and IU's) Categorical Applicability - Placement:		
Category:	Description:	Total #:
CIU:	Categorical Industrial Users, (CIU's) = Categorical Applicability:	7
SIU:	Significant Industrial User (SIU's) = CIU's + SIU's:	19
IU:	Industrial Users, (IU's):	1
CIU, SIU, IU:	CIU, SIU, IU TO BE PERMITTED:	0
CIU, SIU, IU:	Permit Terminated, (Facility Shutdown):	1

Total Currently Permitted and to be Permitted (Commercial, Industrial) Users:		
Category:	Description:	Total #:
CIU, SIU and IU:	Active Commercial and Industrial Regulatory Permits:	20
Inspections/Sampling:	The Program is required to complete on-going and sufficient inspections and sampling at all Permitted Users:	Each Permitted User is inspected/sampled one (1) to two (2) times per calendar year – often more than four (4) times.
New Source Inspections & C of O:	The Program is required to complete sufficient inspections and/or C of O inspection - completion during and upon completion of construction of all new source businesses:	Each forthcoming Permitted User shall be inspected as needed to determine compliance. C of O completion signature.

Spill and Slug Control Plans (SSCPs) - Cedar City, Enoch and Iron County:		
	CIU's [PERMITTED]:	7
	SIU's + CIU's [PERMITTED]:	19
	IU's [PERMITTED]:	1
	SIU's + CIU's [TO BE PERMITTED]:	0
	Commercial Car Washes:	10
	Commercial/Industrial/Institution/Fleet Services/ Govt. Facilities etc.:	14
	TOTAL:	51
SSCP Reevaluations:	The Program is required to complete SSCP Reevaluations one (1) time every two (2) years and/or when determined necessary due to changed conditions at facility and/or required SSCP per State. This may include multiple site inspections and administrative meetings.	

Non-Permitted, (Commercial, Industrial Users) Cedar City, Enoch City and Iron County – Inspections, (Sewer and Septic) Program Regulatory Oversight:		
	Cedar City:	194
	Enoch City:	45
	Iron County:	32
	TOTAL:	271
Inspections/Sampling:	The Program is required to complete on-going and sufficient inspections at all Non-Permitted Users:	Each Non-Permitted User is inspected annually and/or as needed per IWS.

Food Service Establishments [FSE]: Cedar City, Enoch City and Iron County:		
Category:	Description:	Total #:
Trap - BMP Only:	No In-Ground Sand, Oil and Grease Interceptor (IGSOGI) installed. Facilities with Grease Trap and/or required to comply with Specific and/or General Pretreatment Program BMPs.	79
Primary FSE:	Brick and Mortar commercial kitchen of which the primary function of facility is to provide food preparation and/or drinks or food processing for public consumption. These locations have In-Ground Sand, Oil and Grease Interceptors (IGSOGI).	126
Secondary FSE:	Commercial kitchen of which provides food as a secondary function to operations, (hospital cafeteria, school cafeteria, employee cafeteria, hotel/motel, culinary education, gas station, grocery store, special event center, catering, nursing homes, military installation, prisons). These locations have In-Ground Sand, Oil and Grease Interceptors (IGSOGI).	52
Mobile Food:	Mobile food services include the use of trucks, trailers and/or kiosks which prepare/provide food and/or drinks for public consumption. May have installed Grease Traps, Graywater Storage Tanks and/or Commissary Agreements (with area Brick and Mortar Food Services). These businesses may be operating through reciprocal state laws.	36
	TOTAL:	293

2025 CCRWTF Pretreatment Program Summary Council:

Inspections/Sampling:	The Program is required to complete sufficient inspections and sampling at all FSEs notwithstanding Mobile Food Trucks/Trailers to ensure pollution control devices are maintained, cleaned, serviced and not discharging in excess of the pollutant Oil and Grease Local Limitation of 100.0 mg/L.	Each FSE is inspected/sampled four (4) times per calendar year
New Installed IGSOGI's:	In-ground Sand/Oil and/or Grease Interceptors which have been required and installed at businesses during a calendar year.	Four (4) to ten (10) per year.
New Source Inspections & C of O:	The Program is required to complete sufficient inspections and/or C of O inspection during and upon completion of construction of all new source businesses:	Each Non-Permitted User is inspected per IWS.

Area Dentists: Cedar City, Enoch City and Iron County:		
Category:	Description:	Total #:
Amalgam Separator Installed:	Dental practice extracts and disposes of amalgam in frequencies requiring separator.	17
No Amalgam Separator:	Exempted practices (dental labs, orthodontics, or as self-identified in questionnaire):	10
New Source Inspections & C of O:	The Program is required to complete sufficient inspections, administrative meetings and/or C of O inspection - completion during and upon completion of construction of all new source Dental Practices:	Each Non-Permitted Dental Practice is inspected per IWS.
TOTAL:		27

Vehicle/Equipment Maintenance and/or Wash Facilities: Cedar City, Enoch City and Iron County:		
Category:	Description:	Total #:
Vehicle Maintenance/Repair:	Facilities of which repair and/or maintain, automobiles, semi-trucks/trailers, aircraft, ATV's, golf carts or equipment. This includes tire shops, lube shops, repair shops, auto sales, fleet services, equipment rental, tech schools, towing, salvage etc.	115
Vehicle/Equipment/Craft Washing:	Automated and/or self-service vehicle, manual, craft and/or equipment washing.	11
Commercial Car Washes	Commercial Business Wash-Bay	16
Industrial/Institution/Fleet Services/ Govt. Facilities:	Industrial/Institutional Business Wash-Bay	15
TOTAL:		157

RV Dumps: Cedar City, Enoch and Iron County:	
Campgrounds/RV Parks and Service Stations with RV Dump Access:	23
TOTAL:	23

- Per Federal Requirements, Program has Regulatory Authority within Cedar City, Enoch City and surrounding Iron County,
 - Program is an approval signature for all Cedar, Enoch City and Iron County Business Licenses and Building Permits,
- Per Federal Requirements, Program completes annual Industrial Waste Surveys within Cedar City, Enoch City and Iron County,
 - Per Federal Requirements, Program inspects, audits identified Non-Permitted users annual and/or as needed.
- Program currently has [20] active Environmental Permits within Cedar City and Enoch City,
 - Each Permit is active for two (2) year cycle,
 - Per Federal Requirements, Program inspects, audits each Permittee a minimum of [1] time annually and samples each a minimum [1] time annually. Depending on regulatory status, these numbers may substantially increase/change,
- Program currently has [51] active Regulatory Spill and Slug Control Plans (SSCPs),
 - Each Spill and Slug Control Plan is active for a two (2) year cycle and is re-evaluated,
- Program inspects, samples [293] Food Service Establishments each quarter,
- Per the Federal Dental Amalgam Requirement, Program has achieved compliance with [27] Dental Practices,
- Program inspects, samples [157] Vehicle Washing, Maintenance/Repair businesses each quarter.

Wastewater Collections Serving Cedar City & Iron County

- *There were 0 sanitary sewer backup overflows for 2025
- *Maintained over 275 miles of sewer line and over 4150 manholes
- *57 miles of sewer lines were cleaned
- *51.5 miles of sewer lines were videoed
- *17 sewer line repair projects were completed for a total of 2,403 ft of new sewer line which was replaced along with 4 new manhole replacements
- *Maintained and operated 4 Active Sewer Lift Stations
- *659 new residential sewer connections (Cedar City & Iron County)
- *37 new commercial connections
- *696 new people served
- *9898 effective residential connections (Cedar City & Iron County)
- *1924 commercial connections (Cedar City & Iron County)
- *11,822 Total Sewer Connections

[EXTERNAL]: Thanks for filling out this form: [Full MWPP Survey - 2026](#)

From Forms Response Receipts <forms-receipts-noreply@google.com>

Date Fri 20-Mar-26 12:57

To Jeff Lennert <ljeff@cedarcityut.gov>

Google Forms

Thanks for filling out this form: [Full MWPP Survey - 2026](#)

You're receiving this email because you filled out the following form using your email address. **This form is owned by State of Utah.** Make sure you recognize and trust this form before copying or clicking on any links. If it looks suspicious, [report it](#).

Here's what was received.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

Email *

ljeff@cedarcityut.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions page](#)

What is the name of the Facility? *

Cedar City Regional Wastewater Treatment Facility

What is the Name of the person responsible for this organization?

*

Jeff Lennert

What is the Title of the person responsible for this organization? *

Wastewater Treatment Superintendent

What is the Email Address for the person responsible for this organization? *

ljeff@cedarcityut.gov

What is the Phone number for the person responsible for this organization? *

435-867-9427

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

7218 N 2300 W Cedar City Utah 84721

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

Yes

No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Terri Marsh

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

No

Are Debt Service Reserve Fund requirements being met?

Yes

No

Where are sewer revenues maintained?

- General Fund
- Combined Utilities Fund
- Other

What was the average MONTHLY User Charge for 2025?

\$23.00

Do you have a water and/or sewer customer assistance program (CAP)?

- Yes
- No

Are property taxes or other assessments applied to the sewer systems?

- Yes
- No

What is the yearly amount of revenue that you receive from these taxes?

N/A

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

- Yes
- No

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

Yes

No

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

Yes

No

Has a repair and replacement sinking fund been established for the sewer system?

Yes

No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

Yes

No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

Yes

No

Have you completed a rate study within the last five years?

Yes

No

Do you charge Impact fees?

Yes

No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

Avg \$6,485

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

No

Do you maintain a Plan of Operations?

Yes

No

Have you updated your Capital Facility Plan within the last five years?

Yes

No

In what year was the Capital Facility Plan last updated?

2025

Do you use an Asset Management system for your sewer systems?

Yes

No

Do you know the total replacement cost of your total sewer system capital assets?

Yes

No

Replacement Cost =

\$40,000,000.

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

4.6%

Describe the Asset Management System. Check all that apply:

Spreadsheet

GPS

Accounting Software

Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

\$35,700,000

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

\$45,400,000

Cost of projected capital improvements - Please enter a valid numerical value - 2025?

\$4,200,000

Cost of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

\$500,000

Cost of projected capital improvements - Please enter a valid numerical value - 2031 through 2035?

\$500,000

Cost of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

\$500,000

Cost of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

\$500,000

Purpose of Capital Improvements - 2025? Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- Replace/Restore
- New Technology

Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

True

False

Do you have a collection system? *

Yes

No

Collection System

Including piping and lift stations.

This form is completed by [name?]

The person completing this form may receive Continuing Education Units (CEUs).

Randy Clove

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

36"

What is the average depth of the collection system?

Please enter the depth in feet.

10'

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

275 miles

How many lift/pump stations are there in the collection system?

4

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

1186 gpm

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1945

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1996

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

0

How many Class 2 SSOs were there in Calendar year 2025?

0

Please indicate what caused the SSO(s) in the previous 2 questions.

N/A

Please specify whether the SSOs were caused by contract or tributary community, etc.

N/A

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

What is the number of new commercial/industrial connections in 2025?

16

What is the number of new residential sewer connections added in 2025?

273

How many equivalent residential connections are served?

10,509

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

5

What is the approximate population served?

46,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Randy Clove, Grade 4

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Lawrance Rember, Grade 4, Skyler Rember, Grade 4

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Kysen Benson, Grade 2, Derek Vanhatten, Grade 1

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

No

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No

Do you have a written emergency response plan for sewer systems?

Yes

No

Do you have a written safety plan for sewer systems?

Yes

No

Is the entire collections system TV inspected at least every 5 years?

Yes

No

Is at least 85% of the collections system mapped in GIS?

Yes

No

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Has the SSMP been adopted by the permittees governing body at a public meeting?

Yes

No

Has the completed SSMP been public noticed?

Yes

No

USMP Public Notice Date

Date of public notice?

MM DD YYYY

03 / 27 / 2024

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Yes

No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

None

During 2025, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

N/A

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

No

Does the collection system have more than 2,000 connections?

Yes

No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

Yes

No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Well maintained and in good working order

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Continue to budget for and replace old lines and sewer access points that are listed and prioritized for replacement

What sewerage system problems, other than plugging, have you had over the last year?

Root intrusion and grease accumulation

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100%

Partially

Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

- Yes
- No

Do you have any additional comments?

None

To the best of my knowledge, the Collections System section is completed and accurate

- True
- False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

- Mechanical Plant
- Discharging Lagoon
- Non-Discharging Lagoon
- No Treatment of Wastewater
- Collections (go back to Collections)

Mechanical Plant

Form completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Jeff Lennert

Part I: INFLUENT INFORMATION

Please answer the following questions regarding INFLUENT INFORMATION.

What is the design basis or rated capacity for average daily flow in MGD?

4.8 MGD

What is the design basis or rated capacity for average daily BOD loading in lb/day?

11,770

What is the design basis or rated capacity for average daily TSS loading in lb/day?

10,970

What was the 2025 average daily flow in MGD?

3.24 MGD

What was the 2025 average daily loading for BOD in lb/day?

8,106

What was the 2025 average daily loading for TSS in lb/day?

7,674

What is the percent of capacity used by the 2025 average daily flow?

67.5%

What is the percent of capacity used by the 2025 average daily BOD load?

69%

What is the percent of capacity used by the 2025 average daily TSS?

70%

Part II: EFFLUENT INFORMATION

Please answer the following questions regarding EFFLUENT INFORMATION.

How many Notices of Violations (NOVs) did you receive for this facility in 2025?

0

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

0

Part III: FACILITY AGE

Please answer the following questions regarding FACILITY AGE.

In what year was your HEADWORKS evaluated?

2023

In what year was your HEADWORKS most recently constructed, upgraded, or renewed?

2018

What is the age of your HEADWORKS?

30

In what year was your PRIMARY TREATMENT evaluated?

2023

In what year was your PRIMARY TREATMENT constructed, upgraded or renewed?

1996

What is the age of your PRIMARY TREATMENT?

30

In what year was your SECONDARY TREATMENT evaluated?

2023

In what year was your SECONDARY TREATMENT constructed, upgraded or renewed?

2015

What is the age of your SECONDARY TREATMENT?

10

In what year was your TERTIARY TREATMENT evaluated?

2023

In what year was your TERTIARY TREATMENT constructed, upgraded or renewed?

2026

What is the age of your TERTIARY TREATMENT?

0

In what year was your DISINFECTION evaluated?

2023

In what year was your DISINFECTION constructed, upgraded or renewed?

2022

What is the age of your DISINFECTION?

30

In what year was your SOLIDS HANDLING evaluated?

2023

In what year was your SOLIDS HANDLING constructed, upgraded or renewed?

2015

What is the age of your SOLIDS HANDLING?

10

In what year was your LAND APPLICATION/DISPOSAL evaluated?

2023

In what year was your LAND APPLICATION/DISPOSAL constructed, upgraded or renewed?

1996

What is the age of your LAND APPLICATION/DISPOSAL?

Part IV: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

Part V: BIOSOLIDS HANDLING

Please answer the following questions regarding BIOSOLIDS HANDLING.

Biosolids disposal (check all that apply)

- Landfill
- Land Application
- Give Away/Other Distribution

Part VI: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Number of new commercial/industrial connections in the last year?

17

Number of new residential sewer connectins added in the last year?

331

Equivalent residential connections served?

10,509

Part VII: OPERATOR CERTIFICATION

How many treatment system operators do you employ?

6

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Treatment System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Jeff Lennert, III

Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

John Glass, IV

Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Jordan Jolley II, Brian Lafferty I, Jaden Benson I, Hunter Gahley (new hire)

Is/are your DRC operator(s) currently certified at the appropriate grade for this facility?

- Yes
- No

Part VIII: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a written preventative maintenance program for your treatment system?

- Yes
- No

Have you updated the treatment system operations and maintenance manual within the past 5 years?

- Yes
- No

Please identify (below) the types of treatment equipment and processes installed at your facility.

Indicate as many as you need.

- Screens
- Grit Removal
- Primary Clarifier
- Imhoff Tanks
- Fixed Film Reactor

- Activated Sludge
- Aerobic Suspended Growth Variations
- Anaerobic Suspended Growth Variations
- Physical-Chemical Systems for Organic Removal w/o Secondary Treatment
- Physical-Chemical Systems for Organic Removal Following Secondary Treatment
- Membrane Filtration
- Suspended-Growth Nitrification and Denitrification
- Air Stripping
- Phosphorus Removal - Chemical
- Phosphorus Removal - Biological
- Ion Exchange
- Reverse Osmosis
- Media Filtration
- Dissolved Air Flotation
- Micro Screens
- Chlorine Disinfection
- UV Disinfection
- Effluent Use/Reuse

To the best of my knowledge, the Mechanical Plant section is completed and accurate.

- True
- False

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- True
- False

Has this been adopted by the City Council or District Board? *

- yes
- No

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

MM DD YYYY
04 / 01 / 2026

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

[Create your own Google Form](#)

Does this form look suspicious? [Report](#)

**CEDAR CITY
CITY COUNCIL AGENDA ITEM 4
STAFF INFORMATION SHEET**

To: Mayor and City Council

From: Shane Johnson

Council Meeting Date: April 1, 2026

Subject: **Consider bids for the 4500 West Manhole Rehabilitation Project.**

Discussion: The 4500 West Manhole Rehabilitation Project involves the spray coating of up to 112 manholes on the 4500 W sewer outfall line for the purpose of corrosion protection.

Specialty contractors and suppliers were notified of this project via email, newspaper advertisement, and on the City's website. The bid documents were requested by 9 contractors, 3 material suppliers, and 1 plan room. Cedar City received four (4) bids for the project.

The following table shows a summary of the bids that were received.

Bid Summary			
Contractor	Base Bid Total (50 Manholes)	Alt Bid Total (62 Manholes)	Combined Total
Advanced Lining LLC	\$273,590.00	\$334,774.00	\$608,364.00
Skyline Creations, Inc	\$312,892.00	\$349,984.00	\$662,876.00
Cardinal Infrastructure Services LLC	\$317,789.20	\$390,234.00	\$708,023.20
Integrity Inspection Solutions Inc.	\$411,475.00	\$475,944.60	\$887,419.60

If the bid is awarded it would be on the condition that the Contractor provides the required executed bonding, insurance documents, immigration status verification, and that the Mayor be authorized to sign the agreement with the Contractor.

The following table provides a summary of the proposed budget for this project:

**Project Funding
Sewer Line Rehabilitation Projects
(Account #52-55-731)**

	<u>Funding</u>	<u>Expenses</u>	<u>Balance</u>
<u>Funding – acct #52-55-731</u>			
Sewer Line Rehab. Projects (carryover)	\$375,664		
Sewer Line Rehab. Projects (new)	\$500,000		
<u>Expenses –</u>			
Construction Contract		(\$608,364)	
Materials Testing/Inspection		(\$5,000)	
200 S. Sewer Repair		(\$181,409)	
Contingency/Miscellaneous		(\$20,000)	
Totals -	\$875,664	(\$814,773)	\$60,891

Please consider whether to approve the bid for the 4500 West Manhole Rehabilitation project. Thank you for your consideration.