

COUNCIL WORK MINUTES

APRIL 1, 2026

The City Council held a meeting on Wednesday, April 1, 2026, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Steve Nelson; Councilmembers: Robert Cox; Waldo D. Galan; Phil E. Schmidt; Carter Wilkey.

EXCUSED: Councilmember R. Scott Phillips; Finance Director Terri Marsh.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Police Chief Darin Adams; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Wastewater Plant Superintendent Jeff Lennert; Collections Superintendent Randy Clove; Planner Don Boudreau.

OTHERS PRESENT: Scotty Harville, Joe Sandberg, Ann Clark, Jason Spencer, Tom Jett, Bob Platt, Greg Flint.

CALL TO ORDER: Ben Persha of the Newman Club gave the invocation; the pledge was led by Paul Bittmenn.

AGENDA ORDER APPROVAL: Councilmember Cox moved to approve the agenda order; second by Councilmember Wilkey; vote unanimous.

PUBLIC HEARING TO CONSIDER AN ORDINANCE VACATING A PUBLIC UTILITY EASEMENT AT APPROXIMATELY 165 SOUTH 1600 WEST. PLATT & PLATT/RANDALL MCUNE: Bob Platt, Platt & Platt – we are making two lots out of four. The minor subdivision has a public utility easement, but there are no utilities there. The mylar will be signed by all of the utility companies. We are requesting vacating the public utility easement from the rear lot line to 10 feet from the road, there are public utilities in that area.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.

Councilmember Wilkey moved to put this item on the action agenda; seconded by Councilmember Cox; vote unanimous.

PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT FOR A CONCRETE BATCH PLANT AT APPROXIMATELY 3527 WEST 600 NORTH. SUNCORE/DON BOUDREAU: Councilmember Schmidt excused himself for this item and went to the audience.

Don – we don't do to many conditional use permits (CUP's). Exhibit "A" was reviewed. We look for ways to mitigate the negative. The general consideration is for a batch plant. We have concerns about the trucks not going through the neighborhood to the west and north. We asked them to get out onto Lund Highway. **Cox** – did you factor in the trees that are already there? **Don** – no. **Cox** – that is a natural buffer. **Wilkey** – this is fairly close to the

runway, is the tower ok? **Don** – the applicant will answer that; they will have to clear that with the FAA. **Wilkey** – question #1. What does this do for our community? **Cox** – there is less infill traffic, you are right off Hwy-56. **Don** – in totality, a CUP is under state code a permitted use. That is why the conditions are key; we need to strive to mitigate the impact. **Randall** – State law is clear, a CUP you hope it passes, find reasonable items to reduce the impact. You start by wanting to approve it. **Wilkey** – I am taking too much from my days on Board of Adjustments and thinking everything has to be met or it is denied. **Randall** – if you are getting specific, and you grant this, show why the location is a good one, it would be the same reason they are moving there. It's an industrial area and next to the rail line. We as staff are ecstatic about expanding. This is a benefit for the city. We are more mitigating the neighborhood impact. **Cox** – the neighborhood wanted industrial over residential. They are aware of the risk. **Randall** - I was told that this was the likely plan when this zone was changed, and I told the neighbors that this may happen and they still wanted the change. **Galan** – air quality, noise, water and lighting. I'm not too worried about that, but I would like them to define those four areas and what they are doing to make it reasonably acceptable. Do you have a confidence level of those four things? **Don** – in the staff report, traffic we feel confident. My biggest concern without the study would be the noise. **Galan** – you feel everything else is taken care of? **Don** – the uses yes, but the vegetation is important for esthetics, if you hear the noise, but can see trees it is better. Everything else they have done. **Kent** – as we worked with Suncore, in the beginning our ideas were far apart, but we have worked through this and address the major issues.

Greg Flint, Clyde Company representing Suncore – Ray Nelson and Jeremy are the local operators and they are here also. See Exhibit “B”. We will not have a crusher on site, that will happen at our other location, and it will be clean washed material that is hauled in, that will help mitigate the dust. We chose the location because it is close to the train tracks, it is a closed system that reduces exposure to the air. This will be a drive through, and it is a wet mix which also reduces the dust. We follow the state regulations for dust; the plan has already been submitted to the State. The haul route will go to the east. Regarding the height, we have submitted to the FAA and they told us we could be up to 150 feet and we are under that, we are 104 feet. With the noise we hired MD Acoustics to monitor the noise, they set a meter for 24 hours, they went to the Hurricane Plant and the Ogden Plant that is mostly enclosed. They measured the L90 at 50 and the L10 at 65 at night. They looked at the worst conditions and compared them to the standard codes in Utah. We have turned the plant a little and moved 90-100 feet to the east. We also enclosed the plant which incases a lot of the sound inside the building. The dust collector makes some noise; we have it on the east side of the building to buffer the noise. We moved the staging of the trucks to the east side to move the sound away from the community. **Galan** – what will you bring in on the rail? **Greg** - Cement and fly ash, they are in silos and drop in the rail car and piped to the batch plant. **Galan** – is the rail noise included in the study? **Paul** – we already allow the rail; it is already there. **Greg** - We are under the numbers with the L90 and right at the numbers with the L10. **Mayor** – the new study says no trees are necessary. **Greg** – the site is 2000 lineal feet from the site to the new road. I had the engineers draw the line of site to the houses and then we put the trees along that line of site. There will be an 8' block fence along 3700 West. Water, we will have our own onsite pond, anything onsite will go to the pond. **Paul** – is it an evaporative pond? **Greg** – yes. We show on the map the outer limits of the water zones. In Zone 4 you do best management practices, an above ground storage tank with a secondary tank to catch anything that spills. **Wilkey** – is the water for this project, does it come off the

Lund Highway line? **Kent** – yes. **Wilkey** – we already have low water fire flow. How much water do we go through a day? This is our problem, not yours. **Ray Nelson**, area manager for concrete. It doesn't take a lot of water, 300 gallons for 10 yards. We do use water to wash down with, and that is why we have the collection ponds. **Wilkey** – what is the estimated timeline to have the plant up and running? **Ray** – I plan to retire next year, and I don't think I will see a rock go through it. **Wilkey** – I worry about the fire flow and now we add a heavy water user to the area. **Phil Schmidt** – I own the property. I want to clarify the water question. In front of this property on Lund Hwy, we had a fire flow, and we just had a fire flow test. We have 8,000 gallons per minute; fire flow is about 1,500 gallons a minute. We could solve this problem in 30 days if you wanted to. All you need to do is put a bypass line around the vault that is in front of Wheeler's. That depends on what the city wants to do. I don't see a water problem here. As you go further down with the head loss and the water pressure, yes, you get less and less water. There are two lines that loop. The additional water could be solved in 30 days. **Wilkey** – I live at the end of that water line, it makes me wonder. **Galan** – would you agree that it is an existing problem that we have. Anything we develop puts pressure on an existing problem. With the evaporative ponds, will you clean and take out the sludge to the pit at your other location? **Greg** – yes. If we do anything in area 4 zone, we will make sure it protects the water. **Galan** – any issues you have seen with the project as detailed now? **Kent** – from what I know with the source protection, this complies. **Wilkey** – do these types of ponds attract birds? **Ray** - no. **Paul** - Councilman Phillips would like to know about trees on the north to shield future residential. **Greg** – as part of Phase 1 which is the batch plant, no. In the future there would be possibly the shop and office and then we would look at trees on the north side. **Galan** – can you go through the specifics on lighting. You will put signage on one of the silos. **Greg** – we hired a consultant to do a study, we have lights shining down for the trucks to go through, the lights are 30' high and facing down the photometric it did not go to the property line, that was at 100 feet. Signage, we like to put our logo on the silo, it will meet City Ordinance. **Cox** – how many new jobs will this create? **Ray** – right now we have 23 drivers, and we could within a year be 35-36 drivers at this location, plus dispatchers and loader operators. **Galan** – thinking zero today, how many new jobs? **Ray** – 15-25 new jobs. If you have ever been at a plant the trucks don't idle, the back of the truck is facing east and that is where the noise is generated. The stockpiles the loaders will be on the other side of that which helps with noise. **Mayor** – queuing, I feel like we are asking that a lot. **Greg** – we laid out how many trucks would fit on the site and they will all stay on site; they won't back up on the road. **Mayor** – if we ask for studies it adds cost. We just put in ordinance that we will have no queuing on the street. **Galan** – a question I asked on site, when you get to Hwy 56 and go left or right, you have the rail in that intersection, if you have trucks back up to make a left hand turn it may make it a little tight. **Mayor** – I was thinking on the property, not as they are driving. **Wilkey** - how long does it take to fill a truck? **Greg** – about 2 minutes. **Galan** – this won't be the only industrial project in the area, so in the future the road will have to be addressed. **Wilkey** – how long is a CUP? **Randall** – forever. If follows the land. It won't go away unless it is not used for the approved purpose for over a year. Anything to expand the impact of neighboring property they would have to come back. **Cox** – did they meet all the concerns? **Galan** – now that you have seen the noise data, please address that. **Don** – looking through the noise study, in summary the project ambient would increase up to 15 DBA, they fall below the daytime guidelines and the nighttime DBA L-90. I don't know enough about it, it is above my pay grade. We do have the noise consultant online, if she could explain it and give her opinion if it meets industry standard. **Claire Pincock**, acoustic consultant, this is all I do environmental noise. My office

is in Provo. We took references in Ogden and modeled it for this plant to get the numbers. I compared it to the most common code in Utah. L90 is the noise level you would see exceeded for 90% of the time, L10 is shorter, it is exceeded 10% of the time such as a backup beeper. Looking at that they meet the daytime levels for short and long term. For nighttime we are good with short time, long time is 2 decibels above, which is not very much. When we started it was in the 60's. They are still working with me on what they can do. Two decibel difference is not noticeable – in comparison this is the most common one repeated in the state. **Mayor** – does the model include any trees? **Claire** – no, trees have to be very dense, when it comes to noise, trees make the most difference psychologically. **Wilkey** – the city wants it to be what? **Claire** – 65 for the L10 and 50 for the L90. **Wilkey** – isn't the current ambient sound already higher than that most of the time. With Hwy-56 and the Airport. I just googled, and a dishwasher is like 45 to 50 decibels, so we are not talking a lot of sound. **Claire** – at 3 am right now the L90 is about 40 and later in the busier hours you go above the 55. **Wilkey** – then how can we ask them to lower the ambient. **Claire** – generally you want to meet or be below the ambient. 4 a.m. it will be a little nosier. **Cox** – does our code require trees for noise or is that something we are asking them to do? **Don** – trees are trying to make two incompatible uses more compatible. In the ordinance the CUP asks will landscape help, it is a consideration. **Cox** – won't the block wall help? Are we asking for something we can't support. **Galan** – I had a boss that once told me when you are trying to sell something and they nod in the affirmative you move on. **Cox** – if they don't have to, then why. **Don** – I think it is important and I think the ordinance supports it. We have a compromise, and at the next meeting staff will want directions on the conditions. **Claire**, when we first got on the noise, I picked the EPA average, this study is more looking at what other cities require not the EPA study. **Claire** – we went off the city, so we went to what we think is a better recommendation. **Wilkey** – when it comes to CUP's and comparisons to other government bodies. For other government bodies they pick the condition. Can we add the condition of trees for the CUP? **Randall** – you can add whatever you can state will mitigate any potential harms of what they are doing to the neighboring communities. If you think the trees will block the tower. The goal is mitigation not elimination. **Phillips** is in favor of trees on the north side. Don't just add things because you can. **Cox** – that is why I ask, it needs to be reasonable, if they can go without the expense of trees don't make them do it. **Randall** – the triangle they gave us would be reasonable; we may be able to ask for more if they can't keep the lights below the 8' fence. On the north, the property is not yet developed. Would it cause a decrease in property value to the north, I haven't seen that. **Wilkey** – it was more a general question if we can ask for more. Staff have done the heavy lifting and then we add it to you. The closest thing we have to be an expert is Don; he has done a lot of research. Most of where we were was down to inches. **Galan** – we have funneled ourselves to an acceptable compromise from a business and staff perspective. **Mayor** – a few redlines in the packet that we will have to decide on as a council. **Randall** – what Don has put in your packet is what I would use in court if we ever got there. I am hoping you will, by next week, look and see where you want the red lines to go. **Greg** – we have gone back and forth and I think there are only two, the trees and there is stuff about the off-site storm drain, that is more in a site plan than the CUP. **Kent** – the master plan storm line along the north side, that is for a site plan, and we will deal with it then. **Randall** – the CUP cannot give them permission to violate our ordinance otherwise.

Mayor Nelson opened the public hearing. **Tom Jett** – in Planning Commission we hashed this for about 1.5 hours, and we agreed that their concept was a fair. The hearing closed.

Councilmember Wilkey moved to put this item on the action agenda; seconded by Councilmember Galan; vote unanimous.

Phil Schmidt returned to his council seat.

CONSIDER A RESOLUTION APPROVING THE MUNICIPAL WASTEWATER PLANNING PROGRAM (MWPP). JEFF LENNERT:

Jeff Lennert, Wastewater Plant Superintendent – the Municipal Wastewater Planning Program (MWPP) is mandated by the State and has to be done every year. The purpose is to assist owners of municipal sewer collection systems and wastewater treatment works in evaluating the technical, operational and financial conditions and future requirements for these facilities. Randy and I will give a brief overview. See Exhibit “C”. **Paul** – you said we were at 67% of capacity. At what percentage do we need to start designing the next addition? **Jeff** - there is no set guideline in state code, I called our permit writer, and he contacted the State Engineer who said the State would like us to look at upgrading at 70%. **Wilkey** – that is based off the average number of 3.24, what about our peaks? **Jeff** – we are working off the constant flow which is the 4.8. Our peaks can go to 6.2, but we only go off averages. The 3 numbers are the key ones that are going to tell you that we are getting close. The BOD, the loading average is 300 milligrams a liter, effluent 11 milligrams a liter. We are at 67% of BOD capacity. Our total suspended solids, our influent average is 284 milligrams a liter. Our effluent going out is 8.5 milligrams a liter, and these are good numbers going out. We are at 70% of design capacity for TSS loading. The number of times this year that we have had BOD samples of water coming in that we have done in our lab were 435, last week 500 milligrams a liter. We can’t treat that water if it continues to be that strong. If you look at the industry, it give you 70-90 percent, if you are building a lot of new homes and businesses coming in you need to look a lot sooner. When we get that high it is hard for us to keep in balance. **Mayor** – you don’t build a plant overnight. **Schmidt** – does your information include the new stuff with the Waster Dairy? **Jeff** – that is still coming, we will get more BOD and more water. We are limited in what they allow them to give us, it may be expensive for them to treat the water. **Cox** – are they the main trigger for the BOD? **Jeff** – two of the spikes we know where they came from. **Cox** – what spikes them. **Jeff** – commercial and industrial. **Galan** – is there a way we can model and say we need to pull the trigger on the study? **Paul** – the last time we looked at that we were thinking 2030 to look at engineering. **Schmidt** – if we wait that long we will put people out of business. We are behind the ball right now. **Jeff** – we should have the study done. **Cox** – it is an expense if we push it back on the businesses. **Jeff** – we give them a limit, and they have to monitor and test. **Paul** – it is not uncommon for industries to pretreat before it comes to our system. **Cox** – could it buy time if we push it on them. **Jeff** – flow has not gone up as much, but BOD has gone up. **Randy Clove**, Collections – see Exhibit “C”. **Wilkey** - the new lift station at BZI, it is overbuilt for future use? **Randy** – yes. That is bigger than the plant is designed for.

Councilmember Wilkey moved to put this item on the action agenda; seconded by Councilmember Cox; vote unanimous.

CONSIDER BIDS FOR THE 4500 WEST SEWER REHABILITATION PROJECT.
SHANE JOHNSON: **Kent** – we opened bids, the low is Advanced Lining LLC from out of

town. The next closest is Skyline and it is more than 5%. There are no local preference on this bid. We had a base bid and an alternate bid, this is lining manholes, you get a lot of gases in the sewer that eat the concrete manholes and pipes. With the funding from last year that was carried over and money budgeted this year, we have enough for this project, and the \$608,000 includes the add alternate. We request award of base bid and alternate to Advanced Lining LLC for \$608,364. **Schmidt** – what manholes? **Randy** – from 1600 North to the plant. We did 1600 to the south but we didn't line the first two phases. We want to get this done now; we are putting 5 MGD manholes in there. If we don't put in a lot of flow, it will turn septic and have issues. It will stir the gases; we have a lot of new construction in the County. We can put solid lids to help with the smell. **Kent** – we have sufficient funds to do the entire project. Our intent would be to complete the project by the end of the current fiscal year. **Wilkey** – do you have experience with this contractor? **Randy** – we prequalify the contractors, it isn't the product, but who is applying it. They must have certifications; the product supplier requires them be certified applicators, and they are onsite and warranty it.

Councilmember Wilkey moved to put this item on the consent agenda; seconded by Councilmember Schmidt; vote unanimous.

**BOARD APPOINTMENTS FOR THE RAP TAX PARKS & RECREATION BOARD:
RE-APPOINT VICKI CHRISTIAN, MARK JOHNSON, CHAD WESTWOOD.**

MAYOR NELSON: Mayor Nelson - I would like to reappoint Vicki Christian, Mark Johnson and Chad Westwood to the RAP Tax P & R Board. **Wilkey** – how long have they been on the Board? **Mayor** – Vickie has been there a long time. We talked through that and visited Ken Nielsen and he would like to leave them in this year and the cycle them through for next year. These will be the meetings for June and July.

Councilmember Wilkey moved to put this item on the consent agenda; seconded by Councilmember Schmidt; vote unanimous.

CLOSED MEETING. REASONABLY IMMINENT LITIGATION: Councilmember Cox moved to go into closed meeting at 7:13 p.m.; seconded by Councilmember Wilkey; roll call vote as follows:

Robert Cox	-	AYE
Waldo Galan	-	AYE
Phil Schmidt	-	AYE
Carter Wilkey	-	AYE

ADJOURN: Councilmember Wilkey moved to adjourn at 7:40 p.m.; second by Councilmember Schmidt; vote unanimous.

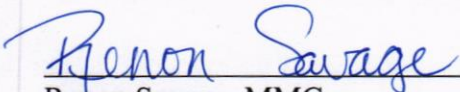
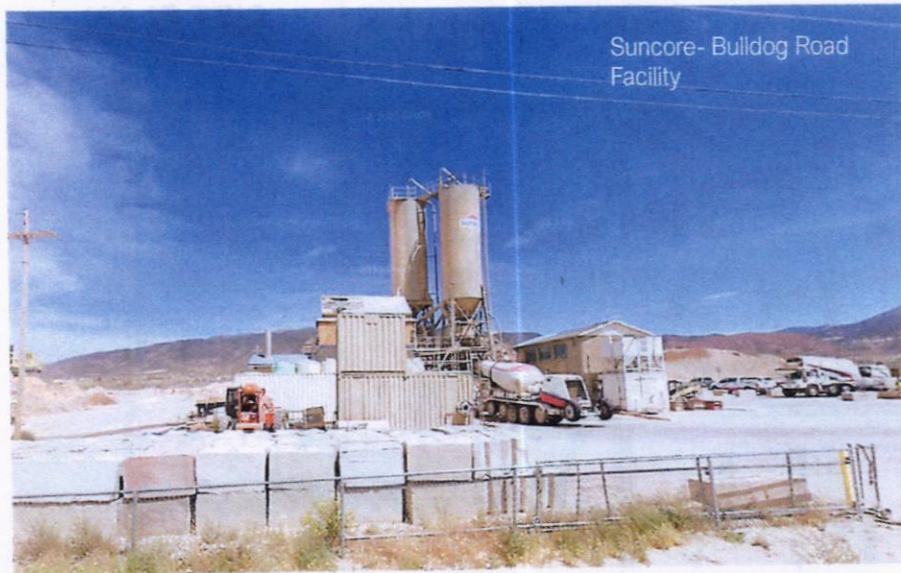

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – APRIL 1, 2026

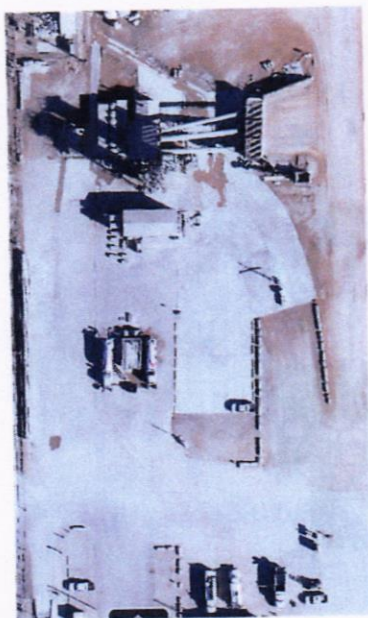


Suncore- Bulldog Road Facility

CONDITIONAL USE PERMIT – CONCRETE BATCH PLANT

800 North- 3700 West

1



PROJECT OVERVIEW AND PURPOSE OF THE CONDITIONAL USE PERMIT

Concrete Batch Plant Function

A concrete batch plant mixes cement, aggregates, sand, and water to produce concrete for construction projects.

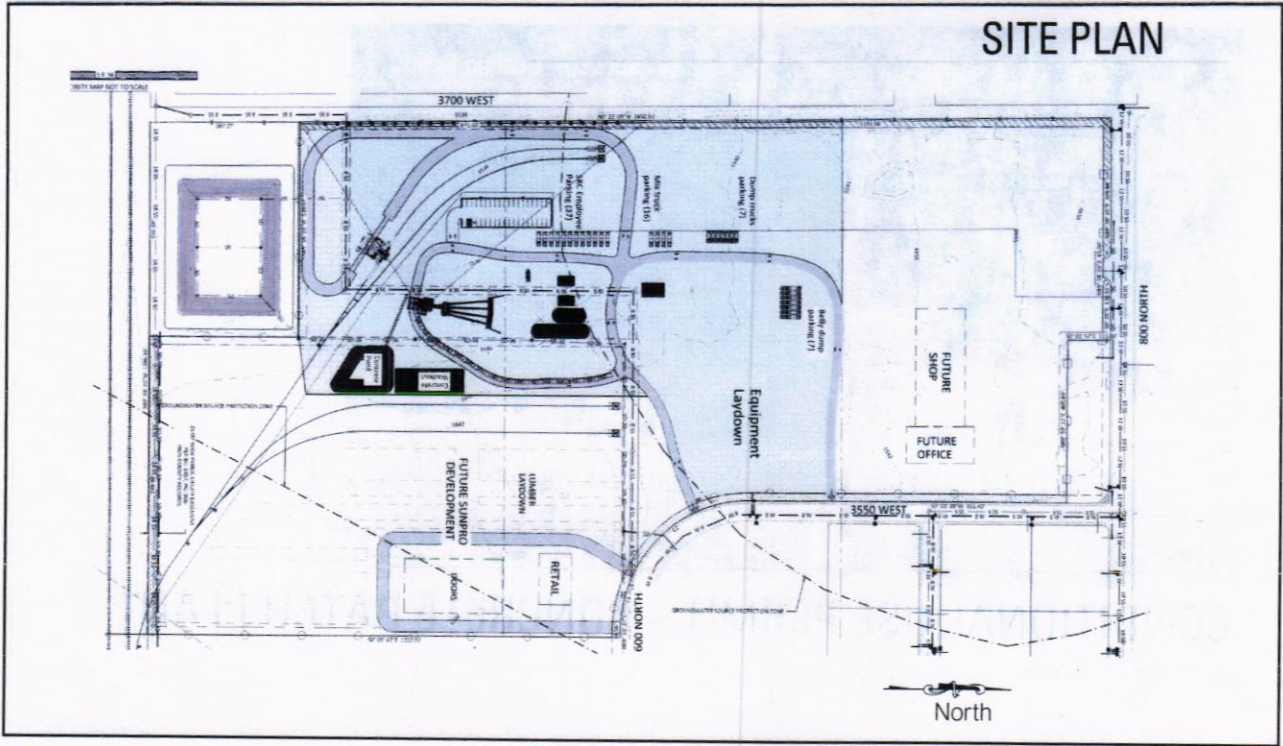
Conditional Use Permit -Definition

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.

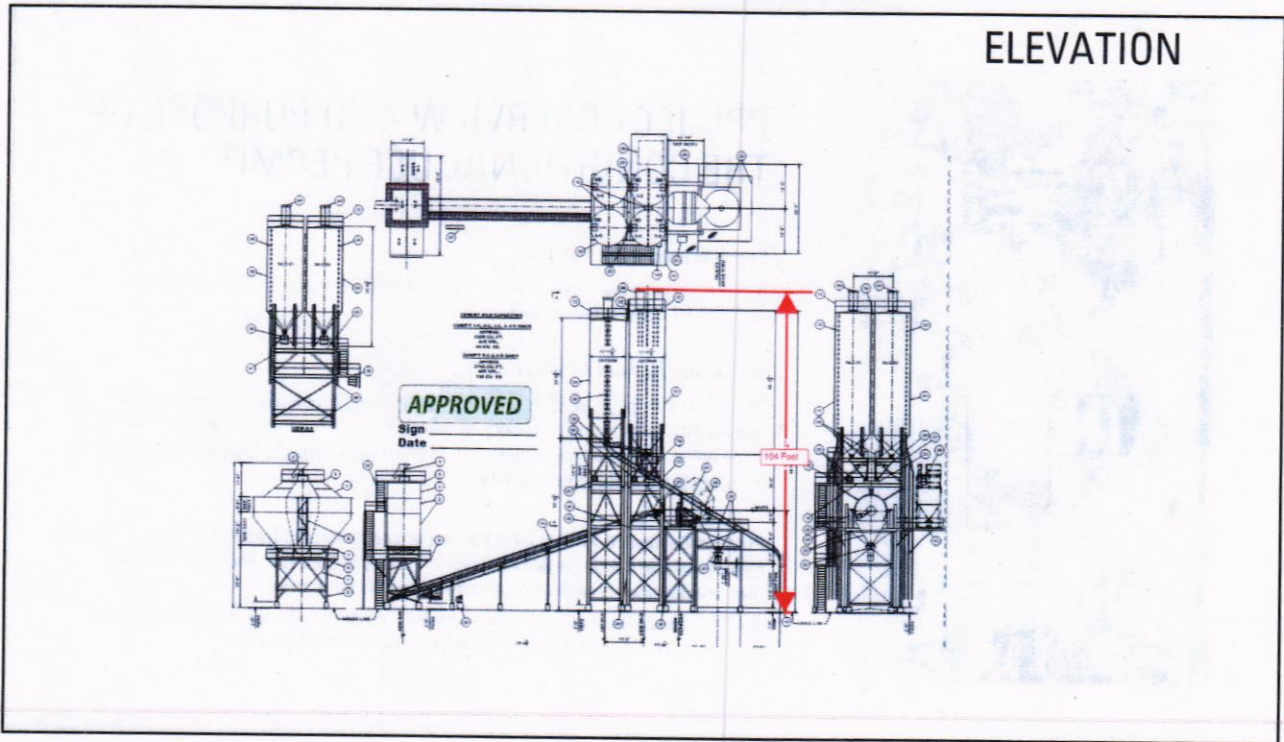
Purpose-Section 26-XI-1: To allow the proper integration into Cedar City of uses which may be suitable only in certain locations in the City or Zoning District, or only if such uses are designed or laid out on the site in a particular manner.

The CUP review balances economic benefits considering site suitability and if potential impacts to the City and adjacent properties can be mitigated.

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4

CONDITIONAL USE PERMIT (CUP)- FINDINGS

Determination: The City Council may permit a conditional use to be located within any zone as long as the particular conditional use is permitted by this Chapter. In authorizing any conditional use the City Council shall impose such **additional conditions** as may be necessary for the protection of adjacent properties and the public welfare.

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:

Concerns:

- Traffic
- Air Quality
- Noise
- Water Quality
- Lighting
- Compatibility

5



OPERATIONAL CONCERNS- TRAFFIC

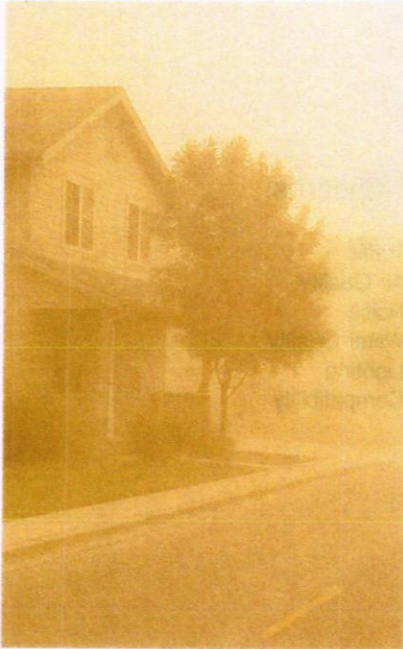
Concern-Industrial Traffic Through Residential Zones

- 32 Truck Loads Per Day
- 13 Truck loads per day to and from the existing Bulldog Road Pit

Recommended Mitigation:

- Conditions include requiring all truck traffic to be routed easterly and away from the existing residential subdivisions to the west and future residential subdivisions to the north.
- Education for drivers and required signage.

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OPERATIONAL CONCERNS- AIR QUALITY

Concern- Fugitive dust related to plant operations, stockpiles, and on-site vehicular circulation.

Recommended Mitigation:

1. Restrictions on circulation patterns adjacent to residential areas.
2. Compliance with all Federal and State Agencies with demonstration of compliance provided to the City.
3. On-site circulation to be finished with subbase and crushed asphalt to minimize dust.
4. The cleaning of track out from the facility and the public right-of-way.
5. The pre-washing of all aggregate materials.
6. Watering of the site.
7. The use of enclosed systems for fly ash.

7



OPERATIONAL CONCERNS- NOISE

Concern- Noise study provided by the applicant indicated that additional noise mitigation measures are suggested to protect residential receptors. Proposed Operation Hours.

Recommended Mitigation:

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.

Proposed Operational Hours:

- 3AM to 7PM Monday –Saturday
- Extended- 12 AM -10 PM
- 24 Hours for UDOT Projects

8



OPERATIONAL CONCERNS- WATER QUALITY

Concern- Batch plant pollutants, diesel fuel storage and storm-water runoff. Nearby Monte Vista Drinking Water Well and Conservancy Well to the South.

Recommended Mitigation:

- Compliance with all state and federal storm water regulations.
- Communication with well owners is required to update well protection plans and incorporate Best Management Practices (BMP's) as needed into the project.
- BMP's to prevent contamination from entering detention ponds.
- Grading plans to illustrate contaminants will not reach well protection zones.
- Certification by the applicant that no impacts to drinking water are expected.

9



OPERATIONAL CONCERNS- LIGHTING

Concern- Light and glare from plant operations.

Recommended Mitigation:

- 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.

10



OPERATIONAL CONCERNS- COMPATIBILITY

Concern- Overall Impacts of the plant regarding residential neighborhoods (existing and future) and the City's primary east west commercial corridor. Height of the batch plant.

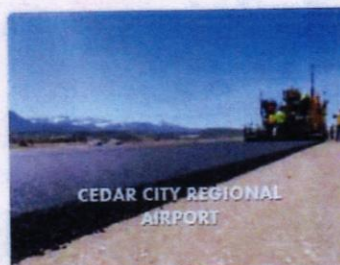
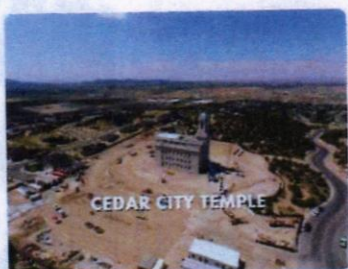
Recommended Mitigation:

- Grading plan shall demonstrate that that residential areas will be shielded from headlights.
- The requirement for a landscape plan with large trees planted along the entirety of the west side.
- Additional trees required along the north and south sides.
- Muted color scheme for the batch plant with no bright colors or signs allowed.

Additional Suggestion: Site obscuring fence to be constructed along the south property line and the protection of underground infrastructure depending on the depth of the improvements.



BUILDING A BETTER COMMUNITY



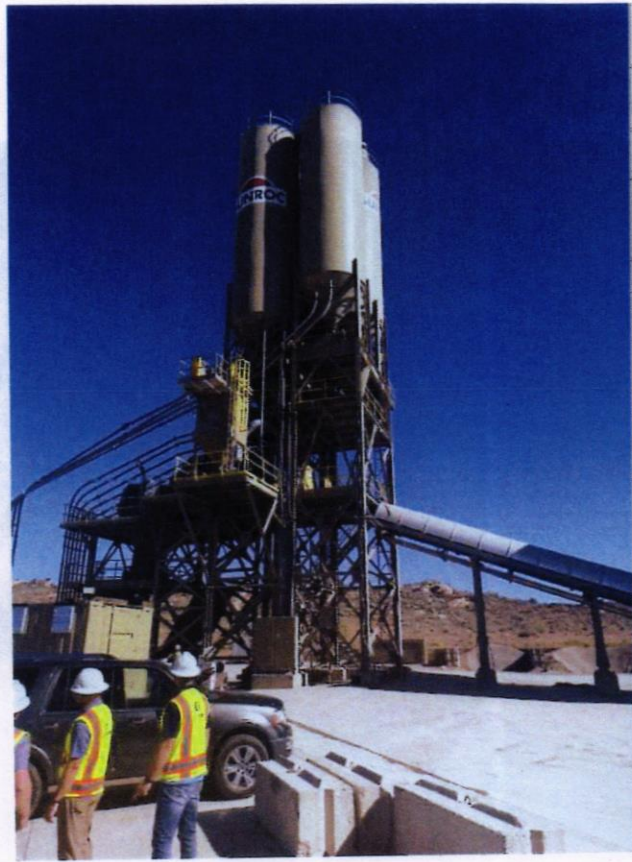
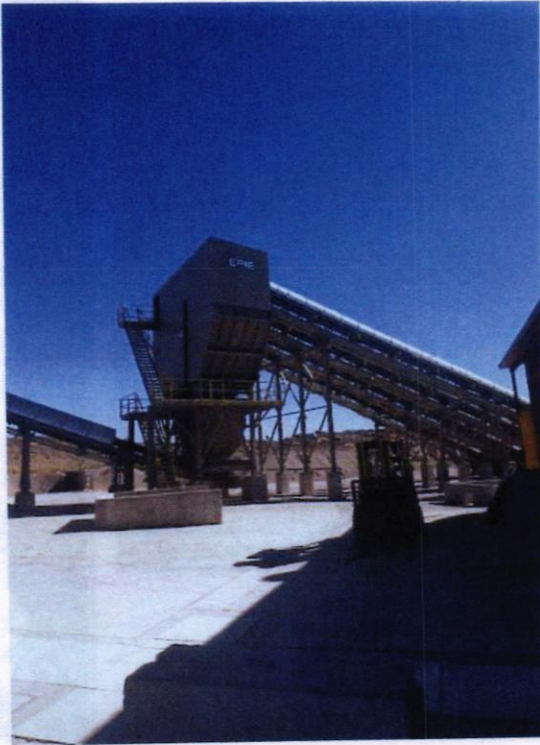
AERIAL



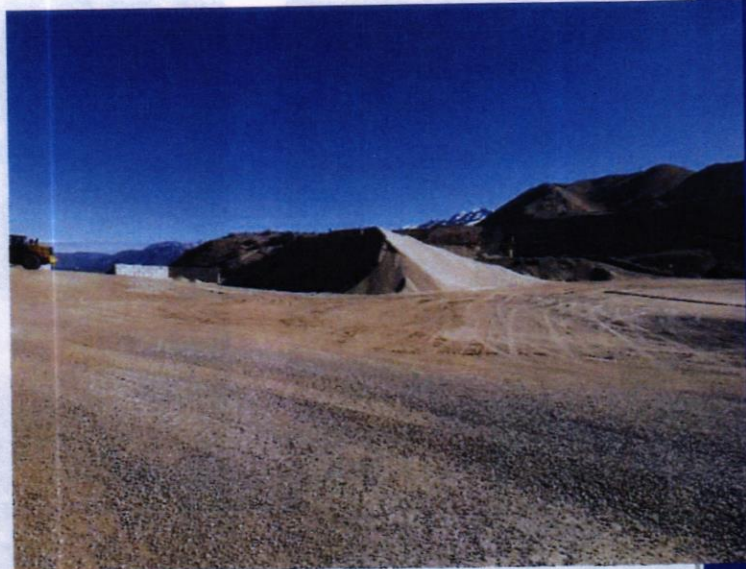
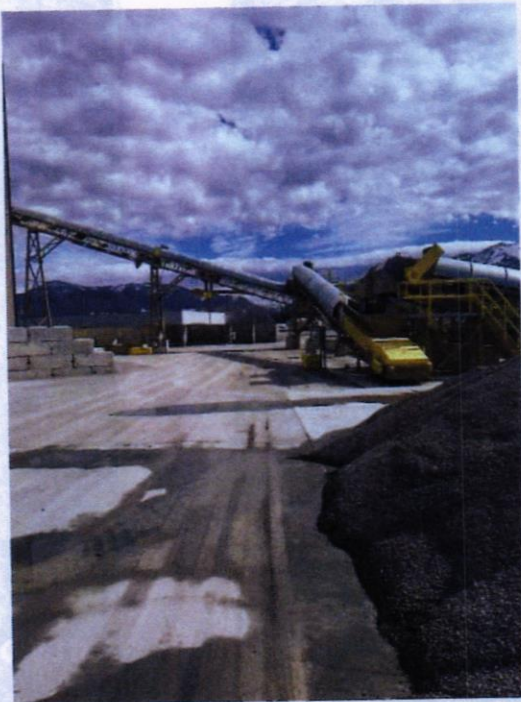
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BATCH PLANT



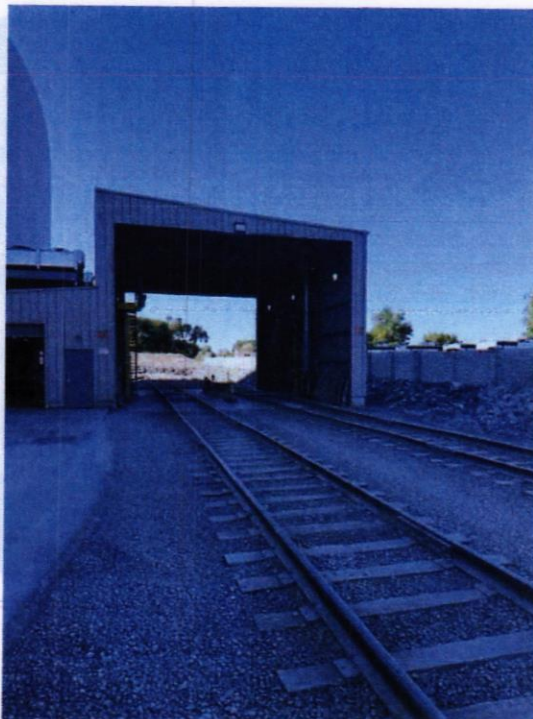
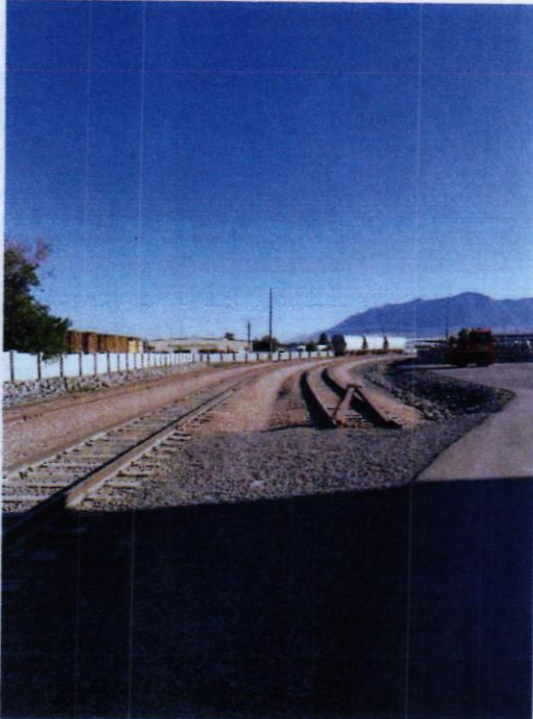
INGREDIENTS - SAND AND ROCK



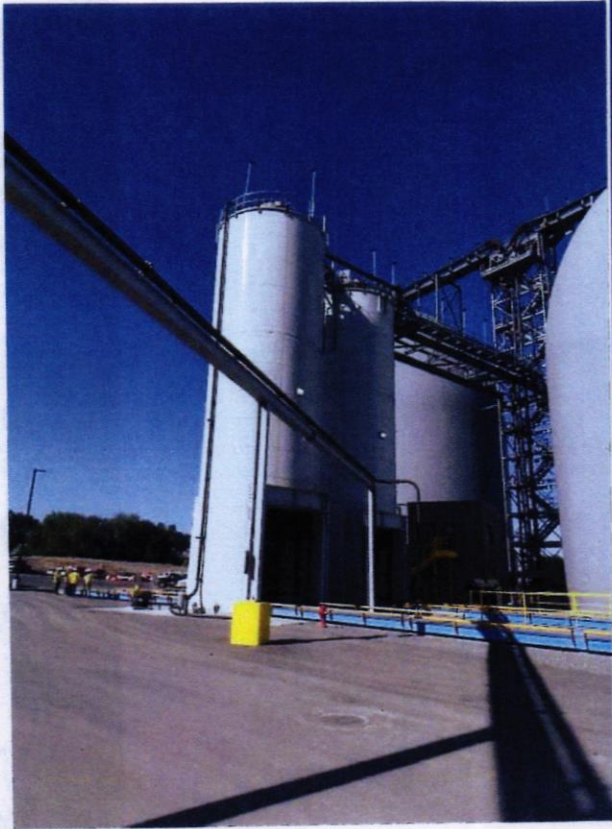
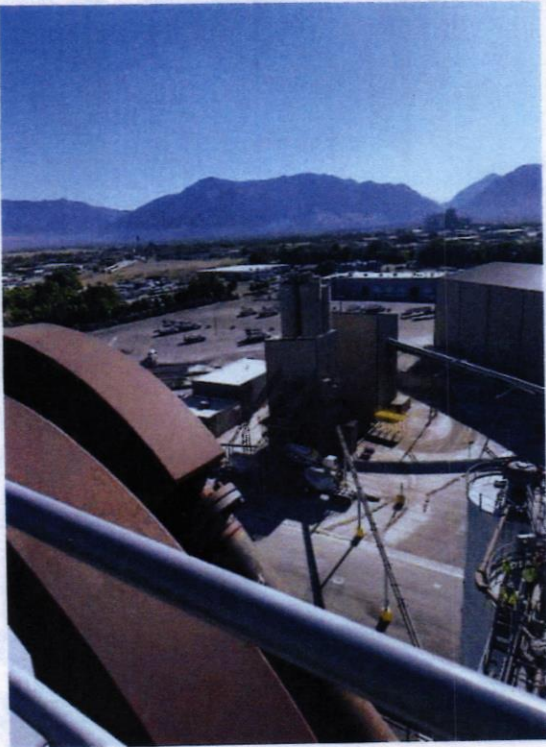
INGREDIENTS - CEMENT AND FLY ASH



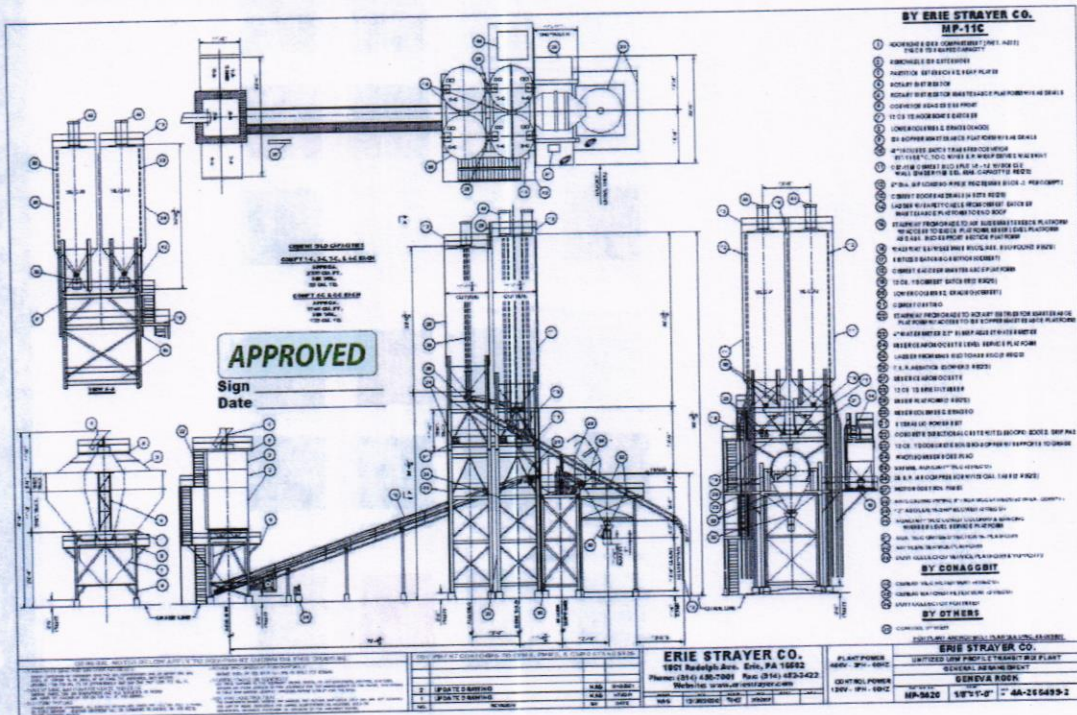
INGREDIENTS - CEMENT AND FLY ASH



PIPE FOR CEMENT/FLY ASH



ARCHITECTURAL PLANS



BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



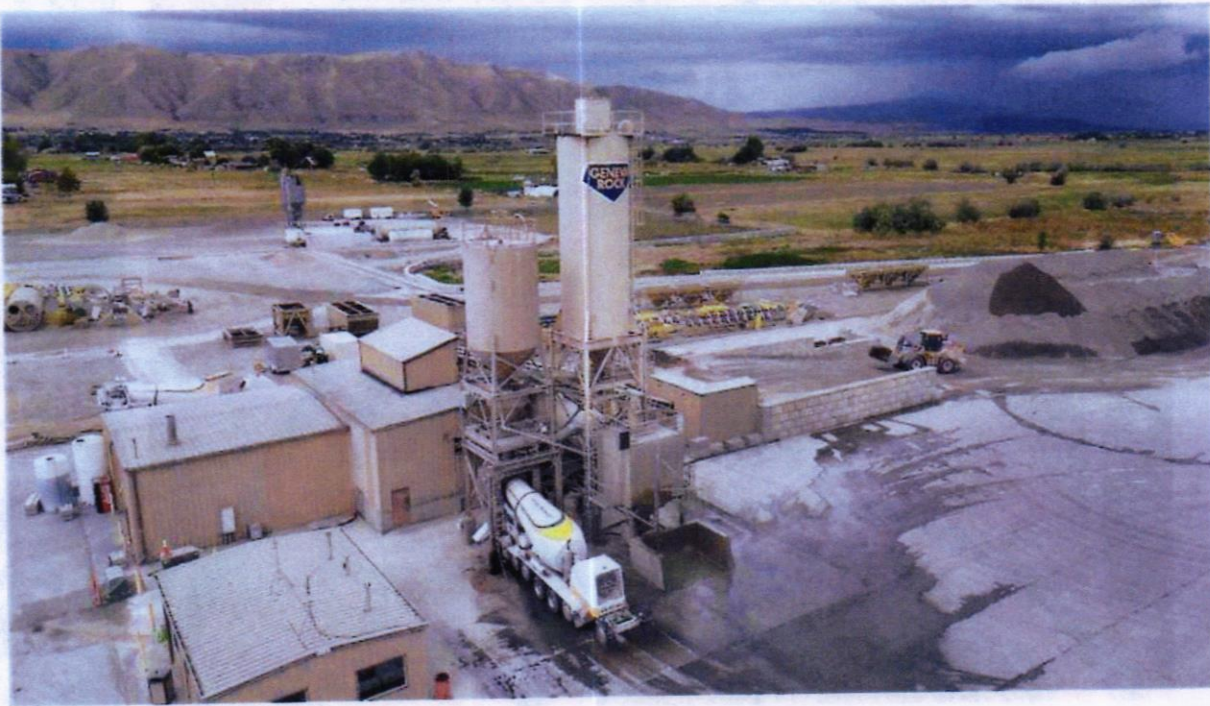
BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



BATCH PLANT EXAMPLES



AERIAL



AERIAL



AERIAL



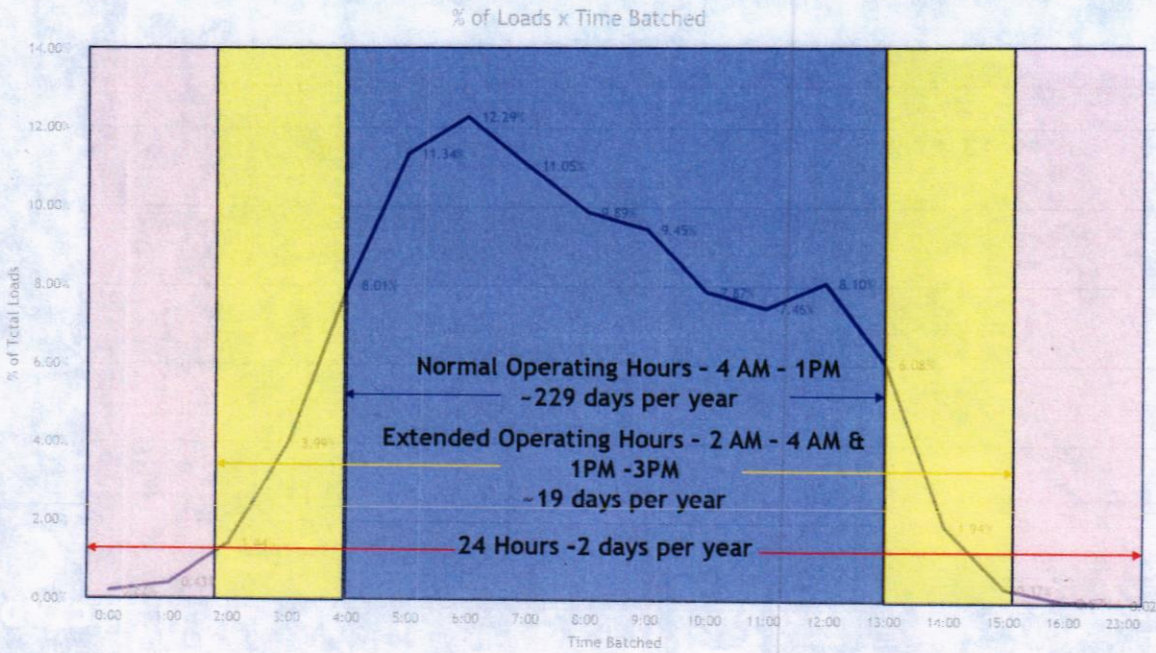

CLYDE
COMPANIES

AERIAL




CLYDE
COMPANIES

HOURS OF OPERATION



EXISTING SOUND

Table 1: Long-Term Noise Measurement Data (NM1)¹

Date	Time	1-Hour d(BA)				
		L _{EQ}	L _{MAX}	L _{MIN}	L ₁₀	L ₅₀
12/15/2025	2:00 PM	47.4	72.1	34.5	51.6	41.0
12/15/2025	3:00 PM	50.8	74.4	35.3	55.9	40.4
12/15/2025	4:00 PM	50.3	73.1	36.0	55.1	41.5
12/15/2025	5:00 PM	53.7	71.7	39.5	56.3	49.8
12/15/2025	6:00 PM	59.0	74.1	47.6	61.9	55.0
12/15/2025	7:00 PM	58.2	80.7	41.0	59.6	53.9
12/15/2025	8:00 PM	56.9	74.0	43.0	59.6	51.2
12/15/2025	9:00 PM	54.4	77.0	41.0	56.1	50.2
12/15/2025	10:00 PM	51.4	73.9	38.0	54.6	45.9
12/15/2025	11:00 PM	50.6	72.7	37.9	53.5	44.2
12/15/2025	12:00 AM	47.8	63.2	37.5	51.7	39.5
12/15/2025	1:00 AM	46.0	61.6	37.3	50.9	39.1
12/15/2025	2:00 AM	45.4	60.5	36.3	49.5	37.2
12/15/2025	3:00 AM	44.6	63.0	35.7	49.4	36.8
12/15/2025	4:00 AM	51.0	75.1	37.2	53.8	42.3
12/15/2025	5:00 AM	55.7	70.1	40.2	58.7	50.3
12/15/2025	6:00 AM	58.4	72.8	45.3	60.4	54.9
12/15/2025	7:00 AM	60.8	70.0	50.7	63.4	57.8
12/15/2025	8:00 AM	63.8	80.9	50.6	67.1	53.6
12/15/2025	9:00 AM	52.5	69.8	45.5	56.7	47.9
12/15/2025	10:00 AM	50.7	73.0	38.6	54.1	44.0
12/15/2025	11:00 AM	48.1	69.5	37.5	49.6	40.8
12/15/2025	12:00 PM	44.9	61.9	35.0	49.3	39.4
12/15/2025	1:00 PM	47.8	74.3	33.9	52.9	37.5
DNL		59.8				

Notes:
¹ Long-term noise monitoring location (NM1) is illustrated in Appendix C.

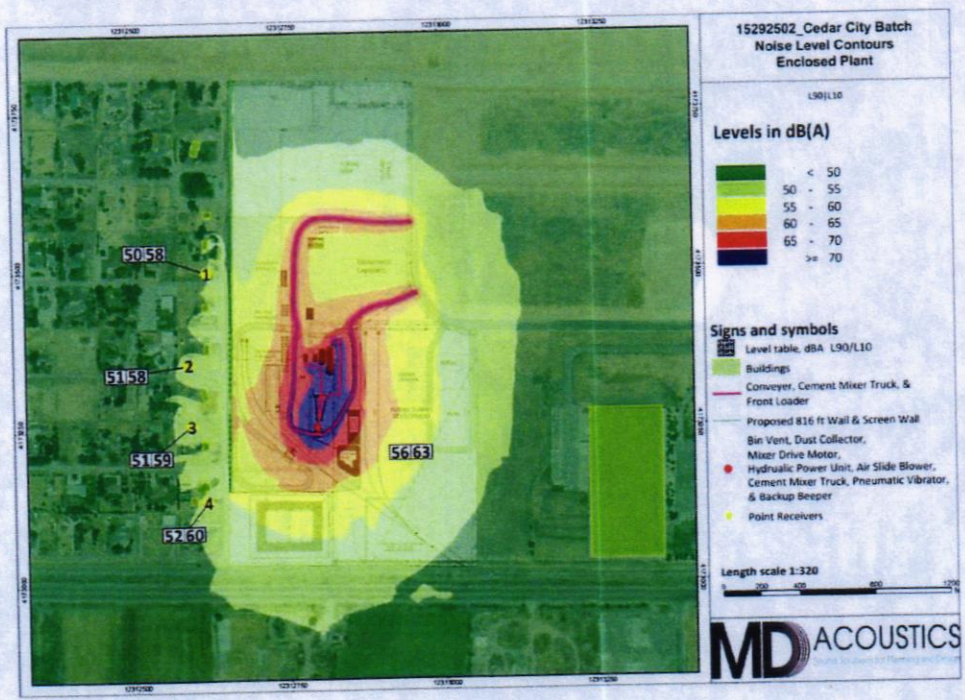


ORIGINAL SOUND MAP

Exhibit C
Operational Noise Levels



REVISED SOUND MAP



TRACK OUT

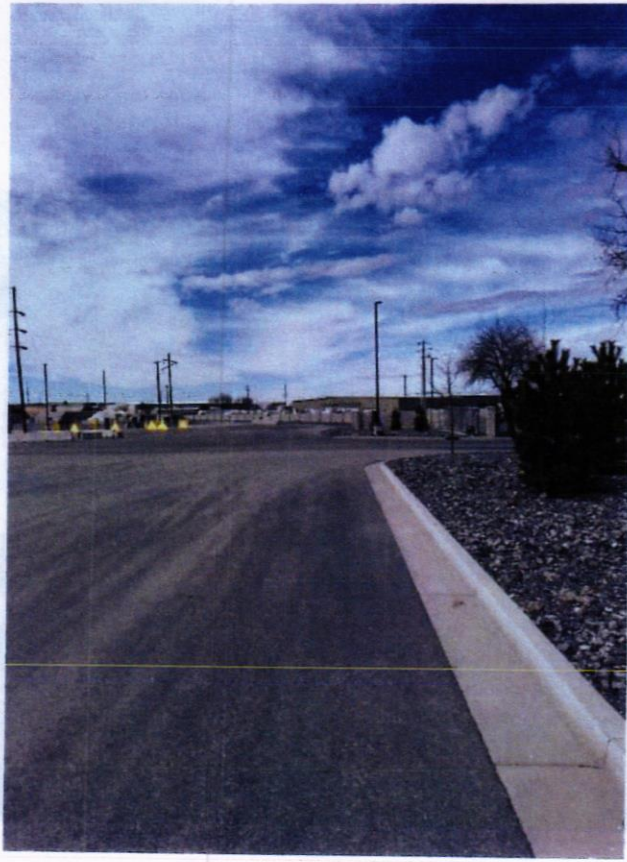


EXHIBIT "C"
CITY COUNCIL – APRIL 1, 2026

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

(items in red were not mentioned in the city council meeting)

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