



Planning Commission Members in Attendance: Commissioners Mike Weight, Drew Hoffman, Trevor Wood and Jayson Johnson.

Excused: Jesse Christopher and LaDawn Moak

Others in Attendance: City Council Member Jeff Siddoway, Community Development Director Morgan Brim, City Engineer Jon Lundell, Deputy City Recorder Gwen Butters and Applicant Steven Larsen.

Chairman Wood called the meeting to order at 7:06 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Lundell offered an invocation.

PLEDGE OF ALLEGIANCE

Weight led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Wood opened the Public Forum at 7:07 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Wood closed the Public Forum at 7:07 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. Grey Cliffs Mass Grading Conditional Use Permit Renewal

Brim introduced the agenda item and stated that the Commission reviewed the development agreement request at the previous meeting. He noted that an updated memo will be presented tonight specifically addressing the conditional use permit and mass grading renewal request.

Lundell apologized for including the incorrect memo in the meeting packet and stated that staff would proceed with reviewing the application and related items. As an introduction, Lundell explained that the mass grading operation is in the northeast corner of Santaquin off of State Road 198 and has been in operation for approximately four years. The mass grading activity is tied to a current development agreement that had been previously approved by the Santaquin City Council.

Lundell stated that the mass grading operation is progressing efficiently, with the first phase estimated to be approximately 90–95% complete. Current work is focused on higher elevations of the site to help mitigate fugitive dust heading into the drier summer months. Once that work is complete, operations will shift back to the first phase. Lundell also noted that the development agreement reviewed by the Planning Commission at the previous meeting anticipated grading adjustments requiring modifications to the mass grading permit. The changes are intended to improve long-term safety for future homes, provide public safety access higher on the mountain, and facilitate construction of a planned 3.6-acre park area as part of the mass grading work.

Lundell explained that a new 20-foot-wide access road will be constructed from the north, extending south and continuing up toward the planned park area. The road is designed to serve both as an access route and a rockfall mitigation feature. A berm and fence system will be installed along the roadway to help capture loose rocks and prevent them from rolling into future residential areas. Lundell noted that this concept was briefly discussed during the previous meeting.

Lundell stated that the proposal also includes minor grading adjustments within the first phase area, as well as related changes to the road alignment connecting from Cherry Lane. He noted that these are the primary grading modifications associated with the application. Lundell added that the phasing maps shown with the application there are no significant changes from the previously approved phasing plan, aside from updated projected timelines, which remain estimates. Lundell stated that although some work has begun in Phase 2, the developer does not intend to fully proceed with that phase until Phase 1 is substantially complete.

Referring to the staff memo, Lundell explained that the listed items are part of the conditional use permit review process. He noted that while mass grading is permitted use, the conditional use process allows the City to impose additional conditions to address potential impacts. Regarding dust, noise, and odors, Lundell stated that the applicant is actively working to mitigate dust through hydroseeding on graded areas, particularly on the upper portions of the hillside. He noted that the treated areas are visible on the site and are intended to reduce future dust impacts. He also stated that the operation is complying with City-approved operating hours for mass grading activities and that staff has received no reports of unusual odors from the site.

Lundell further noted that the applicant currently maintains bonding with both Santaquin City and the Utah Division of Oil, Gas and Mining (DOG M), and is in the process of renewing the required bonds. He added that the applicant holds a current Santaquin City business license and, as reported during the previous Planning Commission meeting, the City is receiving sales tax revenue from the operation.

Lundell stated that the project remains compliant with lot size, setback, and parking requirements. Fencing has been installed along property lines, and berms have been constructed to assist with stormwater management and noise mitigation. Current site access is from State Road 198. Lundell acknowledged past concerns regarding track-out onto the roadway from construction vehicles. To help address the issue, the applicant paved the entire section from the scales to State Road 198, which has significantly reduced track-out. Some debris still occurs, but the applicant actively sweeps and cleans the roadway. Efforts to control dust through watering have at times created muddy conditions that can adhere to vehicles, though staff noted the applicant continues working to improve conditions. Lundell added that UDOT also coordinates with the applicant as needed, since State Road 198 is under UDOT jurisdiction.

Lundell stated that city staff have not received any noise complaints related to the operation. He also noted that blasting is not permitted on the site and is not being conducted. Regarding drainage, Lundell acknowledged that there was a previous incident where stormwater reached State Road 198. However, after coordination with UDOT and Mr. Larsen, the issue was corrected, and city staff have not received any additional complaints regarding stormwater runoff leaving the site.

Weight asked Lundell to zoom in on Lot 322 and inquired whether the lines shown on the map represented the proposed topography and final slope grading. Lundell confirmed that the darker lines indicate the final grading contours. He explained that the grading lines follow a 1:10 slope ratio, with

each contour line representing a 5-foot elevation change and confirmed that the contour intervals are consistent throughout the grading plan. Larsen further clarified that the grouped contour lines shown on the map represent stepped terrace areas. He explained that the terraces include elevation drops with flat bench areas between them, designed to capture and absorb stormwater runoff along each shelf.

Weight referenced Santaquin City Code (SCC) 10.08.020, which defines undevelopable areas as including land with natural slopes exceeding 30%, and asked whether the City could face liability for allowing development activity on such terrain. Lundell clarified that the 30% slope standard applies to the site's natural grade prior to mass grading activities. Weight responded that much of the hillside exceeds a 30% slope in its natural condition and questioned whether the City could still be exposed to liability if concerns were raised regarding grading activity occurring on those slopes.

Lundell explained that areas identified by City code as undevelopable due to natural slopes exceeding 30% remain undevelopable even after mass grading. He stated that the homes and buildable areas are being located on portions of the site considered developable, while the surrounding hillside areas originally exceeded the 30% slope threshold prior to grading. Lundell added that although some final graded slopes may remain steeper than 30%, the purpose of mass grading and terracing is to create stabilized stepped slopes designed to capture runoff and improve overall site safety and functionality.

Larsen stated that previous Councils determined that areas with slopes steeper than permitted for development would remain designated as conservation easements. He explained that these areas are not considered developed land, but rather open space intended to address drainage and safety concerns. Larsen noted that the conservation easement areas are subject to significant restrictions and cannot be used for development purposes. Using Lot 403 as an example, Larsen pointed out that the plans clearly distinguish between developable areas and the steeper protected slopes located behind them. He explained that the steeper graded areas are designed to help protect future residents and manage drainage and slope stability. Larsen also noted that irrigation water use is prohibited within those areas, further limiting allowable improvements. He stated that the grading work is intended primarily to stabilize the hillside and improve safety for the lower developable portions of the project.

Lundell stated that he did not believe the City would have legal exposure related to the issue discussed, this would need to be confirmed by the city's legal counsel.

Lundell presented photos of the site to provide an overview of current operations and site conditions. The images included the access point from State Road 198, where some dust was visible, though Lundell noted the site sweeper was actively operating at the time to address track-out and maintain site cleanliness. Additional photos showed the scale area, the water truck being used for dust control, and slope stabilization efforts, including hydroseeding and topsoil placement on graded slopes. Lundell also highlighted the future 3.5-acre park area shown in the photos, noting that the flat area adjacent to the stabilized slopes is intended for the park site. He stated that the completed park will be a valuable amenity for the City.

Larsen stated that the primary goal is to complete grading on the upper portions of the site so the areas can be stabilized, watered, and seeded to better control dust and minimize impacts on nearby residents. He explained that the water trucks can only effectively access certain elevations, so current efforts are focused on bringing the grading down to the future park area where dust control measures can be more effectively maintained. Larsen noted that a significant hillside area within Phase 1, referred to as the "South Mountain," remains to be completed. He stated that once grading reaches the park level,

operations will shift back to completing Phase 1. He added that timelines remain difficult to predict because the work is being completed without blasting and depends heavily on subsurface rock conditions encountered during excavation.

Wood commented that it was encouraging to see photos of the hydroseeded and stabilized areas beginning to revegetate, noting that the progress is not easily visible from below but appeared significant in the closer site photos. He expressed appreciation for the staff report, specifically the table outlining the permit conditions, requirements, and the applicant's compliance status.

Commissioner Johnson made a motion to recommend the renewal of the Conditional Use Permit for the Grey Cliffs Mass Grading Project with the condition that all activities comply with City regulations. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher	Absent
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Absent

The motion passed.

2. Meeting Minutes Approval

April 14, 2026

Commissioner Weight made a motion to approve the April 14, 2026 Planning Commission Meeting Minutes. Commissioner Johnson seconded the motion.

Commissioner Jesse Christopher	Absent
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Absent

The motion passed.

STAFF REPORTS

No staff wished to report to the Planning Commission

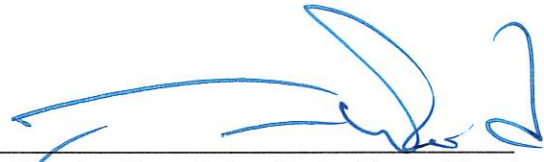
ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:35 p.m.



Deputy City Recorder – Gwen Butters



Planning Commission Chair – Trevor Wood