



PLANNING COMMISSION

Tuesday, June 09, 2026, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

WELCOME

INVOCATION/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [PUBLIC HEARING: Proposed Rezoning of Approximately 2.5 Acres Located at 13460 S SR-198](#)
2. [PUBLIC HEARING: Remove Single-Family Residential Landscaping Requirements Prior to Certificate of Occupancies](#)
3. [130 S. Street Church 2-Lot Preliminary Subdivision Plan Review](#)
4. [Meeting Minutes Approval - May 12, 2026](#)

STAFF REPORTS

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

A handwritten signature in blue ink, appearing to read "Stephanie Christensen", is enclosed within a light gray rectangular box.

Stephanie Christensen, City Recorder

MEMORANDUM



To: Planning Commission

From: Aspen Elmer, Planner

Date: June 5th, 2026

RE: **Bright Steps Academy Residential Commercial Rezone Request**

It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 2.5 acres of parcel 30:091:0047 from the Residential Agriculture (R-Ag) zone to the Residential Commercial (RC) zone.

This rezoning proposal is at the request of applicant, Shayla Jenkins, who hopes to open a minor home occupation daycare, Bright Steps Academy, and eventually move towards a commercial daycare in the future.

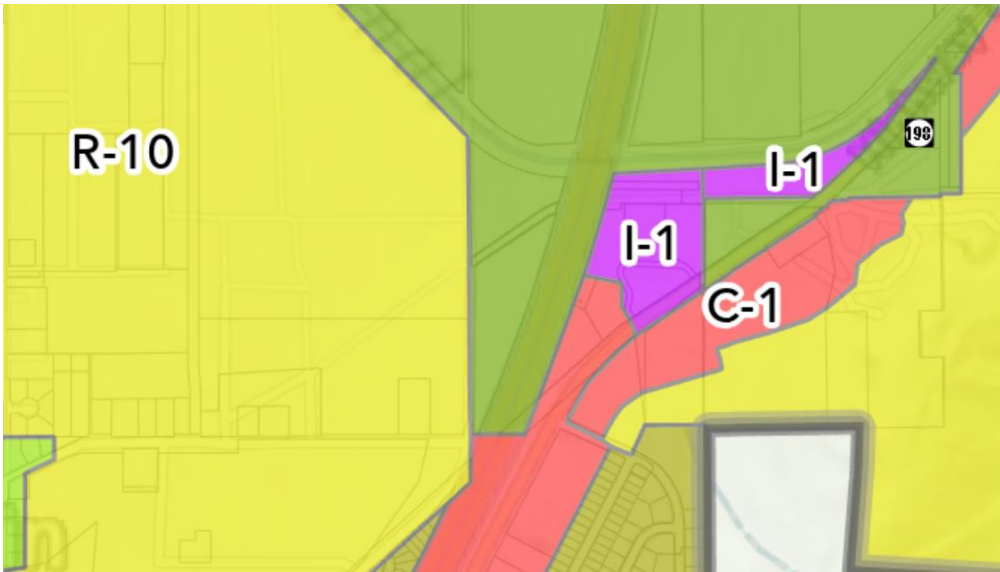
Rezoning to the Residential Commercial (RC) zone would allow for the following uses that are not currently allowed in the Residential Agriculture (R-Ag) zone: Alcohol dispensing establishment, automotive service and repair, cemeteries, child daycare center, commercial recreation, commercial retail sales and service, drive-in retail, engraving publishing and printing, furniture and appliance stores, golf courses private and public, healthcare facility, hotels and motels, kennel as a home occupation or commercial business, mortuary funeral home, parking lot, pawnshops, professional office or financial services, stone and monument sales, taxidermy shops, telecommunication sites, theaters, tire recapping, wedding chapel, and wholesale stores. Many of these uses would require a conditional use permit.

Recommended motion: “Motion to forward a positive/negative recommendation to the City Council for the rezoning of approximately 2.5 acres of parcel number 30:091:0047 from the Residential Agriculture (R-Ag) zone to the Residential Commercial (RC) zone.

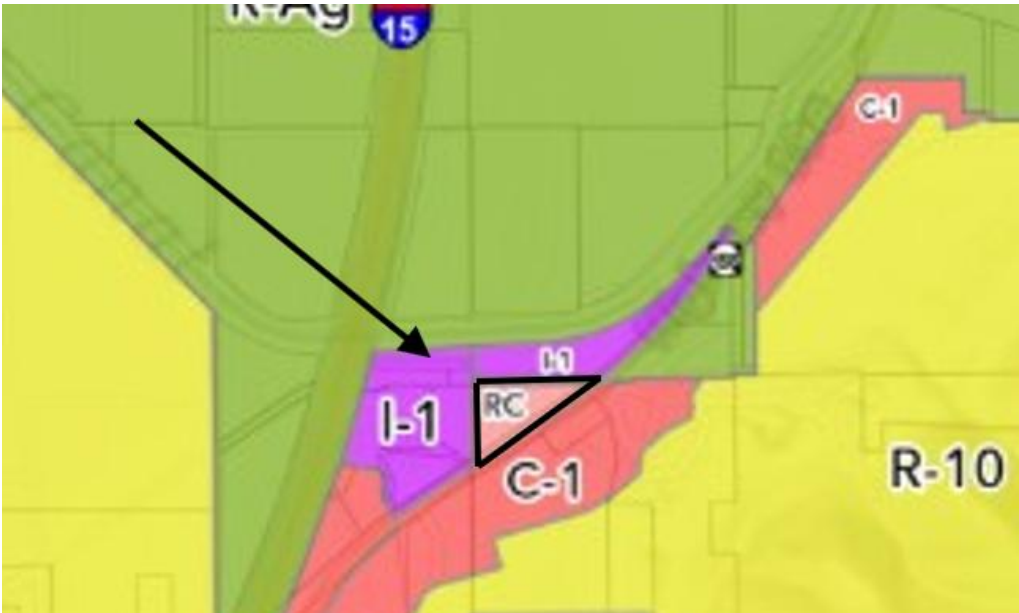
Attachments:

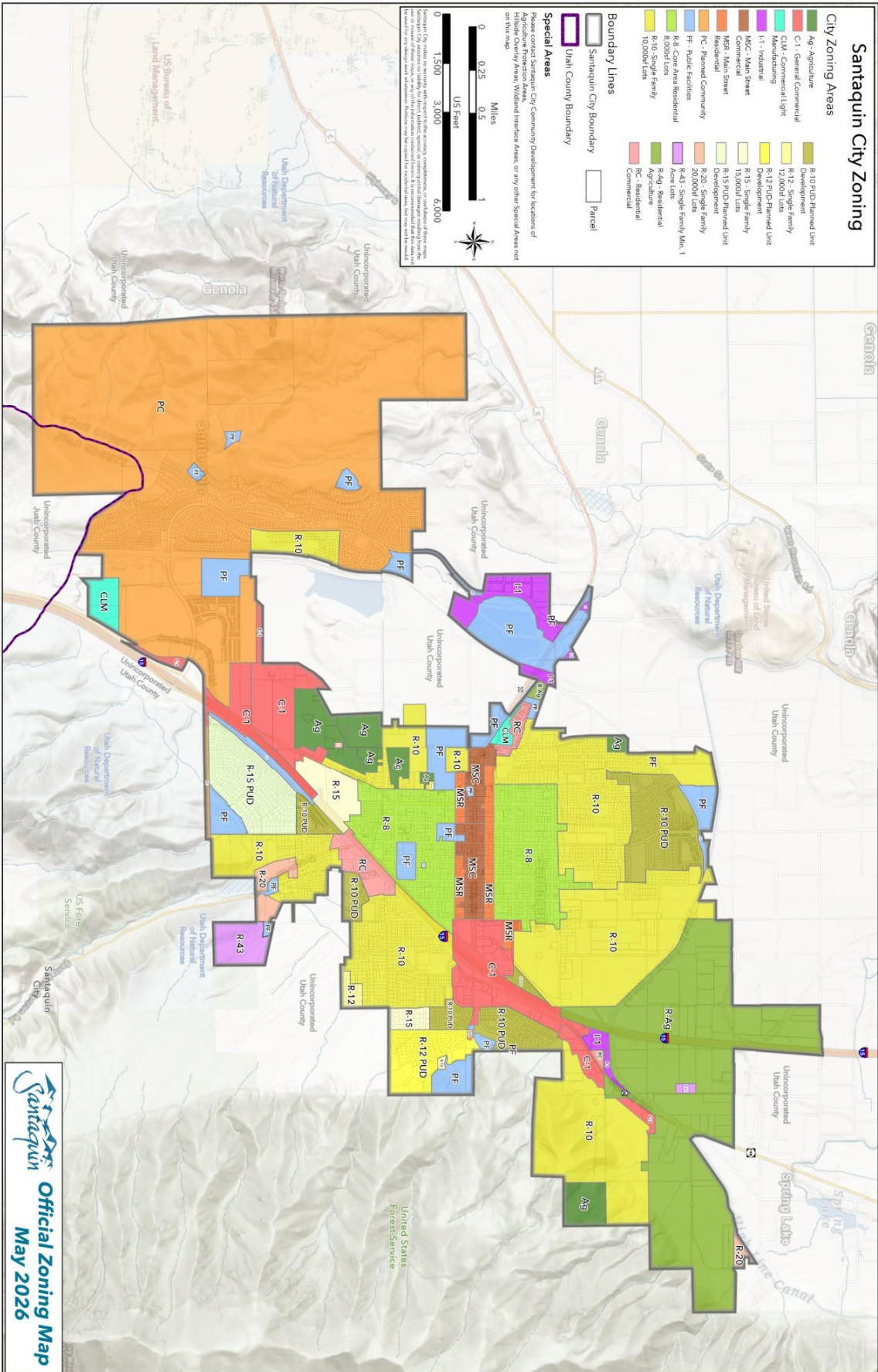
1. Property Location and Current Zoning
2. Proposed Zoning Map
3. Rezone Application

CURRENT ZONING



PROPOSED ZONING





Request for Rezone

110 S. Center Street, Santaquin, Utah 84655
 80-754-1011 www.santaquin.org



Note: This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted.

Rezoning Request \$400.00

Applicant Name: Oakley Johnson		
Applicant Address: .		
Email:	Phone:	
Applicant Signature: <i>Oakley Palfreyman Johnson</i>	Date: 3/3/2026	
Project Address: 13460 S SR 198, Santaquin, UT		
Project Parcel Number(s): 30:091:0047		
Current Zoning: Residential Agricultural	Proposed Zoning: Residential Commercial (RC)	Acres: 2.5

Legal Description:

The entire property at 13460 S SR 198, Santaquin is requested to be rezoned to Residential Commercial (RC) zoning.

Explanation of rezone request:

With plans to start a commercial dance studio and day care on the property a rezone request is being issued for this property.

Currently a residential agricultural zoning, this property is close to commercial (C1) zoning and will be an area of continued growth in Santaquin. ****Please provide concept plan if applicable****

Property Owner Name: Dustin Johnson

Property Address: 13460 S SR 198, Santaquin

Email: j	Phone:
Property Owner Signature: <i>Dustin Ty Johnson</i>	Date: 3/28/26

All property owners within 500' feet must be notified of rezone. Please contact community development to receive list of addresses needed.

Concept Plan:

The applicants seek to rezone the property to **Residential Commercial (RC)** to allow for the adaptive reuse of the existing residence (Phase 1) followed by the construction of a new commercial facility (Phase 2). The facility will offer licensed childcare services and artistic/physical education through dance.

Density & Development Table

The following table compares the development potential under the current residential classification versus the requested Residential Commercial (RC) classification.

Development Metric	Current Zoning (Residential - Agricultural)	Requested Zoning (Residential Commercial)
Residential Units	1 Single-Family Dwelling	0 (Converted to Commercial Use)
Commercial Units	0	1 (Daycare/Dance Facility)
Anticipated Capacity	Minor Home Business License allows 8 kids per day. Major Home Business would allow a maximum of 24 kids per day.	100 Students / 15 Employees
Building Square Footage	Existing Residence	~11,440 sq. ft. (Final Phase)

Phased Development Plan

Phase 1: Adaptive Reuse (Immediate)

- **Structure:** Conversion of the existing residence into a commercial center.
- **Modifications:** Installation of commercial-grade kitchen hoods, illuminated exit signs, fire extinguishers, and ADA-compliant accessibility (36" hallways/32" doors).
- **Parking:** Development of the southwest corner into a 25-stall lot (9' x 20' stalls) with a 26' backing area to meet state and city codes.
- **Outdoor Area:** Minimum 1,400 sq. ft. fenced play area (40 sq. ft. per child).

Potential Phase 2: Site Expansion (4-5 Years) (Site Expansion will be applied for prior to the time of construction)

- **New Construction:** Planning and construction of a purpose-built commercial facility.
- **Infrastructure:** Full transition of operations to the new structure with expanded parking and updated landscaping to meet higher occupancy requirements.

MEMO



To: Planning Commission
 From: Aspen Elmer, Planner
 Date: May 15, 2026
 RE: Code Amendment Removing Single-Family Residential Landscaping Requirements

It is proposed that the Planning Commission and City Council consider removing language within Santaquin City Code (SCC) 10.52.020, 10.32.030, to remove the requirement that all single-family residential homes complete front and side yard landscaping before a certificate of occupancy is granted to match state code 10-9a-802.

Below are the proposed changes to Santaquin City Code.

10.52.020 CITY WIDE LANDSCAPING REQUIREMENT FOR NEW RESIDENTIAL DWELLINGS

All new residential dwellings must provide completely landscaped front yards and side yards, as defined in SCC 10.16.290, where such yard area is visible from the public street or private street. Acceptable landscaping must include plants and sufficiently control erosion, dust, and weeds to mitigate negative impact on neighboring residences. All single-family residential landscaping should meet the recommendations in SCC 10.52.030.B.1. and shall follow requirements in SCC 10.52.030.F. ~~Unless an appropriate bond is posted, landscaping must be completed before the residential dwelling receives a certificate of occupancy.~~

In the event that a residential dwelling is completed when pressurized irrigation is not available, a cash bond may be provided to Santaquin City as per the approved fee schedule. If a cash bond is paid, the landscaping improvements shall be completed by the end of the following irrigation season before the City's pressurized irrigation is turned off in mid-October.

10.32.030 INFILL REDUCTION

Infill development standards may be applied to no more than three (3) lots within a proposed development. Infill properties may be eligible for a reduction in the lot area and frontage requirements stipulated within the zoning classification in which the property is located. Use of these infill standards requires Planning Commission approval through City subdivision review processes. The following standards shall apply: (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

A. Infill Reduction:

1. A proposed lot area may be reduced by no more than twenty percent (20%) of the underlying zone standard.

2. A proposed frontage may be reduced by no more than twenty percent (20%) of the underlying zone standard.
 3. Except as provided for architectural considerations in paragraph B, all new construction must comply with setbacks of the underlying zone. Existing dwellings, which are to remain as part of an infill development, may have reduced rear setbacks to a minimum setback of fifteen feet (15'), so long as all other setbacks and lot standards are met relative to the remaining dwelling. (Ord. 03-01-2017, 3-8-2017, eff. 3-9-2017)
- B. Architectural Considerations: The following architectural requirements must be demonstrated prior to a building permit being given for construction on an infill property:
1. Architectural Styles: Architectural styles indicative of the 1890 - 1920 period should be utilized. These include Queen Anne, folk Victorian, shingle style, craftsman (arts and crafts), bungalow, American foursquare, or neoclassical.
 2. Porches: Porch areas should be utilized to provide emphasis to the dwelling area. Porches must be a minimum of five feet (5') deep and should run the width of the dwelling area facing the front lot line. Porch areas may encroach into the front setback of an infill lot by five feet (5') unless otherwise specified in the underlying zone.
 3. Building Materials: Elevations facing public rights-of-way must have a minimum fifty percent (50%) coverage of brick or masonry materials. The use of smooth faced concrete block, prefabricated steel panels, EIFS (stucco) or concrete siding materials will not count toward the minimum masonry requirement unless consistent with the architectural style of home proposed. Vinyl or aluminum siding is prohibited except in areas immediately under gable areas or on second story pop out features (e.g., box window, etc.).
- C. Landscaping: All front and visible side yard landscaping and maintenance systems shall be installed ~~prior to a certificate of occupancy being granted~~. Where landscaping cannot be completed before October in the same year construction begins, a certificate of occupancy may be granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the City Engineer consistent with the City development bonding regulations. Landscaping must be installed within six (6) months of bond posting. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

Motion: "Motion to recommend (approval/denial) of the proposed code amendment to remove the requirement of single family homes installing front and side landscaping to receive a certificate of occupancy is given."

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REMOVE THE REQUIREMENT THAT ALL SINGLE-FAMILY RESIDENTIAL HOMES COMPLETE FRONT AND SIDE YARD LANDSCAPING BEFORE A CERTIFICATE OF OCCUPANCY IS GRANTED, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 52, Section 020 and Title 10, Chapter 32, Section 030, to remove the requirement that all single-family residential homes complete front and side yard landscaping before a certificate of occupancy is granted to match state code 10-9a-802; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 52 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

10.52.020 CITY WIDE LANDSCAPING REQUIREMENT FOR NEW RESIDENTIAL DWELLINGS

All new residential dwellings must provide completely landscaped front yards and side yards, as defined in SCC 10.16.290, where such yard area is visible from the public street or private street. Acceptable landscaping must include plants and sufficiently control erosion, dust, and weeds to mitigate negative impact on neighboring residences. All single-family residential landscaping should meet the recommendations in SCC 10.52.030.B.1. and shall follow requirements in SCC 10.52.030.F. ~~Unless an appropriate bond is posted, landscaping must be completed before the residential dwelling receives a certificate of occupancy.~~

In the event that a residential dwelling is completed when pressurized irrigation is not available, a cash bond may be provided to Santaquin City as per the approved fee schedule. If a cash bond is paid, the landscaping improvements shall be completed by the end of the following irrigation season before the City's pressurized irrigation is turned off in mid-October.

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granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the City Engineer consistent with the City development bonding regulations. Landscaping must be installed within six (6) months of bond posting. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, June 3rd, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 2nd day of June, 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 2nd day of June 2026, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REMOVE THE REQUIREMENT THAT ALL SINGLE-FAMILY RESIDENTIAL HOMES COMPLETE FRONT AND SIDE YARD LANDSCAPING BEFORE A CERTIFICATE OF OCCUPANCY IS GRANTED, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 2nd day of June 2026.

Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah’s Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ___ day of ___ 2026, by STEPHANIE CHRISTENSEN.

My Commission Expires:



MEMORANDUM

To: Planning Commission
 From: Aspen Elmer, Staff Planner
 Date: June 5, 2026
 RE: **130 S Church Subdivision Preliminary Review**

Zone: R-10

Size: 9.124 Acres

The 130 S Church Subdivision is located at 130 South. The proposed subdivision is in the R-10 zone and consists of 4 lots on 9.124 acres. Lots within the R-8 zone are required to have a minimum size of 10,000 square feet and a minimum lot width of 80 feet. Lot 1 is where the church will be located, the other three lots will be part of a second phase of development in the future.

On April 14, 2026, the Development Review Committee (DRC) reviewed the preliminary plans for the 130 S Church Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

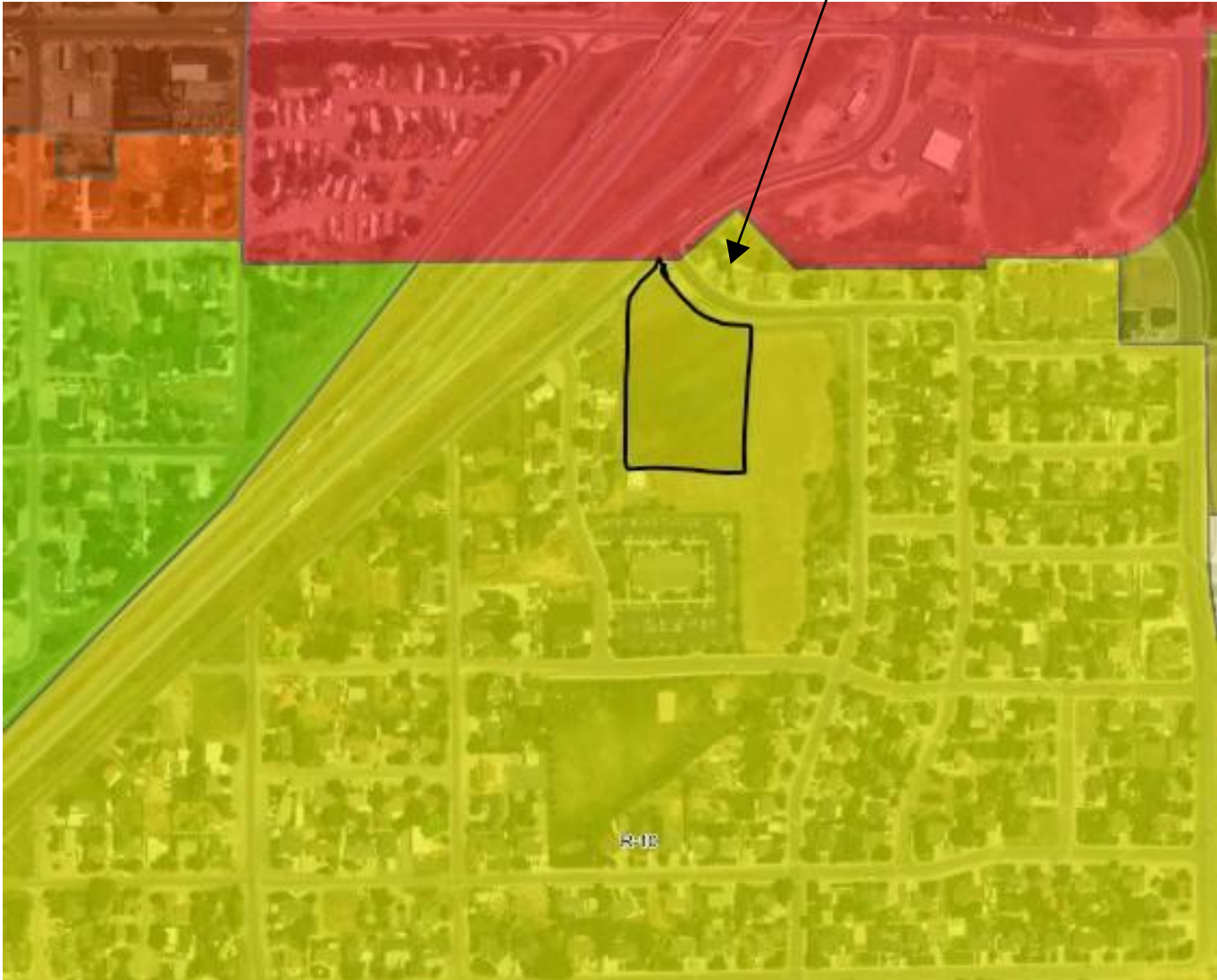
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
4. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.

Recommended Motion: “Motion to conditionally approve the preliminary plans for the 130 S Church subdivision.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map



ENBRIDGE GAS UTAH ACCEPTANCE

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Questar Gas Company dba Enbridge Gas Utah.

Approved this ___ day of ___, 20__ By _____ Title _____

ROCKY MOUNTAIN POWER

- 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

ROCKY MOUNTAIN POWER DATE

AGRICULTURAL COMMUNITY NOTE

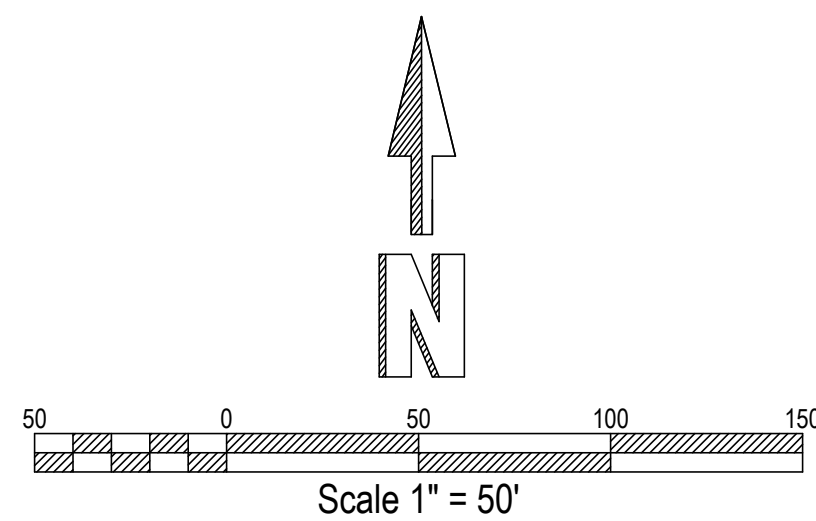
This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

CURVE TABLE

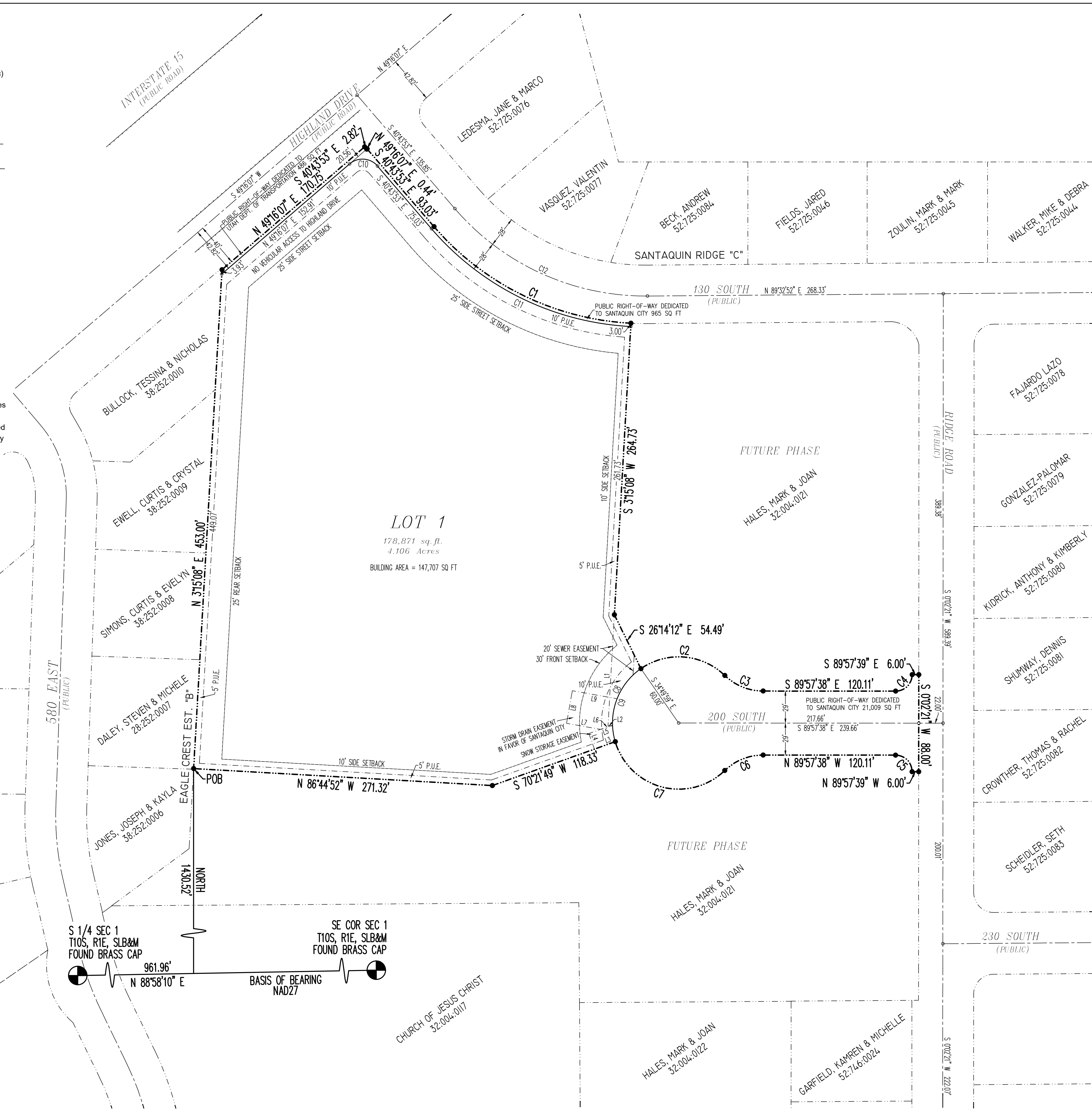
Table with 5 columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, BEARING. Contains 12 rows of curve data (C1-C12).

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 9 rows of line data (L1-L9).



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 88°58'10" East along section line 961.96 feet and North 1430.52 feet from the South Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 3°15'08" East along the boundary of Eagle Crest Estates Plat "B" a distance of 453.00 feet; thence North 49°16'07" East along the easterly right-of-way line of Highland Drive a distance of 170.75 feet; thence South 40°43'53" East 2.82 feet; thence North 49°16'07" East 0.44 feet; thence along the boundary of Santaquin Ridge Plat "C" the following two courses and distances: 1) South 40°43'53" East 93.03 feet, and 2) along the arc of a 253.00 foot radius curve to the left 204.41 feet through a central angle of 46°17'30" (chord bears South 63°52'38" East 198.89 feet); thence South 3°15'08" West 264.73 feet; thence South 26°14'12" East 54.49 feet; thence along the arc of a 60.00 foot radius non-tangent curve to the right 82.69 feet through a central angle of 78°57'59" (chord bears South 85°20'54" East 76.30 feet and radius bears South 34°49'59" East); thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°54'46" East 37.54 feet); thence South 89°57'38" East 120.11 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'01" (chord bears North 45°02'21" East 21.21 feet); thence South 89°57'39" East 6.00 feet; thence South 0°02'21" West along the boundary of Santaquin Ridge Plat "C" a distance of 88.00 feet; thence North 89°57'39" West 6.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve to the left 23.56 feet through a central angle of 89°59'59" (chord bears North 44°57'39" West 21.21 feet); thence North 89°57'38" West 120.11 feet; thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°59'30" West 37.54 feet); thence along the arc of a 60.00 foot radius curve to the right 123.19 feet through a central angle of 117°38'12" (chord bears North 75°14'16" West 102.66 feet); thence South 70°21'49" West 118.33 feet; thence North 86°44'52" West 271.32 feet to the point of beginning.

Area = 201,332 sq. ft. or 4.622 Acres, Contains 1 Lot
Basis of Bearing is North 88°58'10" East along Section line from the South Quarter Corner to the Southeast Corner of said Section 1.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ___, A.D. 20__.

MARK B. HALES JOAN B. HALES

ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF UTAH
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__ BY ___ WHO REPRESENTED THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF ___, A.D., 20__ BY THE PLANNING COMMISSION.

CHAIRMAN DIRECTOR / SECRETARY

CENTRACOM ACCEPTANCE

APPROVED THIS ___ DAY OF ___, A.D., 20__ BY CENTRACOM.

BY TITLE

CENTURY LINK ACCEPTANCE

APPROVED THIS ___ DAY OF ___, A.D., 20__ BY CENTURY LINK.

BY TITLE

PLAT "A"

130 SOUTH STREET CHURCH SUBDIVISION

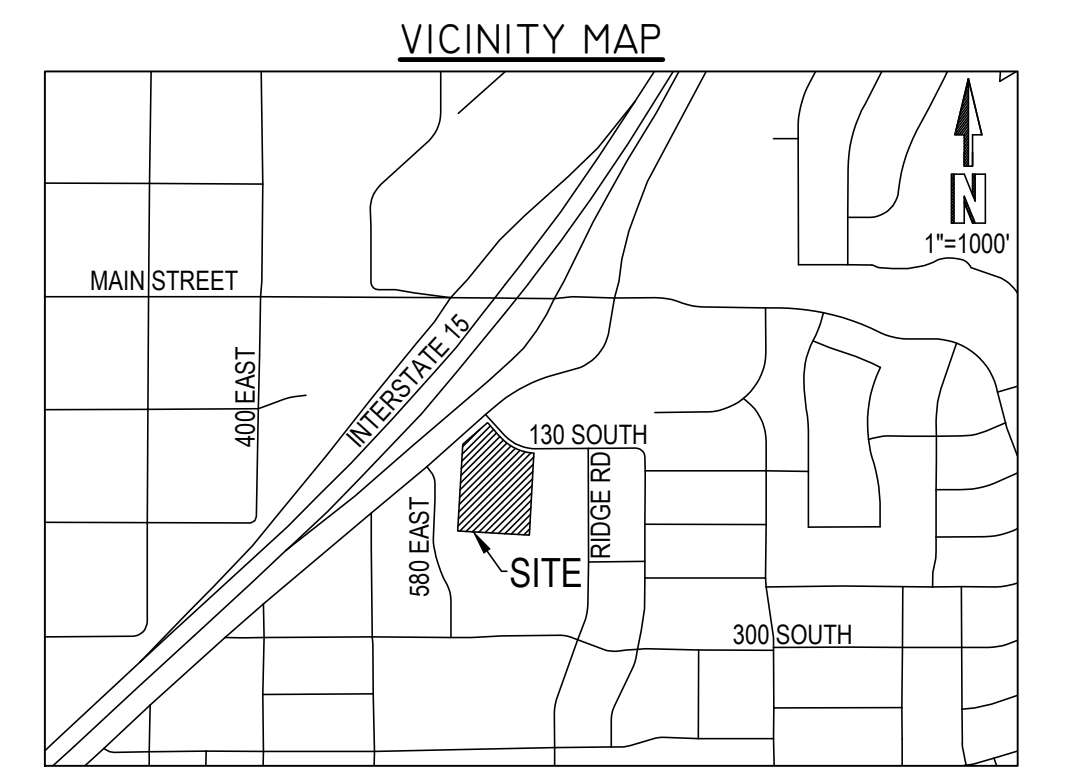
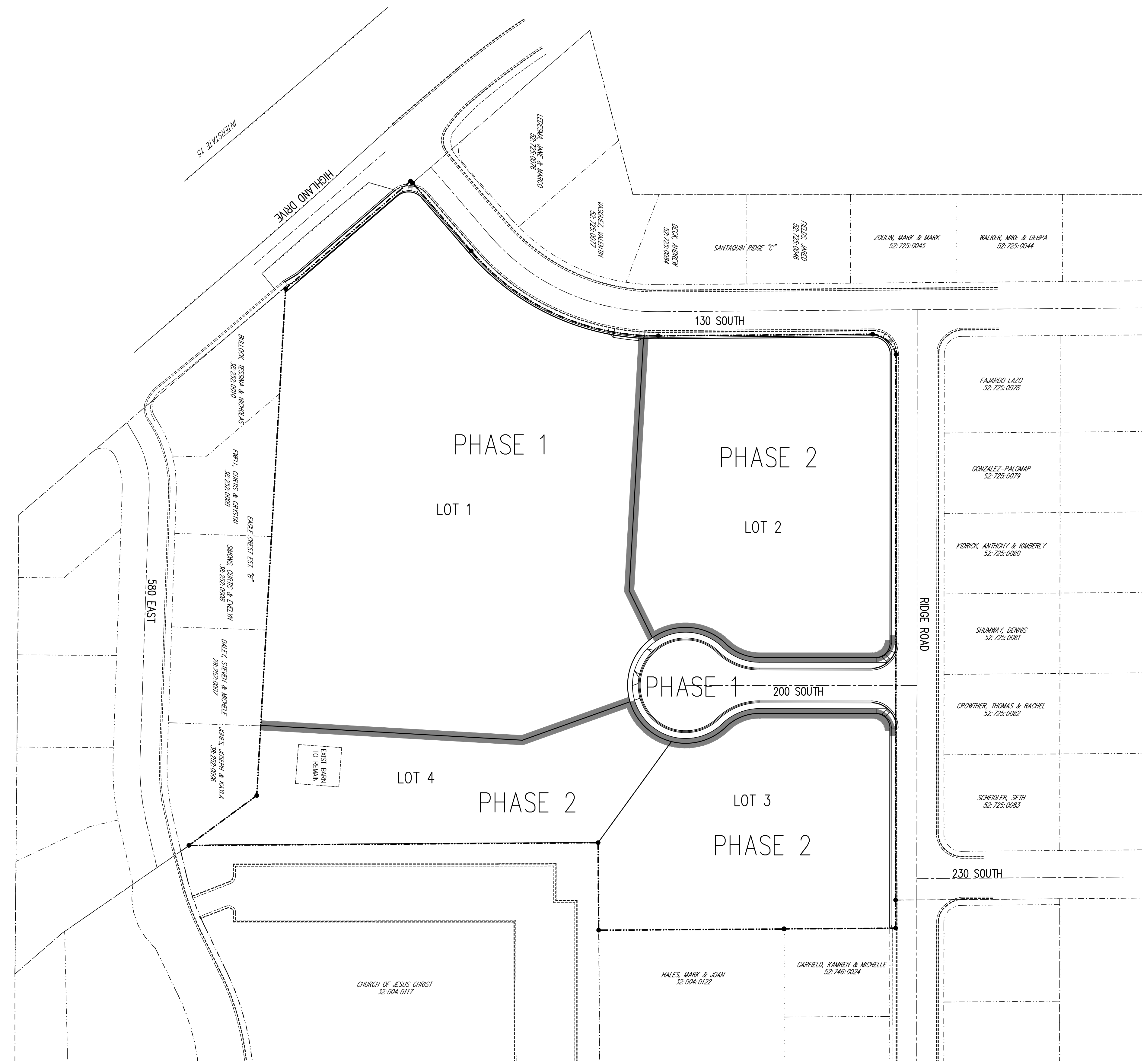
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M

SANTAQUIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR: AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT, 84003
aztecengineering@gmail.com

Professional seals for Surveyor, Notary Public, City Engineer, Clerk-Recorder, and County Recorder.

130 SOUTH STREET CHURCH SUBDIVISION

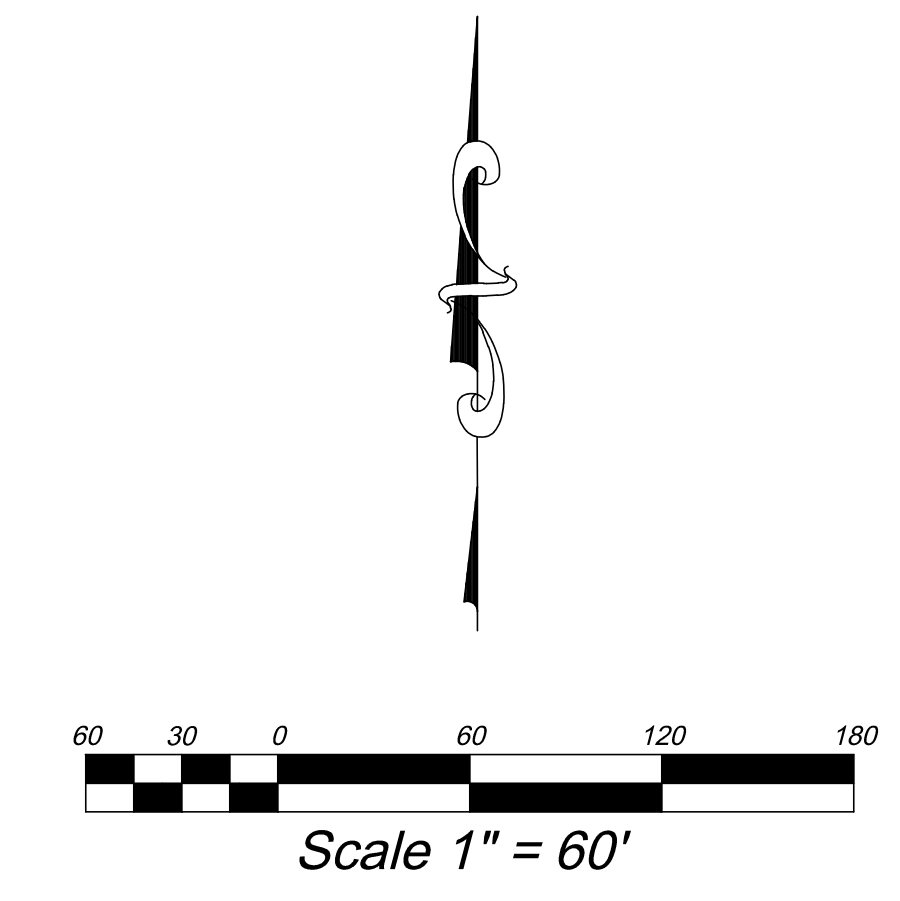


SHEET INDEX

C1	COVER SHEET & PHASING PLAN
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U1	UTILITY PLAN
G1	STORM DRAIN & GRADING PLAN
PP1	HIGHLAND DRIVE TBC PLAN/PROFILE
PP2	200 SOUTH PLAN/PROFILE
PP3	SEWER PLAN/PROFILE
SWP1	EROSION CONTROL PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET
D3	DETAIL SHEET

GENERAL NOTES

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THE DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PARTICULAR GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



LAND USE TABULATIONS

ZONE:	R-10
NUMBER OF LOTS:	4
TOTAL AREA:	9.124 ACRES
LOT AREA:	8.520 ACRES
ROAD DEDICATION:	0.604 ACRES
DENSITY:	0.44 LOTS/ACRE



BENCH MARK		REVISIONS	
SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88)		Rev.	Date
		1	05/06/26
		REVISED PER CITY COMMENTS	

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

EVANS & ASSOCIATES ARCHITECTURE
11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272

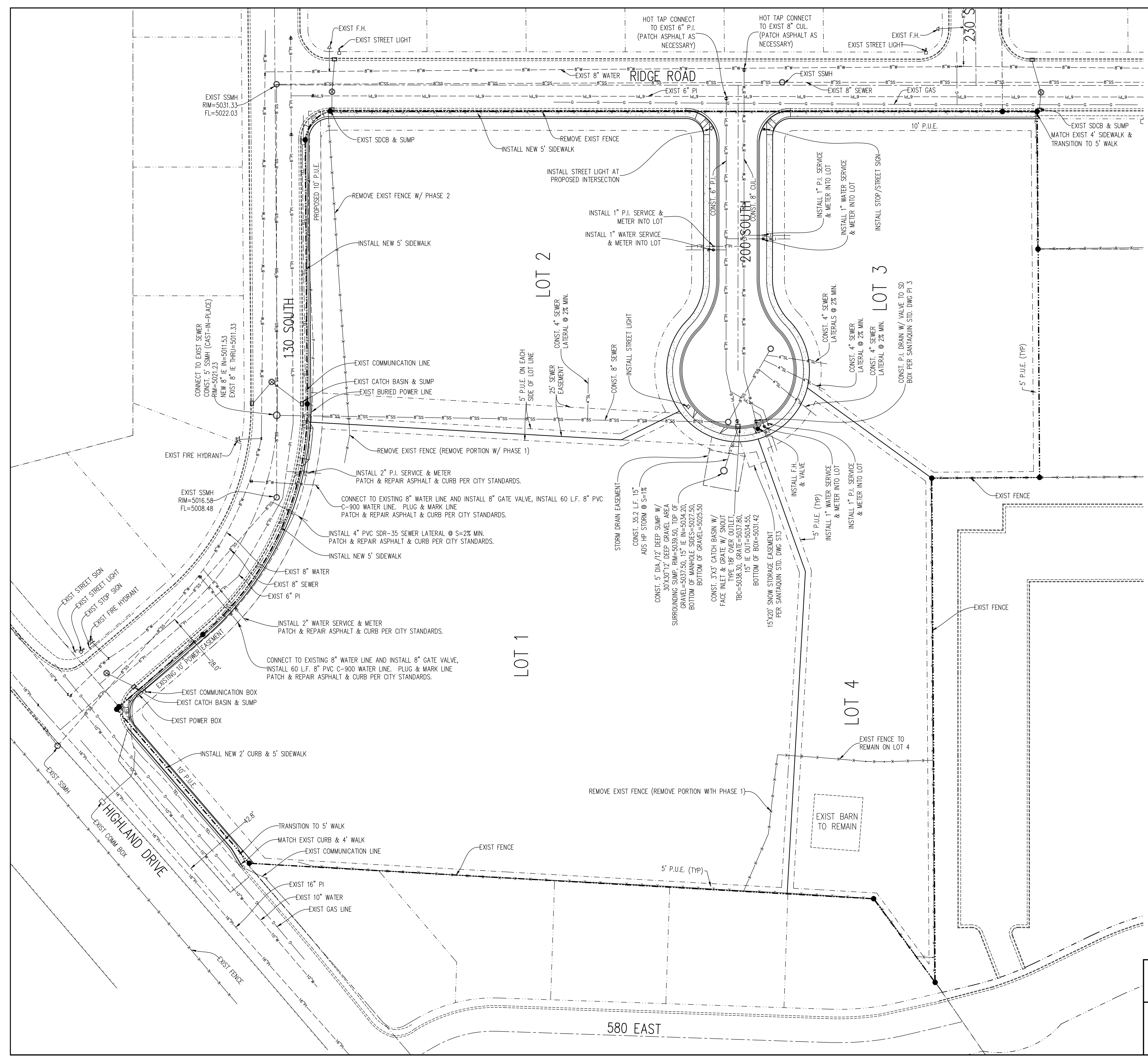
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

130 SOUTH STREET CHURCH SUBDIVISION
SANTAQUIN, UTAH COUNTY UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

COVER SHEET & PHASING PLAN

Scale: 1"=60'
Date: 03/17/26
C1



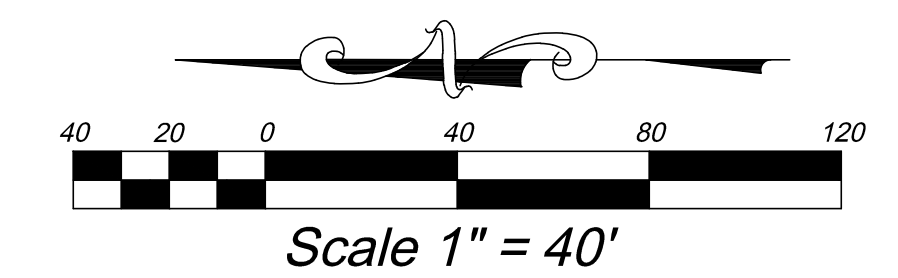
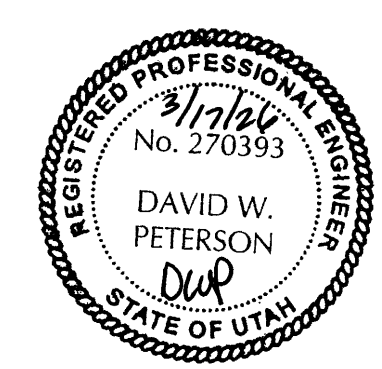
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SEE TYPICAL STREET CROSS SECTIONS ON SHEET D1

SEWER NOTE
SEE PROFILE SHEETS FOR SEWER DESIGN.

UTILITY LEGEND

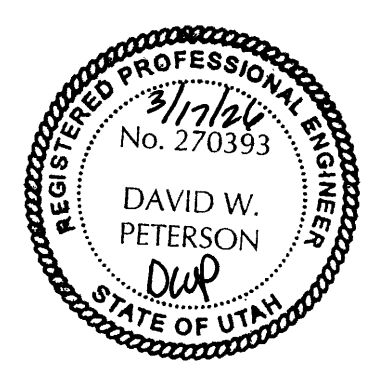
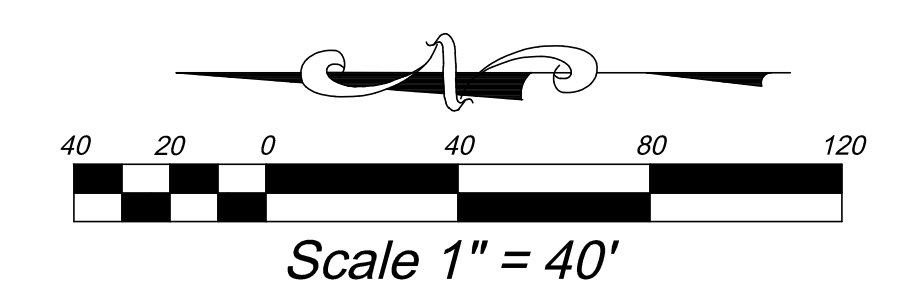
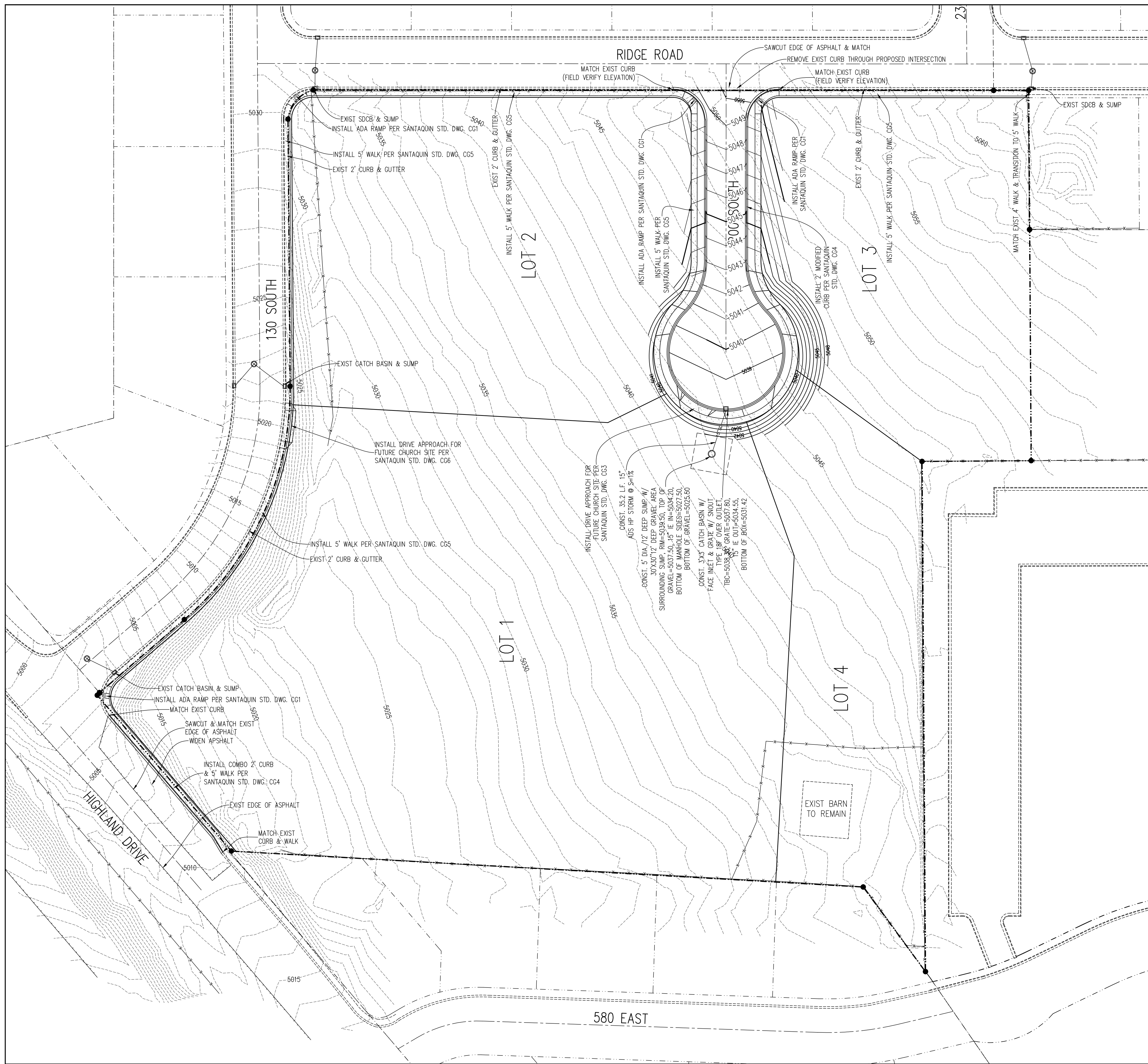
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	EXIST FIRE HYDRANT
	EXIST VALVE
	NEW CULINARY WATER VALVE
	PRESSURE IRRIG. C900 PVC PURPLE PIPE
	EXISTING P.I. LINE
	CULINARY WATER PVC C900
	EXIST CULINARY LINE
	SEWER PIPE PVC SDR-35
	EXIST SEWER LINE
	EXIST STORM DRAIN PIPE
	EXIST BURIED POWER LINE
	EXIST COMMUNICATION LINE
	EXIST GAS LINE
	EXISTING EDGE OF ASPHALT

FEMA INFO
FEMA FLOOD MAP 49049C0975F DATED 06/19/20 ZONE X NOTED AS AN AREA OF MINIMAL FLOOD HAZARD.



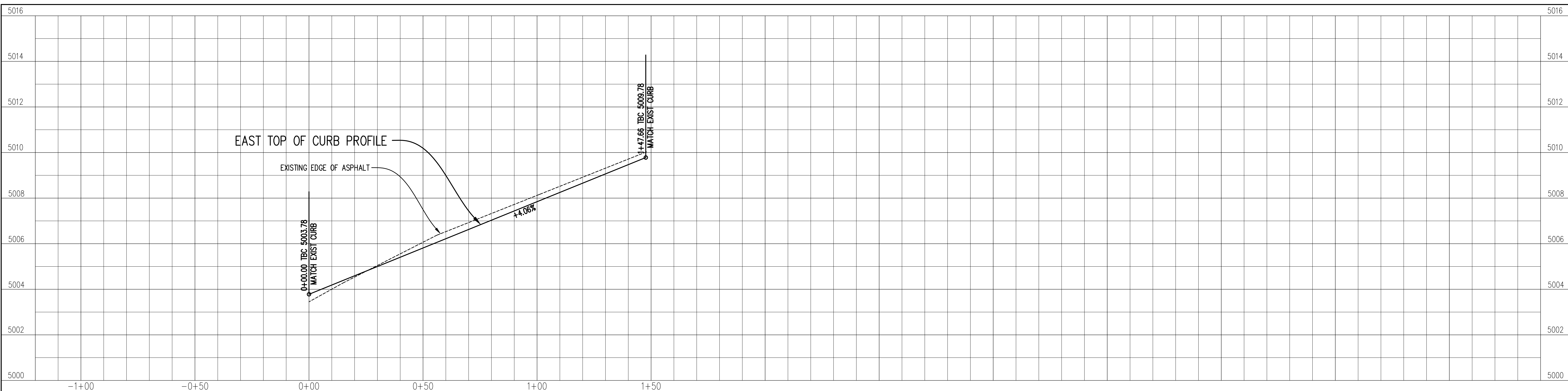
BENCH MARK		REVISIONS	
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272	130 SOUTH STREET CHURCH SUBDIVISION SANTAQUIN, UTAH COUNTY UTAH	
	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	UTILITY PLAN Scale: 1"=40' Date: 03/17/26 U1	

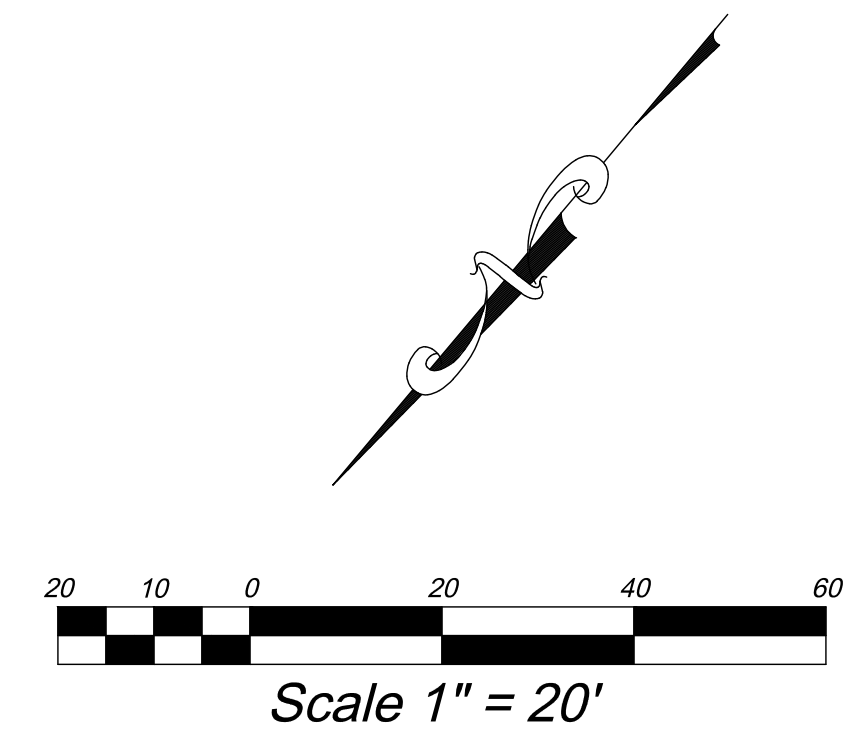
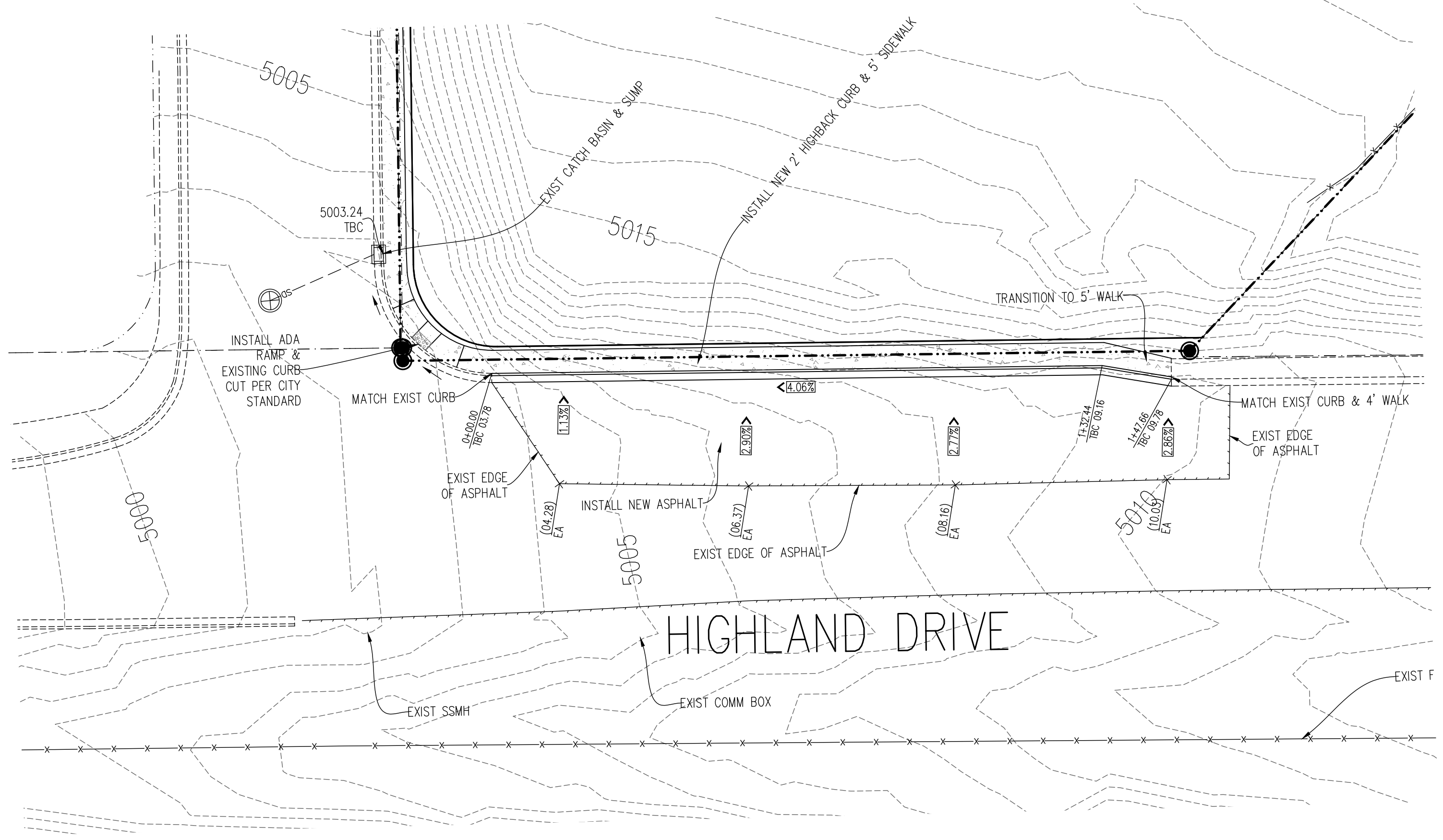


BENCH MARK		REVISIONS		
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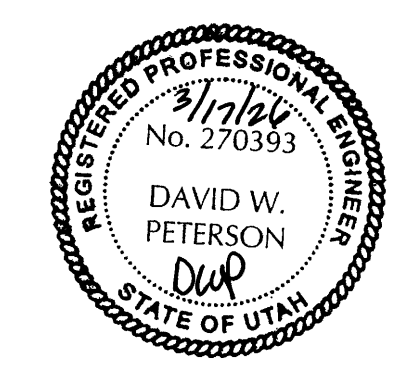
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272	130 SOUTH STREET CHURCH SUBDIVISION SANTAQUIN, UTAH COUNTY UTAH	
	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	STORM DRAIN & GRADING PLAN	



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



HIGHLAND DRIVE TBC PLAN/PROFILE



BENCH MARK		REVISIONS	
SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88)		Rev.	Date
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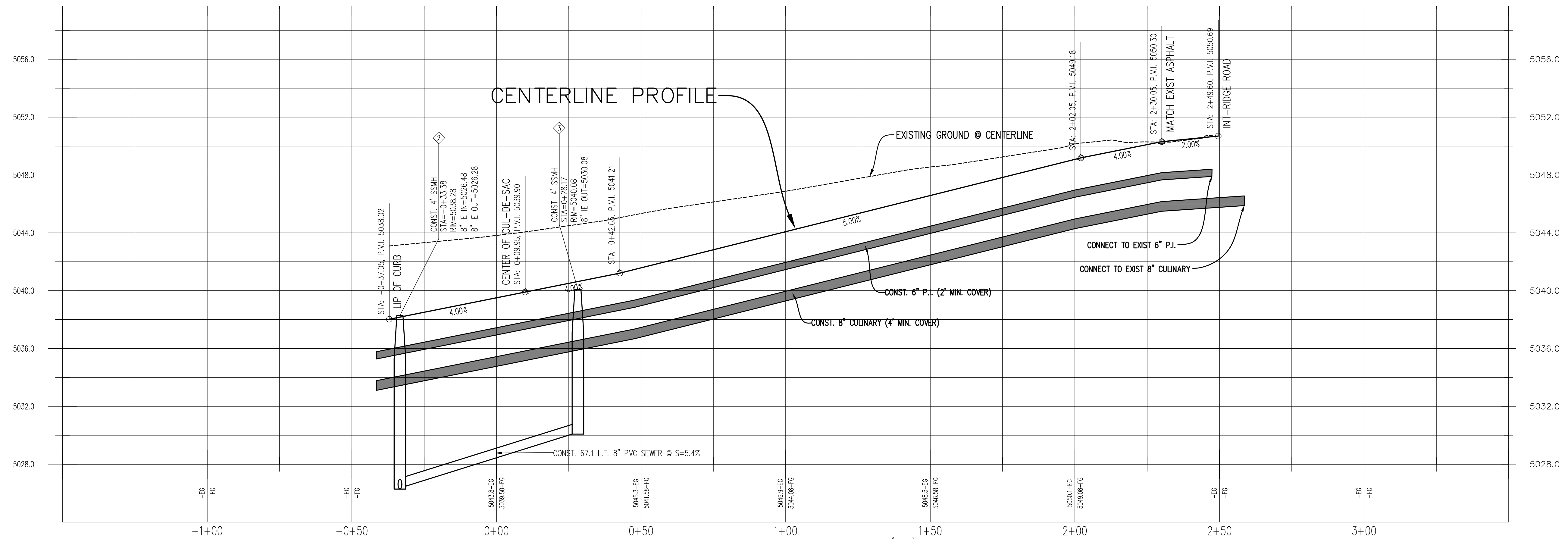
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130 SOUTH STREET CHURCH SUBDIVISION
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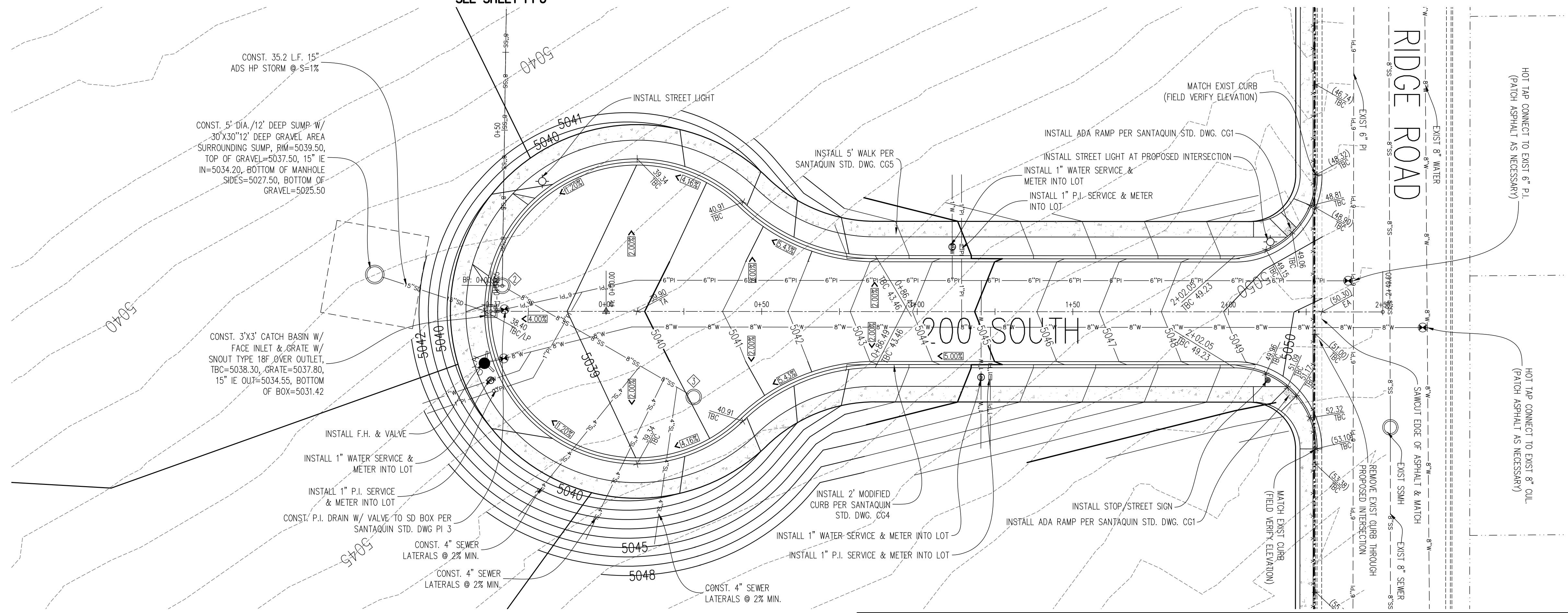
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

HIGHLAND DRIVE TBC PLAN/PROFILE

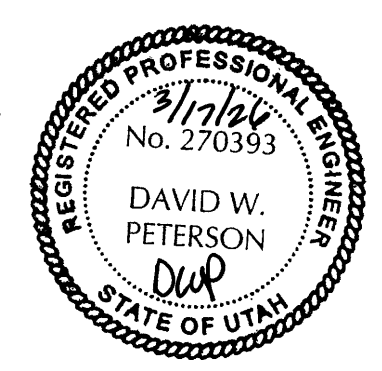
Scale: 1"=20'
Date: 03/17/26
PP1



SEWER SEE SHEET PP3
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=4'



200 SOUTH PLAN/PROFILE



BENCH MARK		REVISIONS	
SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88)		Rev.	Date
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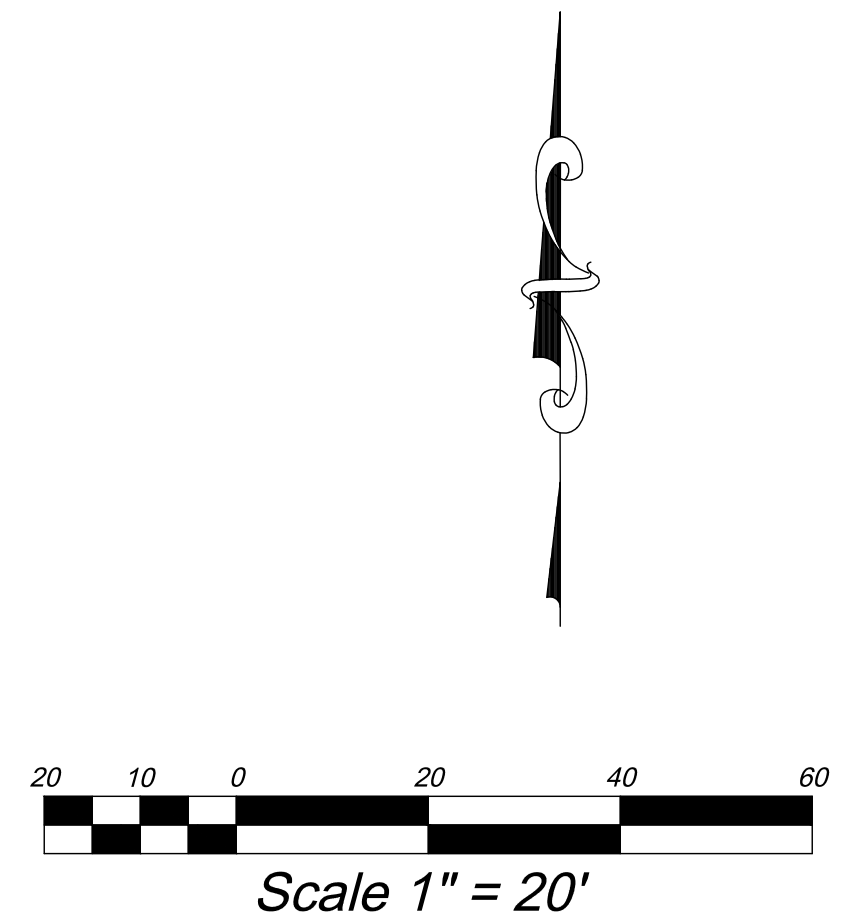
EVANS & ASSOCIATES ARCHITECTURE
 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272

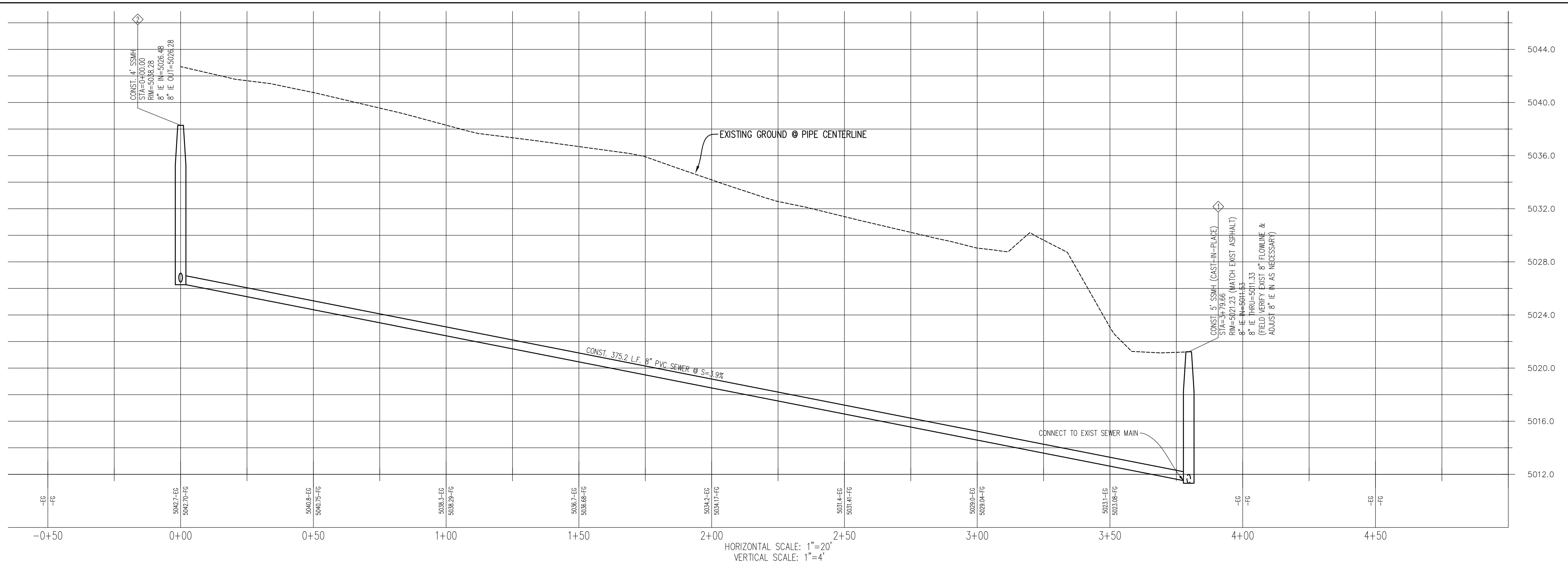
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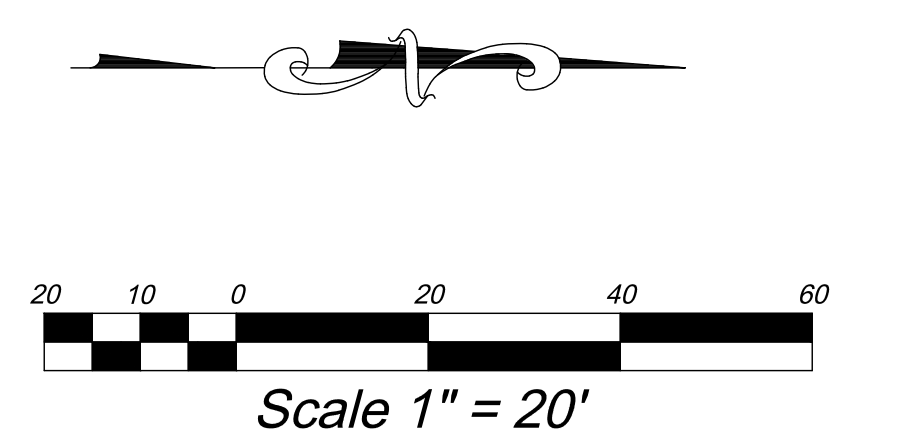
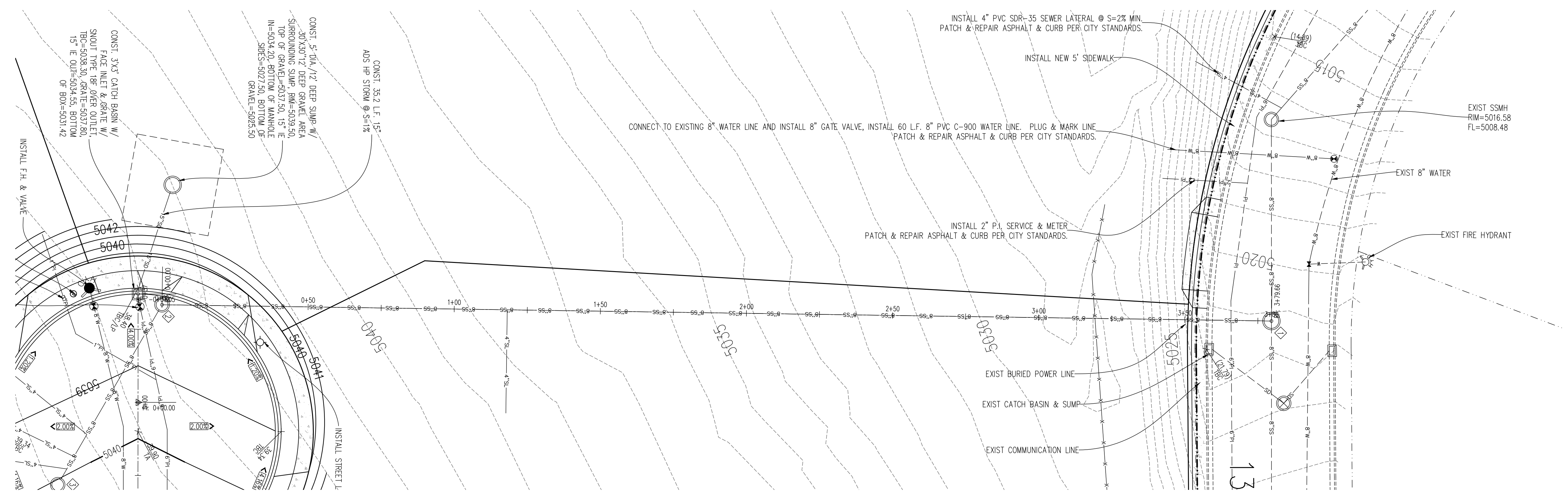
200 SOUTH PLAN/PROFILE

Scale: 1"=20'
 Date: 03/17/26
 PP2





HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



200 SOUTH
SEE SHEET PP2

SEWER PLAN/PROFILE



BENCH MARK		REVISIONS	
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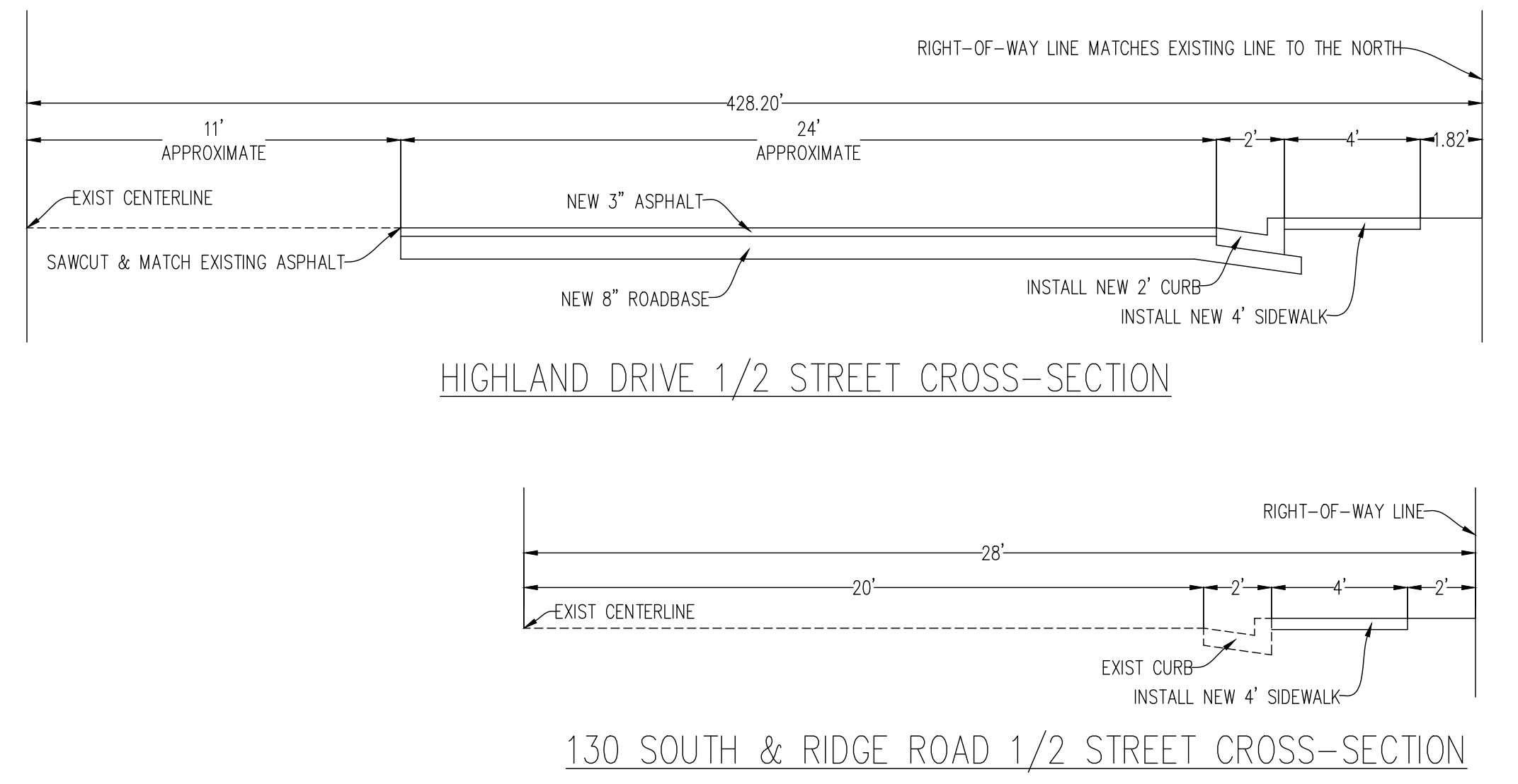
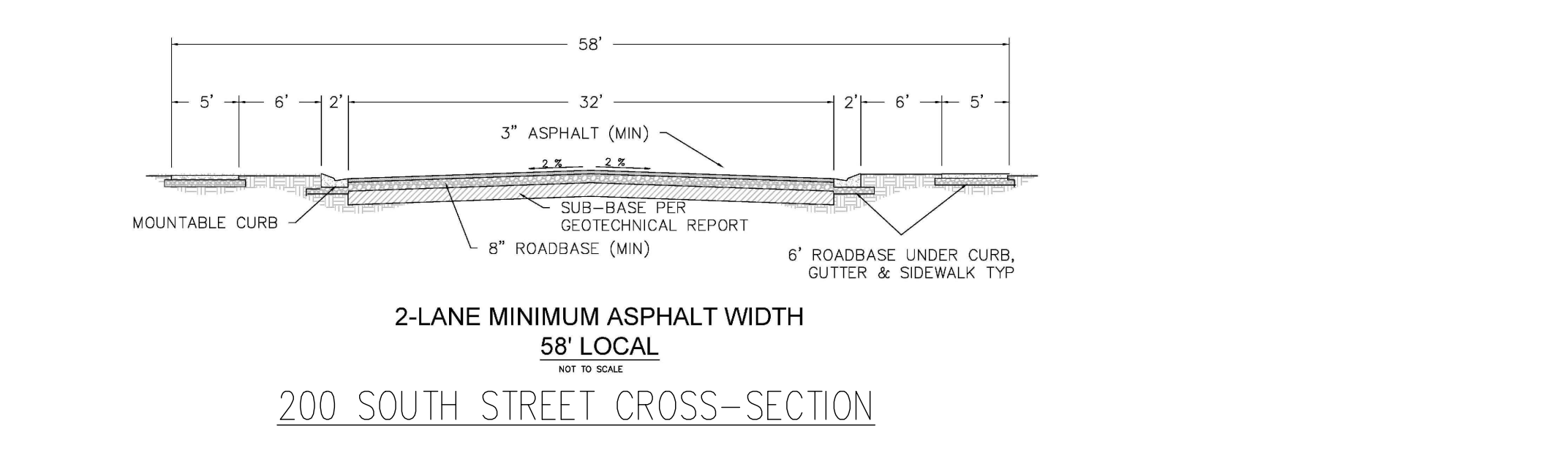
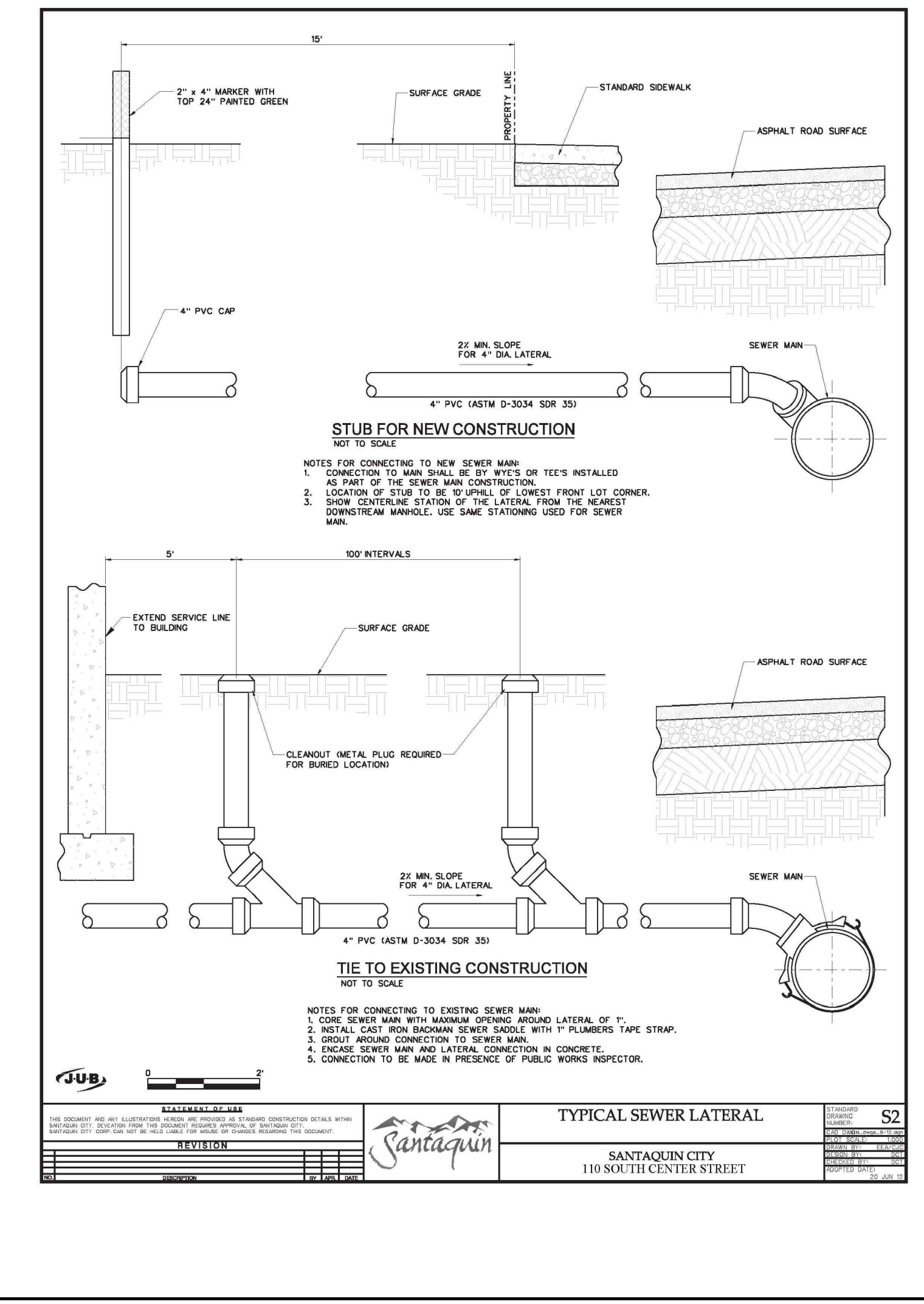
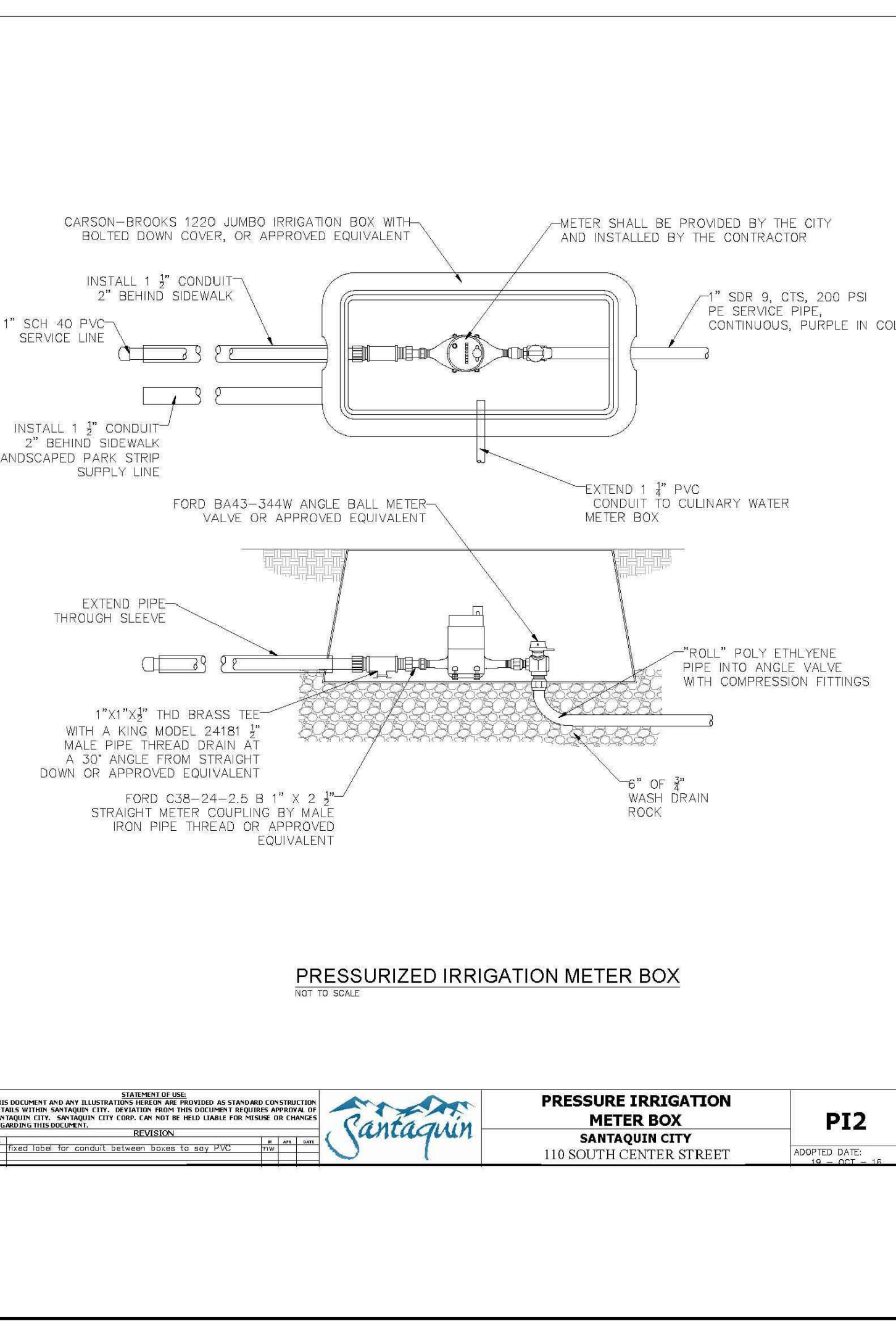
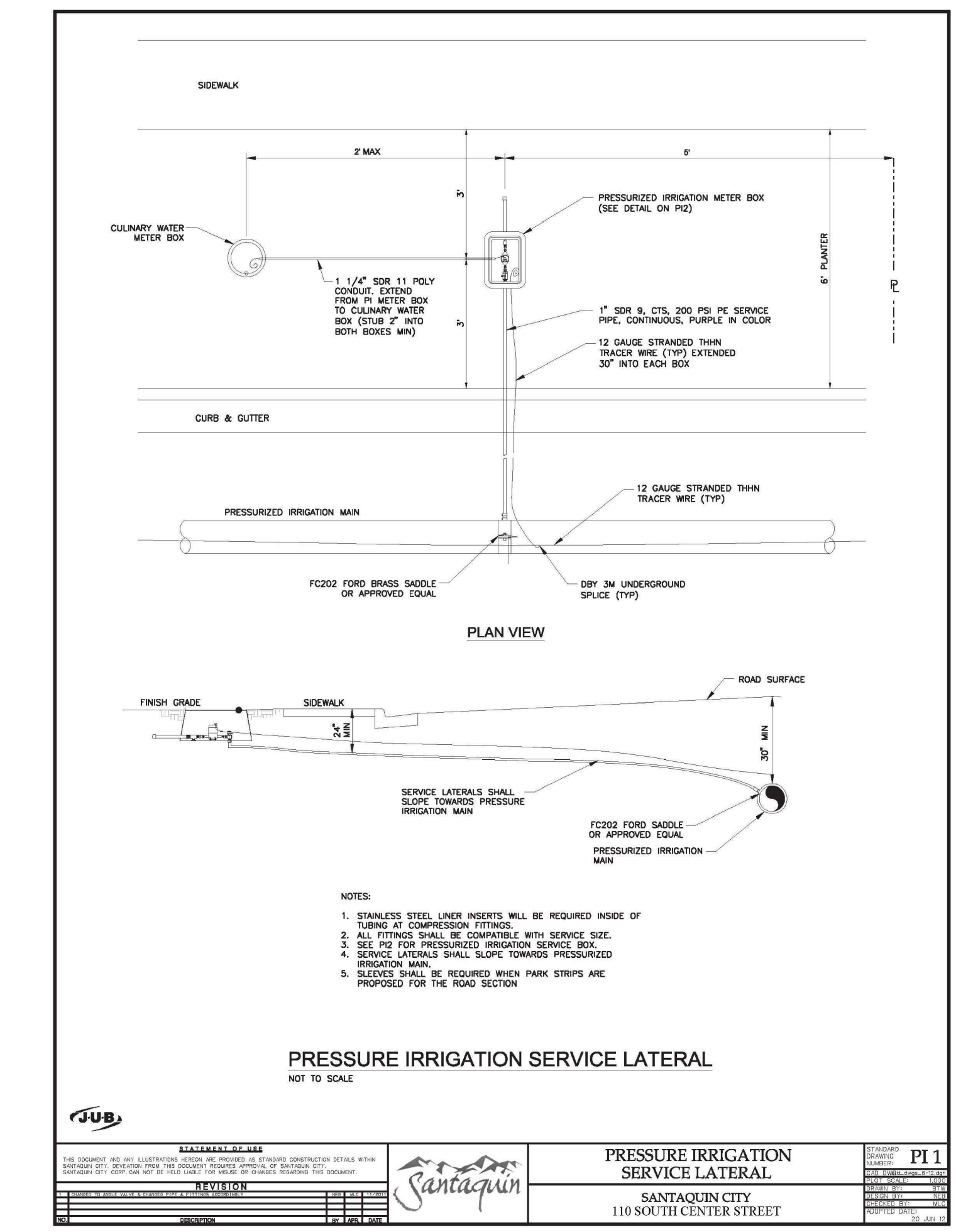
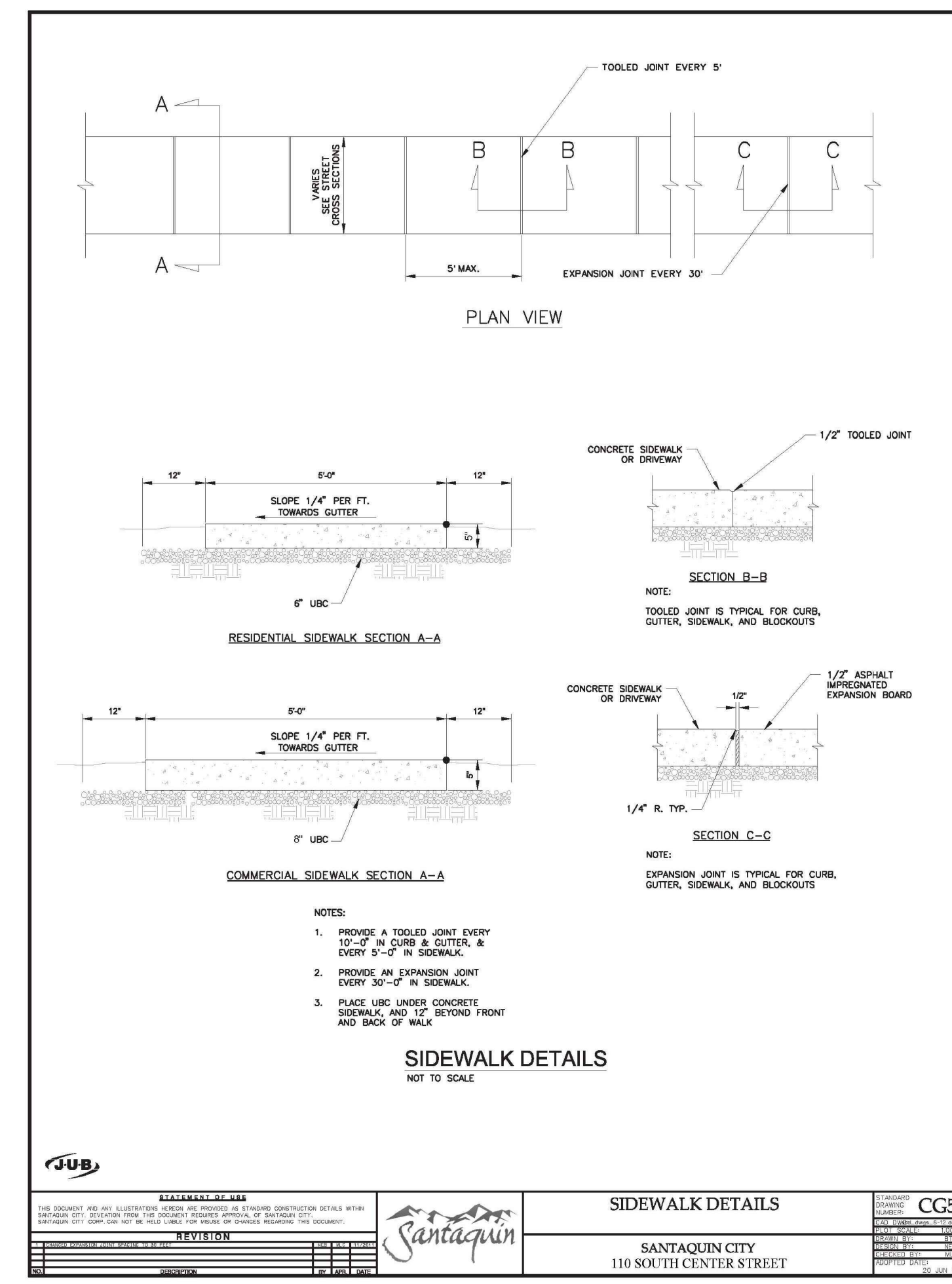
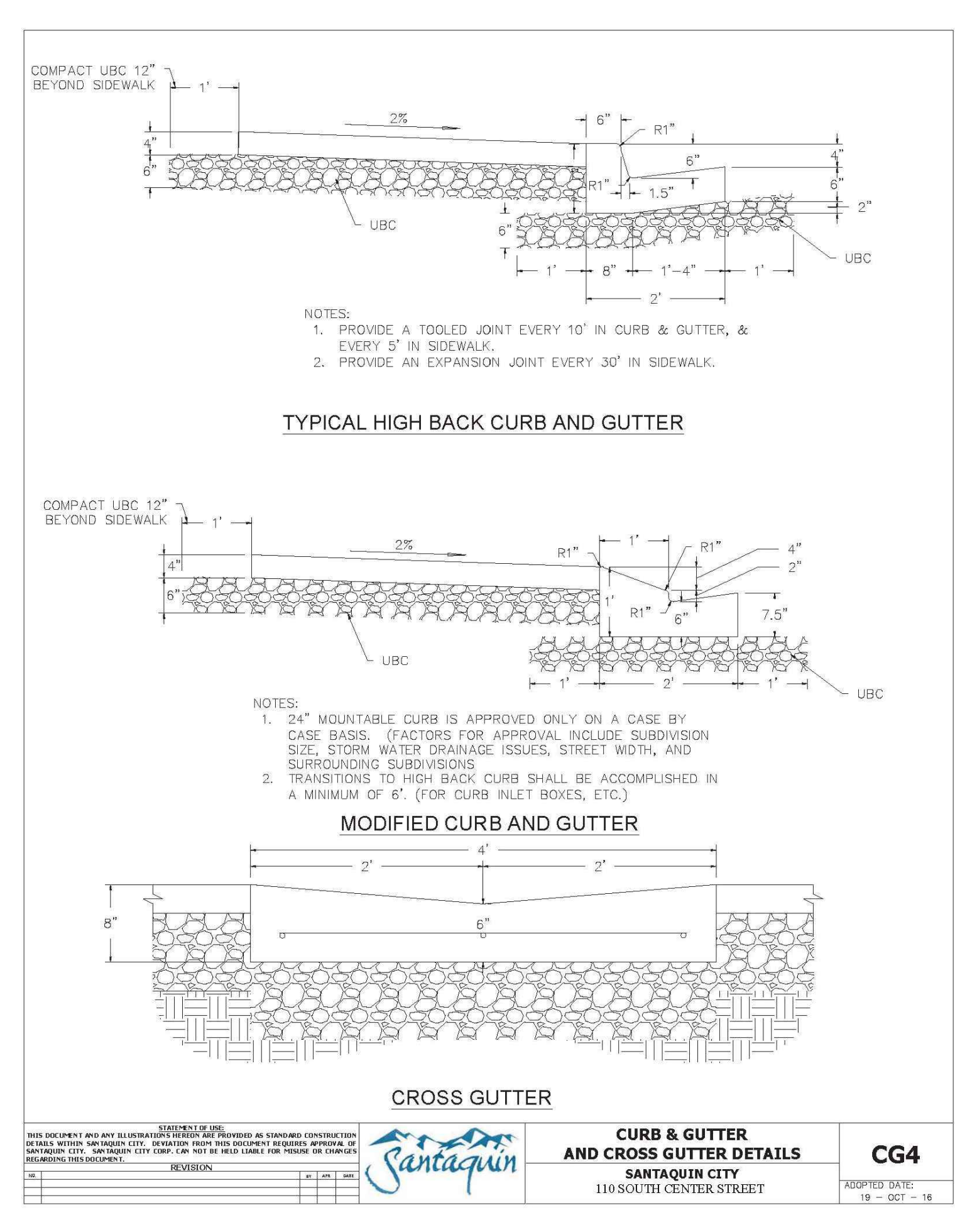
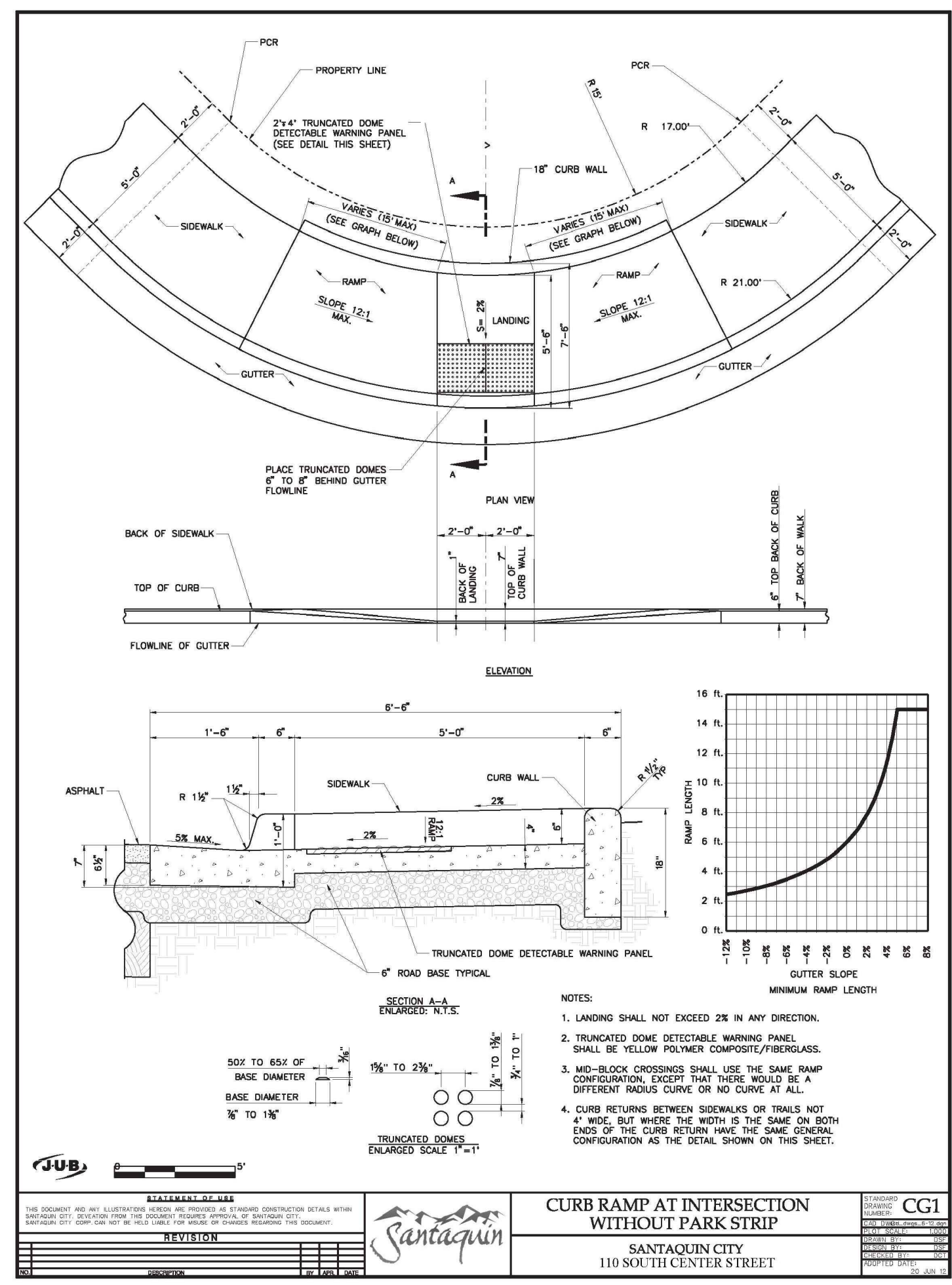
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130 SOUTH STREET CHURCH SUBDIVISION
SANTAQUIN, UTAH COUNTY UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SEWER PLAN/PROFILE

Scale: 1"=20'
Date: 03/17/26
PP3



REVISIONS		
Rev.	Date	Description
1	05/06/26	REVISED PER CITY COMMENTS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272

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130 SOUTH STREET CHURCH SUBDIVISION
SANTAQUIN, UTAH COUNTY UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAIL SHEET

Scale: NTS
Date: 03/17/26
D1



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 (DOGGM), 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

DRAFT