



PLANNING COMMISSION

Tuesday, May 12, 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. [Grey Cliffs Mass Grading Conditional Use Permit Renewal](#)
2. [Meeting Minutes Approval - April 14, 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

April 10, 2026

To: Santaquin City Planning Commission
 From: Norm Beagley, MPA, P.E., City Manager
 RE: **Grey Cliffs Development Agreement Amendment Proposal**

The owners of the Grey Cliffs Development, South Valley Holdings, LLC, are proposing changes to their development plan through a proposed development agreement amendment.

There are multiple aspects of the proposed development agreement amendment that the City Council will consider. These include, a potential rezone from R-10 Residential to C-1 Commercial (approx. 1.09 acres), reducing the number of residential lots by 5, increased natural open space dedicated to Santaquin City from 155 acres to 160 acres, including a new parking area/trailhead, safety enhancements to access roads and trails, realignment of one public road, using a portion of City property, minor changes to the grading plan, additional acreage (1.81 Acres) of fully improved park space immediately adjacent to the existing City park, stormwater enhancements, and better roadway connectivity.

The reason for the Planning Commission's review of this proposal is because there are provisions in the proposed development agreement amendment that are land use related and require the normal legislative review process which includes a public hearing and a recommendation from the Planning Commission to the City Council.

The specific items that the Planning Commission will consider in a recommendation to the City Council are:

- Rezone of approximately 1.09 Acres from R-10 PUD to Interchange Commercial (C-1)
- Other land use related suggestions regarding the proposed development agreement amendment

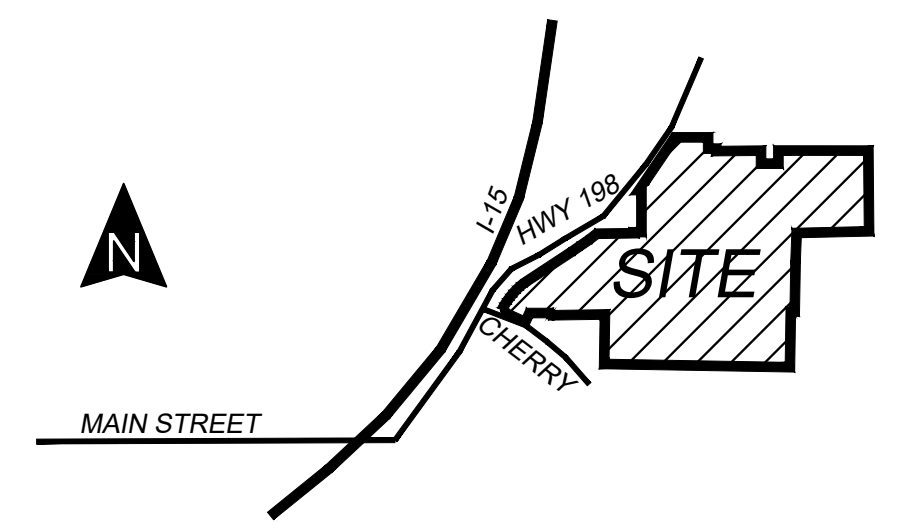
Other items presented in their plan are informational for the Planning Commission to bring you up to speed on the proposed development agreement amendment that the Council will consider.

Additionally, the existing mass grading permit allows the developer to continue with his grading under that valid permit. Because the current application is two years old and needing to be renewed, materials for a mass grading permit renewal will be forthcoming at a future meeting where the Planning Commission will provide a recommendation to the City Council.

Recommended Motion:

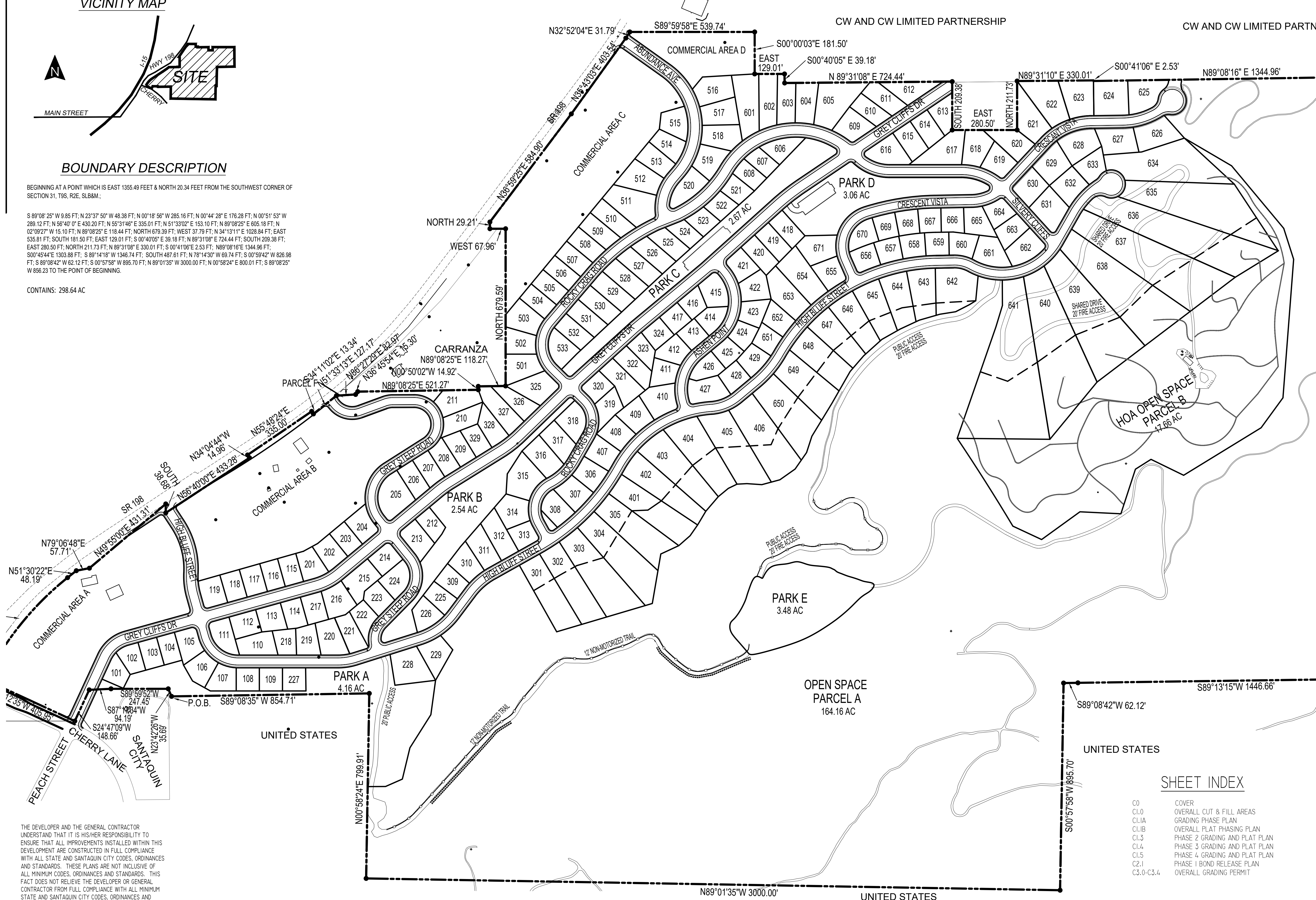
It is proposed that the Planning Commission review the proposed changes and forward a positive recommendation to the City Council.

VICINITY MAP



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 1355.49 FEET & NORTH 20.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T9S, R2E, SLB&M; S 89°08'25" W 9.85 FT; N 23°37'50" W 48.38 FT; N 00°18'56" W 285.16 FT; N 00°44'28" E 176.28 FT; N 00°51'53" W 289.12 FT; N 56°40'01" E 430.20 FT; N 55°31'46" E 335.01 FT; N 51°33'02" E 163.10 FT; N 89°08'25" E 605.18 FT; N 02°09'27" W 15.10 FT; N 89°08'25" E 118.44 FT; NORTH 679.39 FT; WEST 37.79 FT; N 34°13'11" E 1028.84 FT; EAST 535.81 FT; SOUTH 181.50 FT; EAST 129.01 FT; S 00°40'05" E 39.18 FT; N 89°31'08" E 724.44 FT; SOUTH 202.38 FT; EAST 280.50 FT; NORTH 211.73 FT; N 89°31'08" E 330.01 FT; S 00°41'06" E 2.53 FT; N 89°08'16" E 1344.96 FT; S00°45'44" E 1303.88 FT; S 89°14'16" W 1346.74 FT; SOUTH 487.61 FT; N 78°14'30" W 69.74 FT; S 00°59'42" W 826.98 FT; S 89°08'42" W 62.12 FT; S 00°57'58" W 895.70 FT; N 89°01'35" W 3000.00 FT; N 00°58'24" E 800.01 FT; S 89°08'25" W 856.23 TO THE POINT OF BEGINNING. CONTAINS: 298.64 AC



THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT 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.

DEVELOPMENT
GreyCliffs ESTATES
700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER
GREY CLIFFS LLC.
935 W. CENTER
LINDON, UT 84042
801.785.8458

North arrow and scale bar: SCALE: 1"= 200'

BERG CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

Table with columns: REVISIONS (NO., DATE, DESCRIPTION), SEAL (Professional Engineer stamp for R. B. Burt, No. 343602, dated 01/22/2026)

Table with columns: ACTION, DATE
PRELIMINARY PLAN 01/22/2026

PROJECT
GreyCliffs ESTATES

DESCRIPTION
AMENDED PRELIMINARY PLAN

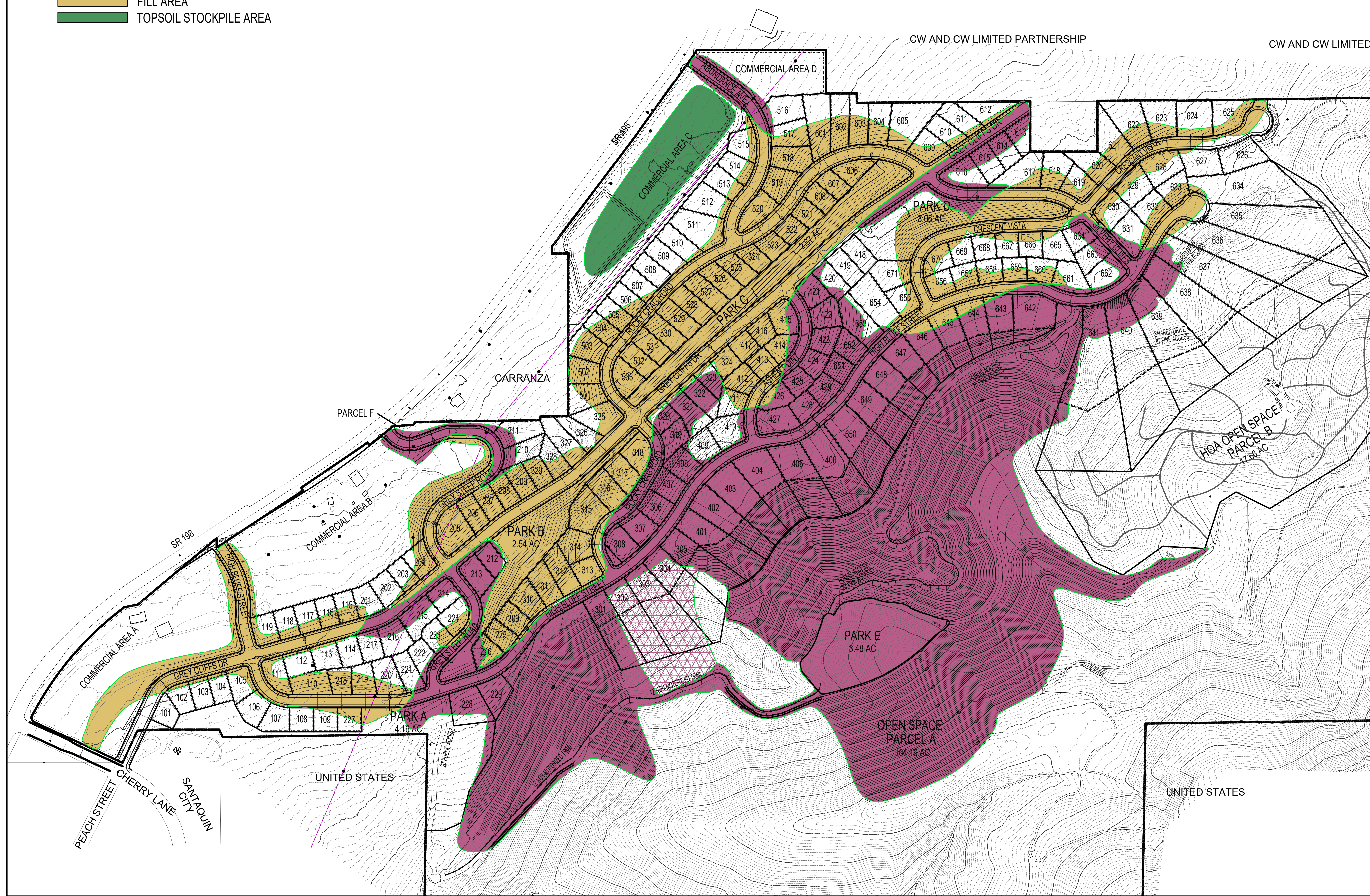
Table with columns: SHEET NAME, SHEET NUMBER
COVER C0

SHEET INDEX


- C0 COVER
C1.0 OVERALL CUT & FILL AREAS
C1.1A GRADING PHASE PLAN
C1.1B OVERALL PLAT PHASING PLAN
C1.3 PHASE 2 GRADING AND PLAT PLAN
C1.4 PHASE 3 GRADING AND PLAT PLAN
C1.5 PHASE 4 GRADING AND PLAT PLAN
C2.1 PHASE 1 BOND RELEASE PLAN
C3.0-C3.4 OVERALL GRADING PERMIT

GRADING LEGEND

- CUT AREA
- CUT AREA - COMPLETED
- FILL AREA
- TOPSOIL STOCKPILE AREA



DEVELOPMENT

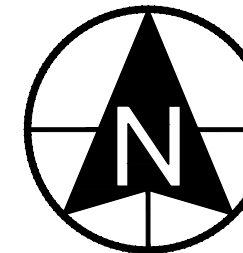



700 N SR198
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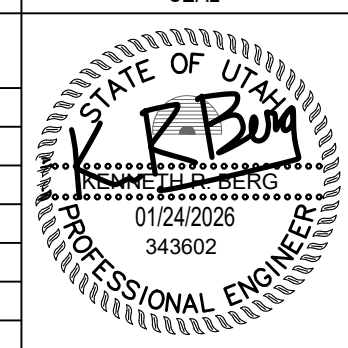



SCALE: 1"= 200'




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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	01/24/2026

PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	C1.0

GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 25 to APR 26
2			OCT 25 to APR 27
3			OCT 26 to APR 28
4			OCT 27 to APR 28

REFER TO SHEET C1.2 THRU SHEET C1.5 FOR DETAILED GRADING INFO, HAUL ROUTES AND DEVELOPMENT PHASING BUFFERING.



DEVELOPMENT

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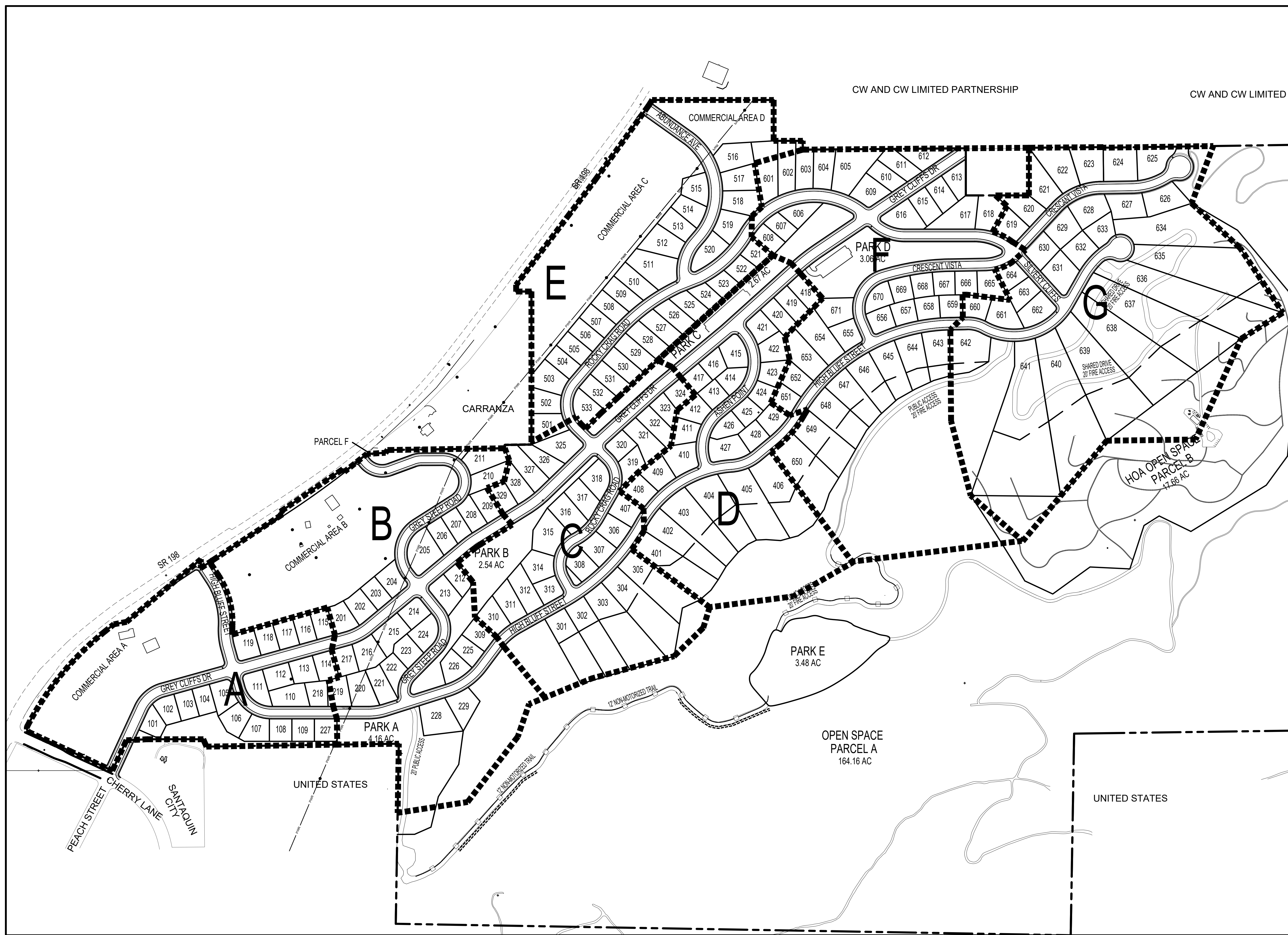
ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
CUT & FILL PHASING	C1.1A



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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SCALE: 1"= 200'

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ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME: OVERALL PHASING PLAN
SHEET NUMBER: C1.1B





PHASE 1 GRADING ACTIVITIES

PHASE 1

12/16/2024

GRADING COMPLETION	ACREAGE	% OF WORK BY AREA
0% - 19%	0	0%
20% - 39%	0	0%
40% - 59%	0	0%
60% - 79%	16.03	46%
80% - 99%	10.41	30%
100%	8.45	24%
TOTAL	34.89	100%

GRADING LEGEND

-  GRADING ACTIVITIES 40% COMPLETE
-  GRADING ACTIVITIES 60% COMPLETE
-  GRADING ACTIVITIES 80% COMPLETE
-  GRADING ACTIVITIES 100% COMPLETE



DEVELOPMENT

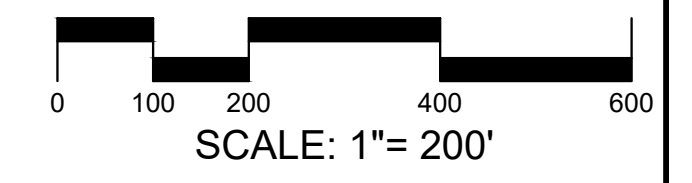
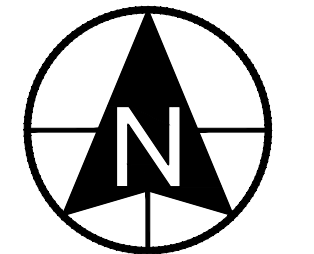


700 N SR198
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REVISIONS			SEAL
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ACTION	DATE
GRADING PERMIT	12/16/2024

PROJECT



DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 BOND RELEASE 1	C2.1

GRADING LEGEND

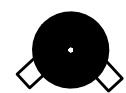
-  CUT AREA
-  FILL AREA
-  TOPSOIL STOCKPILE AREA

 GRADING HAUL ROUTES

 WATER HAUL ROUTE



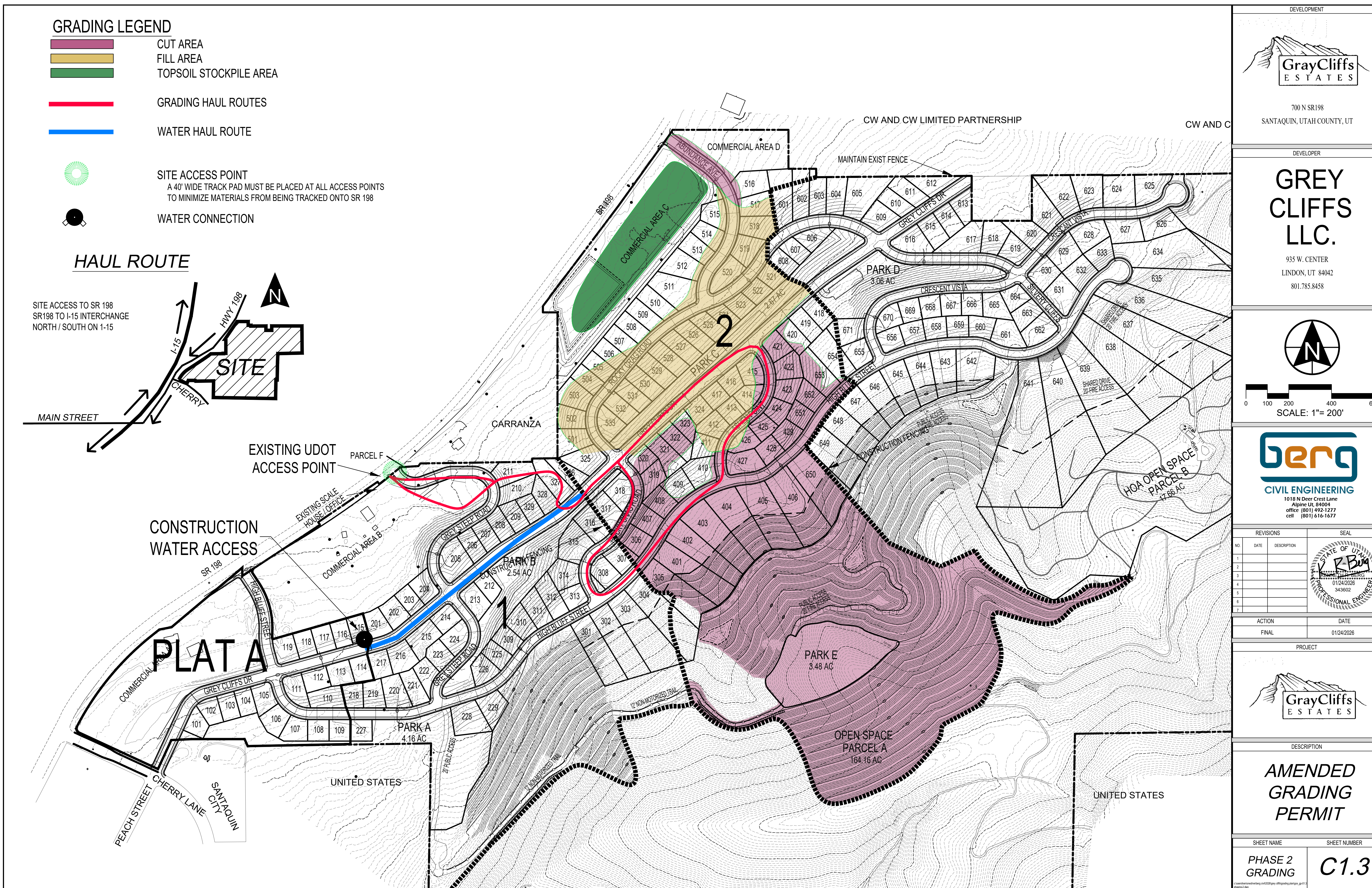
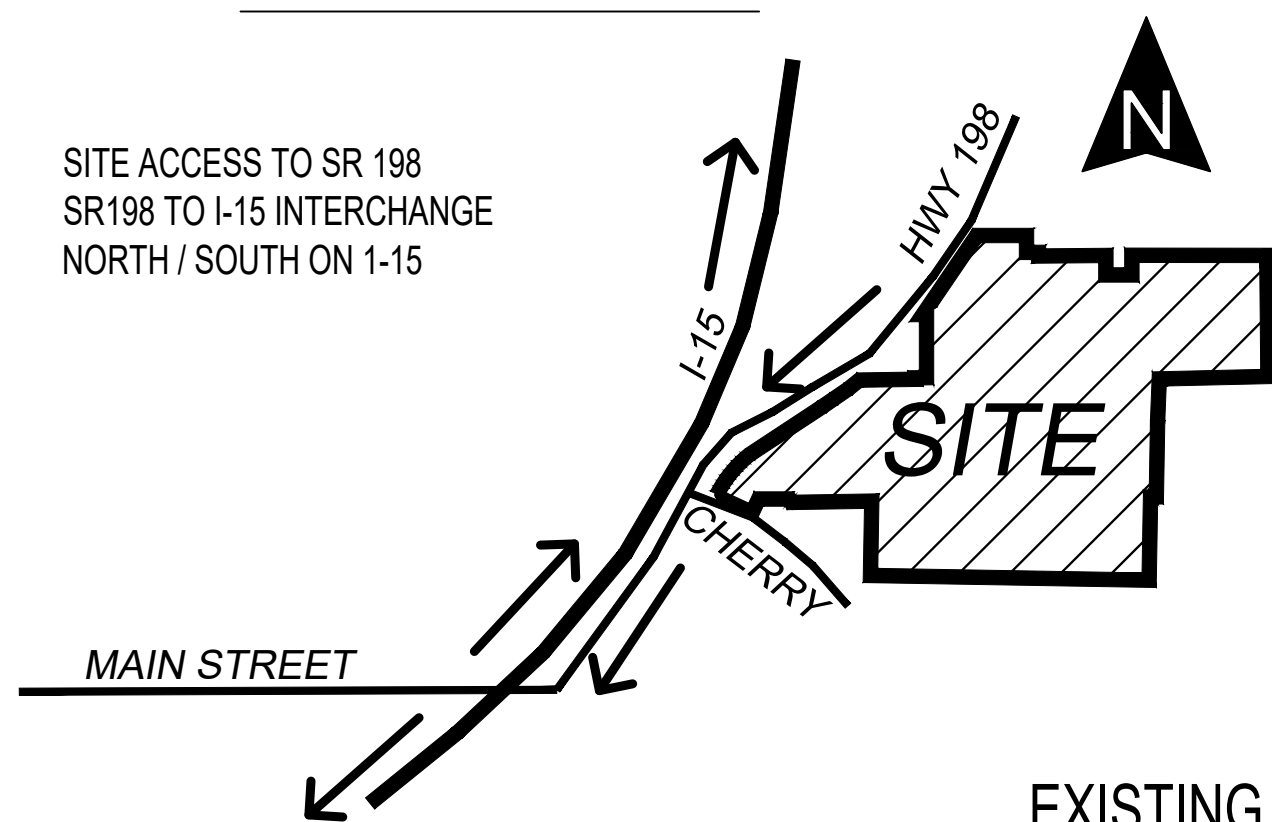
SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198




WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR198 TO I-15 INTERCHANGE
NORTH / SOUTH ON I-15



DEVELOPMENT

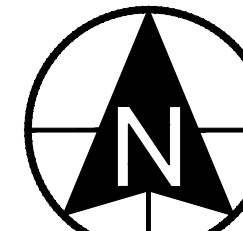
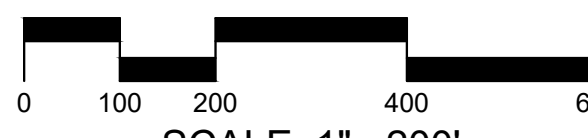


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SANTAQUIN, UTAH COUNTY, UT

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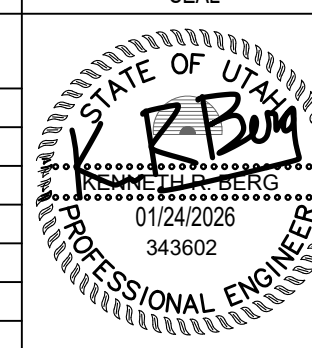



SCALE: 1"= 200'




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ACTION	DATE
FINAL	01/24/2026

PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	C1.3

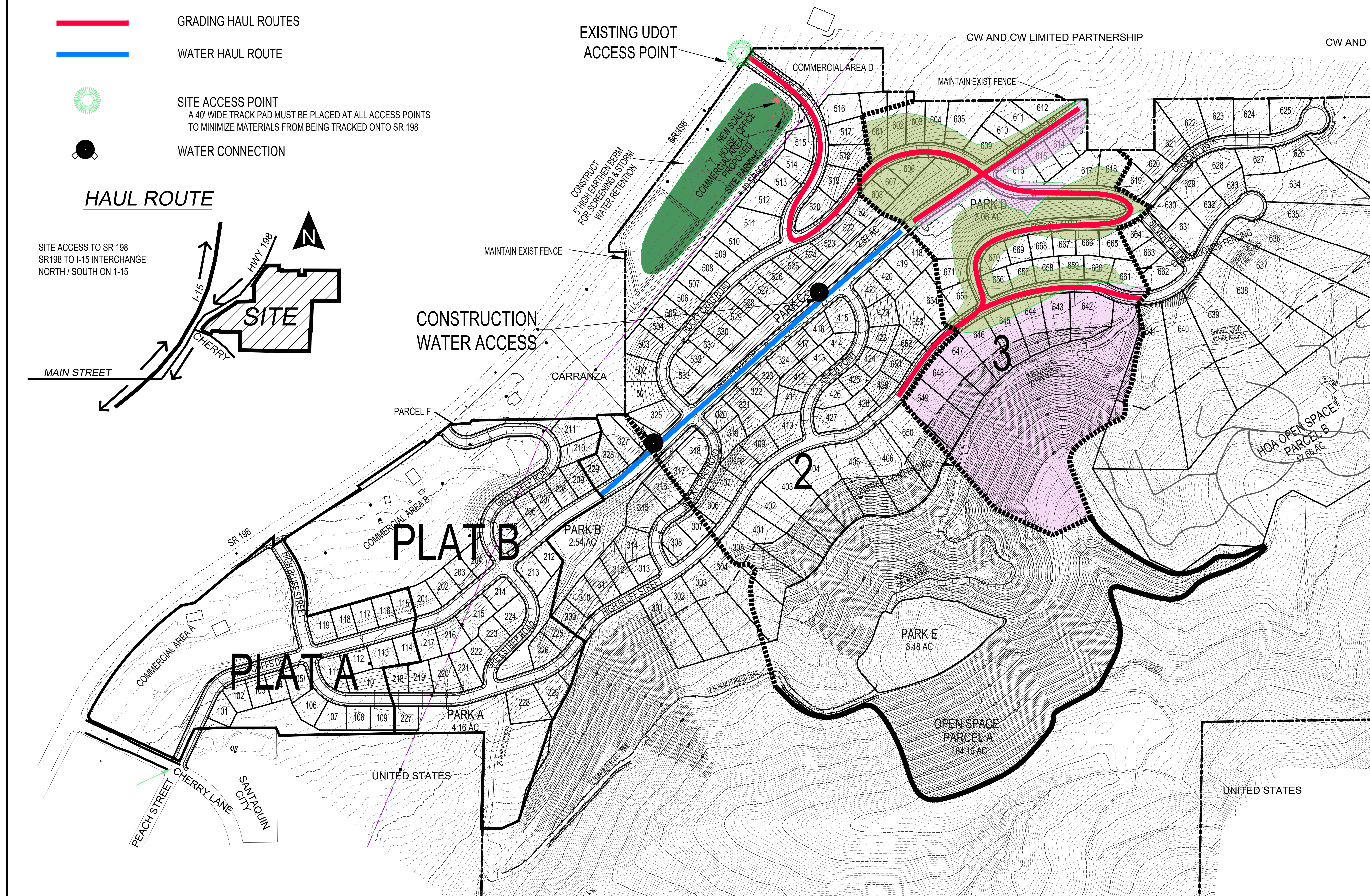
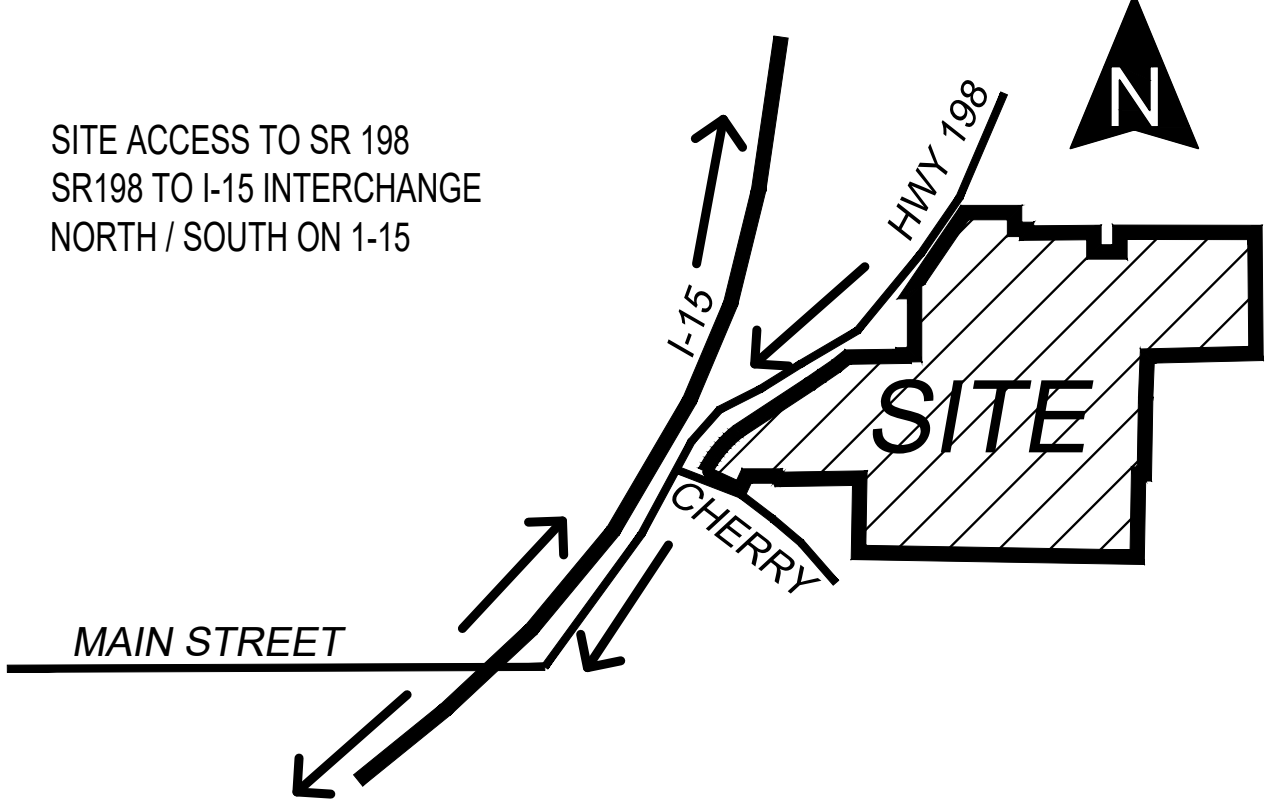
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

- GRADING HAUL ROUTES
- WATER HAUL ROUTE

- SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
- WATER CONNECTION

HAUL ROUTE



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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GREY CLIFFS LLC.

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PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
PHASE 3 GRADING	C1.3

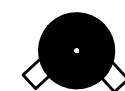
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

- GRADING HAUL ROUTES
- WATER HAUL ROUTE



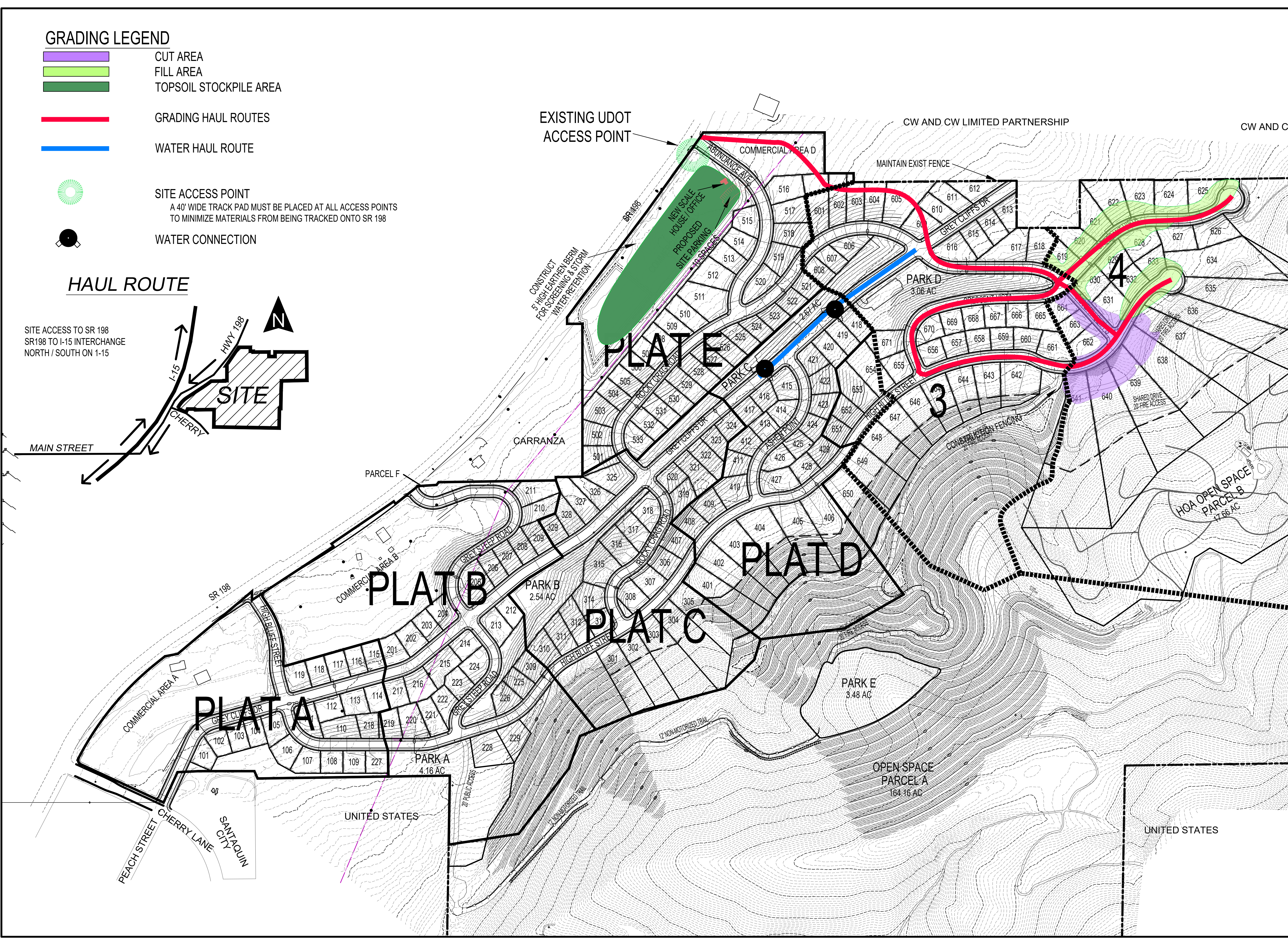
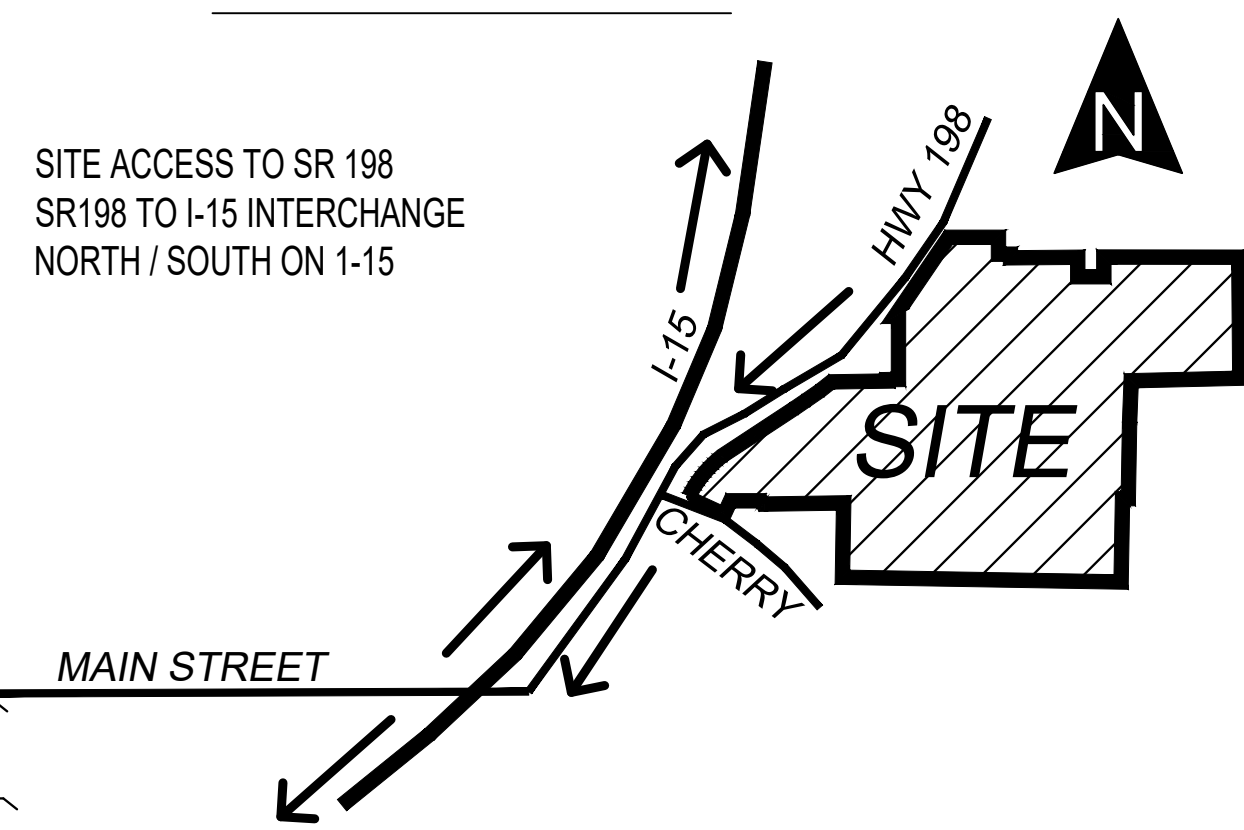
SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198



WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR 198 TO I-15 INTERCHANGE
NORTH / SOUTH ON I-15



DEVELOPMENT

700 N SR 198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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801.785.8458

SCALE: 1" = 200'

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ACTION	DATE
FINAL	01/24/2026

PROJECT

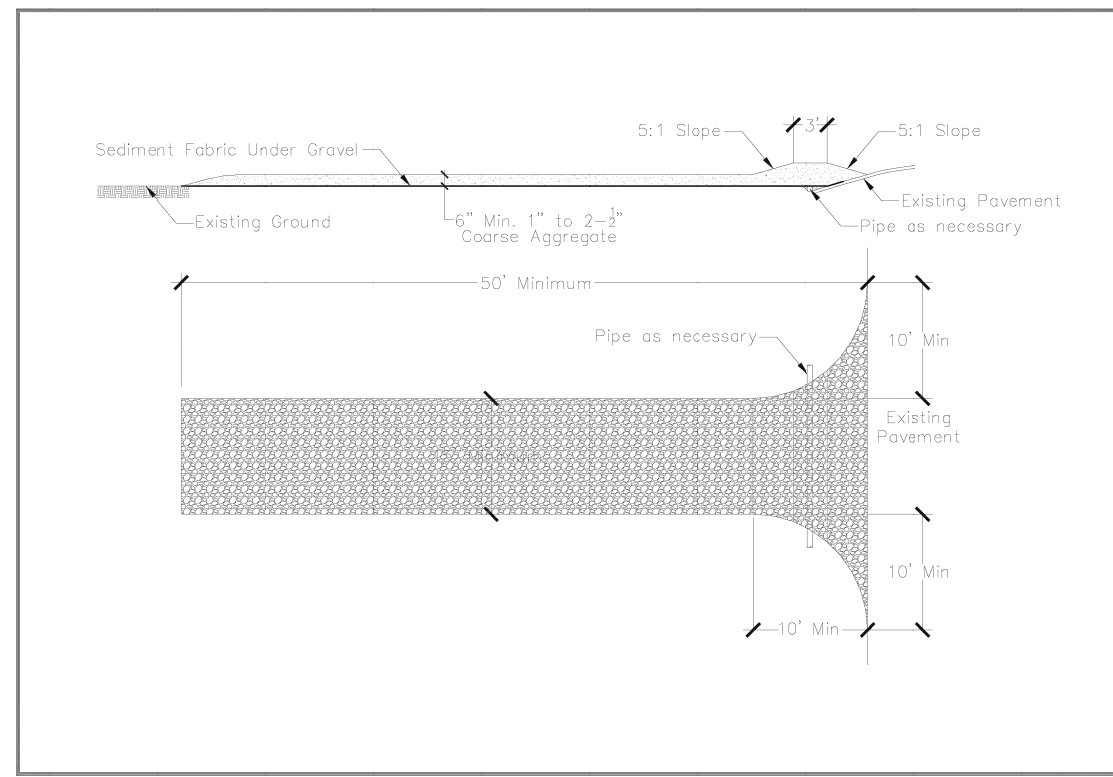
DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	C1.5

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

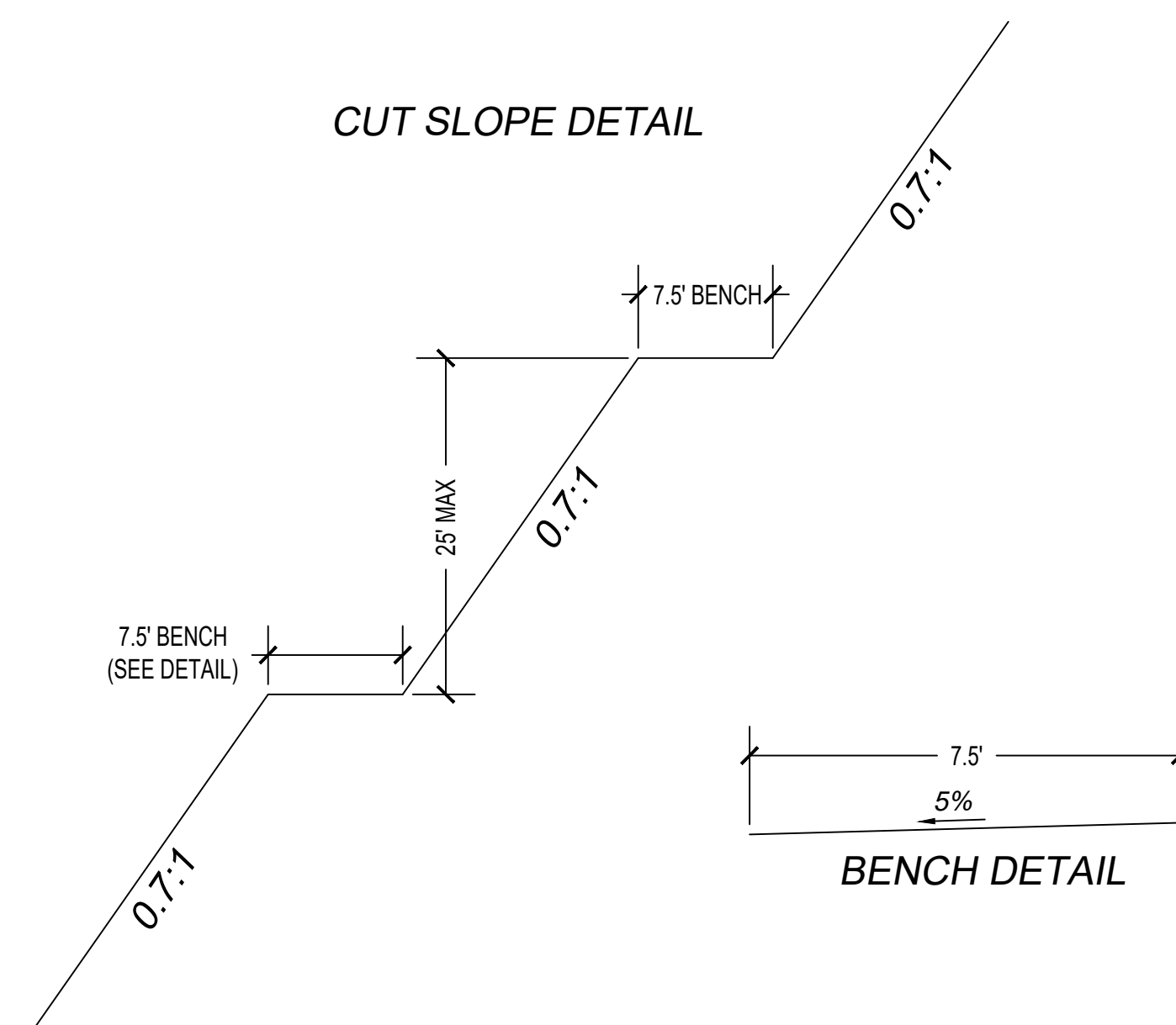
- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

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CUT SLOPE DETAIL



6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁷ T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5	95
	5 to 10	98
Site grading fill outside area defined above	0 to 5	92
	5 to 10	95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
	-	96
Non-structural fill	0 to 5	90
	5 to 10	92



May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report¹ and a geologic hazards report² for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 25 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in **Recommendations**.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic report. The upper portion of the site where the proposed cuts are planned is mapped as "Megabreccia Deposits" (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

"Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin, mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the

¹Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, November 1, 2019.

²Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, August 29, 2019.

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Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
Santaquin, Utah
CMT Project No. 12330

Page 2

Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m)."

The unspecified bedrock materials are described as:

"Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, ... Precambrian rocks are most common at the base of the western side of Dry Mountain."

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

Slope Recommendations

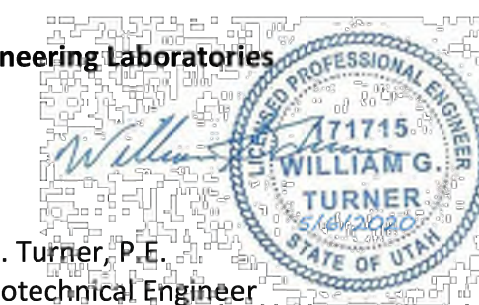
Given the anticipated materials at the site, we recommend that the slopes be cut at approximately 0.7H:1V (Horizontal:Vertical) with a 7.5-foot wide bench at every 25 feet height, which provides an overall 1H:1V slope. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,

CMT Engineering Laboratories



William G. Turner, P.E.
Senior Geotechnical Engineer

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL (ESA I & II) • MATERIALS TESTING • SPECIAL INSPECTIONS
ORGANIC CHEMISTRY • PAVEMENT DESIGN • GEOLOGY
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DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME: GENERAL NOTES
SHEET NUMBER: C2.0



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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SCALE: 1" = 60'

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ACTION	DATE
FINAL	01/24/2026

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DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
GRADING	C3.0



DEVELOPMENT

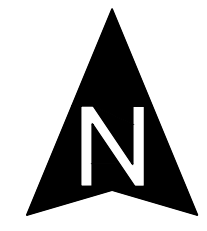



700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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LINDON, UT 84042
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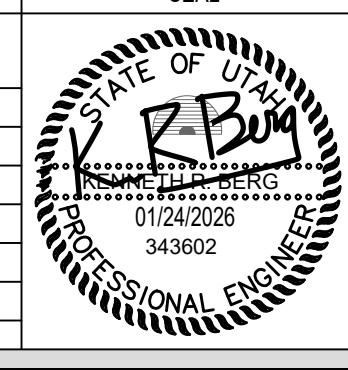



SCALE: 1" = 60'




CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
FINAL	01/24/2026

PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
GRADING	C3.1



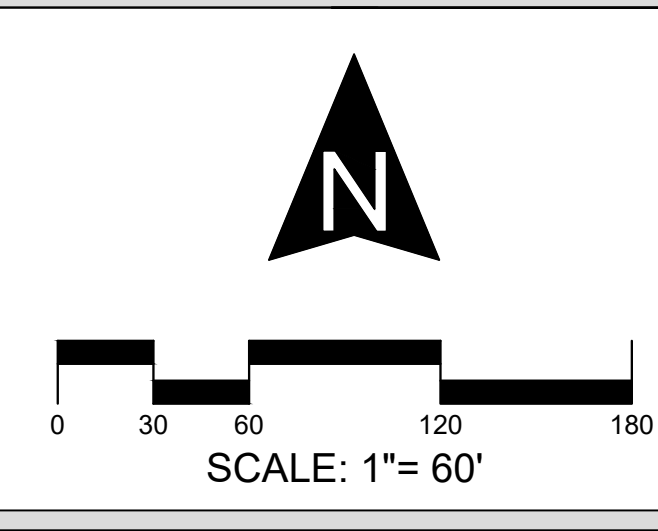
DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
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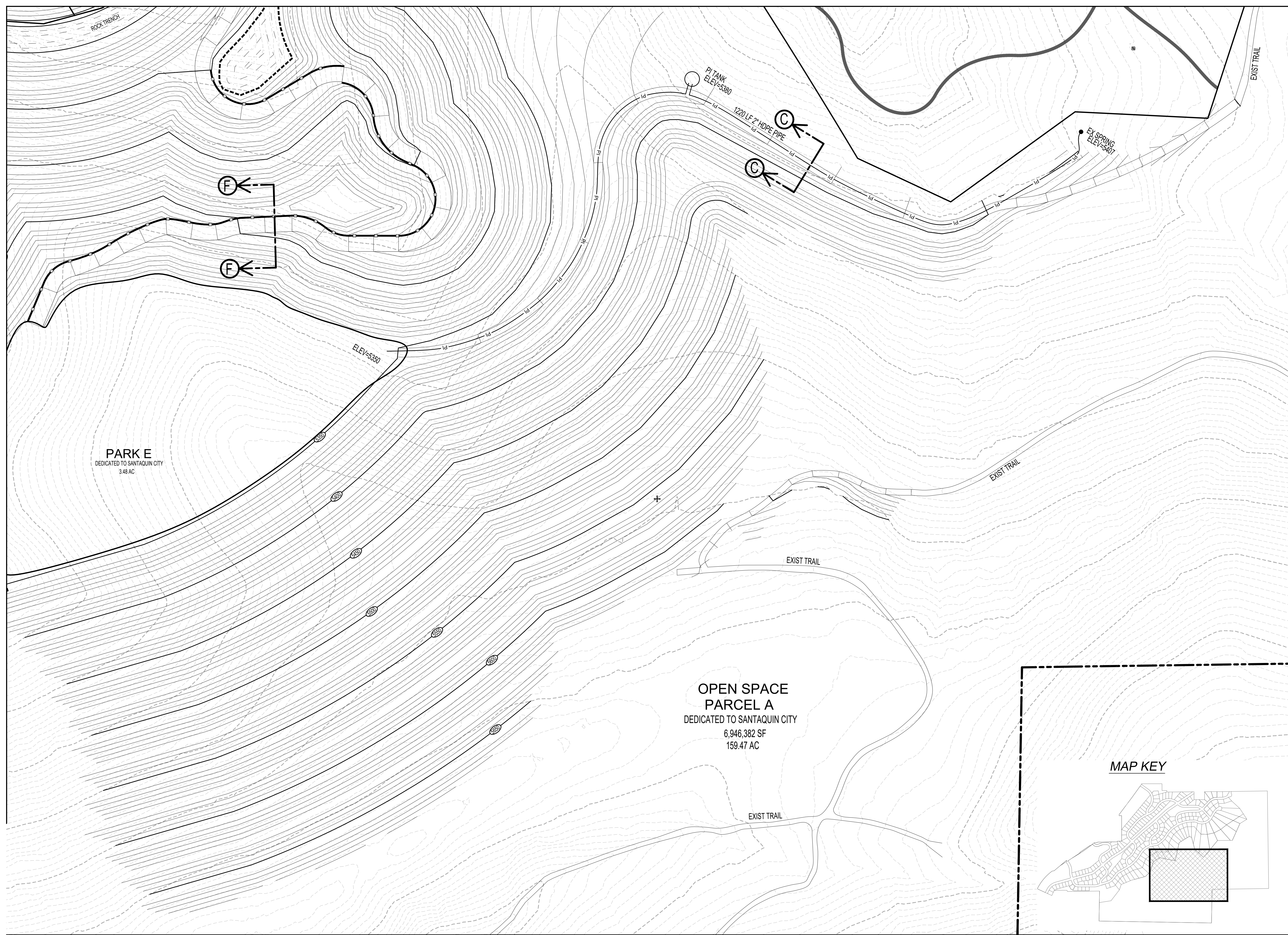
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ACTION		DATE	
FINAL		01/24/2026	

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT


SHEET NAME	SHEET NUMBER
GRADING	C3.2



PARK E
DEDICATED TO SANTAQUIN CITY
3.48 AC

**OPEN SPACE
PARCEL A**
DEDICATED TO SANTAQUIN CITY
6,946,382 SF
159.47 AC

DEVELOPMENT

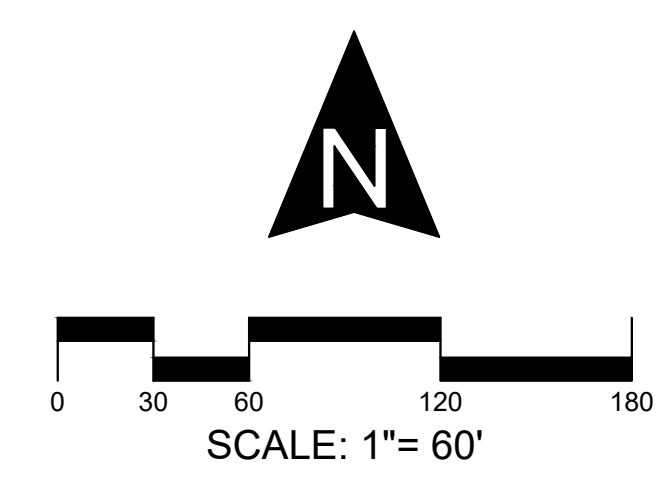


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

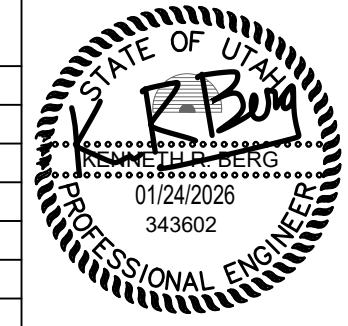
**GREY
CLIFFS
LLC.**

935 W. CENTER
LINDON, UT 84042
801.785.8458





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FINAL		01/24/2026	

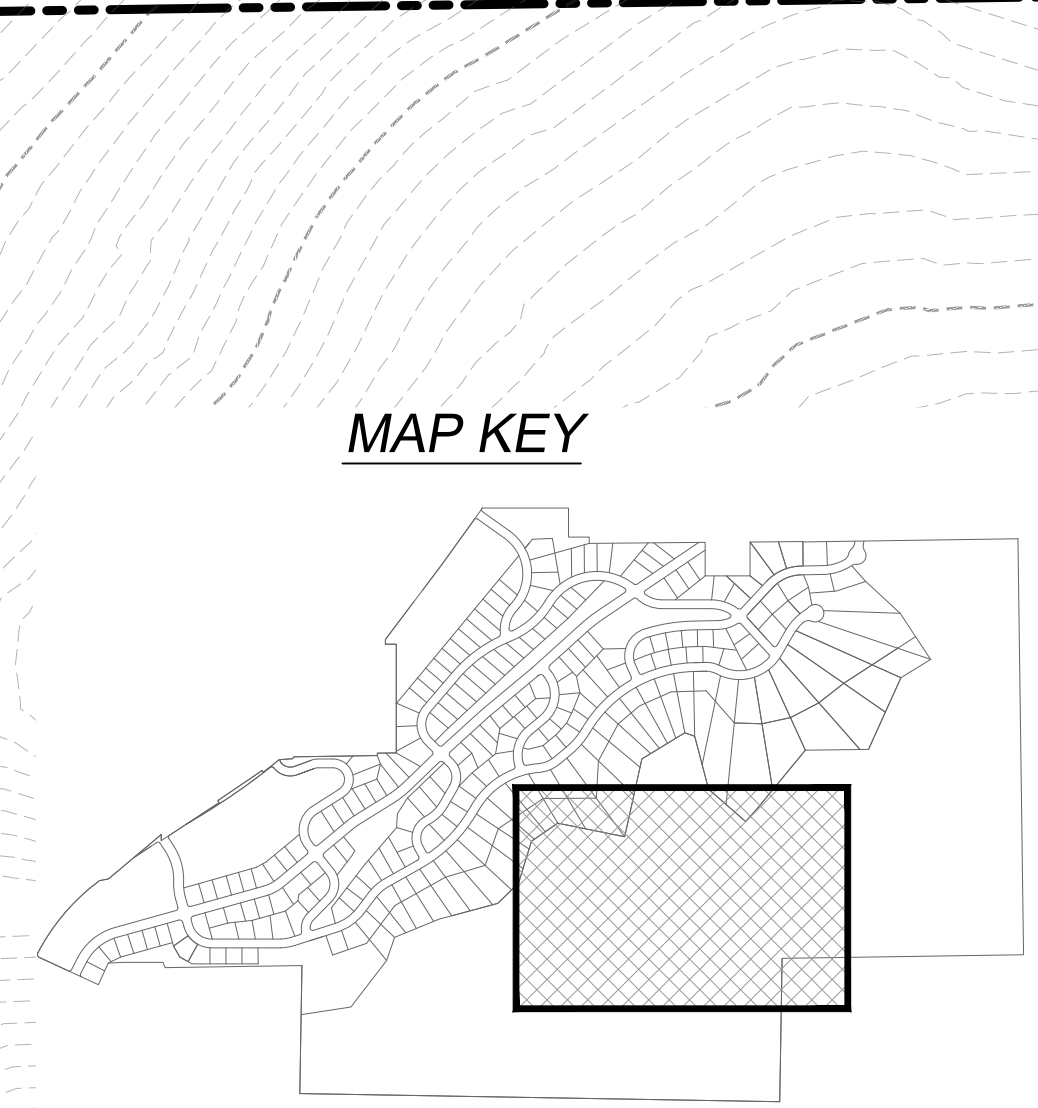
PROJECT



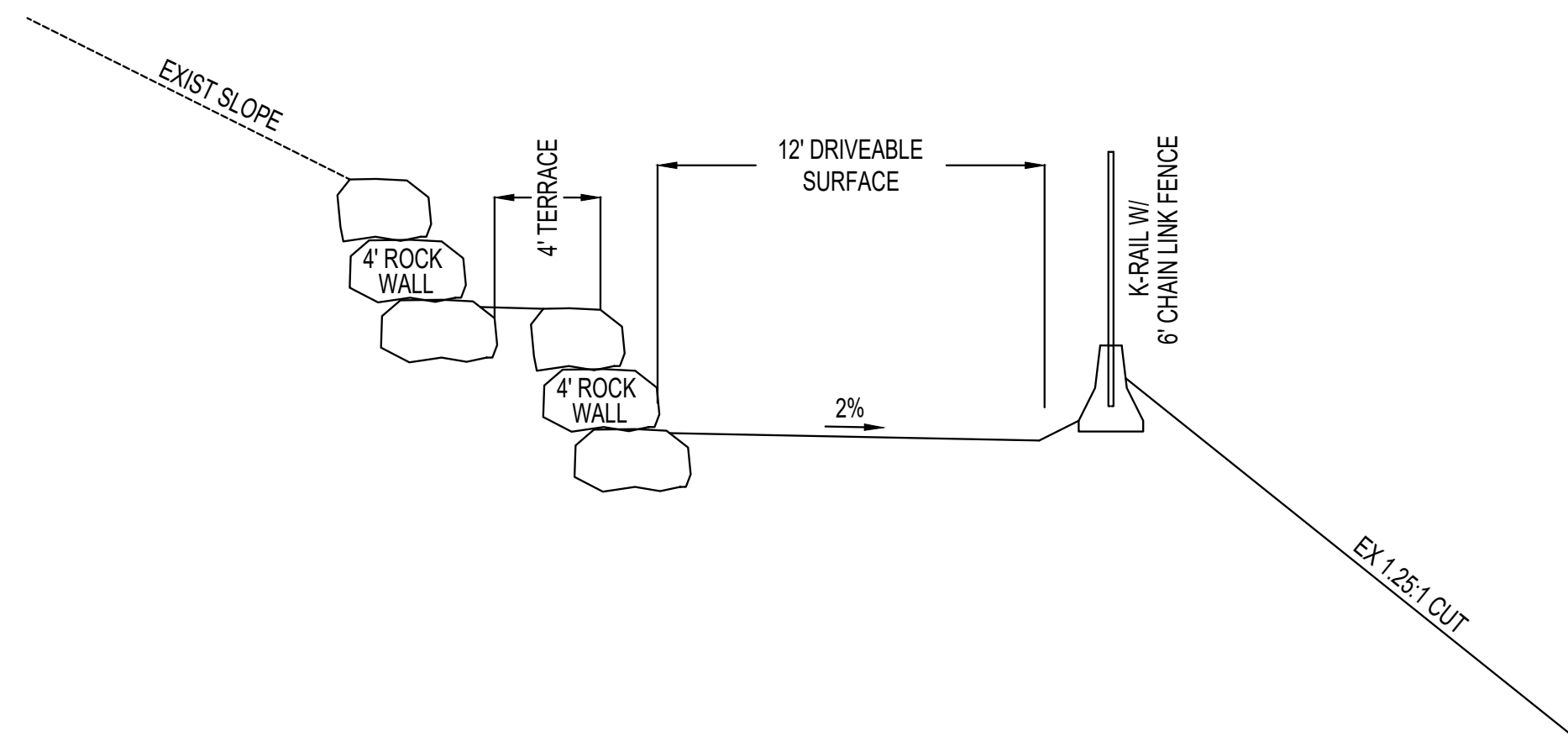
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GRADING
PERMIT**

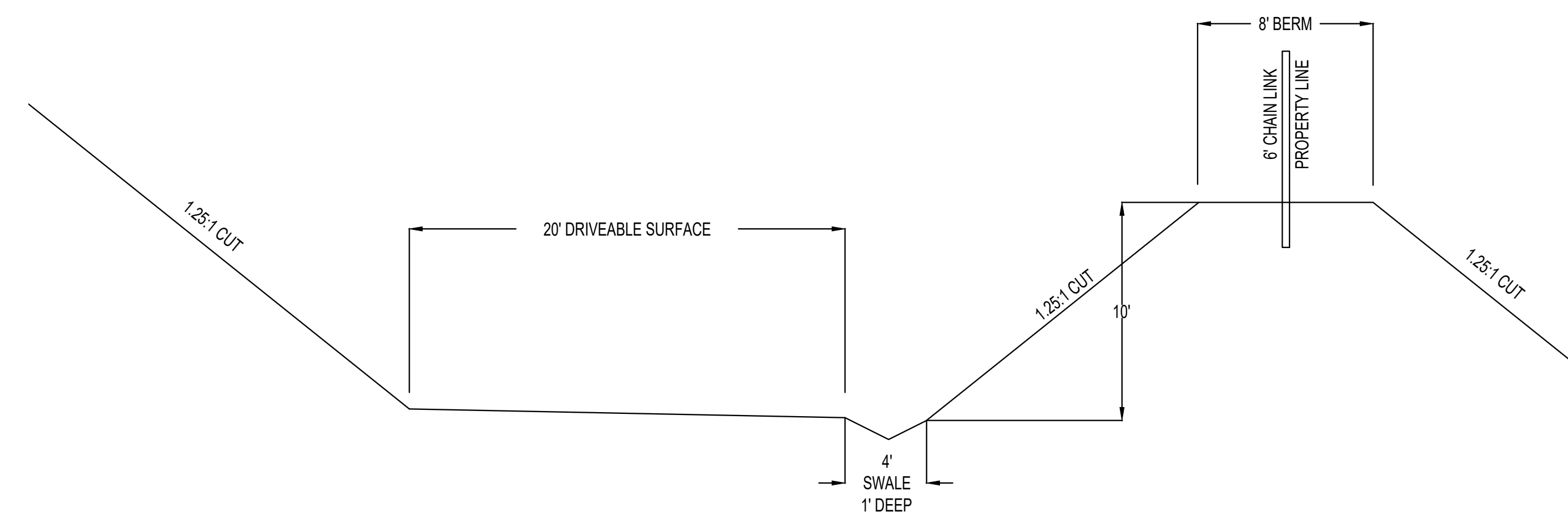
SHEET NAME	SHEET NUMBER
GRADING	C3.3



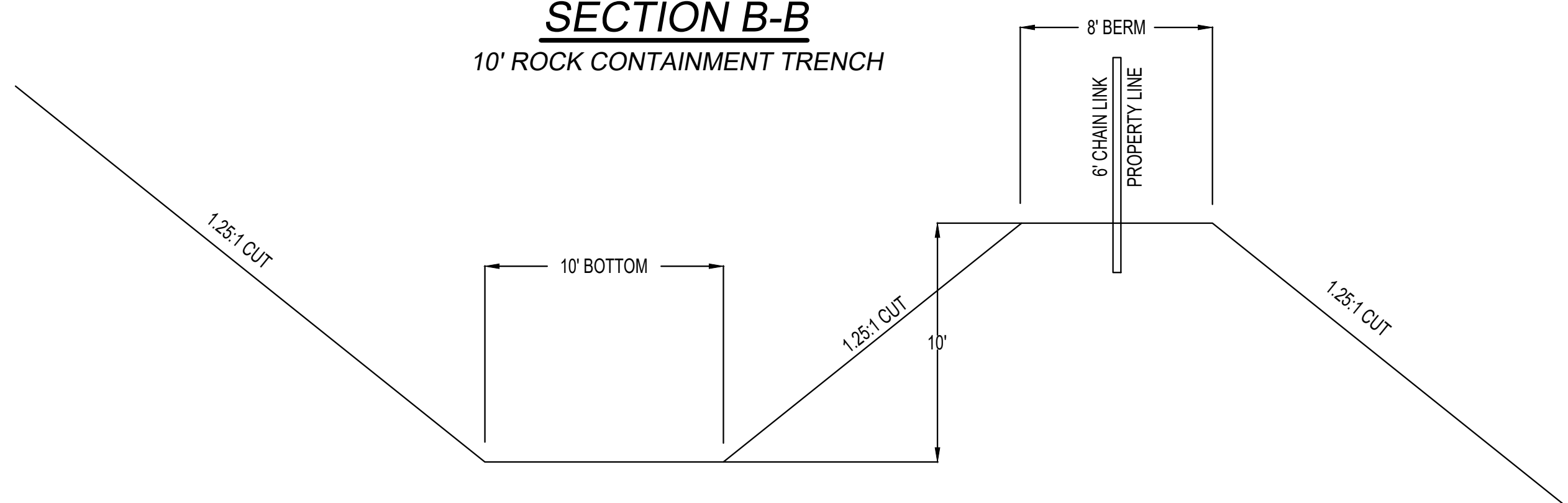
SECTION A-A
12' ACCESS TRAIL (SOUTH)



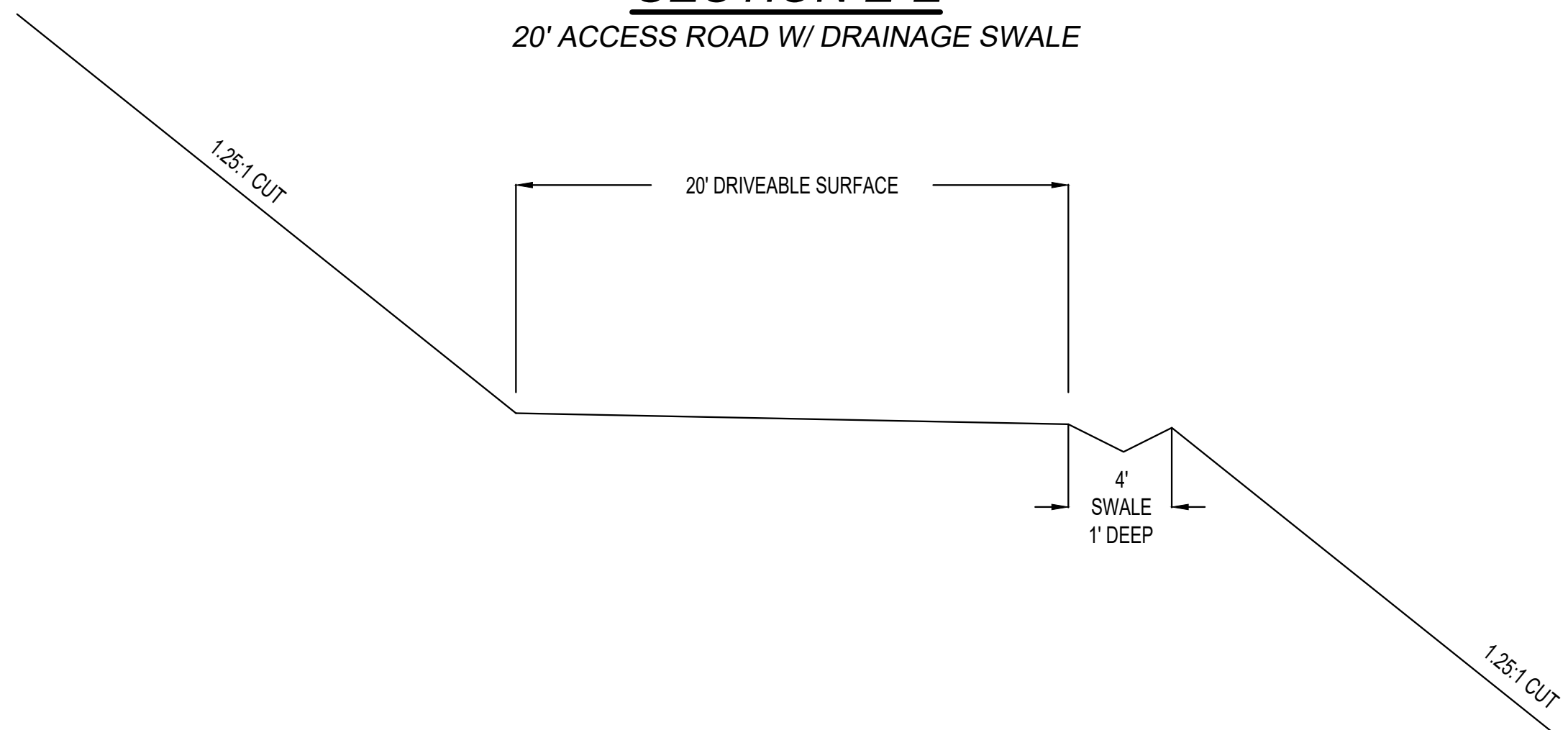
SECTION D-D
20' ACCESS ROAD AND ROCK CONTAINMENT



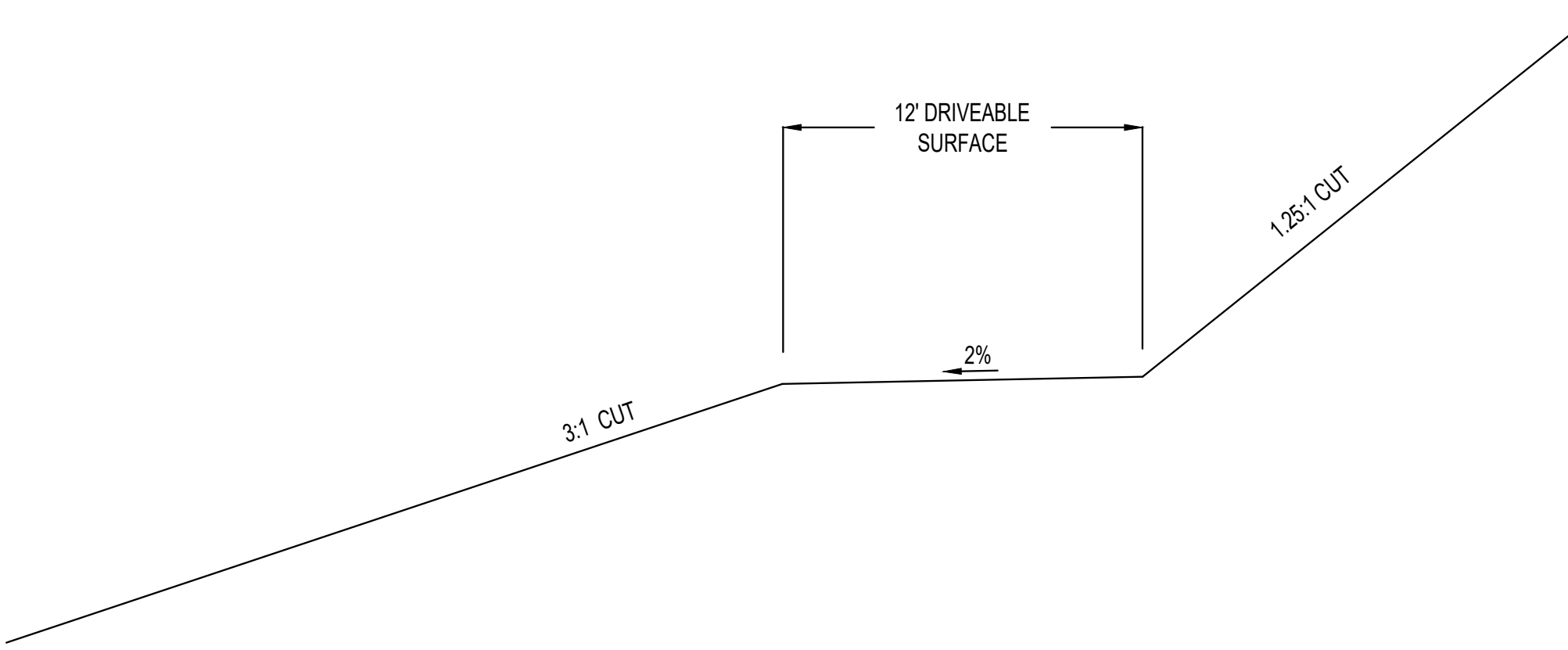
SECTION B-B
10' ROCK CONTAINMENT TRENCH



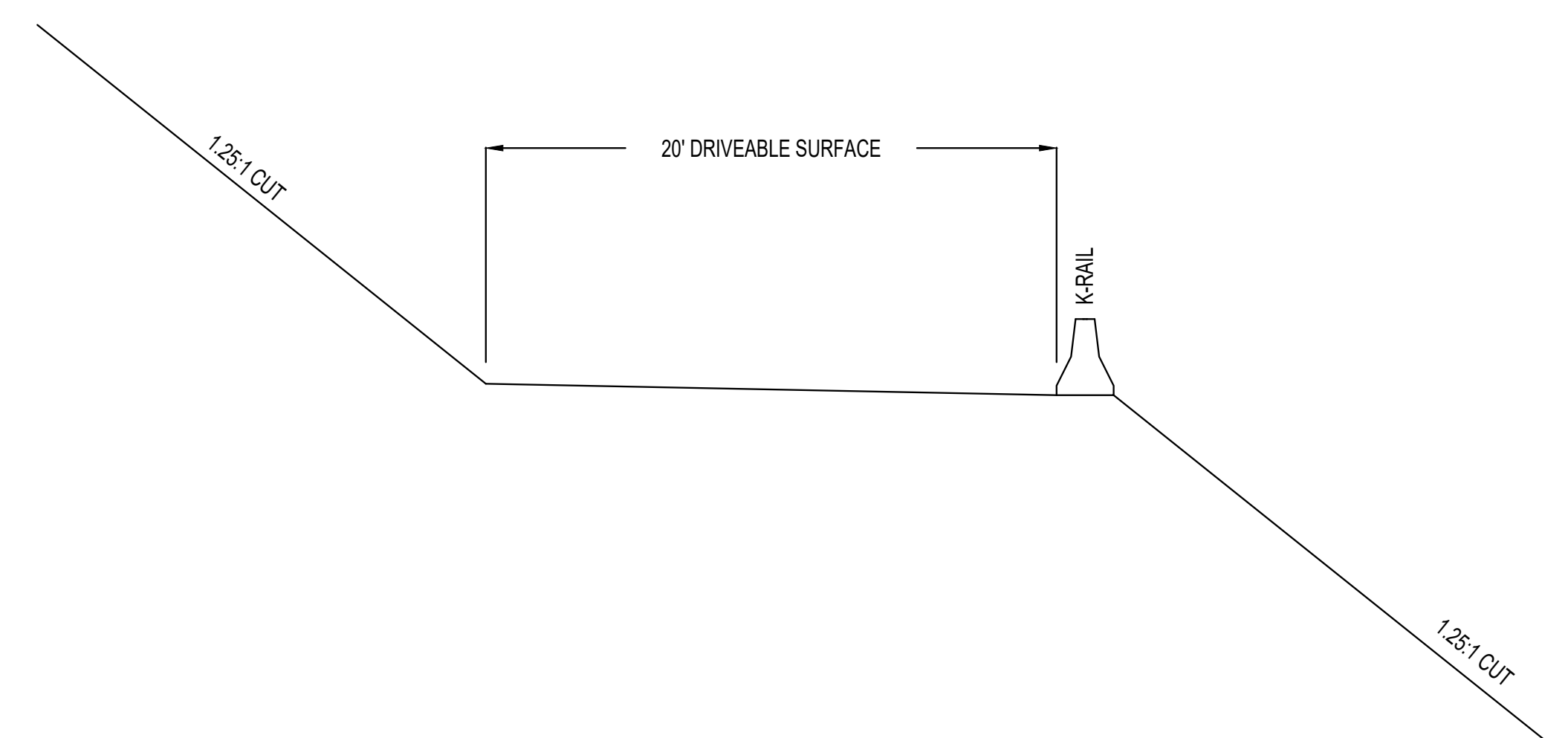
SECTION E-E
20' ACCESS ROAD W/ DRAINAGE SWALE



SECTION C-C
12' ACCESS TRAIL (NORTH)



SECTION F-F
20' ACCESS ROAD W/ K-RAIL



DEVELOPMENT

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SCALE: 1" = 60'

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ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
CROSS SECTIONS	C3.4



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Mike Weight, Trevor Wood, BreAnna Nixon, Jayson Johnson and Tyrell Russell.

Excused: Commissioners Drew Hoffman and LaDawn Moak

Others in Attendance: City Council Member Jeff Siddoway, City Manager Norm Beagley, Assistant City Manager Jason Bond, Community Development Director Morgan Brim, City Engineer Jon Lundell, Deputy City Recorder Gwen Butters and other members of the public.

Wood called the meeting to order at 7:02 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Christopher led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Wood opened the Public Forum at 7:04 p.m.

Resident Robert Blandon stated that, as a long-time resident, he has concern for the development of the city. He feels the open spaces and clean air are being replaced by commercial growth, the rezoning East of Maverick, negatively impacts nearby resident's quality of life. He stated that growth is necessary but should be done responsibly. He expressed concern about possible runoff from the mountain and inquired what plans are in place to prevent damage to homes in that area.

Wood allowed Bond to respond in the public forum. It was stated that the concerns about debris flow and drainage in that area are understood, and the city has been working for over ten years with federal partners to secure funding for retention and debris basins. As part of recent development negotiations, land was obtained for these basins since grant funds cannot be used to purchase property. Multiple basins are planned along the east bench to help protect homes from debris flow. Regarding commercial development, the area's proximity to the interchange makes it a logical location, especially with the interchange expansion already funded and underway, with construction expected to begin next year and finish in 2029. Traffic and safety concerns, including the Maverick intersection being too close to the interchange, are being addressed through planned road realignments. Overall, the City is working to balance growth with safety and community impact, and while not every decision satisfies everyone, efforts are being made to plan responsibly and address key concerns like debris flow and infrastructure.

Wood closed the Public Forum at 7:12 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Grey Cliffs Development Agreement Amendment

Beagley introduced the item stating that it is a recommendation to the City Council, as it involves land use within an existing development agreement and grading permit. The proposal includes rezoning 1.09

acres from residential (R10) to commercial (C1) to strengthen the city's commercial base, while reducing residential lots by five. The proposal also increases open space from 150 to 160 acres, adds a trailhead parking area, improves road access and connectivity, and includes minor grading adjustments. Additional benefits include 1.1 acres of improved park space next to Eastside Park and enhanced stormwater management. An outline of the proposal was presented using the project map and key elements were explained to the public.

Wood opened the Public Hearing at 7:20 p.m.

Resident Kylie Lance acknowledged this is a major project and requested clarity on the timeline; whether it will be ongoing or completed within a reasonable timeframe.

Resident Bruce Bradley expressed concern regarding the fault line in that area and inquired if the park within the project is still planned to expand.

Resident Kara Gannaway stated that she is not opposed to growth, but it should be matched with infrastructure, especially schools. This development could add 60–85 students, pushing already near-capacity schools beyond their limits. She inquired if Nebo School District has confirmed a plan for this growth or if housing is being improved without a plan for schools. She stated her concern for runoff and landslides and the desire to see clear plans showing where debris basins will be, their capacity, and what happens if they overflow.

Resident Bailey Wall inquired if there is a timeline to anticipate when the rock crushing will end. This process produces a large amount of dust which affects nearby orchards and has led to an increase in dust mites.

Wood closed the Public Hearing at 7:25 p.m. and invited developer, Steve Larson to address the questions posed in the Public Hearing.

Larson stated that the project originally had a 5–6 year timeline, however due to challenges, current estimates are about 3–4 more years for rock crushing and 8–10 years for full buildout, depending on market conditions. Efforts are underway to reduce dust, including completing higher elevations and increasing water access for dust control. Significant measures have been taken to manage runoff and debris flow, using tiered systems that capture, slow, and return water to the ground rather than allowing it to flow downhill. Design adjustments have also been made to improve safety, including converting certain roads to trails and enhancing access to the park. Additional safety features, such as a rock trap and reinforced embankments, are designed to capture debris and prevent it from impacting lower areas. Overall, the goal is to balance development with safety, environmental management, and long-term community benefit.

In addressing the fault lines in the area, Larson stated they have been clearly identified through studies by Brigham Young University and additional engineering work, including multiple trench analyses. The project design follows professional engineering standards and is part of an approved development agreement that accounts for these conditions. Fault lines cannot run beneath homes; they are limited to areas such as roads or open space like parks, in accordance with engineering requirements. This has been carefully studied, designed, and reviewed over several years to ensure safety and compliance.

Bond stated the parks are designed in a linear layout to align with identified fault lines, helping keep those areas out of residential development. Beagley stated this approach follows sound engineering practices, though no plan can guarantee that future events won't occur. Fault lines are not always continuous, so extensive geotechnical studies have been conducted across the area to guide safe design, including for debris basins. Significant investment has already been made in engineering and design, with additional funding planned for construction along the east bench to ensure the highest safety standards.

Larson stated the goal is to design debris basins, so they are not visible, with most water storage handled underground through pipes that capture, store, and slowly release water back into the ground. While a few basin locations are currently planned, efforts are being made to minimize their visibility. The system is also designed to prevent mud flow by slowing water and stabilizing soil, using debris capture features to reduce runoff speed. Overall, the focus is on managing water safely while limiting surface impact. Beagley offered his time to meet with anyone who would like a more detailed overview through the past eight and a half years of design, funding, and federal review. It's difficult to fully explain that process in a meeting like this, especially as the project is currently in its final review stage.

Larson stated the road leading to the park on the north will be a new road, not the existing one. It will follow the natural terrain and connect through the area currently being developed. Its final use, including whether it will be gated, will be determined by the city.

Beagley stated that multiple roads in the area will remain for fire and Forest Service access. These are necessary for emergency response but will not be open for public use.

Larson addressed the question posed regarding dust control and stated that the upper area has been hydroseeded to reduce dust, and work is progressing down toward the road. Due to the season, seeding will pause soon, but additional dust control measures will be used, with plans to reseed in the fall. Exhibits (photos) were presented at the meeting and are attached for the record; they were not included in the distributed packet. Larson further explained that the park area is largely established, with final grades still to be completed. Significant progress has been made, and much of the area is now stabilized, improving overall dust control.

Bond stated that school capacity and planning are determined by the school district. The city regularly updates the district on development activity so plans can be made accordingly. Resident Kara Gannaway interjected outside of the Public Forum and stated that she feels, as a city, overbuilding is happening in hopes that the district will respond. Beagley stated that recent discussions with the school board indicated that enrollment has been declining over the past two years. Bond stated that while the city considers the impact of growth, it does not have authority over school district decisions. Questions about school capacity or future school construction are best directed to the school district, which is responsible for planning and budgeting for these needs. Regarding the expansion of the existing park, more area will be added rather than being taken for the road realignment. In addition to this expansion, the development provides significant open space, including over 160 acres of natural open space and several additional parks. This land, originally privately owned, is being dedicated to the city, allowing for local control and future amenities such as trails. Overall, the development adds a substantial amount of park and open space to the community.

Resident Judy Vincent interjected outside of the designated public forum period stating that many years ago, a gravel pit proposal included an offer from the developer to build a community baseball complex,

which the city declined at the time. She expressed concern that the current project offers long-term benefits but does not provide immediate value to the community. She asked what the city receives from gravel extraction and suggested that the developer consider contributing something tangible now, such as recreational facilities, for residents, especially children, in recognition of the impacts.

A resident interjected outside of the designated public forum period and inquired whether testing is being conducted on soil and dust in the development area; particularly given the presence of old mine sites to ensure there are no harmful contaminants affecting residents.

Beagley stated that the project is required to meet state air quality standards and is regularly monitored and inspected by the State.

Larson stated that the project is closely regulated by multiple agencies, including Utah Department of Transportation (UDOT), the Division of Water Quality, Air Quality, and Mining Safety. Ongoing monitoring and compliance come with significant cost and oversight. Meeting these requirements is standard for industry and has taken several years to achieve.

Wood stated that the duty of the commissioners at this time is to provide a recommendation to the City Council on the proposed amendment to the existing development agreement and inquired if the commissioners and any further questions or comments.

Weight further addressed the question regarding school capacity concerns. He noted that a local group spent two years proposing a K-8 school, but it was denied by the Nebo School District and the Utah State Board of Education due to insufficient demand. He encouraged residents to direct concerns to school district and state board representatives, participate in meetings, and stay engaged in voting and public input processes. It was emphasized that it is important for the community to be involved at both the local and state levels, noting that many planning decisions are influenced by state regulations and that public participation is key to shaping outcomes.

Wood closed the discussion by stating that the role of the Commission at this time is to provide a recommendation to the City Council on the proposed amendments to the existing development agreement. The City Council members will make the final decision on how to proceed. Wood referred to the staff memo that outlined the proposed changes, including the rezoning of 1.09 acres from R10 Residential to C1 Commercial, along with related modifications that were discussed.

Commissioner Weight made a motion to approve the amendment to the Grey Cliffs Development Agreement. Commissioner Christopher seconded the motion.

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

The motion passed.

2. Meeting Minutes Approval - January 27, 2026

Commissioner Christopher made a motion to approve the January 27, 2026 Planning Commission Meeting Minutes. Commissioner Weight seconded the motion.

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

The motion passed.

3. Meeting Minutes Approval - March 10, 2026

Commissioner Nixon made a motion to approve the March 10, 2026 Planning Commission Meeting Minutes. Commissioner Christopher seconded the motion.

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

The motion passed.

4. Meeting Minutes Approval - March 24, 2026

Commissioner Christopher made a motion to approve the March 24, 2026 Planning Commission Meeting Minutes. Commissioner Weight seconded the motion.

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

The motion passed.

STAFF REPORTS

Bond introduced Morgan Brim as the new Community Development Director. He stated that Brim will attend Planning Commission meetings, serving as the primary staff contact. He has nearly 10 years of experience with Vineyard City. Bond expressed enthusiasm about his addition.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:03 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood

DRAFT

Exhibit 1 - *Please provide how you would like this photo labeled



Exhibit 2 - ***Please provide how you would like this photo labeled**

