



**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.

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Deputy City Recorder – Gwen Butters

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Planning Commission Chair – Trevor Wood

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



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

