



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.