



## MEMORANDUM

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TO: Mayor and Council Members  
FROM: Jon Lundell, City Engineer  
RE: **Grey Cliffs Development – Conditional Use Permit for Mass Grading- (Renewal)**

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### **City Council Action needed**

Review a requested renewal of a mass grading conditional use permit for conformance to Santaquin City Code and consider approval.

### **Background**

Mr. Steve Larsen of S & L Incorporated, is requesting a renewal of the existing Conditional Use Permit for the mass grading associated with the approved Grey Cliff's Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres.

The Original Conditional Use Permit for this project was approved in August of 2021 and was renewed in March of 2024.

The Renewal request includes an additional 2 year period of the existing grading permit, and the following revision to the plan:

- The Grading Phases Legend has been updated to adjust the estimated approximate dates of each phase's construction season.
- The overall grading plan is proposed to be modified. The proposed changes would facilitate the construction of a new park and related access. This new park was included within the recently approved amendment to the Grey Cliffs development agreement.

### **Analysis**

Santaquin City Code §10.16.280: *Gravel, Sand, Earth Extraction, and Mass Grading* states that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project. Additionally, the site must be inspected by the City Engineer and the City Planner to verify conformance with the approved grading plan.

Below is a table indicating the requirement and the proposed action.

City Code Section Title 10 Ch. 16 sec 280	Requirement	Status
D.11 Nuisance Mitigation	Mitigate Dust, Noise, & Odors	Dust: Applicant has used water to reduce dust by utilizing an existing on-site private wells, and a water truck to keep dust down. Applicant has coordinated with adjacent property owners and has implemented hydroseeding and other measures to minimize dust blowing impacting neighboring property owners. Noise: Applicant indicated that operation will be only during city required hours. Odors: Applicant indicated that no odors are expected.
E: Bonding	Must provide a bond for the reclamation of the site	Applicant has provided bonding as of 3/7/24 and is coordinating additional bonding with the State of Utah Division of Oil, Gas, and Mining.
G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	The project has a current business license.
J: Minimum lot size	10 acre minimum	The overall property that is included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	All structures on the site are placed outside of the required setbacks
L: Parking	One parking stall per site employee	Applicant has provided 10 parking stalls for the site
M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	Applicant has a berm along the perimeter of property.
N: Hours of operation	7:00 am to 7:00 pm	Operations must be limited to 7:00 am to 7:00 pm
O: Road Access	Must have direct access to a public road	Directly accessing SR-198. This access has been approved by UDOT
P: Road Maintenance	Must maintain haul routes to minimize dust 40' wide paved road prior to the entrance/exit	Applicant has maintained track pads to all access points to the site. Applicant has also installed an asphalt access onto SR-198 from the site to reduce track out onto SR-198.
R: Noise standards	Maintain safe decibel levels	Use of berm for site screening
S: Blasting	No Blasting permitted	No blasting is being preformed

T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged into the roadway	No reported or observed issues
U: Lighting	Direct all lighting way from neighboring properties	No reported or observed issues
V: Drainage	May not allow any storm water to flow onto adjacent properties and may not create stagnant ponds	The previously mentioned berm has prevented storm water generated on the site from leaving the site. They have been responsive in repairing and adding measures to address any reports to storm drain flowing onto SR-198.
W: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean suitable material	Any over excavation will be backfilled using approved onsite materials. No over excavation has occurred.
X: Vegetation	Site must be reclaimed with sufficient topsoil and seeding	Replace stockpiled topsoil and place an approved seed mix

Due to the size of the proposed mass grading permit, the applicant is required by The State of Utah to have Storm Water Pollution Prevention Plan (SWPPP) and to have a permit with the Utah Division of Oil, Gas, and Mining (DOG M); Proof of the approved SWPPP permit and DOGM licensing has been submitted to the city.

The Planning commission reviewed the Grey Cliffs Mass Grading Renewal on May 12, 2026, and forwarded the following recommendation:

Grey Cliffs Mass Grading Conditional Use Permit Renewal

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.

**Possible City Council Actions:**

Possible City Council actions include:

1. Approve the renewal of the conditional use permit without additional conditions.
2. Approve the renewal of the conditional use permit with conditions and findings.
3. Table the proposed renewal of the Conditional use permit request with findings.

**Staff Recommendation**

Motion to approve the two-year renewal of the Conditional Use Permit for the Grey Cliffs Mass Grading Operation with the following condition:

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10.16.280 of the Santaquin City Code.