



MEMORANDUM

TO: Mayor Olson and City Council
FROM: Megan Wilson, EIT
RE: **Grey Cliffs Development – Conditional Use Permit for Mass Grading- (Renewal)**

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 and 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. 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 dates of each phase's construction season.

The Applicant reports that Phase 1 is more than 50% complete- with 25% of Phase 1 being near or totally complete.

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.

		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
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 through 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 all access points to the site.
R: Noise standards	Maintain safe decibel levels	Use of berm for site screening
S: Blasting	No Blasting permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged into the roadway	
U: Lighting	Direct all lighting way from neighboring properties	
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.
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); Proof of the approved plan has been submitted to the city.

The Planning Commission reviewed the Grey Cliffs Mass Grading Renewal on March 12, 2024, and forwarded the following recommendation:

Motion: Commissioner Nixon made a motion to forward a positive recommendation to the City Council to renew 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.

Commissioner Hoffman seconded the motion.

Commissioner Hoffman, Yes; Commissioner Moak, Yes; Commissioner Nixon, Yes; Commissioner Romero, Absent; Commissioner Tolman, Yes; Commissioner Weight, Yes; Commissioner Wood, Yes.

The motion passed.

Possible City Council Actions:

Possible City Council actions include:

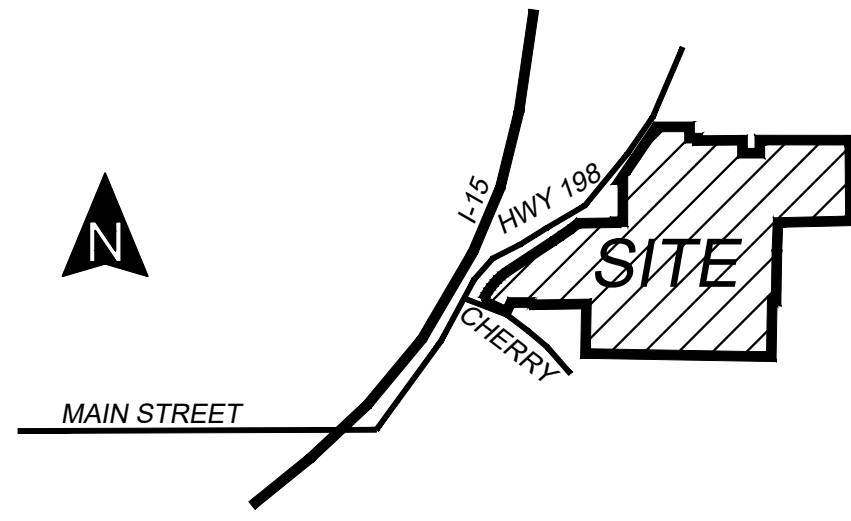
1. Approve the renewal of the conditional use permit without additional conditions.
2. Approve the renewal of the conditional use permit with conditions and findings.
3. Table the proposed renewal of the Conditional use permit request with findings.

Staff Recommended Motion

“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.

VICINITY MAP



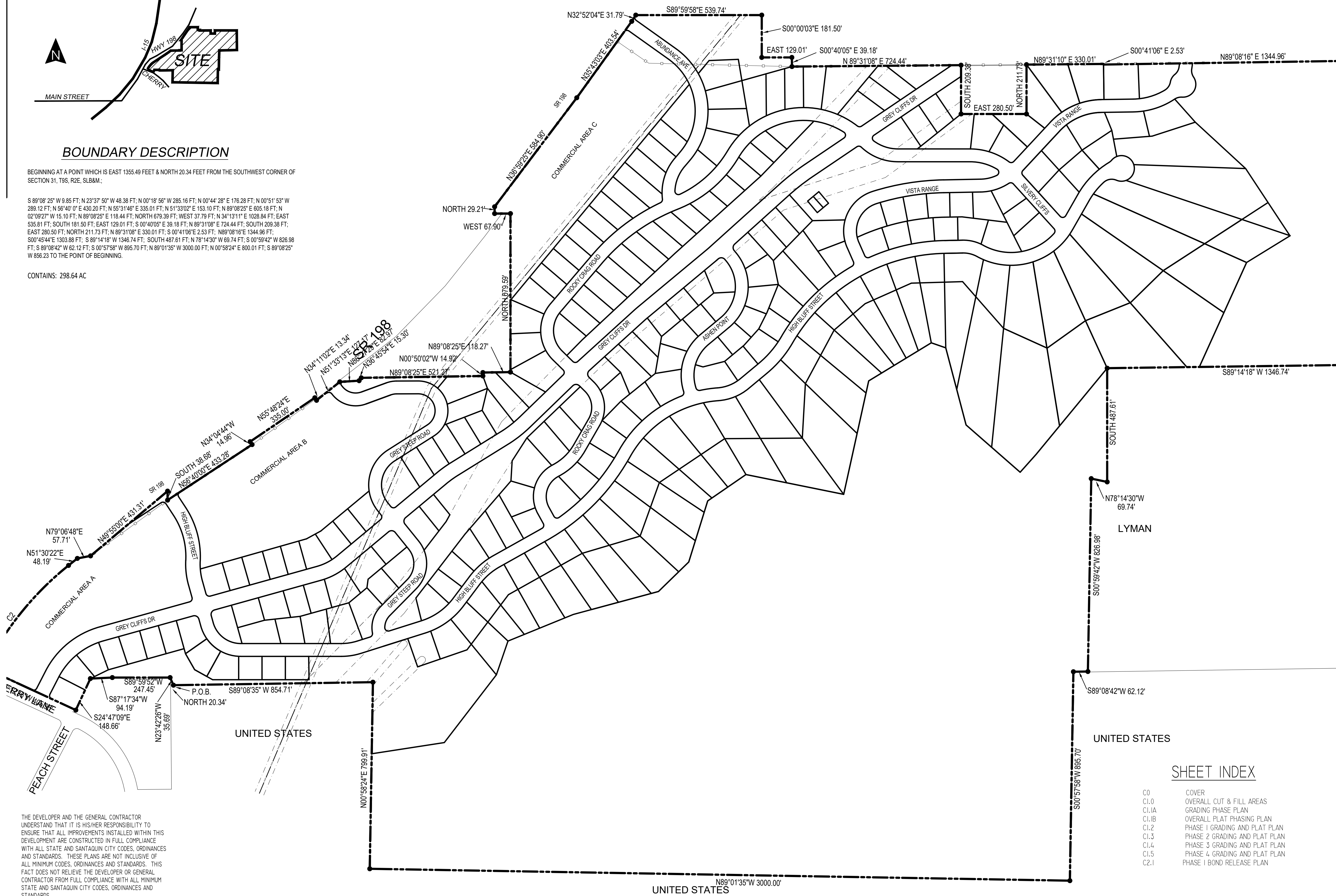
BOUNDARY DESCRIPTION

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°40'0" E 430.20 FT; N 55°31'46" E 335.01 FT; N 51°33'02" E 153.10 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 209.38 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°14'18" 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

CW AND CW LIMITED PARTNERSHIP



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1" = 200'

BERG CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
GRADING PERMIT	02/15/2024

PROJECT

DESCRIPTION

GRADING PERMIT PLANS

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
- C1.2 PHASE 1 GRADING AND PLAT 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

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.

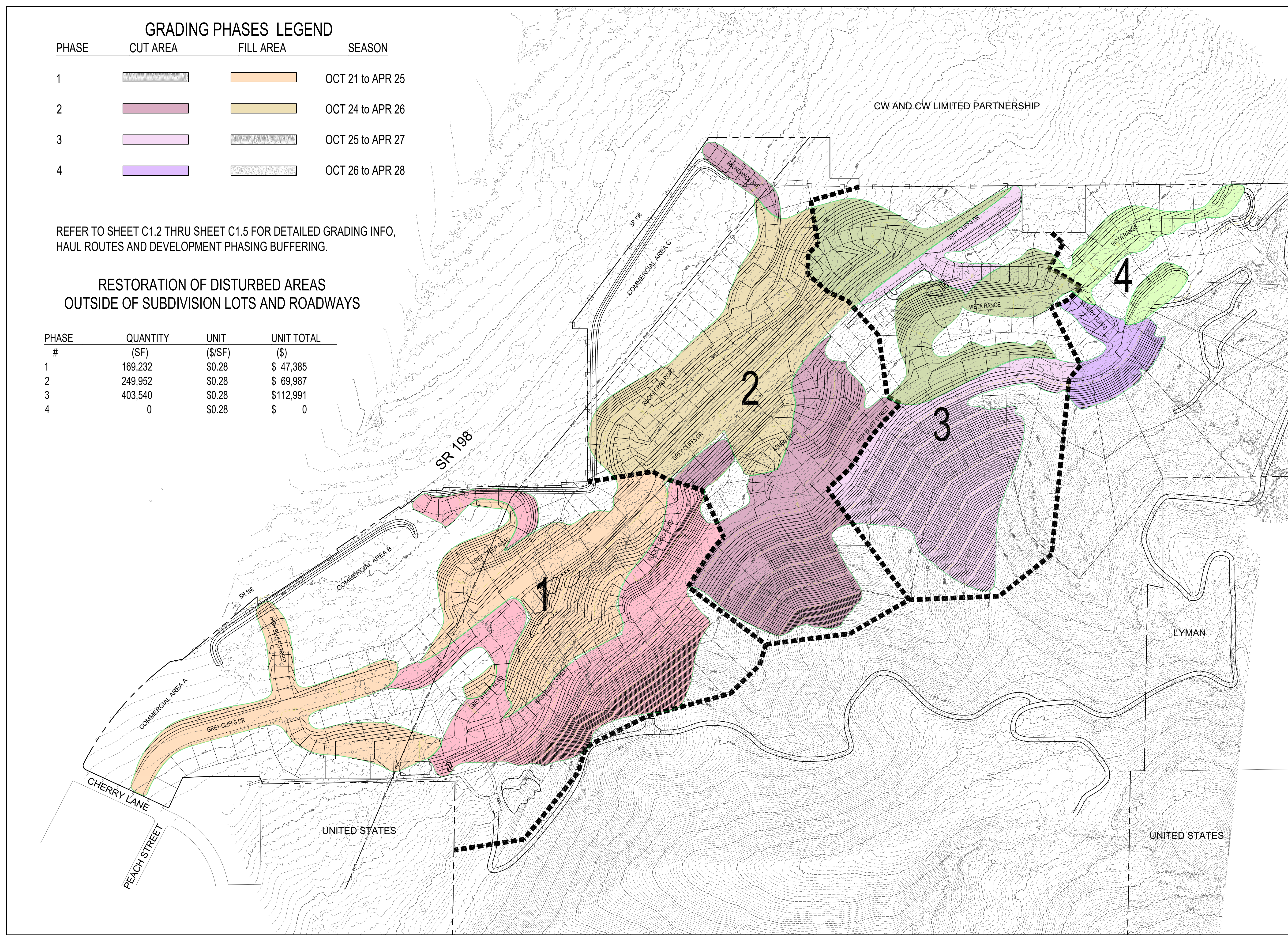
GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 25
2			OCT 24 to APR 26
3			OCT 25 to APR 27
4			OCT 26 to APR 28

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

RESTORATION OF DISTURBED AREAS OUTSIDE OF SUBDIVISION LOTS AND ROADWAYS

PHASE #	QUANTITY (SF)	UNIT (\$/SF)	UNIT TOTAL (\$)
1	169,232	\$0.28	\$ 47,385
2	249,952	\$0.28	\$ 69,987
3	403,540	\$0.28	\$112,991
4	0	\$0.28	\$ 0



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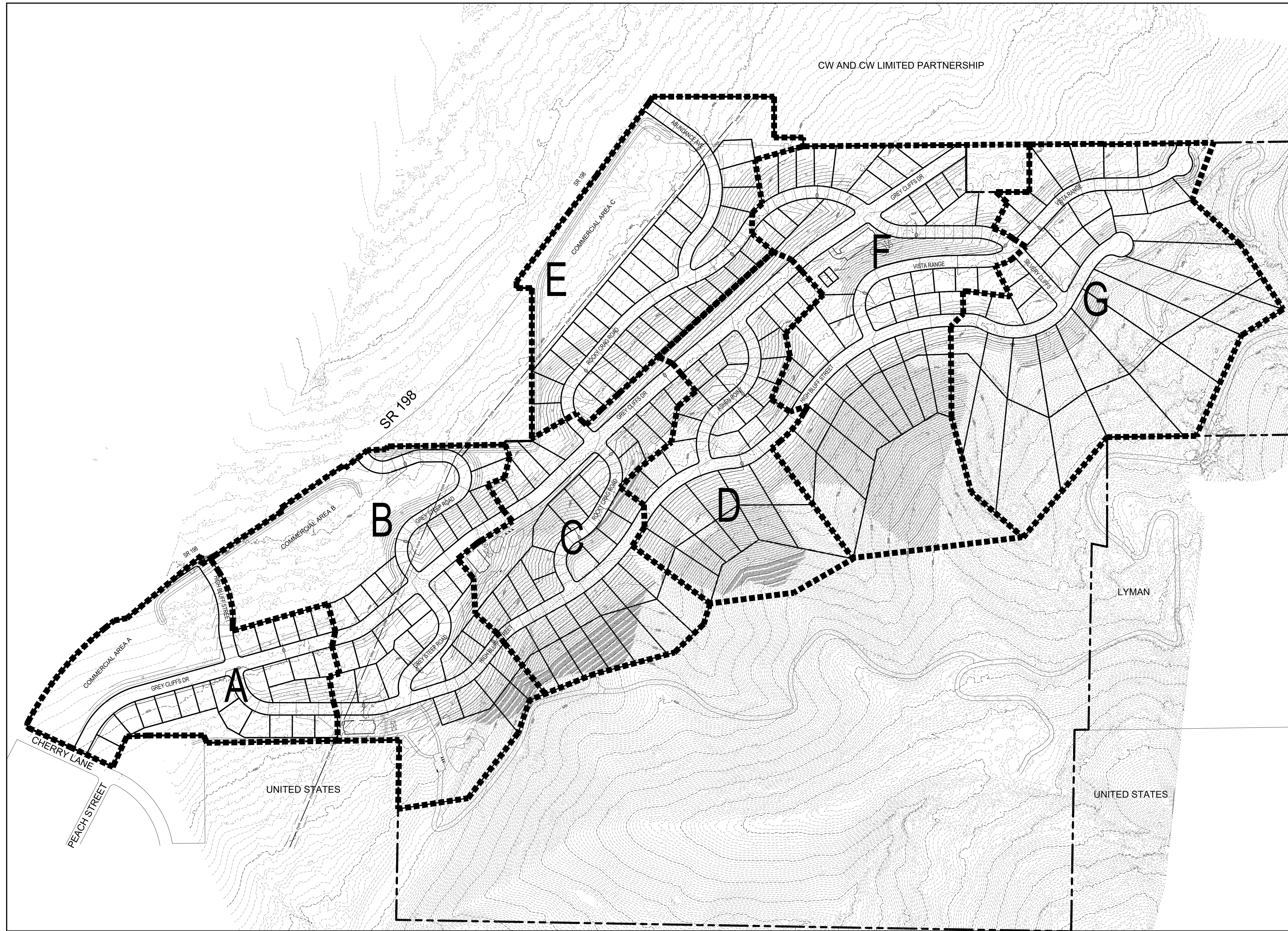
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GRADING PERMIT PLANS

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



DEVELOPMENT

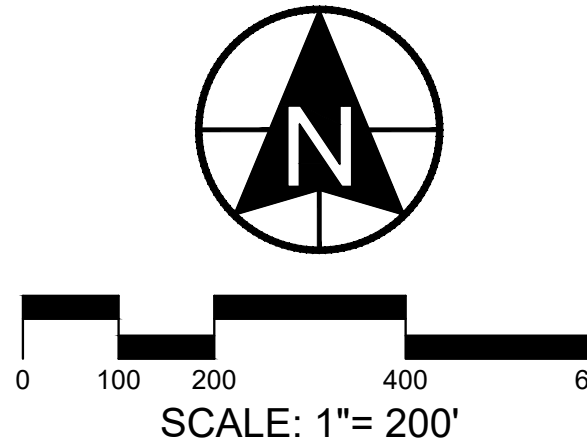


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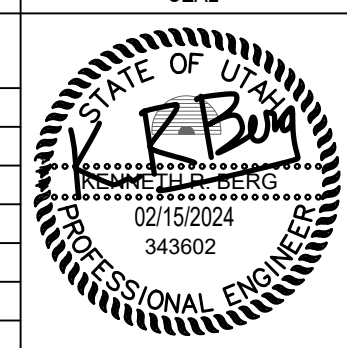
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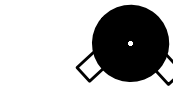
GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	C1.1B

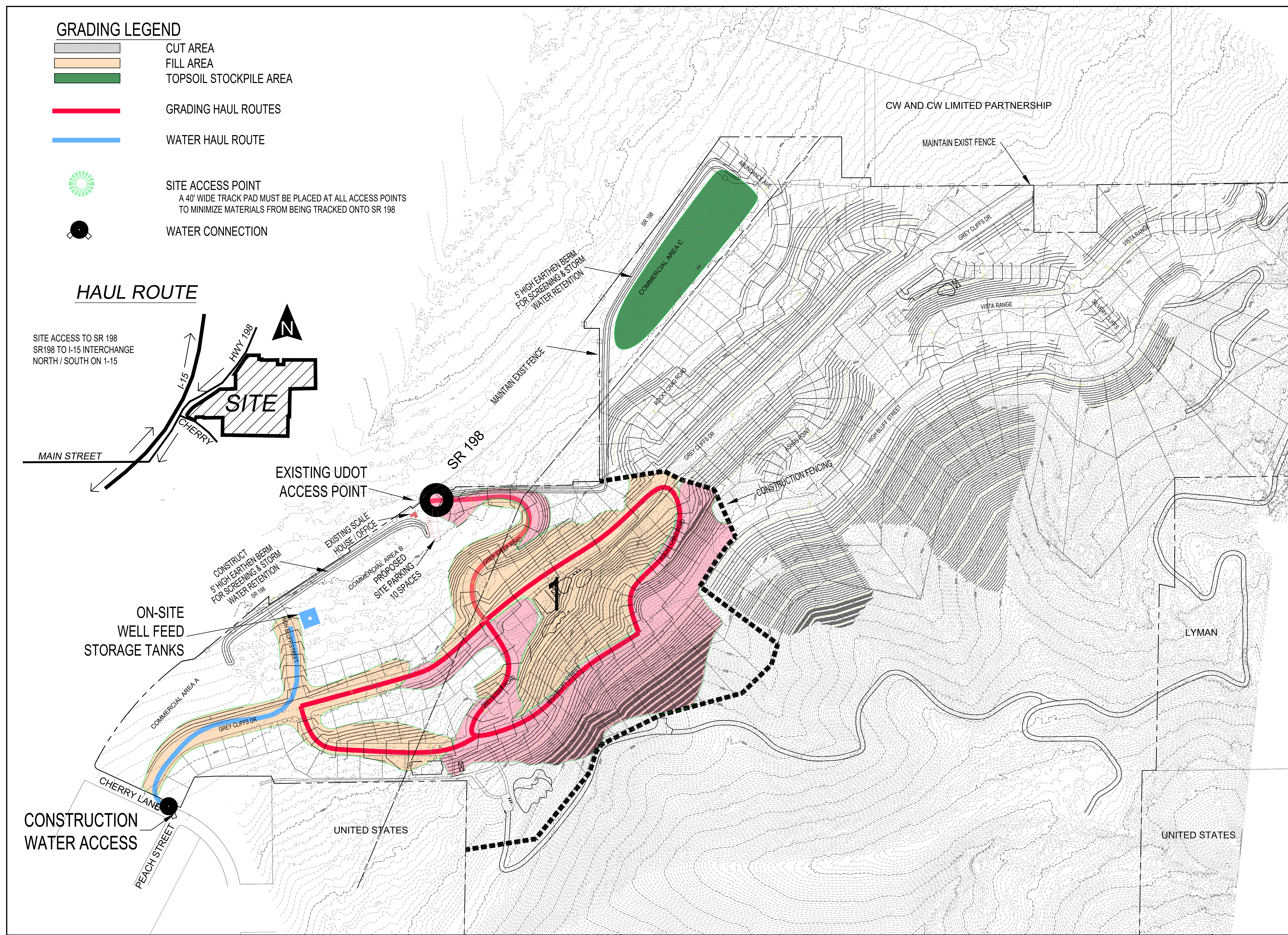
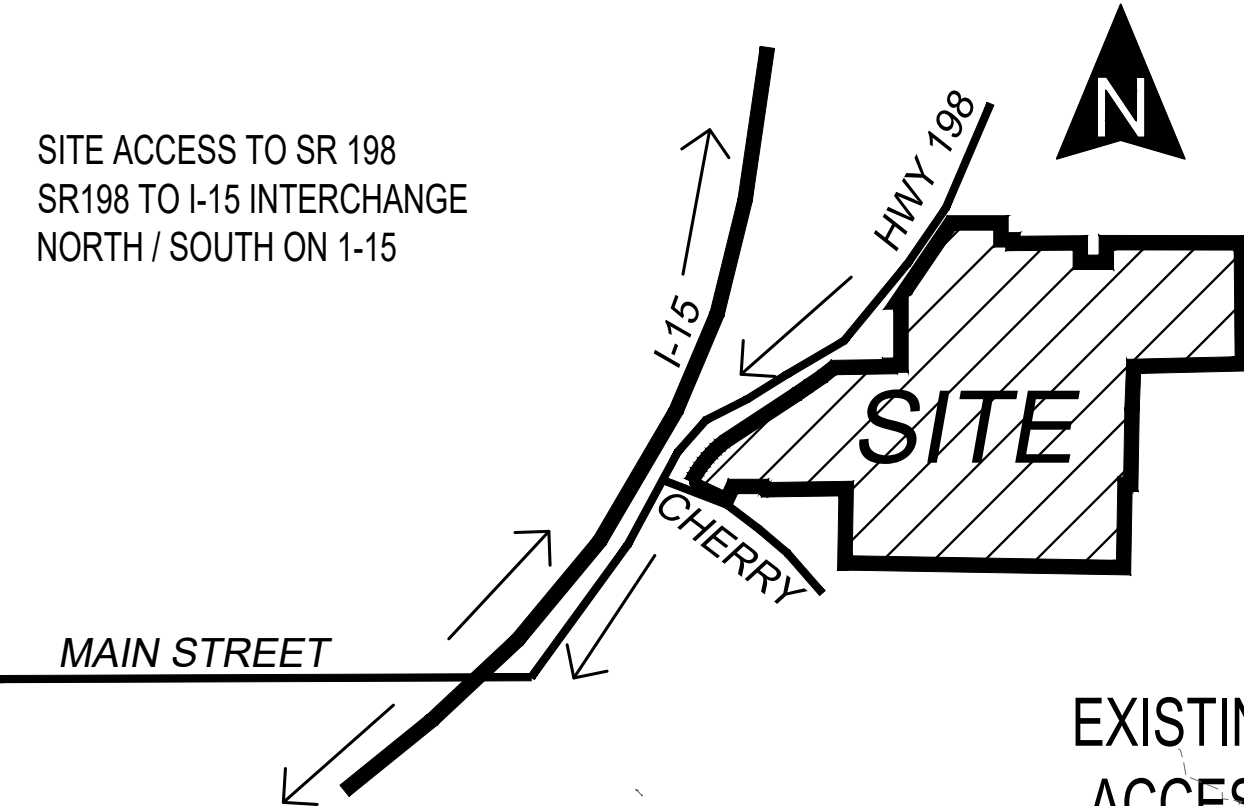
GRADING LEGEND

-  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



DEVELOPER

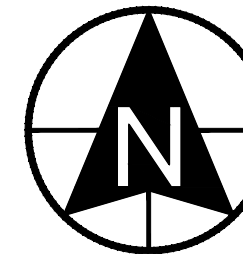



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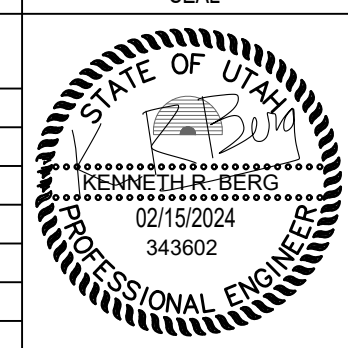



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GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 GRADING	C1.2

GRADING LEGEND

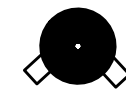
-  CUT AREA
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 GRADING HAUL ROUTES

 WATER HAUL ROUTE



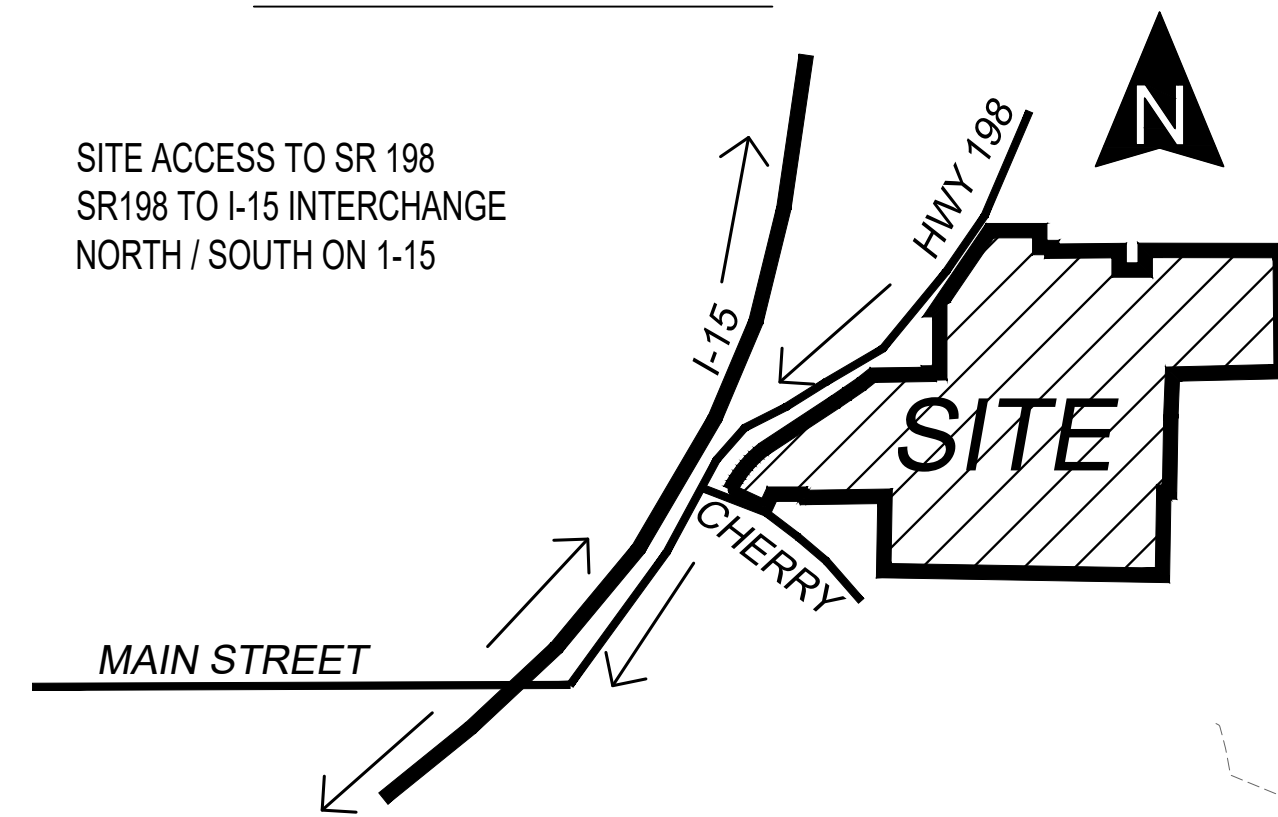
SITE ACCESS POINT
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WATER CONNECTION

HAUL ROUTE

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



ON-SITE WELL
FEED STORAGE TANKS

CONSTRUCTION
WATER ACCESS

PLAT B

PLAT A

UNITED STATES

UNITED STATES

EXISTING UDOT
ACCESS POINT

CW AND CW LIMITED PARTNERSHIP

MAINTAIN EXIST FENCE

MAINTAIN EXIST FENCE

CONSTRUCTION
WATER ACCESS

SR 198

CONSTRUCT
5' HIGH EXISTING BERM
FOR SCREENING & STORM
WATER RETENTION

NEW SCALE
HOUSE OFFICE
PROPOSED
SITE PARKING
14 SPACES

2

D

CONSTRUCTION FENCING

CONSTRUCTION FENCING

DEVELOPMENT

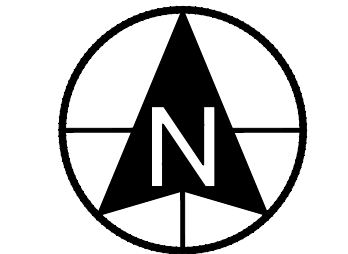


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**GREY
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LLC.**

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DESCRIPTION

**GRADING
PERMIT
PLANS**


SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	C1.3

GRADING LEGEND

-  CUT AREA
-  FILL AREA
-  TOPSOIL STOCKPILE AREA

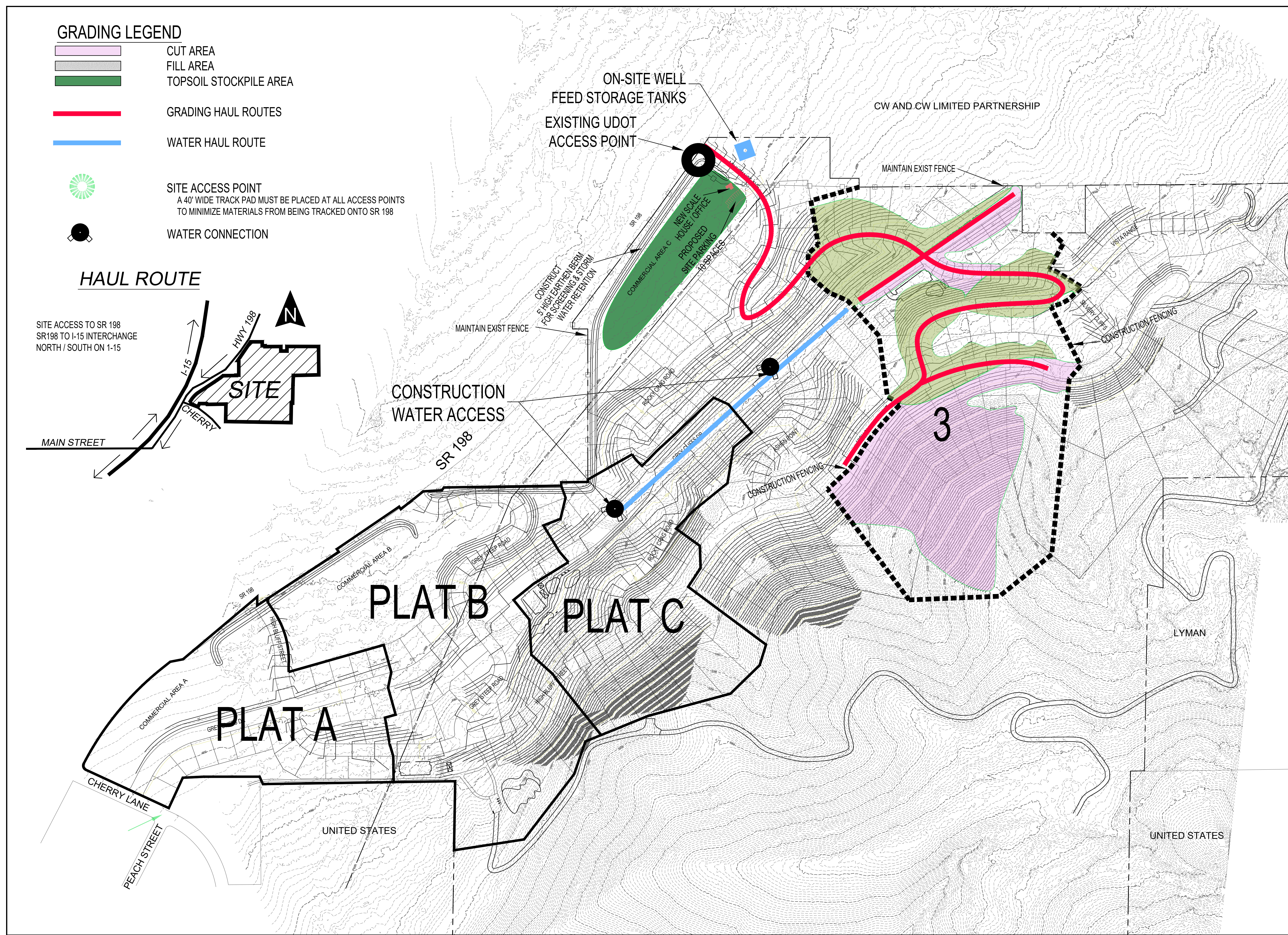
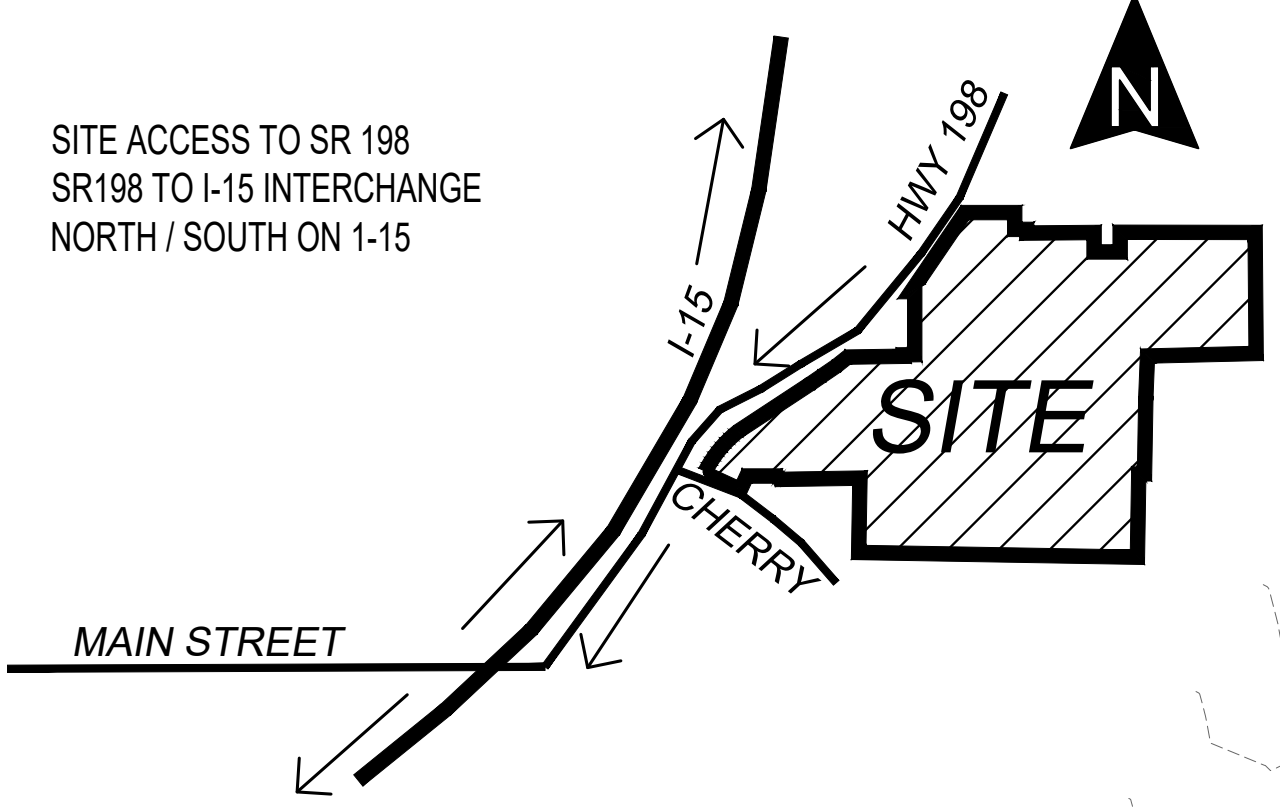
 GRADING HAUL ROUTES

 WATER HAUL ROUTE

 SITE ACCESS POINT
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 WATER CONNECTION

HAUL ROUTE



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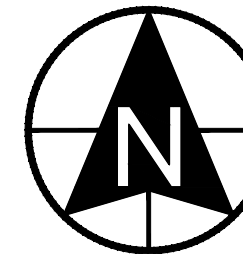



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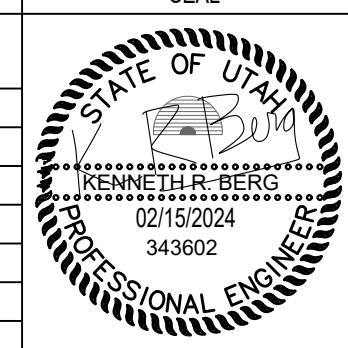



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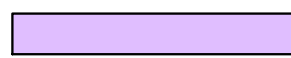
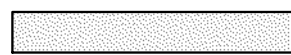


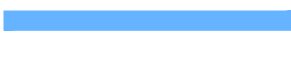

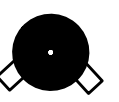


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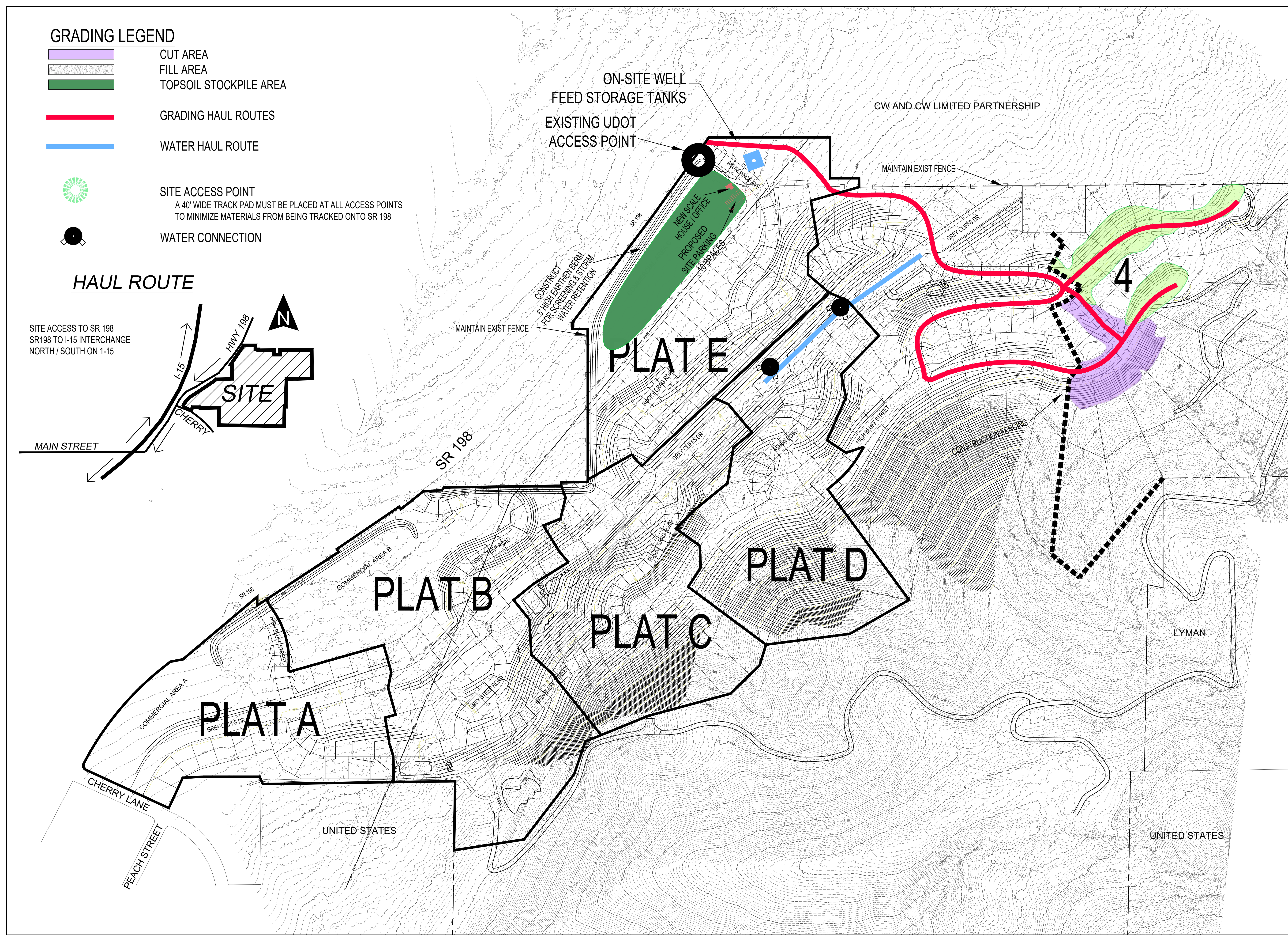
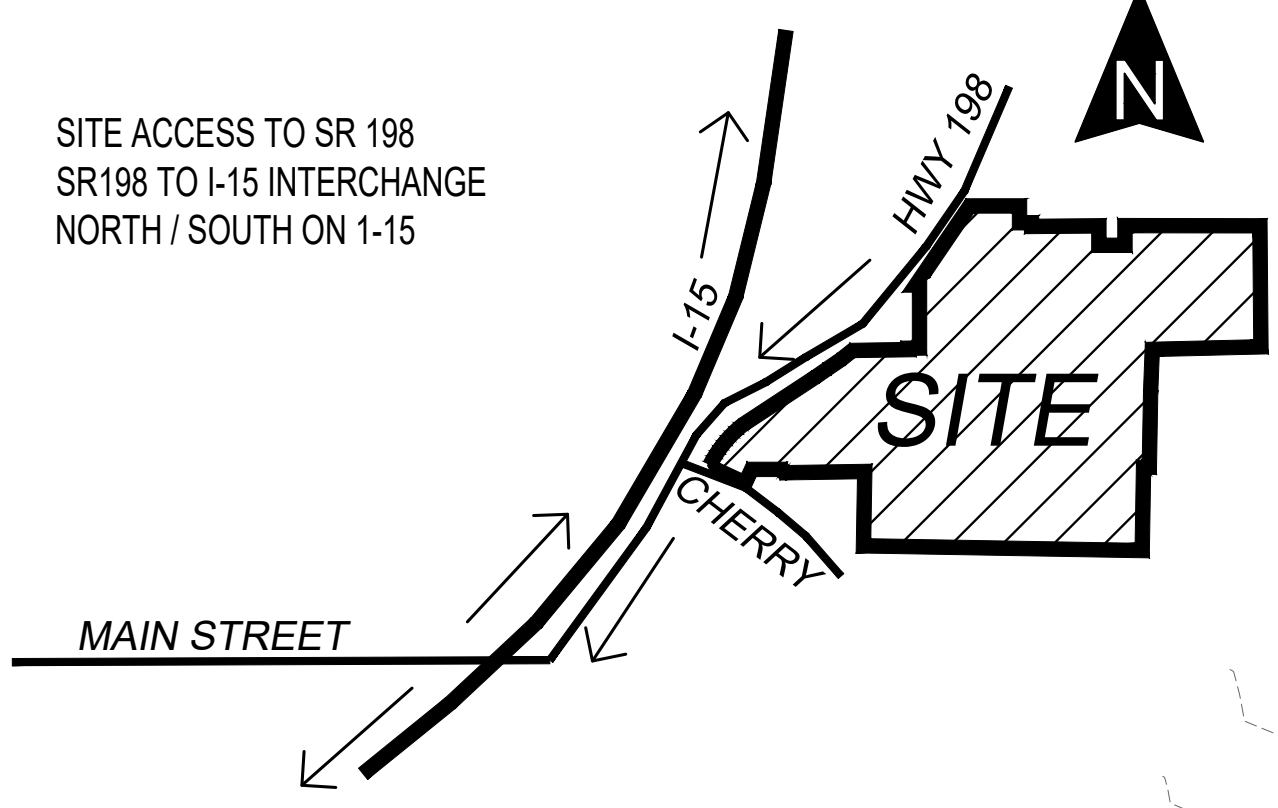
GRADING PERMIT PLANS

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



DEVELOPER

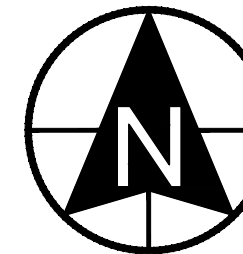



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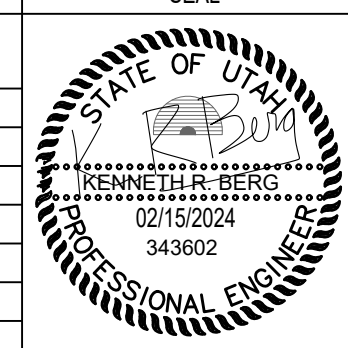



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GRADING PERMIT	02/15/2024

PROJECT



DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	C1.5

PHASE 1 GRADING ACTIVITIES

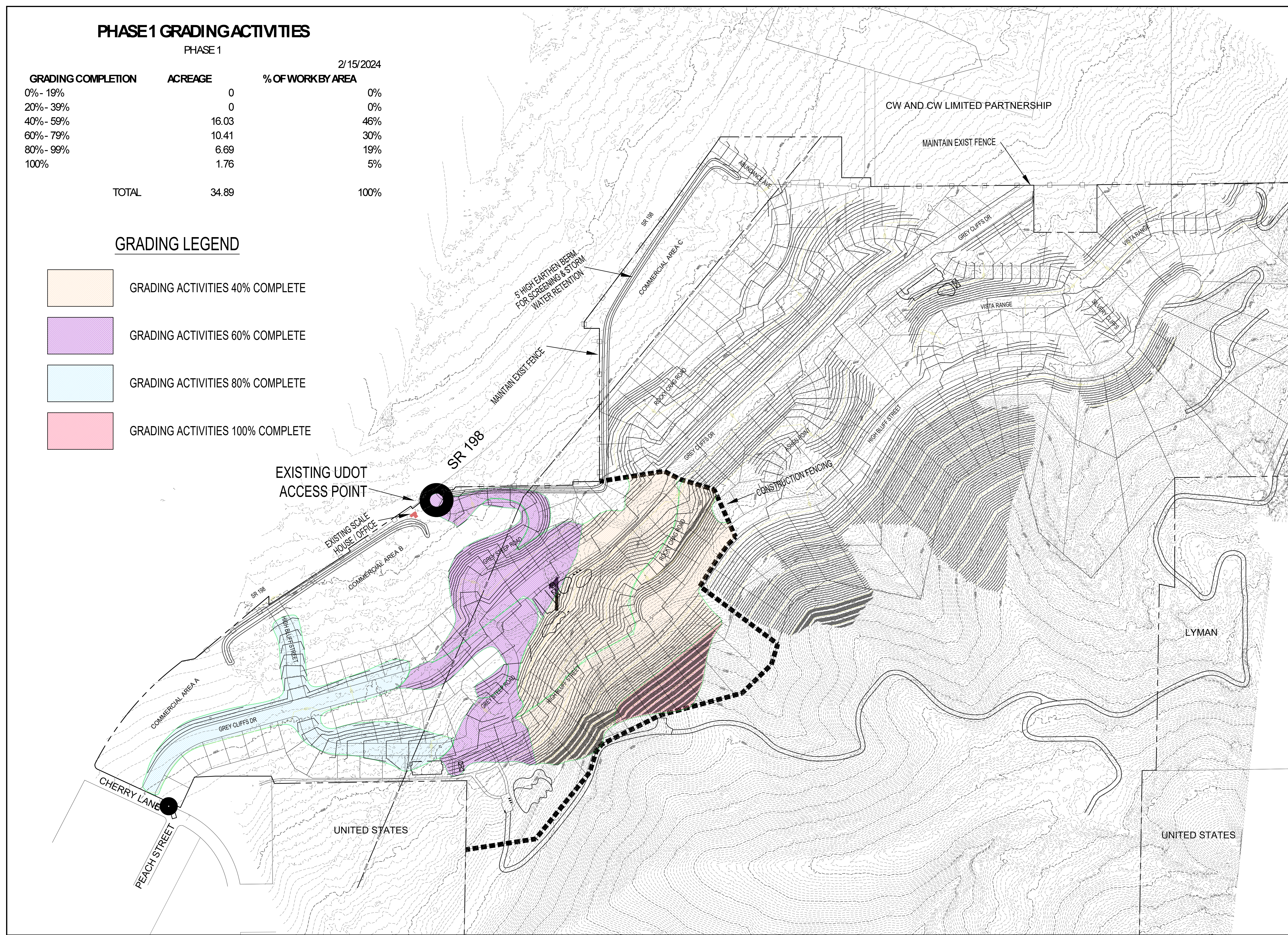
PHASE 1

2/15/2024

GRADING COMPLETION	ACREAGE	% OF WORK BY AREA
0% - 19%	0	0%
20% - 39%	0	0%
40% - 59%	16.03	46%
60% - 79%	10.41	30%
80% - 99%	6.69	19%
100%	1.76	5%
TOTAL	34.89	100%

GRADING LEGEND

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



DEVELOPER

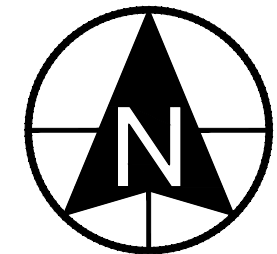



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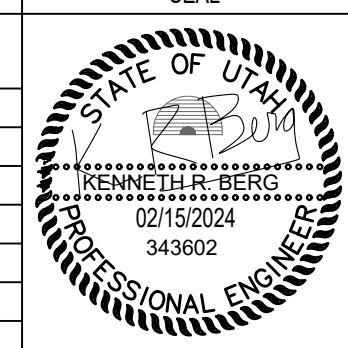



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PHASE 1 BOND RELEASE 1	C2.1