

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 6, 2021

RE: **Grey Cliffs Subdivision Concept Review**

Zone: C-1, R-10PUD, & AG Size: 298.64 Acres Lots: 217

The Grey Cliffs Subdivision is located east of State Road 198 and approximately 600 North. The proposed subdivision is in the Interchange Commercial (C-1), R-10PUD and the Agriculture (AG) Zones. The proposal consists of 217 single-family lots and has 25.99 acres of commercial. The single-family lot sizes range from 10,000 square feet (.23 acres) to 166,399 square feet (3.82 acres). There is 14.42 acres of open space that will be improved by the developer. There is approximately 113 acres of natural open space that would be dedicated to the City.

The project received a conditional rezone on November 20, 2018 with a condition that a development agreement be approved by the City Council. On March 16, 2021 the City Council approved a development agreement for the Grey Cliffs Development and the property was rezoned. Most of the project was rezoned to R-10PUD. There is a small portion of the development that is still zoned AG (Exhibit 1), which would need to be rezoned. When the conditional rezone was approved, the developer didn't own the property that is currently zoned AG and it wasn't included with the conditional rezone. The developer would need to have areas of the project rezoned in order for their plan to be approved. Even though there is currently a PUD designation on the property, the developer's plans have changed and they are planning on doing a development that is consistent with the regulations in the R-10 Residential and Interchange Commercial (C-1) zones.

The proposed development is in the Hillside Overlay Zone and will need to meet all the requirements of this overlay zone. Specifically, this will require that the developer submit as part of the preliminary plan a sensitive area mitigation plans for Flood and Watershed Protection studies, geological hazard mitigation, wildland-urban interface areas, and wildlife habitat and corridors. The Developer has provided a Geological Hazard report for the project indicating the potential drainage areas for potential debris flows that will require mitigation efforts to protect the development. The other reports will need to be provide with the preliminary application. There is also an open space requirement in this overlay zone. Santaquin City Code 10.20.230.E.1 states, "Each development within this zone is required to contain at least ten percent (10%) of the net developable acreage of the development in permanent recreation open space." There are additional requirements that will also need to be met in this section of code. A complete review of the open space will be conducted when preliminary plans are submitted. The developer is proposing 14.42 acres of improved open space. Some of the proposed amenities for the open space (Exhibit 3) include: Pickle-ball courts, hammock stations, pavilions, seating areas, trails, parking lots, etc.

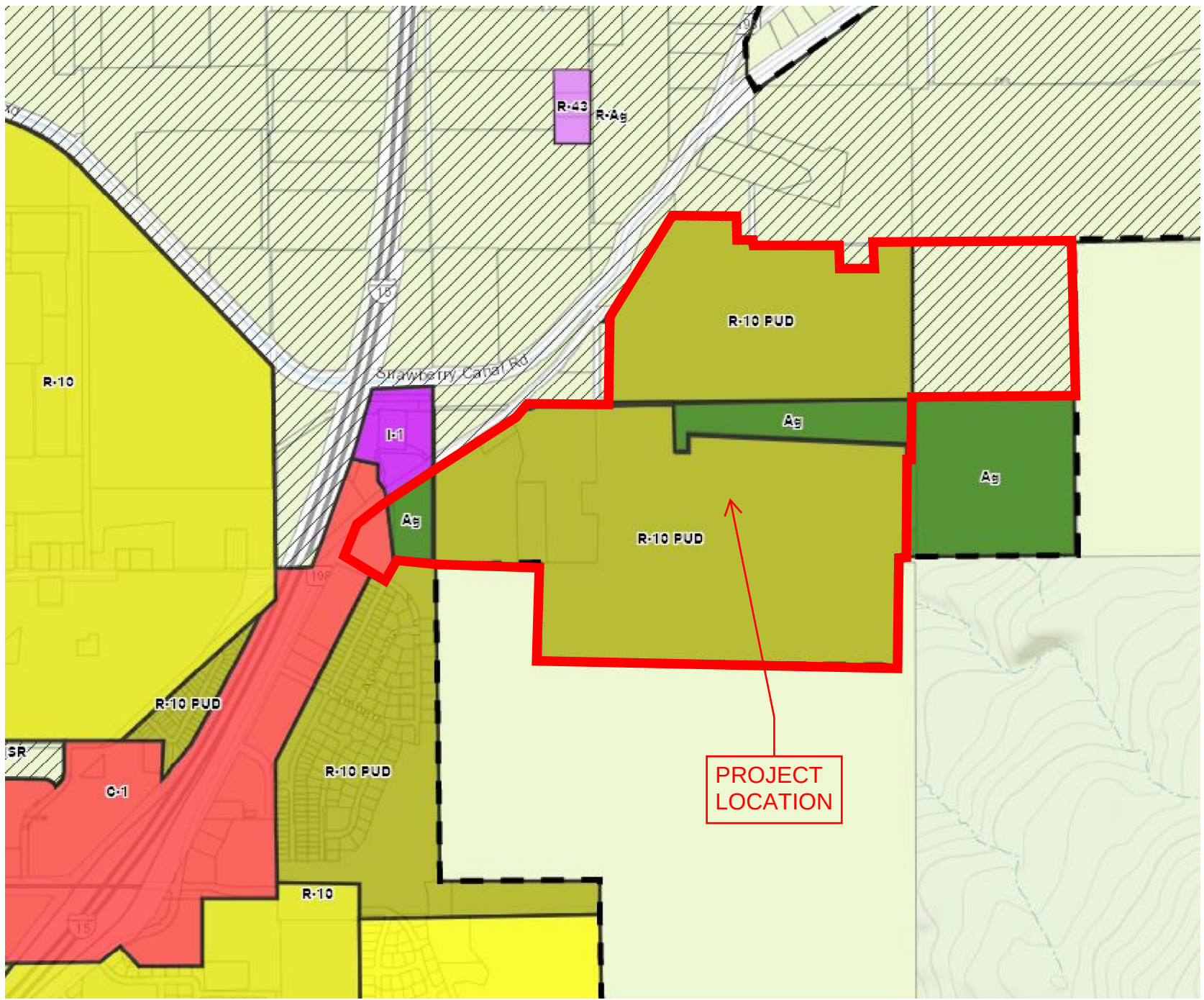
The developer is proposing a conservation easement along most of the lots on the east side of High Bluff Street. When looking at the plans, the conservation easement is labeled as CE. The developer will need to propose what will be and will not be allowed in the conservation easement. The conservation easement will preserve the hillside and the natural vegetation while giving property owners larger lots.

This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind. After the concept review, the developer will need to submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

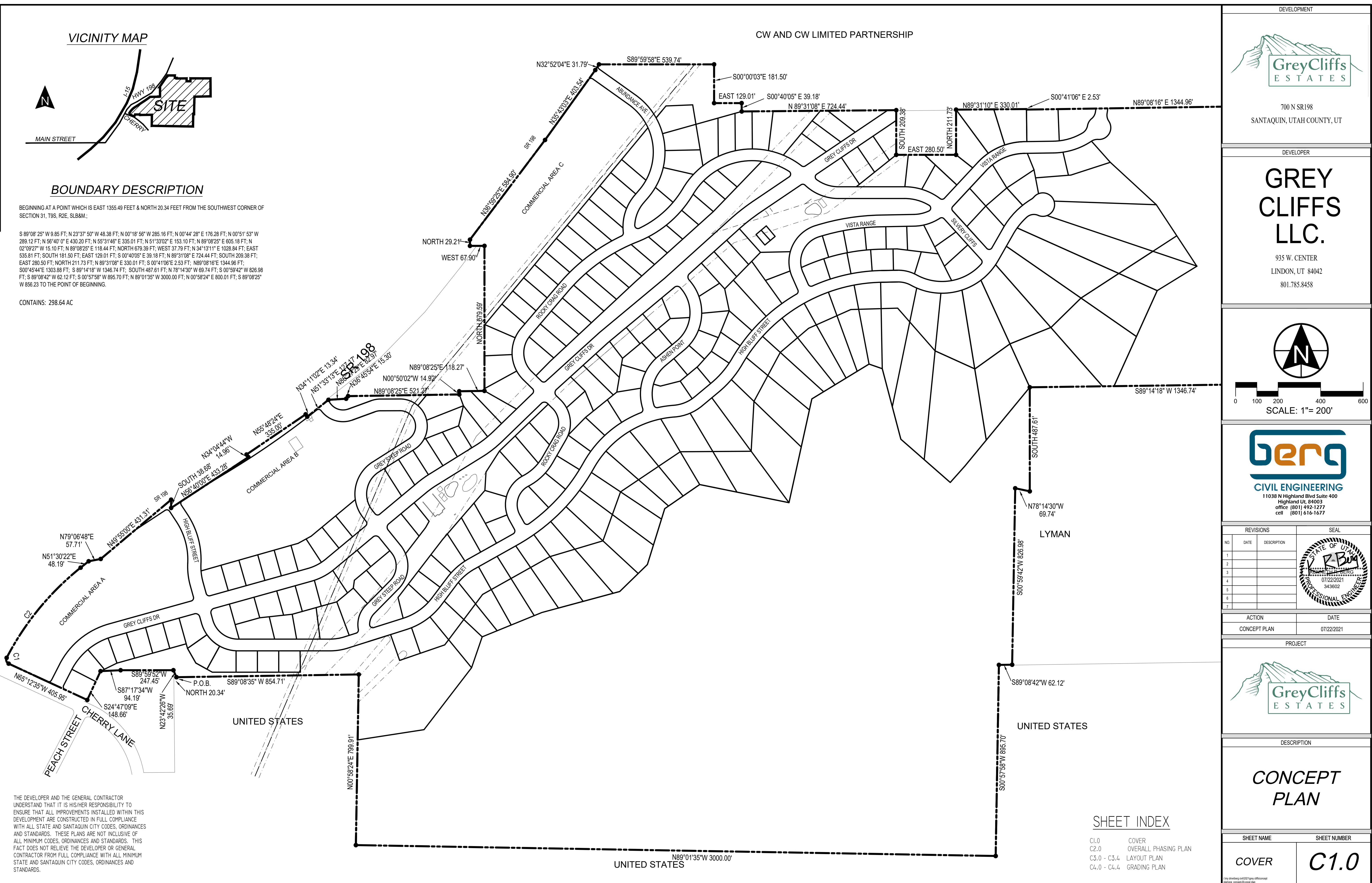
Attachments:

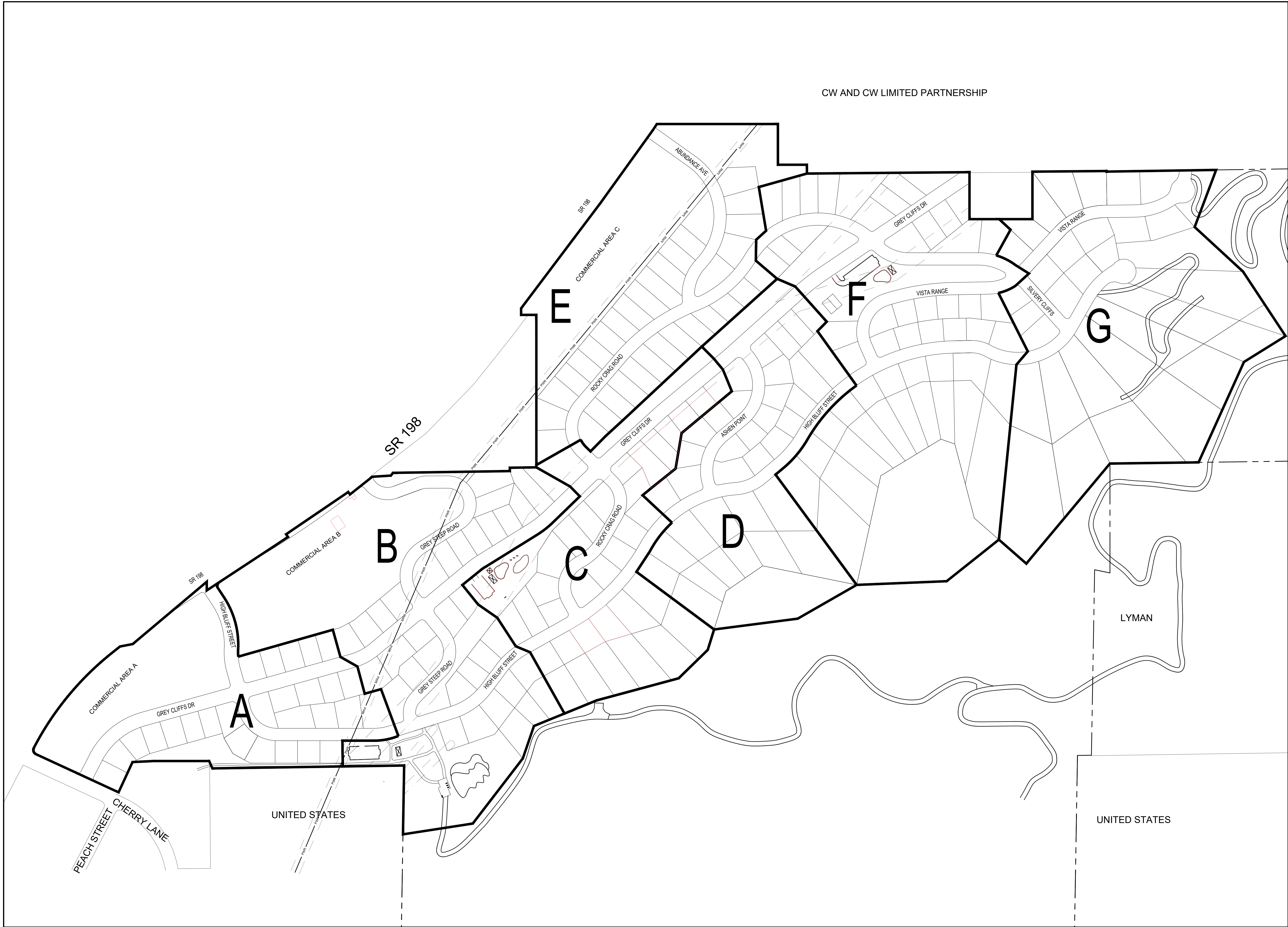
1. Zoning and Location Map
2. Concept Plan
3. Open Space Concept

Attachment 1: Zoning and Location Map



Attachment 2: Concept Plan





CW AND CW LIMITED PARTNERSHIP

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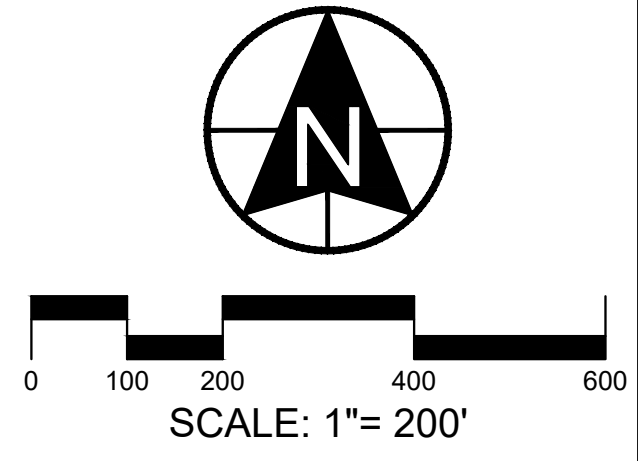


700 N SR198
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DEVELOPER

GREY CLIFFS LLC.

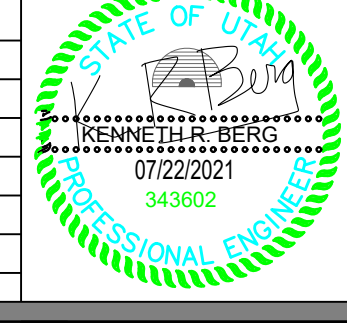
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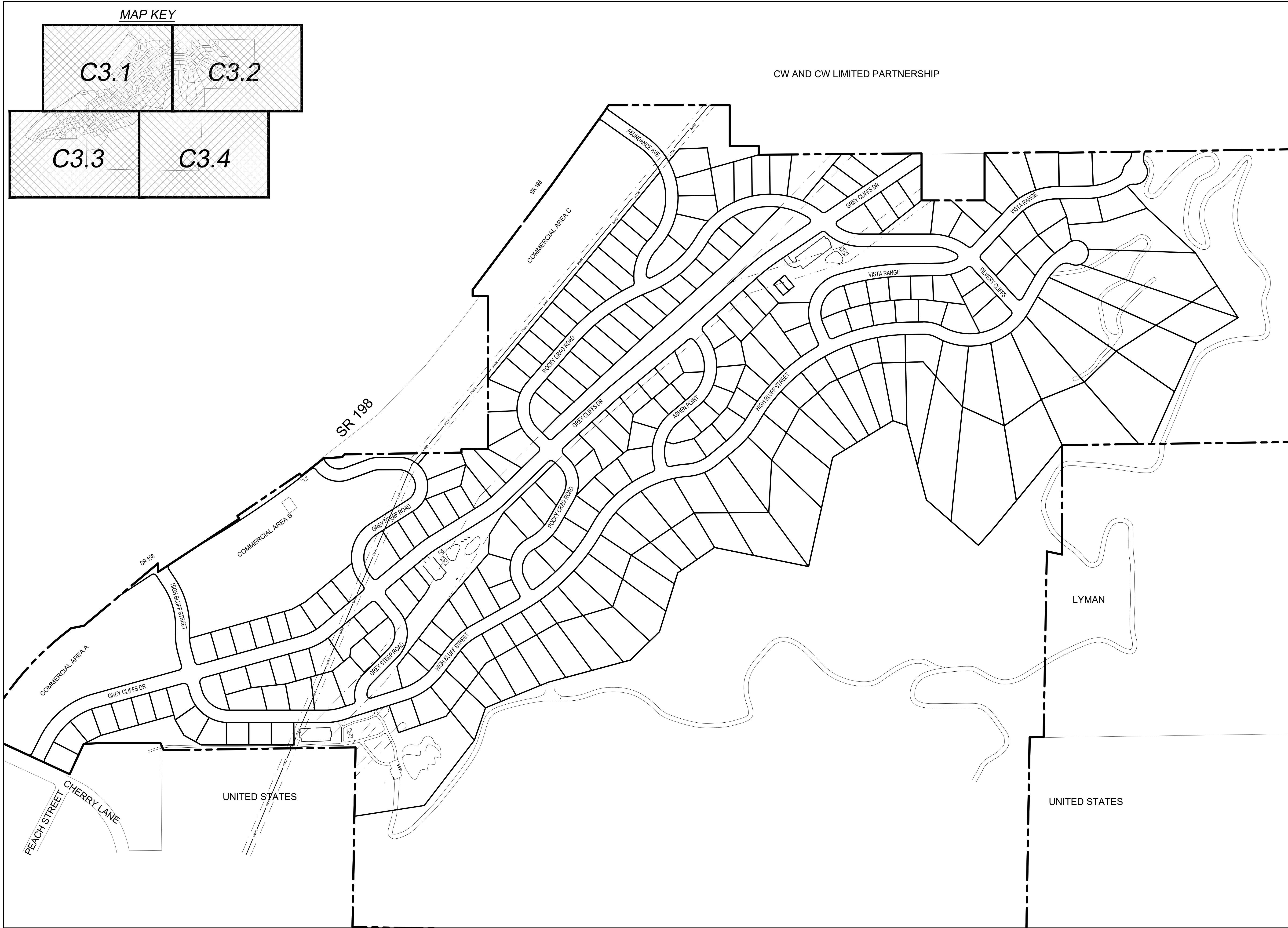


DESCRIPTION

CONCEPT PLAN

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PHASING PLAN	C2.0

Ken Berg 06/07/2021 grey cliffs llc
Design: 06/07/2021 06/07/2021



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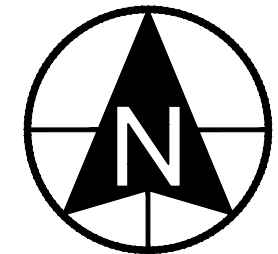


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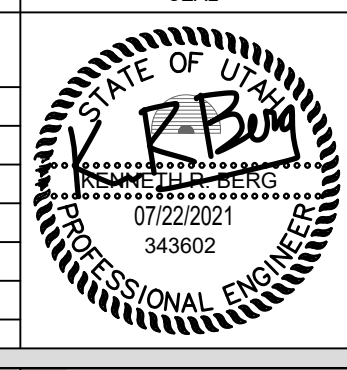
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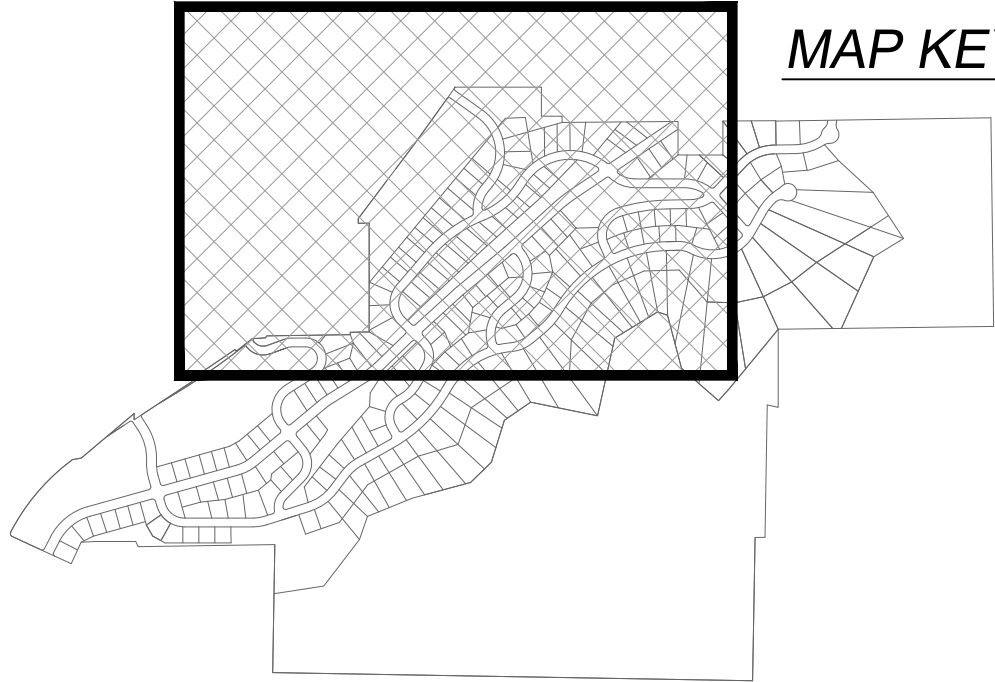
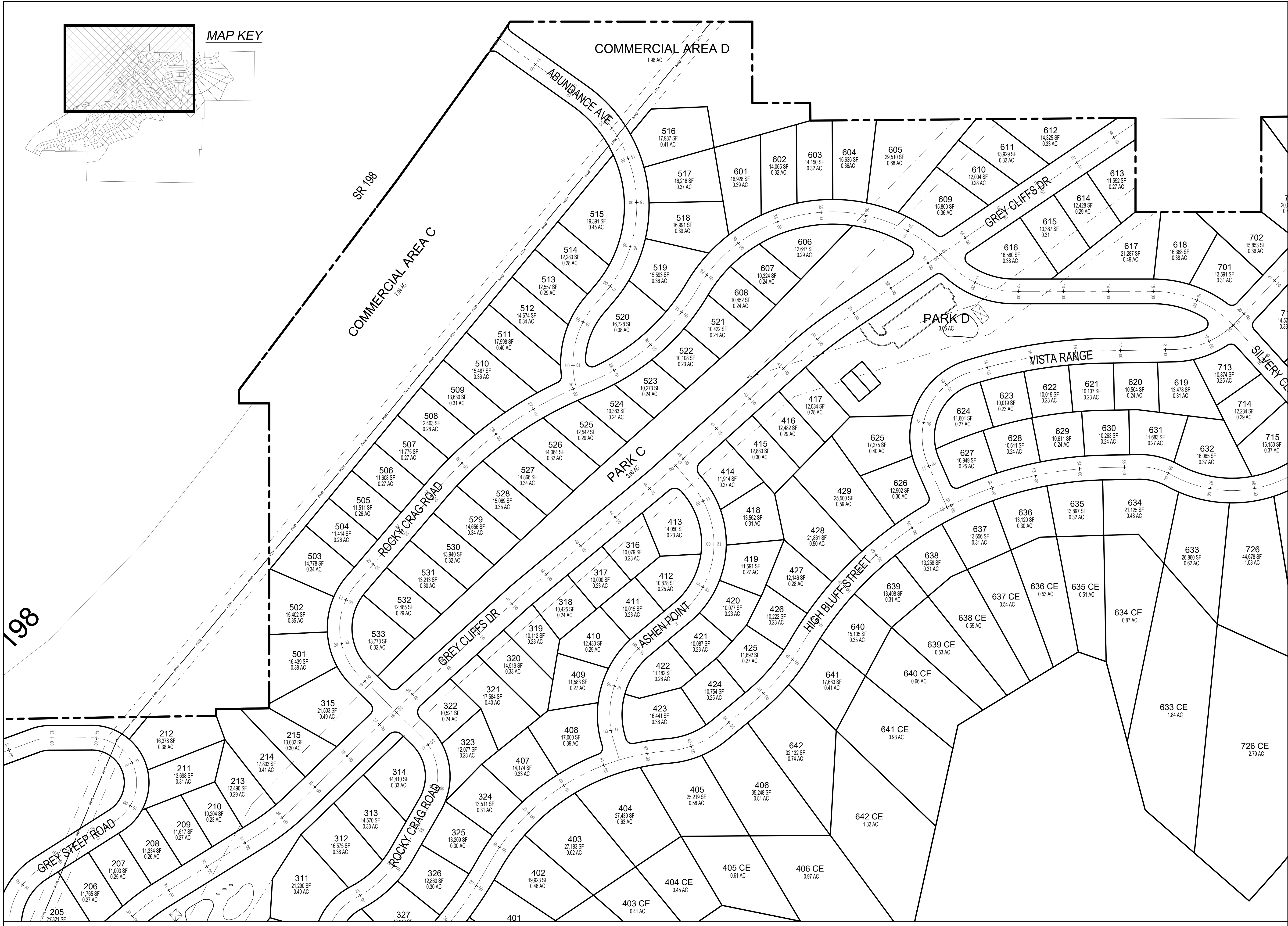


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2020.07.22/2021.07.22



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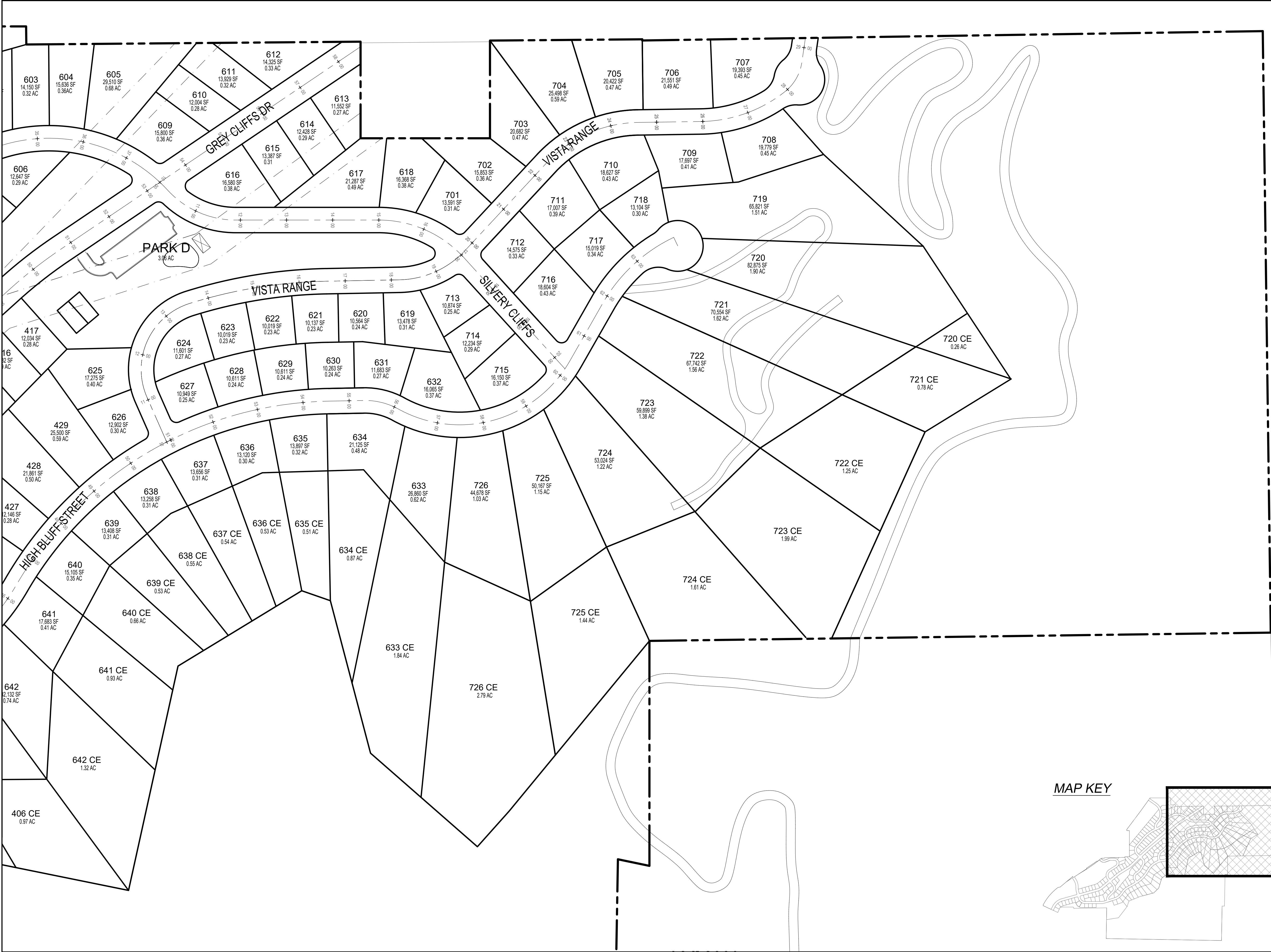
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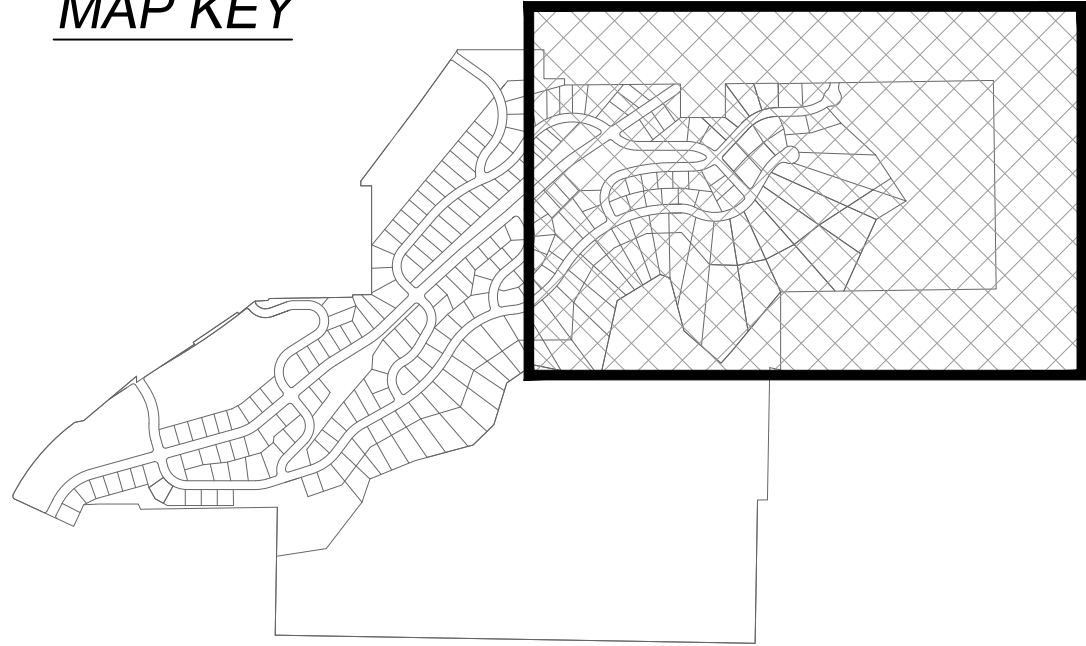
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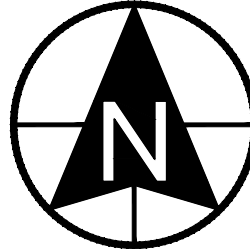


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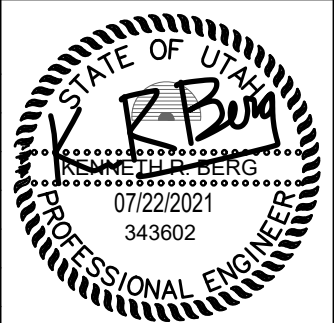
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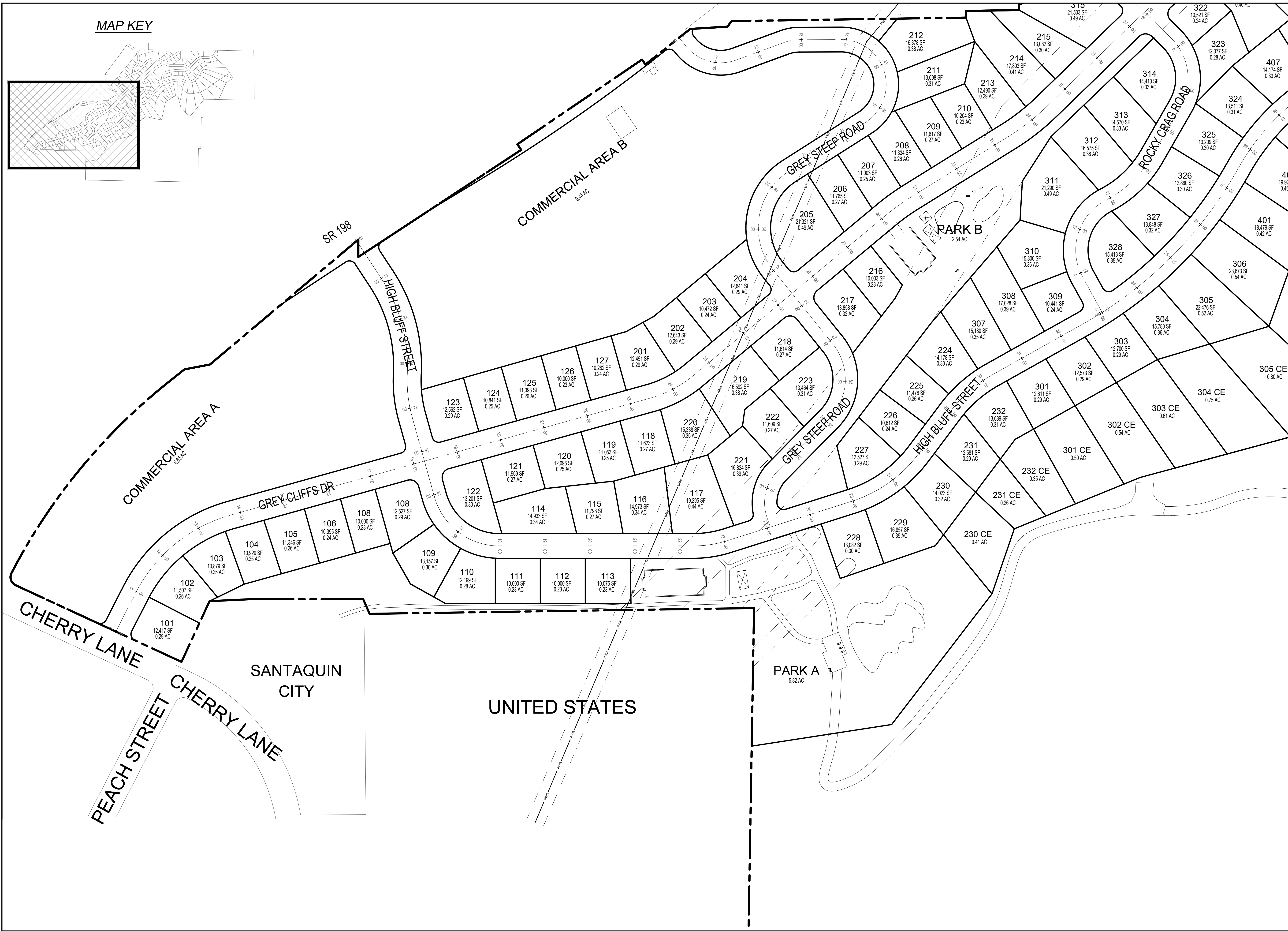


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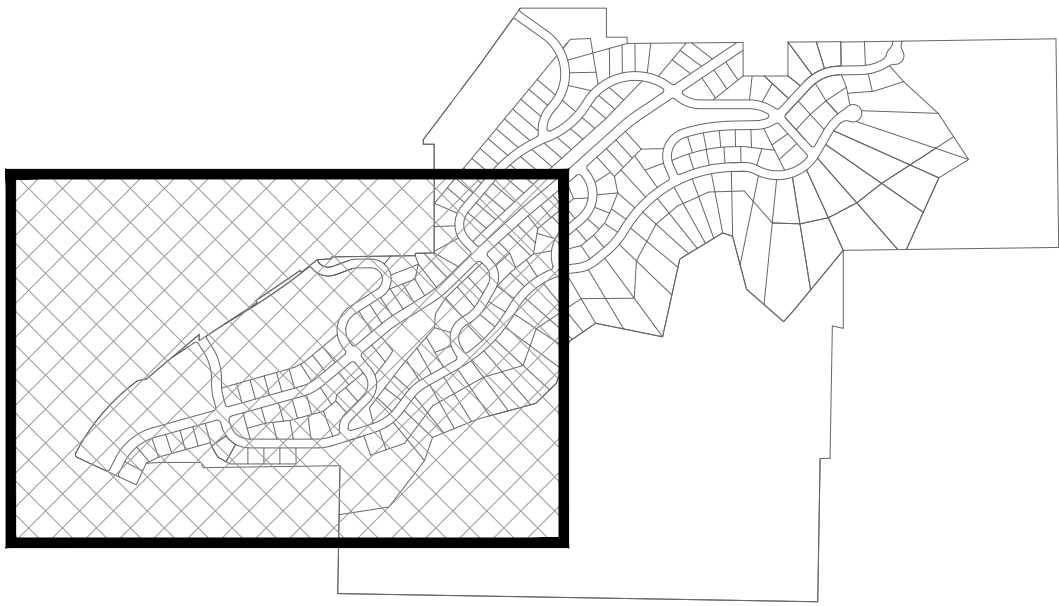
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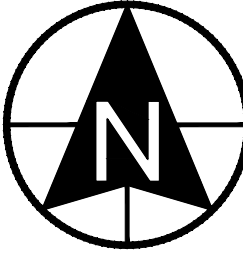


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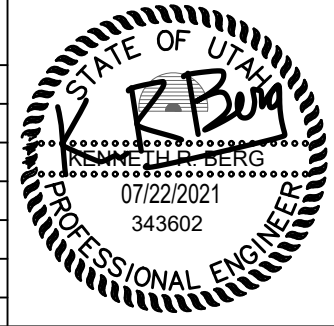


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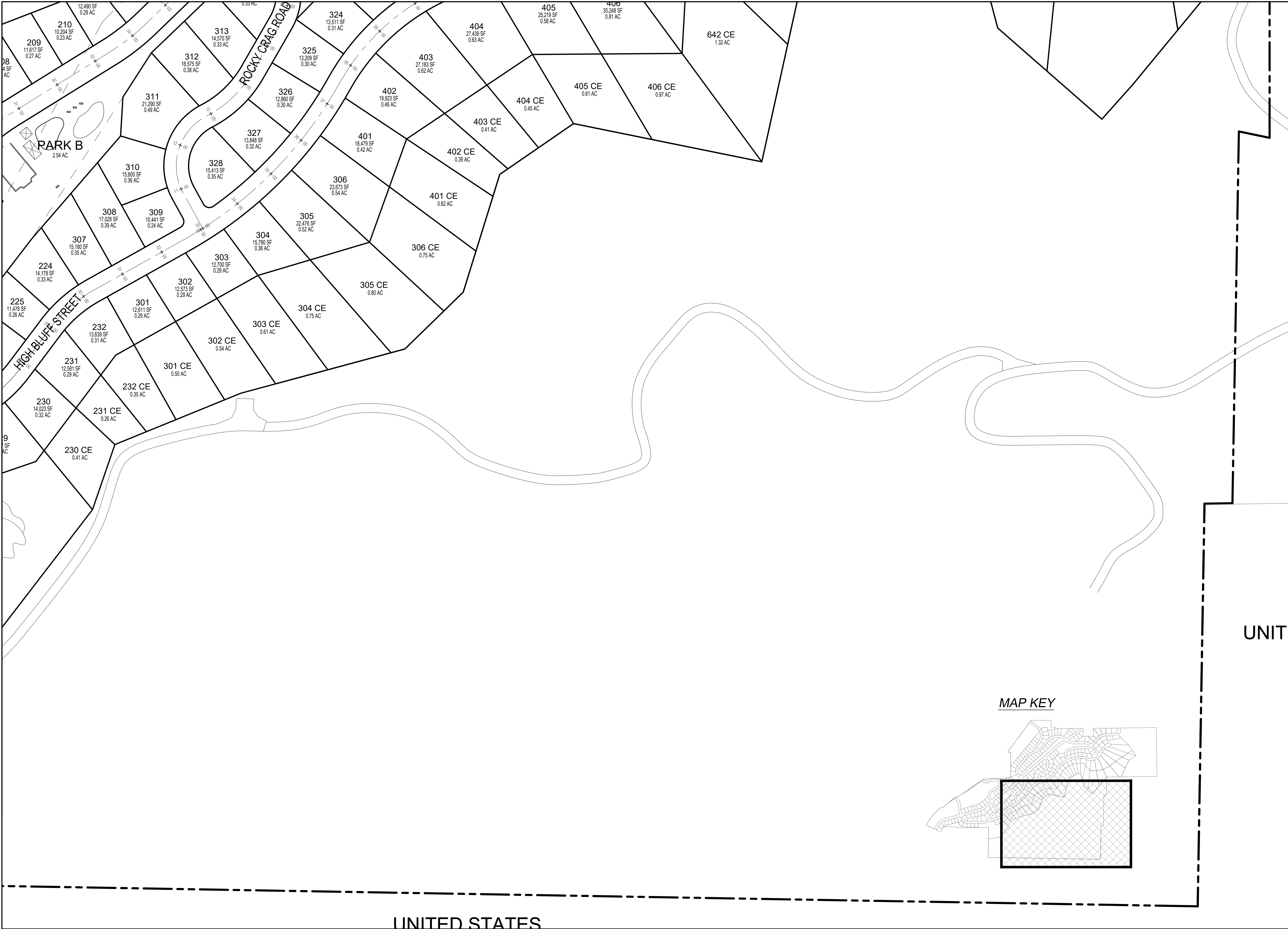


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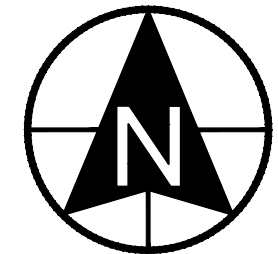


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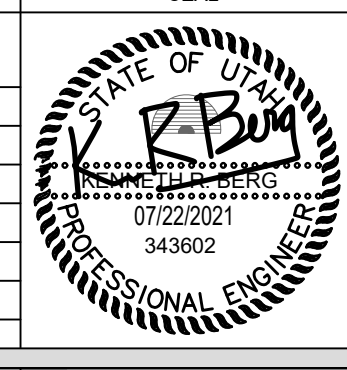
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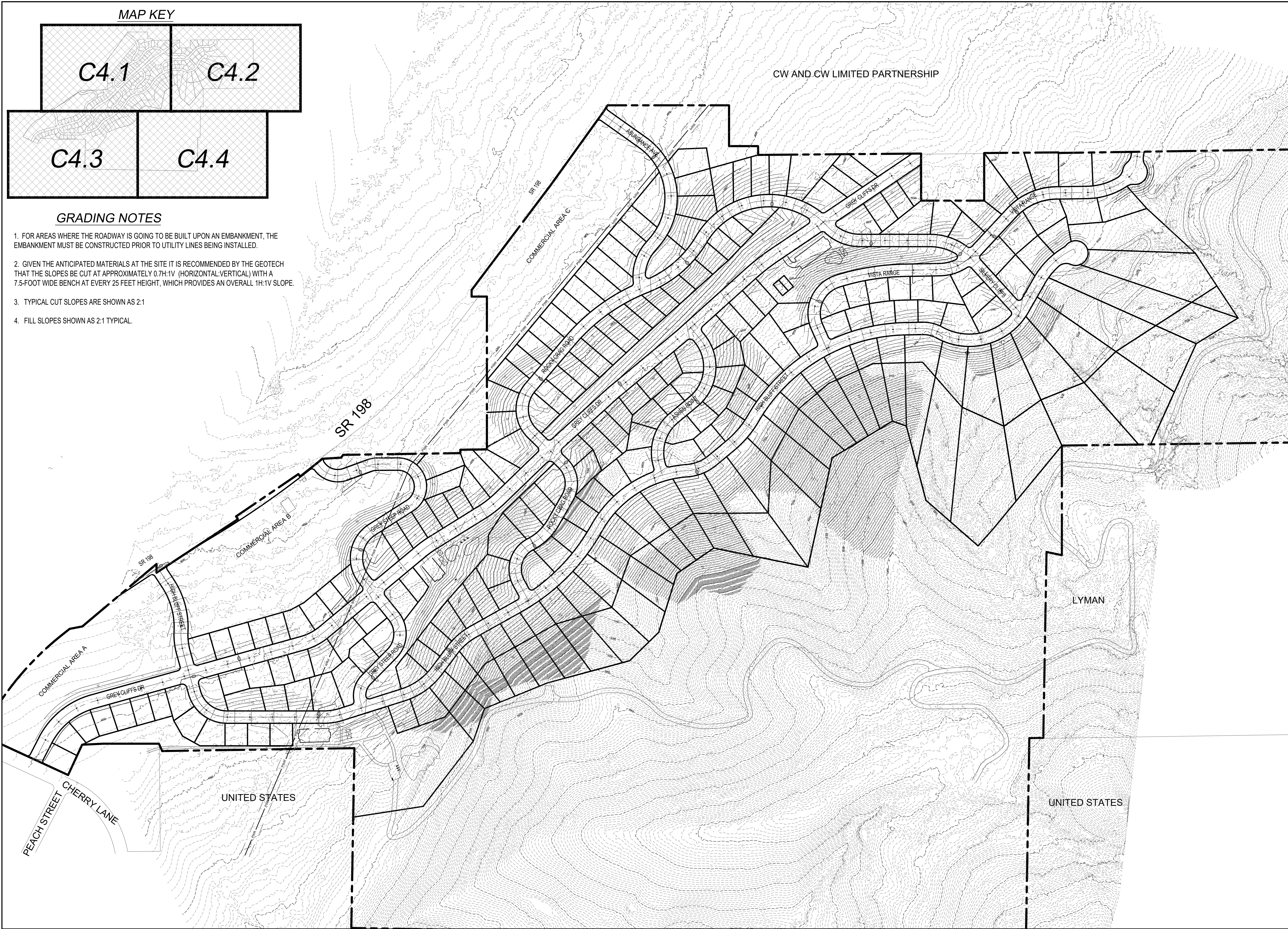


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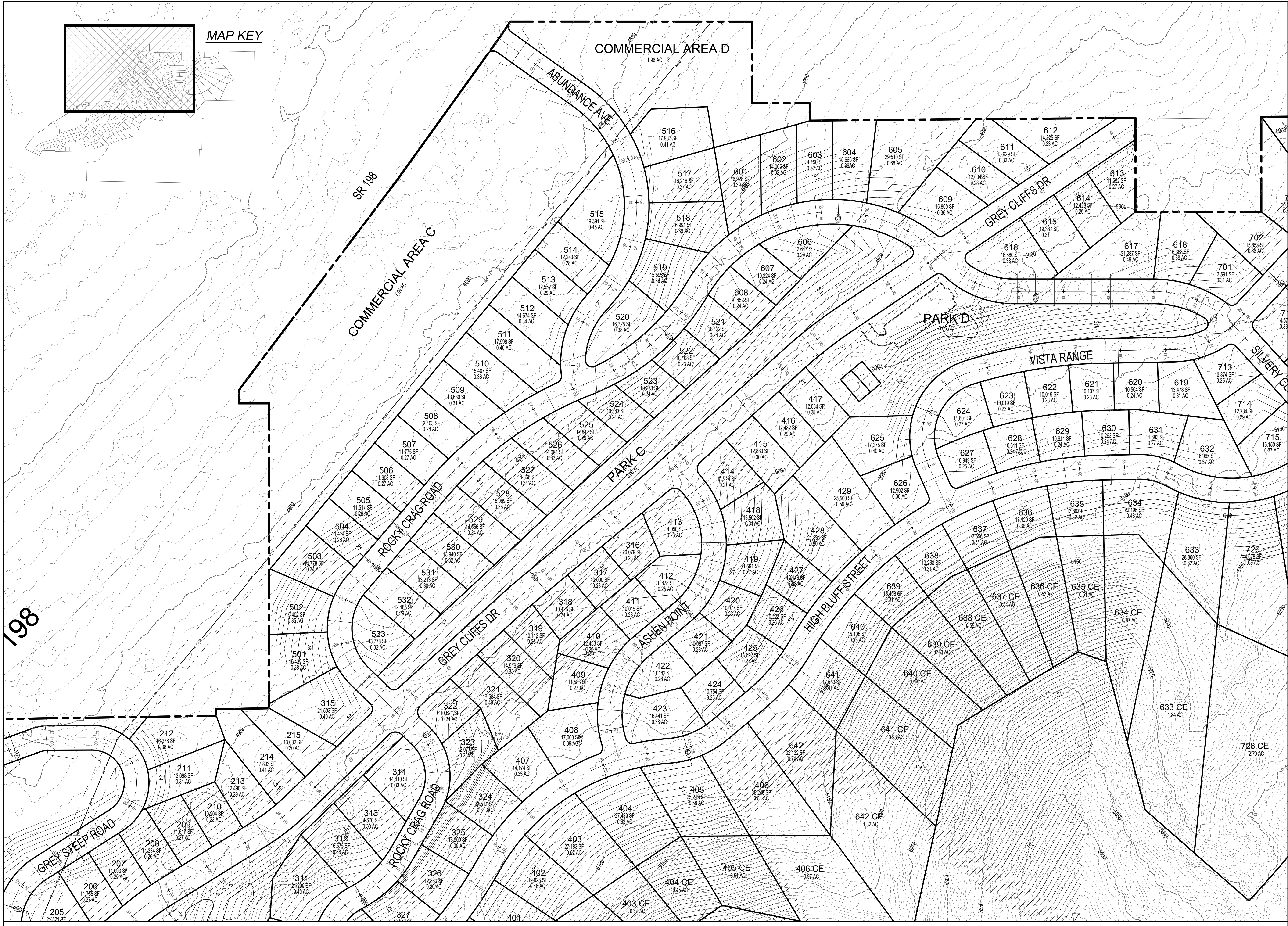
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SHEET NAME	SHEET NUMBER
GRADING	C4.0

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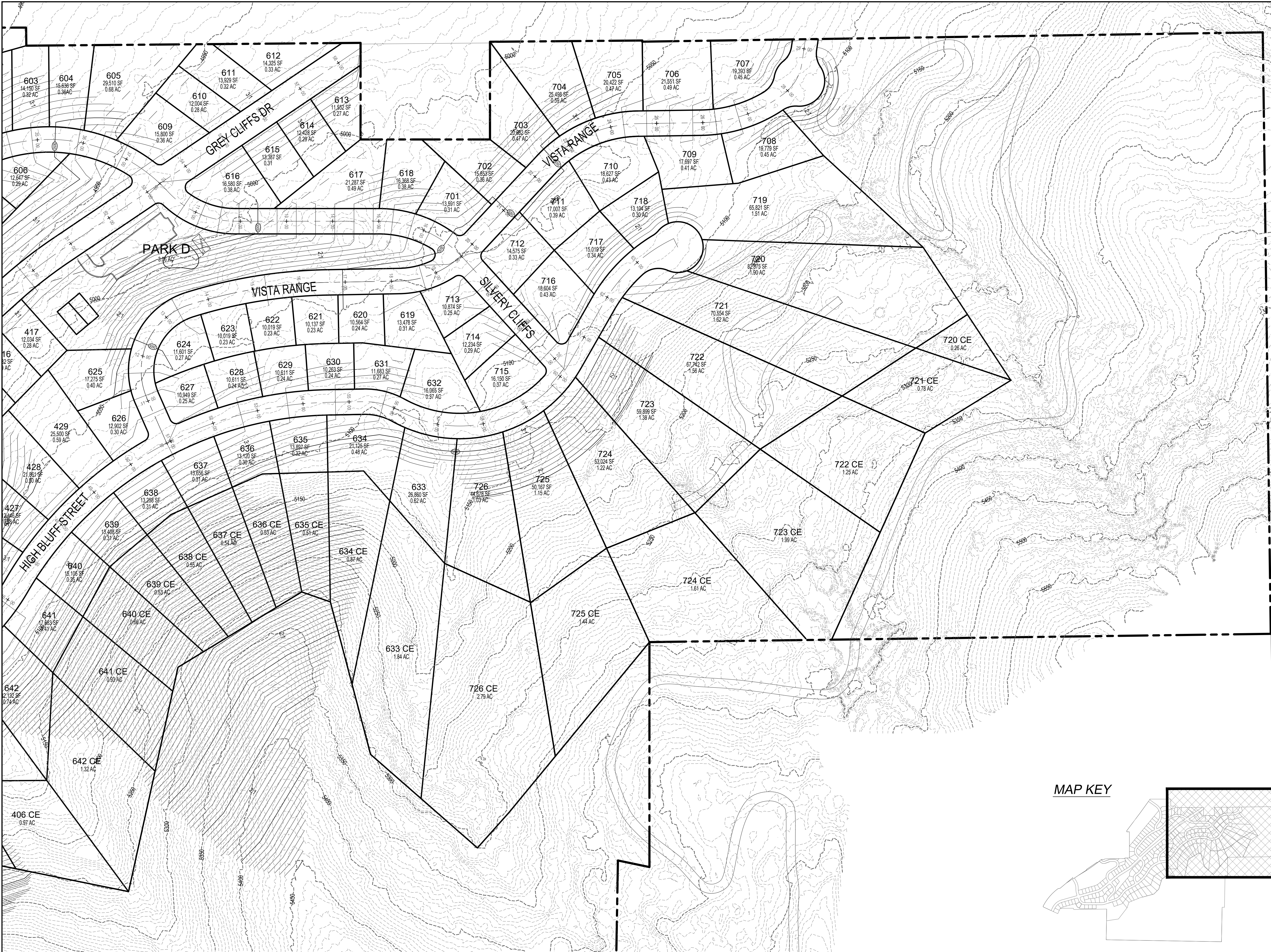
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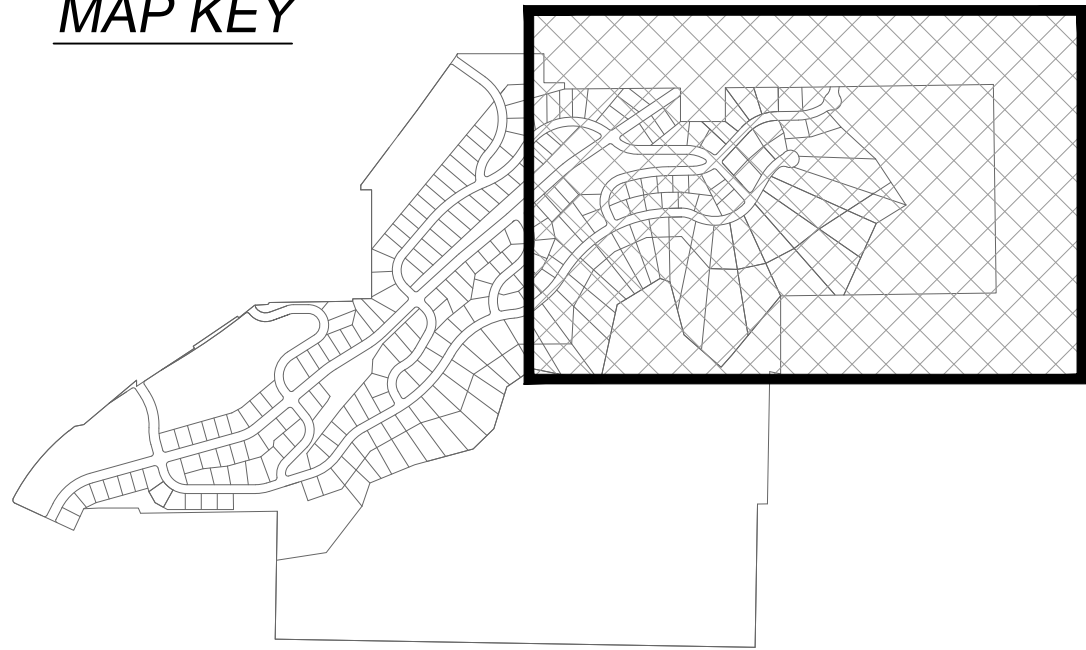
CONCEPT PLAN

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GRADING	C4.1

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MAP KEY



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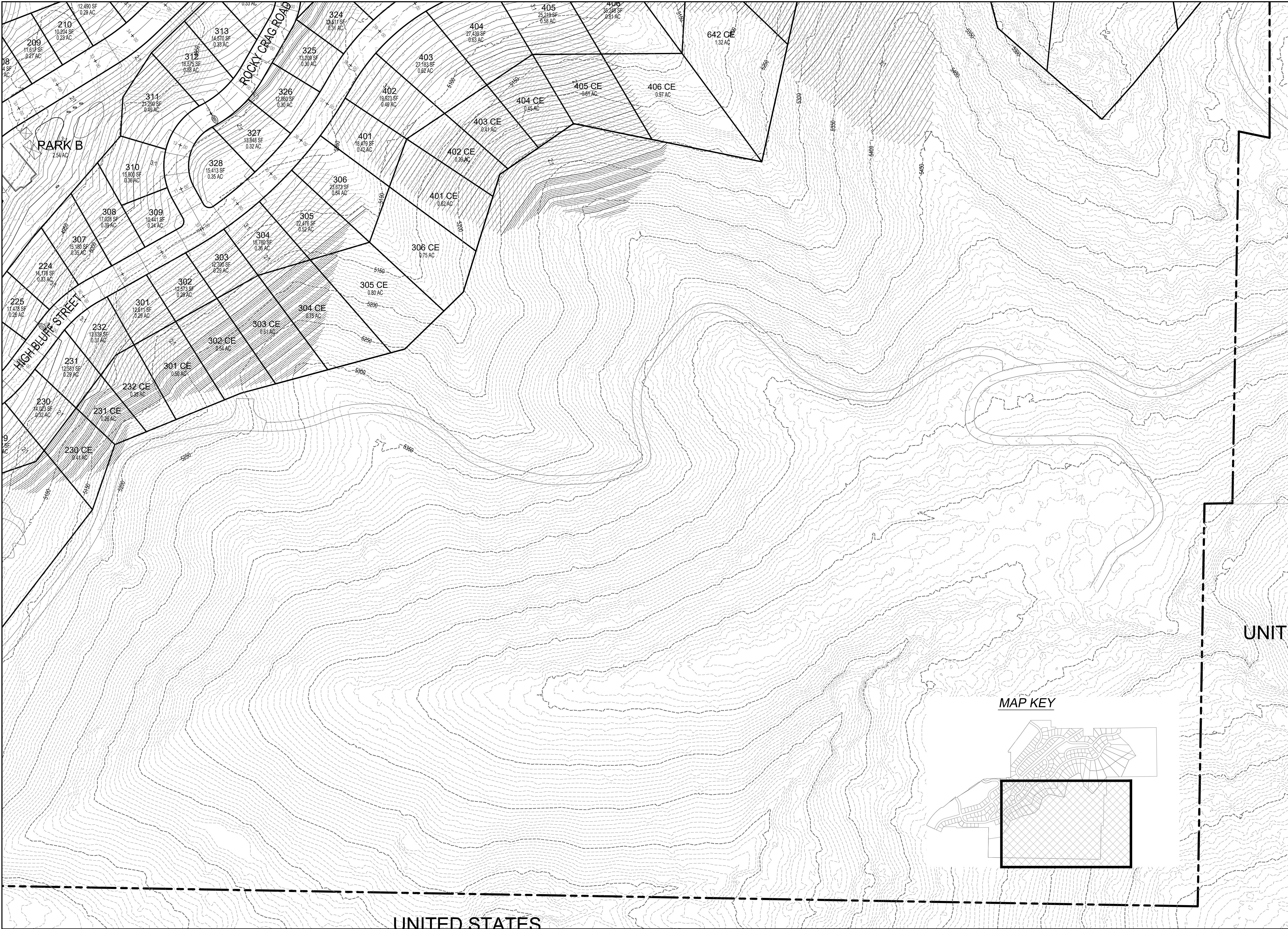
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DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.2

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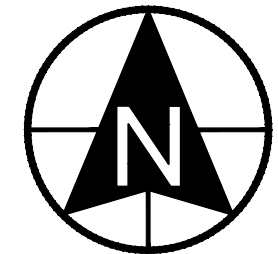


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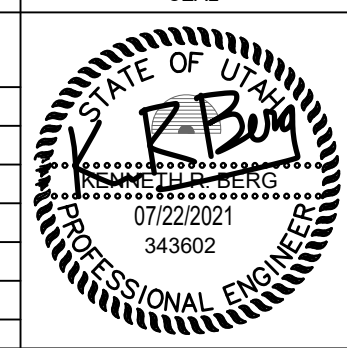
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CONCEPT PLAN	07/22/2021

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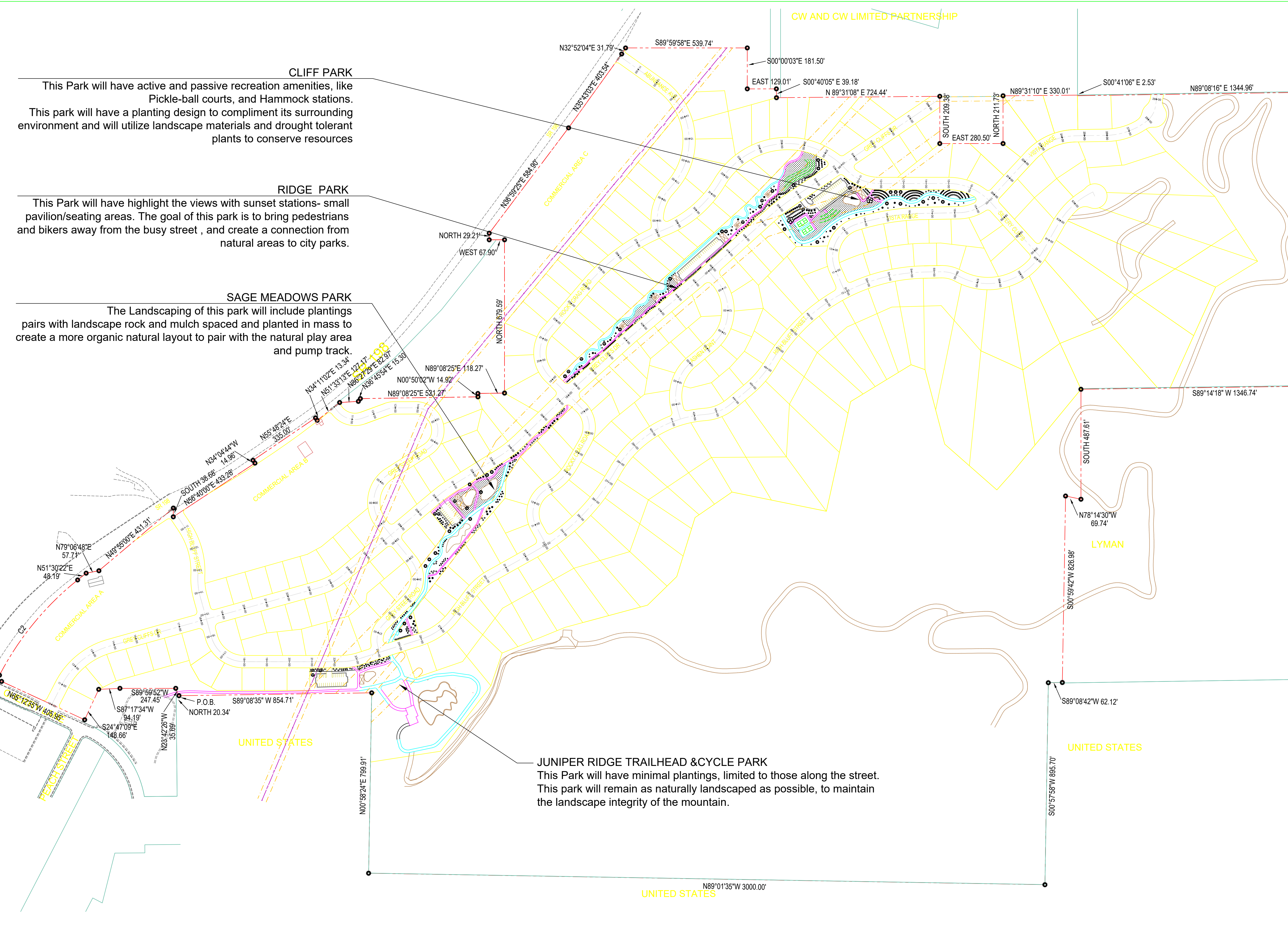
DESCRIPTION

**CONCEPT
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GRADING	C4.4

see drawings and specifications for reference
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Attachment 3: Open Space Concept



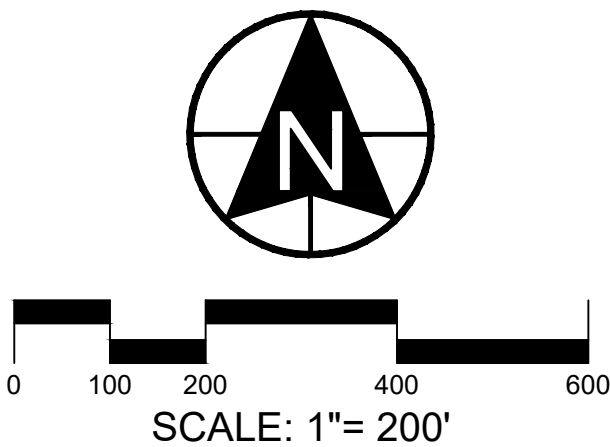
CLIFF PARK
This Park will have active and passive recreation amenities, like Pickle-ball courts, and Hammock stations.
This park will have a planting design to compliment its surrounding environment and will utilize landscape materials and drought tolerant plants to conserve resources

RIDGE PARK
This Park will have highlight the views with sunset stations- small pavilion/seating areas. The goal of this park is to bring pedestrians and bikers away from the busy street , and create a connection from natural areas to city parks.

SAGE MEADOWS PARK
The Landscaping of this park will include plantings pairs with landscape rock and mulch spaced and planted in mass to create a more organic natural layout to pair with the natural play area and pump track.

JUNIPER RIDGE TRAILHEAD &CYCLE PARK
This Park will have minimal plantings, limited to those along the street.
This park will remain as naturally landscaped as possible, to maintain the landscape integrity of the mountain.

GREY
CLIFFS



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DEVELOPER	

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ACTION	DATE
SITE PLAN	09/16/2020

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LANDSCAPE PLAN	C6

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