

MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: December 30, 2022

RE: **Grey Cliffs Subdivision Preliminary Plan Review**

Zone: C-1, R-10 with Develop. Agr. 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-10 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-10. There is a small portion of the development that is still zoned AG. When the conditional rezone was approved, the developer did not own the property that is currently zoned AG and was not included with the conditional rezone. The area that is currently zoned AG will cover areas that are proposed to be future open space and HOA common area. These proposed designations do not appear to ever be in conflict with the AG zone permitted uses. It is recommended that all open space that is dedicated to Santaquin be rezoned in the future to more accurately depict the future intended uses of that property.

The proposed development is in the Hillside Overlay Zone and all the requirements of the overlay zone must be met by the development. A Geological Hazard report for the project has been provided. The report indicates the locations of potential drainage debris basin areas for potential debris flows. These debris basins will be required to mitigate identified hazards to the development. The geological hazard report identifies a fault line that runs north and south approximately in the middle of the project and is located in the future Grey Cliffs Drive and indicated on the provided plans. To help mitigate the potential hazards to underground utilities that would be in the fault zone the developer has proposed to install more resilient infrastructure to reduce the chance of a complete failure of the underground pipes. This includes installing ductile iron pipe within the fault zone, addition valving at the edges of the fault zone, and HDPE sewer pipe. 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." The developer is proposing 14.42 acres of improved open space. This equates to just over 10% of the developable property. The proposed amenities for the open space include Pickle-ball courts, hammock stations, pavilions, seating areas, trails, parking lots, etc. These amenities are determined in the approved development agreement.

The developer is proposing a conservation easement along most of the lots on the east side of High Bluff Street. The conservation easement is labeled as CE on the development plans. The conservation

easement will preserve the hillside and the natural vegetation while giving property owners larger lots. The developer has provided additional language for the conservation easement for review. City staff is currently reviewing the proposed language within the conservation easement.

The proposed development is providing all the required infrastructure for the future lots. This includes the installation of all the culinary water lines, pressure irrigation water lines, culinary water booster pump station, sewer lines, sewer lift station, etc. Additionally, the development must provide the appropriate amount of water dedication as required by Santaquin City code. Because some of the proposed infrastructure for the development has the potential to serve additional development to the north, a connectors agreement has been proposed by the developer that would require future developments to reimburse a portion of the costs of the infrastructure to the developer and must be approved by the City Council.

The Development Review Committee has reviewed the preliminary plans for the development on May 24, 2022 and forwarded a positive recommendation to the Planning Commission.

The Planning Commission has reviewed the preliminary plans for the development on June 14, 2022 and provided a positive recommendation with the conditions that a conservation easement and connectors agreement be provided for review to the City Council and the City Council will be the land use authority for preliminary plans.

Recommended motion:

Motion: Grant preliminary approval of the proposed Grey Cliffs subdivision with the following conditions:

1. The water lines at the intersection of Cherry Lane and SR-198 be reconfigured.
2. The proposed conservation easement be further reviewed by city staff and legal and approved by City Council.
3. The proposed connectors agreement be further reviewed by city staff and legal and approved by all affected parties.
4. The proposed Reimbursement agreement be further reviewed by city staff and legal and approved by City Council.

Attachments:

1. Preliminary Plans