

MEMORANDUM



To: Mayor Hunsaker and City Council

From: Ryan Harris, Staff Planner

Date: December 10, 2021

RE: **Grey Cliffs Rezone & Development Agreement**

Zone: C-1, R-10 Size: 293.78 Acres

The Grey Cliffs Development is located east of State Road 198 and approximately 600 North. The proposed development is in the following zones: Interchange Commercial (C-1) zone, R-10PUD zone, Agriculture (AG) Zone and the Residential Agriculture (R-Ag) zone. The applicant is proposing to rezone to the following: 210.63 acres of R-10PUD to the R-10 zone, 22.16 acres of R-10PUD to the C-1 zone, 40.51 acres of R-Ag to the R-10 zone, 16.04 acres of the AG to the R-10 zone, 1.04 acres of C-1 to the R-10 zone and 3.43 acres of Ag to the C-1 zone.

The proposed development is in the Hillside Overlay Zone and this overlay zone has an open space requirement. 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." Exhibit C of the proposed development agreement shows the proposed open space plan, and the 10% open space requirement is being met.

The Planning Commission reviewed the rezone request on November 30, 2021 and forwarded a positive recommendation to the City Council as follows.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the Grey Cliffs Rezone as proposed, contingent upon an improved development agreement. Commissioner Jorgensen seconded.

The motion passed unanimously 5 votes to 0.

The rezone and the development agreement are before the City Council for their consideration and approval.