Planning Commission Meeting Minutes

Tuesday, August 10, 2021

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Kylie Lance, BreAnna Nixon, Kody Curtis, Drew Hoffman and Sarah Jorgensen.

Others in Attendance: Flagship Homes (Attending Via Zoom), Peter Evans (Attending Via Zoom), Ken Berg, Steve Larsen (Attending Via Zoom), Don Campbell, Rae Campbell, Lynn Rogers, Van Rogers, Kody Davis, Maureen Dalton, Bryan Dalton, Melonie Smith, Stephen Smith, Michelle Ybarra, Leroy Kinder, Jennifer Cook, Jenny Fernelius, Larry Cook, Stephen Burkholder, Ryan Depew, Sharon Storrs, Ava Burgi, Jody Reid, Nicki Mcneff, Gina Drollinger, Sheryl Martinez, and Dan Olson.

Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATION THOUGHT- Commissioner Jorgensen offered an invocation.

PLEDGE OF ALLEGIANCE- Commissioner Adcock led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS- Commission Chair Wood announced that due to the number of people in attendance for the Santaquin Estates Public Hearing it will be held first.

PUBLIC FORUM- Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no comments, so he closed it at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING- Santaquin Estates Subdivision Concept Review

The Planning Commission will review a concept plan for a proposed 86-lot subdivision (59 single-family, 26 townhomes, and 1 commercial) located at approximately Main Street and 900 E. A zone change will be discussed during this review.

Mr. Bond explained that this subdivision has come before the Planning Commission before in previous forms. Earlier today the DRC reviewed this proposal at a concept level. Tonight's Public Hearing is to gather feedback from the Public and the Planning Commission for the developer.

Mr. Bond shared that this proposed development consists of approximately 31 acres (See Attachment 'A'). The property is zoned R-10, with a small area of Commercial C-1 zoning along Main Street. He explained that a yield plan is used to help calculate the number of units that the developer could get within a development according to the standard zoning. He indicated that the yield plan for this development allows for 93 single family lots.

Mr. Bond explained that City Staff has communicated with UDOT regarding interchange updates. UDOT then indicated that they would like to realign the Frontage Road. The City recognized the opportunity to have some of those issues fixed now with this development and communicated this with the developer since they had a pending application.

Mr. Bond stated that tonight's proposal includes 56 single family lots, 26 townhomes, and a 5-and-a-half-acre commercial lot. He explained that15% open space would be required for the townhomes. Mr. Bond added that there is a potential of the city obtaining land for a retention basin on the north side of the property from the developer as part of a Planned Unit Development (PUD). He clarified that the amount of land required for a retention basin is being studied. Mr. Bond added that the city obtained a 9.1-million-dollar grant from Natural Resources Conservation Service (NRCS) for the retention basin construction, however this grant cannot be used for the purchase of land.

Mr. Bond reviewed the proposed phasing of this project.

PUBLIC HEARING- Commissioner Wood opened the Public Hearing at 7:22 p.m.

Ms. Jody Reid shared thoughts of hers and of others including:

Darren Durfey indicated his opposition to the proposed multifamily housing. He expressed problems with traffic on Main Street and the I-15 interchange. Mr. Durfey asked that this proposal be rejected, and that the developer only provide single family homes in the development.

Rosie Lawrenson expressed that she and others bought their homes on the East Bench based on the R-10 zoning. She expressed her objection to the rezoning of this property.

Ms. Reid read a letter signed by the following: Jody Reid, David Reid, Lynn Rogers, Van Rogers, Mindy Elliot, Pam Colson, Michelle Ybarra, Rae Campbell, and Don Campbell. They expressed their concerns regarding this proposal. They stated they have made their opposition regarding multifamily housing known in the past. They noted the lack of parking and inadequate open space in this proposal. They believe that the tradeoffs for the PUD seem insignificant. They are concerned regarding the right of way which may not be needed without clear direction from UDOT. They believe a better plan can and should be developed which incorporates the preferences of citizens.

Lastly Jody Reid shared thoughts from Jessica Mitchell regarding the problems with parking for townhomes in other areas of the city. She also mentioned water issues on the East Bench and questions whether there is enough needed infrastructure to handle this development.

Mr. Leroy Kinder stated that he is not opposed to the development, just the way it is proposed. He expressed that he is against townhomes and asked where visitor parking will be located. He also questioned the proposed single-family homes backing Main Street. He asked how the developer will address the existing power lines. Mr. Kinder asked why a rezone needed? He stated that he read through the debris basing proposal and learned that the original debris basin doesn't touch this property. Mr. Kinder expressed that high density does not mean affordable. He shared statistics regarding high density housing mixed with commercial within cities of 80,000 and more reduces crime rate. However, in cities of 30,000 and less it increases crime. Mr. Kinder asked why the City trade for land that is useless to the developer for land that wasn't intended to be used as a debris basin? He expressed concern regarding traffic and heavy equipment going through neighborhoods. He asked if an access road is going to be put in to

reduce the impact to the neighborhood? Mr. Kinder indicated that this proposal doesn't align with the City's general plan for this area.

Mr. Don Campbell stated that looking at the new layout of the Frontage Road with high density on either side and guest parking on the road he believes a child will be hit in that intersection. He expressed that he isn't opposed to the subdivision, just would like to see it done right. Mr. Campbell explained that he chose to build where he did to avoid high density housing.

Ms. Melonie Smith echoed the comments already been given. She stated that she and her husband Steve Smith have concerns with this proposal. She declared that Santaquin doesn't need any more high-density housing. She expressed that the proposal does not provide enough green space, and debris basin doesn't constitute open space. Ms. Smith indicated that the debris basin should be moved further east. She indicated concern that multiple families are living within a single townhome. She believes someone will get seriously injured at the proposed intersection of 900 E. and the Frontage Road. She expressed concern of getting medical and emergency services within the area. Ms. Smith stated that she believes that there are other ways that affordable housing can be achieved, and it seems that the City Council and Staff are against single family options. She referred to existing congestion at the intersection of the Frontages Road and Main Street. She expressed that she and her husband oppose the PUD rezone in these areas. Ms. Smith indicated stated that they have shared the same concerns 3 times regarding this area, and she doesn't feel listened to by Planning Commission or City Council.

Ms. Nikki McNeff thanked Flagship for being willing to work with the residents who are concerned. She shared that most of her concerns were addressed at the DRC meeting today. She stated that any townhome lot needs adequate parking. She indicated that she doesn't want tall townhomes that will block views or be a fire hazard when they reach a certain height. She asked that this be kept in mind to make this the best and most pleasing subdivision for this area. Ms. McNeff applauded the commercial development of the area. She noted that she would like to ensure that access to the current businesses in the area are not cut off.

Ms. Gina Drollinger agreed with the previous comments. She stated that they have heard of multiple proposals within the area, and she is disappointed that their concerns have fallen on deaf ears. She feels like the residents were not acknowledged during the discussion of the proposal. Ms. Drollinger stated that she is thinking about moving because of this. She expressed concern with a fire cresting the mountain the roads not being able to handle the amount of traffic. She stated that more roads would be needed for the development. Ms. Drollinger expressed that she is against this proposal.

Sheryl Martinez agreed with the previous comments. She expressed that she doesn't feel that the townhomes are a good fit for the area. She moved to the area to be in a safer area for their children and grandchildren. Ms. Martinez expressed concern regarding the amount and speed of the growth. She doesn't like that this rural community is being turned into a metropolis. She also expressed concern with their view being taken away. Ms. Martinez shared her feelings that it is all about the money for the city and she doesn't feel that the residents benefit.

Ms. Jennifer Cook stated that she isn't opposed to the single-family homes, but she is opposed to the townhomes. She stated that the intersection of 150 S. and 900 E. is busy and dangerous and a lot of accidents have happened within the area. Ms. Cook indicated that she is against the lack of parking and traffic that the proposed townhomes would create.

Ms. Rae Campbell stated that she loves the view from her yard and with this proposed development there be homes built behind her. She doesn't feel that the developer has listened to the residents who expressed concerns to a past concept regarding patio homes. As they have now proposed a development with townhomes. Ms. Campbell noted that this proposal could cause difficulties for search and rescue reaching the mountain. She expressed that it matters that children in the area are safe, and that the quality of life of existing residents should matter.

Ms. Ava Burgi agreed that she isn't against development but is against the proposed rezoning. She stated that the high-density homes would cause a big decrease to property values. She suggested that the resident's feelings are valued and considered. Ms. Burgi would like to ensure that the property value won't diminish by 15-20% prior to approving a rezone. She would like time to hire an expert and do this.

Mr. Leroy Kinder added that prior to building the Seasons of Santaquin Assisted Living, a traffic study was conducted which indicated that there were 600 cars a day more than what that road would allow. He recognized the significant growth since then.

Commissioner Wood closed the Public Hearing at 7:59 p.m.

Commissioner Wood explained that this is the process for residents to be heard. He encouraged the residents to stay involved and continue providing their input beyond this meeting.

Mr. Peter Evans representing the developer explained that they have tried to work with City staff to provide a layout and consider the needs of a future road. He pointed out that smaller lots use less water than larger lots. He indicated that he is aware of parking concerns in general within the city. And they are working with staff to provide solutions. Mr. Evans explained that they will be working with Rocky Mountain Power on the power line layouts and how they will work out with the proposed homes in the area. Mr. Evans acknowledged that density doesn't always mean affordable. While townhomes may not be 'affordable' they are more affordable than single family homes. Mr. Evans indicated that he hopes to come up with something appropriate to transition and bridge between commercial and single family uses.

Commissioner Wood shared the comments from Commissioner Brad Gunnell who was unable to attend (See Attachment 'B'). Commissioner Gunnell asked what is the value of this PUD? He pointed out that with the designation of new Frontage Road, there is no guarantee that UDOT will follow this plan. Commissioner Gunnell stated that he doesn't support a PUD based on the right of way designation without the confirmation from UDOT that it will be used.

Commissioner Jorgensen stated that she grew up on the East Bench and she shares a lot of concerns with this plan. She pointed out the area that juts out into the Frontage Road and asked if that is the park for the townhomes? Mr. Evans confirmed that it is some of the open space for the townhomes. Commissioner Jorgensen expressed concern that it isn't a safe place for kids to play with traffic coming from both sides. She also expressed concerns that not enough parking is shown. She suggested that the eliminate some townhomes, which would provide a larger park and parking spaces in front of the park. She noted that she isn't sure if she would be in favor of this rezone. Commissioner Jorgensen expressed concerns regarding the proposed townhomes to the East. She asked if they are proposed to be 1 or 2 car garages? Mr. Evans answered that they are laid out as 2 car garages. She pointed out that the difference between

townhomes and single-family homes is roughly 40,000 dollars which isn't much more affordable. She expressed that she doesn't know if this tradeoff is beneficial for the city to approve.

Commissioner Lance asked if the property the developer would trade the City for a debris basin is significant or not? Mr. Lundell explained that currently the study is at a concept level. He described that the proposed location of the debris basin is located further east. However, there needs to be a way to maintain a channel in which the water can go through the existing storm drain infrastructure to the other side of I-15.

Commissioner Hoffman asked if the debris basin would be used for storm water generated from this development as well? Mr. Lundell answered no, any storm drainage created by the development would need to be maintained onsite.

Commissioner Curtis echoed Commissioners Gunnell's feelings that a PUD needs to have a significant trade off to be granted. He doesn't feel that the proposed tradeoffs are significant enough to consider. He doesn't think townhomes fit within this area. Mr. Evans asked if townhomes don't make sense from a location standpoint or based upon surrounding traffic? Commissioner Curtis answered that he thinks it doesn't fit there based on surrounding traffic. He added that he feels that the appetite is better for single family homes.

Commissioner Adcock thinks that eliminating townhomes and replacing them with single family homes would be better for the community. He explained to residents that the proposed rezone must be approved by the City Council. Residents can still give their feedback to the Council. Commissioner Adcock encouraged residents to attend the *Imagine Santaquin* Meeting on August 19th at 7 p.m. at C.S. Lewis Academy, where they can provide input regarding updates to the general plan.

Commissioner Nixon shared that she lives on the East Bench and understands the residents' concerns. She recognized that the developer listened to the residents and changed their proposal. They added more commercial in the area. She stated that the proposed park doesn't make sense. Commissioner Nixon asked if the second phase includes smaller lot sizes and the townhomes? Mr. Evans confirmed that is correct. Commissioner Nixon indicated that she would rather see smaller lot sizes in place of townhomes as part of a PUD, while keeping the proposed 10,000 square foot lots as shown.

Commissioner Lance noted that the traffic issues on the East Bench have been discussed in previous meetings. She feels that the Frontage Road extension is a positive and a way of the city planning ahead. She thinks it is a huge incentive. She stated that she feels the intentions of the city are positive.

Commissioner Wood asked if the property owners to the north have been consulted, and what is the long-term vision for that property in the future? Mr. Bond answered that this conversation will be had at the time of a development application for that property, or a purchase. He explained that this is one way for the city to obtain this property, it's not a matter of if but rather how. Commissioner Wood echoed the concern regarding homes fronting Main Street. He added that the power line easement will create a serious impact to the building envelope for some lots, and this should be considered moving forward. He asked for more information regarding the Frontage Road re-alignment and the process of working with UDOT? Mr. Bond explained that staff has stressed to UDOT the importance of understanding what this realignment would or should look like. He clarified that this proposal isn't to build the entire Frontage Road, but the

piece that fronts the developer's property. He stated that it is staffs understanding that UDOT will begin a study soon to know what this will look like.

Commissioner Wood echoed concerns regarding traffic in this area. He asked how the impact of construction traffic can be minimized? He also asked if the trail corridors are addressed by this plan? Mr. Bond noted that a redline from DRC earlier today was asking that the developer provide information regarding the trail corridor and how that would be perpetuated.

Commissioner Curtis asked if the proposed Frontage Road and Main Street layout will help alleviate current traffic issues? Mr. Bond stated that he sees a lot of benefit from providing better connectivity and traffic circulation. Mr. Lundell noted that currently the only way out of the area is to go from 900 E. to 150 E. and onto Highland Drive/Frontage Road.

Commissioner Adcock asked that the developer be considerate to the needs of the residents who live in the Seasons of Santaquin Assisted Living Home.

Commissioner Nixon noted that the proposed realignment of the Frontage Road goes into the Big O property. She asked if they are they on board with this re-alignment? Mr. Bond stated that they have not had discussions with Big O yet, and the road would be stubbed to this location. She brought up the concern of the Frontage Road not taking place and that area becoming townhomes instead. Commissioner Wood noted that this area would be governed by a development agreement which could prevent that from happening.

Mr. Bond clarified that this is not his project. He stated that the developer recognizes that this proposal is not perfect. DRC provided comments regarding the missing parking for the townhomes, concerns regarding smaller lots fronting Main Street etc. He clarified that the requirements would need to be met within PUD code to even to consider approving a PUD rezone.

Mr. Bond explained that the Planning Commission's role is advisory. He clarified that the city doesn't make money off the development. The value of a PUD rezone would come in the form of better connectivity, amenities, etc. The City Council will be the land use authority and have not seen this proposal in a subdivision review process yet.

Ms. Sharon Storrs a resident, proposed that the developer wait until the Frontage Road is planned and put into place prior to development.

PUBLIC HEARING- Cedar Point Plat F at Summit Ridge

The Planning Commission will review a concept plan for a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

Mr. Bond explained that this is a proposed 2 lot subdivision (See Attachment 'C'). He clarified that a third lot is being impacted by a property line realignment to provide the necessary frontage for lots 2 and 3.

PUBLIC HEARING- Commissioner Wood opened the Public Hearing at 8:51 p.m.

Ms. Jenny Fernelius asked why this lot is being split and how it will benefit the neighborhood? She indicated that she doesn't want to see this subdivision block the view in the area. She expressed concern that this could happen to the other open lot next to it. Ms. Fernelius would

like to leave the lot as is and have consistent spacing within the neighborhood. She also asked if future notices would be received regarding this proposal?

Commissioner Wood closed the Public Hearing at 8:53 p.m.

Commissioner Wood shared Commissioner Gunnell's concerns that the applicant will need to ensure that the HOA will grant approval, so that the new parcel doesn't become an unbuildable lot. Mr. Bond explained that this is an administrative action meaning if it meets code, it must be approved. He noted that DRC also asked the applicant to obtain HOA approval for this subdivision.

Commissioner Adcock asked for the dimensions on lot 3? Mr. Lundell explained that it is a curved distance shown on a table on the plans. Commissioner Adcock noted that these lots have such a steep grade that he doesn't see how it would be buildable.

Commissioner Curtis asked why the original development kept the lot so large in the first subdivision? He asked if it will be buildable if the lot is split? Mr. Bond answered that he is unsure why that lot was left larger. He explained that the zoning requirements must be met to grant final approval. He indicated that while the city doesn't enforce the HOA requirements, they don't want to approve anything that would conflict with the HOA.

PUBLIC HEARING- Grey Cliffs Subdivision Concept Review

The Planning Commission will review a concept plan for a proposed 217-lot residential subdivision with approximately 25.99 acres of commercial space; located east of State Road 198 and approximately 600 N.

Mr. Bond pointed out that the Planning Commission has viewed several proposals for the Grey Cliffs Subdivision in the past. This is a new proposal (See Attachment 'D'). He explained that the lots range in size from 10,000 square feet to roughly 3.8 acres. They are also proposing 14.42 acres of improved open space. The developer is proposing to dedicate a total of 113 acres of open space to the city.

Mr. Bond explained that a conditional rezone was granted for this property when this proposal was first brought forward. However, the development agreement was never fully fleshed out. Therefore, there is a broad development agreement with an R-10 PUD designation. It is likely that a zone change would be required to match the new proposal. Mr. Bond added that with this new proposal the developer isn't looking to utilize the PUD designation. Most of the zoning would be R-10 for residential Commercial C-1. He noted that this development is located within a hillside overlay zone.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 9:07 p.m.

Ms. Jody Reid expressed the concerns of her and her husband David Reid with the current proposal for the Grey Cliffs Development. She asked how the developer will address the need for water? If a lift station is required, would the city have to pay for that? She asked what is going to be done to remove the blight of the gravel pit? Ms. Reid asked about the work done regarding seismic studies that led to a road cut above the old gravel pit area; is that area sufficiently stable? She noted that this development is located within the Hillside Overlay she asked if the homes require fire sprinklers. Lastly, she asked if residents will be able to get out in the case of a wildfire?

Mr. Dan Olson expressed concern regarding the old Syndacate Mine which is above this area. He explained that the soils up above were mitigated for high densities of lead, and arsenic. He stated that down below is the lower Syndacate Drift. The water coming out of mine shaft needs to be tested. He also suggested that soil tests be conducted. He expressed concerns with the safety of building in the area.

Mr. Ryan DePew asked about the road widths. He expressed concern regarding narrow roads that only one vehicle can drive through. He noted that he doesn't see a lot of recreation or park areas in the development.

Commission Chair Wood closed the Public Hearing at 9:14 p.m.

Commissioner Wood shared Commissioner Gunnell's thoughts. Commissioner Gunnell expressed appreciation to the developer for working away from increased densities. He asked if the amenities will be available to the public, or just those residents in this development? Commissioner Gunnell stated that he doesn't understand what the Conservation Easement designated lots are, what can be done with these lots and how will that be enforced?

Commissioner Adcock asked if the city be liable for the 113 acres of open space and what would happen in the event of a mud slide or fire? Commissioner Adcock stated that he would like to see water and soil testing as well. Mr. Bond explained that Geotech studies would be required to verify the safety of the ground at the preliminary stage. Commissioner Adcock also asked that the Wall's Orchard to the North is protected.

Commissioner Wood asked about the sliver of land that is zoned Agriculture? Mr. Bond explained that it is property that the developer acquired after the rezone. The whole area was originally agriculturally zoned.

Commissioner Jorgensen expressed her love for the trail and open space plan. She asked for more information regarding the Conservation Easement. Is it land donated by the owner, or is it purchased by the adjacent lot? Mr. Bond explained that a Conservation Easement would be owned by the adjacent lot owner. However, there would be an easement which would limit what the owner could do on that property. He noted that staff has asked to see details of what can and cannot be done on that easement. The intent of the Conservation Easement is to preserve hillside and natural vegetation.

Commissioner Jorgensen asked if there would still be parking lots near the parks and trailheads like was talked about during the tour? Mr. Bond explained that it is not clearly seen on the concept plan, but the city wouldn't accept the parks unless there was appropriate parking. He noted that the parks would be open to the public. Commissioner Jorgensen asked if the property to the east of the Conservation Easement is that owned by Mr. Larsen, or is it Lyman property? Mr. Bond noted that there is an existing road that goes through the Lyman property. The developer is currently in negotiations to obtain access. He explained that the city would like to ensure that the access is there for the property they are proposing to dedicate to the city. Commissioner Jorgensen expressed concern regarding the road grade. Mr. Lundell explained that code suggests that roads are no steeper than a 10% grade. Strict requirements must be met to exceed that percentage.

Mr. Reeves answered the question regarding the liability of the city for the dedicated open space. He explained that all the cities in the State of Utah have worked together to create an insurance pool to which they all contribute. This ensures that the liability doesn't come back to an individual City.

Commissioner Curtis asked if the public parks would be dedicated to and maintained by the city? Mr. Berg stated that they are open to discussion, he added that an HOA will be part of this development. Commissioner Wood asked that the developer keep the Bonneville Shoreline Trail corridor and access in mind.

Commissioner Wood asked how the developer will handle the needed infrastructure, and water for this development? Mr. Berg explained that as part of the earlier work that was done, they reviewed existing sewer, water and P.I. master plans. They have determined that existing master plans can be followed to service the homes. Commissioner Wood asked who would maintain the lift stations? Mr. Lundell explained that a special improvements district can be set up so everyone in that development who is serviced by it would pay into a fund to maintain the booster pump.

Commissioner Nixon asked if soil testing has been done in the area? Mr. Berg answered that they have performed extensive soil testing, fault line testing, etc. Commissioner Wood asked how that affected the current proposal? Mr. Berg indicated that linear setbacks were identified, and linear parks were placed here. Fault line setbacks are shown as the dashed lines along Grey Cliff Drive. Lots that are impacted by the fault line setback has been placed within the front setback of the homes. Commissioner Jorgensen asked if the water has been tested? Mr. Berg stated that they haven't gotten water out of old mine shafts to test, but they can do so if it's desired. Mr. Lundell stated that depending on how the developer wants to address their water credit. The water would need to be tested and finalized if they would like to use it.

PUBLIC HEARING- Grey Cliffs Mass Grading Conditional Use Permit

The Planning Commission will review a request for a Mass Grading Conditional Use Permit; Ra prepare the property for development of the proposed Grey Cliffs Subdivision located east of State Road 198 and approximately 600 N.

Mr. Lundell explained that for Grey Cliffs to be developable there is a significant amount of soil that would need to be moved (See Attachment 'E'). He explained that a Conditional Use Permit it is an allowed use, with conditions outlined within code to mitigate it. He stated that the mitigating requirements are outlined in the following code reference 10-16-280. He recognized the orchard to the north that dust could impact and clarified that the developer needs to appropriately mitigate the dust. Mr. Lundell indicated that bonding for the reclamation of the final slope needs to be provided. The bonding amount is reviewed and provided to the developer by Engineering.

Mr. Lundell explained that if the developer plans to market materials onsite, a business license would need to be obtained from Santaquin City. A 10-acre minimum is required, which they meet as the proposed area is over 200 acres. He noted that setbacks of the mass grading must be at least 300 feet from the front property line and 50 feet from the rear and side property lines. The hours of operation provided in code would need to be followed. Accessing State Road 198 would require UDOT approval. He explained that they cannot track mud into road. Blasting is not permitted. Lighting on site can't impact the neighbors and must be directional. The applicant must retain storm drainage onsite. He noted that this is not currently shown on the plans. Mr. Lundell added that they can't over excavate from what the proposal shows. They will be required to re-vegetate in a manner that would allow the slopes to be stabilized and cleaned up.

Mr. Lundell showed the proposed mass grading plan). He indicated that third party testing is required to ensure that when the area is being built up, they are doing so in a way that will be safe and limit settling. This would need to be documented throughout the process.

Motion: Commissioner Lance motioned to extend the meeting until 10:20 p.m. Commissioner Nixon seconded. The motion passed unanimously in the affirmative.

A recess was taken at 9:53 p.m. The meeting was resumed at 9:59 p.m.

Mr. Lundell explained that a conditional use permit application is reviewed by the Planning Commission and then a recommendation is provided to the City Council.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 10:00 p.m.

Mr. Dan Olson asked if there is a clause in the conditional use code that will allow the city to enforce it if the developer for not meeting the mitigation requirements.

Commission Chair Wood closed the Public Hearing at 10:02 p.m.

Mr. Lundell explained that within the code it states that operations could be stopped until certain items are addressed.

Commissioner Wood read the comments provided by Commissioner Gunnell. Commissioner Gunnell urged the Commissioners to remember that the conditions are set by City Code. He explained that any desired conditions would have to be added by a code change in the future. The Commission could ask the developer to do more, but not require more than what is in code. Commissioner Gunnell asked why a deficient plan is coming before the Commission for a conditional use permit? Mr. Lundell explained that the application needs to go through the process once it is submitted. He recognized that there are some items that need to be addressed. These items need to be addressed prior to any approval being given. He added that the City Council is the final approval body.

Commissioner Curtis expressed concern that the dust covering the trees. He noted that mitigation doesn't always prevent dust. Commissioner Adcock expressed concern of the area being properly compacted. Mr. Berg explained that the duration of the grading is scheduled to allow a portion of it to be graded, sit, and settle prior to the development. Mr. Bond explained that the developer would like to begin grading within the wetter months of the year to help with dust.

Commissioner Wood pointed out that Code (10.16.280.A4) states that the intention is that no mass grading shall be approved prior to a development being approved. He asked if this proposal is putting the cart ahead of the horse? Mr. Lundell stated that it is up to the discretion of the Planning Commission. Commissioner Wood stated that he wants to ensure that it meets the code. Mr. Bond stated that the intent of code is that it works in conjunction of a development. He noted that other mass grading Conditional Use Permits have been granted prior to a development being approved.

Motion: Commissioner Jorgensen motioned to continue the meeting until 10:35 p.m. Commissioner Curtis seconded. The motion passed unanimously in the affirmative.

Mr. Bond suggested that this item be tabled while staff look closer at this code and get guidance from the City Council. Commissioner Curtis asked the developer when they would like to start mass grading? Mr. Berg stated that their intent is to begin in October. Commissioner Lance

asked if there will be fencing and screening on the North side? Mr. Lundell stated that the developer will need to show appropriate screening methods, such as a berm, trees, etc.

Mr. Steve Larsen added that the complexity of this proposal is the combination of developing and mass grading. He asked for the ability to move forward so they have the advantage of as much time as possible. He explained that if they can begin in the wetter season, it will be less impactful to the orchards, etc.

Motion: Commissioner Curtis motioned to table the Grey Cliffs Mass Grading Conditional Use Permit due to the discrepancy in code regarding the development being approved. And since the application is missing some information. Commissioner Lance seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 7 to 0.

Ridley's Commercial Pad Site (Tommy's Car Wash) Shared Parking Request

The Planning Commission will review a request for Tommy's Car Wash to share parking with the Macey's Grocery Store.

Mr. Bond explained that this is a proposal for reduced/shared parking for the proposed Tommy's Car Wash which will be built to the West of the Macey's parking lot (See Attachment 'F'). He noted that this is a permitted use they have received approval from the DRC with the condition that it needed to meet parking requirements. The company indicated that they intend to have 4 employees total with 2 employees at a time on site. Their request is to share 3 parking stalls with Macey's for the Tommy's employees. Mr. Bond stated that the applicant has provided a letter from Macey's granting approval for shared parking. He also noted that the developer indicated that they would like to share the dumpster between 3 lots.

Commissioner Lance asked how many parking stalls they have onsite? Mr. Bond answered that they currently have 2 parking stalls onsite, they are asking to share 3 parking stalls to meet the requirement of 5. Commissioner Hoffman noted that there have been multiple parking reductions requested for the pad sites and the developer assured the Commission that this wouldn't continue for each pad site. He asked at what point does it become an issue for the parking for Macey's? He also asked if a parking study need to be requested? Commissioner Wood echoed the same concern as commissioner Hoffman as they have requested a parking reduction request with each pad site that has been proposed.

Motion: Commissioner Curtis motioned to extend the meeting to midnight. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Commissioner Hoffman stated that he doesn't think this proposal will cause an issue, but if each pad site built asks for shared parking at what point will it cause a problem? Mr. Bond explained that there are 3 more pad sites. Commissioner Curtis pointed out that one of the parking stalls on the pad site will be ADA which most likely won't get used often. Commissioner Nixon expressed concern if the carwash was sold, and they had more employees would they request more shared parking? Mr. Bond stated that the parking agreement would run with the land, but the parking agreement is specifically with Tommy's Car Wash.

Motion: Commissioner Adcock motioned to approve the parking reduction for the Tommy's Car Wash Site Plan. Commissioner Hoffman seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from

July 27, 2021

Motion: Commissioner Adcock motioned to approve the minutes from July 27, 2021. Commissioner Lance seconded. The motion passed unanimously in the affirmative.

Mr. Bond announced that there will be a joint Planning Commission Training on September 14th in lieu of a Planning Commission Meeting.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 10:45 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

MEMORANDUM

To: Planning Commission

From: Jason Bond, Community Development Director

Date: August 8, 2021

RE: **Santaquin Estates Subdivision Concept Review**

Zone: R-10, C-1
Size: 30.85 Acres
Units: 86

The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing an 86-lot subdivision, which includes 1 commercial lot, 26 townhomes and 59 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future in order to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	59 SF Lots, 26 TH Units
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing two phases within the current development proposal (Attachment 3). Phase one will stay as the R-10 Residential Zone and phase two will require a rezone to expand the Interchange Commercial (C-1) zone and create a Planned Unit Development (PUD).

Phase one will consist of 31 single-family lots. The lots range from 10,000 square feet (0.23 acres) to 17,325 square feet (.40 acres). The R-10 zone does not require open space and there is no open space being proposed in phase one.

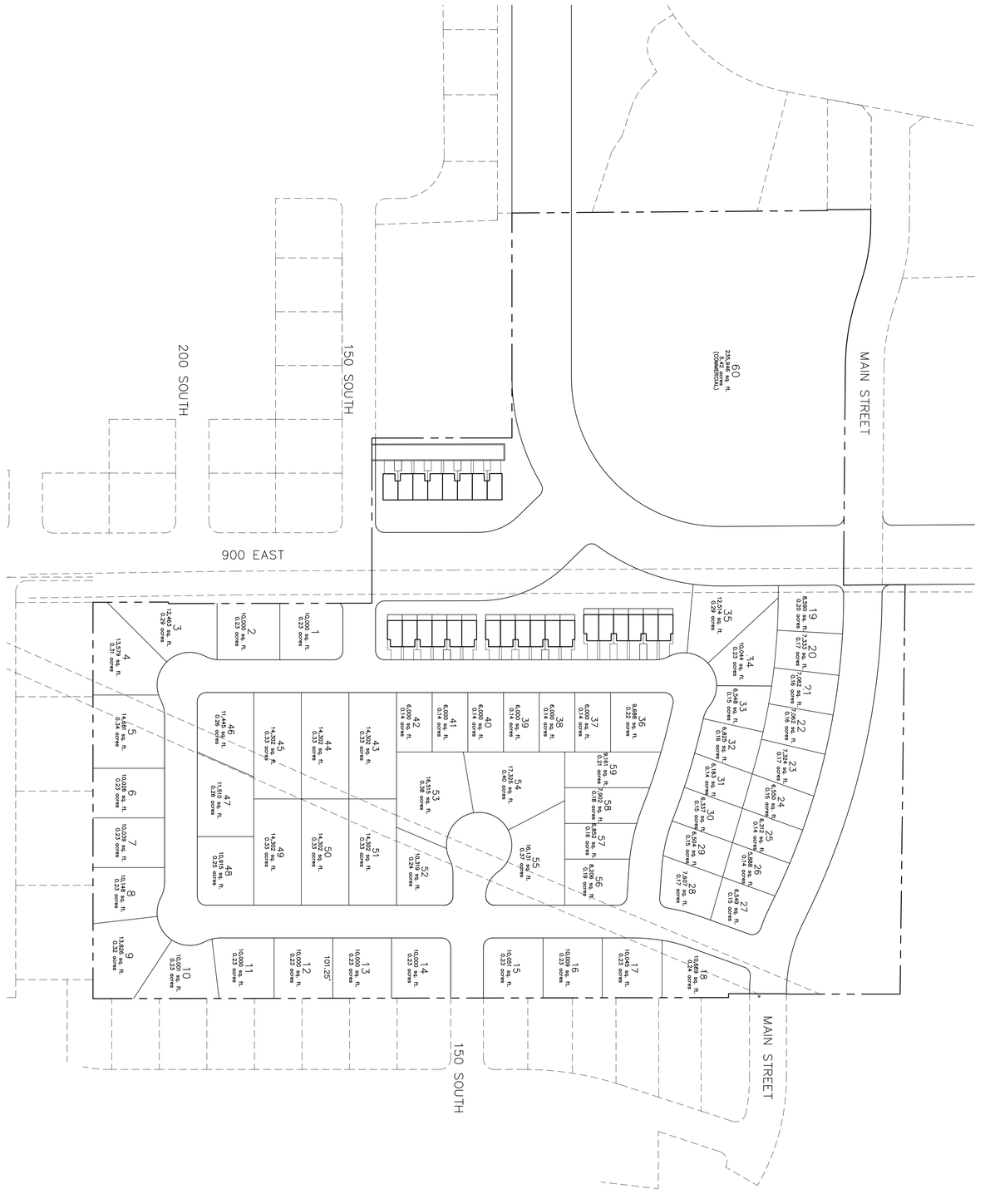
Phase two will require a rezone. They are requesting C-1 zoning along Main Street and a PUD for the residential area. The commercial area will be 5.42 acres and the commercial lot meets all the requirement of the C-1 zone. The residential area in phase two will require a rezone to a PUD. The applicant is proposing 26 townhomes and 28 single-family lots. The single-family lots range from 12,514 square feet (.29 acres) to 6,000 square feet (.14 acers). The applicant will be required to follow all codes in the PUD ordinance including providing a minimum 15% open space. The open space shall be improved by the developer and contain recreational activities. The multi-family units will need to meet all architectural, open space, landscaping, and parking requirements in Santaquin City Code. These items will be reviewed when preliminary plans are submitted.

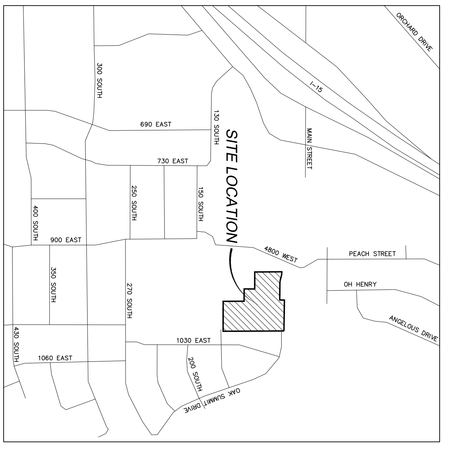
This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

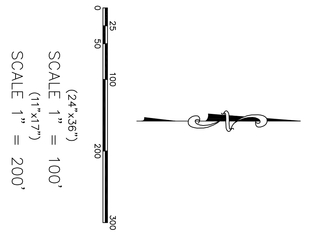
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (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. The zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

Attachments:

1. Zoning and Location Map
2. Concept Plans
3. Phasing Plan







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SANTAQUIN ESTATES

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

CONCEPT PLAN

SANTAQUIN, UTAH

SHEET NO.

1

Gmail

Arthur Adcock <arthuradcock@gmail.com>

Thoughts on 8/10 Planning Commission Items

1 message

Brad Gunnell <bradleydgunnell@gmail.com> Tue, Aug 10, 2021 at 4:27 PM
To: Arthur Adcock <arthuradcock@gmail.com>

Art-

I was planning on attending Planning Commission tonight, but I have been home sick the last two days. Pre-COVID, I would take some Dayquil and ibuprofen and come anyway, but that's now frowned upon, so I will not not be there tonight out of an abundance of caution and respect for those attending.

I did have a couple of thoughts on the agenda items that I will share with you, and trust your judgment in sharing or not sharing them with the other Commissioners tonight.

1) Grey Cliffs Subdivision Concept Review

- I think this is a great starting point. I appreciate the developer (a) working away from the increased density townhomes/condos/tiny homes, and (b) using a conservation-minded approach.
- Will the shown smaller amenities be available to the public, or just the development residents?
- I know that moving away from the PUD means fewer large amenities (prior plans included soccer fields, parking lot on the top of the property, large pump track, etc.), but this is a good illustration to the public of the costs vs. benefits of using PUD as a tool.
- I do not fully understand what the CE-designated lots will be--will they be owned by the corresponding SFH lot owners? Or by the HOA? What exactly can the lot owner (or HOA) do or not do with the CE-lot, and how will that be enforced?

2) Grey Cliffs Mass Grading Conditional Use Permit

- We need to remember that while it is called a "conditional use" permit, the conditions are set by the City Code, not by the city, commission, nor council. If the application meets all the conditions in the code, it must be approved. So, any discussion about additional conditions we wish could be imposed should be noted and brought up again in a discussion to amend the Code to add those conditions for future developments. We can ask the developer to do a bit more informally, but they should not even be hinted at as being required as a condition for a permit.
- I agree with the Staff's redlines -- looks like the developer has some work to do to bring the plan into compliance with City Code. Is there a missing step in the process here? It seems like some of these items (e.g., bonding and parking requirements) should be caught before it comes to the Planning Commission, unless the developer is asking us to waive those? Can we waive Code requirements and grant a conditional use permit to a noncompliant application? I do not want to do that here, but I am instead trying to understand why a plainly deficient plan by City Code standards is coming to the Planning Commission for consideration.

3) Two-lot subdivision

- My only concern here is with the HOA, I am not familiar with this particular HOA, but wanted to point out that the city may permit the subdivision, but the HOA might not recognize it or allow development of the new parcel. I would encourage the applicant to be sure that they are in line with their HOA so they don't end up with an undevelopable parcel to maintain and pay property taxes on after a subdivision.

4) Santaquin Estates (Pederson/Flagship Homes)Subdivision Concept Review

- I am confused as to what exactly the proposed benefit to the City is here that would support a PUD density bonus.
  - If it is the Open Space, I don't see any designated open space on the plan with "recreational activities". (Is it the little triangular peninsula that juts out into the intersection? If so, I don't think that is an attractive enough open space to merit a density bonus)
  - If it is the designation of property for the Basin (again, unlabeled), how many acres are being designated, and is it the property that City Engineering wants/needs from this property for the proposed debris basin?
  - Is it the requested rezone for Commercial property? I don't want to be in the business of trading density bonuses via PUDs in exchange for rezones, especially when the City Council's last rezone was to take Commercial property and rezone it to allow apartments to go in behind the grocery store without obtaining

in return any PUD benefit to the city. I think PUDs should not be considered in exchange for a rezone to commercial property.

- Is it the designation of a new frontage road? I think we need to tread very carefully here.
  - We have no guarantee from UDOT that I know of that they will follow this re-route plan.
  - What message does an investment by the City here in a new right of Way send to Maverik, Iceberg, and other establishments along the current highway, especially when we have no assurance that UDOT will ever take advantage of the new routing?
  - Ben mentioned in the City Council work meeting last week that if the new ROW is never used, it could be returned to the developer in the future. So, there's a real possibility here that higher density housing goes in here, the new ROW is never actually used, and the developer gets the ROW back. We would have, in effect, given a density bonus for nothing more than a possiblity--are we willing to do that?
  - I don't think I am willing to support a PUD on the basis of the ROW designation without more assurance from UDOT that this ROW will be used instead of just possibly being used.

--
Bradley D. Gunnell

phone: 801.635.7396

MEMORANDUM

To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 6, 2021

RE: **Cedar Point at Summit Ridge Plat F Subdivision Concept Review**

Zone: PC
Size: 1.02 Acres
Lots: 3

The Cedar Point at Summit Ridge Plat F Subdivision is located at 1317 West Cedar Pass Drive. The proposed subdivision is in the Planned Community (PC) zone and is subject to the land use regulations of the R-10 Residential zone. The subdivision consists of 3 lots on 1.02 acres. The proposed subdivision will effectively amend the existing Cedar Point at Summit Ridge Plat C Subdivision.

The proposed subdivision will be taking an existing lot and subdividing it into two lots (Lots 2 & 3). The R-10 zone requires all lots to have a minimum frontage of 80 feet. One of the lots being created was short by less than a foot. The applicant acquired land from the east side of Lot 1 so both proposed new lots can have 80 feet of frontage. All three lots meet the size and frontage requirements of the R-10 zone.

This is a subdivision concept review, and 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/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review committee and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority because the subdivision is three lots or less.

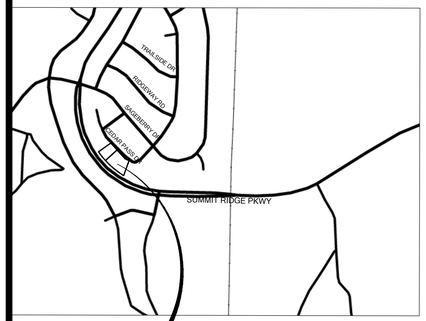
Attachments:

1. Zoning and Location Map
2. Concept Plan

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¼ SECTION 15, TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

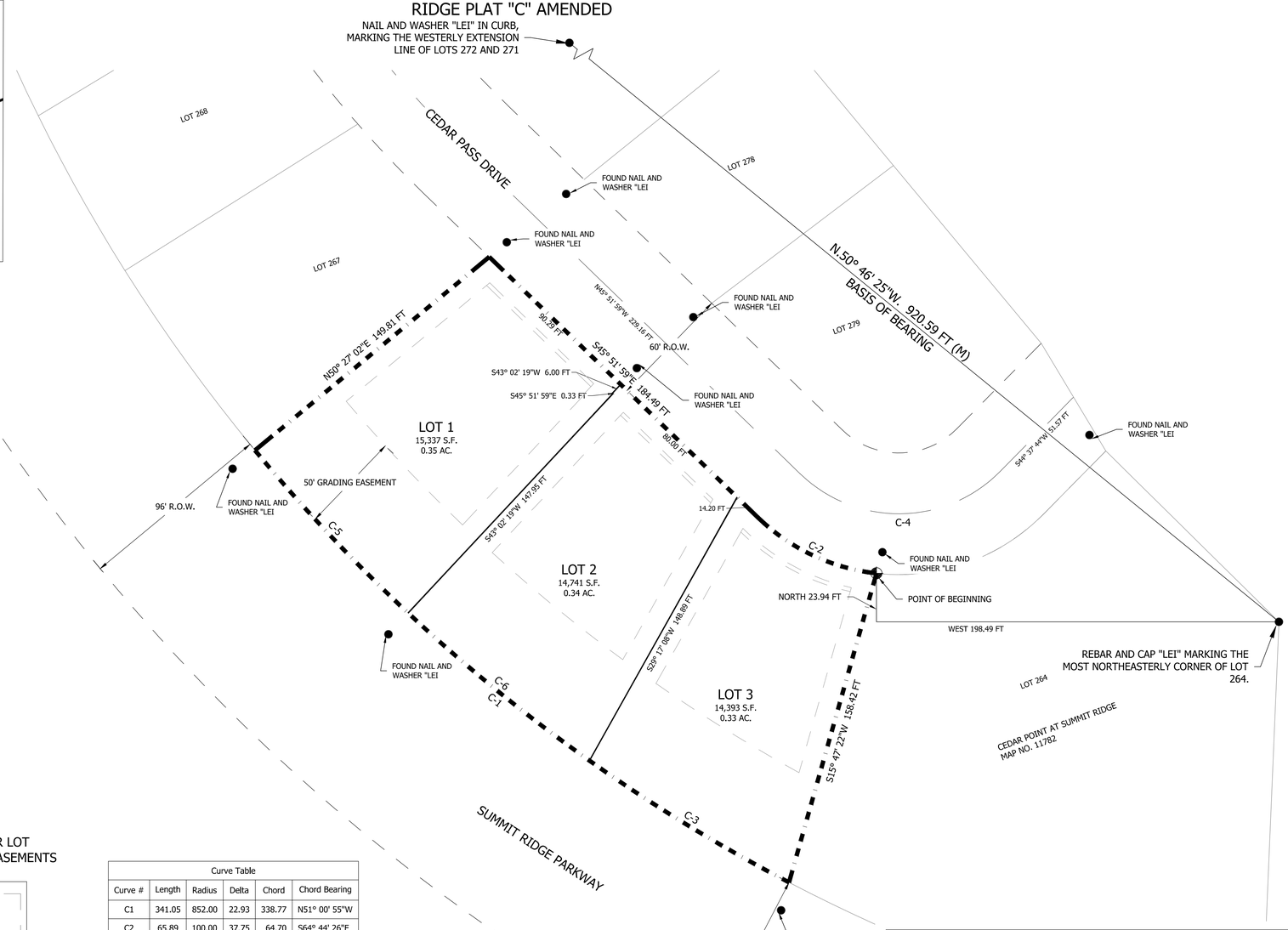
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED



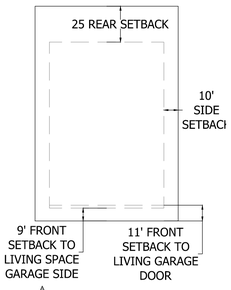
LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

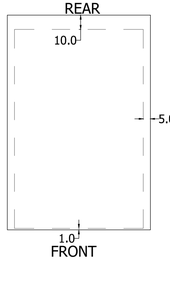
NOTES:
1) NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY
2) THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.



TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)



TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W
C6	115.40	852.00	7.76	115.32	N50° 50' 31"W

TYPICAL SETBACKS
SCALE: 1" = 50'
0 50 100

LEGEND

- SET ⅝" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- RIGHT OF WAY LINE
- CENTER LINE
- BUILDING SETBACK

NORTH SCALE: 1' = 30'
0 30 60 90

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

_____ DATE

_____ DATE

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9,1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

_____ DATE

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS,. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS_____DAY OF _____, 20___

DOMINION ENERGY COMPANY

BY:_____

TITLE:_____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 1.02 ACRES .35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION . SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.
THIS _____ DAY OF _____, 2021.

_____ DATE
ANTHONY BRYAN OLAYO

_____ DATE
KYLE STEVEN OLAYO

_____ DATE
PEGUY JACQUES, MANAGER
JACQUES CONSTRUCTION LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2021.

APPROVED:

_____
MAYOR

ATTEST:

_____ _____
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

CEDAR POINT AT SUMMIT RIDGE

PLAT "F"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT"C" AMENDMENT

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL
		PRELIMINARY No.10719099 Spencer J. McCutcheon 7-22-2021 STATE OF UTAH

UTAH COUNTY RECORDING CERTIFICATE

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

MEMORANDUM

TO: Santaquin City Planning Commission
FROM: Jon Lundell P.E., City Engineer
RE: Grey Cliffs Development – Conditional Use Permit for Mass Grading

Planning Commission Action needed
Review a proposed mass grading conditional use permit application for conformance to Santaquin City Code and provide a recommendation to the City Council

Background
Mr. Steve Larsen of S and L Incorporated, is requesting a Conditional Use Permit for the mass grading associated with the proposed 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.

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 proposes to use water to reduce dust by utilizing existing on-site private wells and city water connection 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 must provide appropriate bonding for the proposed mass grading
G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	Prior to any outside sales of material a Santaquin City Business license must be obtained

J: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	No structures are indicated on the site plan.
L: Parking	One parking stall per site employee	No parking indicated on the site plan
M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	No fencing or screening is indicated on provided plans
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.
P: Road Maintenance	Must maintain haul routes to minimize dust 40' wide paved road prior to the entrance/exit	Applicant has indicated that gravel track pads will be at all access points to the site. No pavement indicated on the site plan
R: Noise standards	Maintain safe decibel levels	Use of berms and stock piles may be used to shield and deflect sounds
S: Blasting	No Blasting permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to 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	No drainage information provided
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
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 proof of the approved plan submitted to the city prior beginning any mass grading work on the site.

Possible Planning Commission actions:

Possible planning commission actions included:

1. Provide a recommendation to the City Council without additional conditions.
2. Provide a recommendation to the City Council with conditions and findings.
3. Table the proposed Conditional use permit request with findings.

Staff Recommendation

City staff recommends the Conditional Use Permit for the Grey Cliffs Mass Grading Operation be forwarded to the city council with the following conditions:

Conditions:

1. Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
2. Provide a drainage plan for the site
3. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
4. Provide appropriate bonding for the site.
5. Provide appropriate screening and fencing for the proposed phases/site.
6. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.

VICINITY MAP

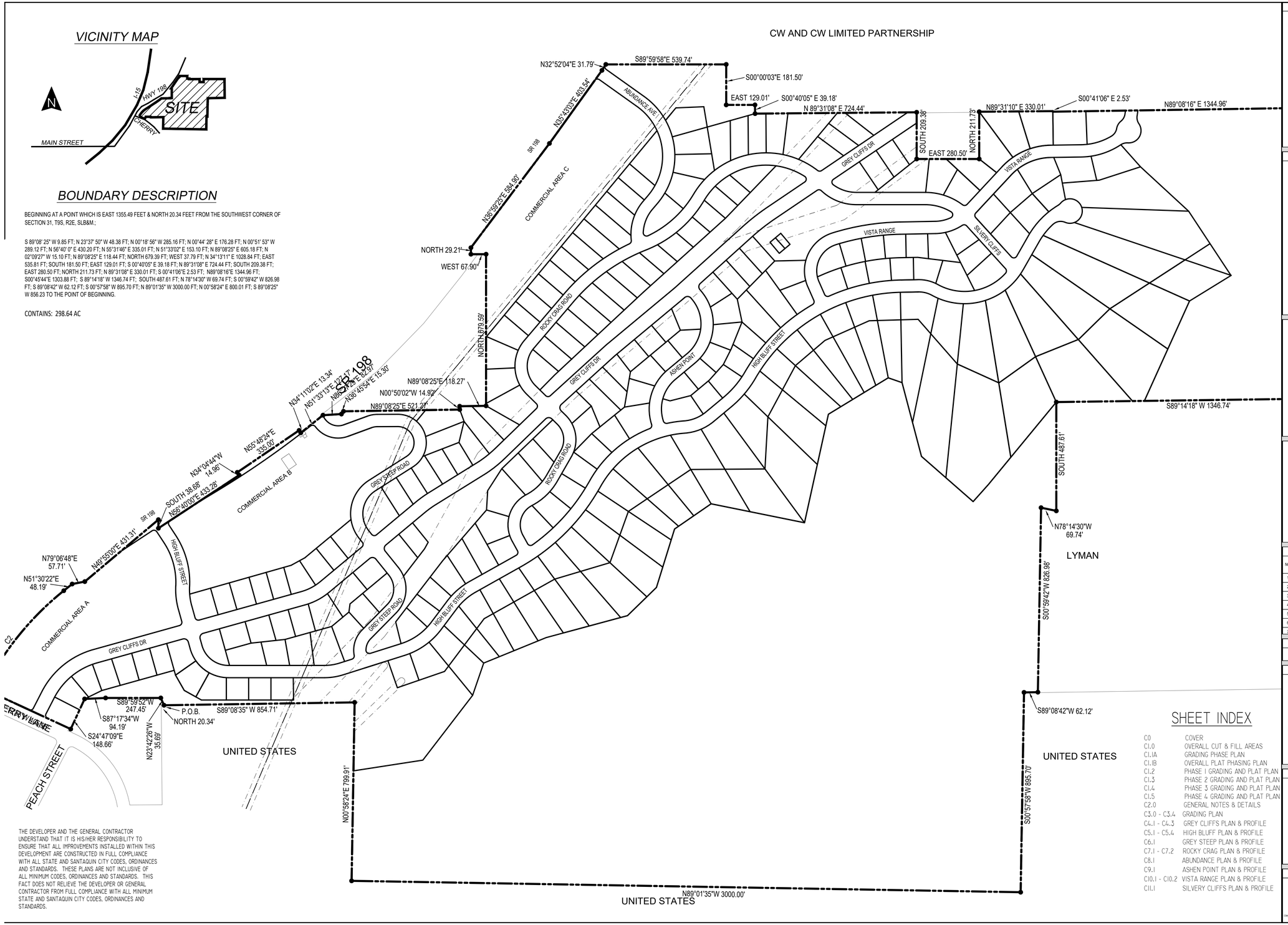
BOUNDARY DESCRIPTION

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 48.39 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 59°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; N89°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



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.

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
C2.0	GENERAL NOTES & DETAILS
C3.0 - C3.4	GRADING PLAN
C4.1 - C4.3	GREY CLIFFS PLAN & PROFILE
C5.1 - C5.4	HIGH BLUFF PLAN & PROFILE
C6.1	GREY STEEP PLAN & PROFILE
C7.1 - C7.2	ROCKY CRAG PLAN & PROFILE
C8.1	ABUNDANCE PLAN & PROFILE
C9.1	ASHEN POINT PLAN & PROFILE
C10.1 - C10.2	VISTA RANGE PLAN & PROFILE
C11.1	SILVERY CLIFFS PLAN & PROFILE

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

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	STATE OF UTAH R. BERG ENGINEERING 07/22/2021 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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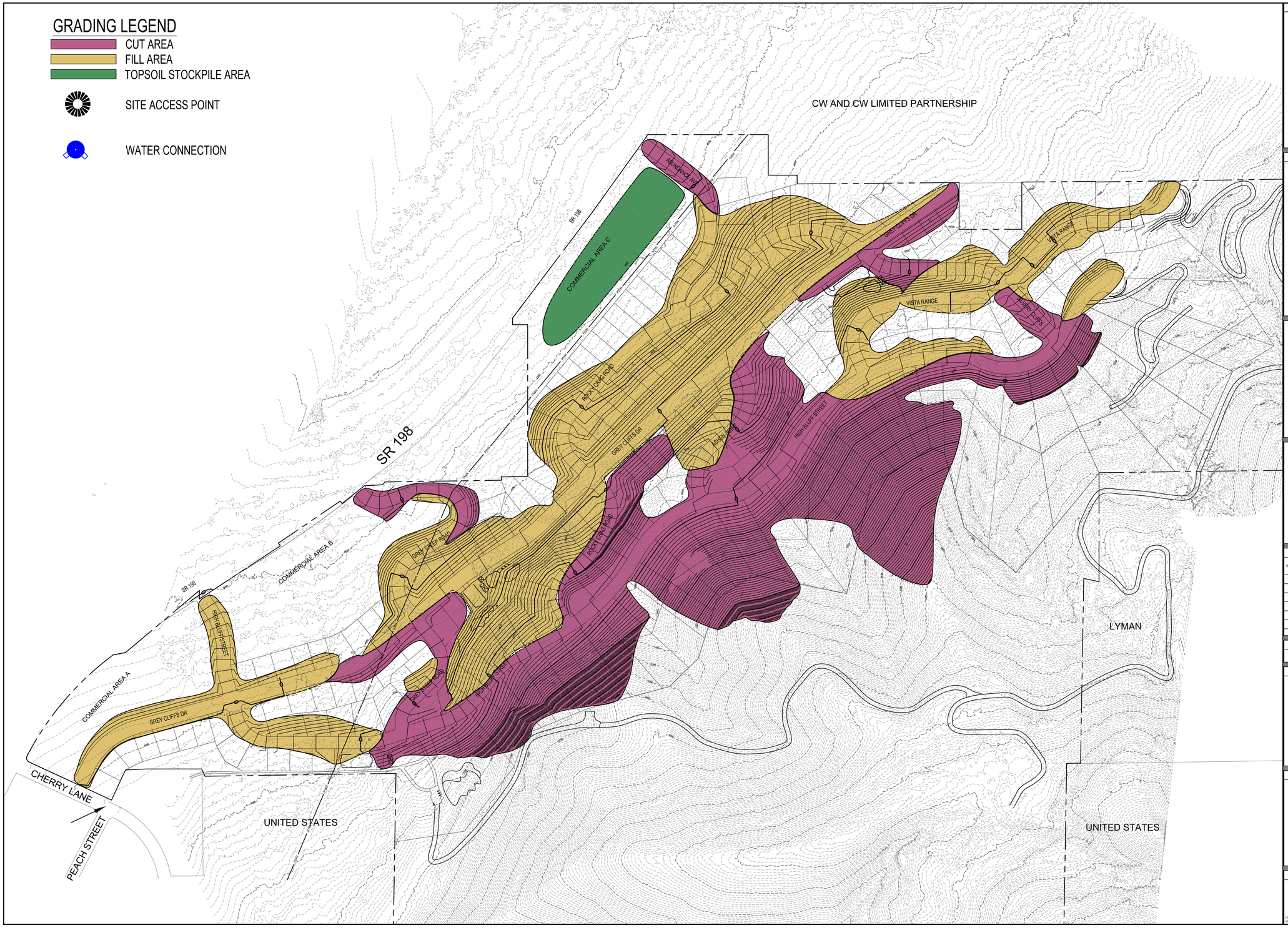
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- SITE ACCESS POINT
- WATER CONNECTION



DEVELOPMENT

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6			DATE:
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	*C1.0*

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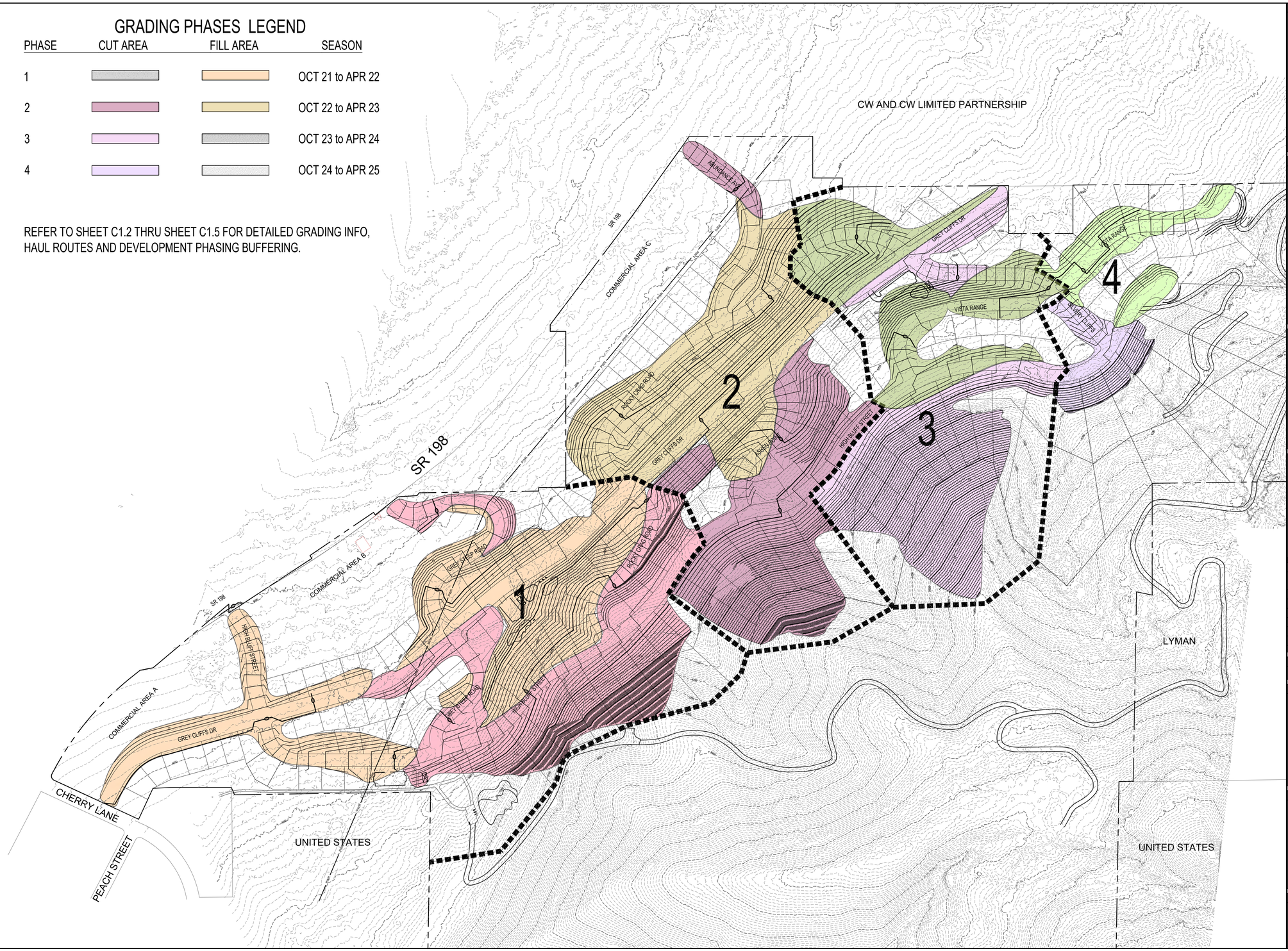
GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 22
2			OCT 22 to APR 23
3			OCT 23 to APR 24
4			OCT 24 to APR 25

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



DEVELOPMENT

GreyCliffs ESTATES

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DEVELOPER

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

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

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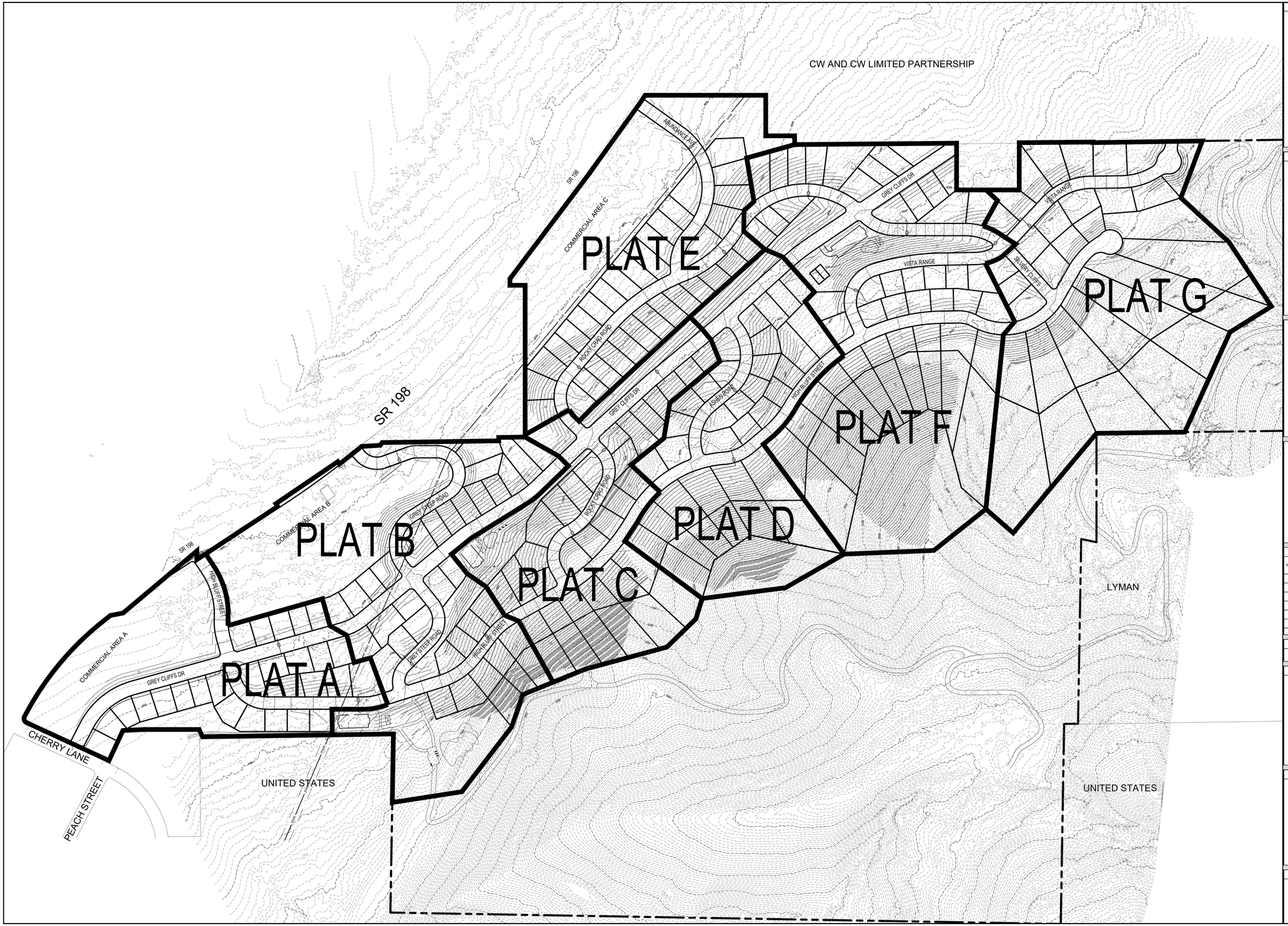

DEVELOPMENT

GreyCliffs ESTATES

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

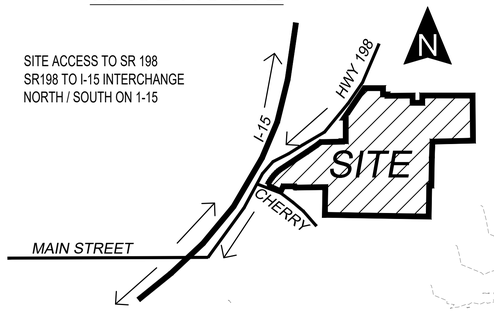
GRADING PERMIT PLANS

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
- WATER CONNECTION

HAUL ROUTE



CW AND CW LIMITED PARTNERSHIP

ACCESS POINT
EXISTING SCALE HOUSE

ON-SITE
WELL FEED
STORAGE TANKS

CONSTRUCTION
WATER ACCESS

SR 198
COMMERCIAL AREA C
COMMERCIAL AREA B
COMMERCIAL AREA A
ARMINGTON AVE
GREY CLIFFS DR
VISTA RANGE
SUNRISE CLIFFS
HIGH BLUFF STREET
RIDGE CREST ROAD
CHERRY LANE
PEACH STREET
UNITED STATES
LYMAN

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
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GRADING PERMIT	07/22/2021

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GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 GRADING	C1.2

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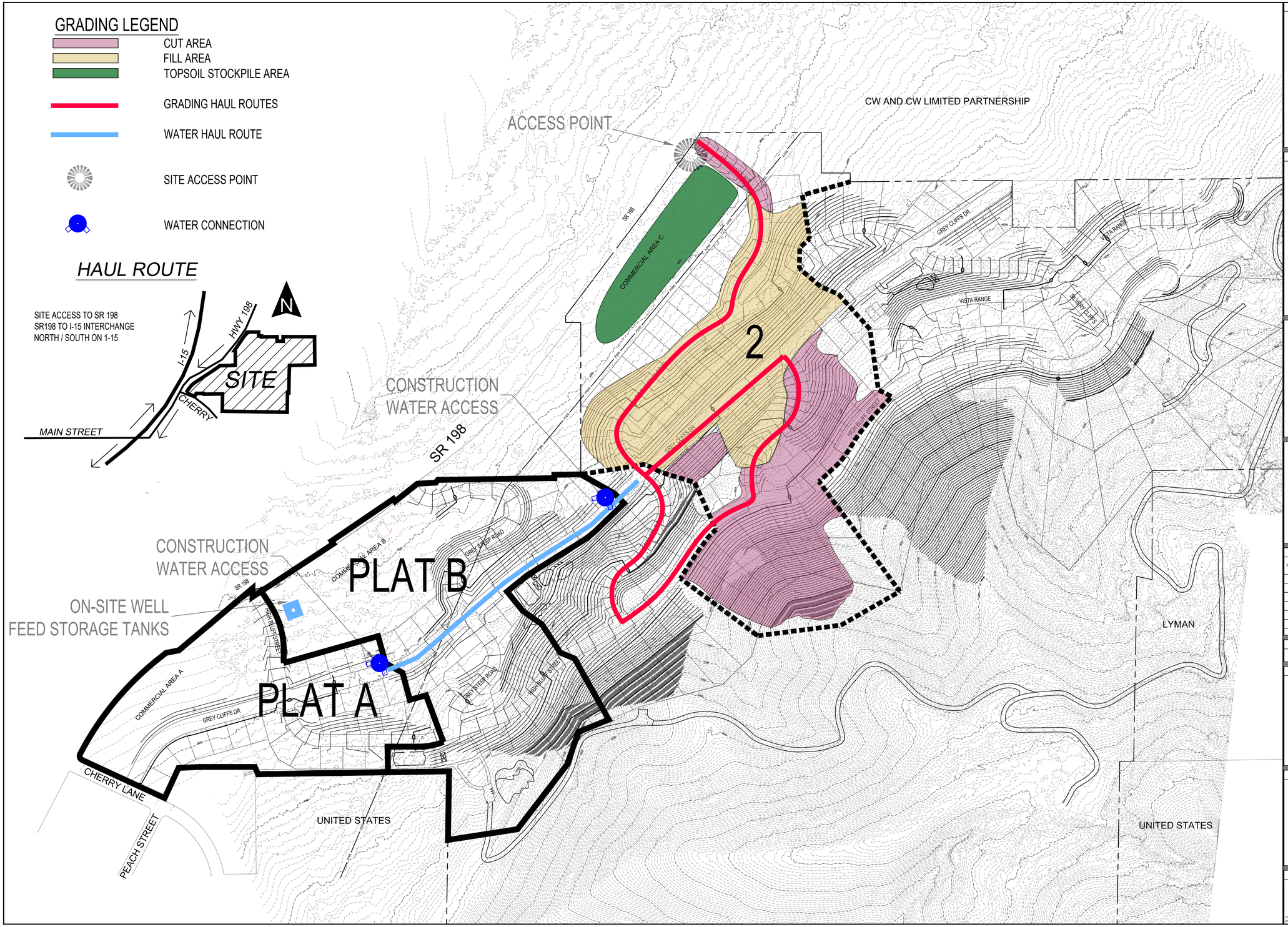
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
- WATER CONNECTION

HAUL ROUTE



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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LINDON, UT 84042
801.785.8458

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SCALE: 1"= 200'

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GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	*C1.3*

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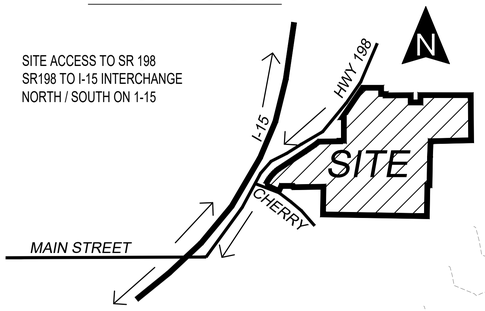
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
- WATER CONNECTION

HAUL ROUTE



ON-SITE WELL
FEED STORAGE TANKS
ACCESS POINT
CONSTRUCTION
WATER ACCESS
CW AND CW LIMITED PARTNERSHIP
SR 198
COMMERCIAL AREA C
COMMERCIAL AREA B
COMMERCIAL AREA A
PLAT A
PLAT B
PLAT C
3
ROCK CREEK ROAD
GREY SHEEP ROAD
HIGH BLUFFS STREET
GREY CLIFFS DR
CHERRY LANE
PEACH STREET
UNITED STATES
LYMAN
VISTA RANGE
SHERRY CLIFFS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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SCALE: 1"= 200'

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STATE OF UTAH
KENNETH R. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

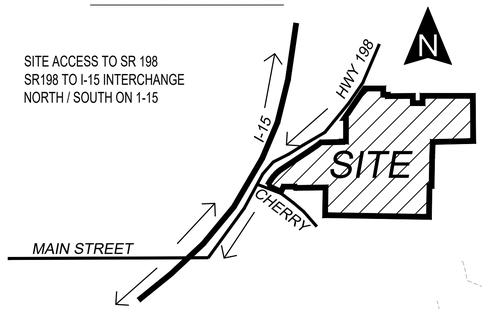
GRADING PERMIT PLANS

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
- WATER CONNECTION

HAUL ROUTE



ON-SITE WELL
FEED STORAGE TANKS

ACCESS POINT

CW AND CW LIMITED PARTNERSHIP

PLAT E

PLAT B

PLAT C

PLAT D

PLAT A

4

SR 198

COMMERCIAL AREA C

COMMERCIAL AREA B

COMMERCIAL AREA A

GREY CLIFFS DR

ARLINGTON AVE

ROCK CREEK ROAD

GREY SHEEP ROAD

HIGH BLUFF STREET

CHERRY LANE

PEACH STREET

UNITED STATES

LYMAN

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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SCALE: 1"= 200'

berg
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STATE OF UTAH
KENNETH R. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	*C1.5*

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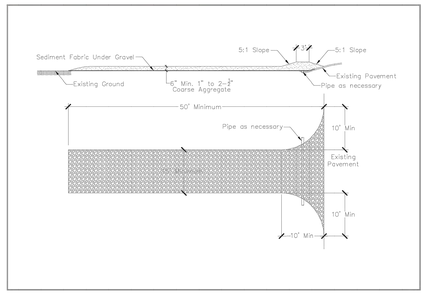
BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION | RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see **Section 6.6**).

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO[2] T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5 5 to 10	95 98
Site grading fill outside area defined above	0 to 5 5 to 10	92 95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5 5 to 10	90 92

CMT ENGINEERING LABORATORIES

May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report[1] and a geologic hazards report[2] for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 250 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in **Recommendations**.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic hazards report. The upper portion of the site where the proposed cuts are planned is mapped as "Megabreccia Deposits" (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

> *"Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin; mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the*

[1] "Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, November 1, 2019.
[2] "Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, August 29, 2019.

> *Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m)."*

The unspecified bedrock materials are described as:

> *"Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, … Precambrian rocks are most common at the base of the western side of Dry Mountain."*

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

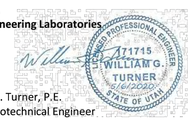
Slope Recommendations

Given the anticipated materials at the site, we recommend that the slopes be cut at approximately 0.7H:1V (Horizontal:Vertical) with a 7.5-foot wide bench at every 25 feet height, which provides an overall 1H:1V slope. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,
CMT Engineering Laboratories



William G. Turner, P.E.
Senior Geotechnical Engineer

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 100 200 400 600
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
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STATE OF UTAH
R. BERG
RICHARD L. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	C2.0

city drive\berg civil\2021\proj. cd\fig\grading permit\gce_gp-02 general notes.dwg

MAP KEY

C3.1 | C3.2 | C3.3 | C3.4

GRADING NOTES

1. FOR AREAS WHERE THE ROADWAY IS GOING TO BE BUILT UPON AN EMBANKMENT, THE EMBANKMENT MUST BE CONSTRUCTED PRIOR TO UTILITY LINES BEING INSTALLED.

2. GIVEN THE ANTICIPATED MATERIALS AT THE SITE IT IS RECOMMENDED BY THE GEOTECH THAT THE SLOPES BE CUT AT APPROXIMATELY 0.7H:1V (HORIZONTAL:VERTICAL) WITH A 7.5-FOOT WIDE BENCH AT EVERY 25 FEET HEIGHT, WHICH PROVIDES AN OVERALL 1H:1V SLOPE.

3. TYPICAL CUT SLOPES ARE SHOWN AS 2:1

4. FILL SLOPES SHOWN AS 2:1 TYPICAL.

CW AND CW LIMITED PARTNERSHIP

LYMAN

UNITED STATES

UNITED STATES

SR 198

COMMERCIAL AREA C

COMMERCIAL AREA B

COMMERCIAL AREA A

ABAJO RANGE AVE

GREY CLIFFS BAR

VISTA RANGE

SILVERY PEAKS

RIDGEVIEW ROAD

GREY CLIFFS DR

ASHWA POINT

HIGH BLUFF STREET

GREY SHEEP ROAD

ROCK CREEK ROAD

PINEY STEEP ROAD

HIGH BLUFF STREET

HIGH BLUFFS STREET

GREY CLIFFS DR

ERRY LANE

PEACH STREET

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

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SEAL

STATE OF UTAH

L. R. BERG

REGISTERED

07/22/2021

343602

PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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MAP KEY

SR 198

COMMERCIAL AREA C

ABUNDANCE AVE

GREY CLIFFS DR

VISTA RANGE

SILVERY CL

ROCKY CRAG ROAD

GREY CLIFFS DR

ASHEN POINT

HIGH BLUFF STREET

GREY STEEP ROAD

ROCKY CRAG ROAD

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

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SCALE: 1"= 100'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.1

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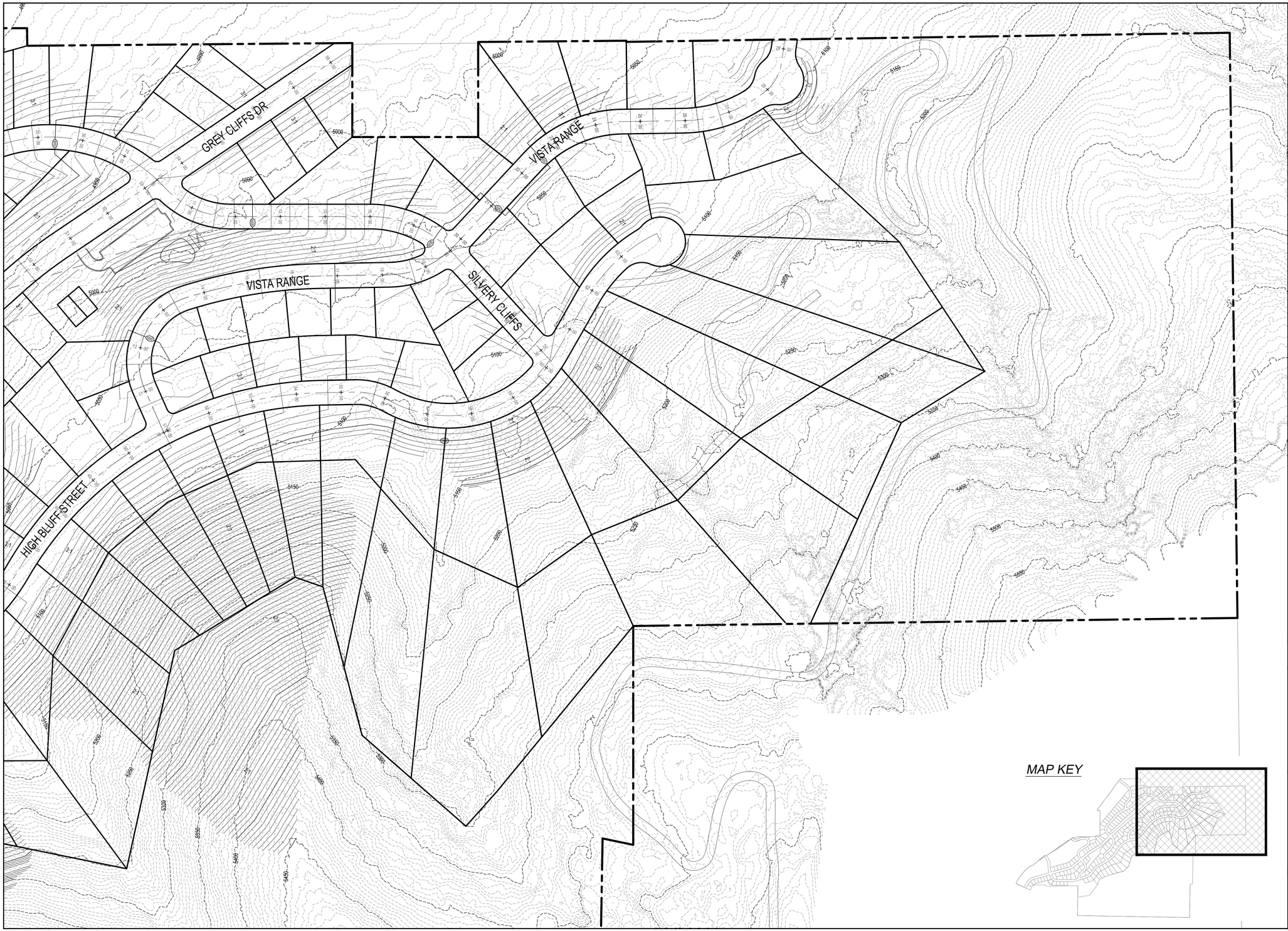

DEVELOPMENT

GreyCliffs ESTATES

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.2

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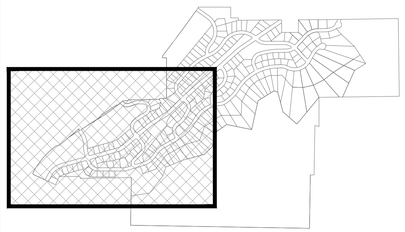

SR 198

COMMERCIAL AREA A

COMMERCIAL AREA B

HIGH BLUFF STREET

GREY CLIFFS DR

GREY STEEP ROAD

GREY STEEP ROAD

ROCKY CRAG ROAD

HIGH BLUFF STREET

CHERRY LANE

PEACH STREET

UNITED STATES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

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SCALE: 1"= 100'

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SEAL

STATE OF UTAH
R. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.3

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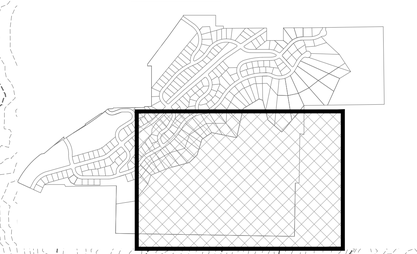
ROCKY CRAG ROAD

HIGH BLUFF STREET

UNIT

UNITED STATES

MAP KEY



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700 N SR198

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GREY CLIFFS LLC.

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SEAL

STATE OF UTAH
K. BURT
SUMMIT BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.4

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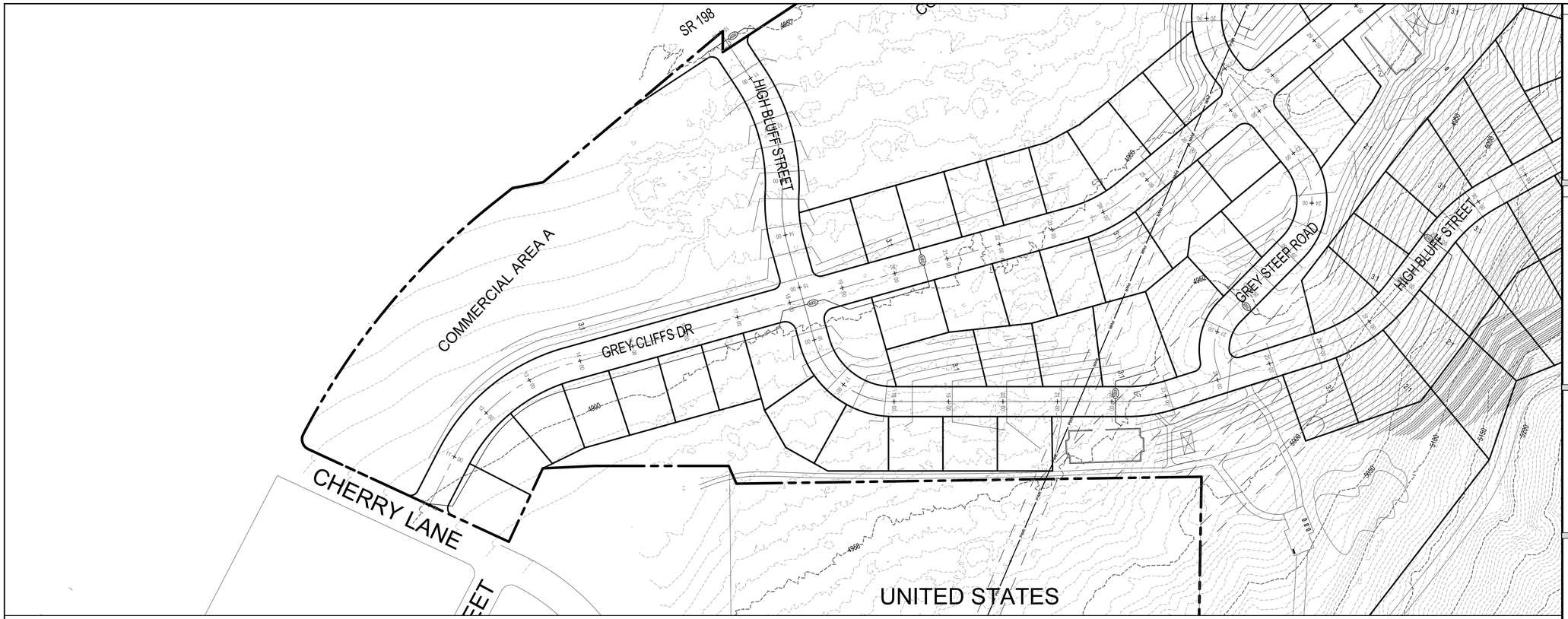

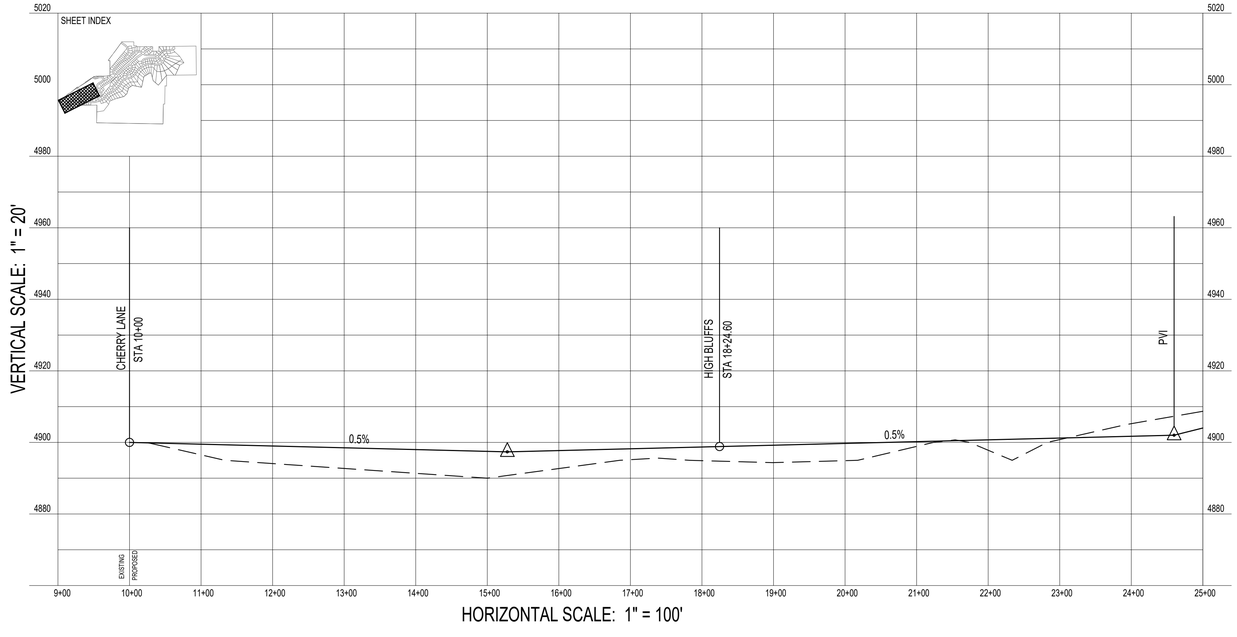

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

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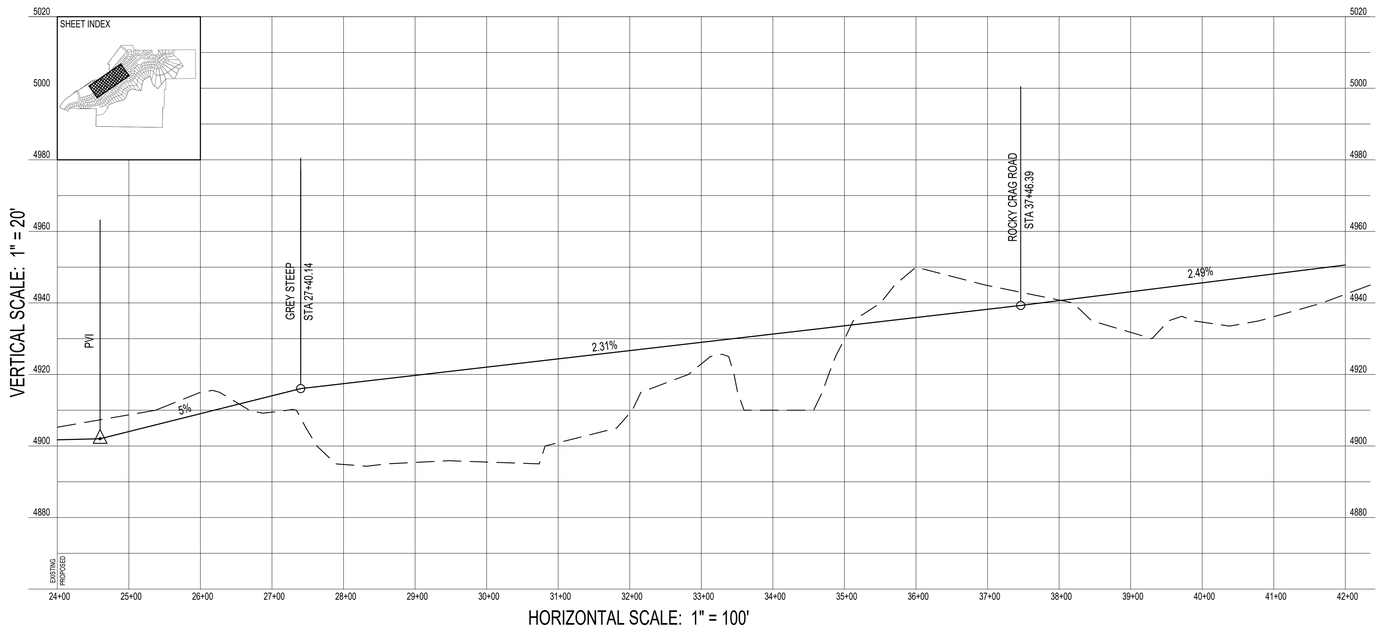

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.3

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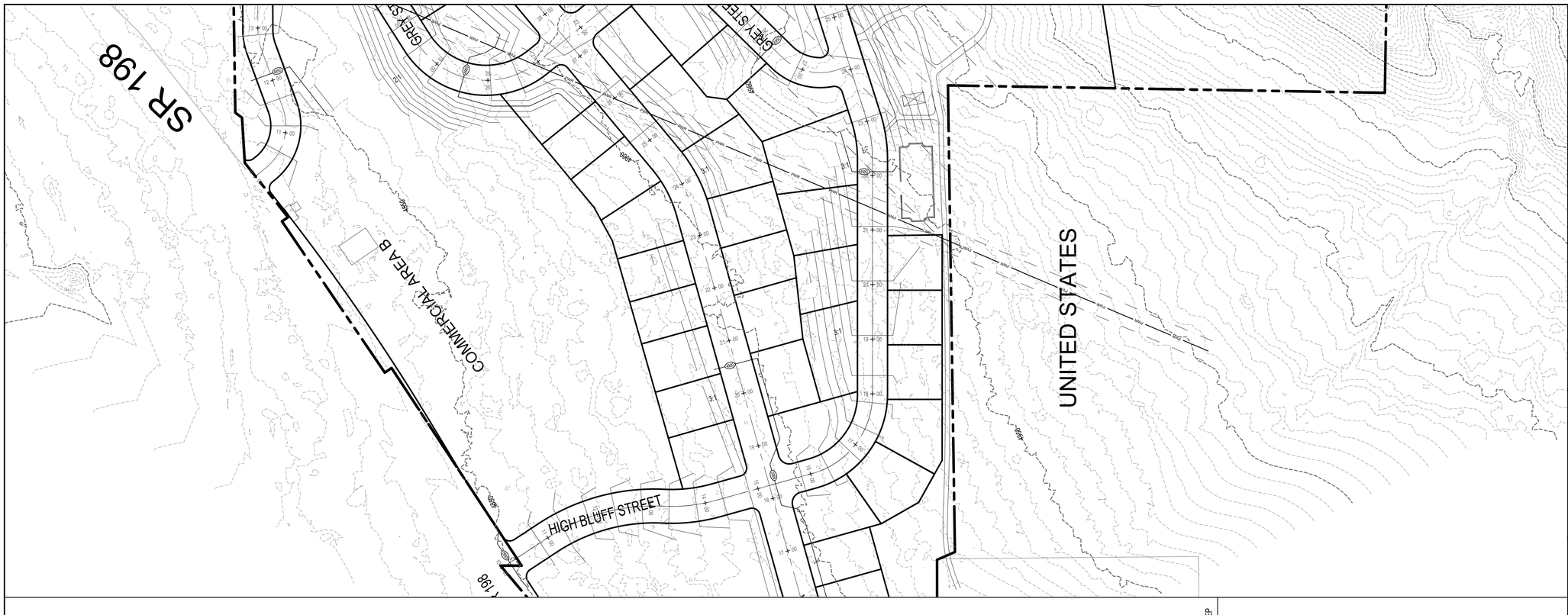

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

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SCALE: 1"= 100'

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office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.1*

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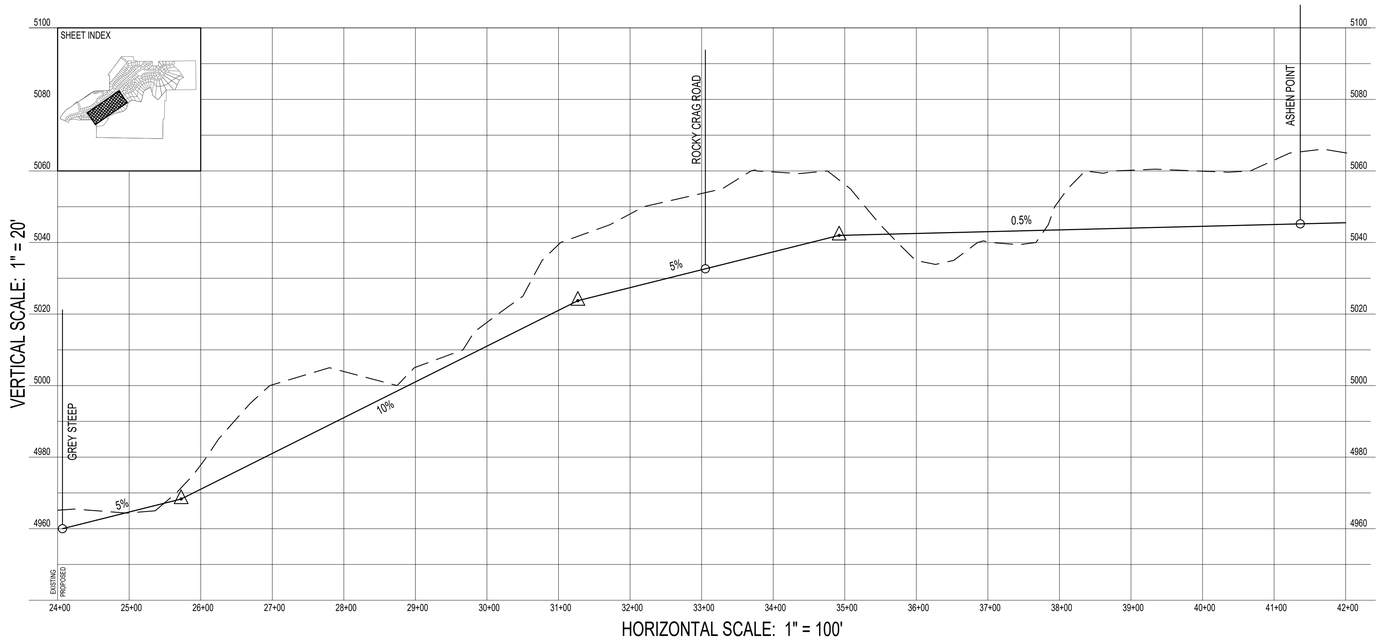

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

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SCALE: 1"= 100'

berg

CIVIL ENGINEERING

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STATE OF UTAH — R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.2*

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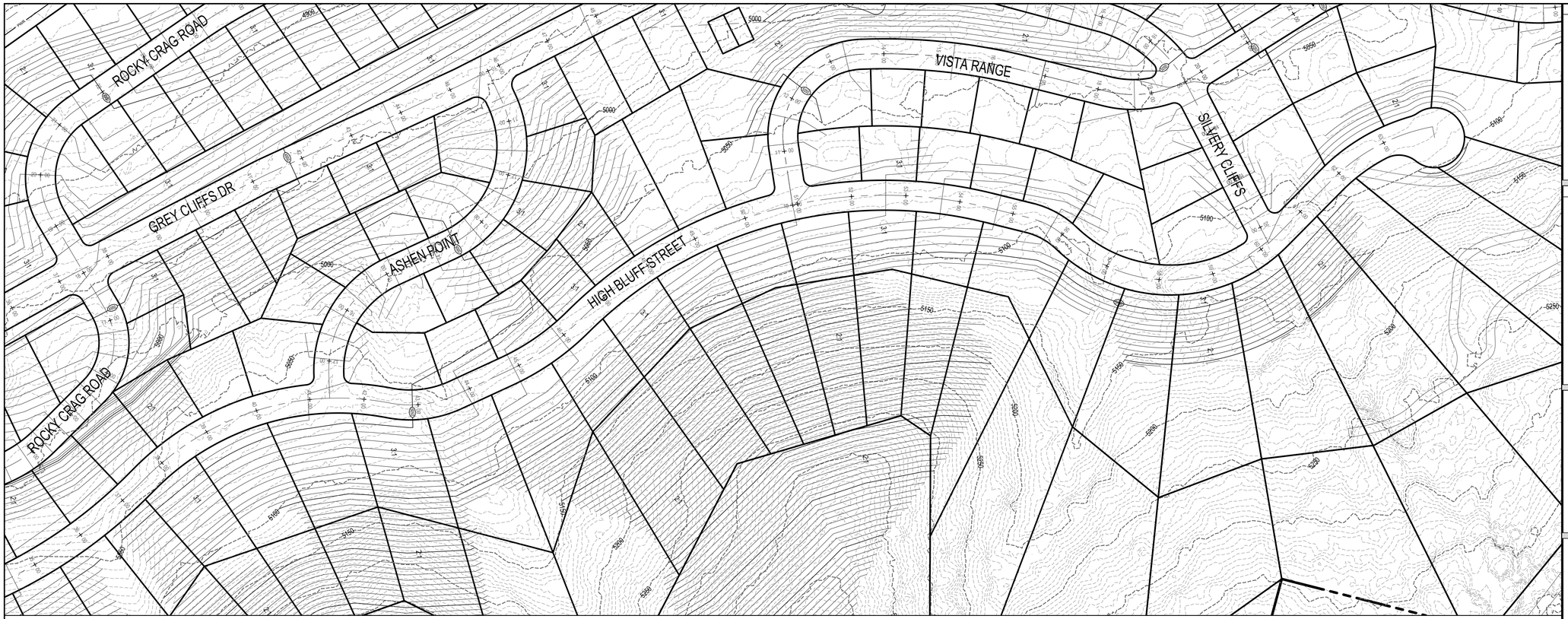

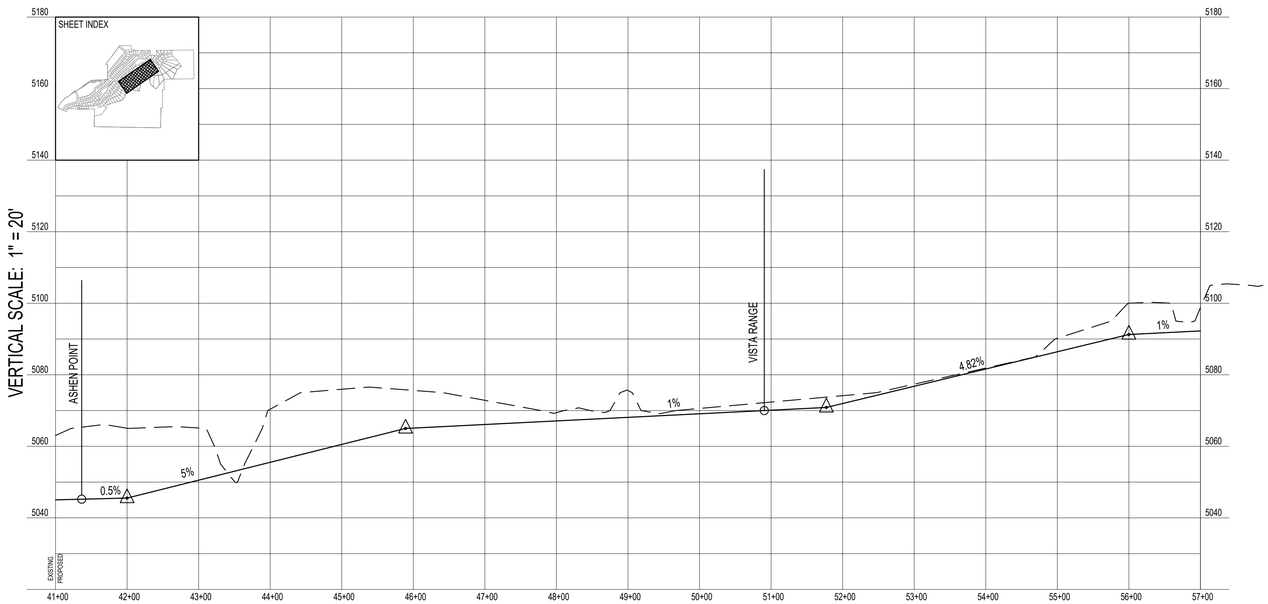

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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LINDON, UT 84042

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SCALE: 1"= 100'

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STATE OF UTAH · R. Berg · REGISTERED 07/22/2021 343602 · PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

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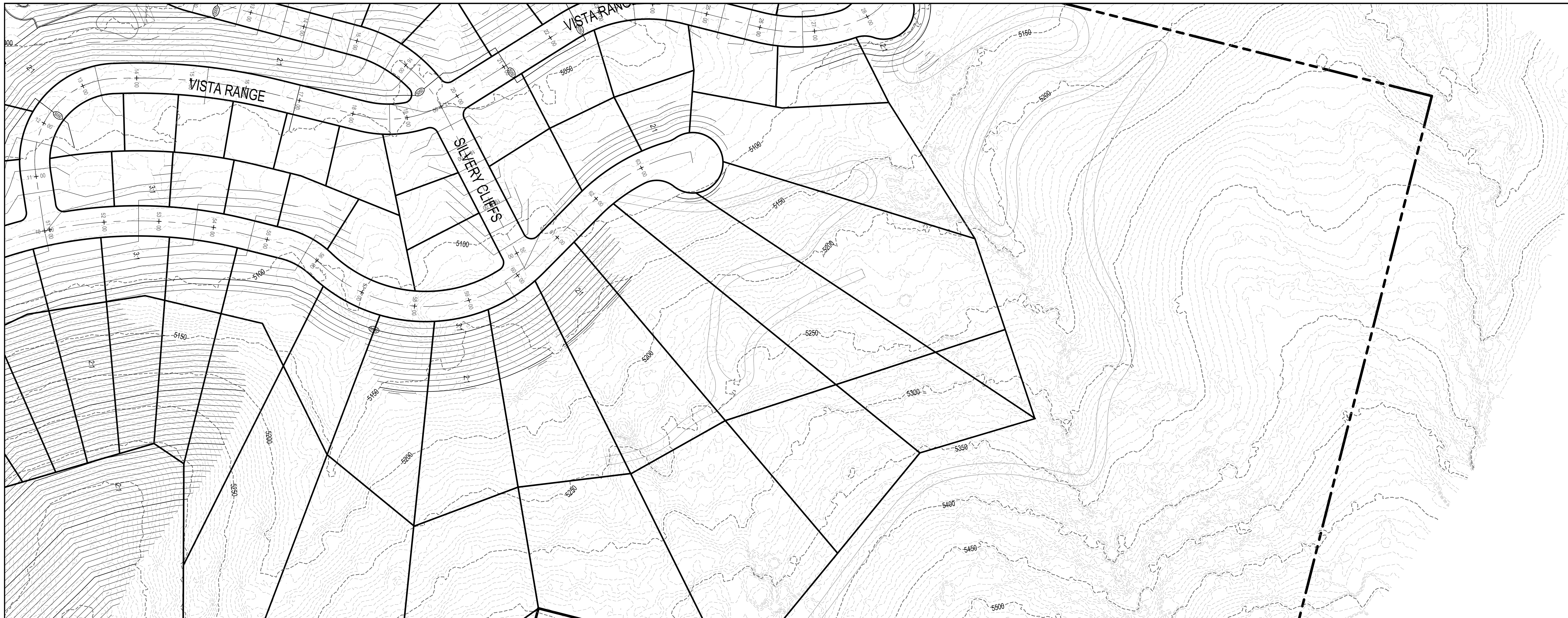

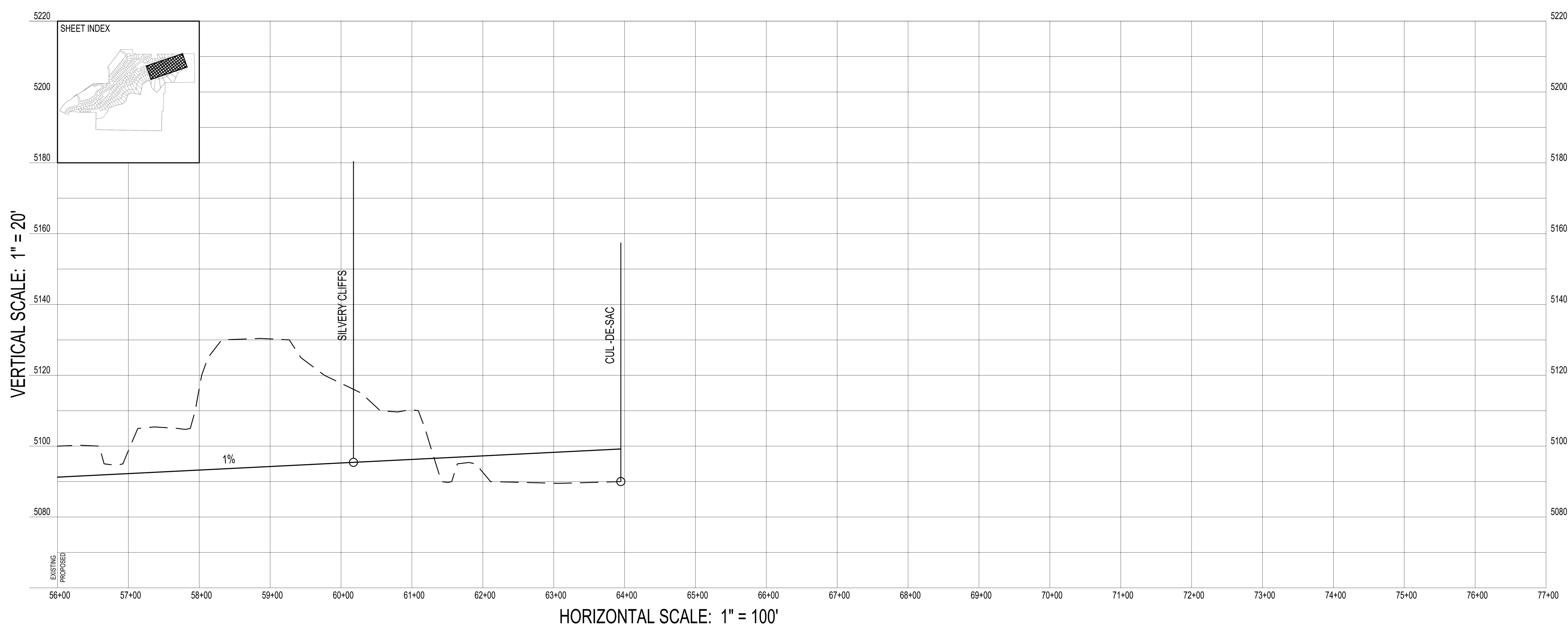

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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11038 N Highland Blvd Suite 400

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH — KENNETH R. BERG — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.4*

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DEVELOPMENT

GreyCliffs ESTATES

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SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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SCALE: 1"= 100'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GREY STEEP	C6.1

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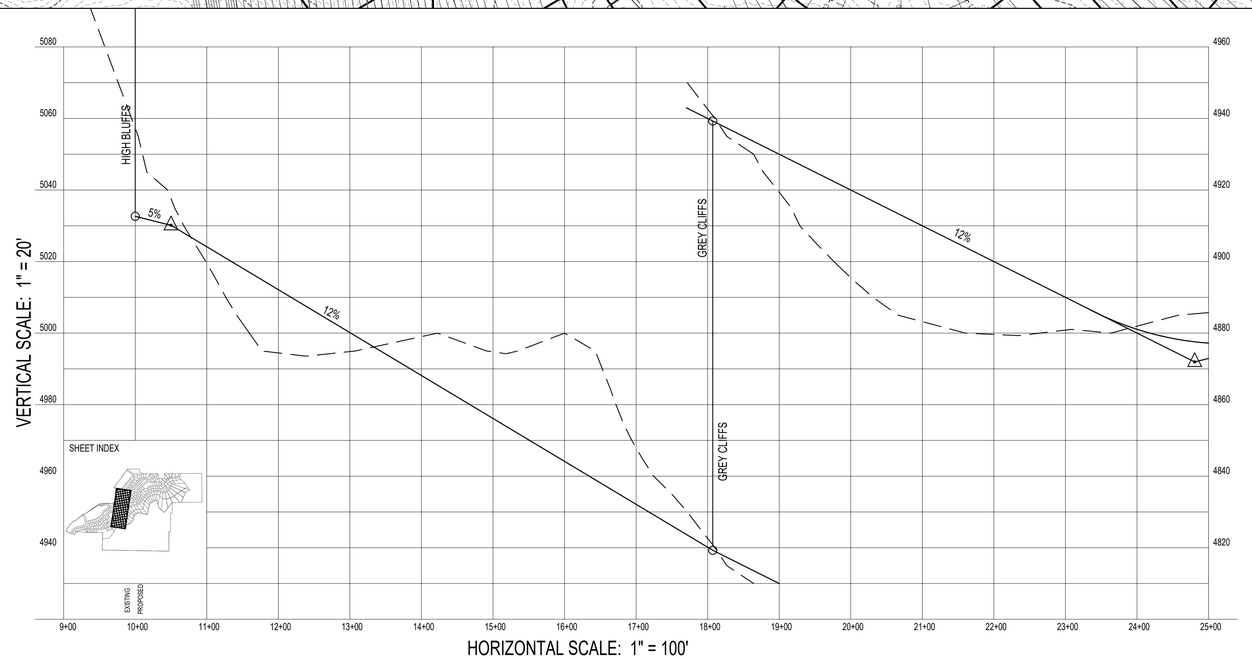

DEVELOPMENT

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.1*

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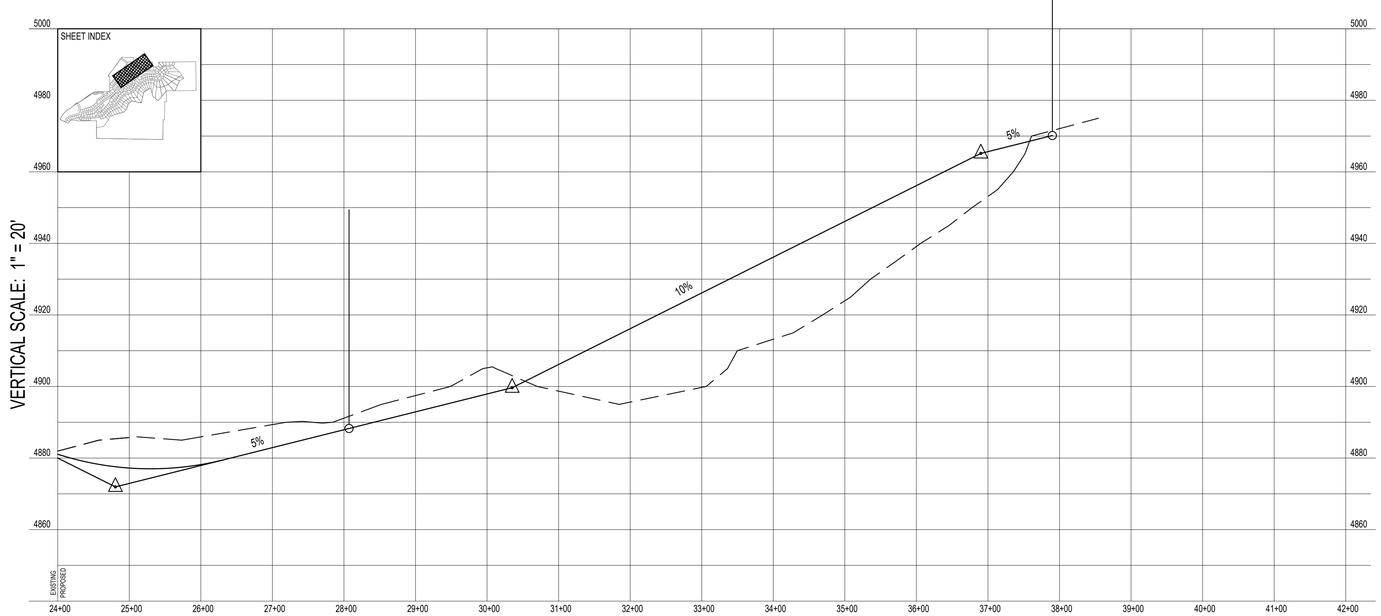

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.2*

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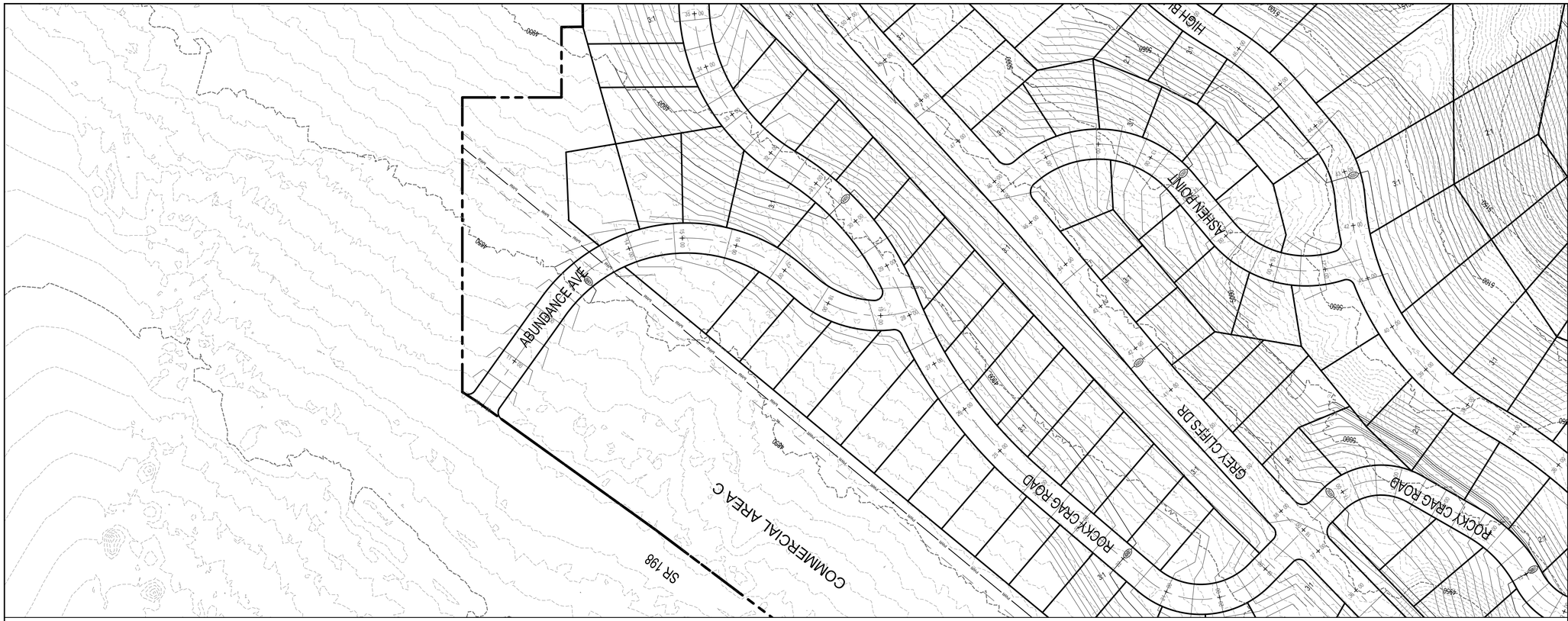

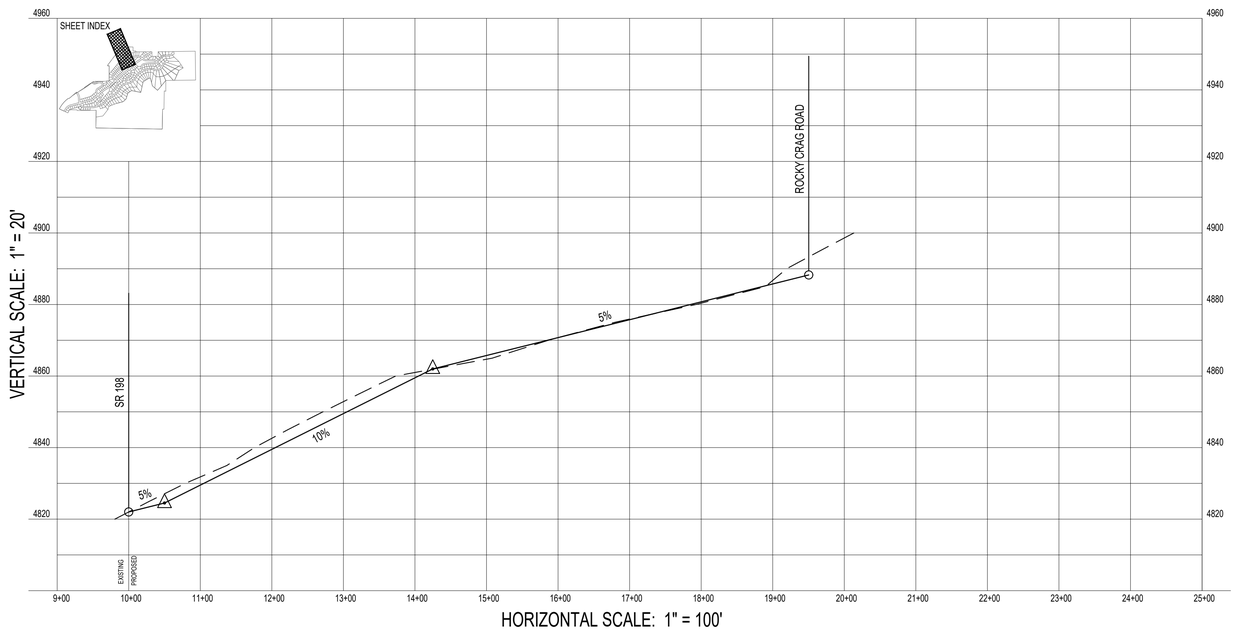

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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	STATE OF UTAH, R. Berg, REGISTERED, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ABUNDANCE	*C8.1*

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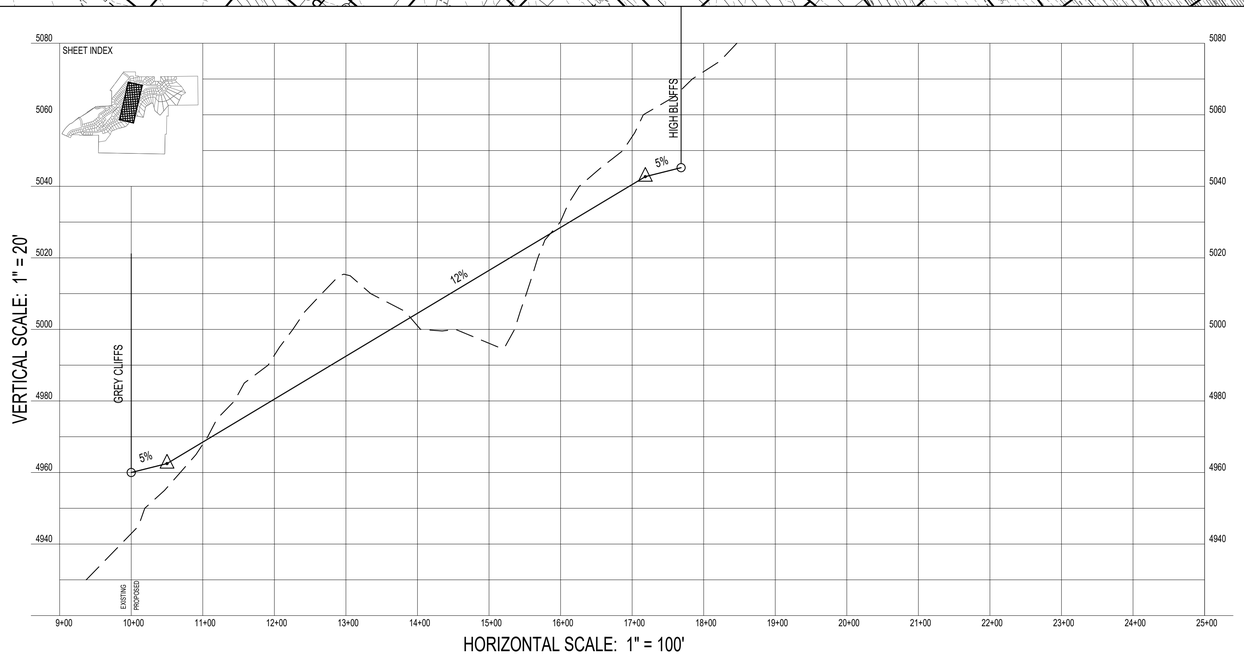

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ASHEN POINT	*C9.1*

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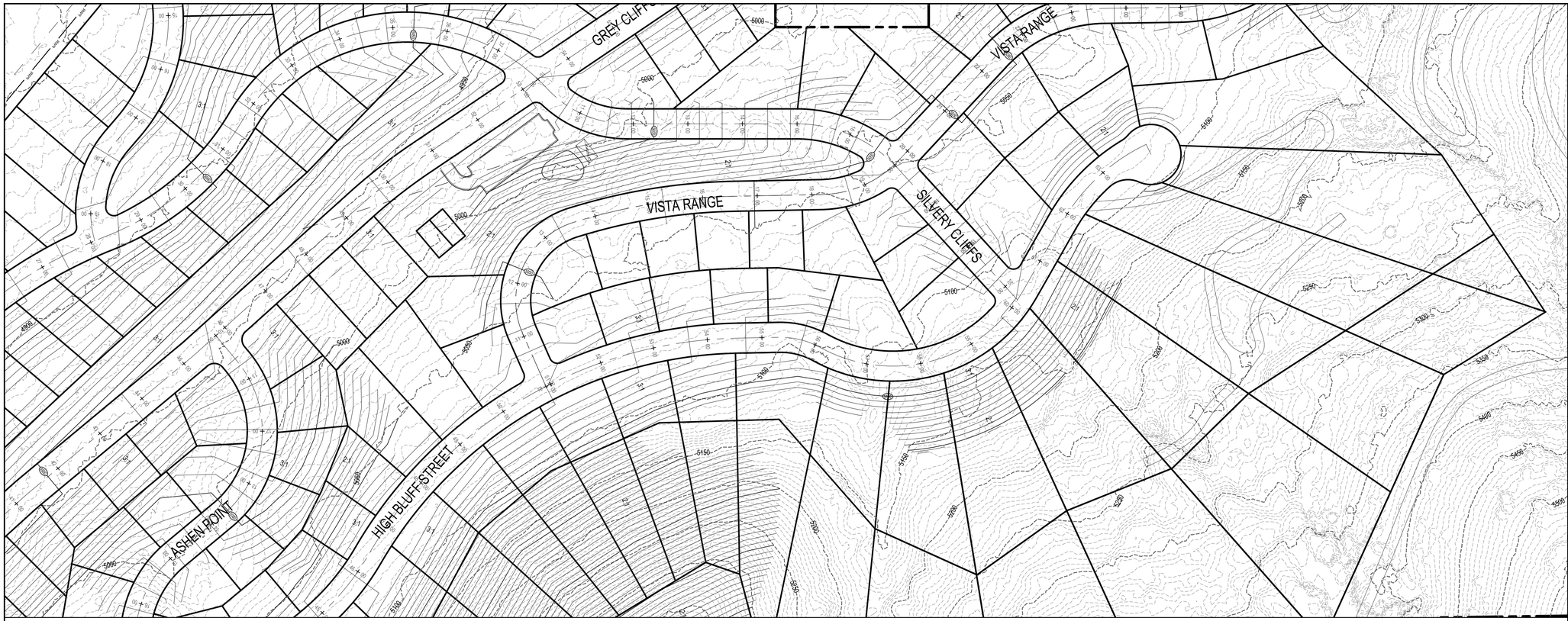

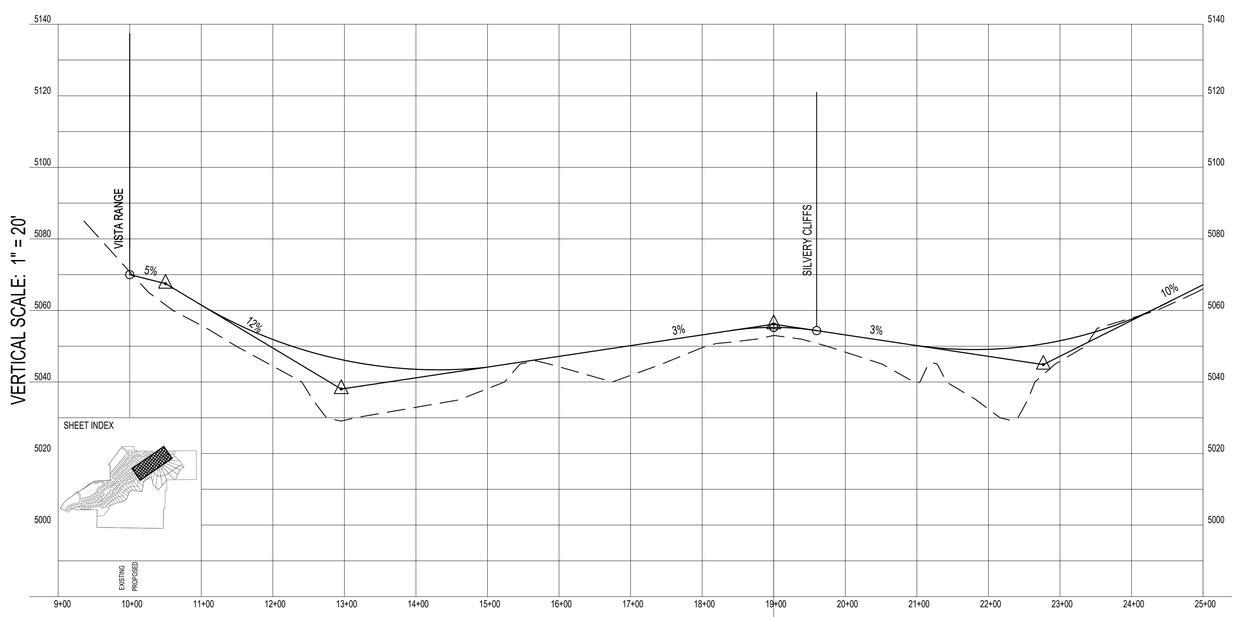

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

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GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
VISTA RANGE	C10.1

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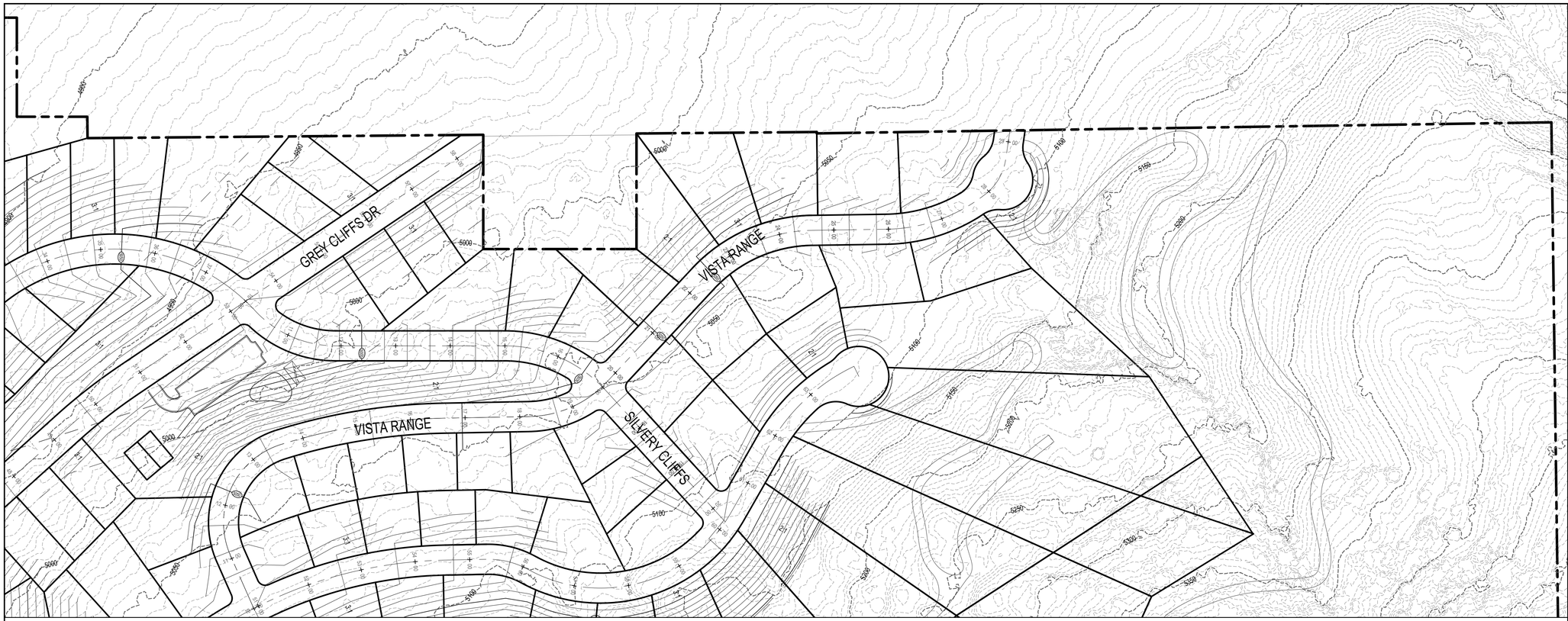

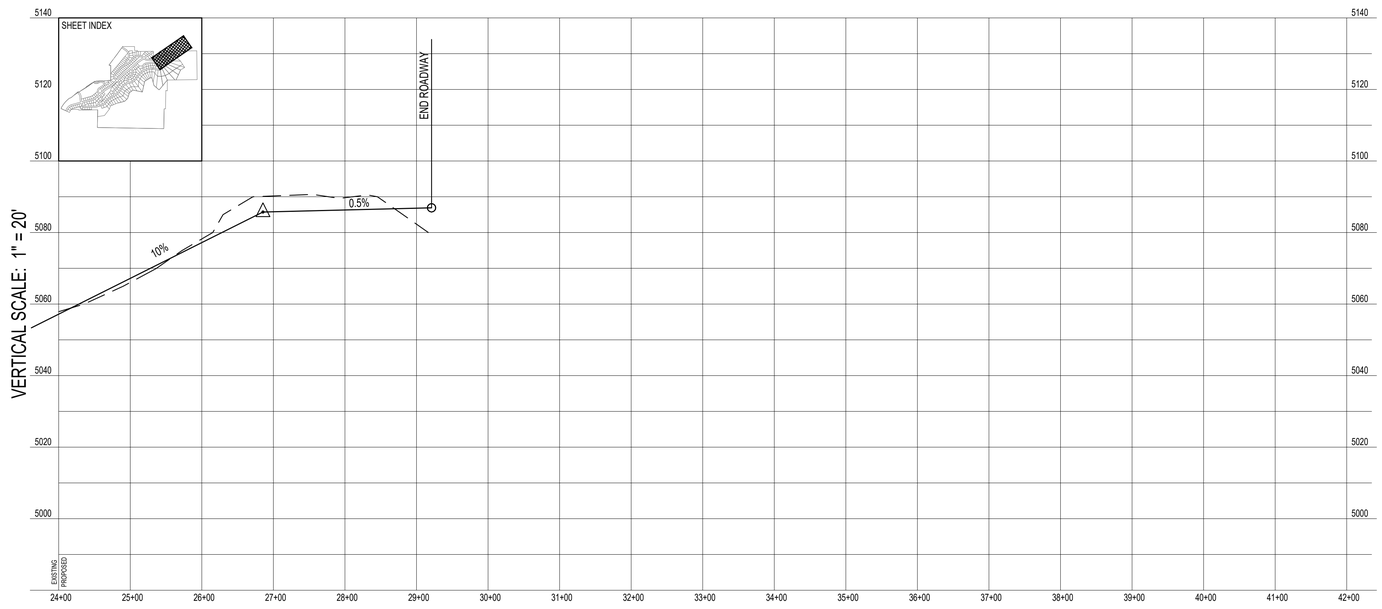

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
VISTA RANGE	C10.2

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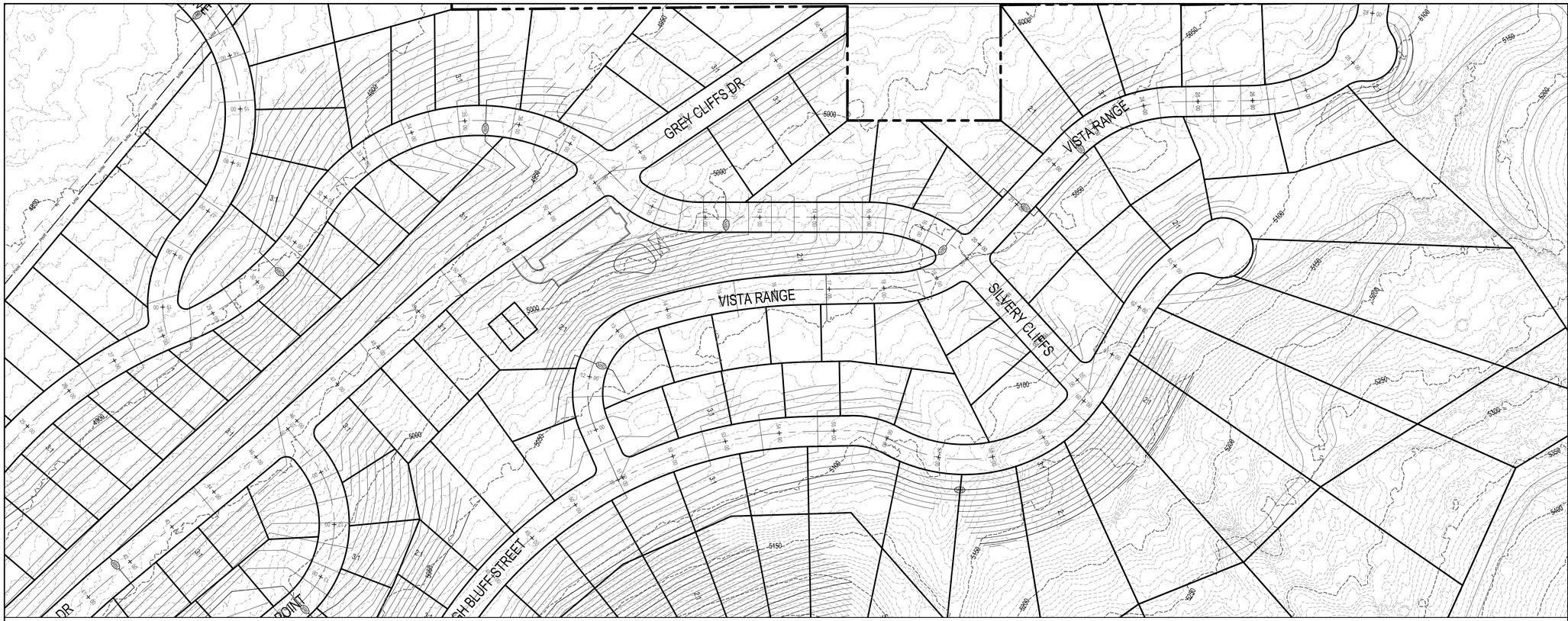

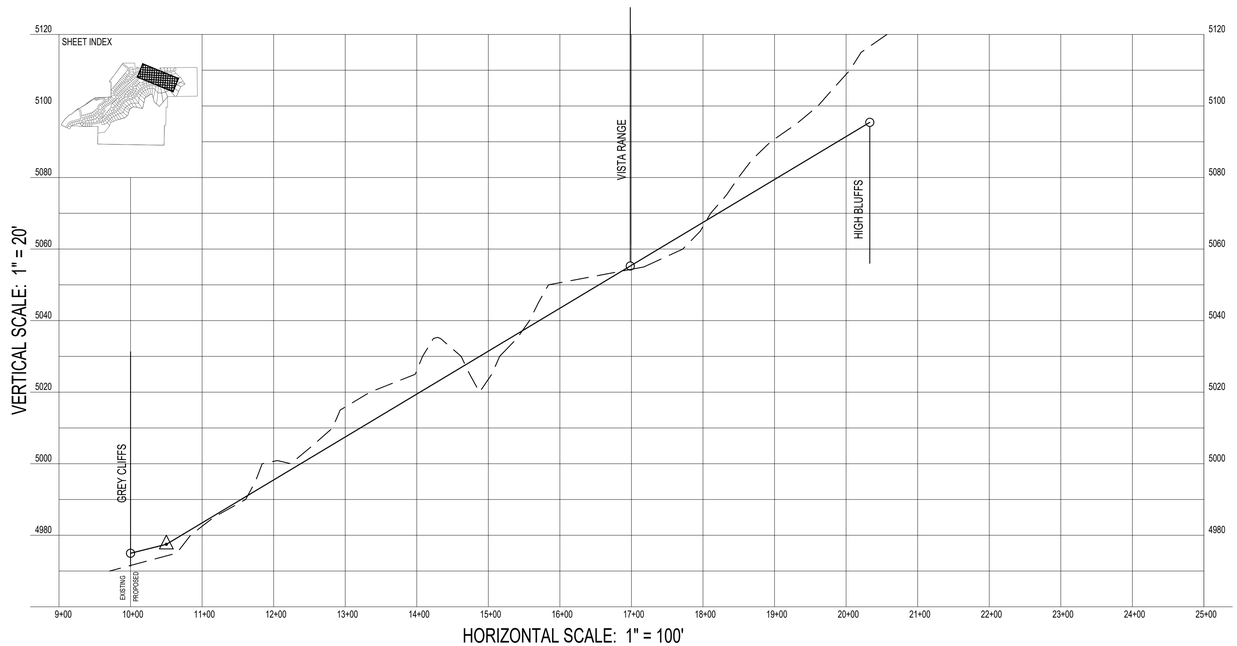

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	*C11.1*

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1. Name, address, and phone number of the owner, or owners, of land from which removal is to be made or upon which the operation will take place.
   SEE APPLICATION

2. Name, address, and phone number of the applicant making a request for the permit.
   SEE APPLICATION

3. Name, address, and phone number of the person, firm, or corporation who will be conducting the actual removal operation.
   SEE APPLICATION

4. Location, size, and legal description of the area from which the removal is to be made.
   LOCATION: 648 N SR 198 Santaquin UT, 84655
   SIZE: 296.03 Acres
   LEGAL DESCRIPTION:
   Parcel 38:289:0001
   LOT 1, PLAT A, EASTSIDE COMMERCIAL SUBDV. AREA 3.697 AC.
   Parcel 30:091:0003
   COM N 53.14 FT & E 1320 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; N 798.86 FT; S 49 DEG 55' 0" W 431.31 FT; S 521.16 FT; E 330 FT TO BEG. AREA 5.000 AC.
   Parcel 0:091:0014
   COM E 1673.62 FT & N 1063.8 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; N 55 DEG 48' 24" E 335 FT; S 34 DEG 13' 46" E 150 FT; S 55 DEG 48' 24" W 335 FT; N 34 DEG 14' 46" W 150 FT TO BEG. AREA 1.154 AC.
   Parcel 30:091:0029
   COM E 1355.49 FT & N 20.34 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; S 89 DEG 8' 25" W 9.85 FT; N 23 DEG 37' 50" W 48.38 FT; N 0 DEG 18' 56" W 285.16 FT; N 0 DEG 44' 28" E 176.28 FT; N 0 DEG 51' 53" W 289.12 FT; N 56 DEG 40' 0" E 430.2 FT; S 34 DEG 13' 46" E 135.04 FT; N 55 DEG 48' 24" E 335 FT; S 11 DEG 6' 2" E 210.4 FT; S 13 DEG 20' 48" W 237.61 FT; S 0 DEG 51' 35" E 660 FT; S 89 DEG 8' 25" W 675.23 FT TO BEG. AREA 15.565 AC.
   Parcel 32:040:0041
   COM E 2670.77 FT & N 1360.22 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 89 DEG 8' 25" E 660 FT; S 0 DEG 51' 35" E 414.8 FT; S 88 DEG 53' 26" E 113.62 FT; N 0 DEG 51' 35" W 150 FT; S 87 DEG 4' 34" E 1833.22 FT; S 0 DEG 59' 42" W 930.82 FT; S 89 DEG 8' 25" W 62.12 FT; S 0 DEG 57' 58" W 896.02 FT; N 89 DEG 1' 35" W 3000 FT; N 0 DEG 58' 24" E 800.01 FT; N 89 DEG 8' 25" E 490.88 FT; N 0 DEG 51' 35" W 396 FT; S 88 DEG 45' 15" W 132 FT; N 0 DEG 51' 35" W 264 FT; N 89 DEG 8' 25" E 132 FT; N 0 DEG 51' 35" W 660.88 FT TO BEG. AREA 122.842 AC. ALSO COM E 1958.21 FT & N 1241.03 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 51 DEG 33' 2" E 127.17 FT; N 86 DEG 27' 29" E 82.97 FT; N 59 DEG 47' 40" E 24.35 FT; N 89 DEG 8' 25" E 521.27 FT; S 0 DEG 51' 35" E 645.09 FT; S 89 DEG 8' 25" W 132 FT; S 0 DEG 51' 35" E 264 FT; N 89 DEG 8' 25" E 132 FT; S 0 DEG 51' 35" W 396 FT; S 89 DEG 8' 25" W 427 FT; N 0 DEG 51' 35" W 660 FT; S 89 DEG 8' 25" W 233 FT; N 13 DEG 20' 48" E 237.61 FT; N 11 DEG 6' 2" W 210.4 FT; N 34 DEG 13' 46" W 136.66 FT TO BEG. AREA 15.405 AC. ALSO COM E 2020.74 FT & N 690.39 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 89 DEG 8' 25" E 233 FT; S 0 DEG 51' 35" E 660 FT; S 89 DEG 8' 25" W 233 FT; N 0 DEG 51' 35" W 660 FT TO BEG. AREA 3.530 AC. TOTAL AREA 141.777 AC.
   Parcel 30:094:0021
   COM N 1340.71 FT & E 2640 FT FR S 1/4 COR. SEC. 31, T9S, R2E, SLB&M.; S 89 DEG 20' 1" W 1980.13 FT; S 388.04 FT; S 88 DEG 53' 26" E 96.47 FT; N 0 DEG 51' 35" W 150 FT; S

87 DEG 4' 34" E 1833.25 FT; S 0 DEG 59' 42" W 140.58 FT; S 88 DEG 10' 0" E 57.4 FT; N 498.86 FT TO BEG. AREA 14.021 AC.

Parcel 30:094:0023

COM S 1301.61 FT & W .01 FT FR E 1/4 COR. SEC. 31, T9S, R2E, SLB&M.; N 1301.6 FT; S 89 DEG 31' 8" W 330 FT; S 211.73 FT; W 280.5 FT; N 209.38 FT; S 89 DEG 31' 8" W 724.44 FT; N 0 DEG 40' 5" W 39.18 FT; W 129.01 FT; N 181.5 FT; W 535.81 FT; S 34 DEG 13' 11" W 1028.84 FT; E 37.79 FT; S 679.39 FT; N 89 DEG 8' 25" E 541.56 FT; S 0 DEG 51' 35" E 12.33 FT; N 89 DEG 20' 1" E 1999.42 FT TO BEG. AREA 75.467 AC.

Parcel 30:095:0017

COM N 20.25 FT & E 1345.63 FT FR W 1/4 COR. SEC. 32, T9S, R2E, SLB&M.; S 89 DEG 8' 16" W 1345.79 FT; S 1301.64 FT; N 89 DEG 14' 18" E 1363.1 FT; N 0 DEG 45' 44" W 1303.88 FT TO BEG. AREA 40.506 AC.

5. Type of materials or resources to be excavated, processed, stockpiled, or hauled away.

   Material: naturally occurring rocky material located in the designated mountainside. (SEE GRADING PLANS PG.C1.0-C1.5)
   All material will be processed to meet an A1A categorization and will be placed as needed in the designated fill areas.

6. Proposed method of removal and general haul route.

   We will attempt to use excavators to obtain the proper grading on the hillside. We will start at the top and grade downward matching the proposed elevations. Typical excavation will include excavators with ripper buckets, ripper teeth, and jackhammers. The haul route will start where the source material ends up at the bottom the hill and will be placed at the designated fill area. (SEE GRADING PLANS PG.C1.0-C1.5)

7. General types of equipment to be used.

   Track hoes, Off-road trucks, Dozers, Loaders, Crushers, Screens, and Water trucks.

8. The estimated time frame to complete operations and the number of phases where appropriate.

   We propose to concentrate on major fill areas first. This would require an equal amount of cut. We anticipate 2/3 of site time grading fits into this description. Time increases the effective nature of the required compaction and placement, as such this process will be lengthy. Current plans would anticipate up to 3 years for these first 2/3 of the cut fill operation. We anticipate to maximize operations in the off season to increase company availability and decrease dust and requirements for dust mitigation. The final 1/3 will be more general cut and fill associated with construction and development plans, as submitted, some could be concurrent with the other portions of the required grading; this could add an additional 1-2 years. Portions of the 5-year project will be part of site construction and not this grading permit

9. As a part of the application, the applicant shall submit a plan of operation and will be expected to comply with such a plan during the time for which a permit is issued. Said plan of operation shall include a topographic survey of the existing parcel drawn to a scale of one inch to one hundred feet (1":100') and prepared by a registered civil engineer or land surveyor with contour intervals not to exceed five feet (5') based on United States geological survey datum. The drawing shall also clearly show the area to be excavated or mass graded, including existing features and roads within five hundred feet (500') of all property lines, areas for stockpiling, maintenance areas, berms, fencing, and similar use areas. The plan of operation shall be accompanied by a projected schedule of operation, including the following specific dates:
    1. Commencement and projected completion of excavation or mass grading operations provided by the plan of operation;
    2. Commencement and projected completion of erosion and drainage control measures to be instituted during excavation or mass grading operations; and
    3. Commencement and projected completion of fencing, roads, utilities, or any other structures or improvements to be located on the site as provided by the plan of operation.

    SEE CONSTRUCTION DRAWINGS
10. As a part of the application, the applicant shall submit a site plan and will be expected to comply with such a plan during the time for which a permit is issued. Site plans for such projects shall provide a complete set of plans, which include:
    1. All necessary detail drawings;
    2. All temporary and permanent improvements;
    3. Details of all buildings and other structures to be placed on the location;
    4. Surveyed boundary lines;
    5. Engineered studies, reviews, and designs, as warranted;
    6. Details of all access routes, egress routes, and on site travel routes;
    7. Plans to address surface water issues; (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)
    8. All adjacent properties with the name and address of each property owner within five hundred feet (500') of the proposed site; and (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003; Ord. 03-02-2007, 3-7-2007)
    9. Any other requirements by the city.

    SEE CONSTRUCTION DRAWINGS

11. As a part of the application, the applicant shall submit nuisance mitigation plans and will be expected to comply with such plans during the time for which a permit is issued. These plans should provide written and drawn details of the applicant's intentions to control:
    1. Dust;
    We will have, on site at all times, a water truck to provide for dust control and dust mitigation. We will exercise all due diligence to minimize fugitive

dust. We will approach the city for a permit to access the water from the city water system at the designated point on the map.
SEE GRADING PLANS PG. C1.2
Normal construction activities should be contained to the site and all construction equipment will remain on the site. Access for delivery and removal of material and equipment will be limited to existing access point at the old scale house, and will be maintained with gates and track pads. Road cleaning equipment will be on site to maintain clean access to SR 198.
The backup water plan is to access water through the two wells on the property- we will have a large water tank and a gravity feed system for access to water on site. Also, the prime time to do a majority of the operations is during the off-season--late September to early April---so there may be natural moisture, to mitigate dust as well.

2. Noise;
   We will operate within the city mandated construction operation hours
3. Odors; and
   We do not expect any odors
4. Any other possible nuisances that could originate from the site, any other possible nuisance recognized by the city, and/or any pertinent nuisance contained within the city's nuisance ordinance.
   We will provide trackpads at all access points where we enter and exit the highway- we will lock the gates to prevent pedestrian access.

12. As a part of the application, the applicant shall submit a site reclamation plan and will be expected to comply with such a plan during the time for which a permit is issued. This plan shall include a complete set of written and drawn plans outlining the applicant's intentions for reclamation of the land after the expiration of the conditional use permit and the applicant removes any extraction facility from the land. This plan shall address:
    1. Issues concerning topsoil and subsoils;
       The topsoil will be stripped and stocked on site to be used in finish operations
    2. Grading and contouring;
    3. Compaction;
       We have currently employed CMT Geotechnical Engineers for a soil placement plan. We will follow these plans and provide certification of all placement of materials on site.
    4. Surface water diversions;
       NO DIVERSIONS
    5. Water impoundments;
    6. Revegetation;
       We will have standard reclamation with native seeds- However this may differ if the subsurface is rock and will be delt with differently
    7. Roads;
    8. Structures;
       N/A

9. Any and all waste materials;
   We expect most material to be handled on site
10. Rezoning;
   We will be making application for rezone
11. Wildlife; and
   Given that the bulk of operation is in the gravel pit we do not anticipate any wildlife impact
12. Any other site pertinent issues.

SEE CONSTRUCTION DRAWINGS

13. The applicant shall also prepare a finished grading plan. The finished grading plan shall be submitted in two (2) parts:

1. A topographical map of existing conditions with an overlay of finished grade contours shown at intervals not to exceed two feet (2') and indicating the general grade and slopes to which excavated areas are to be finished; and
2. A description of grading methods and materials proposed.

SEE CONSTRUCTION DRAWINGS

14. The applicant shall also prepare a haul route plan. Such plan shall be reviewed by the city engineer. The city engineer shall then recommend approval or disapproval of the haul route plan to the planning commission prior to any planning commission recommendation for approval or disapproval of the project or renewal. The planning commission may recommend to the city council for additional bonding to mitigate any potential damage to roads or property along the proposed haul route based upon the city engineer's review of the plan.

If any material either enters or leaves the site, it will be through the single egress on 198 with controls outlined in section 11.1
(SEE GRADING PLANS PG.C1.0-C1.5)

15. Excavation and mass grading operation and finished grade plans shall be prepared to clearly depict and describe the sequence of operations including existing conditions, stockpiles, roadways, and similar land use elements.

16. All excavation and mass grading plans shall be reviewed by the planning commission and subject to city council approval or disapproval with planning commission recommendation. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)

VICINITY MAP

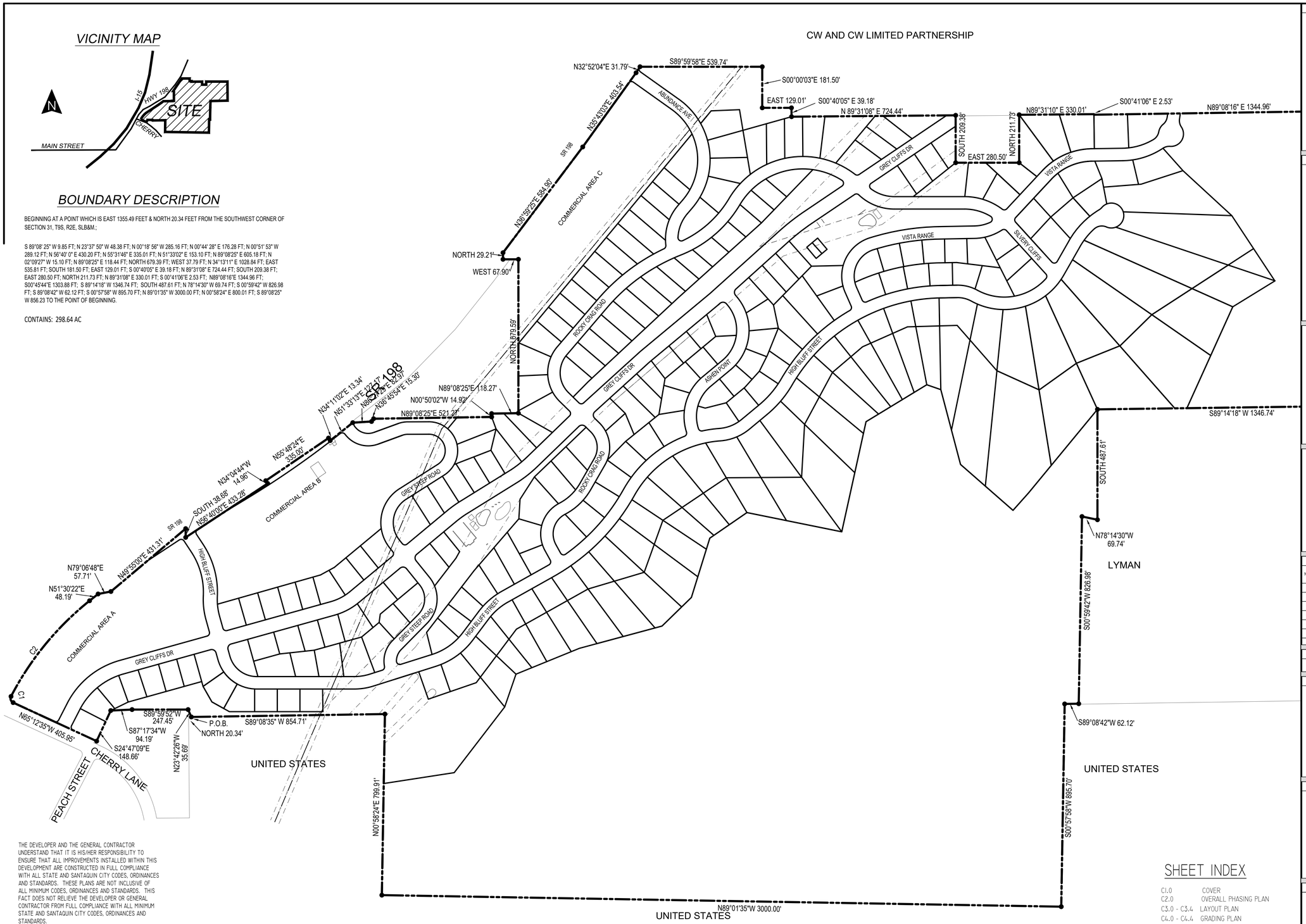
BOUNDARY DESCRIPTION

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 48.39 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; N89°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°57'56" 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



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.

SHEET INDEX

C1.0	COVER
C2.0	OVERALL PHASING PLAN
C3.0 - C3.4	LAYOUT PLAN
C4.0 - C4.4	GRADING PLAN

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

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	STATE OF UTAH, R. BERG, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
COVER	C1.0

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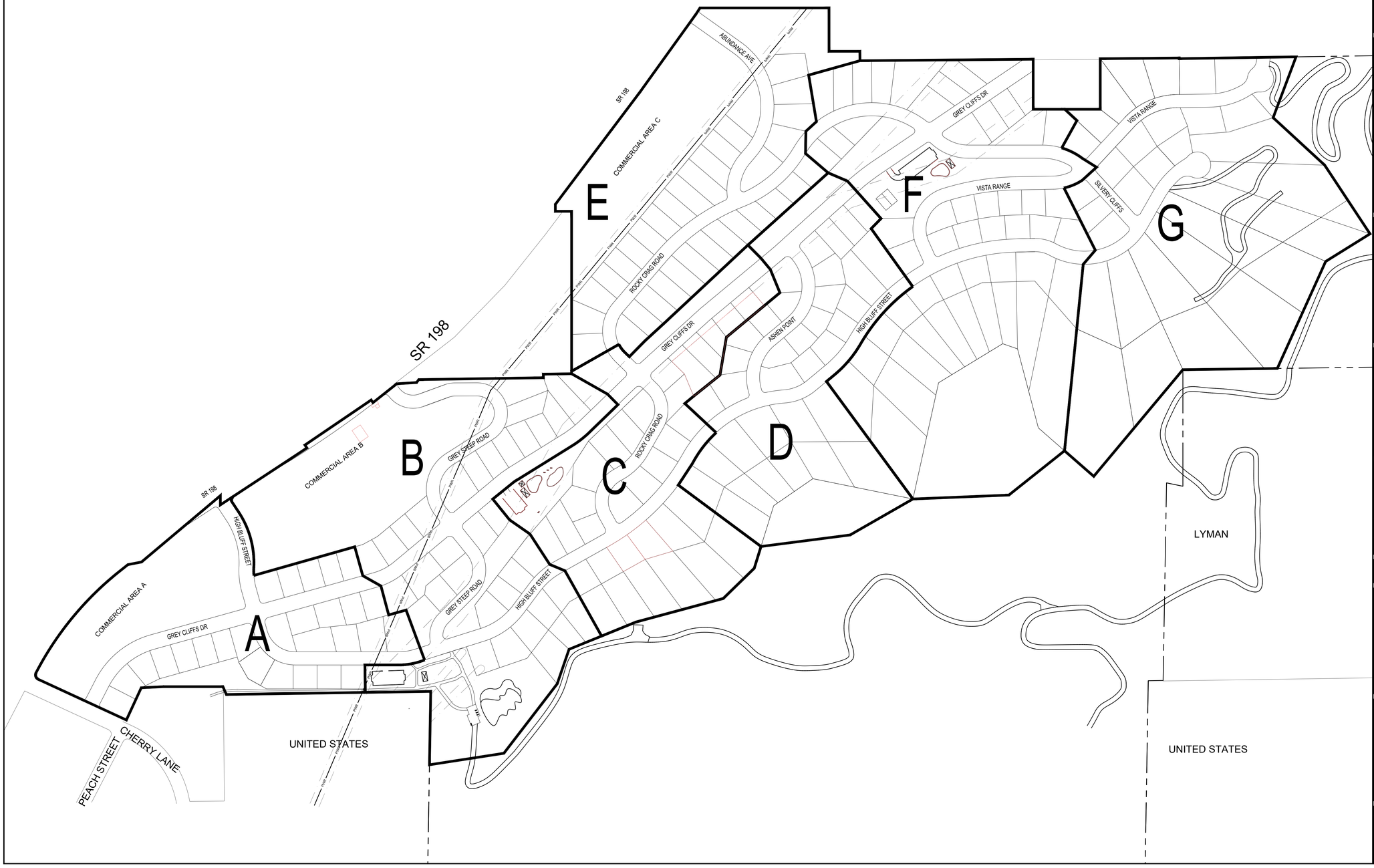
CW AND CW LIMITED PARTNERSHIP



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

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Highland Ut, 84003
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cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KENNETH R. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
PHASING PLAN	*C2.0*

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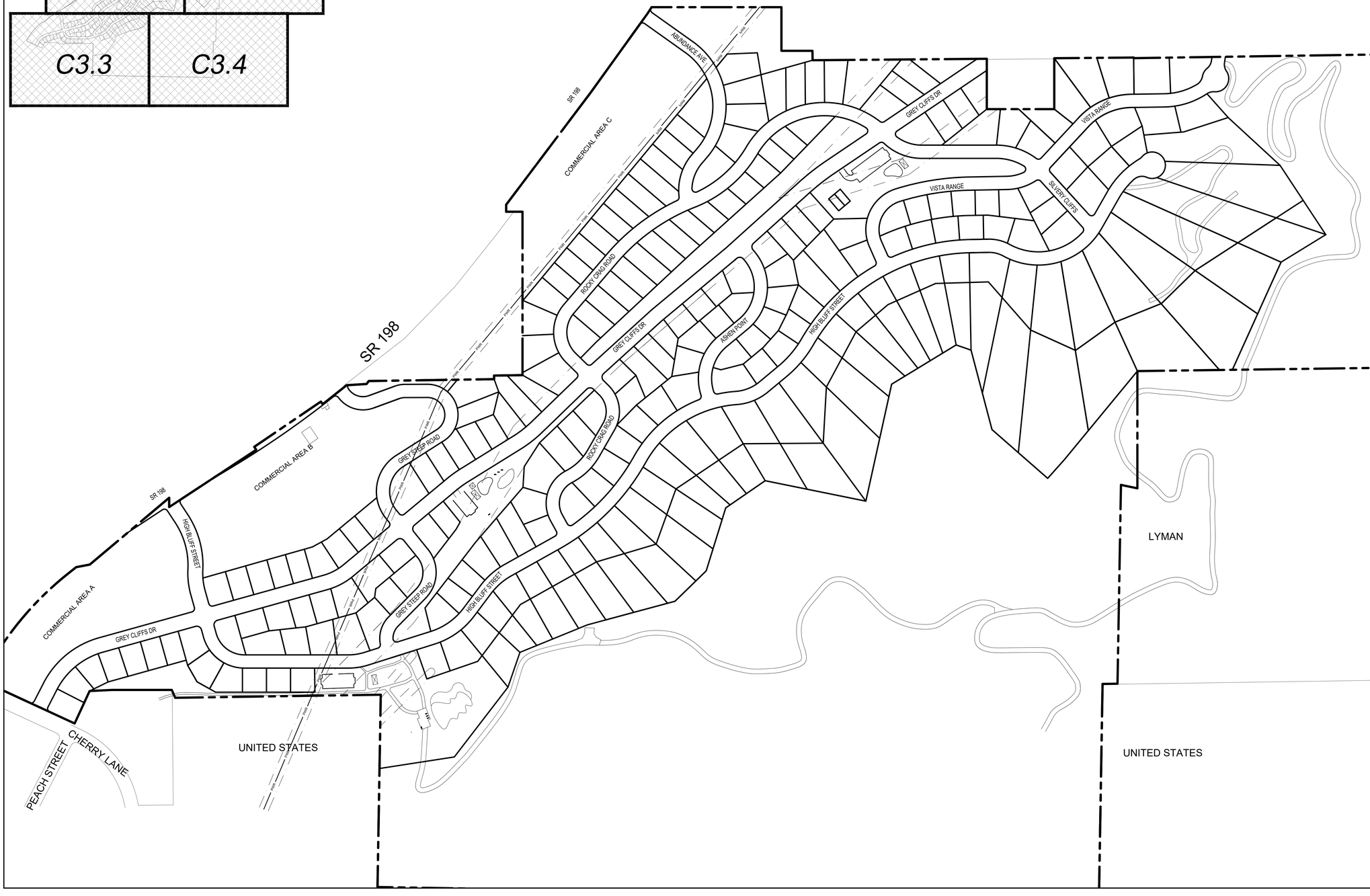
MAP KEY

C3.1 | C3.2 | C3.3 | C3.4

CW AND CW LIMITED PARTNERSHIP



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. Berg
REGISTERED
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	*C3.0*

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MAP KEY

COMMERCIAL AREA D
1.96 AC

COMMERCIAL AREA C
7.94 AC

SR 198

ABUNDANCE AVE

GREY CLIFFS DR

PARK D
3.05 AC

PARK C
3.06 AC

VISTA RANGE

SILVERY CO

ROCKY CRAG ROAD

ASHEN POINT

HIGH BLUFF STREET

GREY STEEP ROAD

516 17,987 SF 0.41 AC
517 16,216 SF 0.37 AC
518 16,991 SF 0.39 AC
519 15,593 SF 0.36 AC
520 16,728 SF 0.38 AC
521 10,422 SF 0.24 AC
522 10,108 SF 0.23 AC
523 10,273 SF 0.24 AC
524 10,383 SF 0.24 AC
525 12,542 SF 0.29 AC
526 14,064 SF 0.32 AC
527 14,866 SF 0.34 AC
528 15,069 SF 0.35 AC
529 14,656 SF 0.34 AC
530 13,940 SF 0.32 AC
531 13,213 SF 0.30 AC
532 12,485 SF 0.29 AC
533 13,778 SF 0.32 AC
515 19,391 SF 0.45 AC
514 12,283 SF 0.28 AC
513 12,557 SF 0.29 AC
512 14,674 SF 0.34 AC
511 17,598 SF 0.40 AC
510 15,487 SF 0.36 AC
509 13,630 SF 0.31 AC
508 12,403 SF 0.28 AC
507 11,775 SF 0.27 AC
506 11,606 SF 0.27 AC
505 11,511 SF 0.26 AC
504 11,414 SF 0.26 AC
503 14,778 SF 0.34 AC
502 15,402 SF 0.35 AC
501 16,439 SF 0.38 AC
601 16,926 SF 0.39 AC
602 14,065 SF 0.32 AC
603 14,150 SF 0.32 AC
604 15,636 SF 0.36AC
605 29,510 SF 0.68 AC
606 12,647 SF 0.29 AC
607 10,324 SF 0.24 AC
608 10,452 SF 0.24 AC
609 15,800 SF 0.36 AC
610 12,004 SF 0.28 AC
611 13,929 SF 0.32 AC
612 14,325 SF 0.33 AC
613 11,552 SF 0.27 AC
614 12,428 SF 0.29 AC
615 13,387 SF 0.31
616 16,580 SF 0.38 AC
617 21,287 SF 0.49 AC
618 16,366 SF 0.38 AC
701 13,591 SF 0.31 AC
702 15,853 SF 0.36 AC
417 12,034 SF 0.28 AC
416 12,482 SF 0.29 AC
415 12,883 SF 0.30 AC
414 11,914 SF 0.27 AC
418 13,562 SF 0.31 AC
419 11,591 SF 0.27 AC
420 10,077 SF 0.23 AC
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422 11,182 SF 0.26 AC
423 16,441 SF 0.38 AC
424 10,754 SF 0.25 AC
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426 10,222 SF 0.23 AC
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428 21,861 SF 0.50 AC
429 25,500 SF 0.59 AC
625 17,275 SF 0.40 AC
626 12,902 SF 0.30 AC
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628 10,611 SF 0.24 AC
622 10,019 SF 0.23 AC
629 10,611 SF 0.24 AC
621 10,137 SF 0.23 AC
630 10,263 SF 0.24 AC
620 10,564 SF 0.24 AC
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632 16,065 SF 0.37 AC
713 10,874 SF 0.25 AC
714 12,234 SF 0.29 AC
715 16,150 SF 0.37 AC
633 26,860 SF 0.62 AC
726 44,678 SF 1.03 AC
634 21,125 SF 0.48 AC
635 13,897 SF 0.32 AC
636 13,120 SF 0.30 AC
637 13,656 SF 0.31 AC
638 13,258 SF 0.31 AC
639 13,408 SF 0.31 AC
640 15,105 SF 0.35 AC
641 17,883 SF 0.41 AC
642 32,132 SF 0.74 AC
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317 10,000 SF 0.23 AC
318 10,425 SF 0.24 AC
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320 14,519 SF 0.33 AC
321 17,584 SF 0.40 AC
322 10,521 SF 0.24 AC
323 12,077 SF 0.28 AC
324 13,511 SF 0.31 AC
325 13,208 SF 0.30 AC
326 12,860 SF 0.30 AC
327
401
402 19,923 SF 0.46 AC
403 27,183 SF 0.62 AC
404 27,439 SF 0.63 AC
405 25,219 SF 0.58 AC
406 35,248 SF 0.81 AC
407 14,174 SF 0.33 AC
408 17,000 SF 0.39 AC
409 11,583 SF 0.27 AC
410 12,433 SF 0.29 AC
411 10,015 SF 0.23 AC
412 10,878 SF 0.25 AC
413 14,050 SF 0.23 AC
212 16,378 SF 0.38 AC
211 13,698 SF 0.31 AC
214 17,803 SF 0.41 AC
213 12,490 SF 0.29 AC
210 10,204 SF 0.23 AC
209 11,617 SF 0.27 AC
208 11,334 SF 0.26 AC
207 11,003 SF 0.25 AC
206 11,765 SF 0.27 AC
205 27,321 SF
215 13,082 SF 0.30 AC
315 21,503 SF 0.49 AC
314 14,410 SF 0.33 AC
313 14,570 SF 0.33 AC
312 16,575 SF 0.38 AC
311 21,290 SF 0.49 AC
641 CE 0.93 AC
642 CE 1.32 AC
633 CE 1.84 AC
726 CE 2.79 AC
634 CE 0.87 AC
635 CE 0.51 AC
636 CE 0.53 AC
637 CE 0.54 AC
638 CE 0.55 AC
639 CE 0.53 AC
640 CE 0.66 AC
403 CE 0.41 AC
404 CE 0.45 AC
405 CE 0.61 AC
406 CE 0.97 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 50 100 200 300
SCALE: 1"= 100'

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	
1			STATE OF UTAH — R. BUM — KENNETH BERG — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER
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ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C3.1

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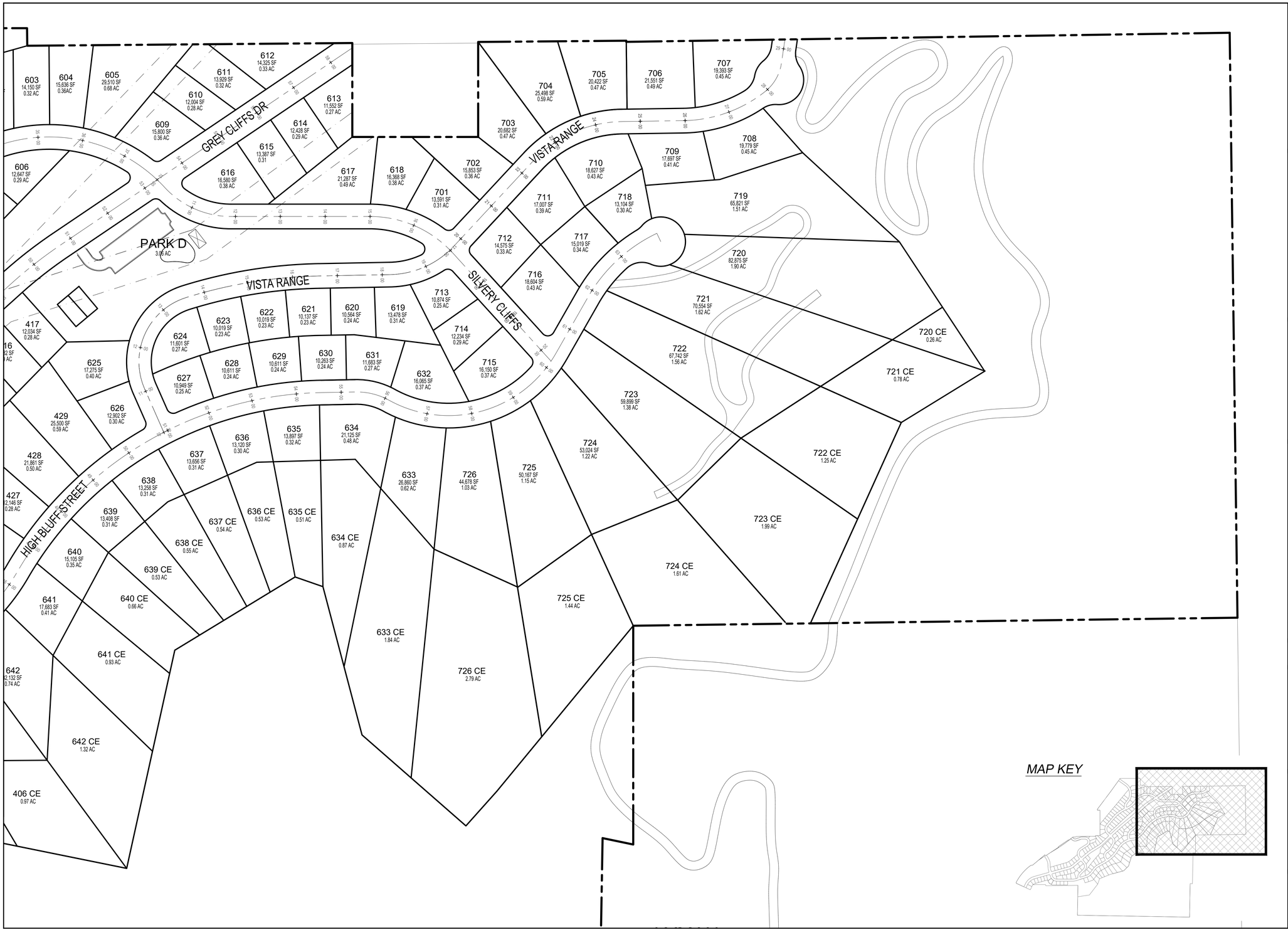

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH — R. Berg — RANDALL BERG — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	*C3.2*

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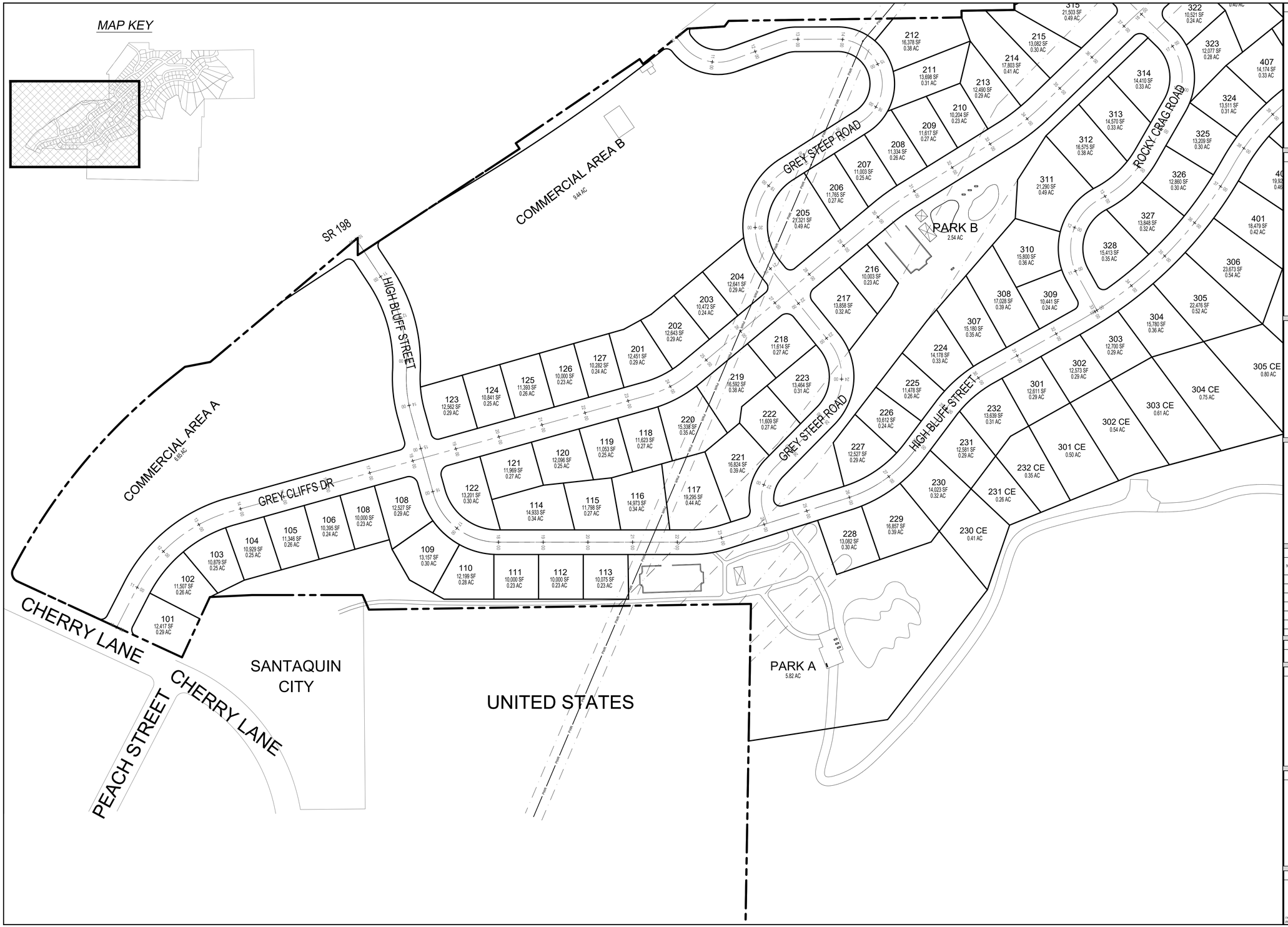

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

REVISIONS		
NO	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. Berg
RANDALL BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	*C3.3*

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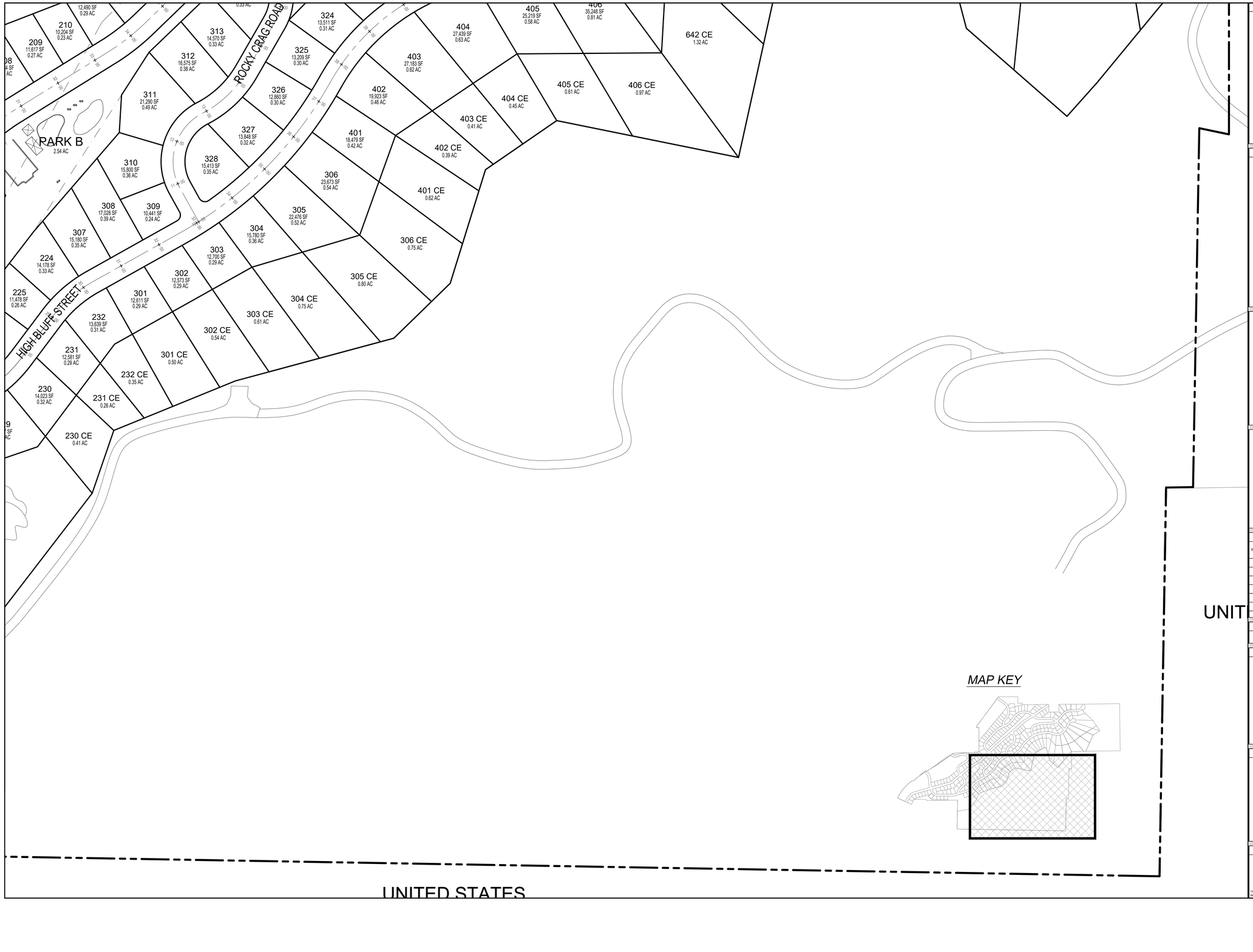

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg

CIVIL ENGINEERING

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

REVISIONS

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SEAL

STATE OF UTAH
K. BERG SMITH, P.E.
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	*C3.4*

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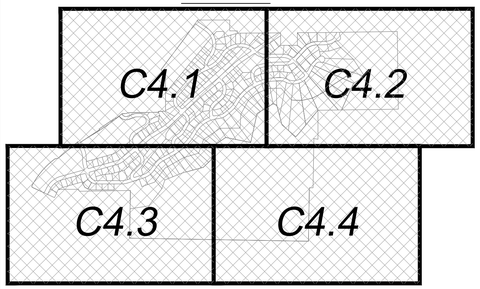
MAP KEY



GRADING NOTES

1. FOR AREAS WHERE THE ROADWAY IS GOING TO BE BUILT UPON AN EMBANKMENT, THE EMBANKMENT MUST BE CONSTRUCTED PRIOR TO UTILITY LINES BEING INSTALLED.

2. GIVEN THE ANTICIPATED MATERIALS AT THE SITE IT IS RECOMMENDED BY THE GEOTECH THAT THE SLOPES BE CUT AT APPROXIMATELY 0.7H:1V (HORIZONTAL:VERTICAL) WITH A 7.5-FOOT WIDE BENCH AT EVERY 25 FEET HEIGHT, WHICH PROVIDES AN OVERALL 1H:1V SLOPE.

3. TYPICAL CUT SLOPES ARE SHOWN AS 2:1

4. FILL SLOPES SHOWN AS 2:1 TYPICAL.

CW AND CW LIMITED PARTNERSHIP

ABARANGE AVE
SR 198
COMMERCIAL AREA C
GREY CLIFFS DR
VISTA RANGE
SILVERY PEAKS
RIDGEVIEW ROAD
GREY CLIFFS DR
ASHWIN POINT
HIGH BLUFFS STREET
SR 198
COMMERCIAL AREA B
GREY CREEK ROAD
ROCKY CREEK ROAD
SR 198
HIGH BLUFFS STREET
COMMERCIAL AREA A
GREY CLIFFS DR
2ND STREET ROAD
HIGH BLUFF STREET
LYMAN
UNITED STATES
PEACH STREET
CHERRY LANE
UNITED STATES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 100 200 400 600
SCALE: 1"= 200'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, K. R. Berg, 343602, 07/22/2021, PROFESSIONAL ENGINEER
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ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C4.0*

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MAP KEY

COMMERCIAL AREA D
1.96 AC

COMMERCIAL AREA C
1.96 AC

PARK D
1.07 AC

PARK C
1.07 AC

ABUNDANCE AVE

SR 198

GREY CLIFFS DR

ROCKY CRAG ROAD

ASHEN POINT

HIGH BLUFF STREET

VISTA RANGE

SILVERY CL

GREY STEEP ROAD

516 17,987 SF 0.41 AC
517 16,216 SF 0.37 AC
601 16,928 SF 0.39 AC
602 14,055 SF 0.32 AC
603 14,150 SF 0.32 AC
604 15,636 SF 0.36AC
605 29,510 SF 0.68 AC
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612 14,325 SF 0.33 AC
613 11,952 SF 0.27 AC
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616 16,580 SF 0.38 AC
617 21,287 SF 0.49 AC
618 16,366 SF 0.38 AC
701 13,591 SF 0.31 AC
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713 10,874 SF 0.25 AC
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715 16,150 SF 0.37 AC
515 19,391 SF 0.45 AC
518 16,981 SF 0.39 AC
519 15,598 SF 0.36 AC
520 16,728 SF 0.38 AC
521 16,422 SF 0.24 AC
522 10,109 SF 0.23 AC
523 10,273 SF 0.24 AC
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513 12,557 SF 0.29 AC
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504 11,444 SF 0.26 AC
503 14,778 SF 0.34 AC
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501 16,439 SF 0.38 AC
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422 11,182 SF 0.26 AC
423 16,441 SF 0.38 AC
424 10,754 SF 0.25 AC
425 11,662 SF 0.27 AC
426 10,222 SF 0.23 AC
427 10,545 SF 0.24 AC
428 21,961 SF 0.50 AC
429 25,500 SF 0.59 AC
408 17,000 SF 0.39 AC
407 14,174 SF 0.33 AC
404 27,439 SF 0.63 AC
403 27,193 SF 0.62 AC
402 19,923 SF 0.46 AC
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406 36,283 SF 0.83 AC
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637 13,656 SF 0.31 AC
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641 10,363 SF 0.24 AC
642 32,132 SF 0.74 AC
726 44,876 SF 1.03 AC
637 CE 0.54 AC
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638 CE 0.55 AC
639 CE 0.53 AC
640 CE 0.68 AC
641 CE 0.59 AC
633 CE 1.84 AC
726 CE 2.79 AC
642 CE 1.32 AC
405 CE 0.61 AC
406 CE 0.97 AC
404 CE 0.45 AC
403 CE 0.41 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 50 100 200 300
SCALE: 1"= 100'

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	
1			STATE OF UTAH R. Berg TYSON R. BERG 07/22/2021 343602 PROFESSIONAL ENGINEER
2			
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ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.1

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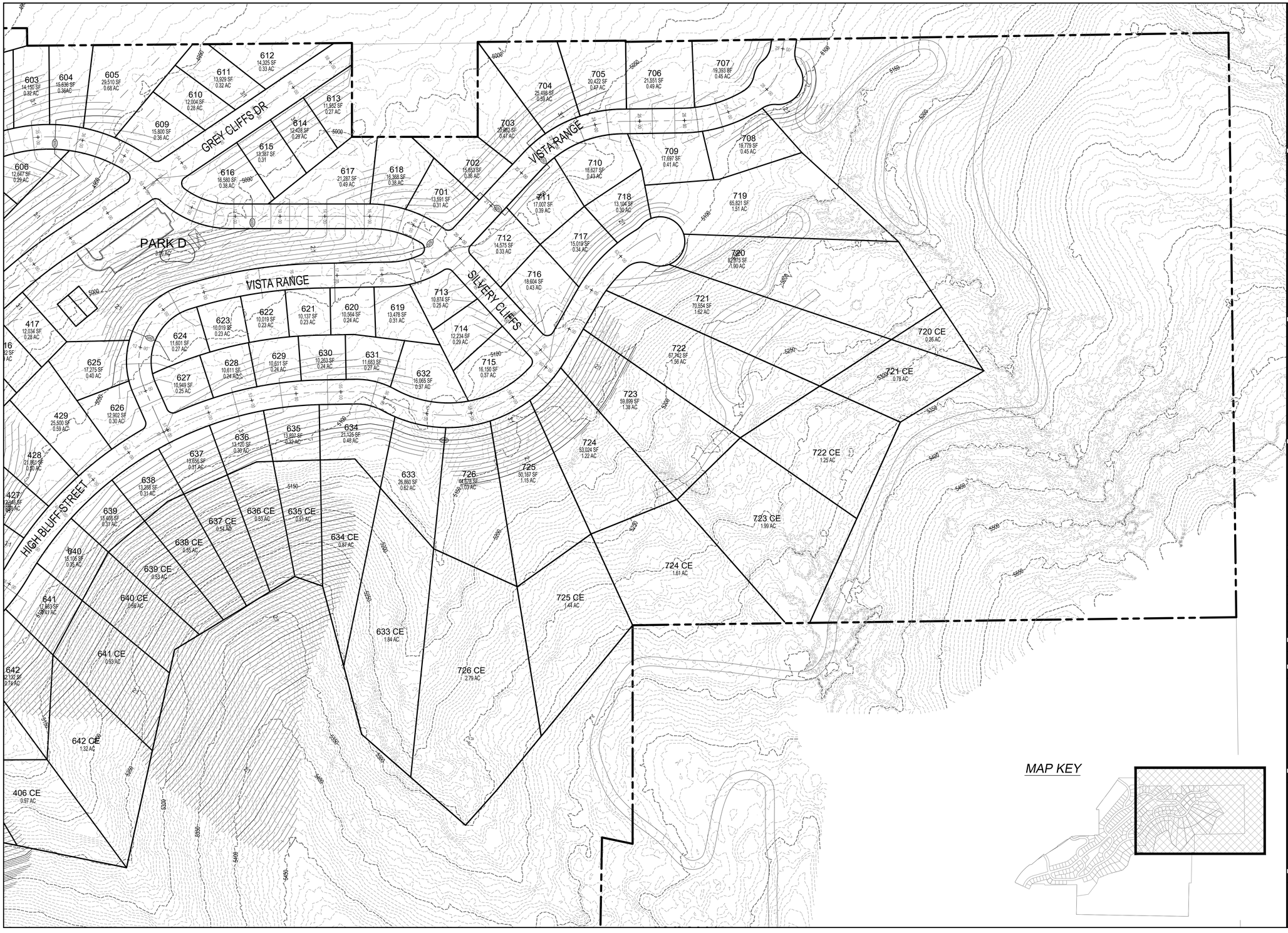

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
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SEAL

STATE OF UTAH — R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.2

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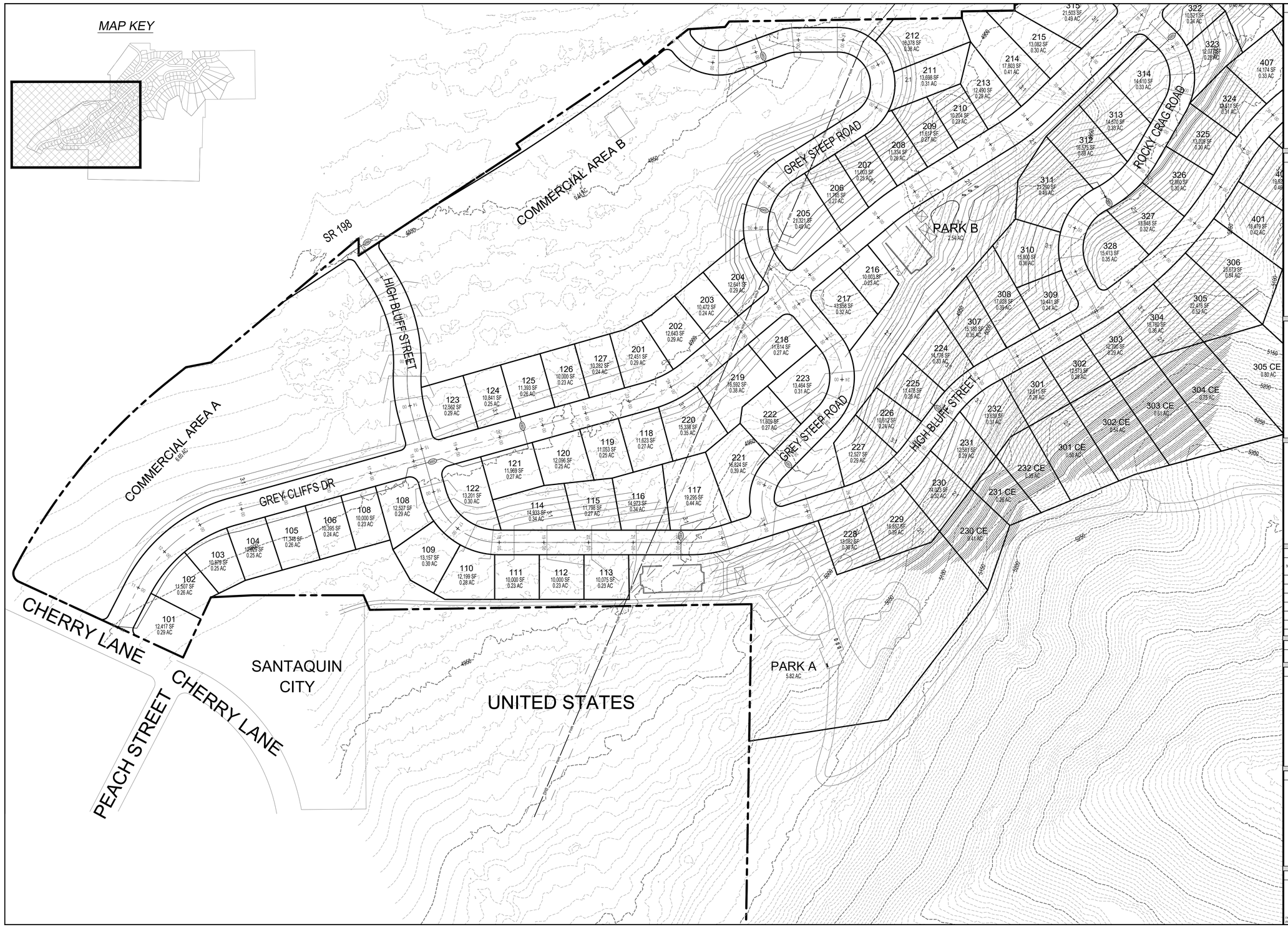

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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SEAL

STATE OF UTAH
R. BERG
REGISTERED
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C4.3*

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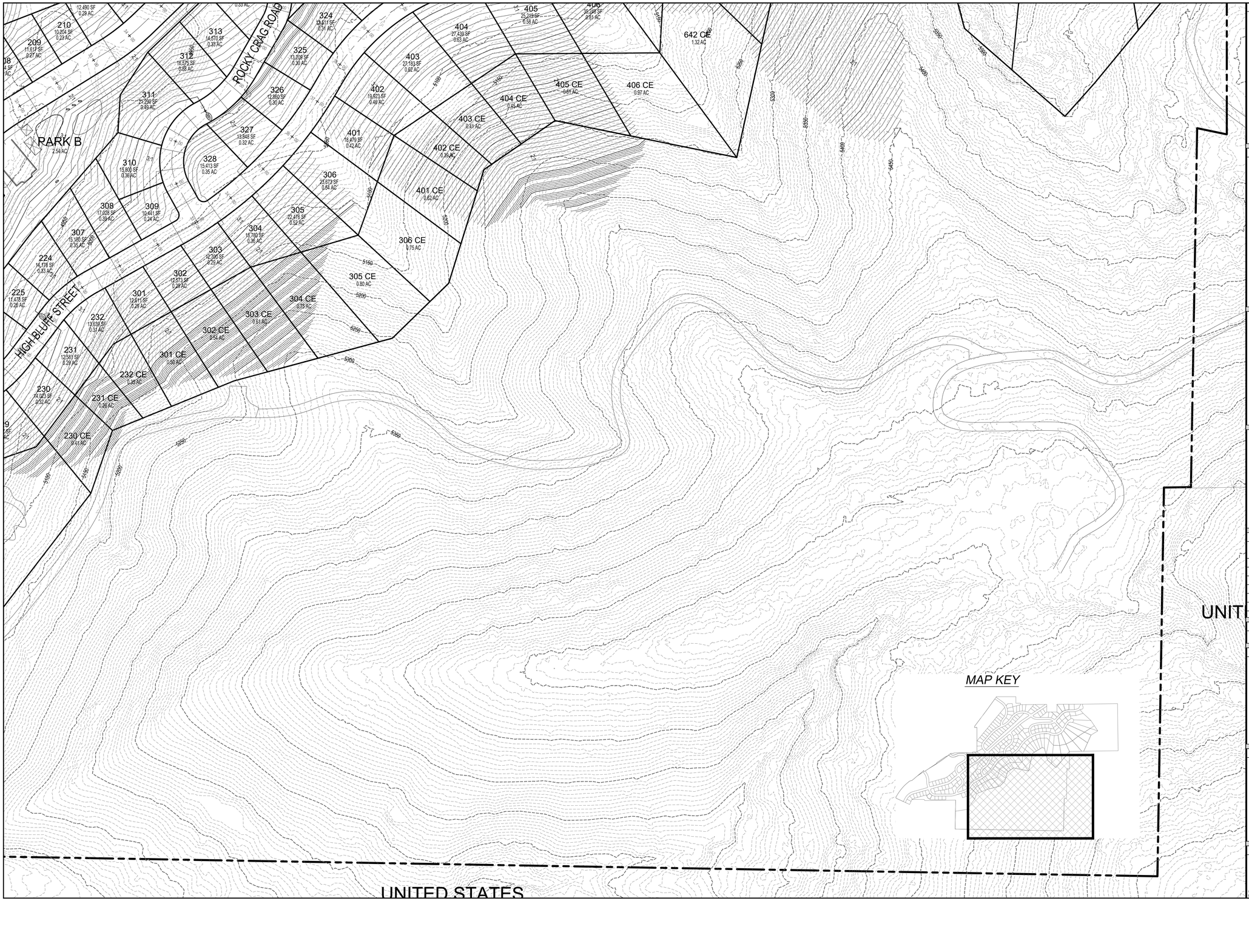

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

REVISIONS

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SEAL

STATE OF UTAH
K. BERG
KEVIN M. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C4.4*

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8-10-2021 Planning Commission Meeting
Attachment 'F'
MEMORANDUM

To: Planning Commission
From: Jason Bond, Community Development Director
Date: August 6, 2021
RE: **Ridley's Pad Site (Tommy's Car Wash) Parking Reduction Request**

Tommy's Car Wash is a future business which will be located just southwest of the Macey's grocery store, and which recently received site plan approval with conditions. One of the conditions of the approval is that a shared parking agreement be reviewed and approved by the Planning Commission. Tommy's Car Wash has need for three parking stalls and it is proposed that those parking stalls come from and be shared with parking for the Macey's grocery store.

Santaquin City Code 10.48.040.D states:

"Reduction In Parking Requirements: Businesses or mixed-use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

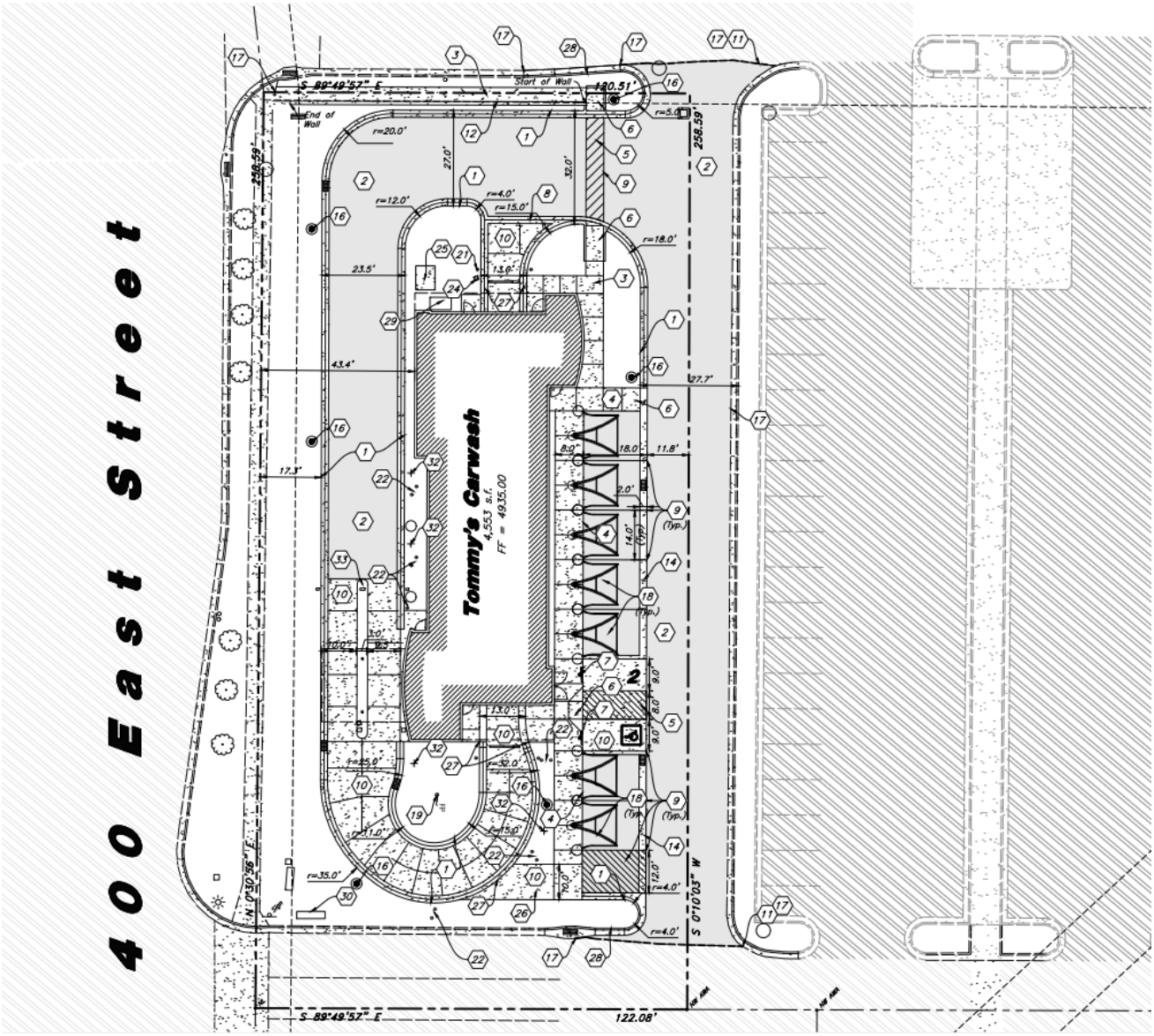
1. Considerations For Reduction:
    a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc."
    b. Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:
        1) A parking study must be conducted by a transportation engineer licensed in the State of Utah, which can illustrate peak hours and parking demands for the existing or proposed uses.
        2) The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.
        3) Shared parking facilities may have a reduction greater than that outlined above.
        4) Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.

Staff Recommendation

Staff recommends the Planning Commission consider the parking reduction through a shared parking agreement for the Tommy's Car Wash site plan.

Attachments:

1. Site Plan
2. Shared Parking Agreement


400 East Street
Tommy's Carwash
4,553 s.f.
FF = 49.55.00
S 89°49'52" E
120.51'
Start of Wall
End of Wall
r=20.0'
r=12.0'
r=4.0'
r=15.0'
r=18.0'
r=5.0'
258.59'
258.59'
27.0'
32.0'
23.5'
43.4'
27.7'
17.3'
18.0'
11.8'
8.0'
2.0'
14.0'
(Typ.)
13.0'
r=25.0'
r=32.0'
r=35.0'
r=15.0'
r=4.0'
r=4.0'
N 0°30'36" E
S 0°10'03" W
S 89°49'52" E
122.08'

CJM Limited Liability LP
10780 W. State Street #252
Star, ID 83669-5591

July 27, 2021

Santaquin City Corporation
275 West Main
Santaquin, UT 84655

RE: SHARED ACCESS – RIDLEY'S SANTAQUIN SUBDIVISION

Dear Sir or Madam:

As the Owner of the property located at 110 N 400 E Street, Santaquin, Utah 84655, I am writing to confirm the existence of the following shared access within the shopping center:

1) The Tommy's Car Wash proposed for Lot 3 shall have shared use of parking spaces on Lot 1 as needed for Tommy's Car Wash employees. Plenty of parking remains available, so this will have no adverse impact on the parking for Macey's on Lot 1.

2) The businesses on Lots 3, 4, and 5 will have shared access to a trash enclosure.

I believe this information will be sufficient to satisfy the conditions identified at the July 27th DRC meeting. Should you need any additional information or documentation regarding this matter please feel free to contact me directly at (208) 320-2070.

Sincerely,

Mark Ridley
CJM Limited Liability LP
Authorized Partner