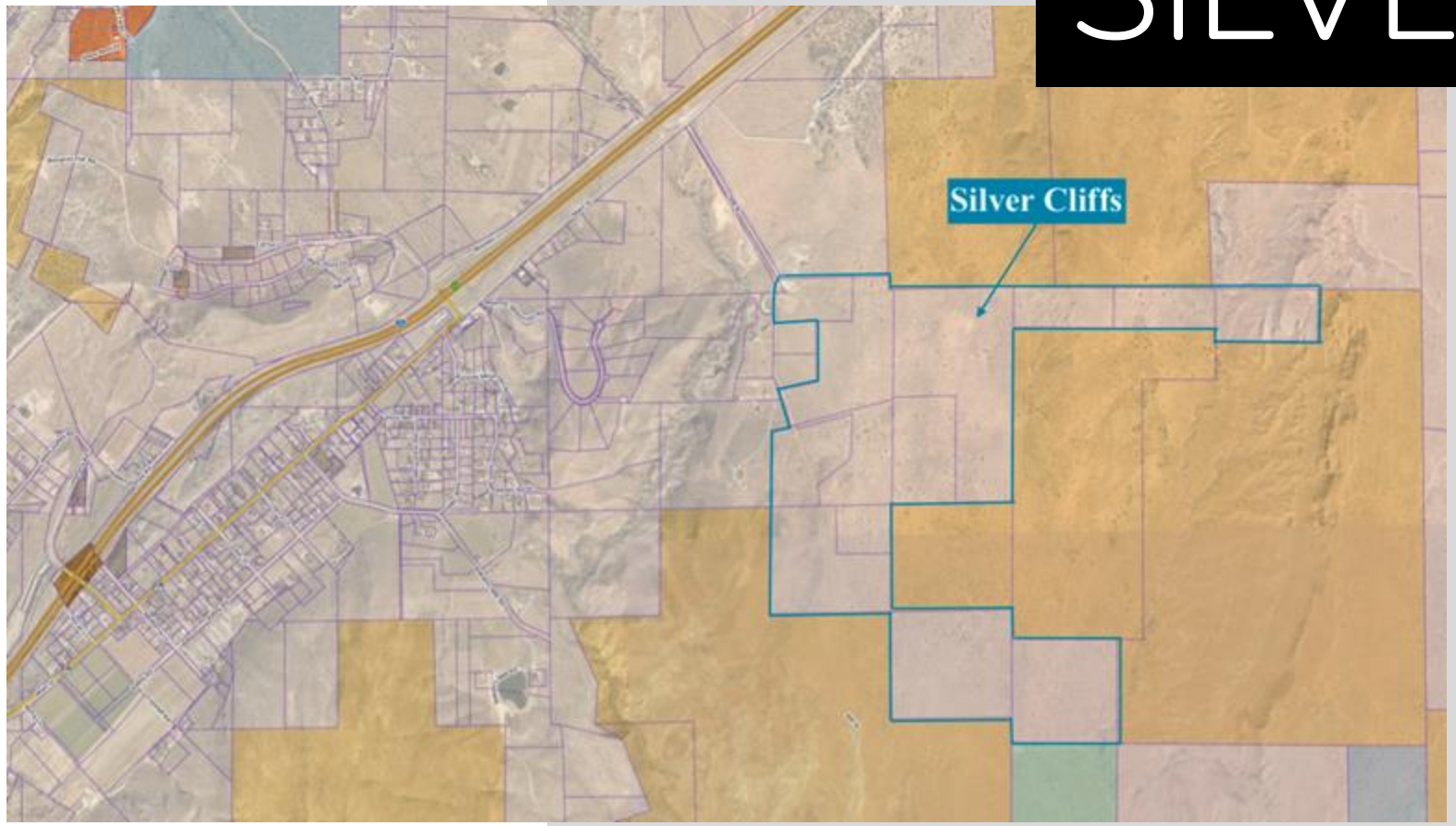
# SILVER CLIFFS SUBDIVISION ZONE CHANGE & PRELIMINARY PLAT

LOCATION OF

# SILVER CLIFFS



# Silver Cliffs Property Background

## 2008 Decisions

- The 4 Grapevine Wash property owners joined together and evaluated staying in the unincorporated county, annexing to Tocqueville, or annexing to Leeds.
- After much discussion and review of Grapevine's development plans, Leeds amended its master plan, adopted a mixed use ordinance, and welcomed the property into Leeds.

## 2009 Annexations

- 2 annexations and an annexation/development agreement approved.
- The agreement granted the landowners a vested right in a mixed use zone consisting of 2500 residential units (single family, townhomes, condos, and apartments) plus 300,500 sq ft of commercial space.

## 2016 Zoning Agreement

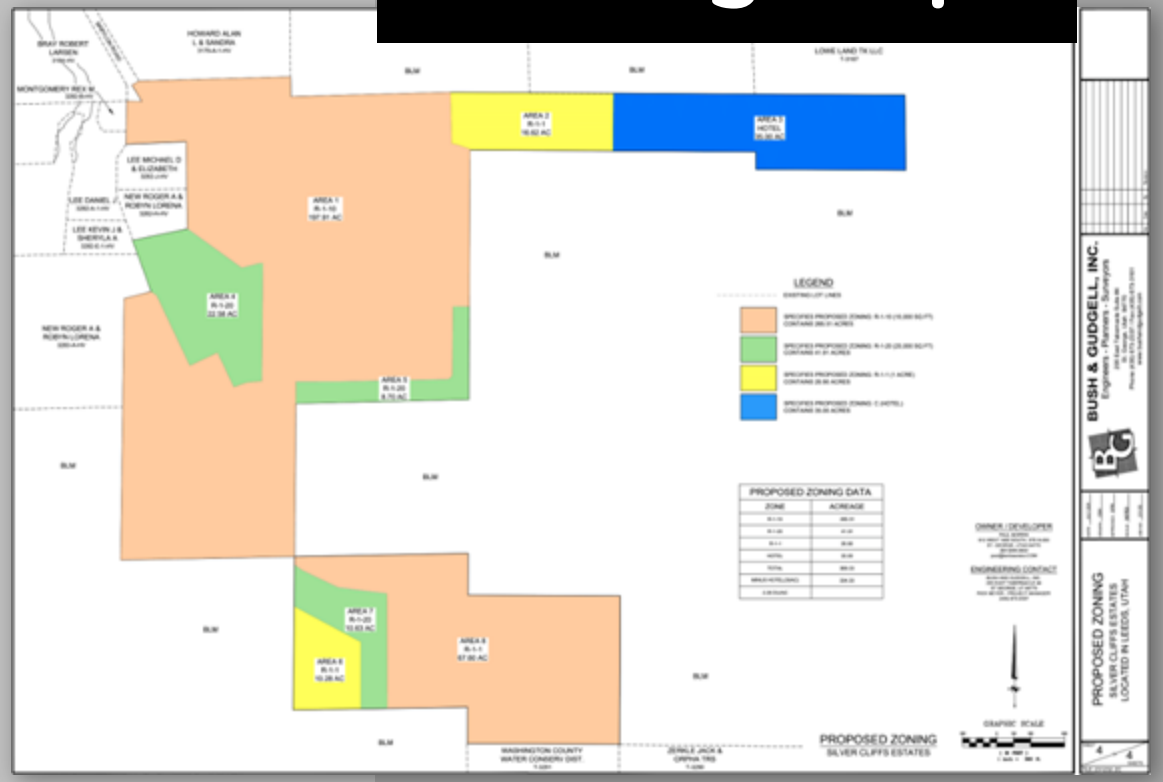
- After a change in Town leadership and philosophy a new agreement was executed.
- The mixed use ordinance was repealed and the zoning was redone for all residential uses (low density multi-family and single family ¼ acre, ½ acre, and 1 acre). The zoning calculated to 2.8 units/acre or 1,033 units.

## 2024 Current application - Rezoning and Subdivision

- Town requested the owners to find an appropriate commercial use to add to the residential uses.
- A premier hotelier desires to located a high-end dispersed hotel with a restaurant and spa on the property
- The landowners decided to reduce the density, eliminate the multifamily units and have larger lots
- The proposed commercial hotel lot is 35 acres
- The lower density is 761 single family residences (2.42 units/acre).

# Current Zoning Map

# Updated Zoning Map



# Vision for **THE SUBDIVISION**

**Our vision is to create a beautiful, harmonious community that reflects the natural beauty and spirit of Leeds, Utah.**

## Key Elements

### Natural Harmony

Design blends with red rock and pine trees, preserving natural contours and aesthetics.

### Low-Impact Development

Sustainable building practices and minimal environmental disruption, with a low-traffic, dispersed hotel.

### Community-Centric Design

Thoughtful residential layout, walking paths, bike trails, and recreational areas promoting a healthy lifestyle.

### Cultural and Historical Respect

Honoring Leeds heritage in design and development.

### Economic and Social Benefits

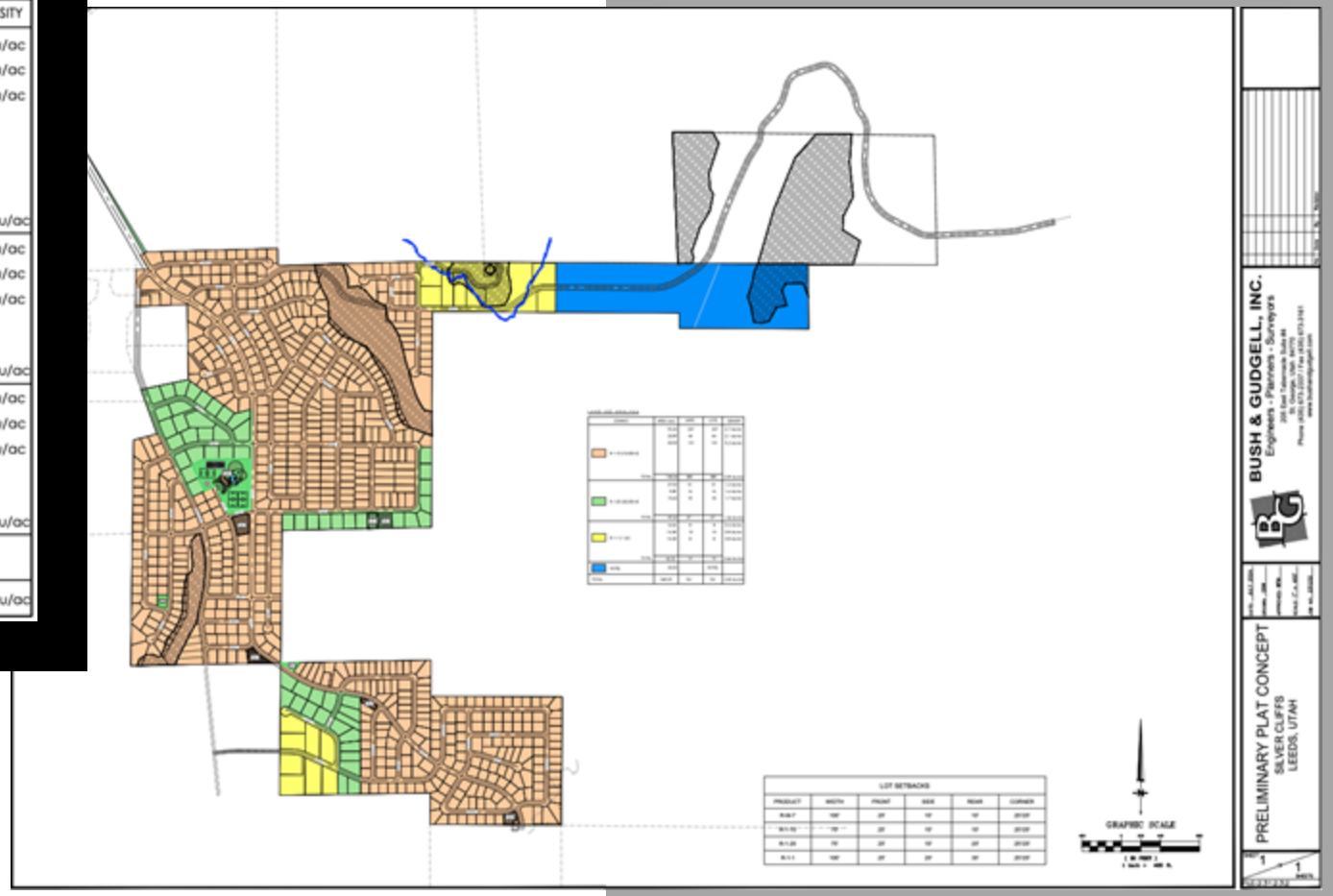
Local economic opportunities with commercial and Missing Middle housing.

**Our goal is to enhance the quality of life for residents while maintaining the town's natural beauty and community spirit.**

# **PRELIMINARY PLAT** - Page 1 of 2

LAND USE ANALYSIS

| ZONING | AREA (ac) | UNITS | LOTS | DENSITY |
|---|---|---|---|---|
| R-1-10 (10,000 sf) | 95.43 | 257 | 257 | 2.7 du/ac |
| | 20.89 | 44 | 44 | 2.1 du/ac |
| | 52.02 | 151 | 151 | 3.2 du/ac |
| TOTAL | 168.34 | 689 | 689 | 2.69 du/ac |
| R-1-20 (20,000 sf) | 27.00 | 31 | 31 | 1.2 du/ac |
| | 9.89 | 16 | 16 | 1.6 du/ac |
| | 10.63 | 18 | 18 | 1.7 du/ac |
| TOTAL | 47.63 | 57 | 57 | 1.36 du/ac |
| R-1-1 (1 ac) | 16.66 | 8 | 8 | 0.6 du/ac |
| | 15.58 | 12 | 12 | 0.8 du/ac |
| | 10.28 | 8 | 8 | 0.8 du/ac |
| TOTAL | 42.52 | 15 | 15 | 0.66 du/ac |
| HOTEL | 35.00 | | HOTEL | |
| TOTAL | 369.29 | 761 | 761 | 2.42 du/ac |



# **PRELIMINARY PLAT** - Page 2 of 2

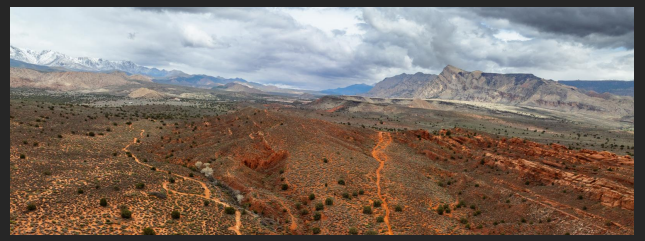
# Infrastructure and Utilities

## Access

- **Primary Access:** Will be on 900 N Babylon Road.
- **Secondary Access:** Will connect to the new Zion Bypass Parkway.
- **Low Impact:** Designed to minimize traffic congestion and environmental impact.
- **Future I-15 Interchange:** Work with the Town on new I-15 Interchange

## Water

- Provided by the Water Conservancy District
- A new tank will be installed on the property
- A 15-inch T has already been installed at the head of Babylon Road, connecting to the new major waterline that goes from Qual Creek to the new water tank at Anderson Junction.



## Sewer

- No septic tanks
- Fully sanitized sewer system that connects to Ash Creek's system

## Electricity, Gas, and Fiber

- Rocky Mountain Power, Dominion Energy/Enbridge, and fiber optics will be installed to each home.

## Infrastructure Cost and Impact Fees

- Applicable impact fees will be paid by the builders, ensuring neighboring properties are financially exempt from the development costs.
- The cost of the infrastructure is 100% paid by the development through the Grapevine Wash Local District.

## Construction and Community Features

- All construction will be carried out by a certified, bonded, and insured excavation company.
- The community will be a dark sky community with solar-powered street lights.

# Residential Uses

## High Quality Builders

- There will be a variety of high-quality builders that will appeal to different demographics and incomes

## Lot Sizes

- Most of the lot sizes in the 3 zones exceed the minimum lot size
- The average size in the R-1-10 is 12,716 SF
- The average size in the R-1-20 is 29,845 SF
- The average size in R-1-1 is 48,860 SF
- We minimized the number of flag lots down to 11

## “Missing Middle”

- The landowners understand the need for single-family home ownership for the workers, like firefighters, school teachers, and store managers.
- 20 lots will provide owner-occupied homes (with 30 year mortgages) for these workers at affordable pricing through the community land trust.

## Community Center and Aesthetic Protection

- There will be a beautiful community center with pickleball courts, play fields, and facility funded an operated by the Grapevine Wash Local District.
- To protect the viewshed and aesthetic appeal, the cliffs within the development will be owned by the District so that they will stay in their natural state.

## No HOA

- While there will be CCRs to protect the quality of construction and maintenance, there will not be an HOA with fees.
- The community center and park areas will be owned by the District.
- The future residents will elect the District board of trustees and the cost for the infrastructure and amenities, including maintenance, will be part of their District taxes.

## No Short Term Rentals

- Other than the hotel, which may include some residential units, there will be no short term rentals allowed.

# Commercial Area – Iconic Resort Hotel

- Catering to National Park Visitors, this will be their Zion National Park location
- Approximately 100 premier cabins dispersed across 35 acres
- Hotel Lobby, luxury Restaurant and Spa open to the public
- The hotel will generate property, sales, and transient room taxes for the Town of Leeds without demanding any significant resources from the Town
- This site was selected subject to being able to obtain the commercial lot and be under construction in 2025

# Iconic Resort Hotel

# CONCLUSION

1. We appreciate your time and consideration. We are committed to working collaboratively with the town to ensure the success of this project.

2. It is critical for the Hotel to have the zone change and 35 acre lot available quickly so that it can meet its timeline to start construction in 2025.

3. We request a positive recommendation from the Planning Commission tonight on the zone change and preliminary plat.

4. We will be asking the Town Council for approval of the zone change and preliminary plat at the next available council meeting.

5. We will be back before the planning commission for final plat review after we have submitted the infrastructure construction drawing to the Joint Utility Committee.

6. Once the Hotel knows that it has the zone change and available commercial lot it will be coming to the Planning Commission for consideration of **Site Plan Approval and a Conditional Use Permit.**

7. Your support is crucial for moving forward. Together, we can create a development that enhances the natural beauty and community spirit of Leeds. We are here to answer any questions and address any concerns.

# THANK YOU