

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: September 8, 2023

Zone: R-8
Size: 1.876 Acres
Lots: 6

RE: **Deer Haven Estates (Vincent Ridge) Subdivision Concept Review**

Layne Vincent is proposing to subdivide a 3.65-acre lot (Parcel No. 32:018:0177) into seven (7) residential lots ranging from 0.22 acres to 0.95 acres. The subdivision also includes the creation of a city cul-de-sac extending from 450 South which will provide the required primary access for the majority of the lots. There will also be road dedication for 900 East. The subdivision is located within and subject to the regulations of the R-10 Residential Zone. The R-10 zone requires each interior lot to have a minimum of 80 feet of frontage and 95 feet of frontage for corner lots. The minimum lot size in the R-10 zone is 10,000 square feet.

This is a subdivision concept review and 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.

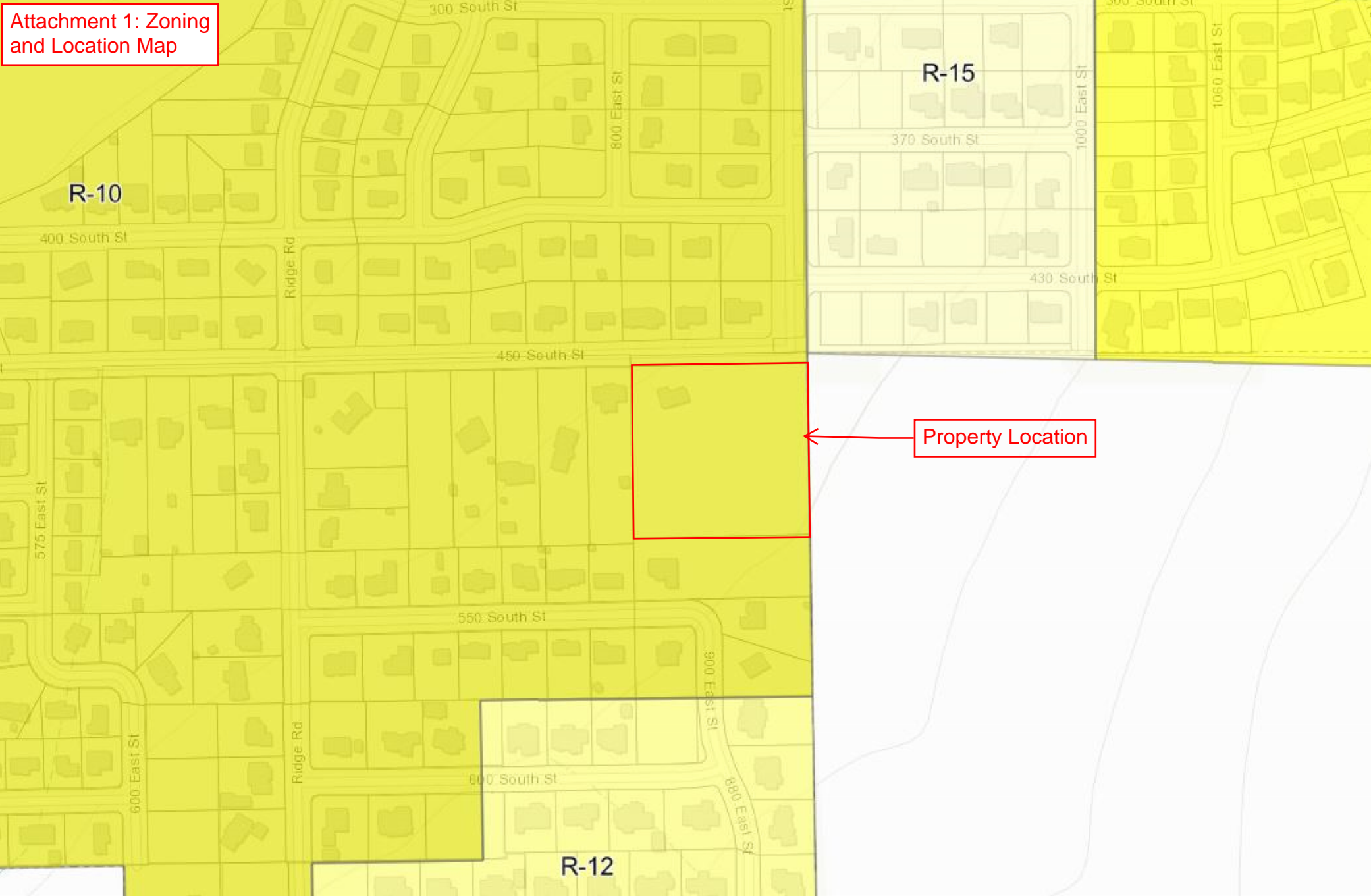
After the concept review, the developer will submit preliminary plans. The Preliminary plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council who will be the land use authority for preliminary plans.

The DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

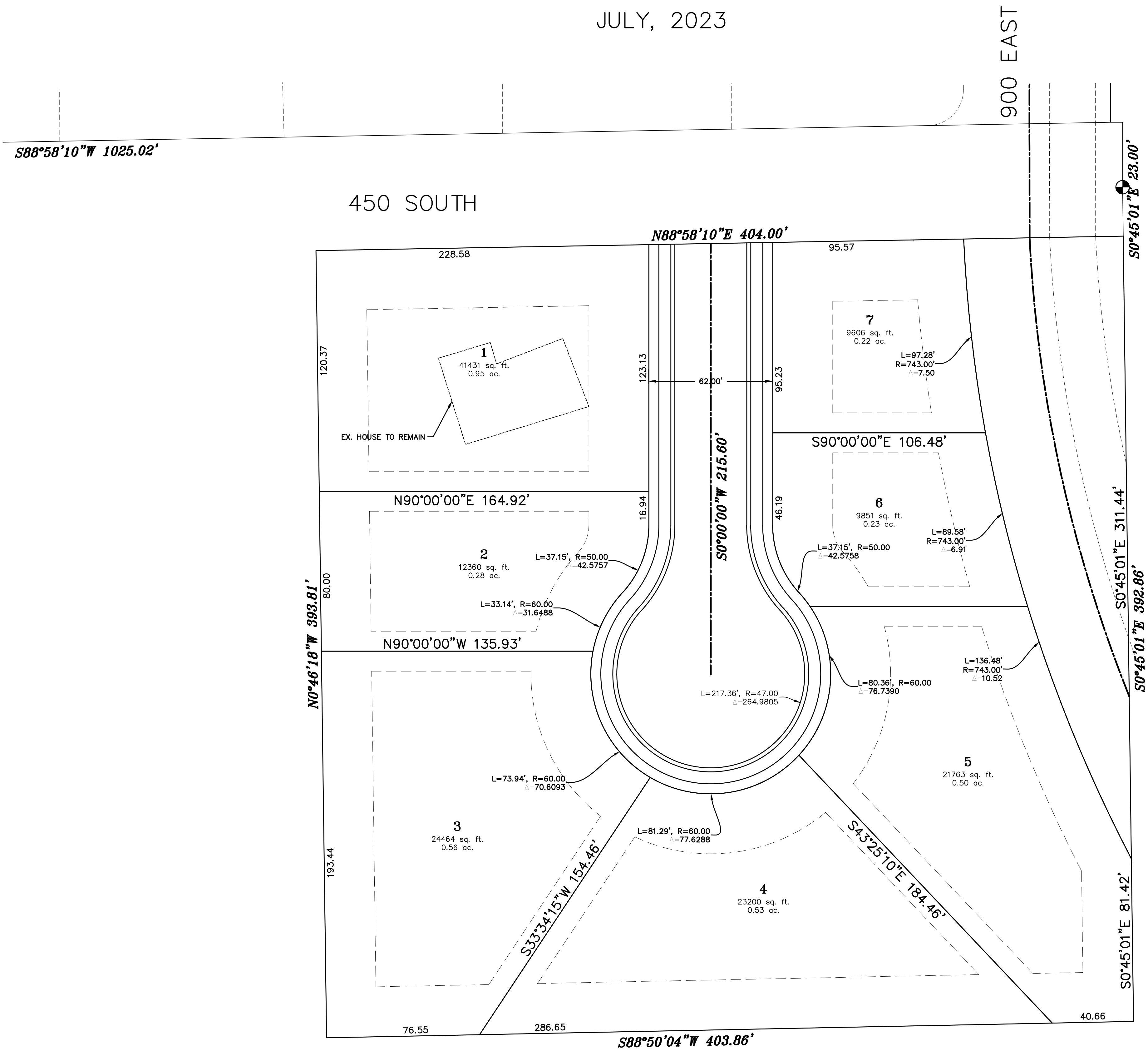
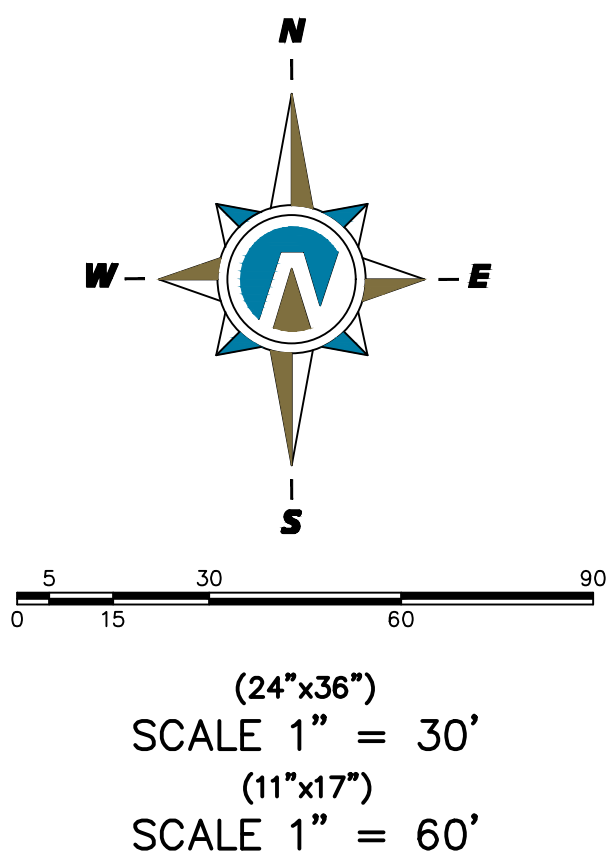
Attachments:

1. Zoning and Location Map
2. Concept Plan

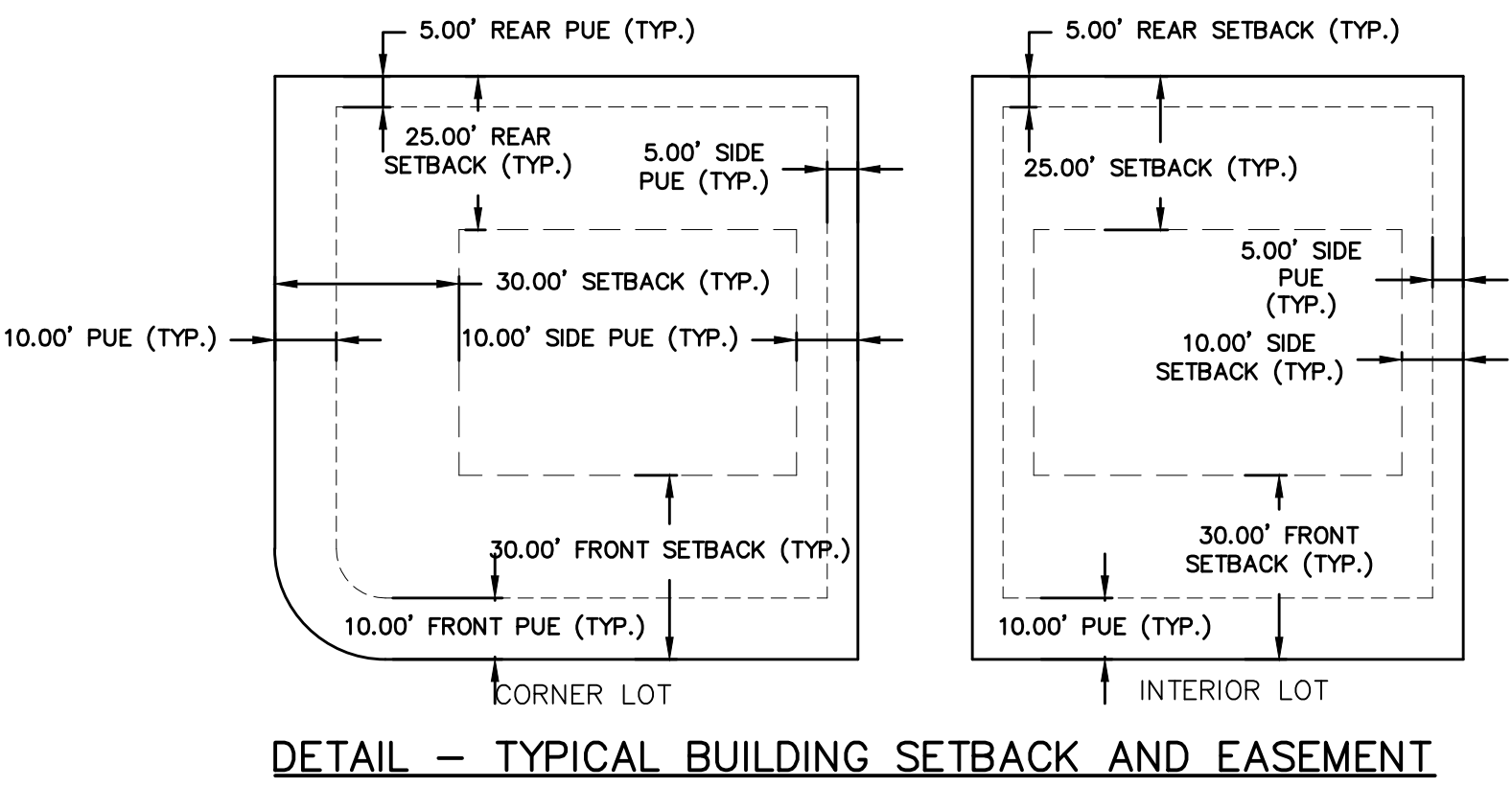
Attachment 1: Zoning and Location Map



VINCENT RIDGE
SANTAQUIN, UTAH
JULY, 2023



PROJECT INFORMATION		
TOTAL PROJECT AREA	3.65 ACRES	100 %
ZONE	R-10	
MINIMUM LOT AREA	9,600 S.F.	
NUMBER OF LOTS PROPOSED	7	



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINCENT RIDGE		SITE PLAN	JOB NO. 3-23-014
		SANTAQUIN, UTAH	SHEET NO. SP-01