

MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: October 14, 2022
Re: **Tanner Property Annexation and Development**

Ivory Development LLC is proposing to develop property located west of the railroad tracks and east of Summit Ridge Parkway. In order for a subdivision to be considered, the property first needs to be annexed into Santaquin City.

Mayor Olson directed the Planning Commission review the proposed zoning and development layout as part of the annexation approval process. The Planning Commission's recommendation is as follows:

Commissioner Nixon motioned to make a positive recommendation to the Santaquin City Council that the Tanner Annexation and proposed development move forward in the R10 Zone and for consideration in additional connectivity issues. Commissioner Weight seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Absent; Commissioner Hoffman, Absent; Commissioner Howard, Absent; Commissioner McNeff, Yes; Commissioner, Nixon, Yes; Commissioner Weight, Yes; (Alternate) Commissioner Romero, Absent. The motion was unanimously approved.

The property to be developed consists of approximately 43 acres and it is proposed to have 140 single-family lots that meet the standard requirements for the proposed zoning of R-10 Residential. It is also proposed to include a 1.16 acre park on the southern portion of the development. An annexation and development agreement has been prepared for the City Council to consider in conjunction with the annexation of the property. This development agreement has been negotiated and reviewed by both the Santaquin City staff and representatives of Ivory Development.

Recommended Motion (Annexation): "Motion to adopt Ordinance No. 10-01-2022, an ordinance amending the Zoning Map of Santaquin City to include the Tanner Annexation Area located adjacent to the current corporate boundaries of Santaquin City, Utah with the condition that a development agreement is approved to lay out certain details of the future development of the property."

Recommended Motion (Development Agreement): "Motion to adopt Resolution 10-05-2022, a resolution approving a development agreement between Santaquin City and Ivory Development, LLC regarding the Tanner Flats at Summit Ridge development."