

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 4, 2021

RE: **Timber Valley Subdivision Concept**

Zone: R-10
Size: 1.60 Acres
Lots: 3

The Timber Valley subdivision is located at 465 North 500 West. The proposed subdivision is in the R-10 Residential zone and consists of 3 lots on 1.60 acres. Lots within the R-10 zone are required to have a minimum size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.48 acres (20,901 square feet) to 0.60 acres (26,205 square feet), and the lot frontages range from 85.95 feet to 107.31 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

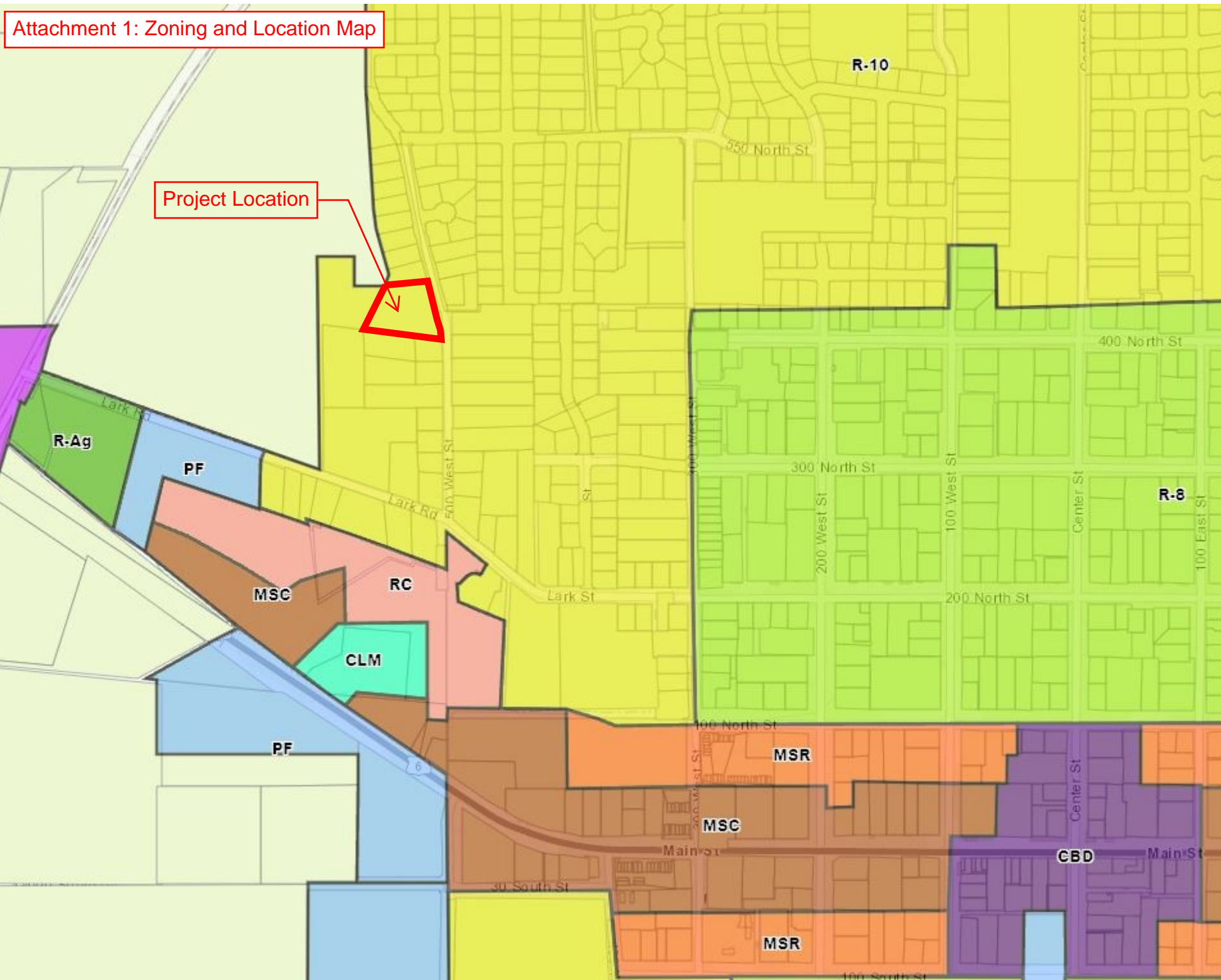
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. 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 (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

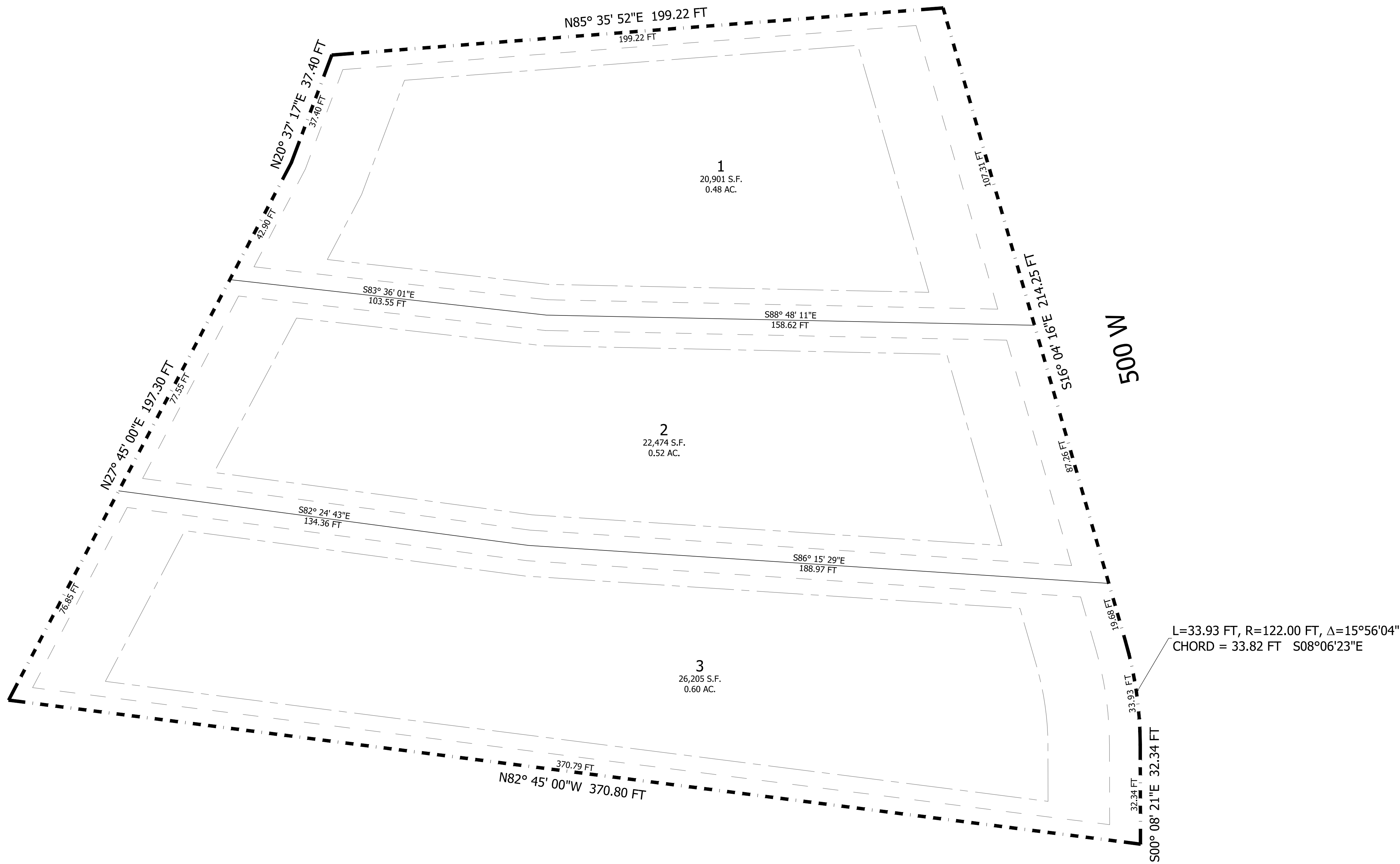
1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



SANTAQUIN PROJECT

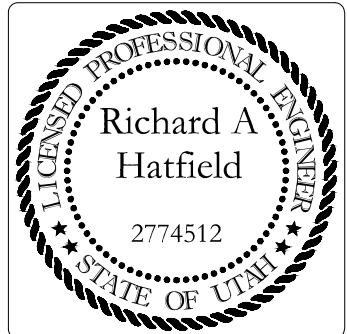
465 N 500 W
29:037:0041
SANTAQUIN, UTAH



CONCEPT PLAN
SCALE: 1" = 20'
0 20 40



REVISIONS	
DATE	REMARKS



SANTAQUIN PROJECT
CONCEPT PLAN

FOR: KENT STEPHENS

DRAWING: 11

LOCATION: SANTAQUIN, UT

DATE: 10-22-2021