

MEMORANDUM



To: Mayor Olson and City Council

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: **Scenic Ridge Estates Subdivision Preliminary Review**

Zone: R-12 PUD

Size: 4.76 Acres

Lots: 8

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The lots range from 12,000 square feet (.28 acres) to 41,299 square feet (0.95 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Open Space lot 1 will be used to meet this requirement and will include a drainage channel and a 10' wide trail along it.

A portion of the proposed development, specifically located within Lot 8, is within a future water pressure zone. The buildable portion of this lot, as indicated on the plat, is located within the existing pressure zone and has been shown to have adequate water pressure to serve the home. This lot and the remaining properties located east of the proposed roadways are anticipated to be developed further once additional water infrastructure is constructed (i.e.: Water tank, booster pump station, etc.).

The Planning Commission's recommendation is as follows:

Commissioner Hoffman motioned to recommend approval of the Scenic Ridge Estates Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Commissioner McNeff seconded the motion. Commissioner Wood, Absent; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner Howard, Absent; Commissioner McNeff, Yes; Commissioner Nixon, Yes; Commissioner Romero, Yes; Commissioner Weight, Yes. Vote was unanimous in favor. Motion passed.

This is a preliminary subdivision application review for the City Council to determine whether the proposed subdivision complies with Santaquin City Code or not. The City Council will be the land use authority for the preliminary plan.

Recommended Subdivision Motion: "Motion to approve the Scenic Ridge Estates Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Attachments:

- Preliminary plan