

# MEMORANDUM



To: Mayor Olson and City Council

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: **Stratton Acres Subdivision Preliminary Plan Review**

Zone: R-10
Size: 12.39 Acres
Lots: 37

The Stratton Acres Subdivision is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 37 single-family lots on 12.39 acres. Each lot is required to be a minimum of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. The proposed subdivision meets all the R-10 zoning requirements. The lots range from 10,000 square feet (.23 acres) to 14,018 square feet (.31 acres).

The proposed development is adjacent to property owned by Nebo School District and has been working with the district to construct the full roadway width of 200 East. This will provide a full width roadway for the length of the project. Additionally, the developer has worked with the School District to accommodate the storm water that is generated within the proposed roadways in a retention basin on northwest portion of the school district property. This storm water retention basin will be located within an easement on the school district property that will allow Santaquin city to access and maintain the proposed pond.

To adequately serve the proposed development with wastewater collection, the developer must install off-site sewer north of proposed development through the future roadways of 200 East and Ginger Gold Roadway. The sewer line will need to be located within a similar easement as the proposed retention pond, until 200 East and Ginger Gold Road is constructed.

The Planning Commission's recommendation is as follows:

Commissioner Nixon made a motion to recommend approval of the Stratton Acres Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Commissioner Weight 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 Stratton Acres Subdivision with the following condition:

- All planning and engineering redlines be addressed.

**Attachments:**

1. Preliminary Plans