

MEMO



To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: October 7, 2022

Re: **Tanner Property Annexation and Development**

Ivory Development LLC is proposing to develop property in the middle of Summit Ridge which is 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. While a Planning Commission review is not required by State Code for an annexation, Mayor Olson has directed that the Planning Commission review the proposal as part of this approval process.

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 is being finalized as part of this proposal in preparation for the City Council review and consideration.

Staff Recommendation: It is recommended that the Planning Commission review the proposed zoning (R-10 Residential) and the proposed development layout and that they provide a recommendation to the City Council.