



MEMO

To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: October 5, 2022

Zone: R-10
Size: 3.647 Acres
Lots: 3

RE: Heritage Heights Subdivision 3-Lot Subdivision Concept Review

The Heritage Heights (3-Lot) Subdivision is located at 850 E 450 South Street on Utah County Parcel # 32:018:0177. The proposed subdivision is in the R-10 zone and consists of creating 3 single-family lots from an existing 3.647-acre lot. Each lot within the R-10 zone 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 these R-10 zoning requirements. The concept lots range from approximately 39,204 (.9 ac) to 60,548.4 square feet (1.39 acres). The Santaquin Land Use Plan calls for the future extension of S 900 East St, south of its intersection with E 450 South. The proposed lots meet the lot size requirements of the R-10 zone. The R-10 Zone requirements can be found in SSC R-10 Residential Zone.

(https://santaquin.municipalcodeonline.com/book?type=ordinances#name=10.20.080_R-10_RESIDENTIAL_ZONE.) The adopted Santaquin Land Use Plan identifies the extension of S 900 East St. as a future collector street along the east side of the proposed subdivision.

The Concept Plan includes notes stating that proposed (Lot 1) has an existing residential home, and that a portion of the subdivision has a monolithic curb/walk and utilities. It also indicates the anticipation the subdivision will require the extension of roadway improvements for approximately 250' as well as utility services.

Santaquin City requires that all street improvements be provided in accordance with city codes for any new subdivision. If a subdivision requires a public dedication a full review process is required.

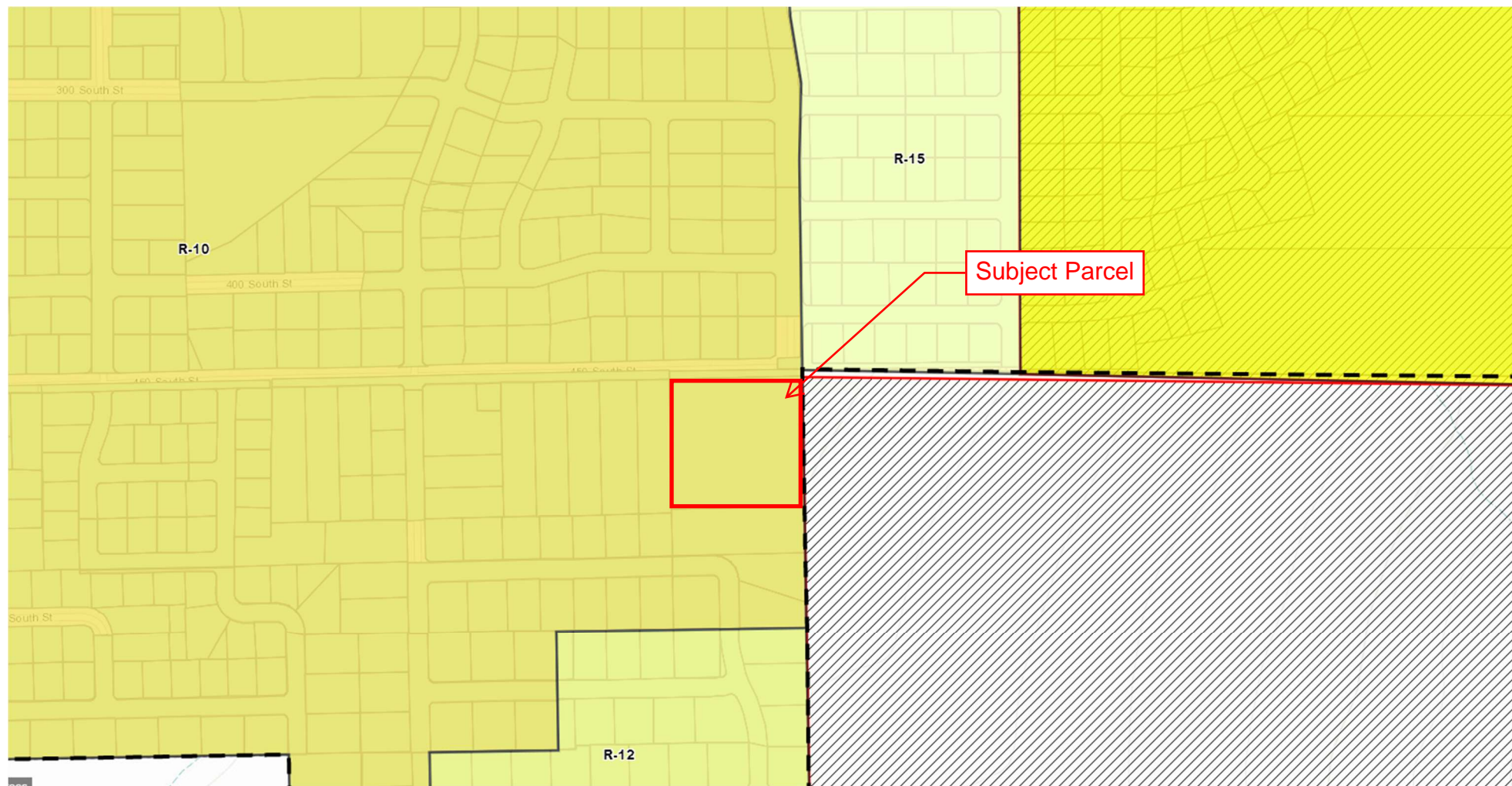
This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. The review of the subdivision concept plan shall not constitute an approval of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council. The City Council will be the land use authority for preliminary plans.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of the subdivision title, zoning title, laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or will be met prior to the recordation or construction beginning in accordance with (Santaquin City Code 11.20.060(B)).

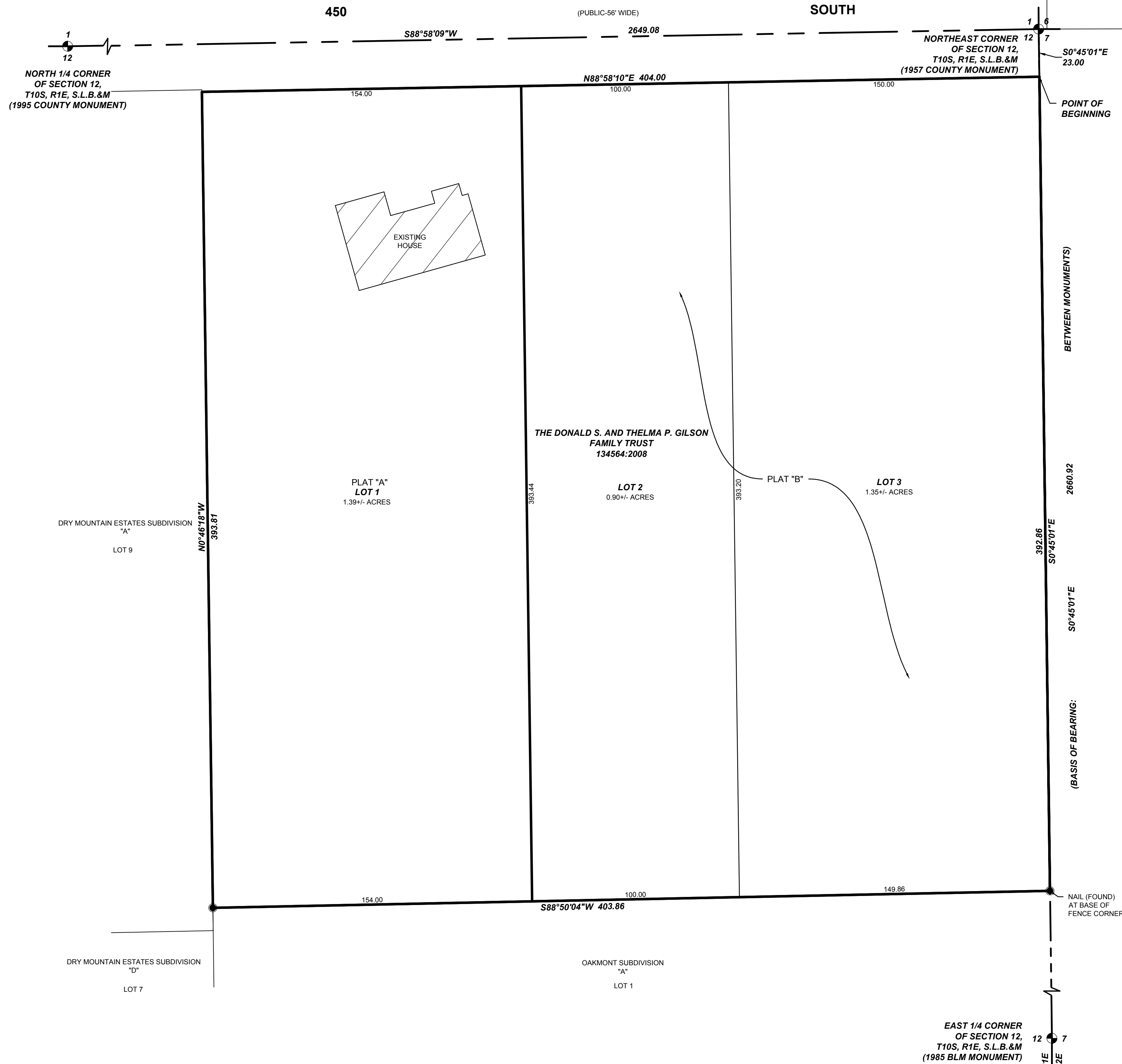
Attachments:

1. Zoning and Location Map
2. Concept Plan
3. Santaquin Master Transportation Plan Map

Attachment 1: Zoning and Location Map

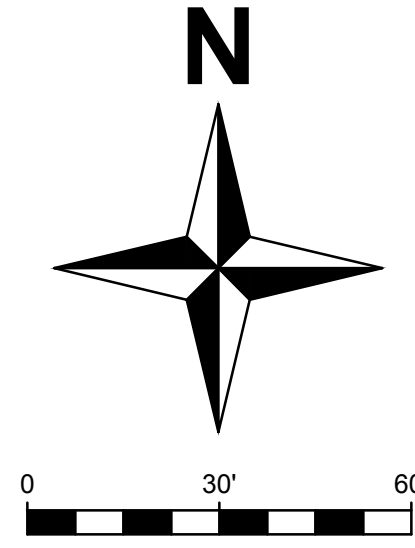


VICINITY MAP
NTS



NOTES

- 1) This 3-lot Subdivision is proposed to be approved and constructed in 2 Plats. The existing home as Plat "A" consisting of Lot 1, and Plat "B" consisting of Lots 2 & 3.
- 2) Lot 1 (Plat "A") is already fully improved with monolithic curb/walk and utilities already in place serving the existing home.
- 3) Plat "B" will require the extension of the roadway improvements for an additional 250' as well as utility services (water-irrigation-sewer-etc.)
- 4) Current Zoning Classification: R-10. No change in zoning is requested.



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CONCEPT PLAN
HERITAGE HEIGHTS SUBDIVISION

SANTAQUIN, UTAH
NE1/4 OF SECTION 12, T10S, R1E, SLB&M

[illegible]

Attachment 3: Santaquin Master Transportation Plan Map

