

# MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: August 18, 2023

RE: **Greenhalgh 6-Lot Subdivision Concept Review**

Zone: R-8
Size: 1.876 Acres
Lots: 6

Kirk Greenhalgh is proposing to subdivide a 1.876-acre lot (Parcel No. 09:073:0016) into six (6) residential lots ranging from 10,692 square feet (0.25 acres) to 11,873 square feet (0.27 acres). The subdivision also includes the creation of a city cul-de-sac extending from 100 North which will provide the required primary access for each lot. Subdivision policy seeks to avoid the creation of double or reverse frontage lots which may require access to 100 W to be prohibited. The subdivision is located within and subject to the regulations of the R-8 Residential Zone. The R-8 zone requires each lot to have a minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. Santaquin City Code 11.24.080.I.3 lists how the frontage is calculated for cul-de-sacs.

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 of any kind.

After the concept review, the developer will submit preliminary plans. The Preliminary plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. 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 who will be the land use authority for preliminary plans.

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 subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map





