

MEMO



To: Mayor Olson and City Council

From: Jon Lundell, City Engineer

Date: April 3, 2026

Re: **Deferral Agreement for Heritage Circle Subdivision**

Mr. Kirk Greenhalgh is seeking approval for the Heritage Circle Subdivision located at approximately 100 North and 100 West. Santaquin City Code 11.44.010 requires all street improvements (i.e., curb, gutter, sidewalk, landscaping, and storm drain infrastructure, etc.) to be installed with all subdivisions. There is the potential exception for properties located within the “Core” area of the City, may enter into a deferral agreement with the City Council do defer or delay the installation of the required infrastructure.

Per the mentioned City Code, Mr. Greenhalgh is requesting to enter into a deferral agreement with the City Council for the construction of the required subdivision improvements along 100 North and 100 West. Based on the submitted plans, it is the intention of the proposed subdivision to construct the required improvements along the new lot frontages **within** the cul-de-sac (see attached development plans).

The intent of City code 11.44.010 is to defer the installation of the required improvements for smaller subdivisions, typically 2 or 3 lot developments, such as the Morgan Subdivision (approved November 2024) and the Peak Subdivision (approved in October 2024). Subdivisions that have more than 3 lots have been required to install the required subdivision improvements, such as Nelson-Ostler subdivision (400 South, 100 West), and the Orchard Park subdivision (Center Street and 400 South).

The developer is requesting the deferral agreement. Before the Planning Commission can review the subdivision, direction from the City Council regarding infrastructure improvements is needed.

It is my recommendation that the proposed deferral agreement be denied, based on the proposed development is greater than 3 lots that matches the historically approved deferral agreements.

Staff Recommendation: It is recommended that the City Council deny the deferral agreement for the Morgan Subdivision.

Recommended Motion: “Motion to deny an infrastructure deferral agreement with Kirk Greenhalgh of the Heritage Circle Subdivision located at approximately 100 North and 100 West Santaquin, UT 84655.”