

# MEMORANDUM

To: Mayor Hunsaker and City Council

From: Ryan Harris, Staff Planner

Date: December 10, 2021

RE: **Santaquin Estates Preliminary Subdivision, Rezoning & Development Agreement Review**



Zone: R-10 PUD, C-1
Size: 30.85 Acres
Lots: 77 Residential
1 Commercial

The proposed Santaquin Estates Subdivision is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small sliver zoned Interchange Commercial (C-1) along a portion of Main Street.

## **Rezone & Development Agreement**

The applicant is proposing to change 7.58 acres of the R-10 Residential Zone to Interchange Commercial (C-1) Zone and 23.28 acres of the R-10 Residential Zone to the R-10 Planned Unit Development Zone (R-10PUD). City code requires a development agreement be approved before the rezoning to a PUD is in effect. The Planning Commission reviewed the rezone requests on November 9, 2021 and November 30, 2021 and forwarded positive recommendations to the City Council as follows:

**Motion:** Commissioner Adcock motioned to forward a positive recommendation to the City Council that approximately 7.58 acres of the Pederson property be rezoned from the R-10 Residential to the Interchange Commercial C-1 zone, concurrent with the development agreement and preliminary plan being submitted. Commissioner Jorgensen seconded.

The motion passed unanimously 6 votes to 0

**Motion:** Commissioner Jorgensen motioned to recommend approval of the Santaquin Estates Rezone of 23.28 acres from R-10 Residential to the R-10 Planned Unit Development (PUD) zone as part of the development agreement. Commissioner Lance seconded.

The motion passed unanimously 5 votes to 0

## **Preliminary Plans**

The applicant is proposing 78-lots, which includes 1 commercial lot and 77 single-family lots. The commercial lot will be 5.4 acres and meets all the requirements of the C-1 Zone. The residential lot sizes range from approximately 4,881 square feet (.11 acres) to 15,093 square feet (.35 acres). All residential lots meet the size requirements of the PUD zone. The PUD requires 15% of the development to be open space. The proposed development meets the open space requirement.

The Development Review Committee reviewed the preliminary plans on November 2, 2021 and November 16, 2021 and forwarded a positive recommendation to the Planning Commission. The Planning Commission reviewed the preliminary plans on November 30, 2021 and forwarded a positive recommendation to the City Council as follows:

**Motion:** Commissioner Hoffman motioned to recommend approval of the Santaquin Estates Preliminary Plan with the following conditions: That all Planning and Zoning and Engineering redlines be addressed. And that the amendment to the setbacks be approved; including the 22-foot front setbacks on the garage side, 20-foot rear setbacks, and 5-foot side setbacks for the smaller lots identified within the development agreement. Commissioner Lance seconded.

The motion passed unanimously 5 votes to 0

**Preliminary Plans Motion:** “Motion to approve the Santaquin Estates Preliminary Plans with the following conditions

1. All engineering redlines be addressed.”