

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

RE: **Jones Subdivision Concept Review**

Zone: R-10 Size: 6.62 Acres Lots: 19
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The Jones subdivision is located at 495 South 300 East. The proposed subdivision is in the R-10 zone and consists of 19 lots on 6.62 acres. Detached single-family lots are a permitted use in the R-10 zone. Each lot is required to be a minimum of 10,000 sq. ft. and have a minimum lot frontage of 80 feet. All lots except for Lot 11 meet these requirements. Lot 11 needs to increase its frontage to meet code requirements. Amenities and open space are not required with this subdivision.

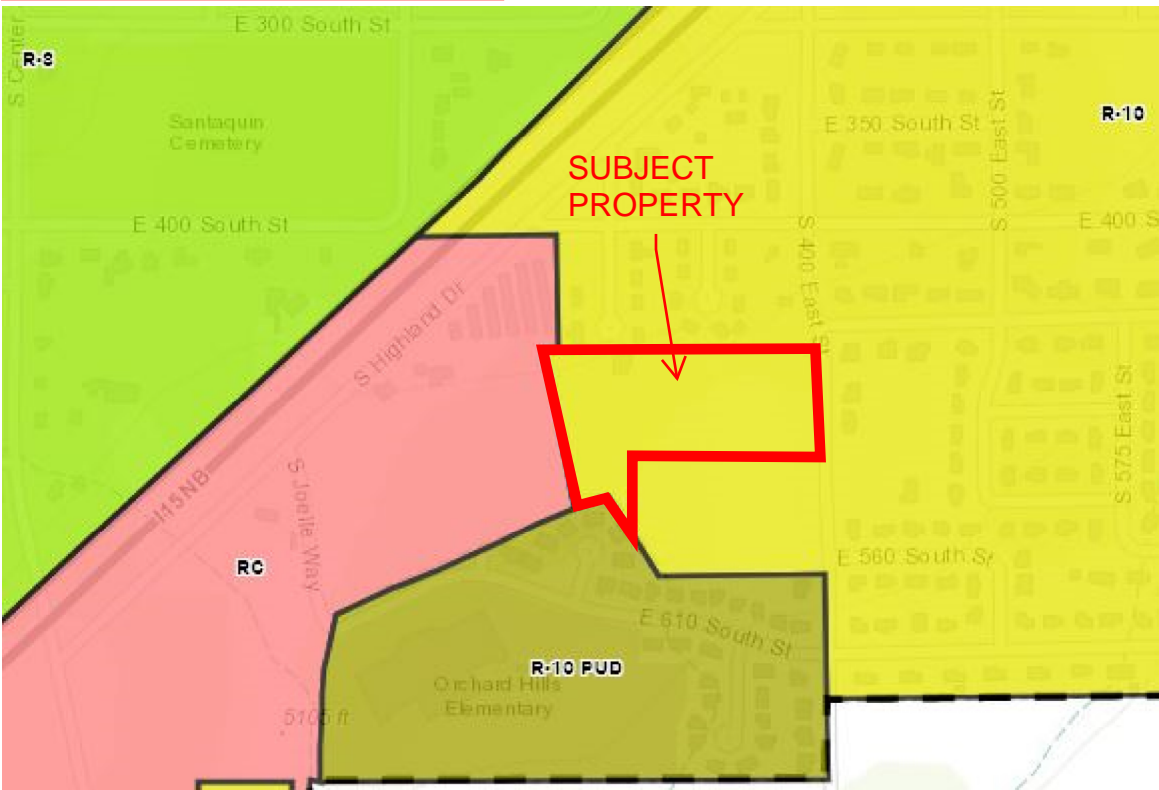
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be 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 and the City Council will be the land use authority for preliminary plans. The subdivision has vested rights once it receives preliminary approval by the City Council.

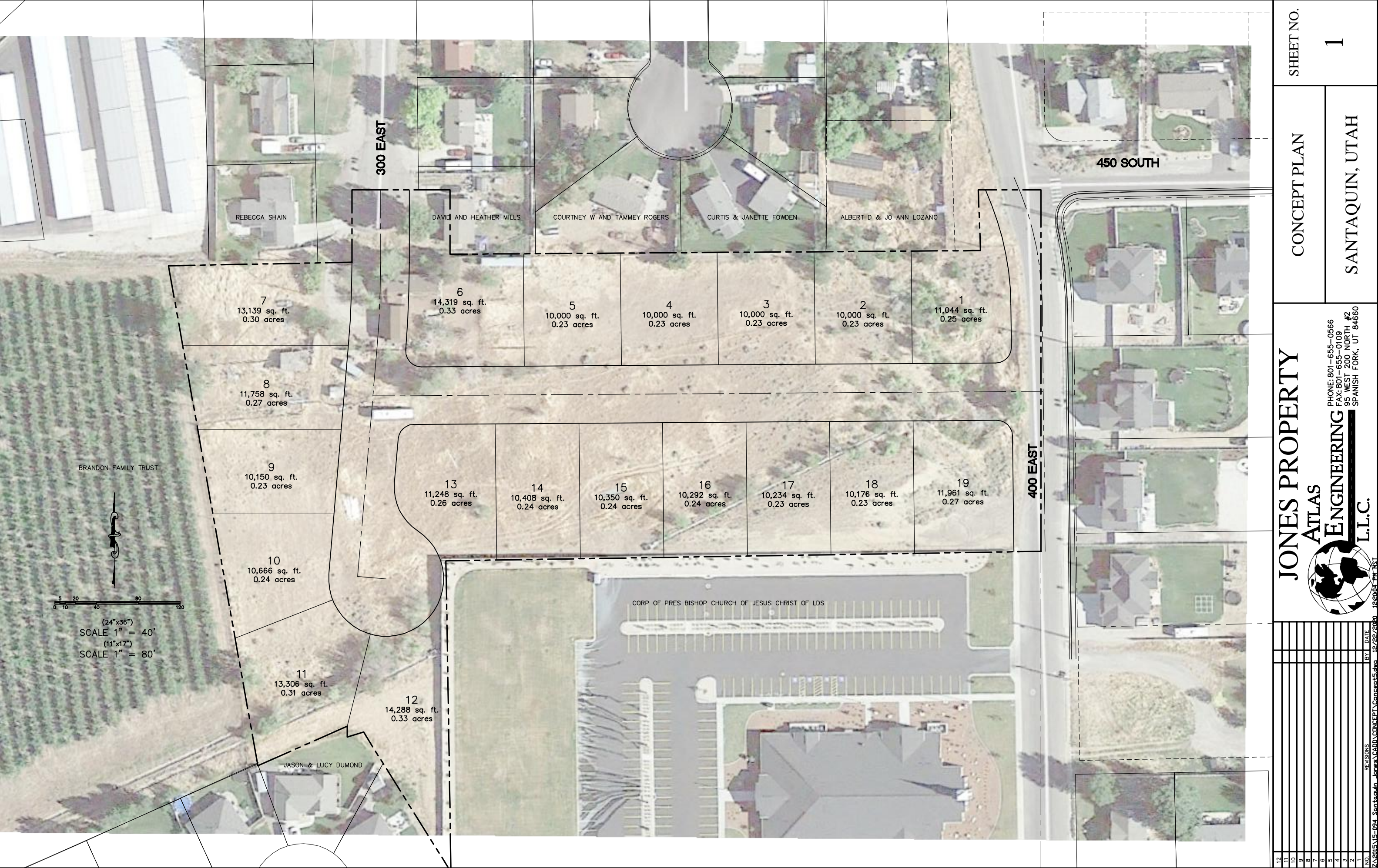
After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable 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





JONES PROPERTY
ATLAS
ENGINEERING
L.L.C.

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95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

CONCEPT PLAN

SHEET NO. 1

SANTAQUIN, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
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