# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

## RE: Sorenson 2-Lot Subdivision

Zone: MSR Size: .94 Acres Lots: 2

The Sorenson subdivision is located at 88 North 300 East. The proposed subdivision is in the Main Street Residential (MSR) zone and consists of 2 lots on .94 acres. Detached single-family homes in the MSR area are permitted and must have a minimum lot size of 6,500 square feet and a minimum lot width of 55 feet. The proposed subdivision meets these requirements. The requirements for detached single-family lots in the MSR area can be found in 10.20.190(L) of the Santaquin City Code.

The applicant has proposed a deferral agreement and the City Council has approved the agreement. This allows them to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development falls under this process. After the concept review, the developer submitted preliminary/final plans. The final plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision

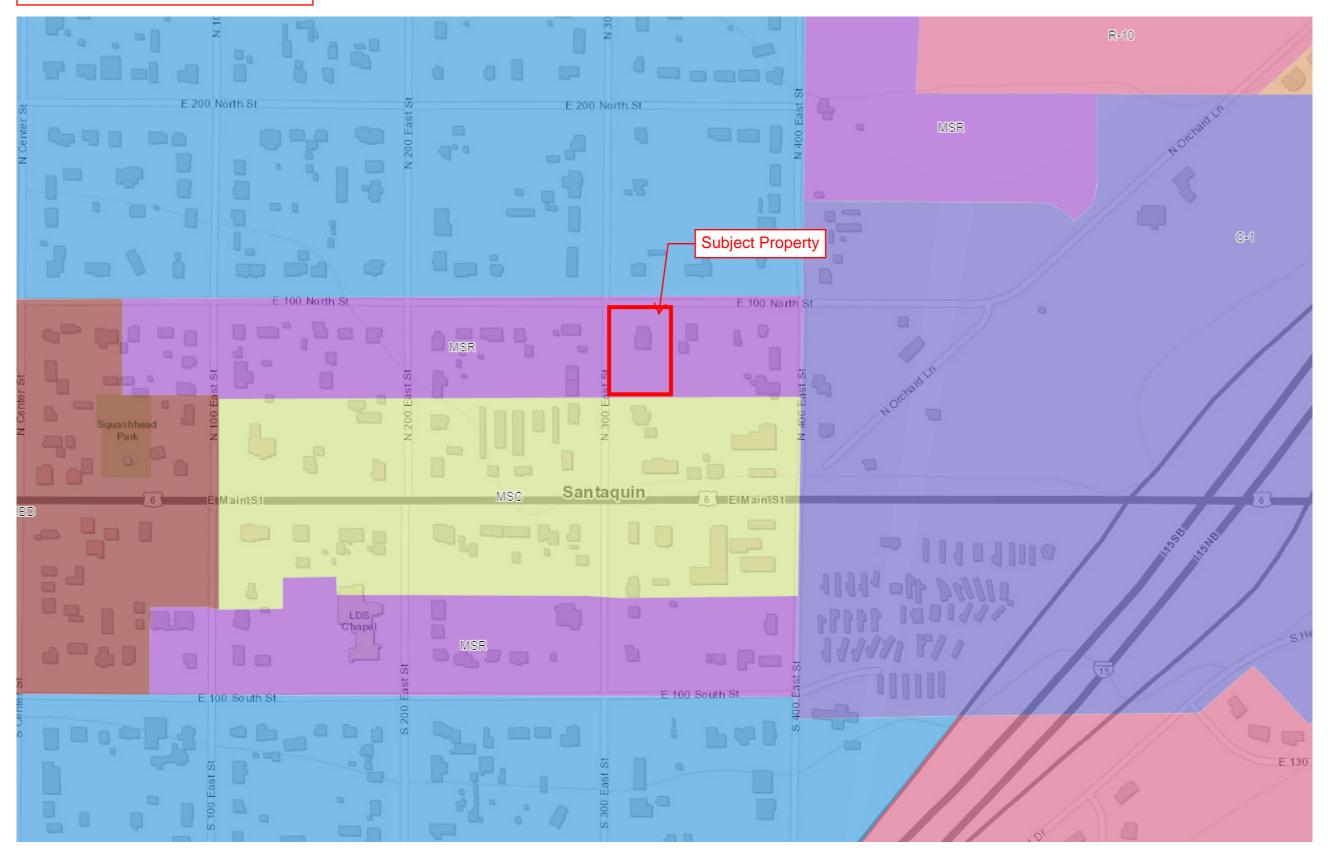
**Recommended Motion:** "Motion to approve the Sorenson Subdivision with the following condition:

- All planning and engineering redlines be addressed.

### Attachments:

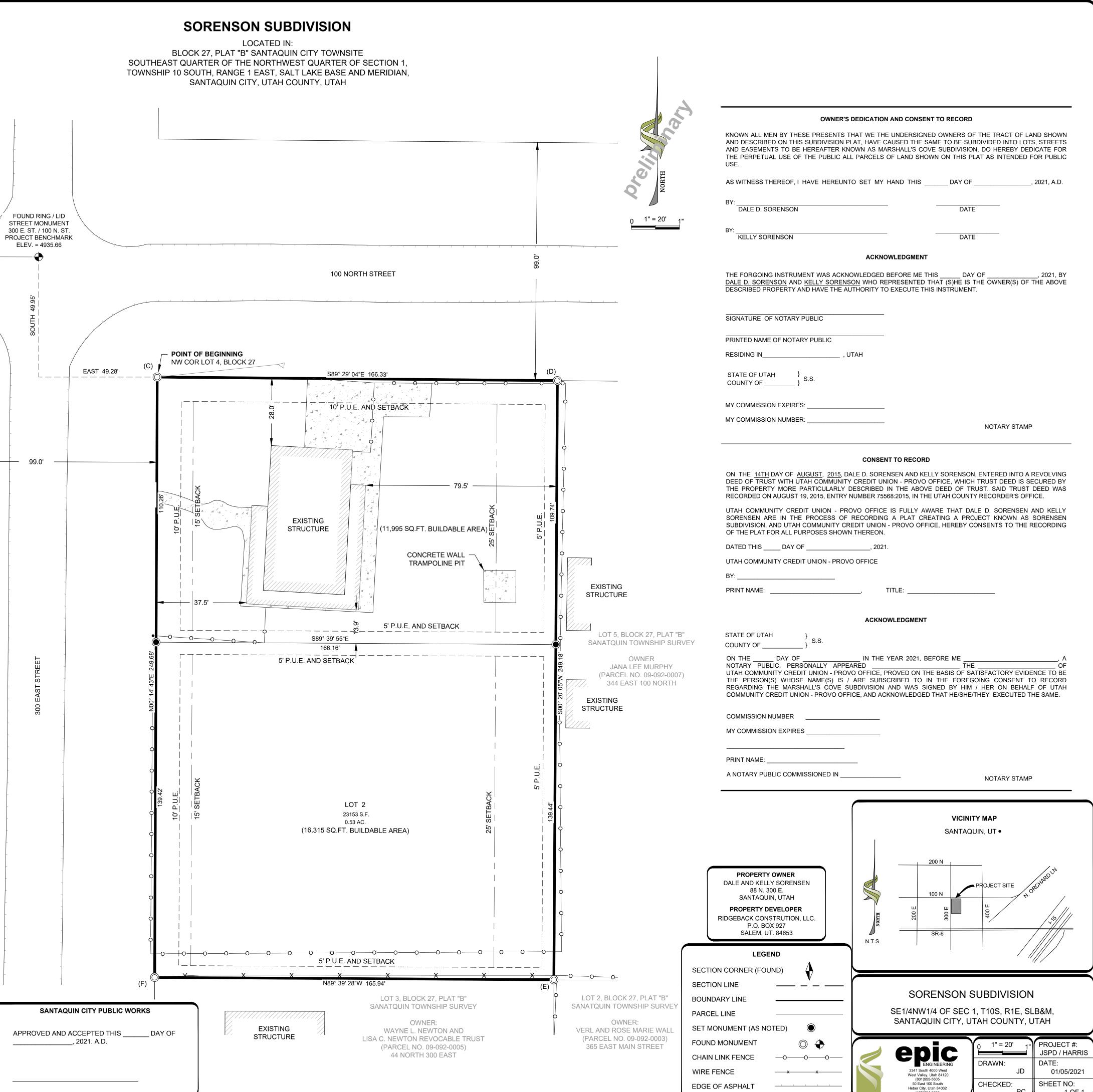
- 1. Zoning and Location Map
- 2. Final Plan

Attachment 1: Zoning and Location Map



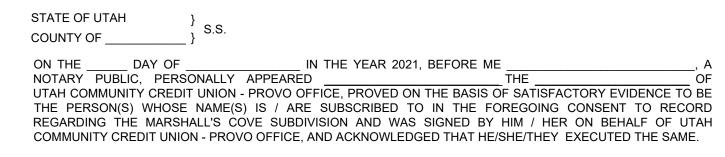
# Attachment 2 : Concept Plan

STATE PLANE COORDINATES (GROUND)           LETTER / ITEM         NORTHING         EASTM           (A) NW COR SEC 1         7162504.330         156018           (B) SW COR SEC 1         7157151.510         166021           (C) BOUNNARY CORNER         7160501.447         156228           (D) BOUNDARY CORNER         7160250.773         156245           (E) BOUNDARY CORNER         7160251.765         156228           (F) BOUNDARY CORNER         7160251.765         156228           (F) BOUNDARY CORNER         7160251.765         156228           GROUND SCALE FACTOR:         1.0003279751137	NG 4.010 5.634 1.962 0.505 4.565 BRASS CAP NW COR T10S, R1E (UTAH CO. T 35/ 2 0.505 4.565 SECION INN SECION INN	FOUND RING / LID STREET MONUMENT 100 E. ST. / 100 N. ST. FOUND 3" UTAH COUNTY BRASS CAP MONUMENT SW COD SEC. 1	STREET MONUMENT LINE BASIS OF BEARING S89° 56' 30"E 1171.65'
SUBDIVISION BOUN	DARY LEGAL DESCRIPTION		
ALL OF LOT 4, BLOCK 27, PLAT "B", SANTAQUIN TOWNSHIP AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE		FICIAL PLAT THEREOF ON FILE	
<ol> <li>ACCESS FOR LOT 2 WILL BE FROM 300 EAST STREET.</li> <li>A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREAND INTERIOR SIDE YARD, PER THIS PLAT.</li> <li>THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A C, AS FILED IN THE UTAH COUNTY SURVEYOR'S O</li> <li>ZONING: MSR BUILDING SETBACKS (BUILDABLE AREA) PER CONFORCHES MAY BE WITHIN 10.0 FEET OF THE LIVING AREA FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FRONT SIDE YARD - 5.0 FEET, REAR YARD - 25.0 FEET, FRONT SETBACK TO GARAGE - 25.0 FEET ACCESSORY BUILDINGS SHALL NOT BE LOCATED IN FROM REQUIREMENTS FOR ACCESSORY STRUCTURES IN OTHER SIMULATED IN THIS PLAT WAS PREPARED, THE PROFEWARRANTY DEED, ENTRY NUMBER 42867:2015, AS RECORDENDER 09:092:0006.</li> <li>HORIZONTAL EXISTING CITY UTILITY INFORMATION IS AVAILAVERIFIED.</li> </ol>	OMPLETED RECORD OF SURVEY BY E FFICE . DDE 10-7M-12: DETACHED SINGLE-FAM COM ALL STREET FRONTING PROPER I LINE. REQUIRED CLEAR VIEW AREAS ONT OF THE MAIN STRUCTURE AND NGLE FAMILY ZONES OF THE CITY. ERTY OWNER WAS DALE D. SORENS ED IN THE UTAH COUNTY RECORDER'S ABLE UPON REQUEST. VERTICAL UTILI	PIC ENGINEERING, FILE NUMBER ILY DEVELOPMENT STANDARDS: TY LINES: 15.0 FEET - COVERED MAY NOT BE OBSTRUCTED. MUST COMPLY WITH SETBACK EEN AND KELLY SORENSEN, PER S OFFICE, UTAH COUNTY PARCEL	
7. ROAD CUT FEES WILL BE REQUIRED FOR ANY CUTS WITHIN TH			
SURVEYO I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROF AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTH SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESC AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE K CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SI	ER CERTIFY THAT BY THE AUTHORITY RIBED HEREON, AND HAVE SUBDIVIDED NOWN AS THE SORENSON SUBDIVISIO	OF THE OWNERS, I HAVE MADE A D SAID TRACT OF LAND INTO LOTS	
PHILLIP R. CHRISTENSEN	SIONAL 319086 ULTP R. STENSEN STENSEN DATE		
UTILITY APPROVAL         UTILITY EASEMENTS IDENTIFIED         FACILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND         FACILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND         FACILITIES SHALL HAVE THE RIGHT TO BELOW GROUND AND ALL OTHER         FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED         PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING         SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, IN         THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO         REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TR         VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTIL         REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN         AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE         STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PE         STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PE         STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTURES WITH THE USE OF THE PUE WITHOUT THE         MUNITAIN POWER:         DATE:         CETRACOM:       DATE:         CENTURY LINK:			



NORTH
0 1" = 20' 1"

1 OF 1



(435)654-6600