

# 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
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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.

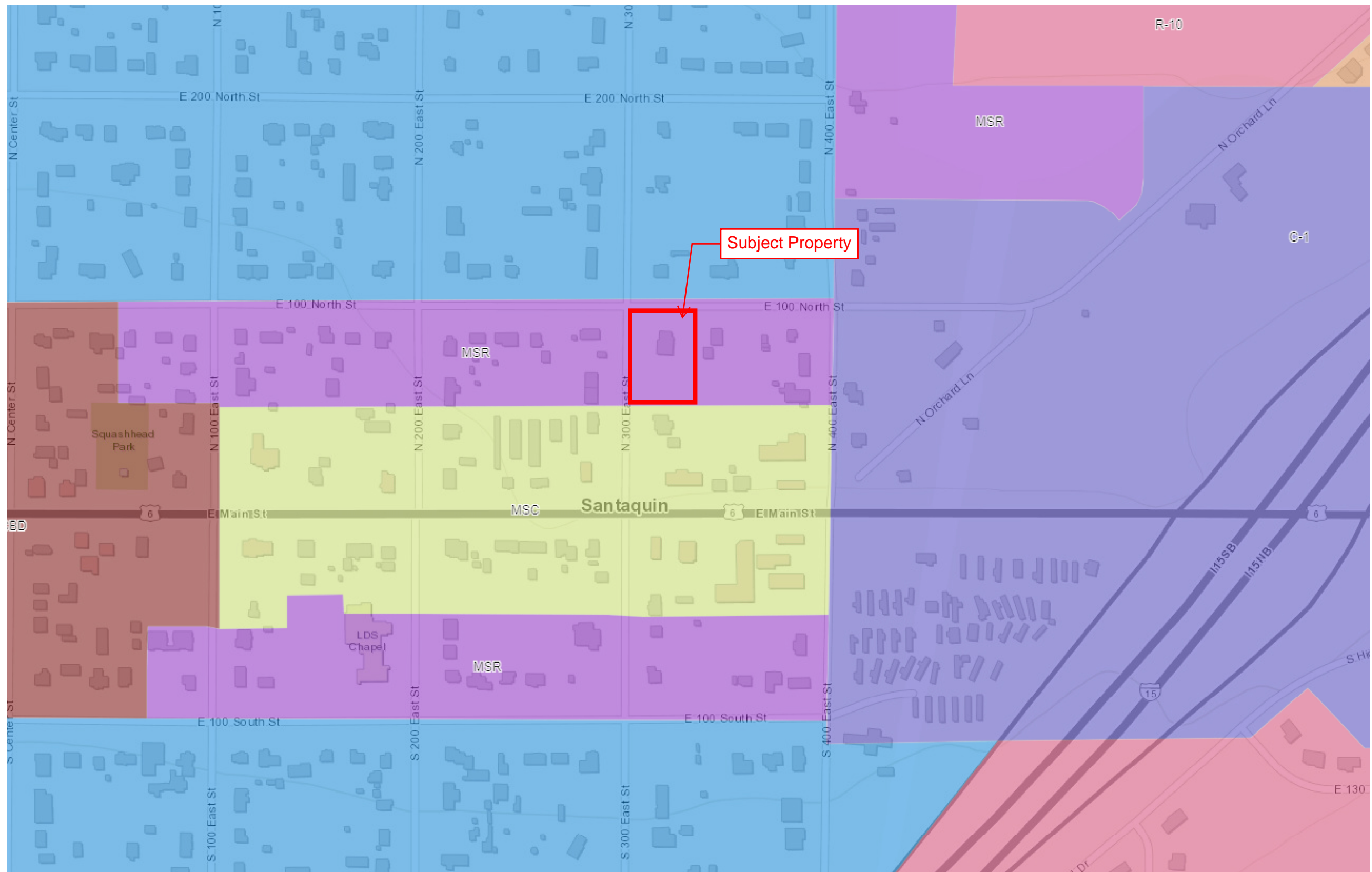
**Recommended Motion:** “Motion to approve the Sorenson Subdivision with the following condition:

- 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

