

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 23, 2021

RE: **Summit Ridge Commercial Subdivision Concept Review**

Zone: PC
Size: 93 Acres
Lots: 8

The proposed Summit Ridge Commercial Subdivision is located at approximately Summit Ridge Parkway and South Frontage Road (Old HWY 191). The proposed commercial subdivision is subject to the Planned Community Zone with default land use regulations contained within the Interchange Commercial (C-1) ordinance. The proposed subdivision consists of 8 proposed commercial lots and a remainder parcel on approximately 93 acres. There are no minimum or maximum frontage or lot size requirements in the PC Zone or the C-1 land use regulations.

This is a commercial subdivision concept review. This review is for the Planning Commission to provide feedback to the developer. This review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer may choose to submit preliminary plans for the subdivision. After any future submittal of preliminary plans, those preliminary plans would then be reviewed by the Development Review Committee (DRC). Following a DRC review, a recommendation from DRC would then be forwarded to the Planning Commission. Upon their review, the Planning Commission would then forward a recommendation to the City Council. The City Council will be the final land use authority for preliminary subdivision plans. The subdivision would only have vested rights once it receives preliminary approval from the City Council.

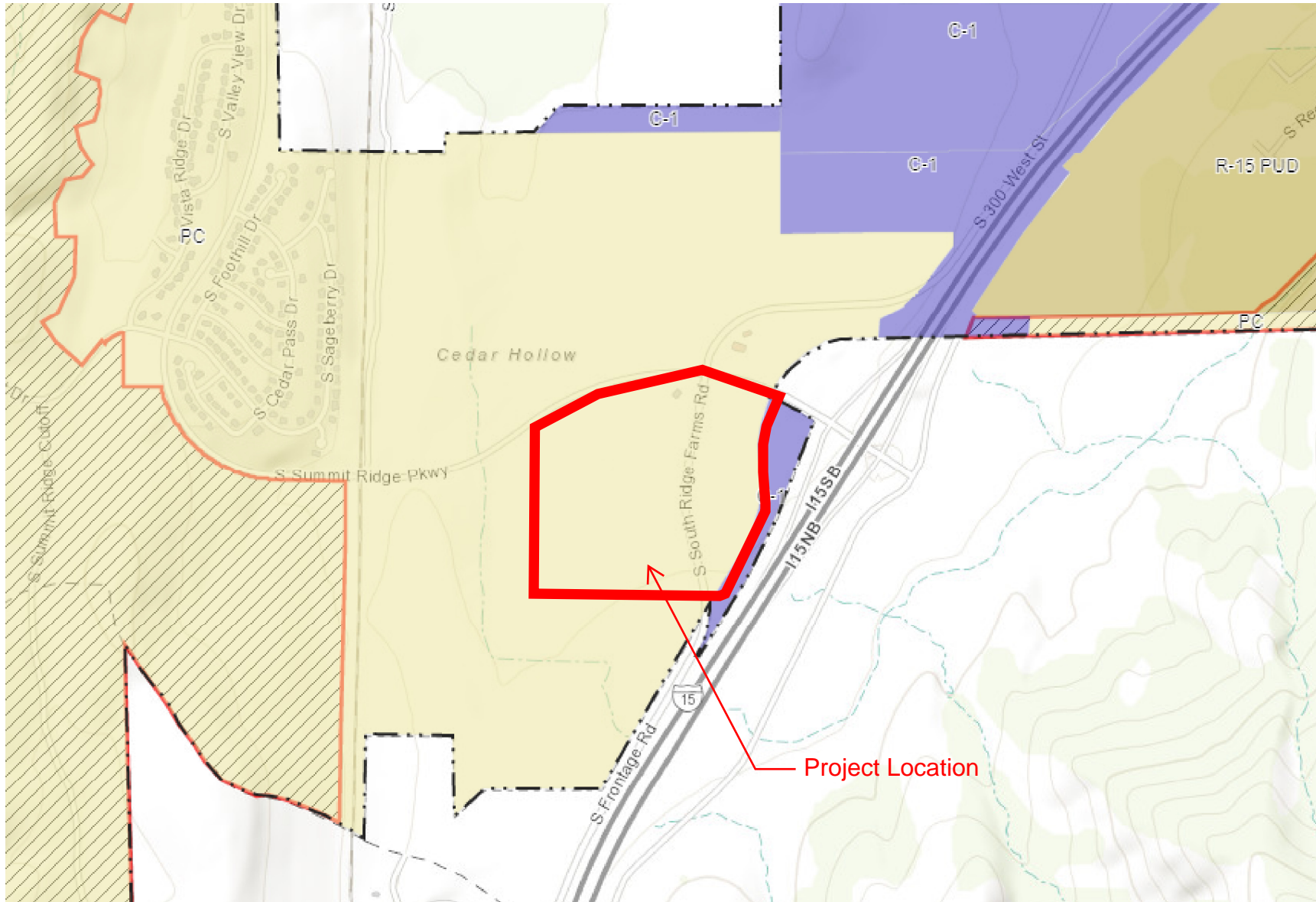
After any preliminary approval by the City Council, the DRC would need to approve any final plat before any lots could be recorded. The DRC may only approve a final plat submittal after finding that the development standards of the City's subdivision and zoning codes, the laws of the State of Utah, and 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)).

It should be noted that this same subdivision concept plan will also be reviewed by DRC during their April 27, 2021 10:00 am meeting. This DRC review of the concept plan shall not constitute an approval or recommendation of any kind. Please keep in mind that the formal public hearing will take place during the Planning Commission meeting on April 27, 2021 at 7:00 PM, not at DRC.

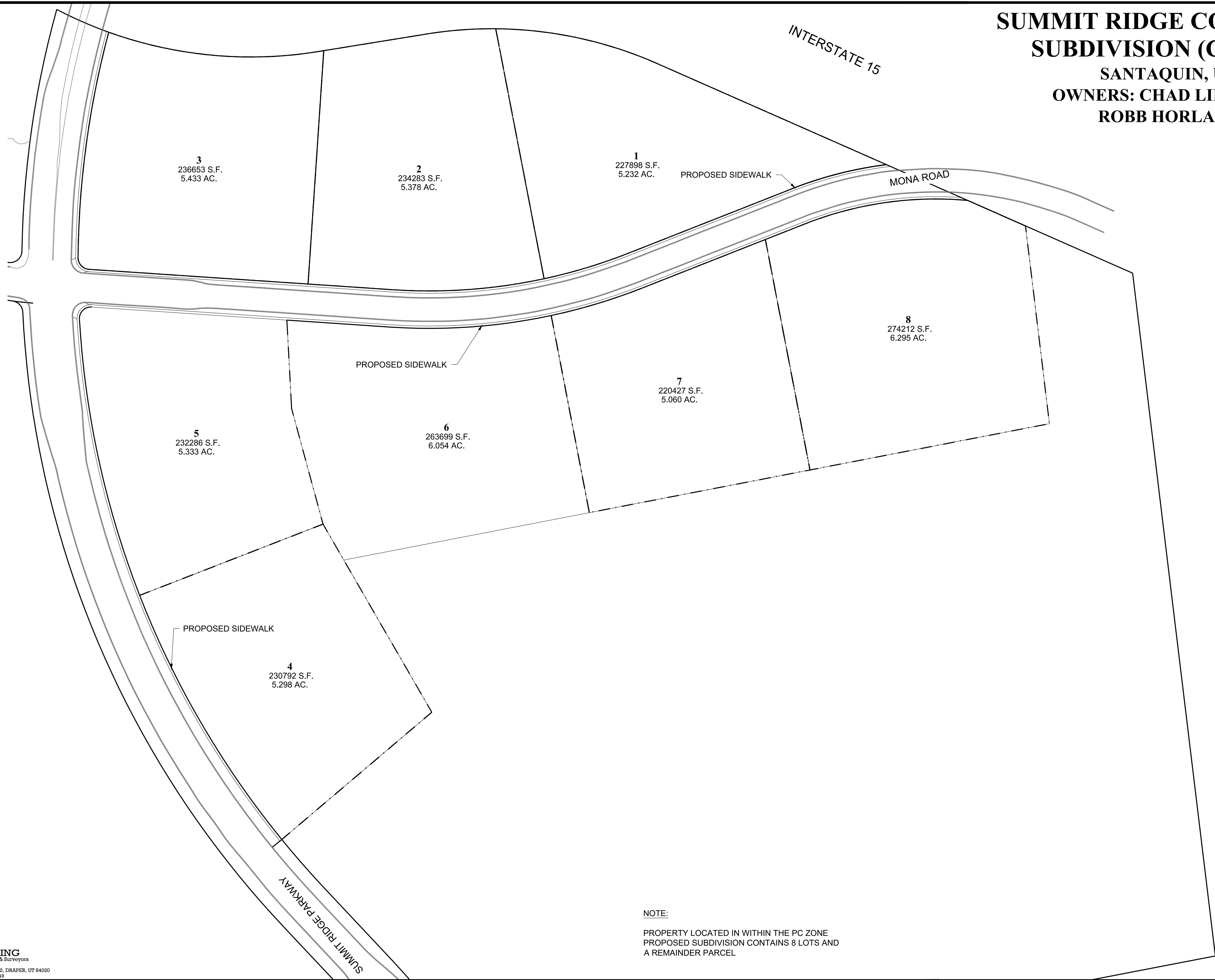
Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



SUMMIT RIDGE COMMERCIAL
SUBDIVISION (CONCEPT)
SANTAQUIN, UTAH
OWNERS: CHAD LILJENQUIST
ROBB HORLACHER



NOTE:
PROPERTY LOCATED IN WITHIN THE PC ZONE
PROPOSED SUBDIVISION CONTAINS 8 LOTS AND
A REMAINDER PARCEL