

MEMORANDUM



To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: May 12, 2023

RE: **Santaquin Peaks Subdivision Preliminary Review**

Zone: I-1 Industrial Zone
Size: 29.84 acres
Lots: 17

The proposed Santaquin Peaks subdivision is located at approximately 225 North Summit Ridge Parkway in the I-1 Industrial Zone. The proposed subdivision includes 17 lots sizes ranging from .99 acres to 3.66 acres. All lots meet the requirements of the I-1 Industrial Zone.

A portion of the proposed development, specifically Lots 1-6 and Lot 14, have frontages along Summit Ridge Parkway. To minimize impacts to the traffic flow on Summit Ridge Parkway and the adjacent public trail, lots will not be allowed to have direct access to Summit Ridge Parkway. Lots 1-3 and Lots 4-6 shall be subject to plat notes that require all future buildings be orientated to face Summit Ridge Parkway and include 26' foot cross access easement along the east side of the property to provide good connectivity for customers.

The Development Review Committee (DRC) reviewed the preliminary plans on April 4, 2023, and forwarded a positive recommendation to the Planning Commission.

The Planning Commission reviewed the preliminary plans on May 9, 2023, and made the following recommendation:

Commissioner Lance motioned to recommend approval of the Santaquin Peaks Subdivision to the City Council with the condition that all redlines be addressed. Commissioner Romero seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Absent; Commissioner McNeff, Absent; Commissioner Nixon, Absent; Commissioner Weight, Yes; Commissioner Romero, Yes. The vote was unanimously approved.

After preliminary approval from the City Council, the DRC will need to approve the final plat(s) before any lots are recorded. The DRC may only approve a final 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 beginning of construction.

Recommended Motion: "Motion to approve the Santaquin Peaks Subdivision with the following condition:

- All redlines be addressed.

Attachments:

1. Vicinity/Zoning Map
2. Preliminary Plan