

# MEMORANDUM

To: Planning Commission

From: Ryan Harris, Staff Planner

Date: October 22, 2021

RE: **Santaquin Estates Subdivision Concept Review**



Zone: R-10, C-1 Size: 30.85 Acres Units: 79
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The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing a 79-lot subdivision, which includes 1 commercial lot and 79 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	79 SF Lots
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing to rezone to expand the Interchange Commercial (C-1) zone along Main Street to 5.42 acres and a Planned Unit Development (R-10PUD) for the residential areas. The proposed commercial lot meets all the requirements of the C-1 zone. The proposed residential lot sizes range from approximately 4,000 square feet to 10,000 square feet. The applicant is proposing 79 single-family lots.

The applicant will be required to follow all codes in the PUD ordinance including but not limited to, architectural requirements and providing a minimum 15% open space. The open space shall be improved by the developer. These items will be reviewed when preliminary plans are submitted.

This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

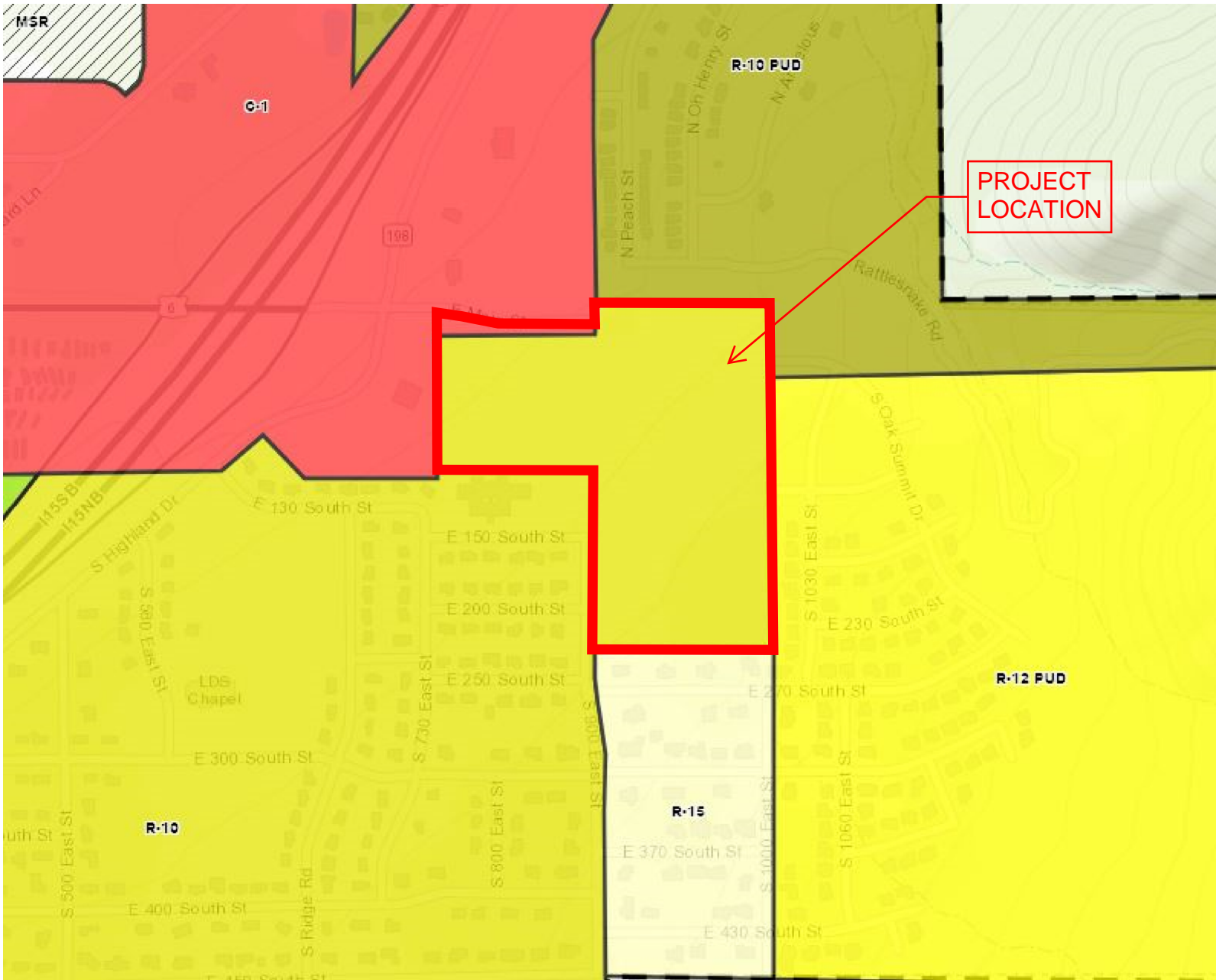
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and 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 zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Location and Zoning Map





# SANTAQUIN ESTATES