

MEMO



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: June 9, 2023

RE: **Griffin 2-Lot Subdivision Preliminary/Final**

Zone: R-8
Size: 0.72
Lots: 2

The Andrew Griffin 2-Lot Subdivision is located at 270 S 300 E. Lot 1 would be 0.483 acres and contain an existing residential dwelling. Lot 2 would be a 0.234-acre corner lot. The subdivision is located within and subject to the regulations of the R-8 Residential Zone.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer requested to defer the street improvements (i.e., sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Griffin Subdivision on May 16, 2023.

Subdivisions with three lots or less may have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans for a streamlined process. This development qualifies for this streamlined process. The preliminary/final plans were reviewed on May 16, 2023 by the Development Review Committee, and a positive recommendation with a condition that all redlines be addressed was forwarded to the Planning Commission.

The Planning Commission will be the land use authority for the streamlined process. The subdivision has vested rights once it receives final approval by the Planning Commission.

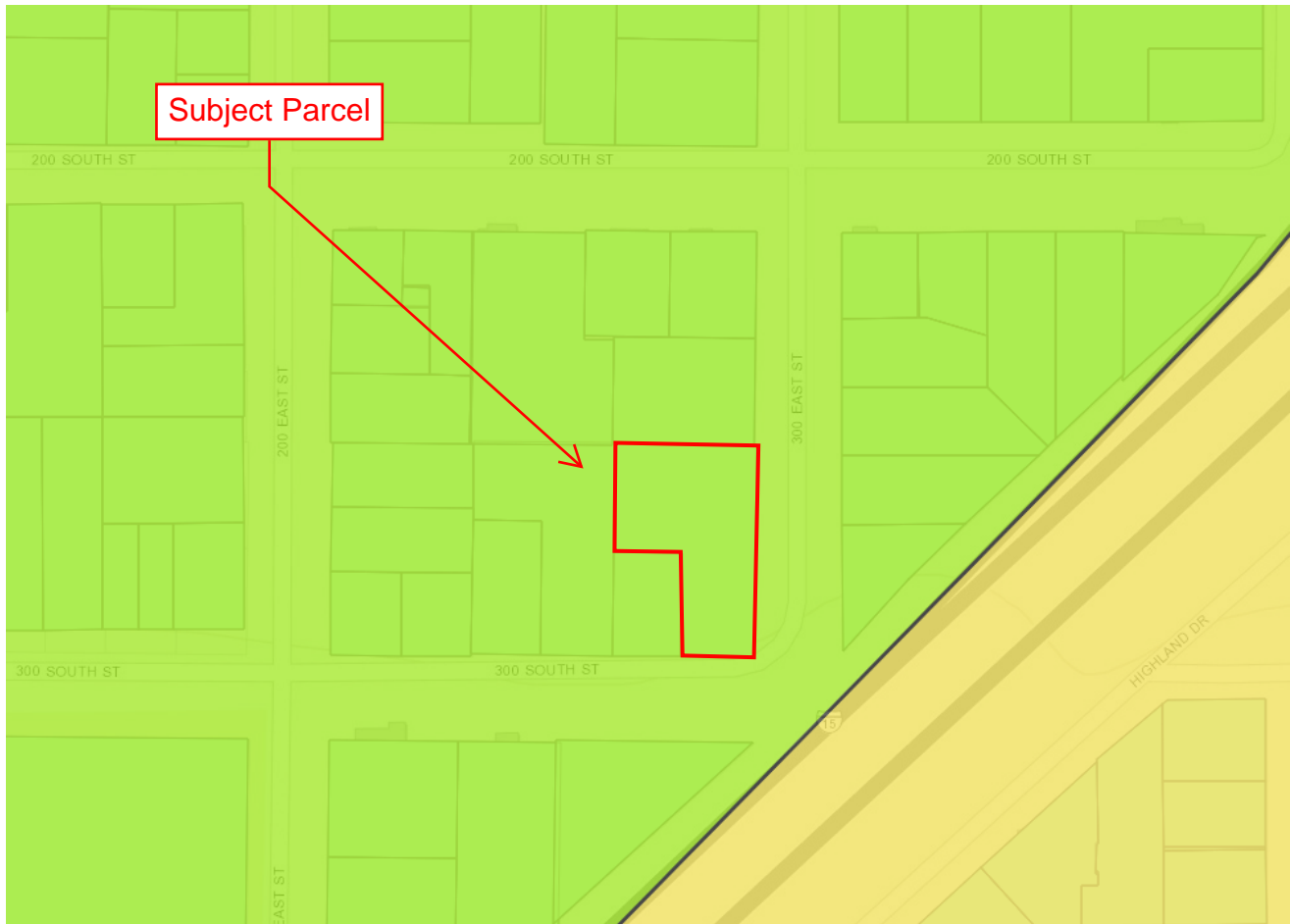
Recommended Motion: “Motion to approve the Griffin 2-Lot Subdivision with the following condition:

- All redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plan

Attachment 1: Zoning and Location Map





SCALE 1" = 30'
FOR 24" X 36" PAPER

OWNER/DEVELOPER

CONTACT: ANDREW GRIFFIN
PHONE: 435-619-3465

SITE ADDRESS: 270 S. 300 E.
SANTAQUIN, UT.
84655

SETBACK REQUIREMENTS

FRONT TO GARAGE 25'
FRONT TO LIVING SPACE 20'
FRONT TO PORCH 15'
SIDE = 8'
REAR = 25'

UTILITY STATEMENT:

The underground utilities shown have been drawn from general information provided by the City of Santaquin. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated and that they are to be used for preliminary purposes only. The Surveyor has not physically located the underground utilities.

LEGEND

- EXISTING WATER - CULINARY
- PROPOSED WATER - CULINARY
- EXISTING PRESSURIZED IRRIGATION (PI)
- PROPOSED PRESSURIZED IRRIGATION (PI)
- EXISTING SANITARY SEWER
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- SANITARY SEWER MANHOLE
- EXISTING POWER - OVERHEAD

NOTES:

- PRELIMINARY - NOT FOR CONSTRUCTION.
- ALL CONSTRUCTION MUST MEET SANTAQUIN CITY STANDARDS.
- ALL EXISTING UTILITY LATERALS MUST BE INSPECTED AND MEET CODE PRIOR TO USE.

SITE PLAN

GRIFFIN SUBDIVISION PLAT 'A'

D	PART OF:	DATE
C	SANTAQUIN TOWNSITE	05-27-23
A	BLOCK 9, PLAT 'B'	SCALE
	SEC. 1, T. 10 S., R. 1 E. S.L.B.M.	1" = 30'
		JOB NO.
		2207

DCA SURVEYING, 688 PINE ROCK DR	SHEET:
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