MEMO

To: Planning Commission

From: Jon Lundell, City Engineer

Date: July 5, 2023

RE: **Hollow Flats Subdivision Preliminary**

The proposed Hollow Flats Subdivision by Ivory Development, is located at approximately 900 South and Summit Ridge Parkway and consists of 49.38 acres. It is the undeveloped area on the east side of Summit Ridge Parkway and the west side of the railroad tracks. The property is zoned R-10 with an annexation agreement that discusses the proposed lot layout and open space requirements. This review is for the Planning Commission to discuss and forward a recommendation to the City Council on the preliminary plans.

Preliminary Plans
The applicant is proposing 135 residential lots, and a 1.10 acre (48,086 sq. ft) improved open space or park. The proposed subdivision is consistent with the layout that was agreed to with the annexation agreement. All residential lots meet the R-10 Residential zoning requirements for lot area, width, and building setbacks. The proposed lots sizes range from 10,000 sq ft (0.23 acres) to 23,590 sq ft (0.54 acres).

The proposed development is in an area that will require significant cuts and fills to facilitate the construction of roadways and private homes. Due to the work that is needed within the development, Ivory homes is required to provide testing results for the placement of the fill materials within roadways and future lots to minimize potential settlement issues. This will need to be done in accordance with the Geotechnical Compaction Testing Requirements provided by IGES.

The DRC has reviewed the proposed development plans and gave a positive recommendation for the proposed subdivision with a stipulation that all provided redline comments be addressed. The redlines that were given by the DRC have been adequately addressed.

Recommended Motion: "Motion to forward a positive recommendation of the Santaquin Estates Preliminary Plans to the City Council."

Attachments:
1. Preliminary Plans
2. IGES Compaction Testing requirements