

MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: July 7, 2022

RE: **Williams 3-Lot Subdivision Concept Review**

Zone: R-8
Size: 1.04 Acres
Lots: 3

The Williams 3-Lot Subdivision is located at 210 W 200 N. The proposed subdivision is in the R-8 zone and consists of 3 lots on 1.04 acres. The applicant is proposing to split the existing parcel into 3 lots. The R-8 zone requires each lot to have minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant hasn't yet informed staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans

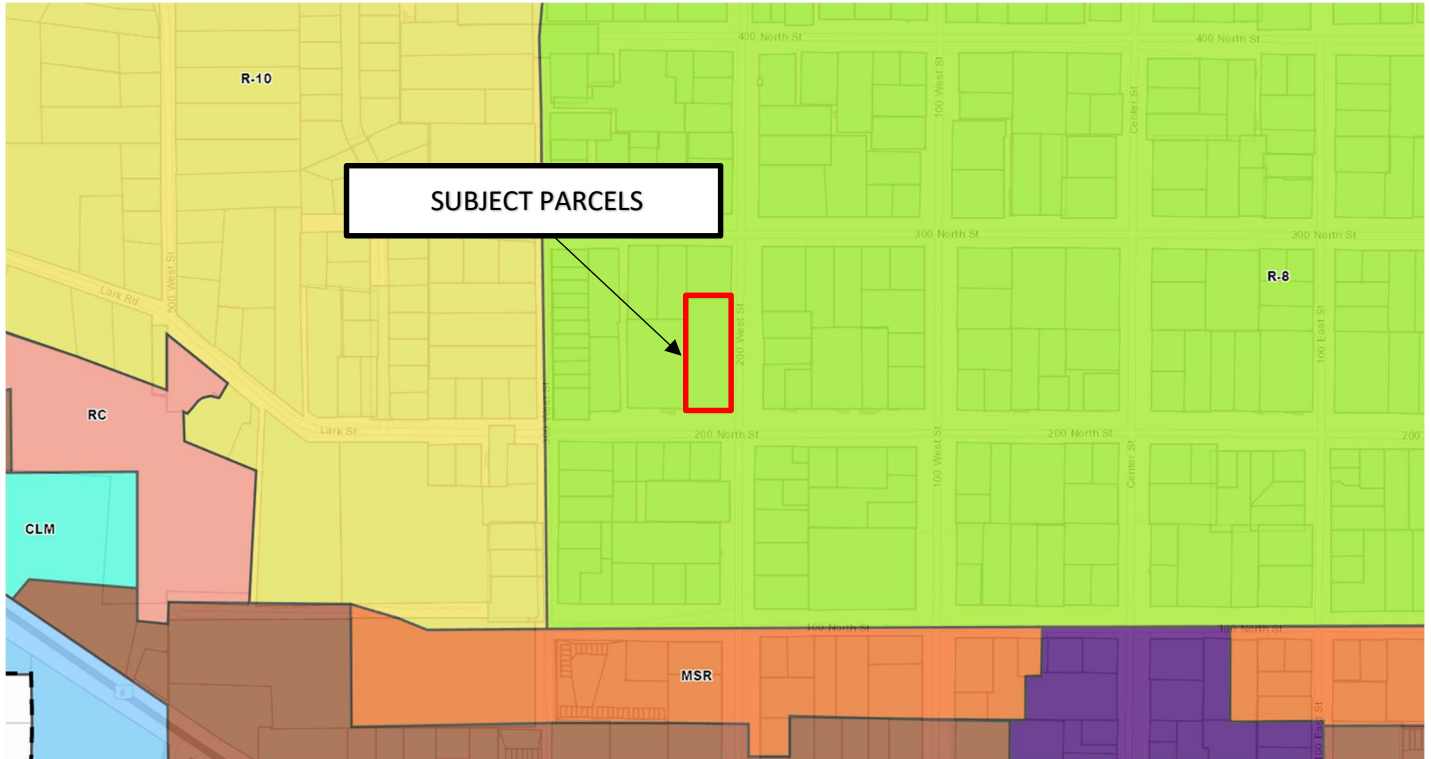
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



North →

Williams Sub Divide at 210 West 200 North

Attachment 2: Concept Plan

Existing Home

Lot #1

Lot #2

153'

153'

153'

154'

92'

92'

West →