

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 7, 2022

RE: **Tanner (Eklof) Subdivision Concept Review**

Zone: R-10
Size: .35 Acres
Lots: 2

The Tanner (Eklof) Subdivision is located at 439 South 200 West. The proposed subdivision is in the R-8 zone and consists of 2 lots on .35 acres. The applicant is proposing to split the existing lot into two 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. At this time, a survey has not been conducted on the proposed subdivision. This isn't required at the concept stage. The lot size will be verified when a survey is done when preliminary/final plans are submitted. They estimate the lot sizes to be between 7,600-10,000 square feet. If any of the lot sizes are under 7,600 square feet, the applicant will request the infill development exception that will be discussed in the next paragraph. Both lot frontages are estimated at 82.5 feet. There is an existing house that will be on the corner lot, which will meet all required setbacks with the proposed property lines.

The infill reduction standards can be found in Santaquin City Code [\(SCC\) 10.32](#). The Planning Commission is the deciding body for infill reduction requests and the decision will be made during the preliminary review. To be able to propose infill reduction standards, the subdivision shall meet one of the definitions of "Infill Development" found in SCC 10.32.010 and be in the core area of town. The proposed subdivision falls under Section B of SCC 10.32.010 and is in the core area of town. Three lots within a proposed subdivision can use the infill reduction (SCC 10.32.030). The infill reduction standards allow for the lot area and frontage to be reduced by no more the 20% of the underlying zone. If the infill reduction is approved, the frontage along a lot can be reduced to 64 feet and the size of a lot can be reduced to 6,400 square feet.

Santaquin City Code requires that all street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) be put in with any new subdivision. The applicant will be required to install all street improvement on 200 West and connect 200 West to 500 South.

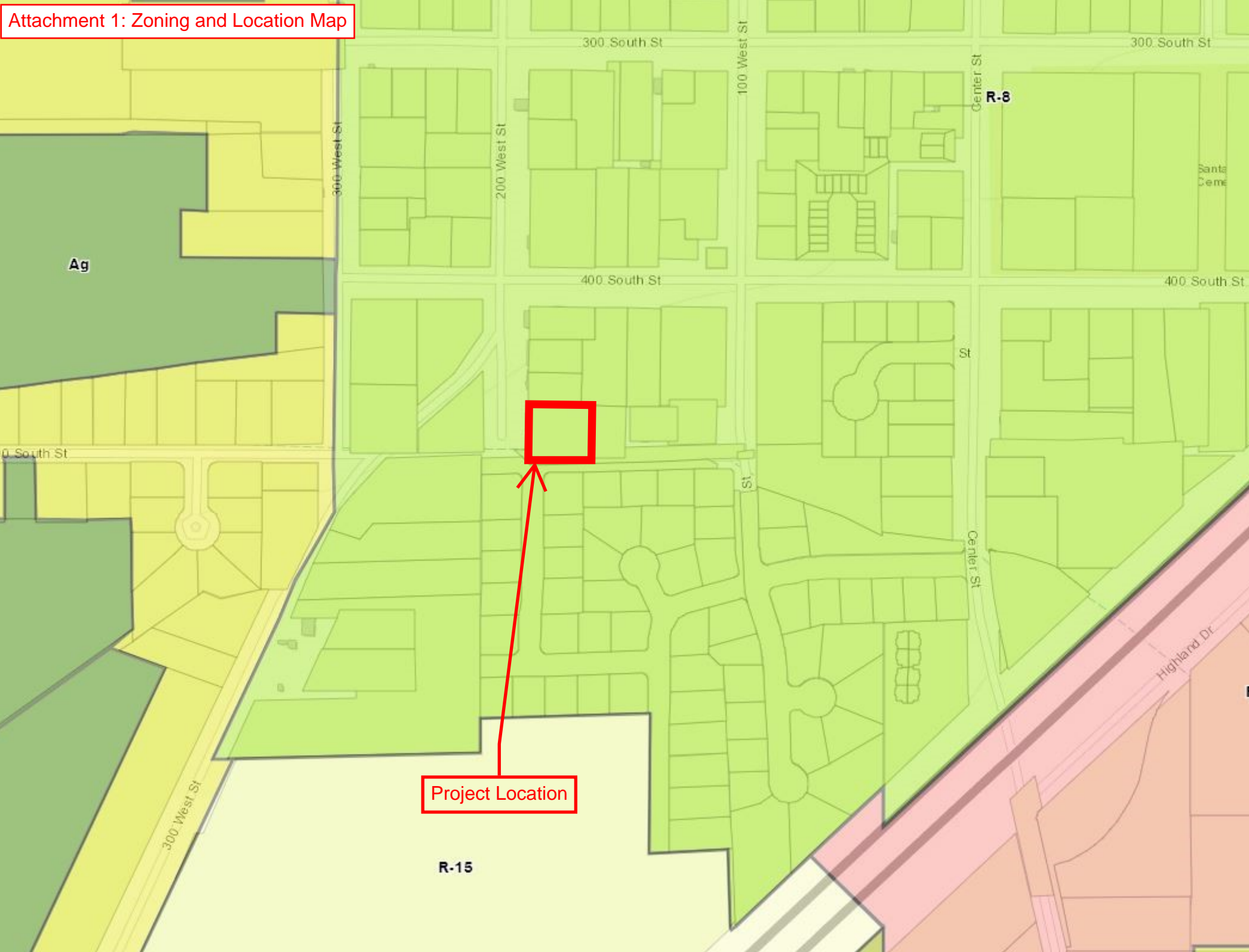
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

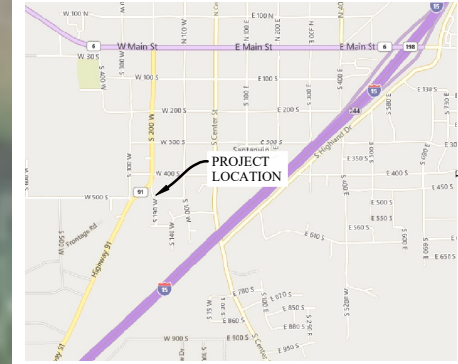
Subdivisions with three lots or less have a streamlined review process. After the concept review, the developer will need to submit preliminary/final subdivision plans. These plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. 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:**

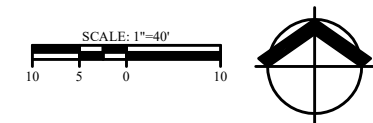
1. Zoning and Location Map
2. Concept Plan


Attachment 1: Zoning and Location Map

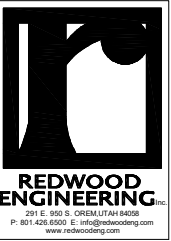




NOTE:  
ZONE: R8  
MIN. LOT SIZE: 8000 SF  
MIN. LOT WITH: 80 FT  
INFILL 20% REDUCTION  
MIN. INFILL LOT AREA: 6400 SF  
MIN. INFILL LOT WITH: 64 FT



**NOTE SCALE**  
  
 LINE IS 2 INCHES  
 AT FULL SIZE  
 (IF NOT 2" - SCALE ACCORDINGLY)



**EKLOF LOT SPLIT**  
**439 S 200 W SANTAQUIN UTAH**

**RICHARD EKLOF**  
1881 W. TRAVERSE PARKWAY  
LEHI, UT 84043  
801.850.3160

DATE	REVISION
PROJECT #	
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CAD DWG FILE: SKETCH PLAN.dwg	
DRAWN BY: #####	
CHECKED BY: #####	
DESIGNED BY: #####	
<div style="text-align: center;"> <b>PRELIMINARY DRAWING NOT FOR CONSTRUCTION</b> </div>	
SHEET TITLE:  -----	
SHEET NAME:  <b>CONCEPT</b>	
SHEET	1 OF 1