

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: July 19, 2024

RE: **Bello Corner Infill Reduction Request**

Zone: R-8
Size: 0.61 Acres
Lots: 3

The Bello Corner Subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.61 acres. The proposed subdivision is located in the R-8.

The applicant is requesting to use the infill reduction standards in Santaquin City Code (SCC) 10.32. The infill reduction standard allows a 20% reduction of the frontage and lot size. In the R-8 zone, the lot size can be reduced to 6,400 square feet, and the frontage can be reduced to 64 feet if approved by the Planning Commission.

The applicant is not seeking a reduction in lot size, as all three lots meet the 8,000 square-foot requirement in the R-8 Zone. The request focuses on a frontage reduction for Lots 2 & 3, which would bring the frontage for Lot 2 from 80' to 65.69' and Lot 3 from 80' to 77.92. This reduction request falls within the 20% requirement. The frontages of Lots 2 & 3 cannot be expanded due to the existing house on Lot 1. If the frontages of Lots 2 & 3 were to expand, the home on Lot 1 would not meet setback requirements.

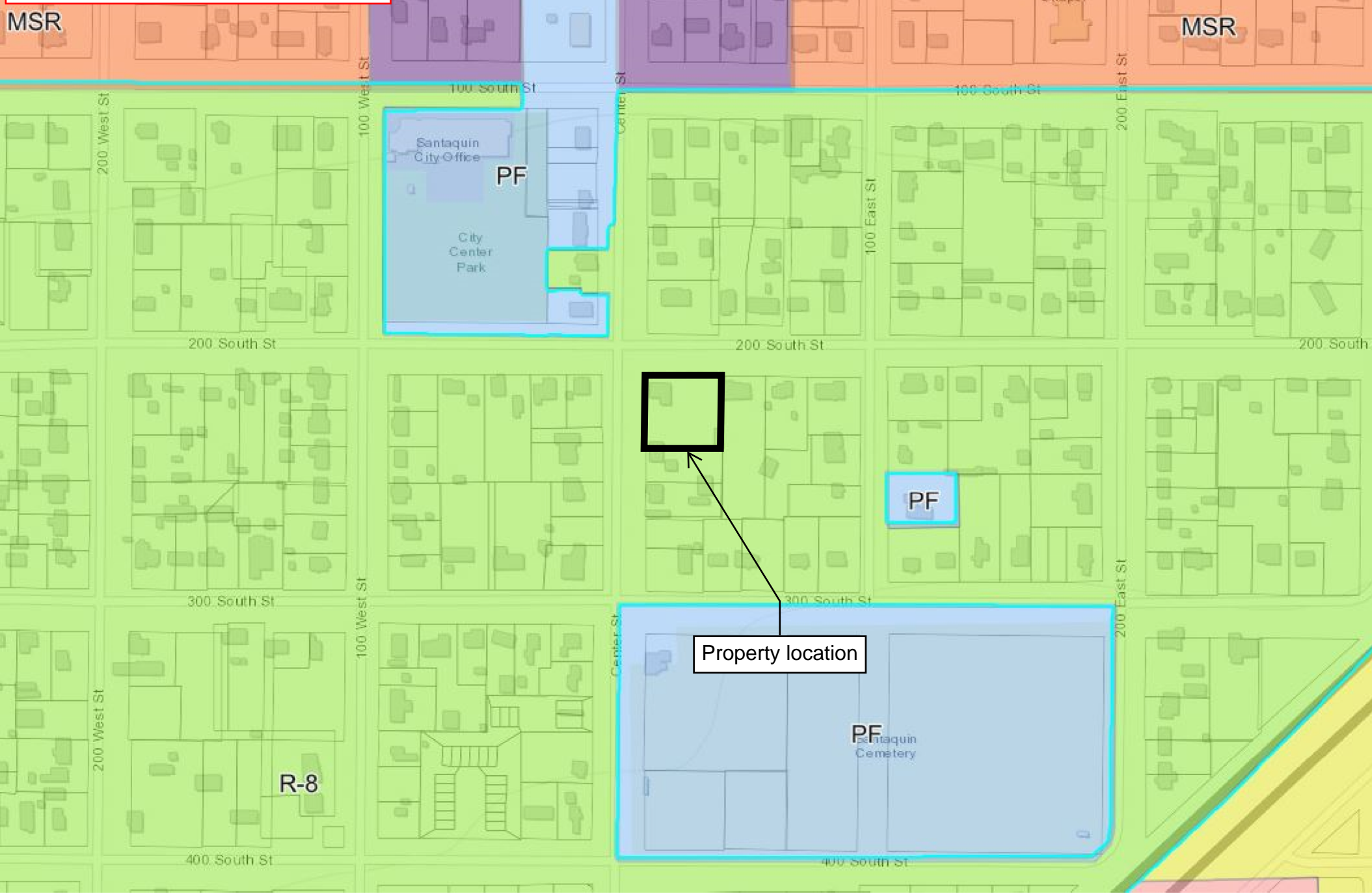
The Planning Commission has the discretion to approve or deny the request. The approval of the infill reduction is required for the subdivision to move forward.

Motion: Motion to approve/deny the Bello Corner Subdivision infill reduction request, reducing the frontage requirement for Lot 2 to 65.69' and Lot 3 to 77.92'.

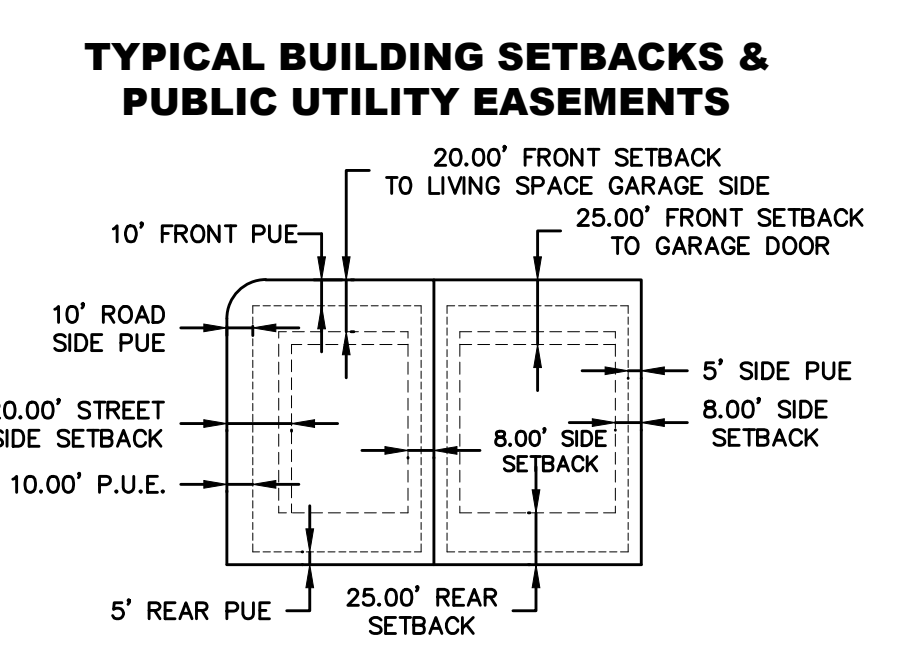
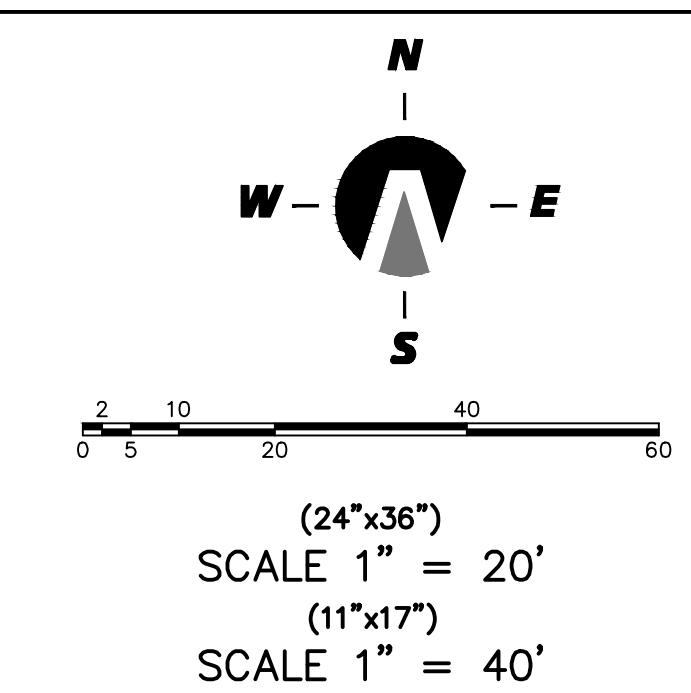
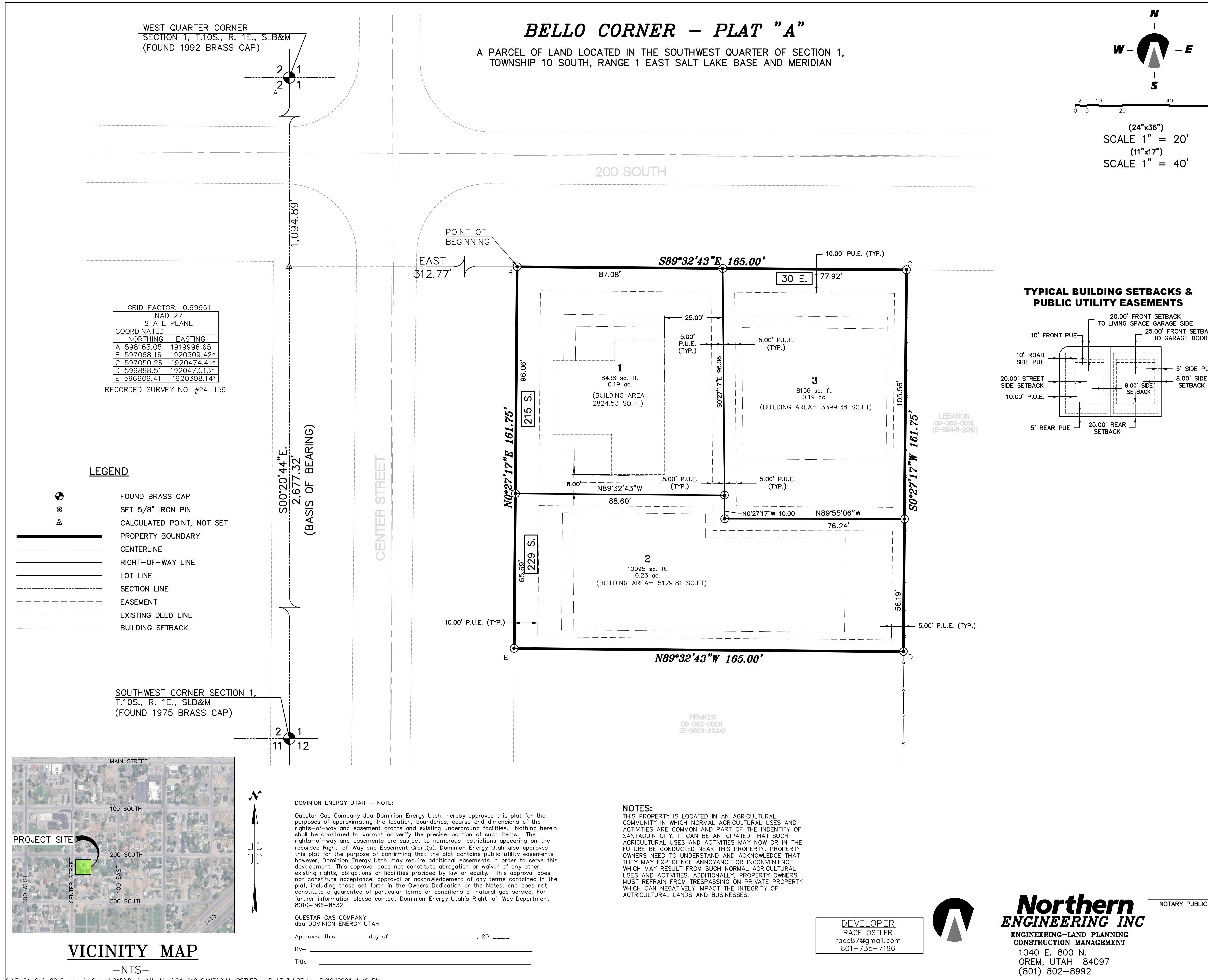
Attachments:

1. Zoning and Location Map
2. Subdivision Plat

Attachment 1: Zoning and Location Map



Attachment 2: Preliminary Plat



SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.02°0'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST X CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ BY: _____
RACE OSTLER

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE
EXECUTED THE SAME.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR _____
APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE
SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
DIRECTOR, SECRETARY _____ DATE _____

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE ROCKY MOUNTAIN
POWER COMPANY.
BY _____ TITLE _____

CENTRACOM ACCEPTANCE
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CENTRACOM
COMPANY.
BY _____ TITLE _____

BELLO CORNER - PLAT "A"
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE
BASE AND MERIDIAN
SANTAQUIN _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

PROFESSIONAL LAND SURVEYOR
No. 172762
Kenneth E. Barney
STATE OF UTAH