

# MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Removal of Park Strip in the Green Hollow Subdivision**

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After some discussion with the developer at the September 14<sup>th</sup> Development Review Committee meeting, it has been requested that the Planning Commission consider whether it is best to waive the park strip requirement in the Green Hollow subdivision. The Planning Commission has the authority to waive the park strip requirement per Santaquin City Code 11.24.020.F. The code says, “Park Strips: Park strips shall be required on all streets, as determined within the roads master plan, unless otherwise determined by the planning commission, and shall be designed and installed according to the city construction standards”

The Development Review Committee and developer discussed the road widths within the development and the surrounding roads that connect to the development. The proposed subdivision follows the standard road cross section, which includes park strips. However, when the roads connect to the proposed subdivision, the amount of asphalt will need to narrow and expand in order to accommodate the installation of required park strips within the subdivision. This is causing some concerns.

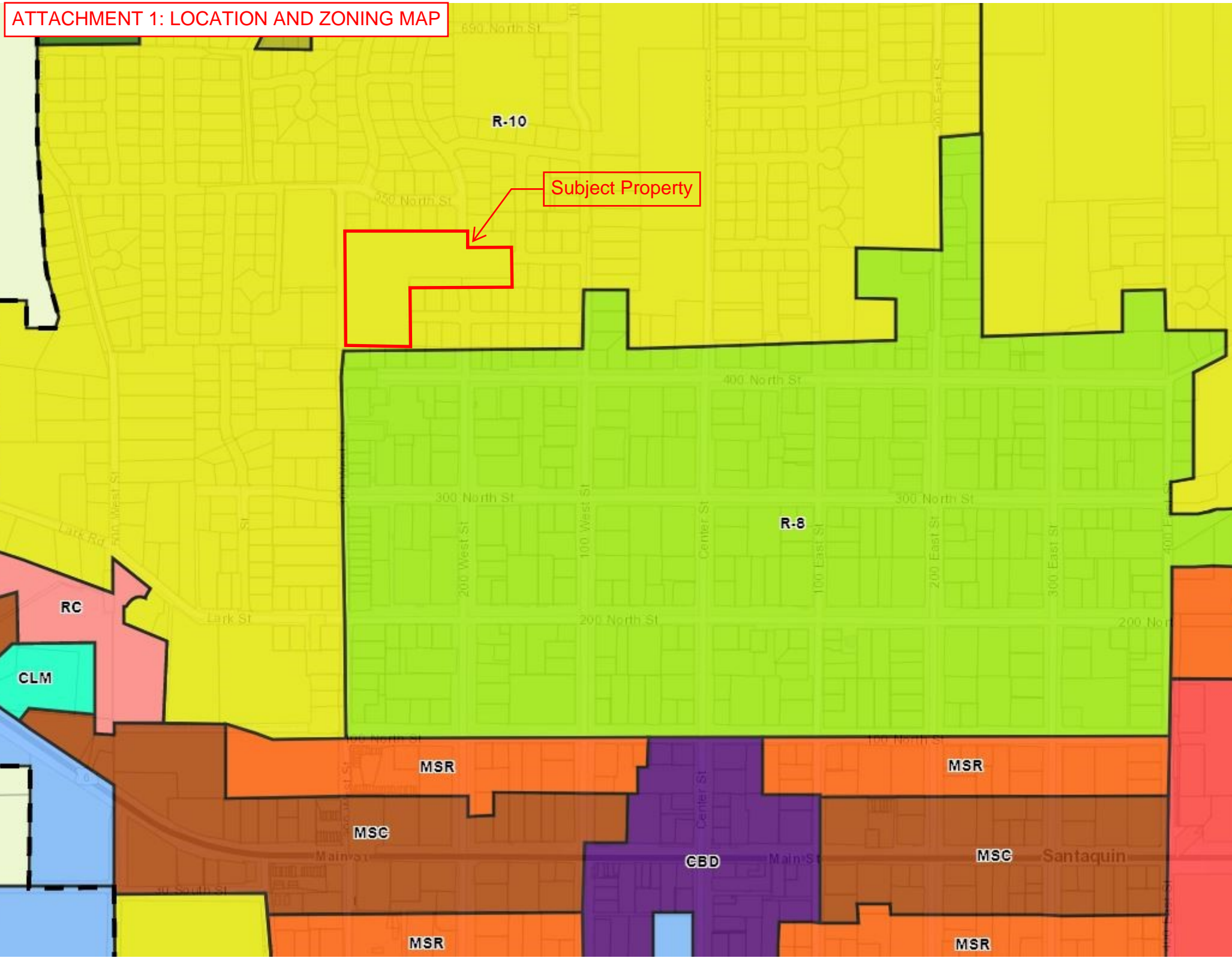
The developer is indifferent about whether or not there is a park strip in the Green Hollow subdivision. The Development Review Committee can see pros and cons for having a park strip. However, because of the level of north/south traffic that is expected on 200 West when the subdivision is constructed, it is suggested that at least the park strip on 200 West be waived.

**Recommended Motion:** “Motion to (approve or deny) a waiver of the park strip requirement for all or part of the Green Hollow Subdivision.









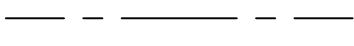

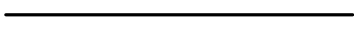
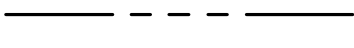
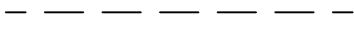
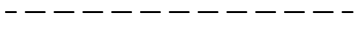

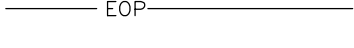
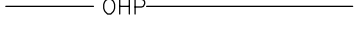
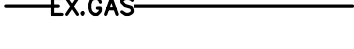
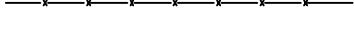
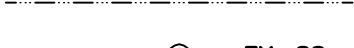







**Attachments:**

1. Location and Zoning Map
2. Green Hollow Final Plans

ATTACHMENT 1: LOCATION AND ZONING MAP



GREEN HOLLOW SUBDIVISION  
A RESIDENTIAL SUBDIVISION  
SANTAQUIN, UTAH COUNTY, UTAH  
FINAL PLAN SET  
APRIL 2019

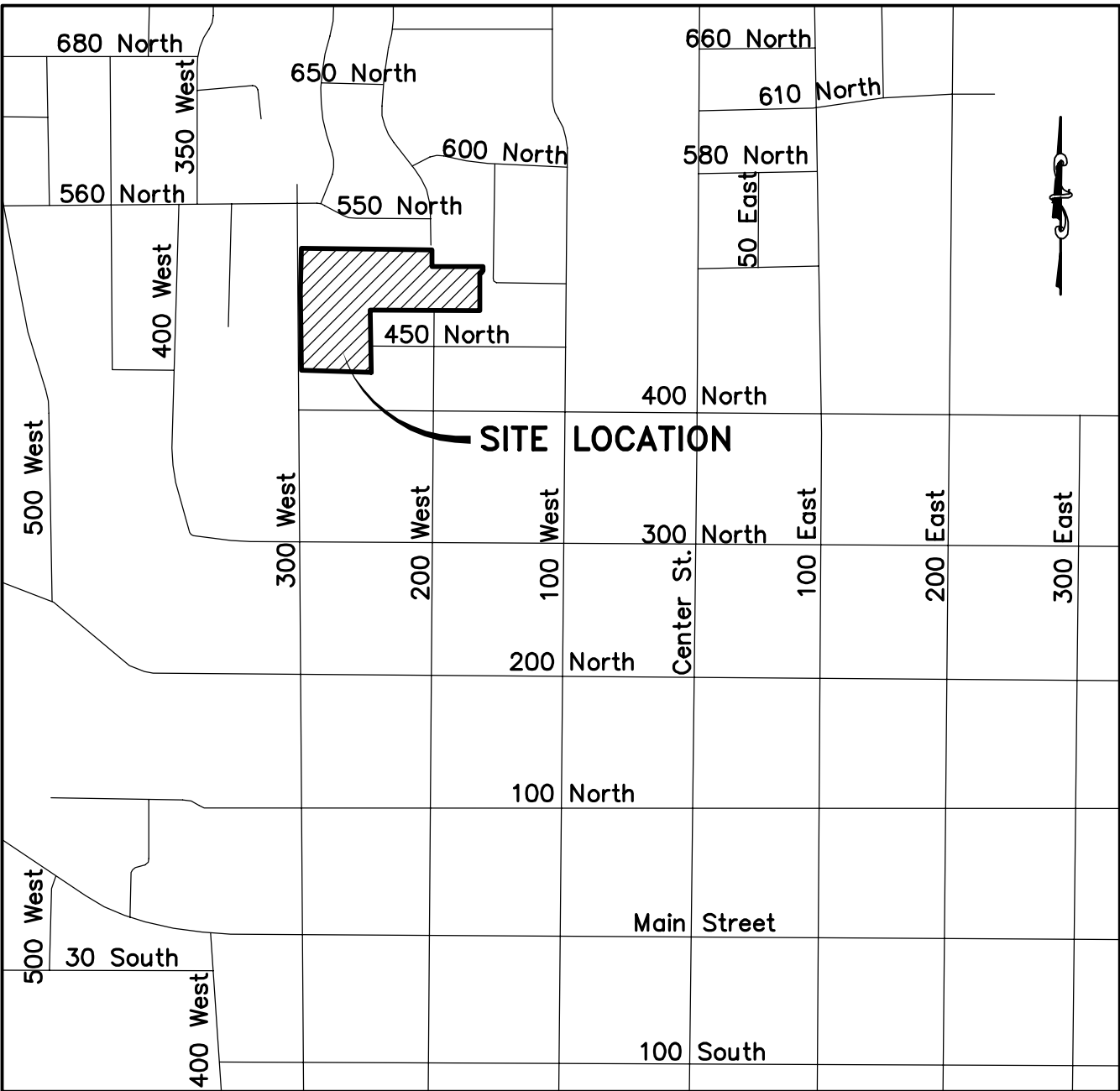
LEGEND	
LEGEND APPLIES TO ALL SHEETS	
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

SHEET

1  
2  
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4  
5  
6  
PP-01  
PP-02  
PP-03  
PP-04  
PP-05  
PP-06  
DT-01  
DT-02

-SHEET INDEX-  
SHEET NAME

COVER & INDEX  
FINAL PLAT  
UTILITY PLAN  
GRADING PLAN  
EXISTING TOPOGRAPHY  
RECORD OF SURVEY (BY OTHERS)  
350 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50  
300 WEST – STREET PLAN & PROFILE – STA. 13+50 TO STA. 16+50  
500 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 14+50  
500 NORTH – STREET PLAN & PROFILE – STA. 14+50 TO STA. 18+70.50  
200 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50  
450 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50  
DETAIL SHEET  
DETAIL SHEET



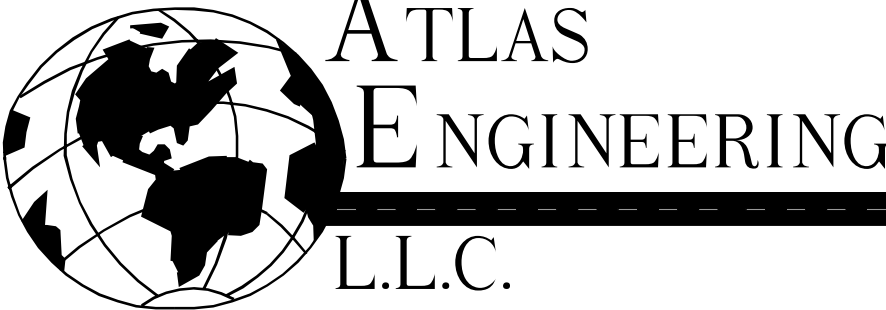
VICINITY MAP  
-NTS-

OWNER/DEVELOPER  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

DATA TABLE:  
TOTAL ACREAGE=7.73  
TOTAL # OF LOTS=22  
TOTAL ACREAGE IN LOTS=5.86  
DENSITY UNITS/ACRE=2.85  
ZONING: R-10

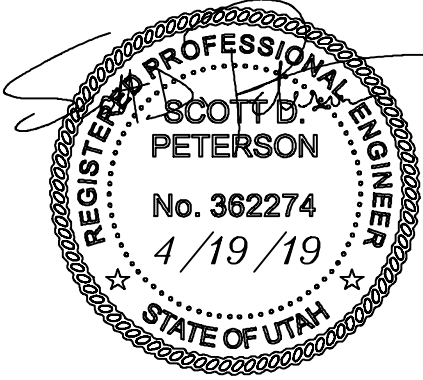
GENERAL NOTES:  
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.  
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.  
3. NAD 83 COORDINATE SYSTEM.

NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:  
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.

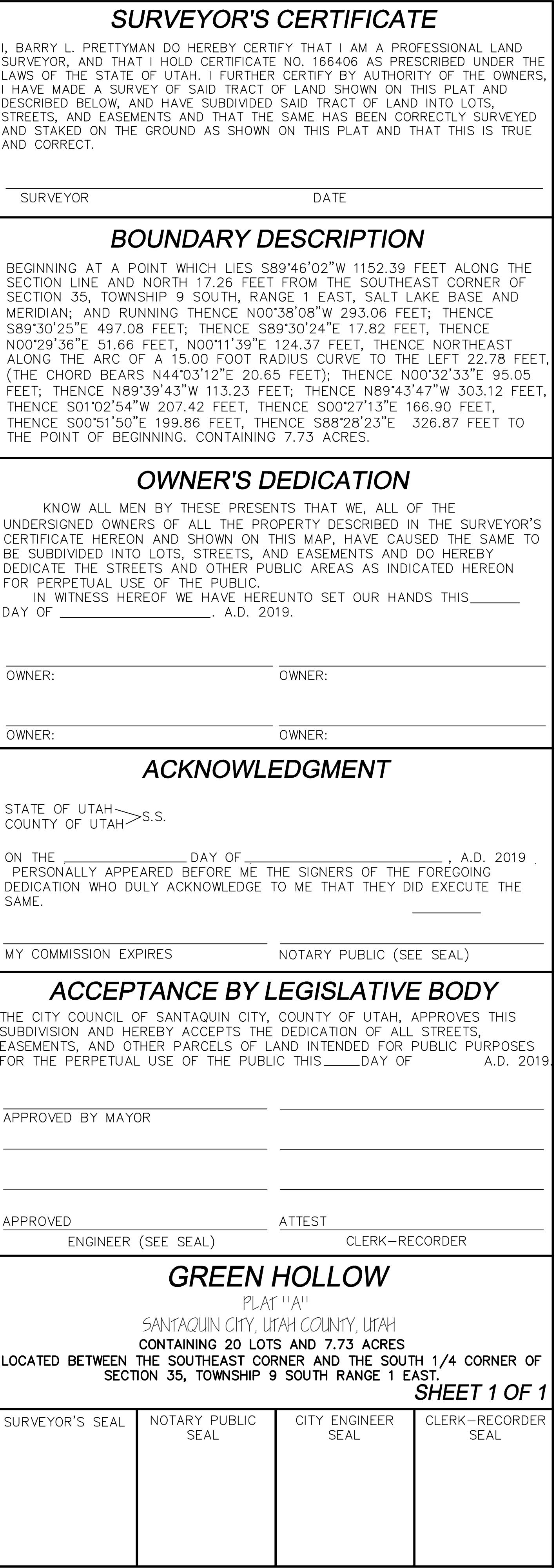


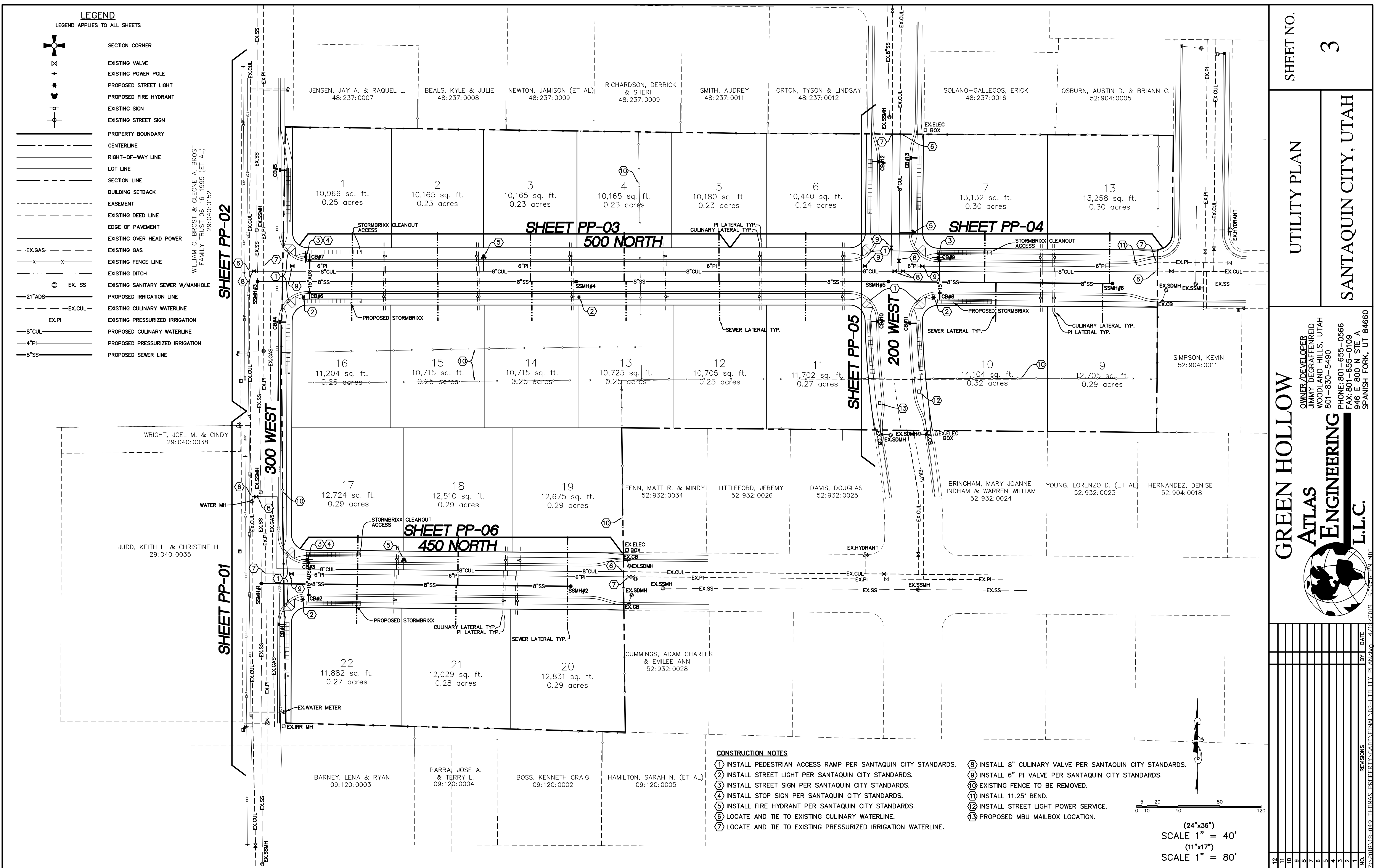
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E 800 N STE A  
SPANISH FORK, UT 84660

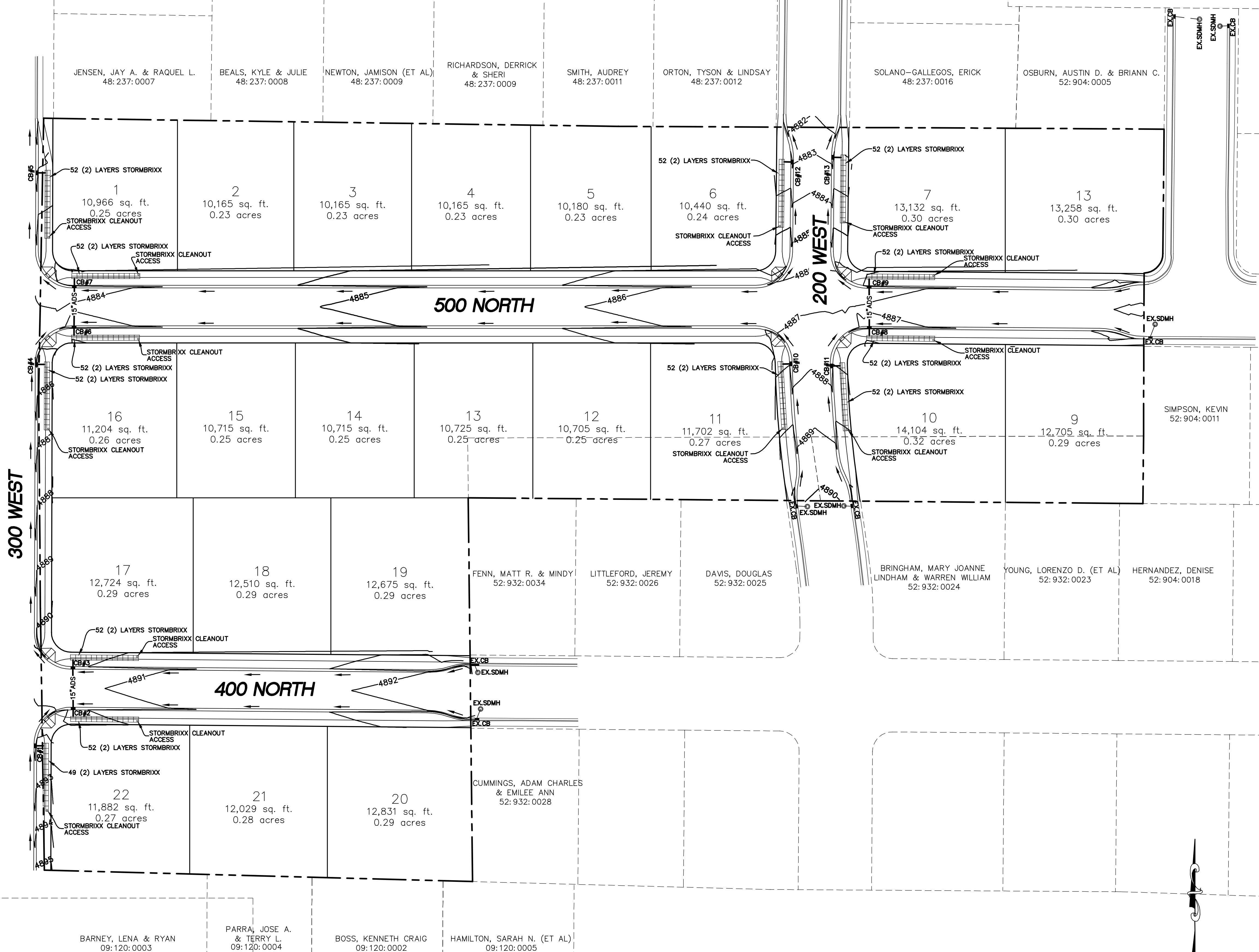








NO.	REVISIONS	BY	DATE
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JUDD, KEITH L. & CHRISTINE H.  
29:040:0035

HAMILTON, SARAH N. (ET AL)  
09:120:0005

AUSTIN D. & BRIANN C.  
52:904:0005

13  
258 sq. ft.

9  
12,705 sq. ft.

YOUNG, LORENZO D. (ET AL.)  
52:032-0023

CUMMINGS, ADAM CHARLES  
& EMILEE ANN  
52:932:0028

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

SANTAQUIN CITY, UTAH

**L.L.C.**

**OWNER/DEVELOPER**  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

**PHONE: 801-655-0566**  
**FAX: 801-655-0109**  
946 E 800 N STE A  
SPANISH FORK, UT 84661

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NO.	REVISIONS	BY DATE
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10-10-1965 646 THURMAS DEPT. OF COMMERCE 10-10-1965 646 THURMAS DEPT. OF COMMERCE		







