

# MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Lind 2-Lot Subdivision Concept Review**

Zone: R-10
Size: .94 Acres
Lots: 2

The Lind Subdivision is located at 315 North Center Street. The proposed subdivision is in the R-8 zone and consists of 2 lots on .94 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. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

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 still hasn't told 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

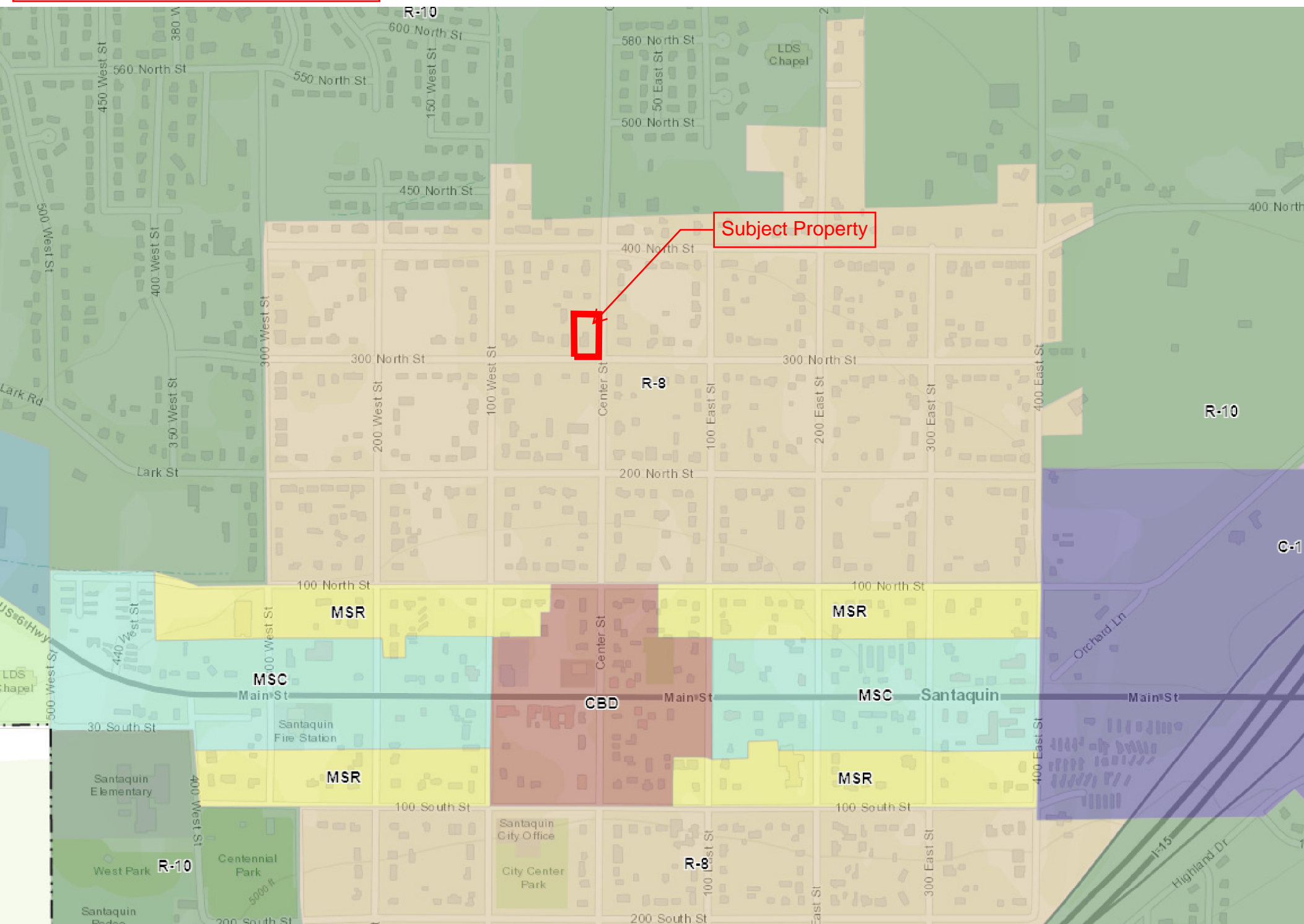
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

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:**

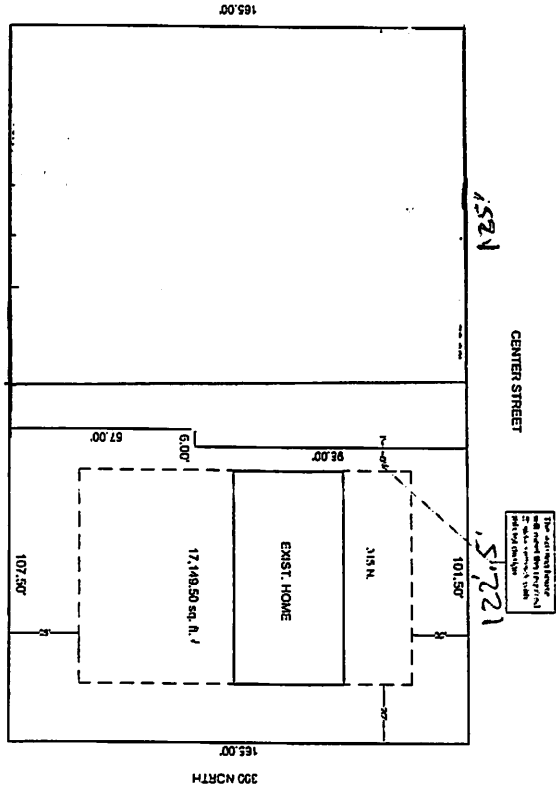
1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map





1. SANTAGUIN UTILITY INFORMATION IS AVAILABLE UPON REQUEST.



1. The proposed site is located within the Santaquin City limits and is subject to the Santaquin City Zoning Ordinance. The proposed site is currently zoned R-1 (Single-Family Residential) and is proposed for rezoning to R-2 (Two-Family Residential). The rezoning is necessary to allow for the proposed development, which consists of two single-family homes on a 1.5-acre lot. The rezoning is supported by the Santaquin City Council and the Santaquin City Planning Commission. The rezoning is also supported by the Santaquin City residents who live in the vicinity of the proposed site. The rezoning is necessary to allow for the proposed development, which consists of two single-family homes on a 1.5-acre lot. The rezoning is supported by the Santaquin City Council and the Santaquin City Planning Commission. The rezoning is also supported by the Santaquin City residents who live in the vicinity of the proposed site.

315 NORTH CENTER STREET  
SANTAQUIN, UTAH

REVISIONS

SANTAQUIN, UTAH

DATE: 7/1/11

SCALE: 1" = 40'

PROJECT #

SHEET #

315 NORTH CENTER STREET

SANTAQUIN, UTAH

SITE