

MEMO



To: Planning Commission From:
Loren Wiltse Senior Planner

Date: May 19, 2023

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

Zone: R-8
Size: 1.28 Acres
Lots: 2

Bart and Stacy Provstgaard are proposing a 2-lot subdivision of a 1.28-acre parcel located at 39 E. on 900 S. Proposed Lot 1 is a corner lot containing approximately 0.83-acres. This lot will contain the existing residence, accessory structure(s), and access to 900 S. Proposed Lot 2 is planned as an approximately 0.45-acre lot for a future home. with approximately 90 feet of frontage on South Center Street.

The subdivision is located within and subject to the regulations of the R-10 Residential Zone. The R-10 Zone requires a minimum width of 95 feet for corner lots, and 80 feet for interior lots and a minimum lot size of 10,000 square feet. The subdivision meets these requirements.

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 street improvements on 900 South including its intersection with South Center Street. The applicant may also be required to repair or upgrade existing street improvements within South Center Steet to meet City Standards.

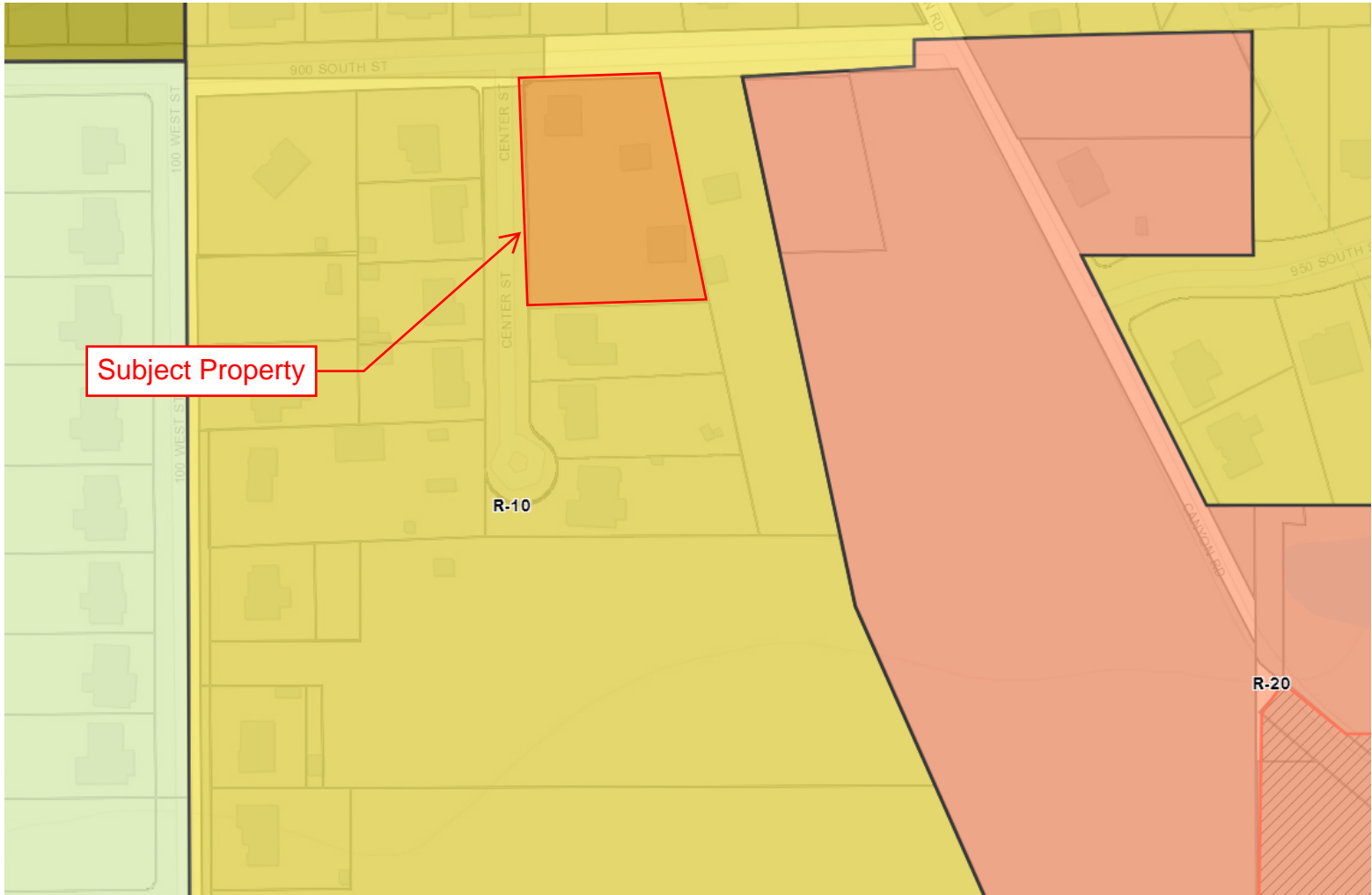
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less may qualify to have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. Under a streamlined process 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.

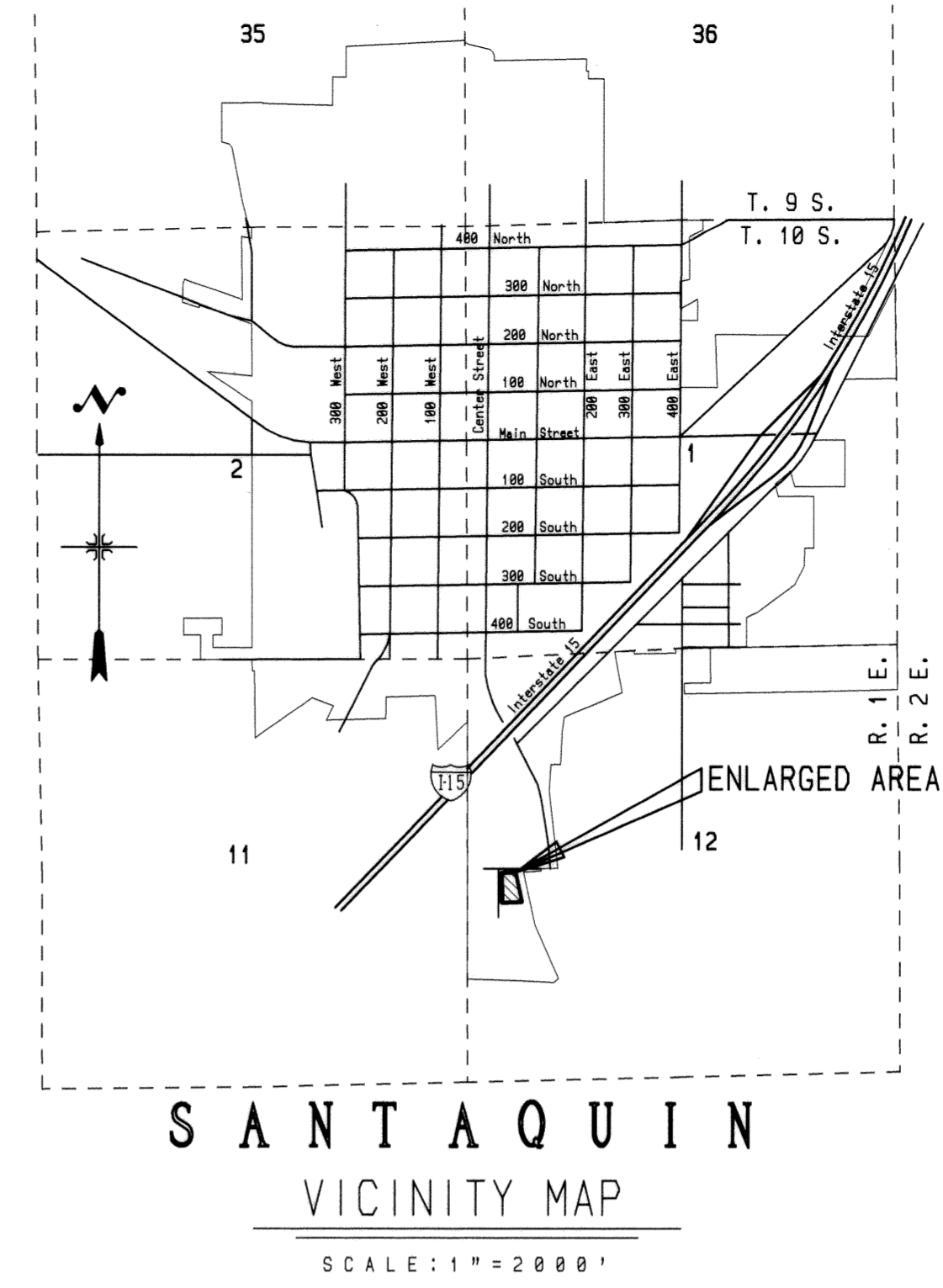
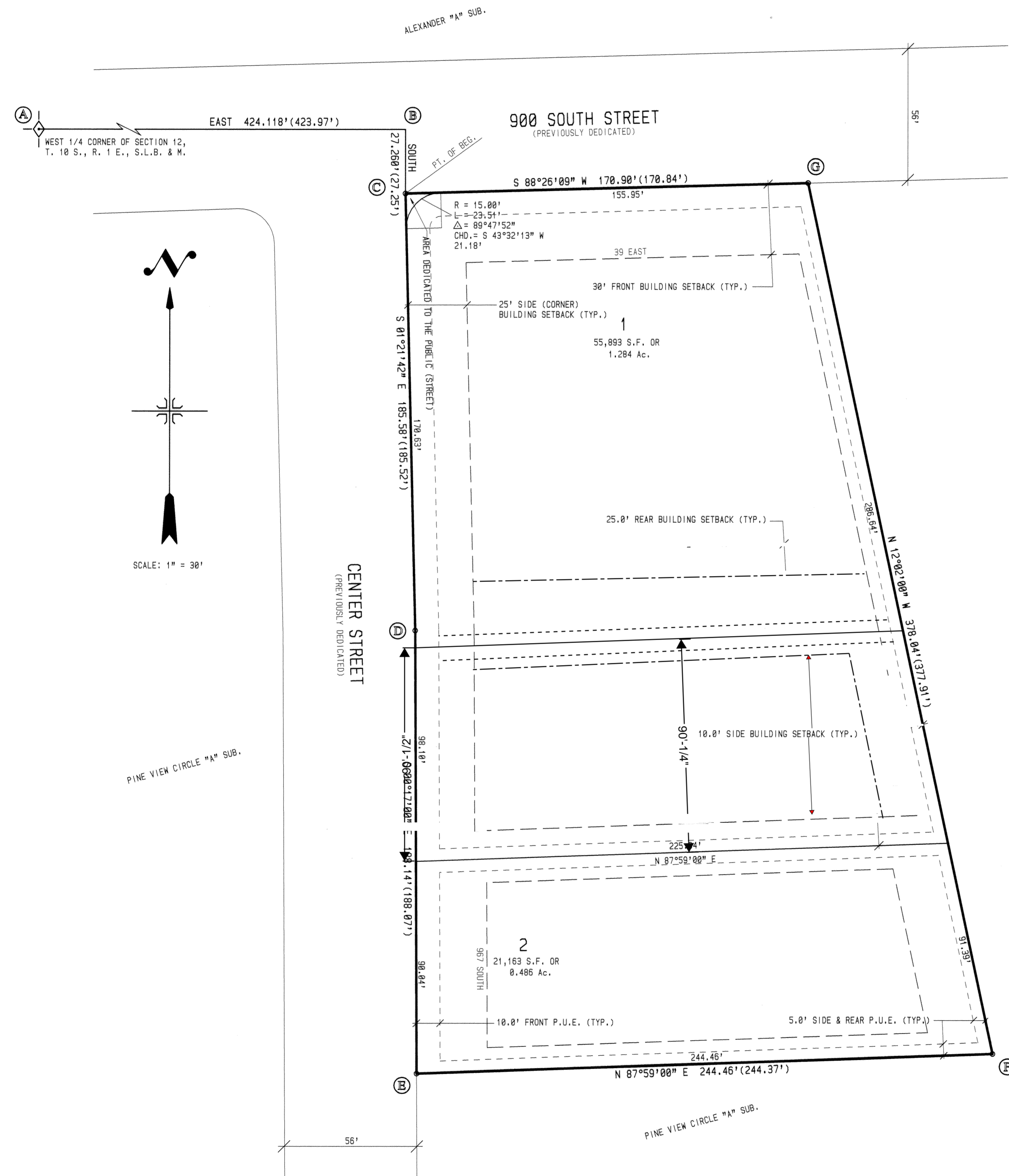
Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



Attachment 2: Concept Plan



STATE PLANE COORDINATES

POINT #	NORTHING	EASTING
A	592,870.7600	1,920,015.8900
B	592,870.7600	1,920,439.8622
C	592,843.5892	1,920,439.8622
D	592,658.0437	1,920,444.2707
E	592,469.9706	1,920,445.2008
F	592,478.5782	1,920,689.4224
G	592,848.1725	1,920,610.6362

GRID FACTOR = 0.9996565