

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: September 5, 2024

RE: **390 N 200 E Subdivision Infill Reduction Request**

Zone: R-8
Size: 0.31 Acres
Lots: 2

The 390 N 200 E Subdivision is at the corner of 400 North 200 East. The proposed subdivision is in the R-8 zone, with two lots on 0.31 acres.

The applicant (Jarrett White) is requesting to use the infill reduction standards in Santaquin City Code (SCC) 10.32. The infill reduction standard allows a 20% frontage and lot size reduction. The R-8 Zone requires that at least one of the frontages on a corner lot be 80. The frontage along 400 North is 93', which meets the frontage requirement for the corner lot. The corner lot does not need a reduction for the frontage even though the frontage along 200 E is 68.62'. The applicant requests a lot size reduction for both lots and a frontage reduction for the interior lot.

The table below lists the standard lot requirements in the R-8 Zone, the minimum requirements for an infill reduction request, and the applicant's request.

Lot Location	R-8 Requirements	Infill Reduction	Applicant's Proposal
Corner	Frontage – One frontage must be 80' Size – 8,000 Sq. ft.	Frontage – 64' Size – 6,400 Sq. ft.	Frontage – 93' along 400 N. Size – 6,411 Sq. ft.
Interior Lot	Frontage – 80' Size – 8,000 Sq. ft.	Frontage – 64' Size – 6,400 Sq. ft.	Frontage – 68.62' Size – 6,411 Sq. ft.

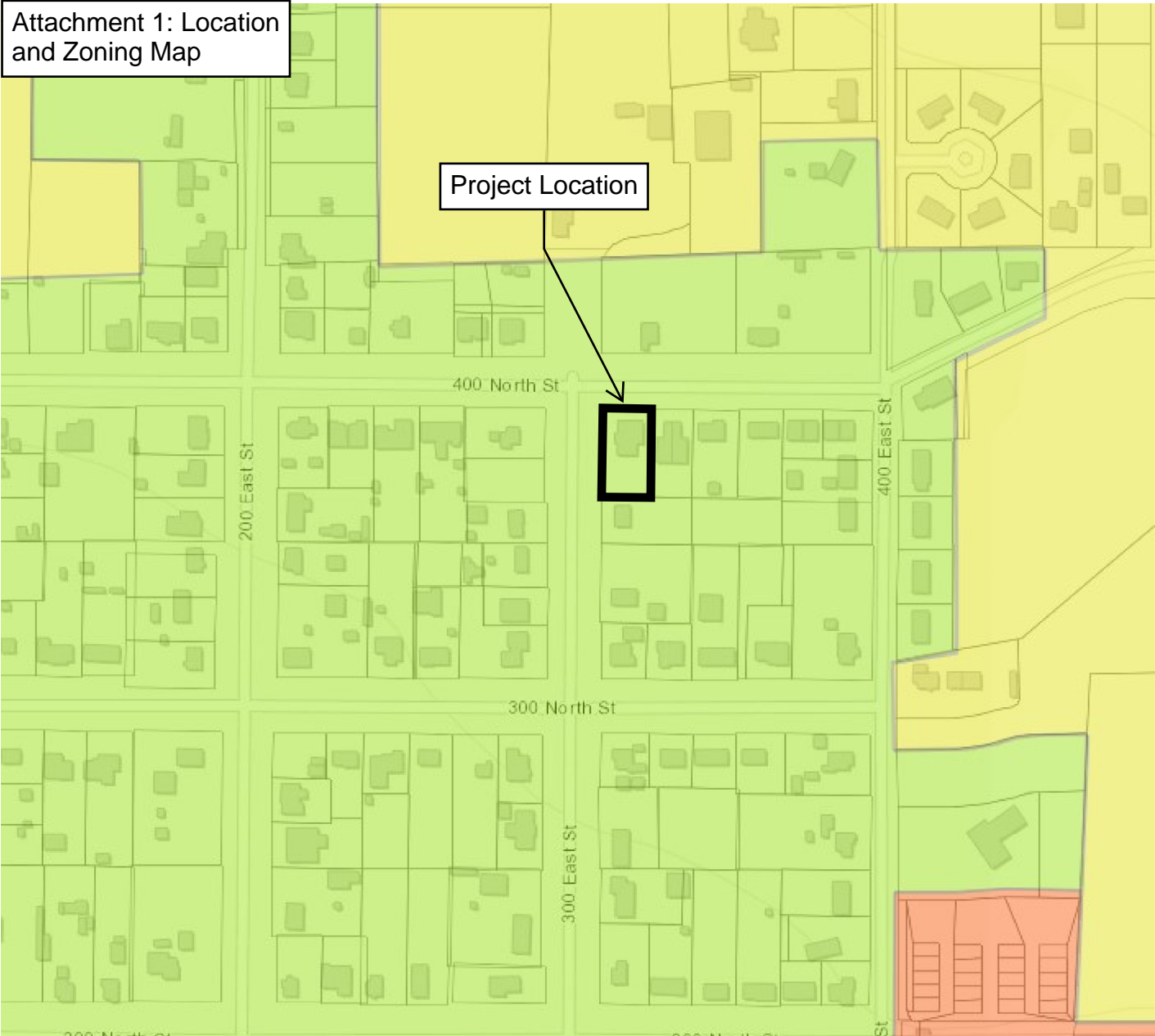
The Planning Commission has the discretion to approve or deny the request. The approval of the infill reduction is required for the subdivision to move forward.

Motion: Motion to (approve/deny) the 390 N 200 E Subdivision infill reduction request, (reducing the frontage requirement for the interior lot to 68.62' and the size requirement for both lots to 6,411 square feet).

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Location and Zoning Map



Project Location

400 North St

200 East St

400 East St

300 North St

300 East St

St



Project Location

09-111-0002

09-111-0009

09-111-0008

09-112-0013

09-112-0019

09-112-0020

09-112-0021

09-112-0018

09-112-0007

09-112-0003

09-112-0001



400 NORTH STREET

200 EAST STREET

PRELIMINARY

Block 51
Plat "B"
Santaquin

N 89°44'36" W 93.00'
84.00' 4
5
6
S 89°44'36" E 93.00'
S 89°44'36" E 84.00'
N 00°15'24" E 38.50'
N 00°15'24" W 137.24'
S 00°15'24" W 137.24'
S 89°44'36" E 93.00'
S 89°44'36" E 84.00'
68.62'
69.25'
69.25'
68.62'
10.3'
100.00'

10' Discrepancy exists between the common deed line and an old fence line. It is this surveyor's opinion that the owners of record resolve this issue by agreement and/or title action.

JARRETT & BAILEY WHITE
340 N 200 E
08-112-0013
0.15 Acres
6411 Sq. Feet

REYNAUD, PHYLLIS HOPE GIPSON (ET AL)
224 E 400 N
09-112-0019
0.15 Acres
6411 Sq. Feet

GARR, KELLY C (ET AL)
340 N 200 E
08-112-0018
0.15 Acres
6411 Sq. Feet

Surveyor's Narrative

It is the intent of this survey to correctly represent the boundary of the subject property as requested by Jarrett White. The basis of bearing for this survey is The Utah Coordinate System 1983, Central Zone as surveyed using a survey grade GPS rover connected to The Utah Reference Network in August, 2024.

The record documents referenced hereon along with the surveyed location of the fence lines, or other physical and parcel evidences gathered, noted and plotted accordingly hereon are intended to correctly portray the facts and information obtained by the surveyor. And to provide a means to present, visualize, compare and analyze their relationship to the boundaries of the subject property.

A title search was not performed by the surveyor. There may exist other documents, evidence, or monuments that affect this survey and/or the subject property it depicts. Any new evidence, monuments or documents contradictory to, or not shown on, this survey should be presented to the surveyor for his review and consideration.

This survey does not grant, transfer, or convey fee title ownership in full or in part. The words "Certify" and "Certificate" as shown and used hereon means an expression of professional opinion concerning the facts disclosed to the surveyor or information in possession of the surveyor at the time of the survey and does not constitute a warranty or guarantee of legal ownership, expressed or implied.

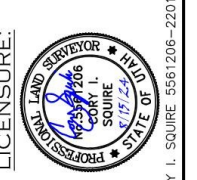
The filing of this survey with the County does not serve as an instrument to subdivide, transfer, sell, or convey any portion of the areas shown hereon.

Discrepancies between physical boundary lines on the ground and deeded legal land descriptions of record, or any combinations thereof, may exist. It is this surveyor's opinion that the owners of record resolve these issues by agreement and/or curative title action.

LEGEND & KEYED NOTES

- SURVEYED BOUNDARY
- - - DEED LINE
- SECTION LINE
- - - FENCE LINE
- ◆ FOUND MONUMENT AS NOTED
- SET REBAR & CAP

SCALE
1" = 30'



BOUNDARY SURVEY

ORIGINAL	NO.	REVISIONS	BY	DATE
DRAWN				
SURVEYED				
CHECKED				
DATE				

PREPARED BY

CIS
PROFESSIONAL LAND SURVEYING
1025 NORTH 300 WEST
MERRILL, UTAH 84646
PHONE 435.660.0816
EMAIL COR@CISPLS.COM

PREPARED FOR

Jarrett & Bailey White

SITE LOCATION

LOCATED WITHIN
BLOCK 51
SANTAQUIN TOWNSITE
SURVEY

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