



PLANNING COMMISSION

Tuesday, October 25, 2022, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Cortland Park Preliminary Review](#)

[The Santaquin Planning Commission will review a 102-unit multifamily subdivision located at approximately 200 N and 400 E](#)

OTHER BUSINESS

2. [Approval of Meeting Minutes](#)

[September 13, 2022](#)

[October 11, 2022](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations, and posted on the State of Utah's Public Notice Website.

BY:

A handwritten signature in black ink, appearing to read "A. Ottley", written over a horizontal line.

Amalie R. Ottley, City Recorder

MEMORANDUM



To: Planning Commission

From: Loren Wiltse, Senior Planner /
Camille Moffat, Planner I

Date: October 21, 2022

RE: **Cortland Park Condominiums Preliminary Plan Review**

Zone: Main Street Residential (MSR)
Size: 5.10 acres
Units: 102

The Cortland Park development is located at the southeast corner of 400 East and 200 North, just north of the Macey's grocery store and is 5.10 acres. The proposed development consists of 102 units in nine different buildings. Seven of the buildings will have twelve units per building, one of the buildings will have ten units per building and a clubhouse, and the last building will have eight units. Eight of the buildings are three stories tall, except for building 2 which will be two stories tall. The development will have 94,971 square feet of landscaped area, which is 43% of the site. There will be 239 parking spots which meets Santaquin City Code. The development agreement requires the following amenities: a clubhouse, a natural gas fire pit, two 20' x 20' pavilions, one 30' x 40' pavilion, two barbeque stations by the pavilions, two pickleball courts, and a 2,000 square foot playground area that will consist of two play structures and two swing sets.

The property was rezoned MSR on November 19, 2019. The development agreement was approved on January 7, 2020, and recorded at the County Recorder's office on May 29, 2020. There was an addendum to the development agreement that was approved on September 7, 2021. The addendum to the development agreement changed the name of the subdivision from Orchard Vistas to Cortland Park Condominiums, reduced the total number of units from 108 to 102, included a larger pavilion in addition to the two 20' x 20' pavilions, and relocated the clubhouse to the bottom of building 5.

The Development Review Committee (DRC) initially reviewed the Cortland Park (then known as Orchard Vistas) concept plan on May 12, 2020, and the Planning Commission held a public hearing for the project on June 9, 2020.

Santaquin City Code SCC 10.16.060 (C) states that compliance with architectural requirements shall be determined by the City's Architectural Review Committee (ARC) before an application is made for a building permit. The developer has not yet submitted a complete plan set needed for an architectural review. The second attachment to this memo is a proposed preliminary elevation of the buildings.

On September 27, 2022, the DRC reviewed the preliminary plans for Cortland Park and forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda.

The proposed development is adjacent to 200 North, 400 East, and 500 East. These roads will provide an appropriate roadway width for the project. Additionally, the developer has designed the site to accommodate private on-site storm water within the project and roadway water. To adequately serve the proposed development with both public water, fire flow, and wastewater collection, the developer must connect to and extend, if necessary, existing city water and sewer mains located in 200 North and

500 East streets.

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended motion: “Motion to recommend approval of the Cortland Park Subdivision with the following conditions:

- All redlines be addressed

Attachments:

1. Preliminary Plans
2. Zoning Map
3. Architectural Elevations
4. Draft Landscaping Layout

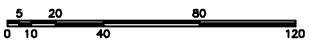
CORTLAND PARK

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

OCTOBER 2022



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

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

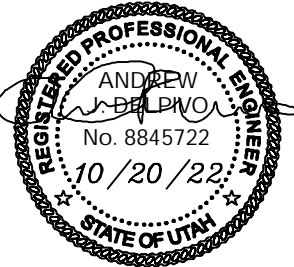
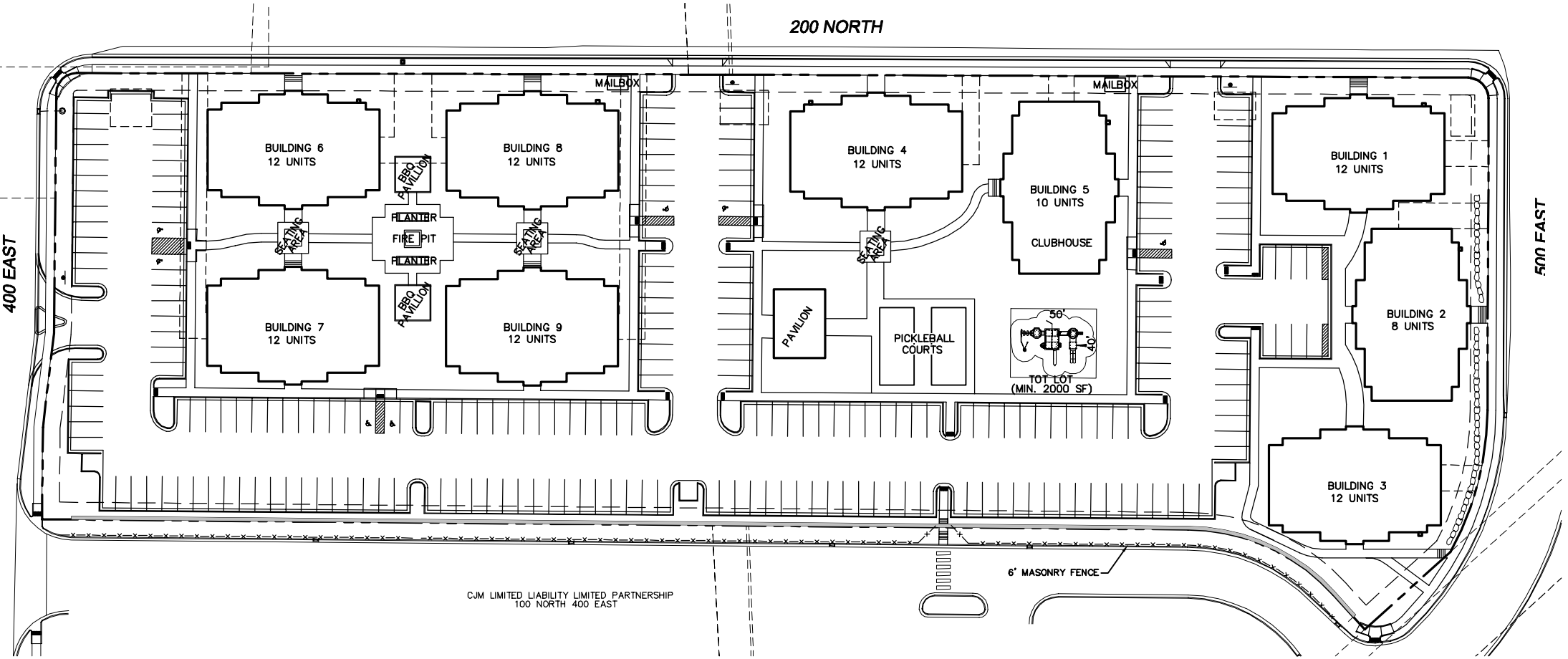
DENSITY TABLE
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=102
ACREAGE=5.10 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF
PARCEL SIZE SF=220
PARKING REQUIRED=238
PARKING PROVIDED=239
BUILDING AREA SF=9x5,779=52,011
PARKING LOT AREA SF=75,174
LANDSCAPE AREA IN SF=94,971 (43%)

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN TWO PHASES.
6. THE TOT LOT AND PICKLEBALL COURTS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 37TH RESIDENTIAL UNIT AND THE CLUBHOUSE BEFORE COMMENCEMENT OF CONSTRUCTION OF THE 61ST RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

-SHEET INDEX-	
SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	FINAL PLAT
5	EXISTING TOPOGRAPHY PLAN
6	DETAIL SHEET
7	DETAIL SHEET
8	FIRE ACCESS/OPEN SPACE PLAN
9	TBC PLAN
10	PHASING PLAN

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE FUTURE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET, THENCE SOUTHEASTERLY 94.95 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 47°18'24", THE CHORD BEARS S65°49'52"E 92.28 FEET; THENCE S42°10'40"E 27.48 FEET; THENCE N47°49'42"E 67.30 FEET; THENCE ALONG THE FUTURE STREET RIGHT-OF-WAY LINES THE FOLLOWING NINE (9) COURSES TO WIT: (1) NORTHEASTERLY 85.97 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 28°48'16", THE CHORD BEARS N14°37'55"E 85.06 FEET, (2) N00°13'47"E 181.28 FEET, (3) ALONG THE ARC OF A NORTHWESTERLY 18.65 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N44°46'13"W 16.97 FEET, (4) N89°46'13"W 432.01 FEET, (5) N89°51'46"W 376.98 FEET, (6) SOUTHWESTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°37'17", THE CHORD BEARS S45°19'35"W 16.91 FEET, (7) S00°30'56"W 139.43 FEET, (8) S06°47'35"W 54.87 FEET, (9) S00°30'56"W 53.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

LEGEND	
LEGEND APPLIES TO ALL SHEETS	
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	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
	FIRE HYDRANT
	STREET LIGHT



ATLAS ENGINEERING L.L.C.

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

OWNER/DEVELOPER
BRY CHRISTENSEN
BRY@CLCHRISTENSEN.COM
801-269-1110

NOTES
1. ALL UNITS TO BE ADA ADAPTABLE.
2. PROJECT IS TO BE SOLD AS CONDO UNITS. CONDOMINIUM PLAT, CC&R'S, AND HOA DOCUMENTS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.
4. ALL BUILDINGS ARE TO BE FIRE-SPRINKLERED.

- ① LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- ② LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- ③ LOCATE AND TIE TO EXISTING SEWER LINE.
- ④ CAP/PLUG AND MARK TO SURFACE.
- ⑤ HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
- ⑥ INSTALL 6" MASONRY FENCE.
- ⑦ INSTALL 4'-6" RETAINING WALL, WALLS TO BE DESIGNED, DRAWN AND STAMPED BY AN ENGINEER.
- ⑧ MATCH EXISTING CURB.
- ⑨ INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- ⑩ INSTALL DUMPSTER PER SHEET 6.
- ⑪ CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- ⑫ INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.

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1) DUE TO THE EXTENSIVE ROADWAY EXCAVATION A 2 INCH OVERLAY WILL BE REQUIRED ON 200 NORTH AND 500 EAST.

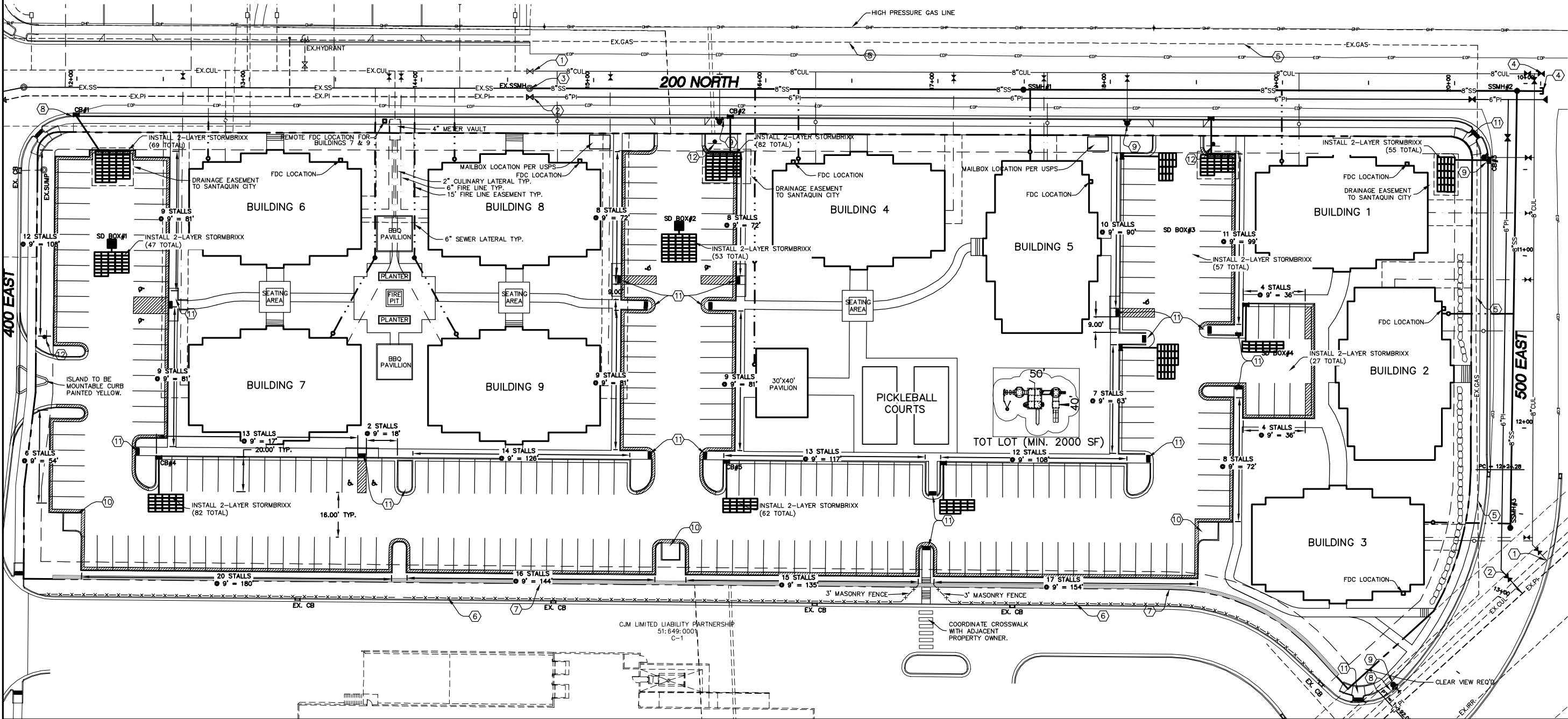
2) CURB TO BE PAINTED RED ALONG ALL FRONTAGE ROADS WITH THE EXCEPTION OF YELLOW CURB AT THE MAILBOXES FOR ACCESS.



VICINITY MAP
-NTS-



SCALE 1" = 60'



CORTLAND PARK

ATLAS



ENGINEERING

L.L.C.

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FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84601

SPANISH FORK, UT 84660

946 E 800 N SUITE A
SPANISH FORK, UT 84660

SPANISH FORK, UT 84660

SHEET NO.

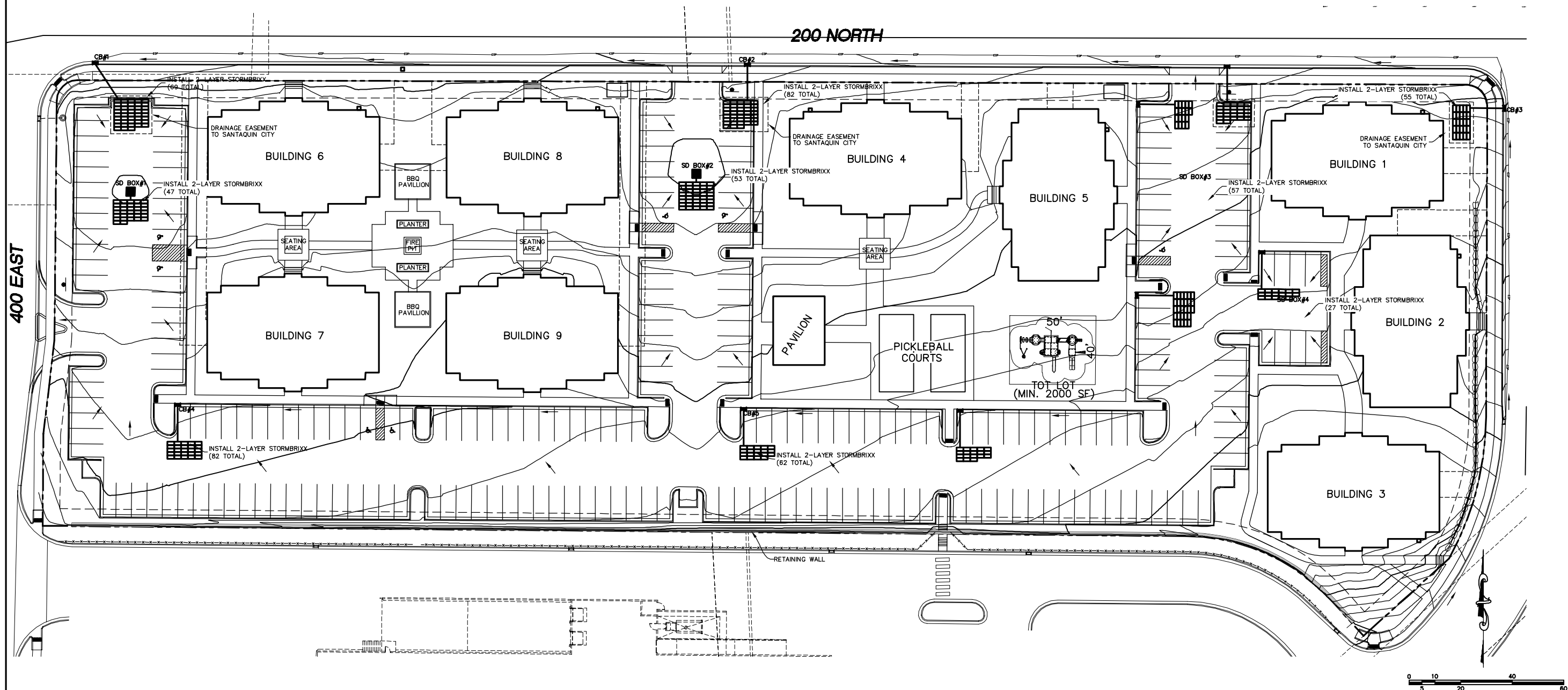
SITE PLAN

SANTAQUIN, UTAH

Item 1.

2

BY	DATE	REVISIONS	NO.
BY	DATE	REVISIONS	6
BY	DATE	REVISIONS	5
BY	DATE	REVISIONS	4
BY	DATE	REVISIONS	3
BY	DATE	REVISIONS	2
BY	DATE	REVISIONS	1
BY	DATE	REVISIONS	12
BY	DATE	REVISIONS	11
BY	DATE	REVISIONS	10
BY	DATE	REVISIONS	9
BY	DATE	REVISIONS	8
BY	DATE	REVISIONS	7
BY	DATE	REVISIONS	6
BY	DATE	REVISIONS	5
BY	DATE	REVISIONS	4
BY	DATE	REVISIONS	3
BY	DATE	REVISIONS	2
BY	DATE	REVISIONS	1



~~200 NORTH~~

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

Age Group	No answer	No	Yes	Probably	Probably not
0-10	10	10	10	10	10
10-20	10	10	10	10	10
20-30	10	10	10	10	10
30-40	10	10	10	10	10
40-50	10	10	10	10	10
50-60	10	10	10	10	10

SCALE 1" = 20'

CORTLAND PARK

ATLAS ENGINEERING

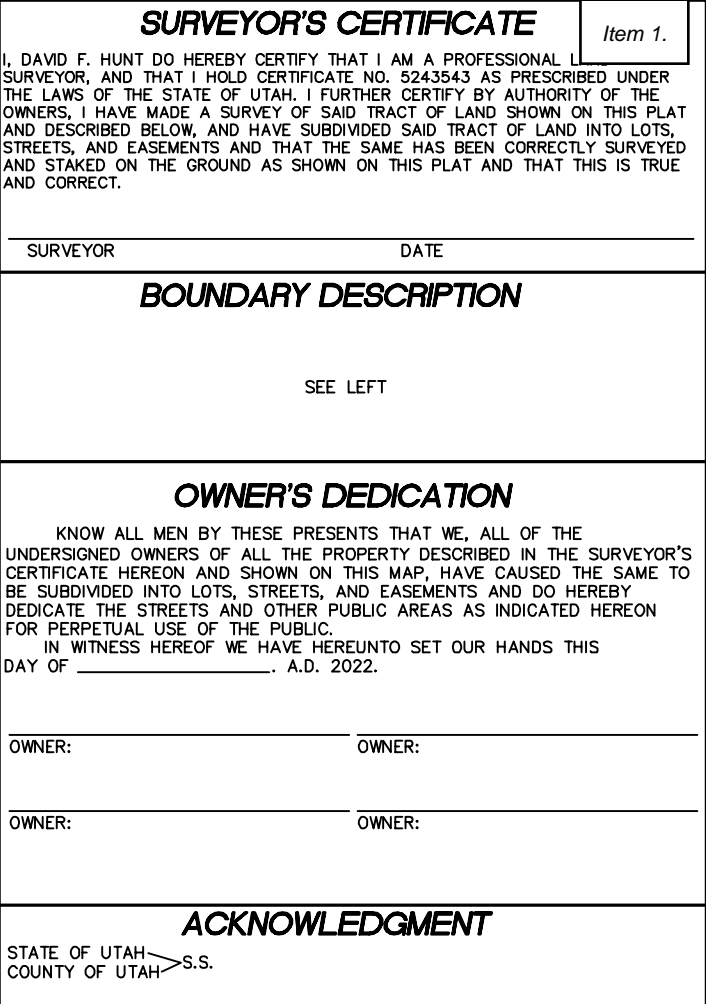
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 846

GRADING PLAN

SHEET NO.

tem 1.

[illegible]



BEGINNING AT A POINT ON THE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET, THENCE SOUTHEASTERLY 94.95 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 47°18'24", THE CHORD BEARS S65°49'52"E 92.28 FEET; THENCE S42°10'40"E 27.48 FEET; THENCE N47°49'42"E 67.30 FEET; THENCE ALONG THE FUTURE STREET RIGHT-OF-WAY LINES THE FOLLOWING NINE (9) COURSES TO WIT: (1) NORTHEASTERLY 85.97 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 28°48'16", THE CHORD BEARS N14°37'55"E 85.06 FEET, (2) N00°13'47"E 181.28 FEET, (3) ALONG THE ARC OF A NORTHWESTERLY 18.65 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N44°46'13"W 16.97 FEET, (4) N89°46'13"W 432.01 FEET, (5) N89°51'46"W 376.98 FEET, (6) SOUTHWESTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°37'17", THE CHORD BEARS S45°19'35"W 16.91 FEET, (7) S00°30'56"W 139.43 FEET, (8) S06°47'35"W 54.87 FEET, (9) S00°30'56"W 53.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION HAS NO REQUIREMENTS OR EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE, WARRANTY OR ASSURANCE OF ANY TERM, CONDITION OR INTEREST IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DECLARATION AND THE NOTES AND COVENANTS WHICH CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER APPROVAL

VICINITY MAP
-NTS-

CENTURYLINK APPROVAL

CENTURYLINK REPRESENTATIVE

APPROVED

CONVEYANCE OF COMMON AREAS TO ASSOCIATION
THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS AND HAS DECLARED THAT THE SAME ARE TO BE CONVEYED TO AN ASSOCIATION OF ITS OWNERS, THEIR HEIRS AND ASSIGNS, FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE LOTS OR DWELLINGS IN THE PLAT. THE ASSOCIATION SHALL BE A NON-PROFIT CORPORATION, TO BE INCORPORATED IN THE STATE OF CALIFORNIA, FOR THE PURPOSE OF HOLDING, MANAGING, MAINTAINING AND IMPROVING THE COMMON AREAS, AND FOR THE PURPOSE OF ENFORCING THE COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

**NOTE OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" SUMMIT TOWNHOMES, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

CORTLAND PARK

SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 9 BUILDINGS AND 5.10 ACRES
LOCATED IN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

Item 1.

SANTAQUIN, UTAH

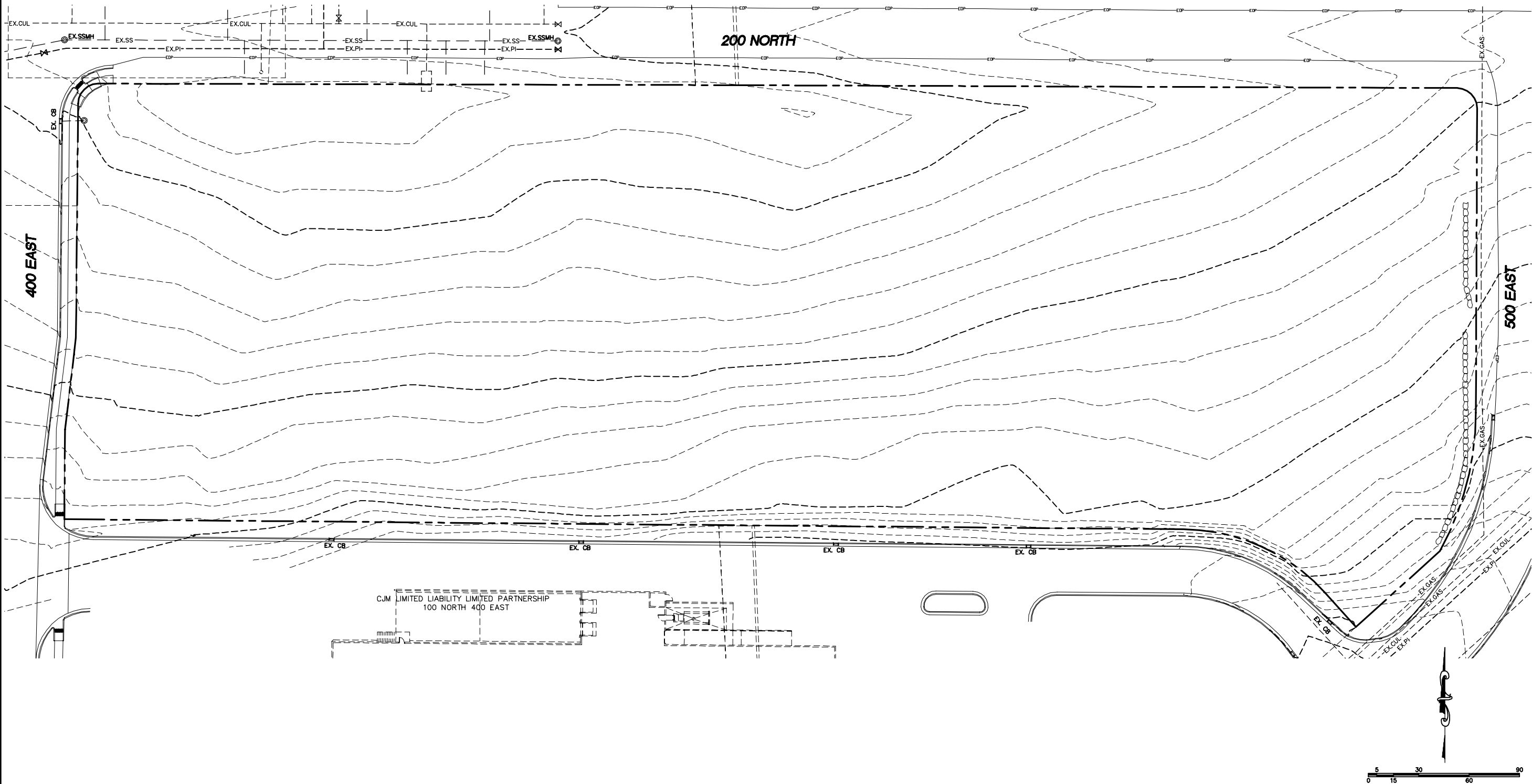
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660



REVISIONS		BY	DATE
N4			
2019\19-021 Cortland Park Santaquib\CAD\DPF		IMINARY\05-EXISTING	
			10/20/2022
			10:58:52 AM WNT

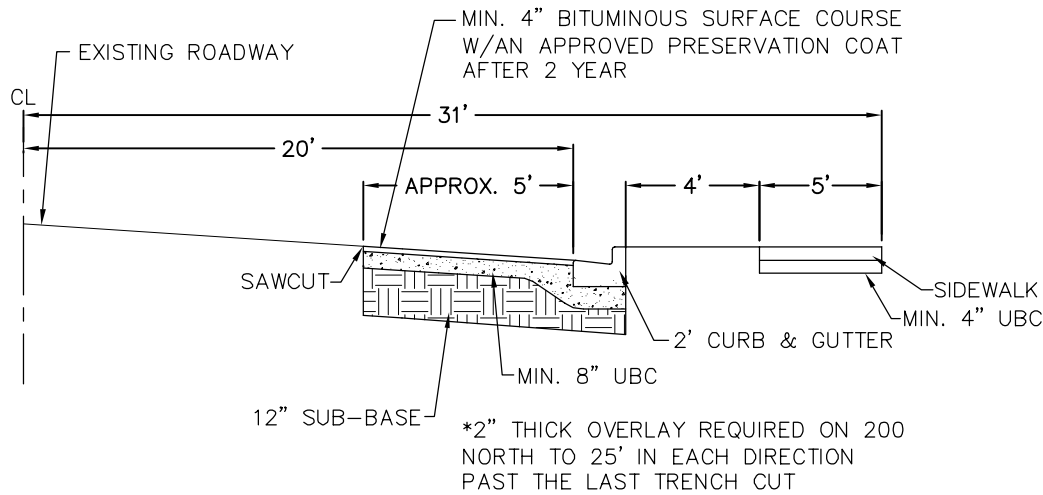
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(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

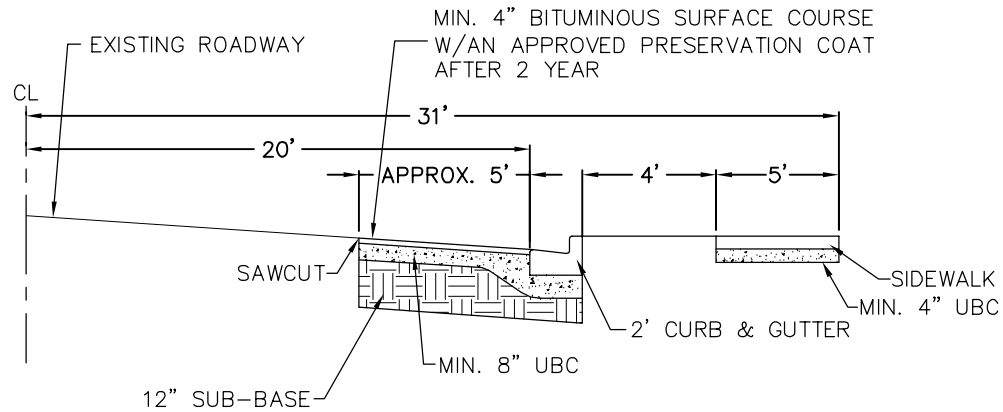
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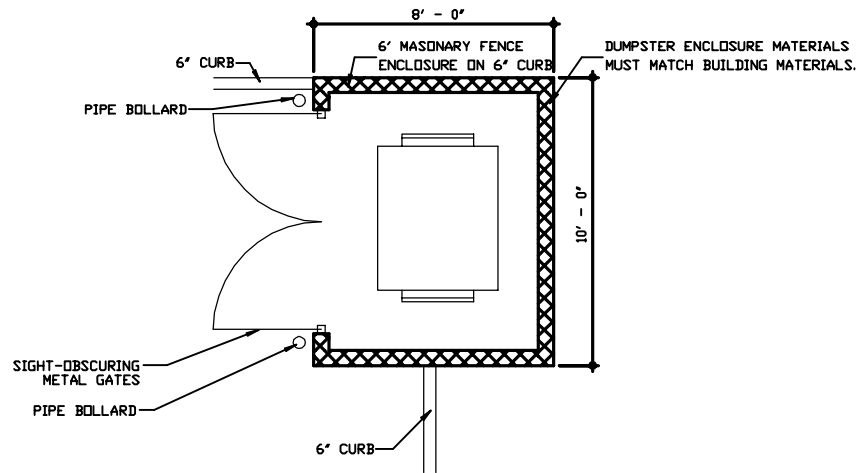
200 NORTH DETAIL
-NTS-

NOTES:

1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



500 EAST DETAIL
-NTS-



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPITACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

SHEET NO.

Item 1.
6

DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS

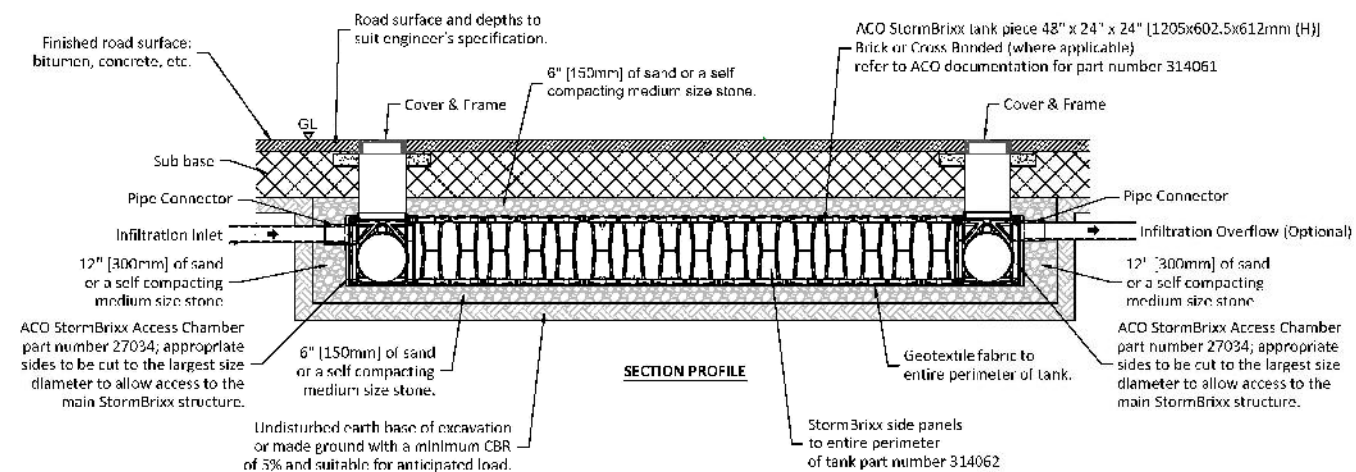
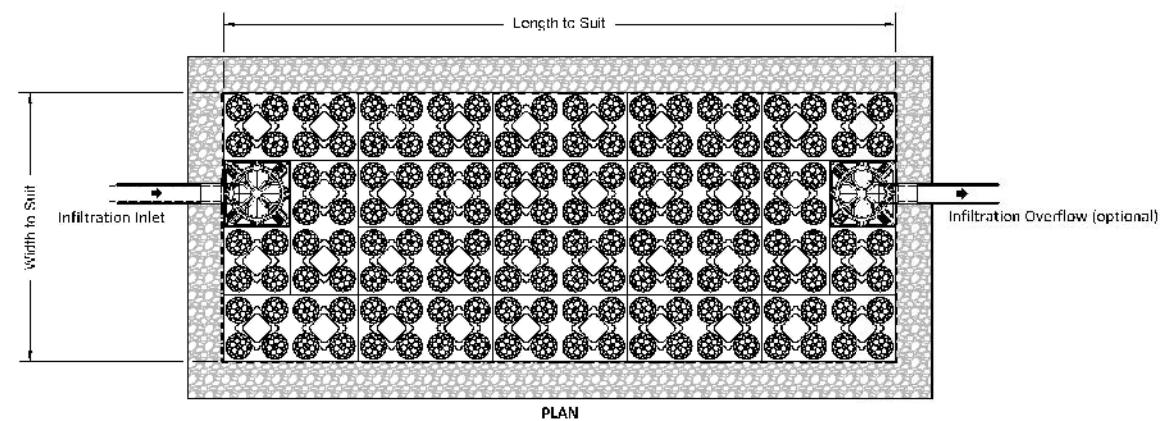
ENGINEERING

L.L.C.

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



NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0			

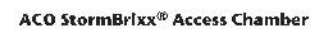


Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-trafficked areas (e. Landscaping)	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficbing by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com

SBD-1L-RA	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)				ACO Polymer Products, Inc.		
					825 W. Woodcroft St. Cassa Grande, AZ 85522 Tel: 520-421-5588 Fax: 520-421-5959	3470 Plimsouth Drive Munroe, OH 44065 Tel: 440-438-7233 Fax: 440-438-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 404-556-7230 Fax: 203-502-1003
DATE: 11/24/05	INSTALLATION DRAWING - ACO STORMBRIXX						
ISSUED: A	Arizona Tel: 888-490-9552	e-mail: info@acousa.com	Ohio Tel: 800-543-4764	www.acousa.com	South Carolina Tel: 800-543-4764		

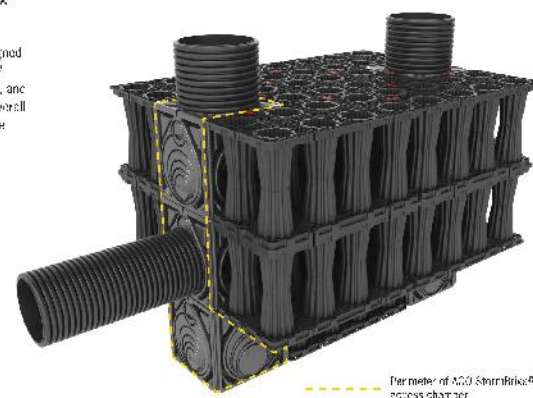


The access chamber is designed to provide complete 360° access to enable inspection of all levels and areas of the system by either tracked or push and CCTV inspection equipment. Where required, AGC StormEnixx® systems can be fitted using standard equipment.

When the ACO Storm Elixir® access member has been configured to create a low flow drain down storm or a silt trap, the unit allows for the removal of silt and debris.

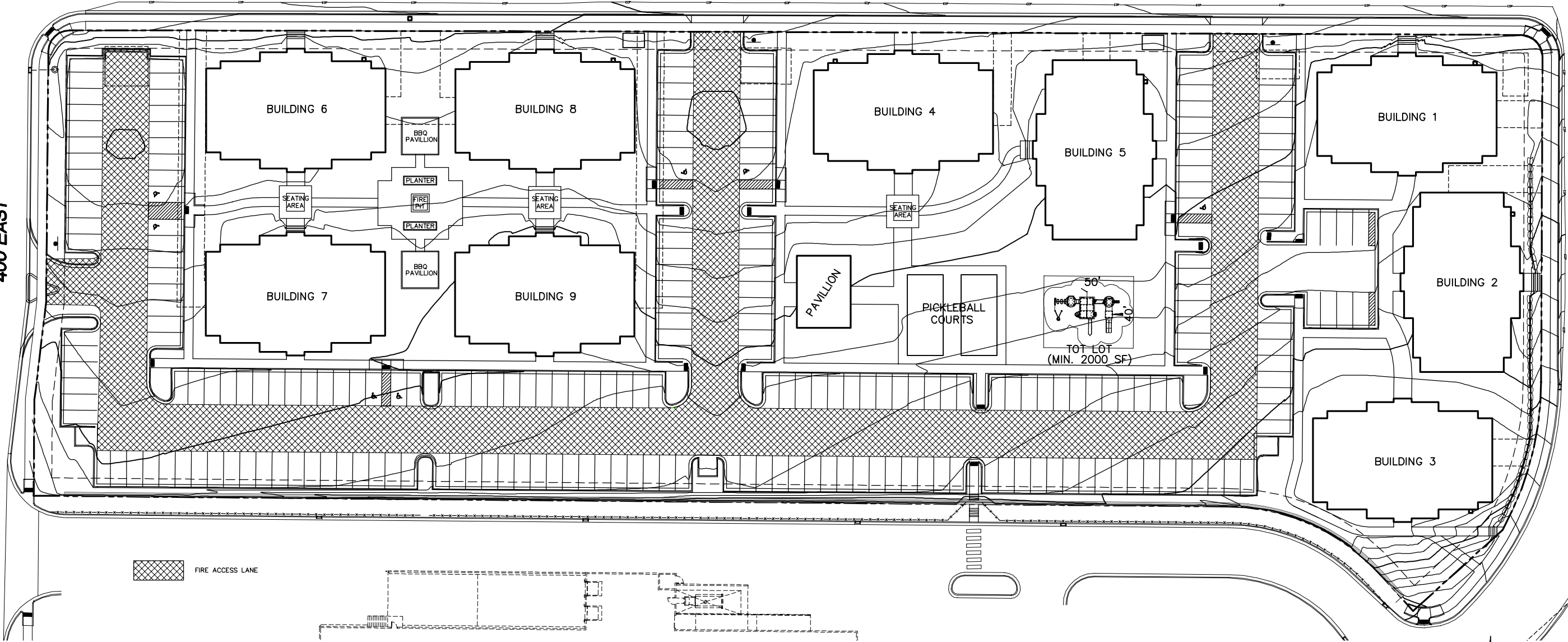
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the Storm3-Box[®] access chamber installation. Cover is rated to 40 ton loads.

The modular sackable chamber is designed to be incorporated into any StormBrix® retention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive underground manholes.



400 EAST

200 NORTH



FIRE ACCESS LANE

0 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

CORTLAND PARK



FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

8

Item 1.

NO.	REVISIONS	BY	DATE
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11			
10			
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8			
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1			

Item 1.

SANTAQUIN, UTAH

ATLAS

ENGINEERING

L.L.C.

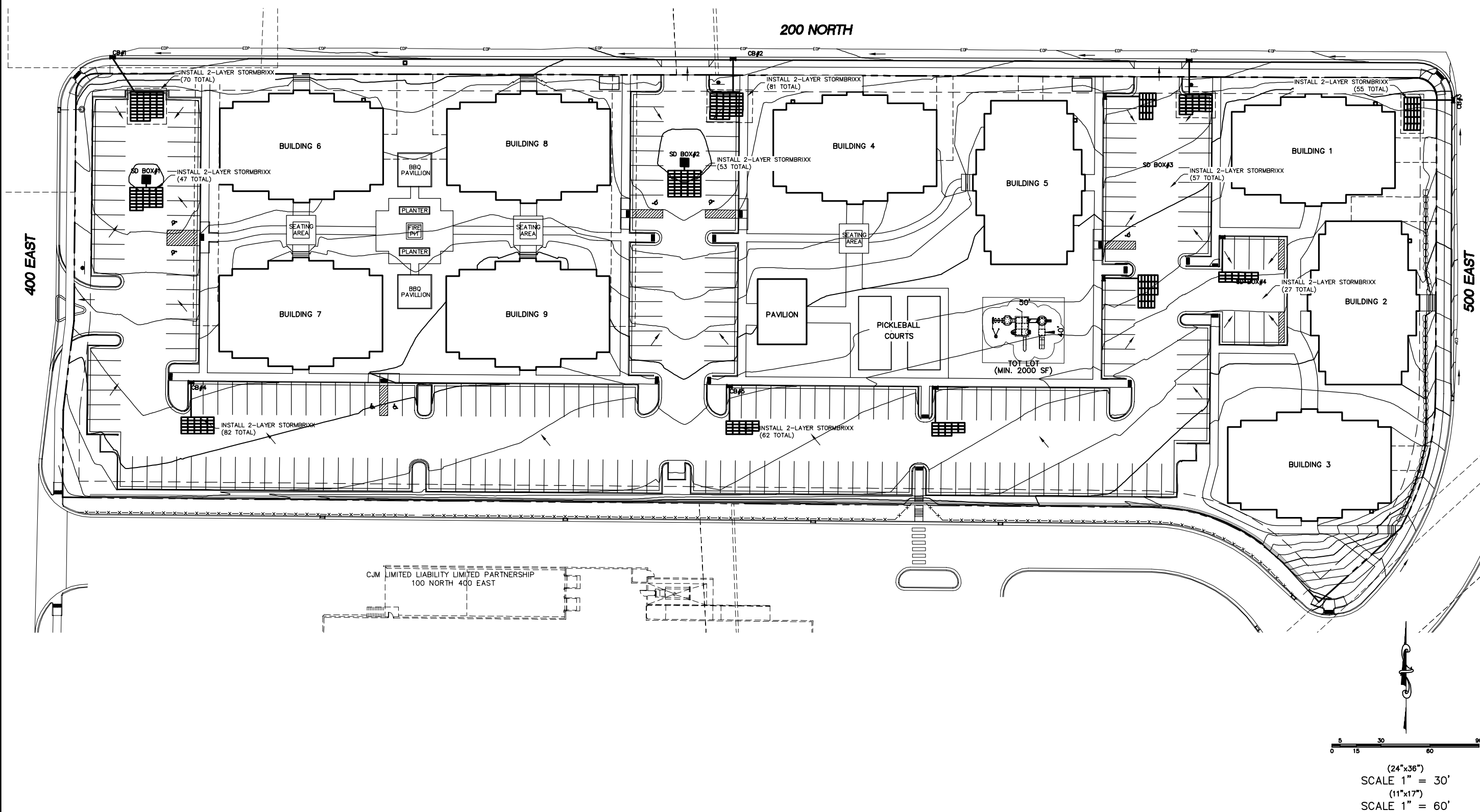
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 846

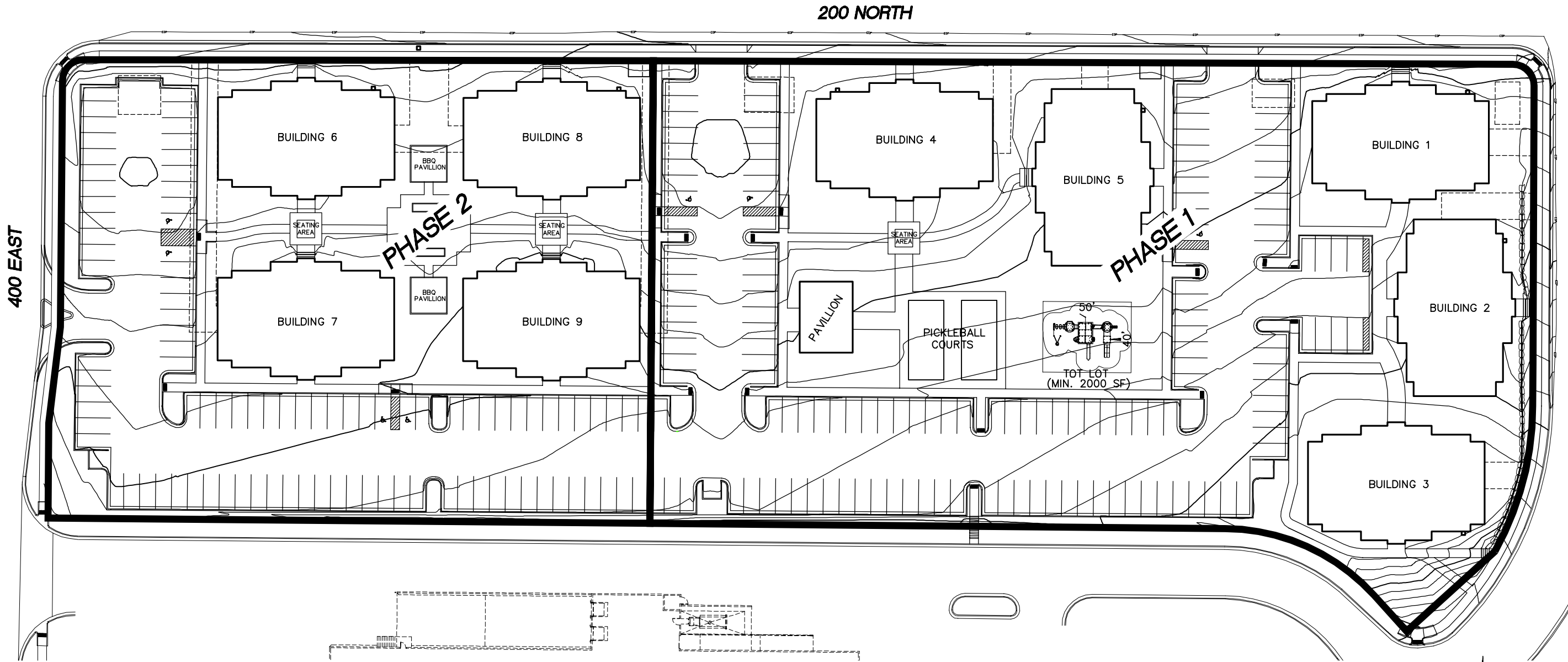
1

NO	REVISIONS	BY	DATE

13

THE DEVELOPER AND THE GENERAL CONTRACTOR 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.





400 EAST

200 NORTH

PHASE 2

PHASE 1

BUILDING 6

BUILDING 8

BUILDING 7

BUILDING 9

BBQ PAVILLION

BBQ PAVILLION

SEATING AREA

SEATING AREA

BUILDING 4

BUILDING 5

PAVILLION

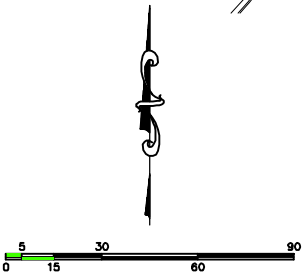
PICKLEBALL COURTS

TOT LOT
(MIN. 2000 SF)

BUILDING 1

BUILDING 2

BUILDING 3



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

CORTLAND PARK

ATLAS
ENGINEERING
L.L.C.

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

PHASING PLAN

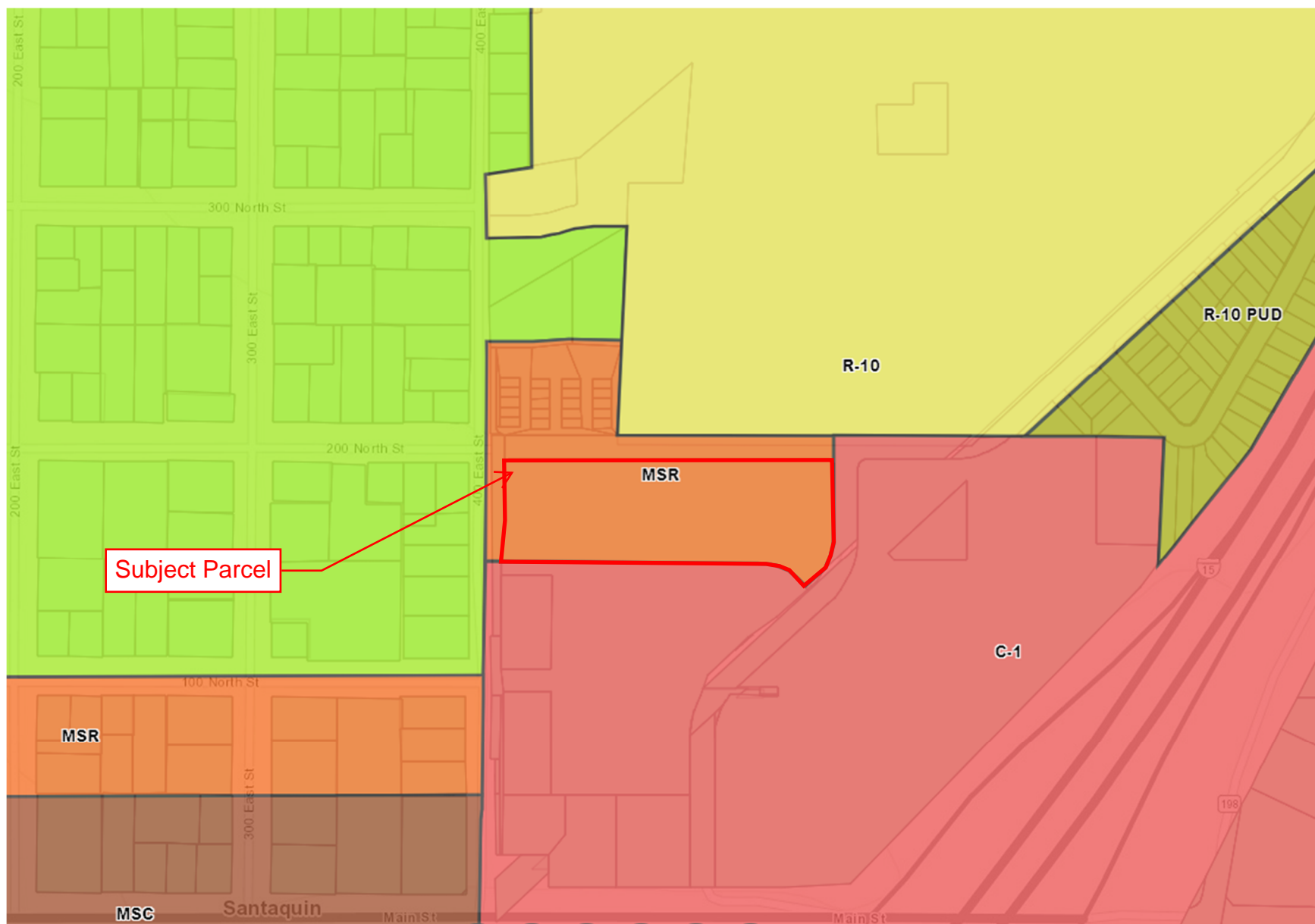
SHEET NO.

SANTAQUIN, UTAH

10

Item 1.

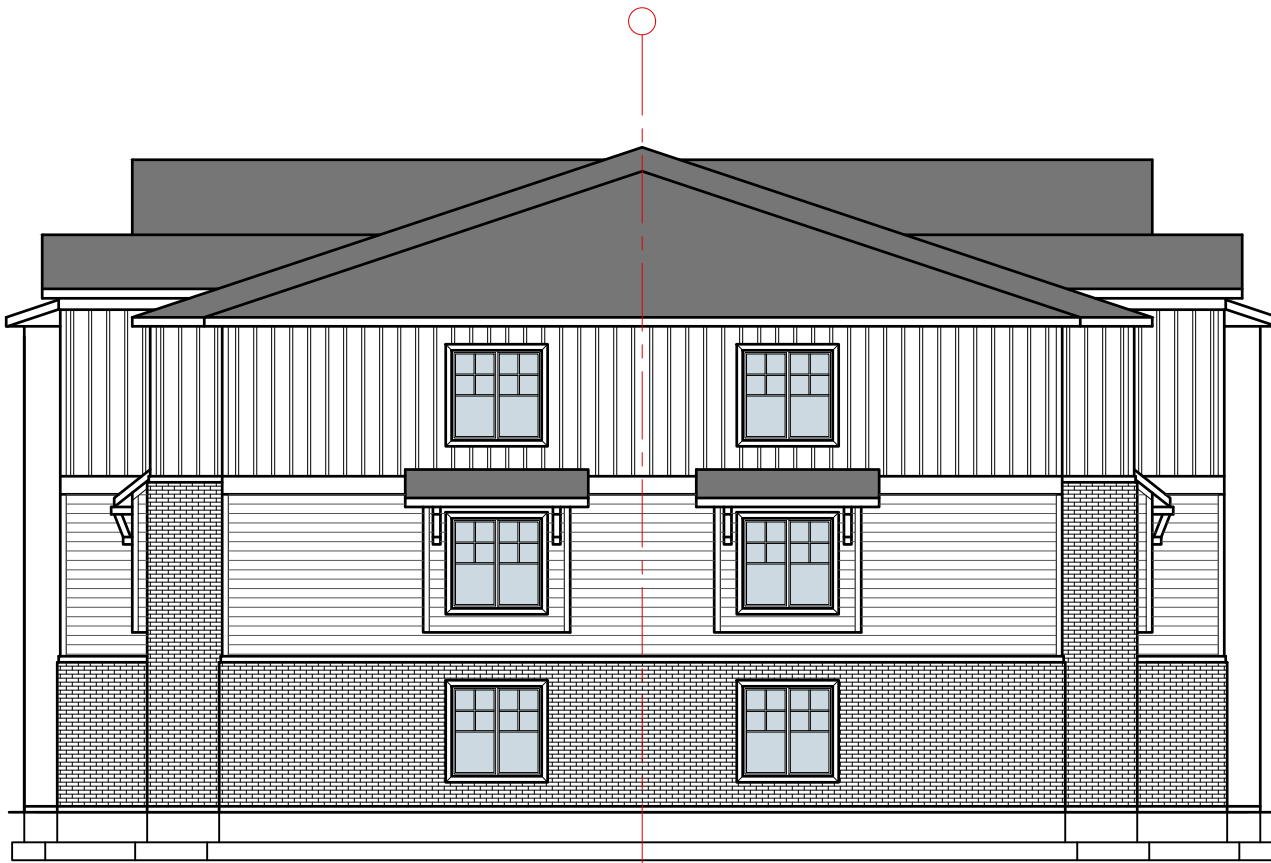
NO.	REVISIONS	BY	DATE
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Attachment 3: Architectural Elevations



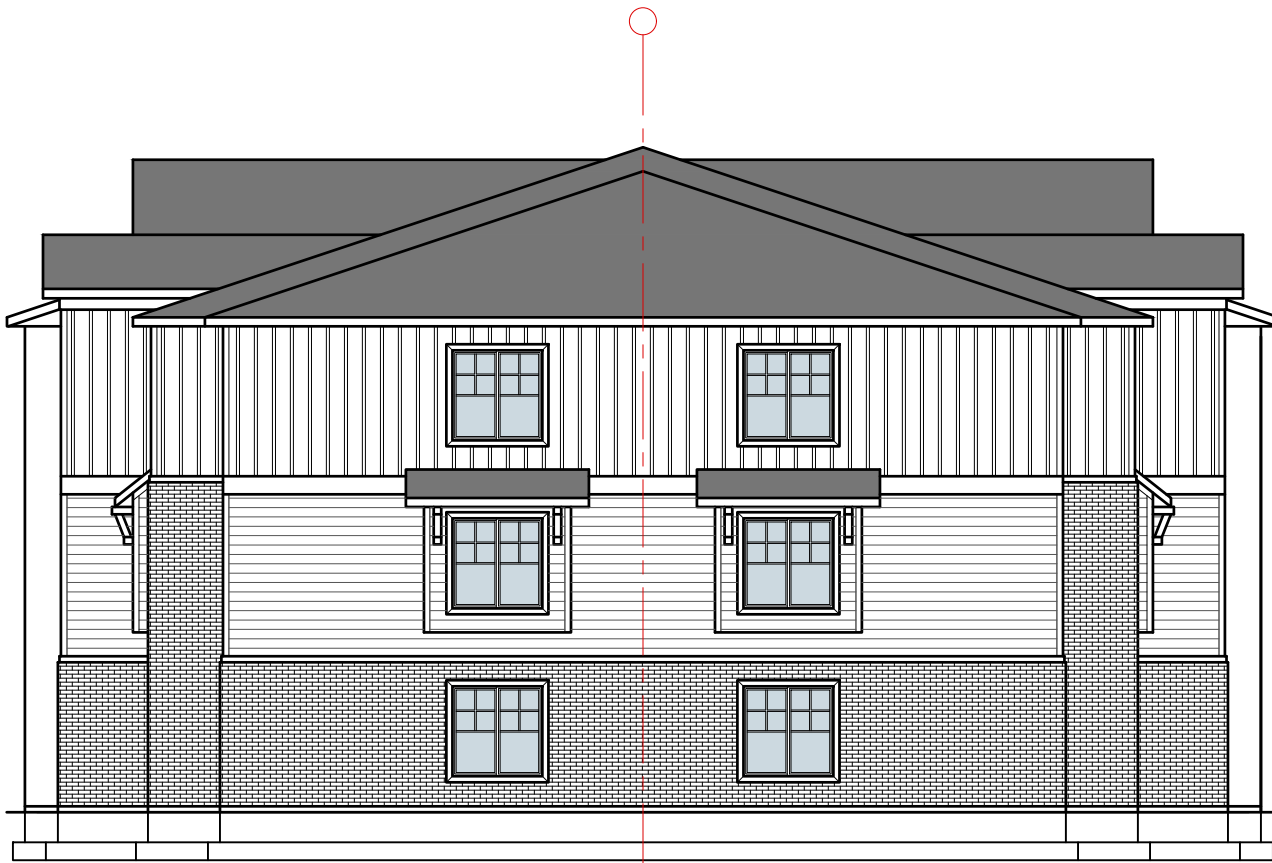
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



New Residence For:
**Hive Homes
Building A**

Hive Homes
Approx. Address:

DATE: September 15, 2022
PARCEL #: 00:000:0000

ELEVATIONS

24X36: 3/16" SCALE
11X17: 3/32" SCALE

DRAWING TITLE:

ARCHITECT
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A.1



New Residence For:
Hive Homes Building A
Hive Homes
Approx. Address:

DATE: September 15, 2022
PARCEL #: 00:000:000

FLOOR PLANS

DRAWING TITLE:

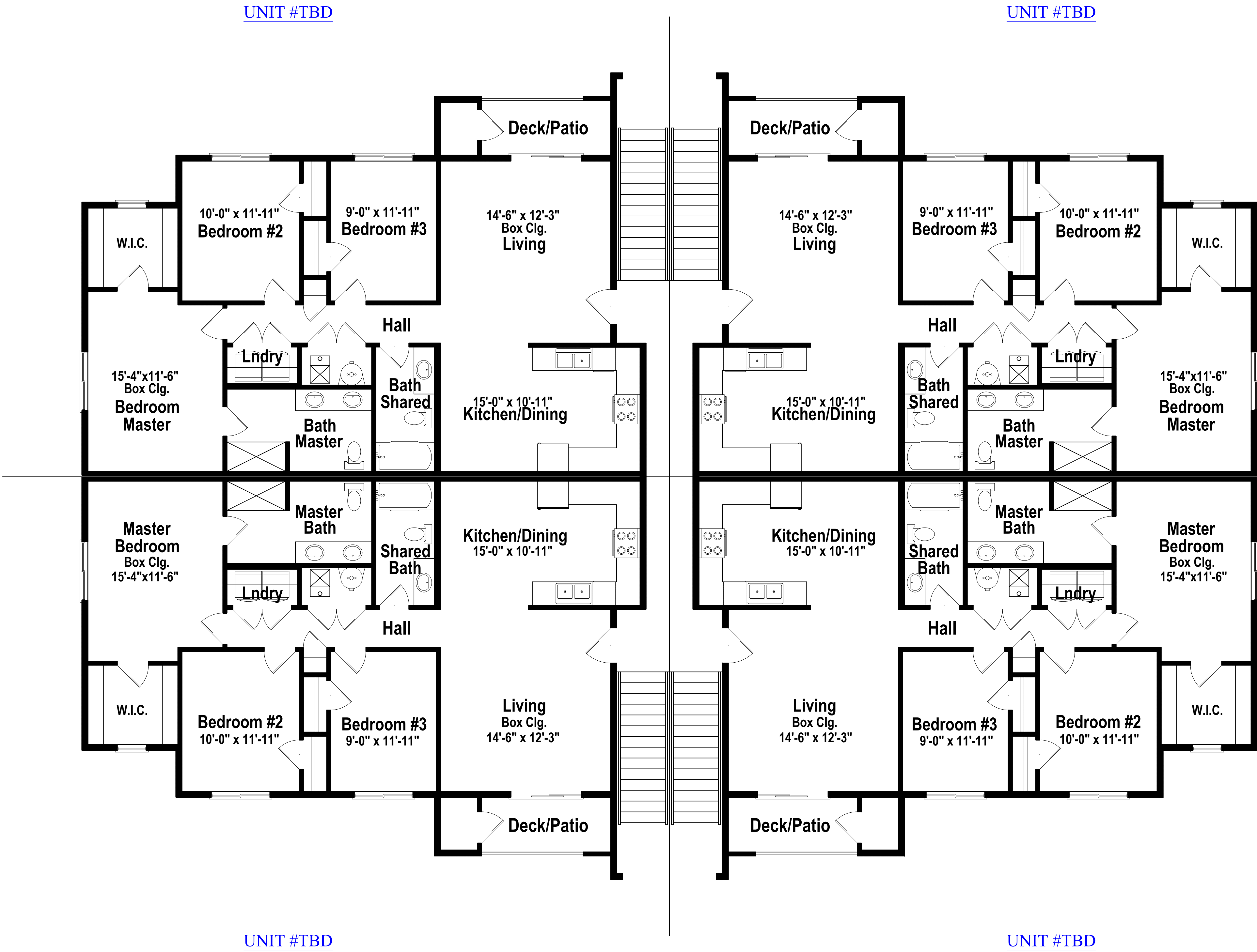
24X36: 3/16" SCALE
11X17: 3/32" SCALE

ARCHITECT
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A.2





SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1 LANDSCAPE DESCRIPTION SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	41,913 sf
	1 LANDSCAPE DESCRIPTION 1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	24,240 sf
	1 LANDSCAPE DESCRIPTION 2-4" SOUTH TOWN CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL LARGE ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,316 sf
	1 LANDSCAPE DESCRIPTION 6" CONCRETE MOW CURB	3,157 lf
	1 LANDSCAPE DESCRIPTION PLAYGROUND SURFACE, SOFT FALL ENGINEERED WOOD FIBER, INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	181.2 cy

ISSUE DATE

9/14/2022

PROJECT NUMBER

UT19085

PROJECT INFORMATION

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

SANTAQUIN MULTIFAMILY

SANTAQUIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CANYON VISTA
JONATHAN REID
801-310-7096

LANDSCAPE ARCHITECT / PLANNER

ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 9/14/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

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7

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'



Planning Commission Members in Attendance: Commission Chair Trevor Wood, Commission Vice Chair Kylie Lance, Commissioners Michael Weight and Drew Hoffman.

Commissioners BreAnna Nixon, Andrea Howard, Michael Romero and Nicci McNeff were excused from the meeting.

Others in Attendance: City Manager Norm Beagley, Senior Planner Loren Wiltse, City Council Member Art Adcock, Assistant Kathy Swenson, Deputy Recorder Camille Moffat.

Various members of the public attended the meeting.

Commission Chair Trevor Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Council Member Adcock led the pledge of allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 p.m.

No members of the public wished to speak during the Public Forum.

Commission Chair Wood closed the Public Forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING – General Plan Amendment

The Planning Commission will conduct a Public Hearing and consider a recommendation to the City Council to amend the Moderate-Income Housing Element of the General Plan

Before presenting the proposed general plan amendment, City Manager Norm Beagley introduced Loren Wiltse who will be the new Senior Planner.

Mr. Beagley explained that the Moderate-Income Housing Plan is an element of the General Plan that must be updated every year due to a mandate from the state legislature. The Moderate-Income Housing Plan requires cities to develop strategies as well as an implementation plan to address housing affordability. Santaquin City selected four proposed strategies per discussions with City Council.

Commissioner Weight made note of a spelling change that would need to be made on page 15 of the packet (page 7 of the Moderate-Income Housing Plan) in the second to last paragraph.

Commission Chair Wood opened the Public Hearing at 7:09 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the Public Hearing at 7:09 p.m.

Commission Chair Wood asked why the city chose the four strategies that are proposed. Mr. Beagley explained that the strategies are already familiar to the city and in-line with the city's current efforts and future goals. One example of this is accessory dwelling units. Three of the four proposed strategies emphasize accessory dwelling units. Mr. Beagley explained that detached accessory dwelling units are already allowed in the R-8 and the Planning Commission has already discussed expanding this use to the R-10 and potentially more zones down the road.

Commissioner Weight asked how Strategy 2 regarding proportionally reducing impact fees would work. Mr. Beagley explained that the implementation plan consists of working with the consulting firms who assist the city with the master plan updates to determine the impact of an attached or detached accessory dwelling unit proportional to a single-family home. One example of this already in the city is the Parks and Recreation Trails and Open Space Master Plan, where attached units have lower impact fees. Mr. Beagley clarified that the city must be careful to not arbitrarily reduce or eliminate impact fees, but instead rely on data that defines what that lesser impact is.

In relation to Strategy 3, Commissioner Weight asked how the city would rezone for higher density. Mr. Beagley explained that this strategy would look at increasing density in commercial zones that currently allow very low to no residential units, like around transit hubs. This strategy would concentrate development in areas with very low-density housing and make commercial space out of the areas with residential. This strategy is more focused on redevelopment than new development.

Staff and Commissioners discussed how the city would work with developers to realize some of these plans, like 55+ developments.

Commissioner Lance motioned to forward a positive recommendation to the City Council on the General Plan Amendment as proposed with the condition that the grammatical issue on page 15 be corrected. Commissioner Hoffman seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Absent
Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent

Vote was unanimous in favor. Motion passed.

2. PUBLIC HEARING – Ercanbrack Rezone

Mr. Beagley explained that the Ercanbrack property was rezoned last year to a combination of Main Street Commercial (MSC), Commercial Light Manufacturing (CLM), and Residential Commercial (RC). The current rezone request is a proposal to rezone part of the property currently zoned MSC to CLM along

Main Street and replacing part of the MSC to RC. Mr. Beagley also explained that Commercial Light Manufacturing is a zone that was created at the time of the last Ercanbrack rezone that allows flex space, offices, storage in a longer building with compartmentalized areas.

Commission Chair Wood opened the Public Hearing at 7:22 p.m.

Mr. Dale Rowley representing Cherry Hill Farms expressed concern for what would be installed along the north and west side of the development to keep the children who would be living in the development from walking into the orchards. Mr. Rowley asked if a fence would be installed along the development. A discussion was had between staff and Mr. Rowley.

Commission Chair Wood closed the Public Hearing at 7:28 p.m.

Andy Flamm, a representative for the landowner explained the history of the project. Mr. Flamm explained that the current development agreement allows more homes than what the new concept proposes. Commissioner Lance expressed concern that the proposal seems to remove more commercial from Main Street. Mr. Beagley clarified that the proposed rezone is to Commercial Light Manufacturing, with an emphasis on commercial. The proposal removes Main Street Commercial zoning, which requires commercial on the bottom floor. The City Council expressed desire for less commercial with residential stacked on top and would prefer more commercial light manufacturing. Mr. Beagley explained that it is not giving up commercial but instead diversifying it and taking residential out of it. Commission Chair Wood asked the developers why they are pursuing an expansion of the RC zone. Garrett Seeley, a representative for the developer responded that it is primarily to follow the road pattern. The Planning Commission continued to discuss the proposed rezone with city staff.

Commissioner Hoffman motioned that the Planning Commission recommend that City Council accept the rezone of the Ercanbrack property as proposed. Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent
Commissioner Howard	Absent

Vote was unanimous in favor. Motion passed.

Meeting Minutes Approval – June 28, 2022

Commissioner Lance made a motion to approve the minutes from June 28, 2022.
Commissioner Hoffman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent
Commissioner Howard	Absent

Meeting Minutes Approval – July 26, 2022

Commissioner Wood pointed out a typo at the end of the minutes. There was a sentence that described a discussion that the DRC had, but should be Planning Commission.

Commissioner Wood motioned to approve the minutes from July 26, 2022 with the noted change. Commissioner Lance seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent
Commissioner Howard	Absent

Adjournment

Commissioner Hoffman motioned to adjourn the meeting at 7:57. Commissioner Lance seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent
Commissioner Howard	Absent

Meeting adjourned at 7:57 p.m.

Deputy City Recorder, Camille Moffat

Commission Chair – Trevor Wood



Planning Commission Members in Attendance: Trevor Wood, BreAnna Nixon, Nicci McNeff, and Michael Weight.

Commissioners Lance, Howard, Hoffman, and Romero were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Recorder Amalie Ottley, Assistant Kathy Swenson, and Skyler Tolbert with Ivory Development.

City Council Member Jeff Siddoway joined the meeting shortly after it began.

Various members of the public attended the meeting.

Commission Chair Trevor Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

An invocation was offered by Commissioner BreAnna Nixon.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Michael Weight.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:02 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the public forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Tanner Property Annexation and Development

Assistant Manager Bond presented the proposed zoning and development at the property involved in the Tanner Annexation which is west of the railroad tracks and east of Summit Ridge Parkway. Mayor Olson asked that the Planning Commission review the proposed zoning and annexation.

Commission Chair Wood let the commission know that he lives adjacent to the property should there be any concerns for a conflict of interest. No commission members expressed any concerns.

Skyler Tolbert with Ivory Development introduced the concept plans for the development which includes a park. Commissioner Weight inquired about the right-of-way and ownership of the lot. Mr. Tolbert confirmed that Ivory Homes owns the lot and is excited to work in Santaquin City again.

Commissioner Nixon asked about connectivity east of the neighborhood. Assistant Manager Bond stated that ideally, connectivity east of the neighborhood would be added but not feasible with the existing railroad tracks. Commissioner Weight inquired about a pump or lift station for sewer being required on

the property. Mr. Bond pointed out that details of the development will come with the subdivision process. Commissioner McNeff inquired about traffic flow and the R10 zoning on Summit Ridge Drive citing the additional vehicles and traffic that will come with the new neighborhood. The commission discussed the possibility of moving away from the R10 zones to alleviate traffic on the west side of the city. Mr. Tolbert addressed the Planning Commission regarding the traffic study done for the development. Commissioner Nixon stated her approval of the annexation but suggested that the city look at connectivity on the west side of town in the future. Commission Chair Wood also stated his approval for the annexation and that the proposed development fits in with the surrounding neighborhood. Assistant Manager Bond discussed the annexation process in general. Commissioner McNeff spoke to her desire for developments to bring in a variety of sizes of lots and homes. Commissioner Wood agreed that diversity is always a positive aspect of the city. Commissioner Wood inquired about when zoning happens. Assistant Manager Bond stated that zoning happens upon the annexation of the land. The commission discussed Planned Unit Developments (PUD) in the city and the Development Agreement already in place in Summit Ridge. Mr. Tolbert stated that the minimum lots sizes in the development range in size up to 1/3 acre along with the park that Ivory Homes is excited to invest in. Commissioner Wood asked if Ivory Homes plans to build all the lots. Mr. Tolbert confirmed that the general business plan of Ivory Homes is to build all of the homes in their developments.

Commissioner Nixon motioned to make a positive recommendation to the Santaquin City Council that the Tanner Annexation and proposed development move forward in the R10 Zone and for consideration in additional connectivity issues. Commissioner Weight seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Absent
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
(Alternate) Commissioner Romero	Absent

The motion was unanimously approved.

2. PUBLIC HEARING – Heritage Heights Subdivision

Assistant Manager Bond introduced the Heritage Heights Subdivision located at approximately 850 East and 450 South.

Commission Chair Wood opened the Public Hearing at 7:40 p.m.

Jim Linford wished to address the Planning Commission regarding the Heritage Heights Subdivision. He inquired about the width of the lot and the right-of-way that will be dedicated to the city for the 900 East roadway. Assistant Manager Bond addressed the sizing of the lot stating that upon review the lot does meet the minimum requirements for a legal lot in the current city code. Mr. Linford inquired if a home was built on the east lot if there would be enough room for the proposed right-of-way. Assistant Manager Bond stated that in the development process, and per city code, improvements to the road would be required to be completed by the developer prior to the building envelope(s) being recorded or

platted. Mr. Linford discussed where the road will go and which lots could possibly be encroached upon. He expressed his desire for the city to consider the impact on Don Gilson's family since his passing that putting the road through on 900 East would have.

Commission Chair Wood closed the public hearing at 7:43 p.m.

The commission discussed any developer's or family's responsibility to improve roadways when neighborhoods are built within the city and the required subdivision process.

3. PUBLIC HEARING – Detached Accessory Dwelling Units

Assistant Manager Bond addressed the proposed draft ordinance allowing Detached Accessory Dwelling Units (ADUs) in the R10 zone that has been previously discussed in both Planning Commission and City Council meetings.

The Planning Commission discussed how Detached ADUs will be implemented in more city zones in the future and the ability to use the ordinance to implement Moderate Incoming Housing requirements recently passed by the State of Utah.

Commission Chair Wood opened the public hearing at 8:08 p.m.

No members of the public were present for the public hearing.

Commission Chair Wood closed the public hearing 8:09 p.m.

Commissioner McNeff made a motion to make a positive recommendation to pass an ordinance allowing for Detached Accessory Dwelling Units in the R10 Zone. Commissioner Weight seconded the motion.

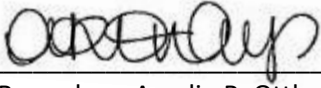
Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Absent
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
(Alternate) Commissioner Romero	Absent

The motion was unanimously approved.

Adjournment

Commissioner Nixon made a motion to adjourn the meeting. Motion seconded by Commissioner McNeff.

Meeting adjourned at 8:14 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood