

MEMORANDUM



To: Mayor Olson and City Council Members

From: Loren Wiltse, Senior Planner /

Camille Moffat, Planner I

Date: March 30, 2023

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

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

The Cortland Park development is a 5.10 acre development previously known as Orchard Vistas, located at the southeast corner of 400 East and 200 North, just north of the Macey's grocery store. The proposed development consists of 102 units in nine different buildings. Seven of the buildings will have 12 units per building, one the buildings will have 8 units and one building will have 10 units and a community clubhouse. 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 development 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 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.

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 architectural plans for the project were reviewed and approved by the ARC on February 28, 2023. The third attachment to this memo are the approved elevations for the development.

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 preliminary development application was reviewed by the Planning Commission to determine whether the proposed development complies with Santaquin City Code on October 25, 2022 at which time the commission made the following motion:

Motion: Commissioner Hoffman made a motion to make a positive recommendation to the City Council to approve the Cortland Park Preliminary Plan with the conditions that all redlines are addressed, that photometric plans are approved by the city, and to move ADA parking stalls to more central locations in front of buildings 9,7,5, and 2. Commissioner Lance seconded the motion.

Vote: Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner Howard, Yes; Commissioner McNeff, Yes; Commissioner Nixon, Yes; Commissioner Weight, Yes; Commissioner Romero, Yes. The motion was unanimously approved.

The City Council is the land use authority for this project. After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots are recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning.

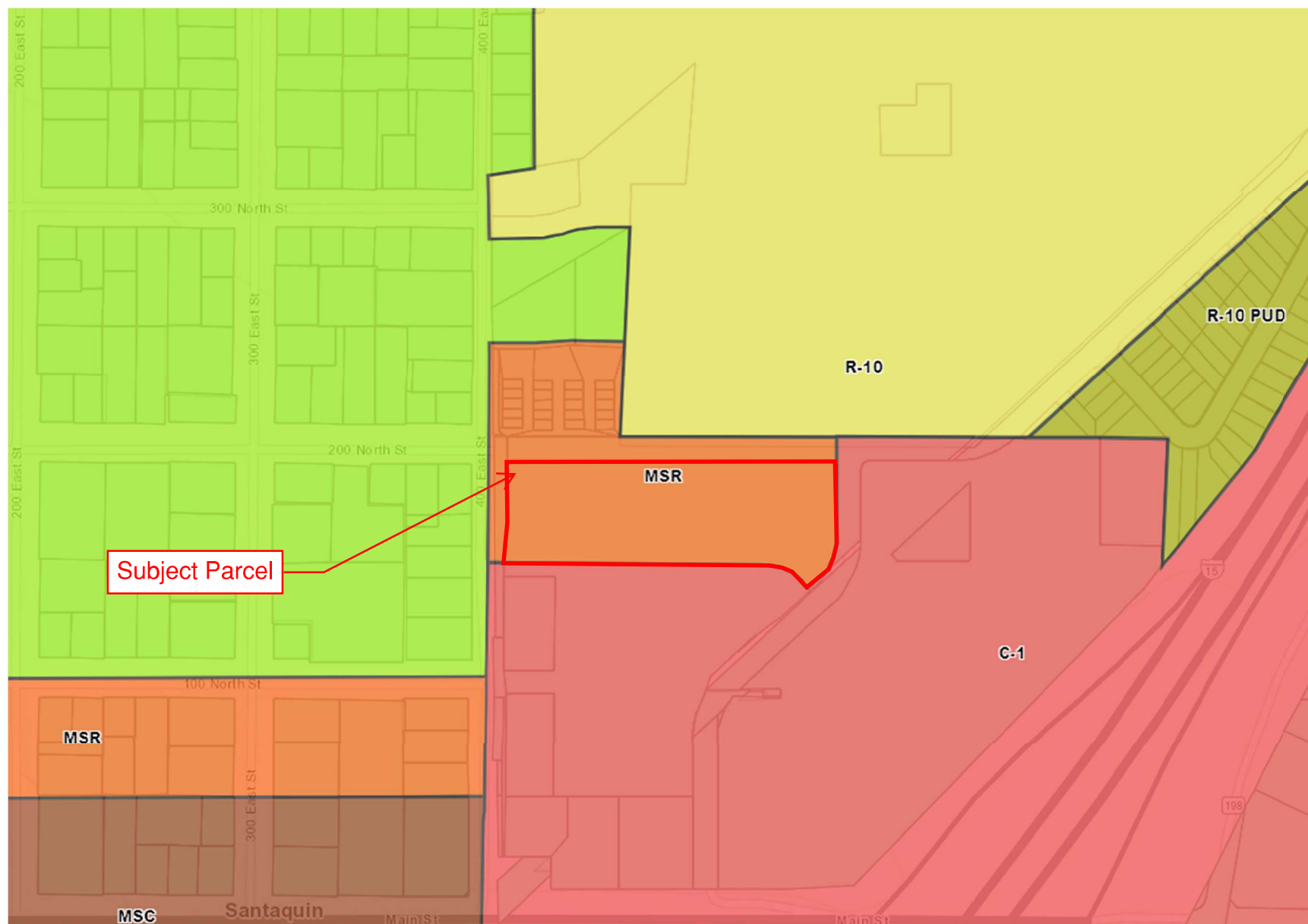
Recommended Motion: “Motion to approve the Cortland Park Condominiums with the following condition:

- All planning and engineering redlines be addressed

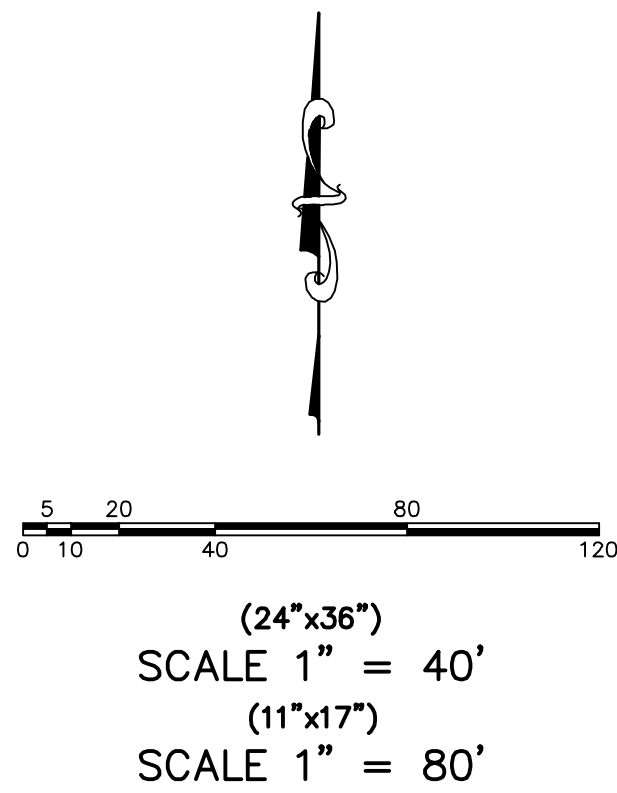
Attachments:

1. Zoning and Location Map
2. Preliminary Plans
3. Architectural Elevations

Attachment 1: Zoning and Location Map



CORTLAND PARK
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
NOVEMBER 2022



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

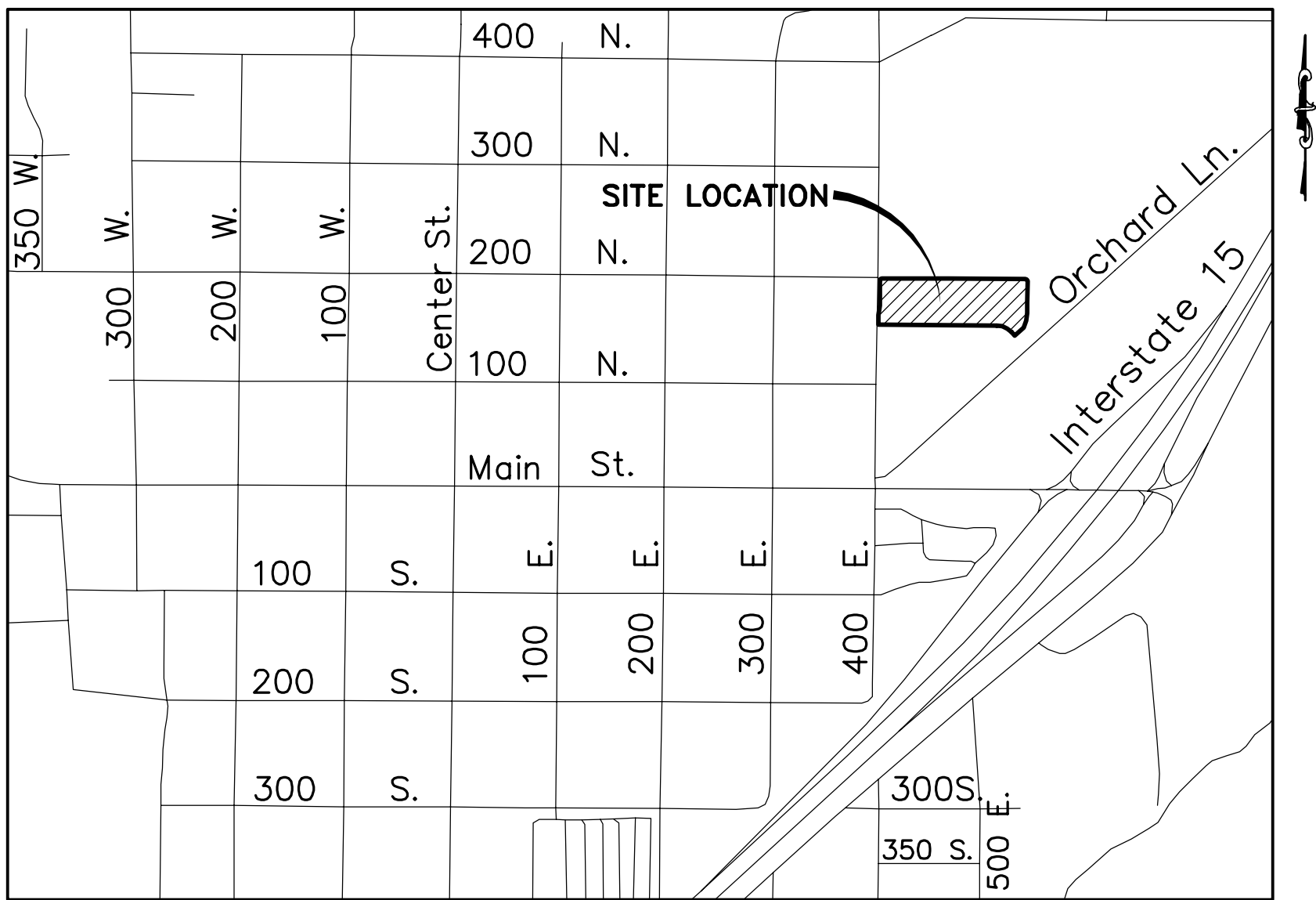
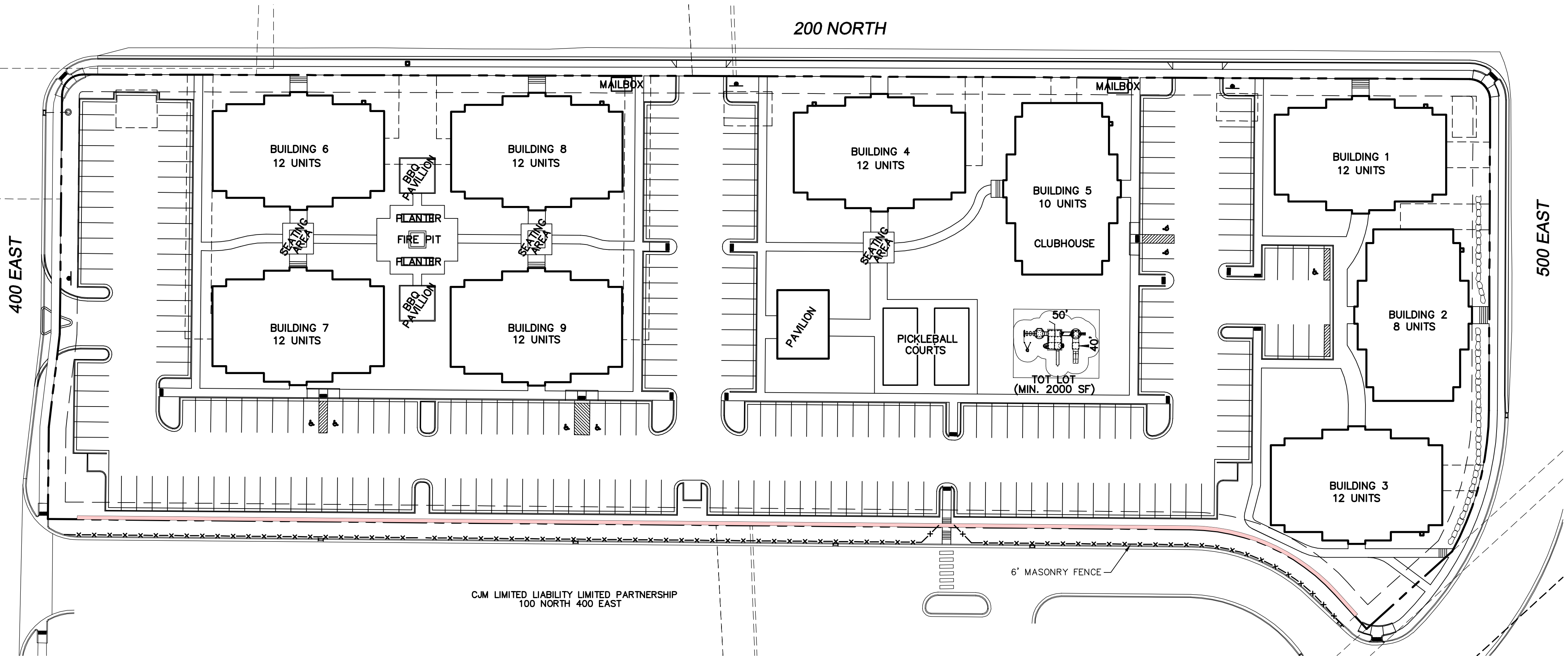
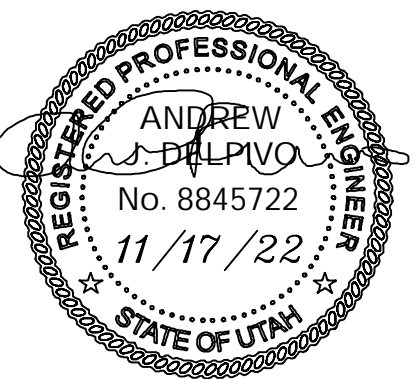
BOUNDARY DESCRIPTION:

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.

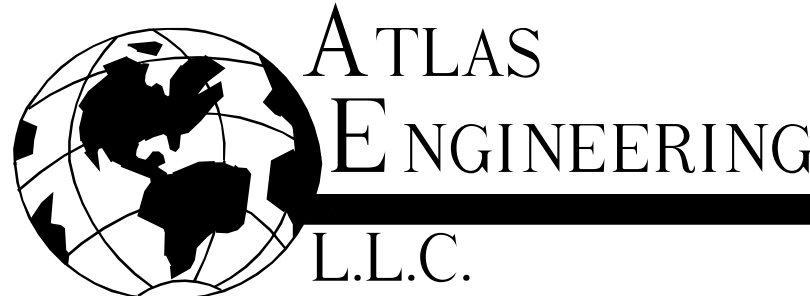
LEGEND

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 DEAD 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



VICINITY MAP
-NTS-

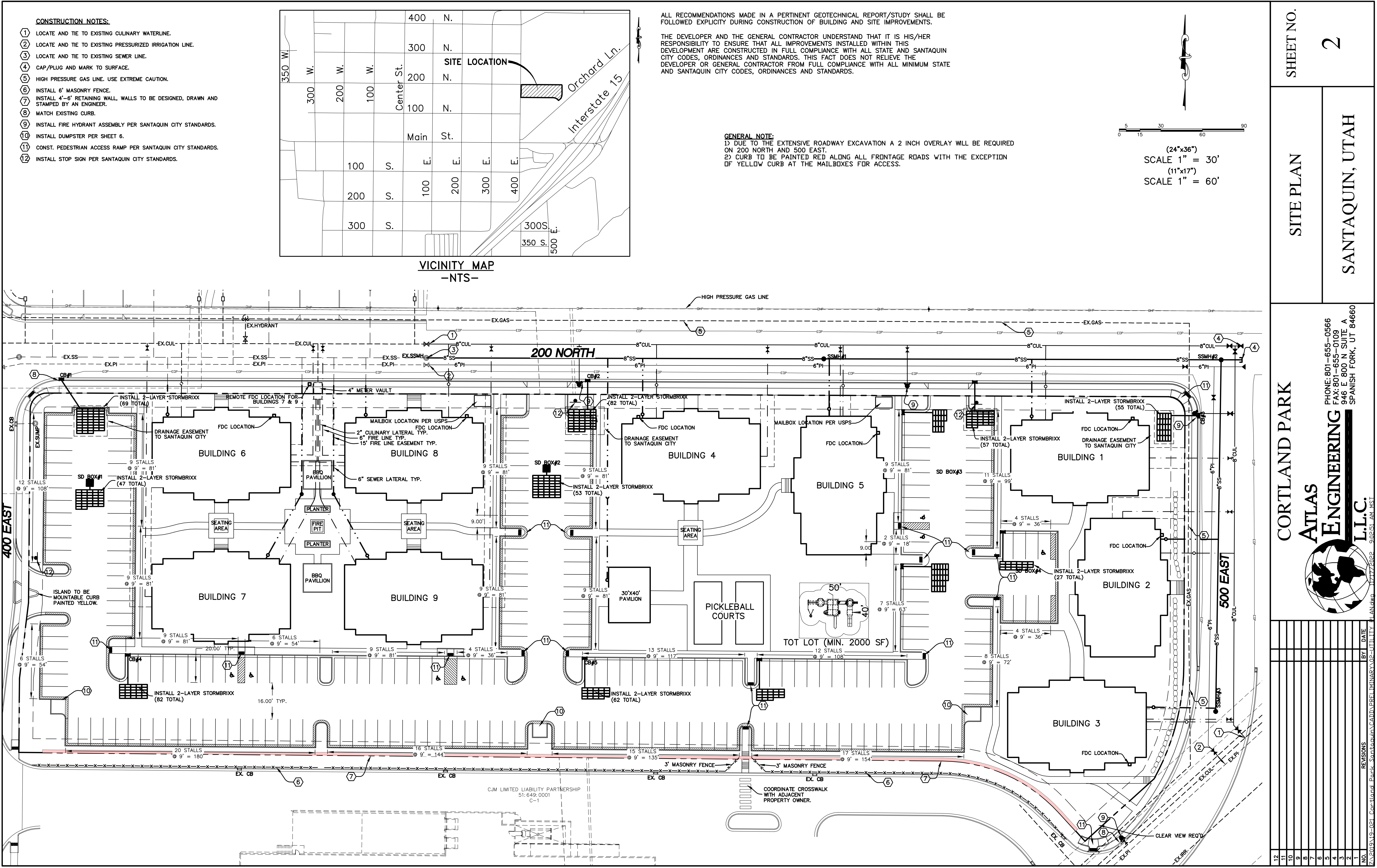


PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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.



SHEET NO.
2

SITE PLAN

SANTAQUIN, UTAH

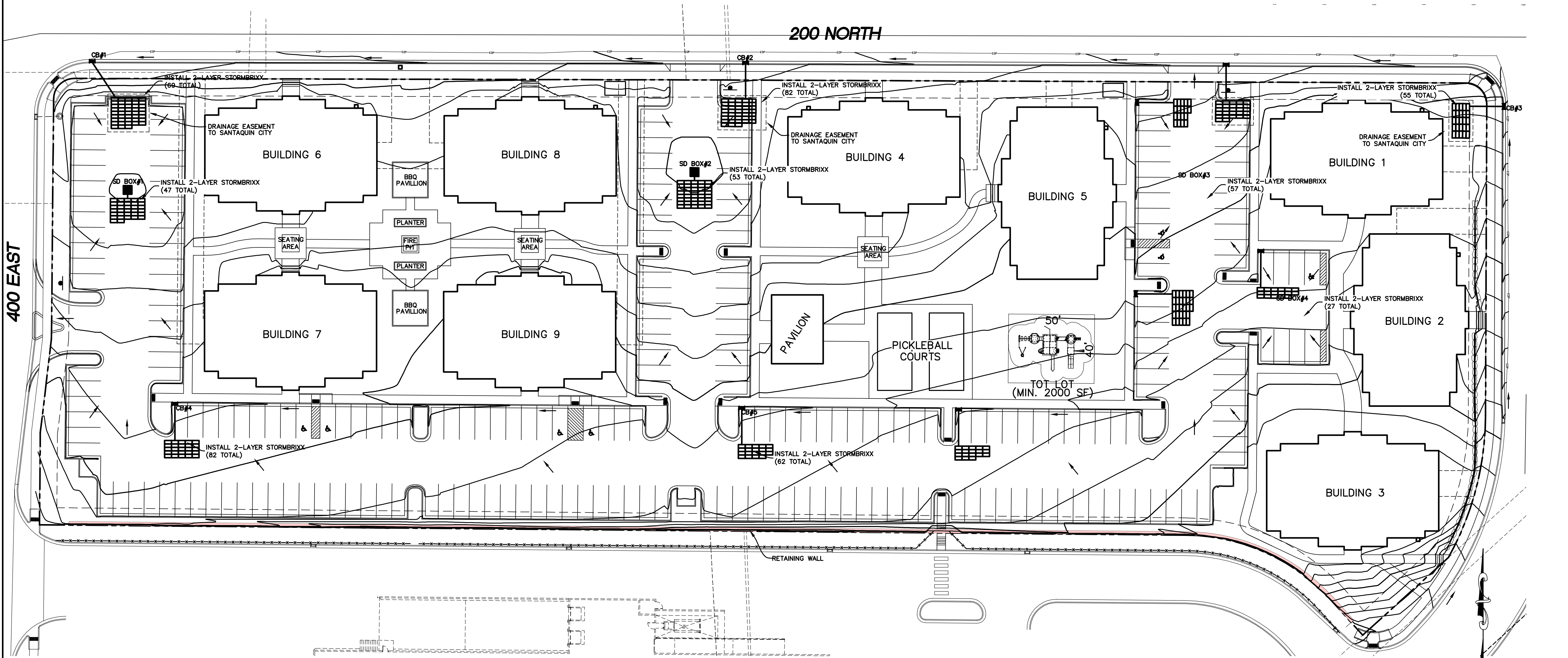
CORTLAND PARK

**ATLAS
ENGINEERING
L.L.C.**

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

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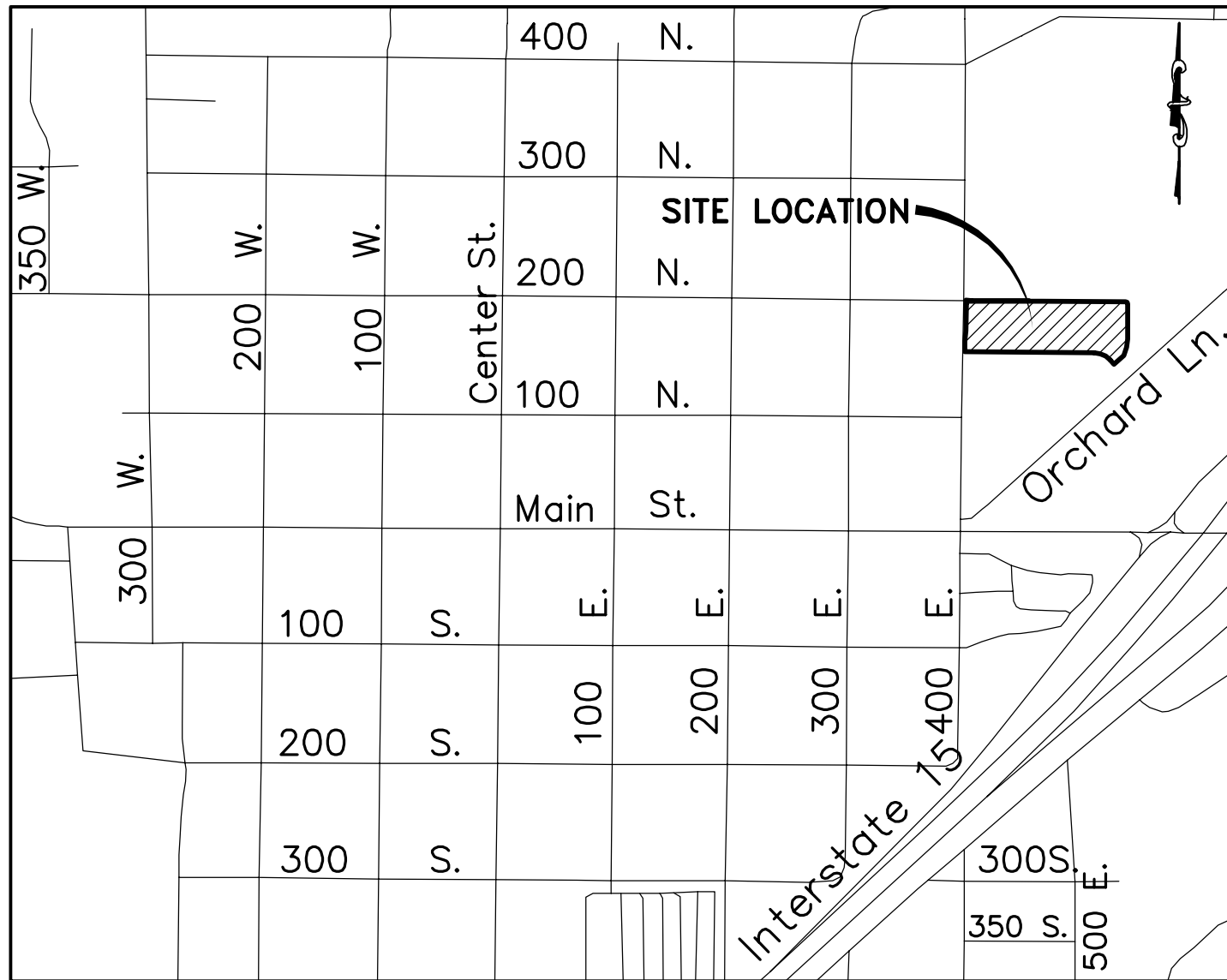
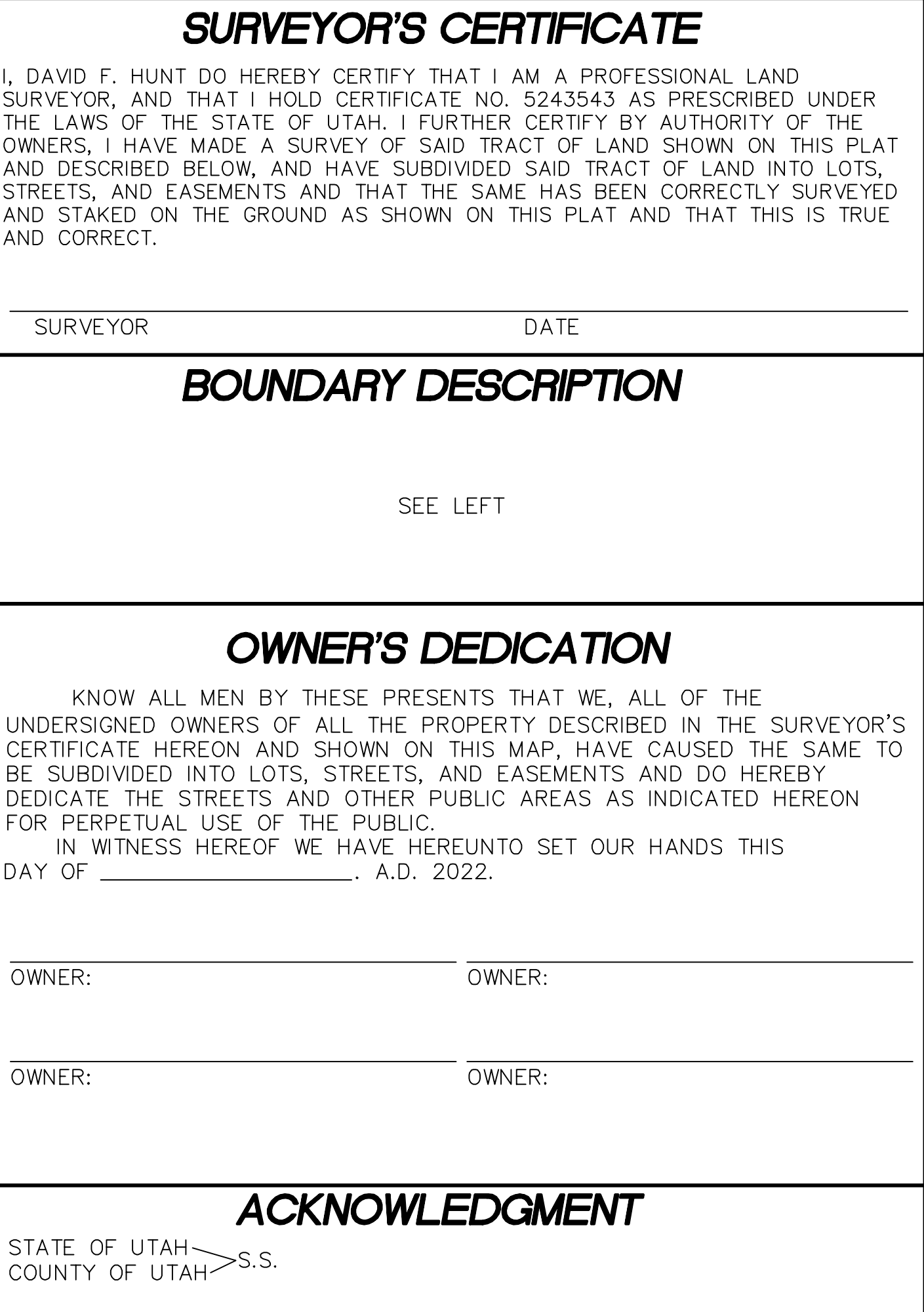
GRADING PLAN

SANTAQUIN, UTAH

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NOTES:

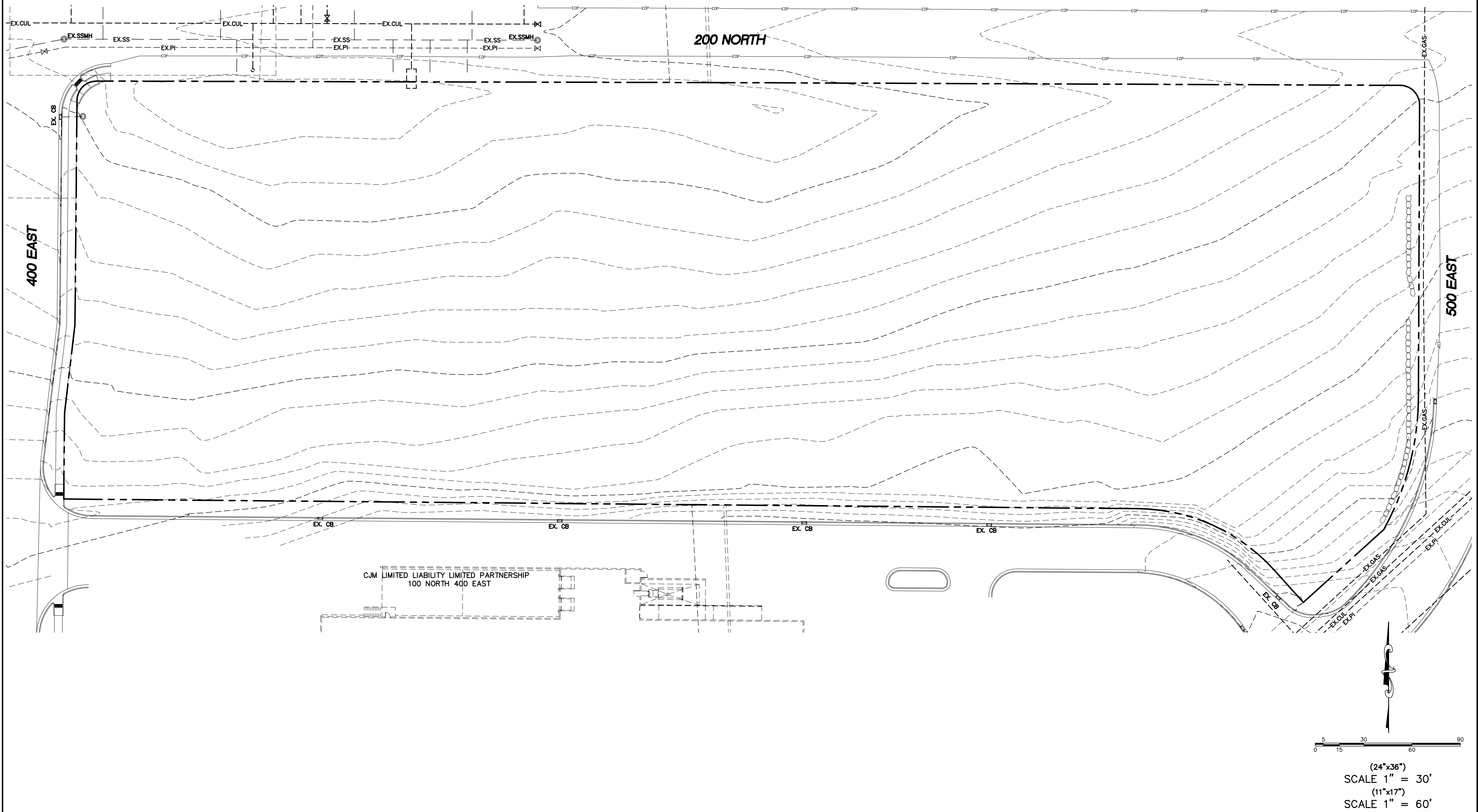
1. AREA BETWEEN SIDEWALK AND CURB ARE DESIGNATED FOR CITY STORM DRAINAGE PURPOSES AND CANNOT BE MODIFIED FROM THE APPROVED LANDSCAPE PLAN. ADJACENT LOT OWNERS ARE RESPONSIBLE FOR THIS AREA WITHIN THE CITY RIGHT OF WAY, INCLUDING IRRIGATION. A MAXIMUM 24' WIDE DRIVEWAY WILL BE ALLOWED FOR EACH LOT.

CENTURYLINK REPRESENTATIVE

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.

CLERK-RECORDER

CLERK-RECORDER
SEAL



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5

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

CORTLAND PARK

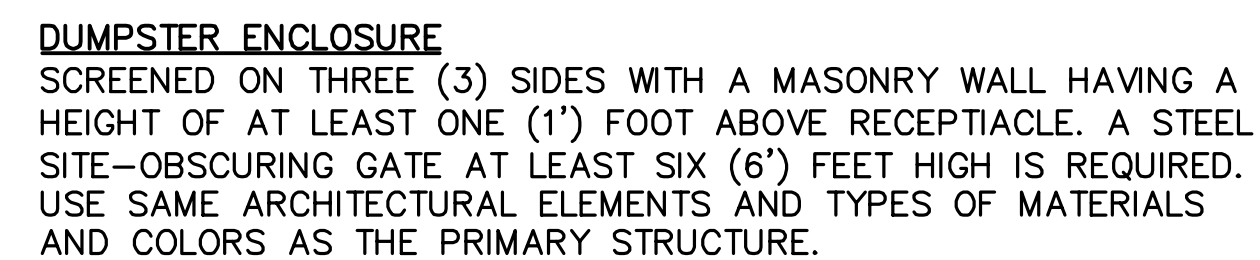
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SPANISH FORK, UT 84660



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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



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CORTLAND PARK



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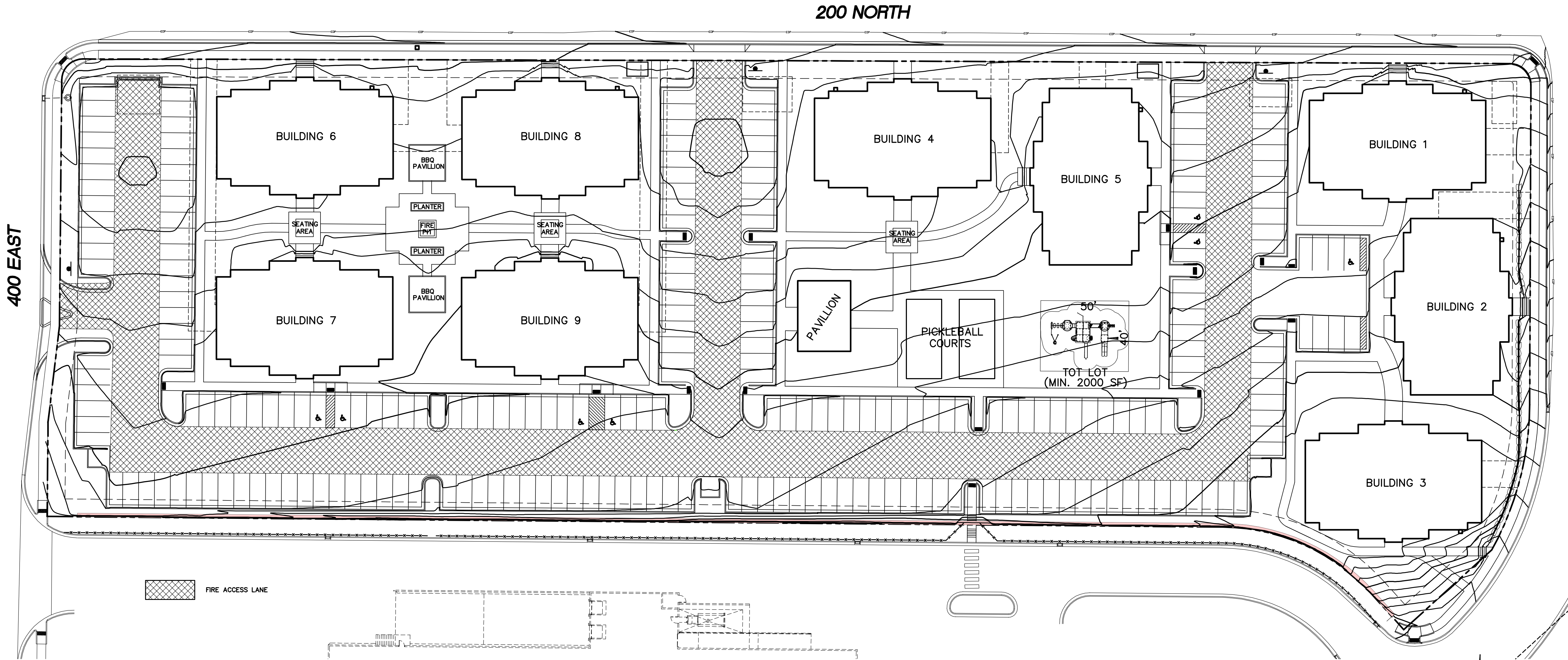
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SPANISH FORK, UT 84660

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DETAIL SHEET

SANTAQUIN, UTAH

6



FIRE ACCESS LANE

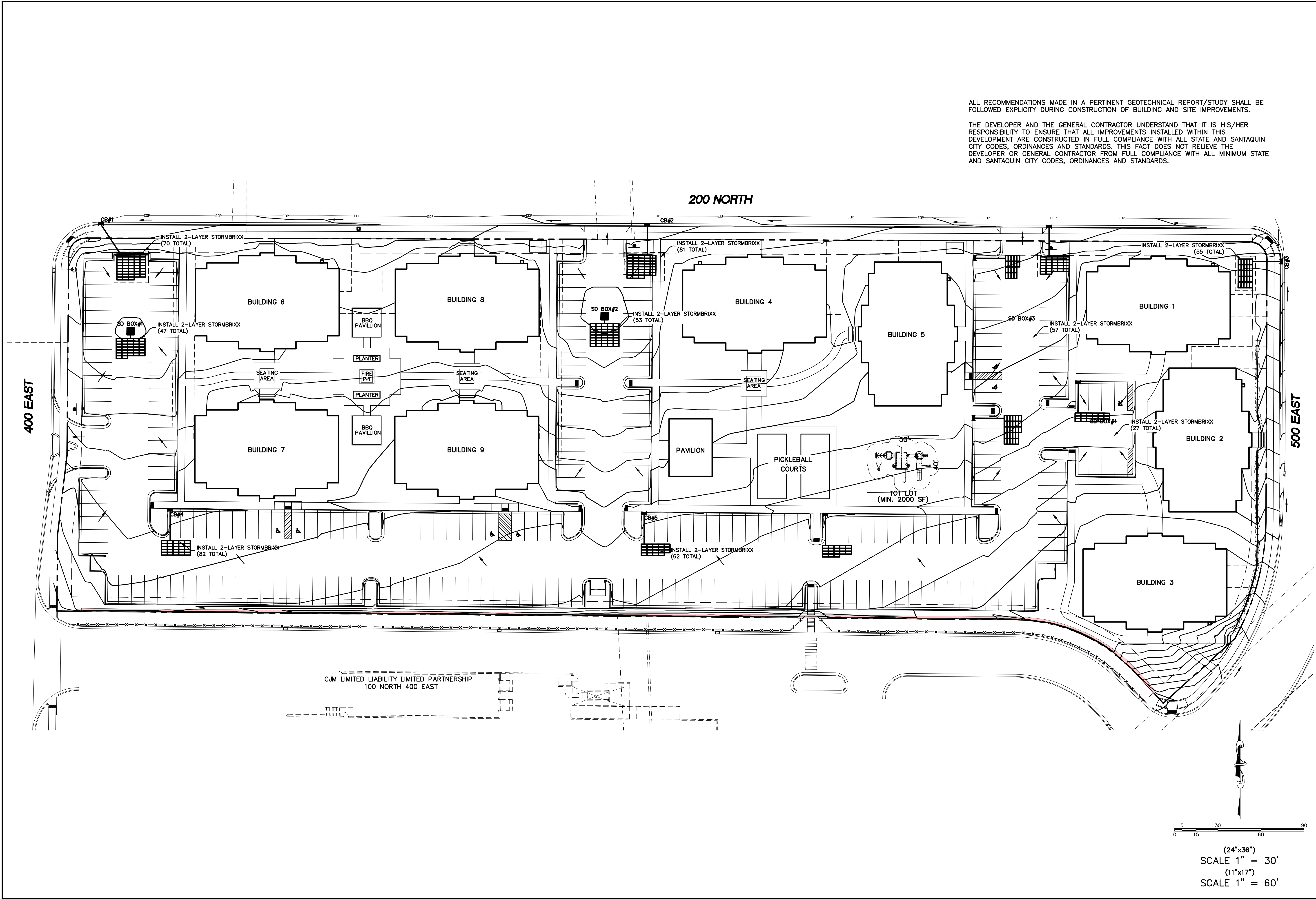
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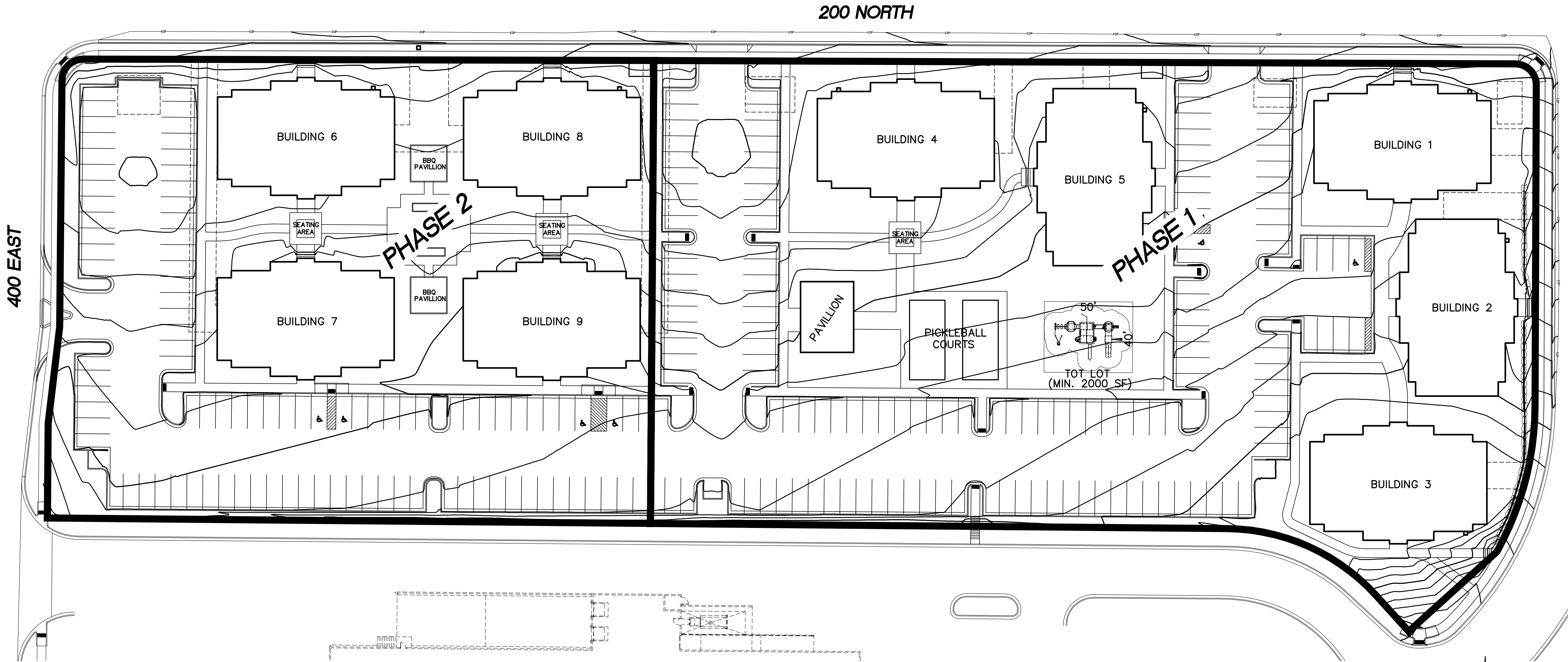
CORTLAND PARK

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ENGINEERING
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SPANISH FORK, UT 84660



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PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660		11/17/2023 9:20:26 AM MST	
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CORTLAND PARK

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ENGINEERING
L.L.C.

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

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PHASING PLAN

SANTAQUIN, UTAH

SHEET NO.

10

BUILDING ADDRESS IDENTIFICATION SHALL BE PROVIDED ON BUILDING IN VISIBLE LOCATION FACING THE STREET. NUMERALS SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A MIN. STROKE OF 1/2 INCH AND MUST COMPLY WITH IBC 501.2



FRONT ELEVATION
3/32" SCALE (11X17)-3/16" SCALE (24X36)

architettura
1006 West 10100 North
Provo, Utah 84604
terryjudd@gmail.com
801.310.7031

Terry Judd
Architect
California
Utah
Hawaii
Architettura Inc. is a
Utah Corporation

New Residence For:
TBD

Cortland Park
Address:
TBD

DATE: February 17, 2023
PARCEL #: 00-000-0000

DRAWING TITLE:
FRONT ELEVATION

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

ARCHITECT
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A3.1

1602 West 1000 North
Provo, Utah 84604
terrydjudd@gmail.com
801.310.7031

**Terry Judd
Architect**

California
Utah
Hawaii

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New Residence For:
TBD

Cortland Park

Address:
TBD

DATE: February 17, 2023

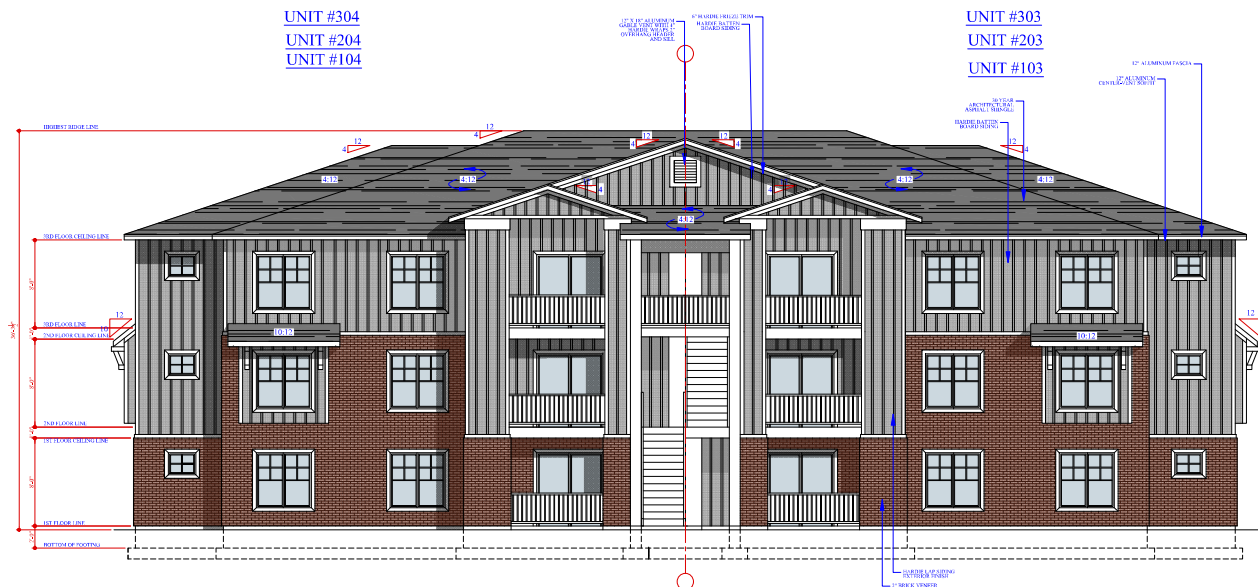
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ARCHITECT OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A3.2



REAR ELEVATION

1602 West 1000 North
Provo, Utah 84604
terrydjudd@gmail.com
801.310.7031

**Terry Judd
Architect**

California
Utah
Hawaii

Architettura Inc. is a
Utah Corporation

New Residence For:
TBD

Cortland Park

Address:
TBD

DATE: February 17, 2023

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LEFT/RIGHT ELEVATIONS

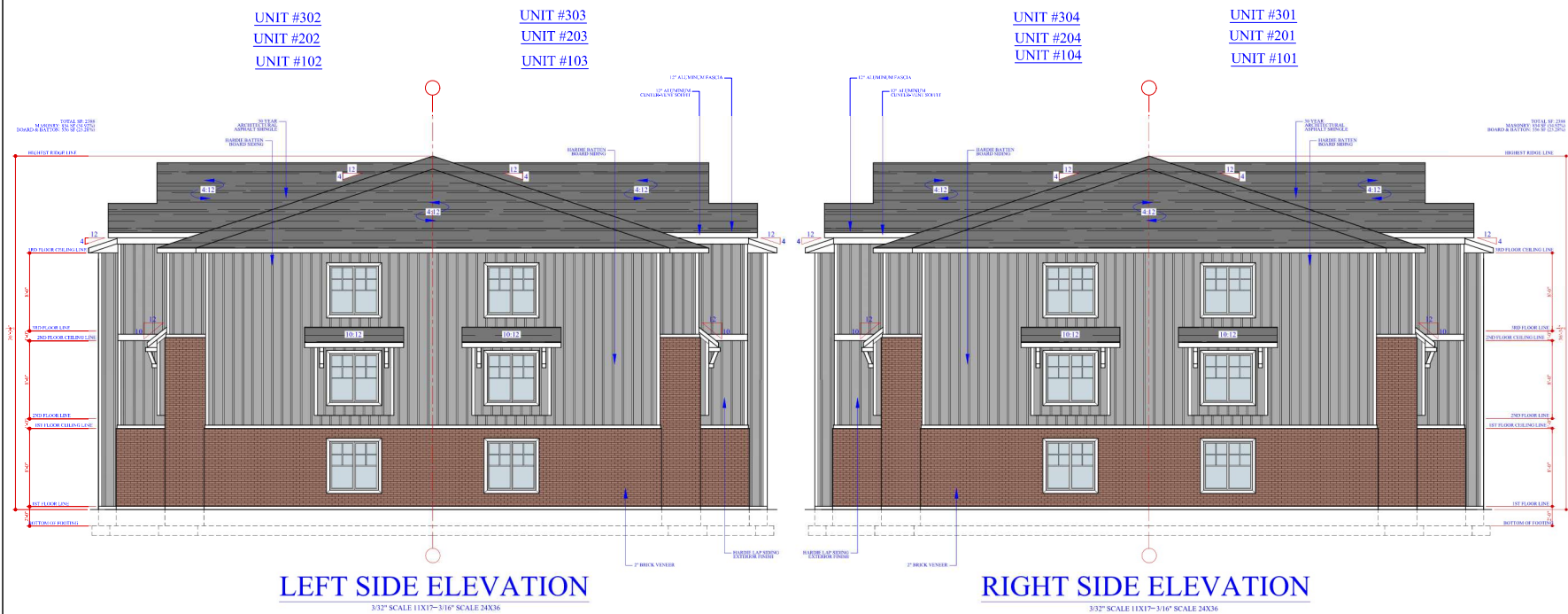
11X17; 3/32" SCALE ————— 24X36; 3/16" SCALE

**ARCHITECT
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LEFT SIDE ELEVATION

3/32" SCALE 11X17—3/16" SCALE 24X36

RIGHT SIDE ELEVATION

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