



RESOLUTION 09-02-2021

A RESOLUTION APPROVING AN ADDENDUM TO A DEVELOPMENT AGREEMENT WITH CORTLAND PARK LLC, A LIMITED LIABILITY COMPANY REGARDING THE CORTLAND PARK DEVELOPMENT WHICH WAS PREVIOUSLY CALLED THE ORCHARD VISTAS DEVELOPMENT

WHEREAS, the attached document identified as Resolution 01-01-2020 approved a Development Agreement on January 7, 2020, with Johnston Developments, LLC and RG Development, LC, both Utah limited liability companies ("JD/RG"), regarding the Orchard Vistas development.

WHEREAS, the property subject to the development agreement was sold to a different entity.

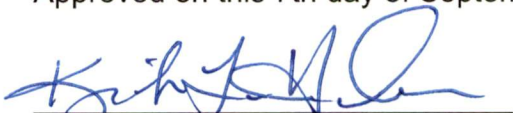
WHEREAS, the City Council finds that the proposal from the new property owner to amend said Development Agreement is in the best interest of the residents of Santaquin City.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SANTAQUIN CITY COUNCIL AS FOLLOWS:

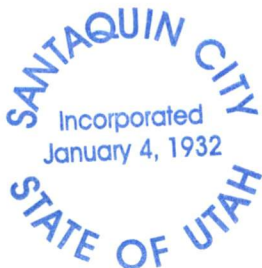
SECTION 1: The attached addendum is approved by this Resolution 09-03-2021 with Cortland Park, LLC, a Utah limited liability company, and is an amendment to the Development Agreement.

SECTION 2: This Resolution shall become effective upon passage.

Approved on this 7th day of September 2021.


Kirk F. Hunsaker, Mayor


K. Aaron Shirley, City Recorder

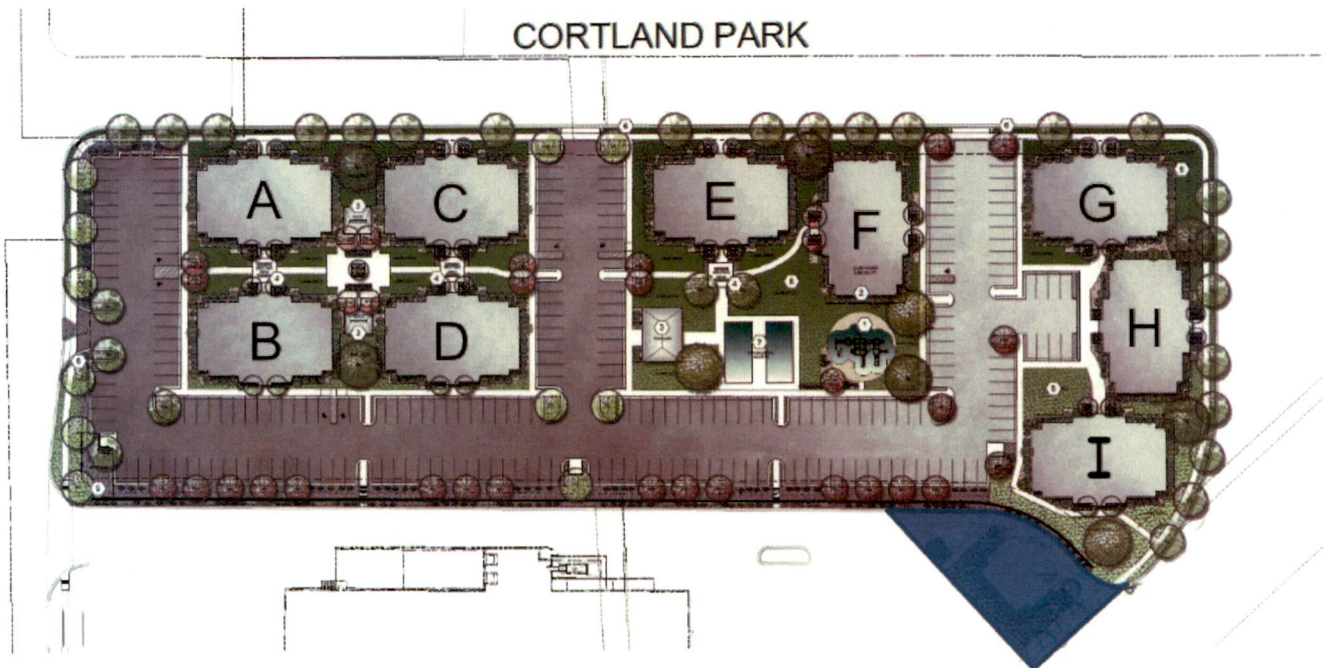


Addendum to the JD/RG Development Agreement

The following are amendments to the Development Agreement between the City of Santaquin and JD/RG Development LC.

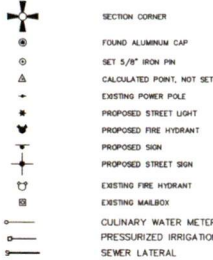
Outline of Amendments

1. The new name of the Development is to be "Cortland Park Condominiums"
2. The shape and size of the lot in the previously approved Development Agreement is corrected to portray reality. The figure below shows the difference between the previous and corrected sites.



3. Due to the correction in point 2, the following adaptations have been made:
 - a. Total number of units is reduced from 108 to 102.
 - b. Building H is only 2 stories in order to maintain a view of the mountains and keep the number of units down.
 - c. A larger pavilion has been added in addition to the 2 smaller pavilions.
 - d. Clubhouse is now located in the bottom 2 units of Building F*.

*Clubhouse Details: Clubhouse will replace the bottom two units of the building next to the open space in the center of the project. The clubhouse will be equipped with 2 restrooms, meal prep area and small kitchen with serving area. There will be a small weight room with follow along software for individual training. The clubhouse will have large open areas which can accommodate larger gatherings, including fitness classes. There will be tables and chairs for activities and coresponding storage closets.



LEGEND

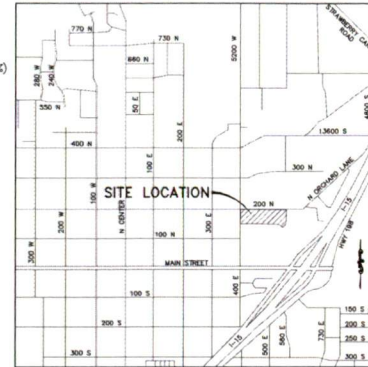
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING GEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING CULINARY WATERLINE
- PROPOSED STORM DRAIN W/ MANHOLE
- PROPOSED PVC 50R-35 SEWER W/ MANHOLE
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION - CROO PVC

BOUNDARY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE FUTURE EASTERLY LINE OF 400 EAST STREET LOCATED $500^{\circ}30'42''$ E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND $589^{\circ}29'04''$ E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE $589^{\circ}29'04''$ 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 $47^{\circ}18'24''$, THE CHORD BEARS $S65^{\circ}49'52''$ E 92.28 FEET, THENCE $N47^{\circ}49'42''$ 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 $28^{\circ}48'16''$, THE CHORD BEARS $N14^{\circ}37'55''$ E 85.06 FEET, (2) $N00^{\circ}13'47''$ 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 $90^{\circ}00'00''$, THE CHORD BEARS $N44^{\circ}46'13''$ W 16.97 FEET, (4) $N89^{\circ}46'13''$ W 432.01 FEET, (5) $N89^{\circ}51'46''$ 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 $89^{\circ}37'17''$, THE CHORD BEARS $S45^{\circ}19'35''$ W 16.91 FEET, (7) $500^{\circ}30'56''$ W 139.43 FEET, (8) $S06^{\circ}47'35''$ W 54.67 FEET, (9) $500^{\circ}30'56''$ W 53.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

DATA TABLE:

TOTAL # UNIT=102 UNITS
 TOTAL ACREAGE=5.10
 TOTAL SQUARE FEET=222,003
 TOTAL BUILDING SQUARE FEET=54,168
 OPEN SPACE/LANDSCAPED AREA SQUARE FEET=77,531(35%)
 TOTAL # OF PARKING STALLS=239
 PARKING REQ'D=237
 TOTAL PARKING LOT SQUARE FEET=83,304
 UNITS PER ACRE=20
 ZONING=MSR



SHEET NO. 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CONCEPT PLAN
 SANTAQUIN, UTAH

CORTLAND PARK
ATLAS ENGINEERING
LLC

PHONE: 801-655-0566
 FAX: 801-655-0109
 946 E. 800 N. SUITE 1A
 SPANISH FORK, UT 84660

DEGRAFFENRIED, STEPHANIE
 09:100:0024

DE GRAFFENRIED, JAMES
 EVANS & CARLA JEAN
 32:003:0056

MOUNTAIN VALLEY
 FRUIT INCORPORATED
 32:003:0114

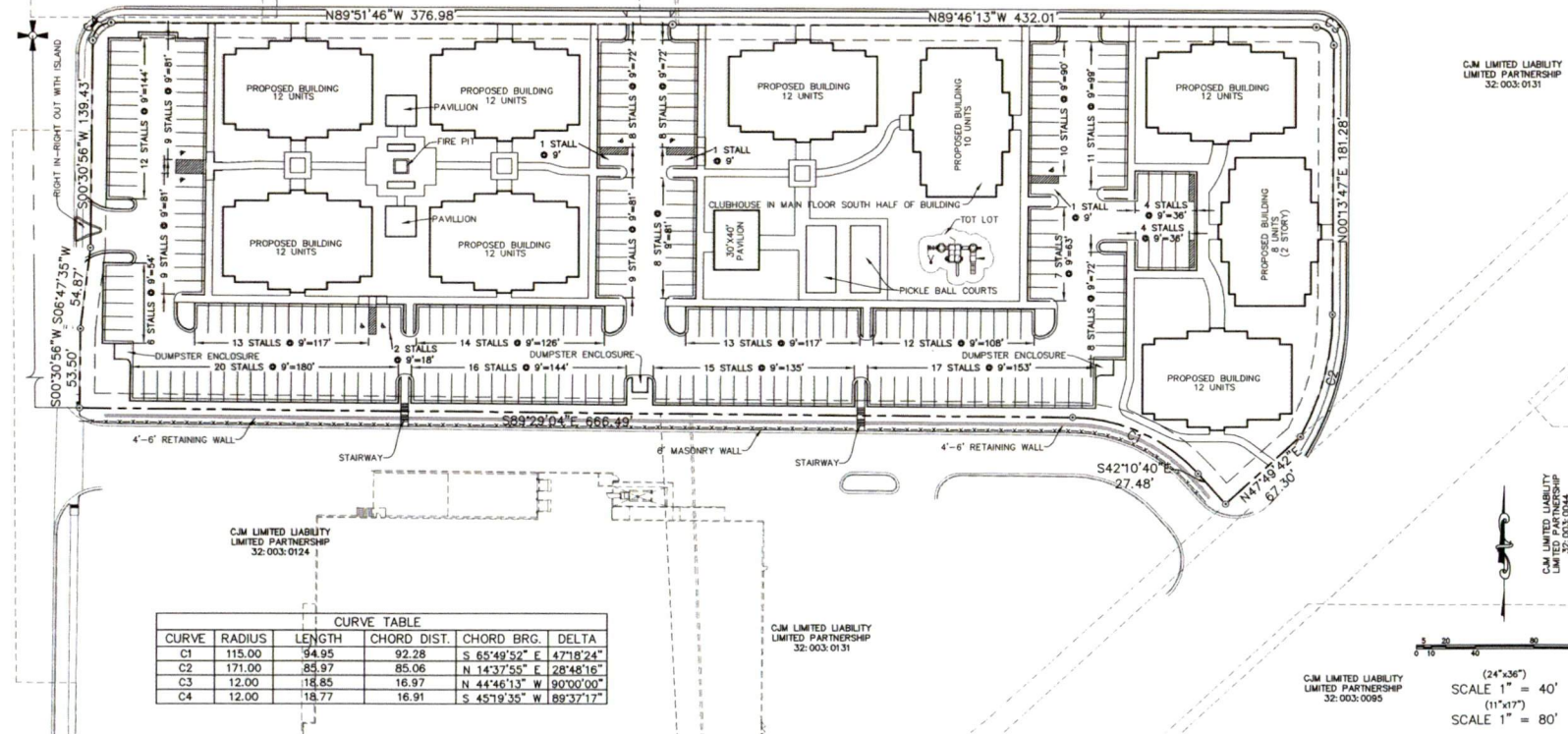
CANFIELD, BETTY JO
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JOHNSON, JOSEY R
 & JERIKKA L
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NELSON, DEREK J
 & ALLYSSA
 37:163:0003

MARTIN, MICHAEL
 37:163:0002

KESTER, CLEMENT A
 & HELEN
 37:163:0001



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	115.00	94.95	92.28	S 65°49'52" E	47°18'24"
C2	171.00	85.97	85.06	N 14°37'55" E	28°48'16"
C3	12.00	18.85	16.97	N 44°46'13" W	90°00'00"
C4	12.00	18.77	16.91	S 45°19'35" W	89°37'17"

Scale: 1" = 40'
 Scale: 1" = 80'

24"x36"

2020/12/01 09:00 AM 32:003:0056