



Jim Miller, *Mayor*
Stephen Willden, *Mayor Pro Tem*
Shellie Baertsch, *Council Member*
Michael McOmber, *Council Member*
Bud Poduska, *Council Member*
Chris Porter, *Council Member*

CITY COUNCIL MEETING

Tuesday, June 21, 2016

7:00 P.M.

City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Public Input – This time has been set aside for the public to express ideas, concerns, and comments.
6. Presentation: Introduction of Police Officers, Presentation of Commissions

POLICY ITEMS:

REPORTS:

1. Mayor.
2. City Council.
3. Administration Communication with Council.
4. Staff Updates: Inquiries, Applications, and Approvals.

PUBLIC HEARINGS:

1. FY 2015-16 Budget Amendments; Resolution R16-38 (6-21-16).
2. FY 2016 Certified Tax Rate; Resolution R16-39 (6-21-16).
3. Mountain View Estates II – Rezone (A to R-4) and Concept Plan.

ACTION ITEMS:

1. Award of Bid – 2016 Road Repair Project; Resolution R16-40 (6-21-16).
2. Catalina Bay – Final Plat Approval
3. Resolution Declaring Delinquency and Default of Unpaid Special Assessment Taxes for Special Improvement District No. 2005-1, Accelerating Payment of Special Taxes on the Delinquent Property, and Authorizing Foreclosure Proceedings; Resolution R16-41 (6-21-16).
4. Temporary Purchase of CWP Water, approval.

[Councilmembers may participate in this meeting electronically via video or telephonic conferencing.](#)
The order of the agenda items is subject to change by order of the Mayor.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

APPROVAL OF MINUTES:

1. June 7, 2016.

CLOSED SESSION:

1. Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

ADJOURNMENT

City Council Staff Report

Author: Chelese M. Rawlings, Finance Manager
Subject: Budget Amendments
Date: June 21, 2016
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2015-16.

Description

A. Topic

This is the seventh budget amendment for the fiscal year 2015-2016.

B. Background

On August 4, 2015, October 6, 2015, January 19, 2016, February 16, 2016, March 15, 2016, and May 17, 2016 the first through sixth budget amendments for FY15-16 were approved by council. Attached is the detail of the requested budget amendments for the 7th budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2015-16.

2015-2016 Budget Amendment Supplemental #7

G/L Account	Department	Description	Current FY 2016 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
<u>Expenditures</u>						
10-4610-400	Library Services	Books	29,371	30,137	766	Donation from Friends of the Library for Battle of the Books
10-4811-935	Transfers	Transfer Out - Capital Projects	334,659	3,334,659	3,000,000	Transfer to Capital Projects excess of 25%
10-4560-500	Recreation	Recreation Program Expenses	18,011	68,011	50,000	Revenue offset for current expenditures
<u>Revenue</u>						
10-3491-100	Charges for Services	Recreation Program Revenues	150,000	210,000	(60,000)	Increase in Recreation revenue due to new programs
Parks Impact Fund						
<u>Expenditures</u>						
32-4000-685	Parks Impact Fund	Park Master Plan Study	16,201	-	(16,201)	Unfund Study - complete
Roads Impact Fund						
<u>Expenditures</u>						
33-4000-753	Roads Impact Fund	Pony Express Trail Phase I	-	28,440	28,440	UDOT Phase I Pony Express Trail
33-4000-737	Roads Impact Fund	High School Light	11,451	10,919	(532)	Unfund - project complete
33-4000-706	Roads Impact Fund	Roads Reimbursement	171,000	198,742	27,742	American First Credit Union Reimbursement
Capital Projects Fund						
<u>Revenues</u>						
35-3810-910	Transfers from Other Sources	Transfer In - General Fund	1,000,000	3,000,000	(2,000,000)	Transfer to Capital Projects excess of 25%
Garbage Utility Fund						
<u>Revenues</u>						
55-3710-100	Garbage Operations	Garbage Collection Charges	880,000	962,000	(82,000)	Increase in revenue
<u>Expenditures</u>						
55-4010-300	Garbage Operations	Contract Services - Sanitation	718,352	898,352	180,000	Match Expense to Contract and new growth - revenue offsets
Culinary Water Impact Fund						
<u>Expenditures</u>						
56-4000-831	Culinary Water Impact	Fox Hollow Developer Reimbursement	-	89,441	89,441	Per Fox Hollow Agreement signed February 16th 2016
Secondary Water Impact Fund						
<u>Expenditures</u>						
57-4000-803	Secondary Water Impact Fund	DR Horton Secondary Water Reimbursement	-	316,000	316,000	DR Horton VP1 Secondary Water
57-4000-694	Secondary Water Impact Fund	South Secondary Well	-	111,711	111,711	Project defunded in January before final costs were attributed
57-4000-804	Secondary Water Impact Fund	Fox Hollow Developer Reimbursement	-	88,005	88,005	Per Fox Hollow Agreement signed February 16th 2016
					1,733,372	

RESOLUTION NO. R16-38 (6-21-16)

**A RESOLUTION AMENDING THE CITY OF
SARATOGA SPRINGS BUDGET FOR
FISCAL YEAR 2015-2016 AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2015-2016 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs does hereby adopt the amended 2015-2016 fiscal year budget as set forth and attached hereto.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

ADOPTED and approved by a duly constituted quorum of the City Council of the City of Saratoga Springs, Utah 21th day of June, 2016.

**CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION**

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

City Council Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Certified Tax Rate for tax year 2016
Date: June 21, 2016
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the certified tax rate for tax year 2016 of 0.001994.

Description

A. Topic

It is recommended to approve the tax year 2016 Saratoga Springs Certified Tax Rate.

B. Background

The certified tax rate for the City of Saratoga Springs in 2016 is 0.001994.

C. Analysis

The certified tax rate is expected to bring in the same revenues as the current fiscal year plus new growth.

Recommendation: Staff recommends approval by ordinance of the certified tax rate for the tax year 2016.

RESOLUTION NO. R16-39 (6-21-16)

**A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH
ADOPTING THE CERTIFIED TAX RATE FOR THE GENERAL
REVENUE FUND FOR FISCAL YEAR 2016-2017**

WHEREAS, Utah Code §§ 10-6-133(1) and 59-2-912 requires that the City of Saratoga Springs, Utah set the final real and personal property tax levy for various municipal purposes by June 22 of each year; and

WHEREAS, Utah Code § 10-6-133(2) states that “in its computation of the total levy, the governing body shall determine the requirements of each fund for which property taxes are to be levied and shall specify in its ordinance or resolution adopting the levy, the amount apportioned to each fund”;

WHEREAS, the City has previously adopted the budget for Fiscal Year 2016-2017, specifying the amount apportioned to each fund for which property taxes are to be levied, which is incorporated herein by this reference;

WHEREAS, the City Council now wishes to adopt the tax levy or certified tax rate for fiscal year 2016-2017.

NOW THEREFORE, it is resolved by the City Council for the City of Saratoga Springs, Utah to adopt the Certified Tax Rate for the General Revenue Fund for the 2016-2017 fiscal year. The Certified Tax Rate is 0.001994.

This Resolution shall be effective immediately upon adoption.

ADOPTED and approved by a duly constituted quorum of the City Council of the City of Saratoga Springs, Utah 21th day of June, 2016.

**CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION**

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder



**Rezone, Concept Plan
Mountain View Estates II
Tuesday June 21, 2016
Public Hearing**

Report Date:	Tuesday, June 14, 2016
Applicant:	Brian Sudweeks
Owner:	Sudweeks Construction
Location:	~700 West 400 North
Major Street Access:	400 North
Parcel Number(s) & Size:	34:504:0002, 6.287 acres
Parcel Zoning:	Agricultural
Adjacent Zoning:	Low Density Residential, Agricultural
Current Use of Parcel:	Agriculture, undeveloped
Adjacent Uses:	Single family residential, elementary school, agricultural
Previous Meetings:	Meetings held by PC and CC in 2011 for a minor subdivision
Previous Approvals:	Minor Subdivision for "Alpine School District – West Saratoga Springs" approved by CC on 7/5/2011
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jamie Baron, Planner I

A. Executive Summary:

The applicant is requesting a Rezone from Agricultural (A) to Low Density Residential (R-4) of 6.287 acres of property located at approximately 700 West 400 North. A concept plan is also attached for review and feedback.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, review and discuss the proposal, provide feedback on the Concept Plan, and choose from the options in Section "H" of this report. Options include approval with conditions, denial, or continuing the application to a later meeting.

B. Background: The property is currently zoned agricultural and was recently purchased by the applicant from the Alpine School District. The applicant originally discussed the R-3 zone; however, the City intends to purchase property between the proposed lots and the canal in order to construct a secondary irrigation pond. If the applicant increases the lots to 10,000 square feet as required in the R-3 zone there would not be adequate space for the needed pond. The minimum lot size as proposed to accommodate the pond is 9,000 square feet which is permitted in the R-4 zone. Lots of this size also exist in the nearby Talus Ridge and Summer Village developments.

On May 26, 2016, the Planning Commission held a public hearing and forwarded a positive recommendation of the rezone with the condition that the agricultural proximity note be placed on the plat. This note is required per the City Standard Plat. The Planning Commission minutes are included in Exhibit 6.

C. Specific Request: The applicant is requesting a rezone from A to R-4 in order to improve single lots in this location, and is requesting informal feedback on the proposed concept plan.

D. Process:

Rezone

Section 19.17.03 outlines the process for rezones. After receiving a formal recommendation from the Planning Commission, the City Council is the Land Use Authority for Rezones. Both the Planning Commission and City Council reviews require a public hearing.

Concept Plan

Section 19.17.02 states “Petitions for changes to the City’s Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code.”

The applicant has submitted a Concept Plan for the proposed development. Per Section 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. No public hearing is required and no recommendation or action is made on the Concept Plan.

E. Community Review: The Rezone has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting.

Public comment was received at the Planning Commission public hearing. The public comment received was in regards to notifying the potential buyers of the lots of the close proximity to agricultural property with protected rights. The City has created a standard note regarding agricultural uses which will be added to the plat.

The Concept Plan does not require a public hearing.

- F. General Plan:** The Land Use Element of the General Plan designates the subject property for Low Density Residential use. 19.04.14 states “The purpose of the Low Density (R-4) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone are limited to minimum lot size requirements and shall not exceed four ERUs per acre.”

The General Plan describes states “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.” The General Plan also states “The Low Density Residential designation is expected to be the City’s most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.”

Staff conclusion: *Consistent. The proposed development includes 6.287 acres and proposes 9 lots, which equates to 1.43 units per acre which is consistent with the general plan.*

- G. Code Criteria:**

Rezoning is a legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone

19.17, Zoning Map Amendments

- Planning Commission/City Council Review
 - The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of the Title.

Possible Finding: *the proposed rezone is consistent with the General Plan as described in Section “F” of this report.*

- Consideration of General Plan, Ordinance, or Zoning Map Amendment
 - The Planning Commission and City Council shall consider, but are not bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:
 1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
 2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Possible Finding: Consistent. *The request is consistent with the outlined criteria as follows:*

1. *The proposed change does not exceed the density proposed within the general plan as outlined in Section "F" of this report.*
2. *The proposed rezone will not adversely affect the health, safety, convenience, morals, or general welfare of the public, as the requested density is consistent with the General Plan and lots of similar size are located in nearby developments.*
3. *The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City by allowing a zone and density that is consistent with the General Plan.*
4. *The proposed rezone is consistent with the land use designation within the General Plan and will allow 9 lots to be developed in this location.*

Concept Plans

The Concept Plan was reviewed by the DRC three times and the resulting plan is the best layout that will accommodate nine lots that are 9,000 square feet and larger and still also allow the needed size for the future City-owned irrigation pond.

The attached checklist includes a review of the proposed concept plan. The plan is 7,555.2 square feet (6.01%) short on open space and the applicant has suggested payment in lieu of open space. The proposed open space will include the preservation of an existing trail to the school and a detention basin. They are in close proximity to Neptune Park. Payment in lieu of open space proposals are subject to requirements in Section 19.13.10. which will be further analyzed at the time of preliminary plat.

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public hearing on the rezone, take public input, discuss the application, and choose from the following options. Staff also recommends that the City Council provide informal feedback on the Concept Plan.

Option 1 – Approval

"I move to **approve** the proposed rezone from A to R-4 for property located at approximately 700 West 400 North, as identified in Exhibits 2 and 4, based on the findings and conditions listed in the staff report dated June 14, 2016:"

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria in section 19.04 of the Land Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The rezone will not be recoded until the execution of a Real Estate Purchase Agreement and Development Agreement or equivalent.
3. Any other conditions or changes as articulated by the Planning Commission: A note be placed on the plat indicating the proximity of the lots to agricultural property in accordance with the City’s standard plat language.
4. All other code requirements shall be met.
5. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

The City Council may also choose to continue the item. “I move to **continue** the rezone and concept plan to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

The City Council may also choose to deny the application. “I move to **deny** the proposed rezone with the Findings below:

1. The Rezone is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The Rezone is not consistent with Section [19.04] of the Code, as articulated by the City Council:

_____.

I. Exhibits:

- | | |
|------------------------------|---------------|
| 1. City Engineer’s Report | (pages 6-7) |
| 2. Location and Zone Map | (page 8) |
| 3. Land Use Map | (page 9) |
| 4. Concept Plan | (page 10) |
| 5. Planning Review Checklist | (pages 11-13) |
| 6. May 26, 2016 PC minutes | (pages 14-18) |

City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: Mountain View Estates II – Concept Plan
Date: May 19, 2016
Type of Item: Concept Plan Review



Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Sudweeks Construction
Request: Concept Plan
Location: 400 N 700 W
Acreage: 6.291 acres -9 lots

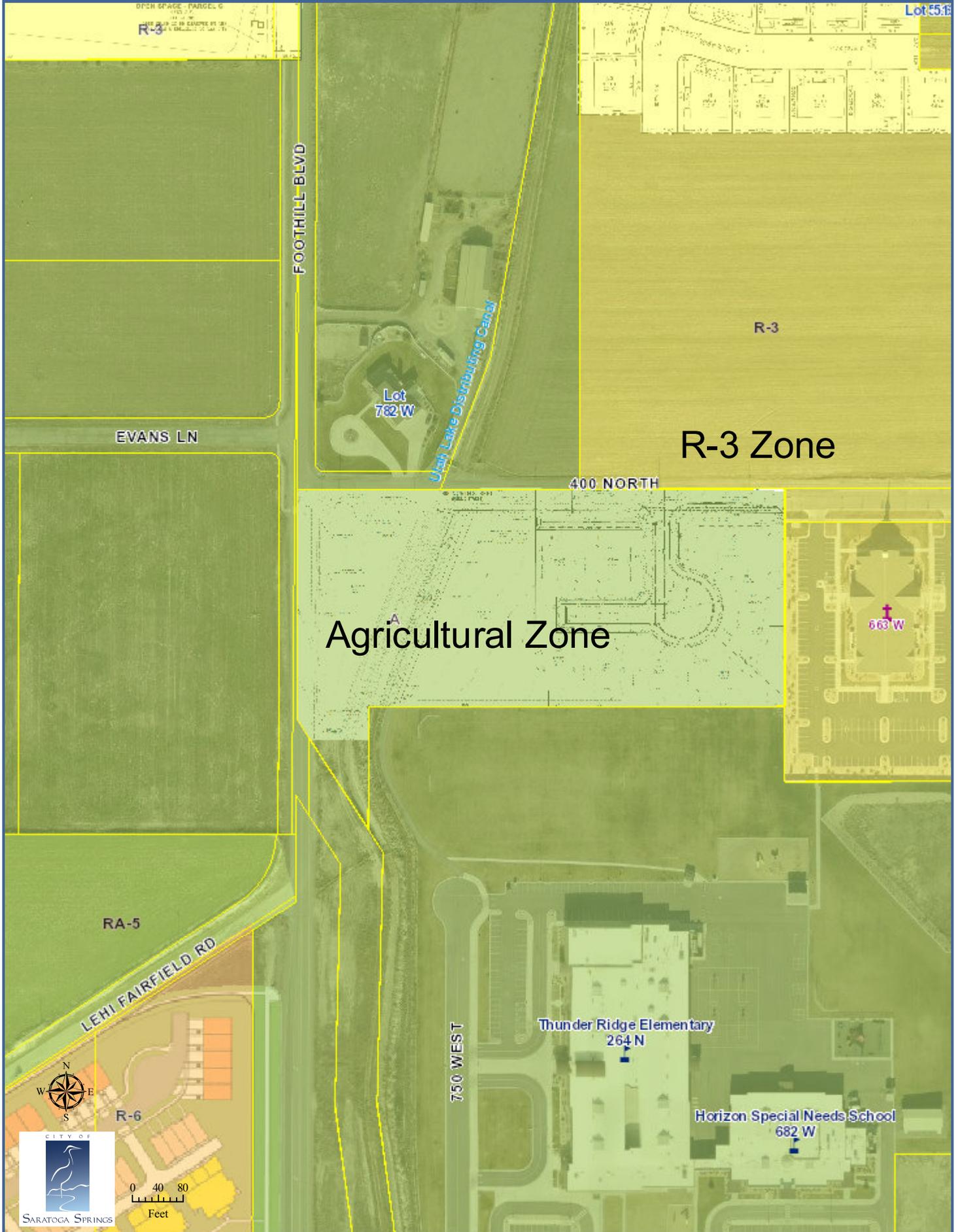
C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

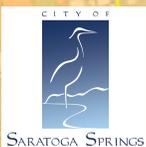
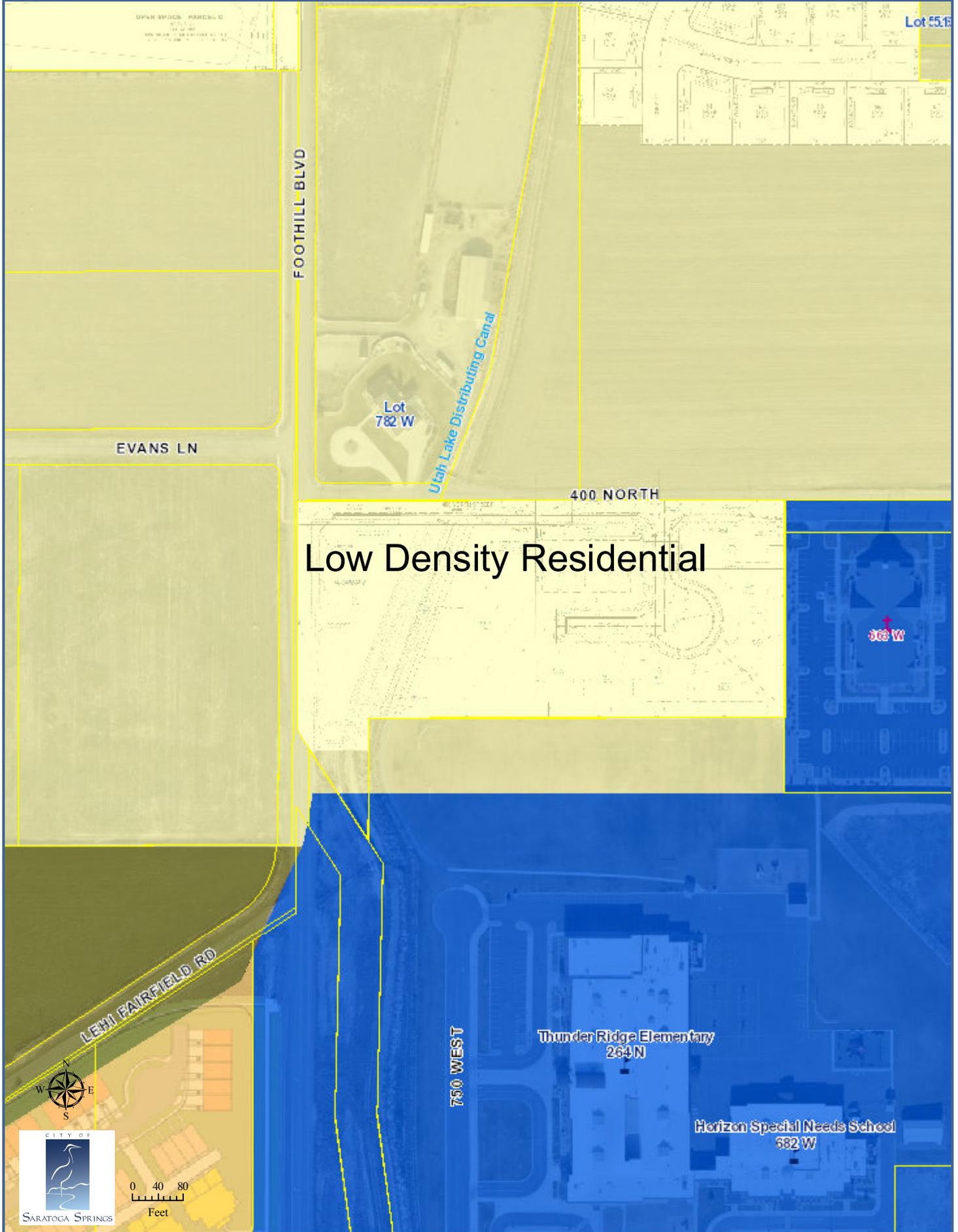
- A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes from upland flows.
- E. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

- F. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- G. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- H. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- I. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- J. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- K. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- L. Concept review does not guarantee Lot yield.

Mtn View II Location and Zone Map



Mtn View II Land Use Map



811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

BENCHMARK
SOUTHEAST CORNER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4567.66

BOUNDARY DESCRIPTION
All of Lot 5B of the Alpine School District - West Saratoga Springs (Minor Subdivision), more particularly described as follows:
A parcel of land situated in the Southeast Quarter of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at the Center of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 89°54'07" East 765.89 feet along the section line;
thence South 00°01'18" West 342.00 feet;
thence South 89°54'07" West 653.90 feet;
thence South 00°11'10" West 191.97 feet;
thence North 33°00'00" West 206.72 feet;
thence North 00°12'57" East 360.40 feet to the point of beginning.

Contains 274,031 Square Feet or 6.291 Acres

STORM DRAIN DETENTION

PROJECT TITLE: Mountain View Estates Phase 2 PROJECT NUMBER: 6842
LOCATION: Saratoga Springs, Utah DATE: 04/27/16
DESIGNED BY: Brian Sudweeks CHECKED BY: R. Elder APPROVED BY: R. Elder
SHEET: 1 OF 1

AREA CALCULATION

HARDSCAPE AREA	0.59 acres	runoff coeff. C:	0.96
ROOF	0.30		0.81
LANDSCAPE/NATIVE AREA	0.68 acres	runoff coeff. C:	0.35
TOTAL AREA	1.57 acres	WEIGHTED C:	0.67

Runoff and front Half of Lots

RUNOFF CALCULATION

100 Year Design Storm Allowable Runoff: 0.2 cfs/ac
Total allowable runoff (0.2*2.885): 0.577 cfs

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	1.04	6.04	300	1,893	173	1,720
15	1.04	3.80	900	3,573	519	3,054
30	1.04	2.56	1,800	4,814	1,039	3,776
60	1.04	1.58	3,600	5,942	2,077	3,865
120	1.04	0.85	7,200	6,409	4,154	2,255
180	1.04	0.57	10,800	6,420	6,231	189
360	1.04	0.30	21,600	6,815	12,462	0
720	1.04	0.17	43,200	7,492	24,924	0
1440	1.04	0.09	86,400	7,783	49,849	0

STORAGE REQUIRED: 3,865
STORAGE PROVIDED: 4,172

WHOLE SITE LAND USE TABLE

TOTAL AREA	= 274,031 SF	6.291 AC	100.00%
PUMP STATION PARCEL B	= 50,366 SF	1,156 AC	18.38%
400 NORTH DEDICATION	= 29,849 SF	0.677 AC	10.76%
PARCEL C	= 68,288 SF	1,568 AC	24.92%
TRAIL PARCEL	= 6,944 SF	0.159 AC	2.53%
SUBDIVISION AREA	= 118,944 SF	2.731 AC	43.41%

LAND USE TABLE

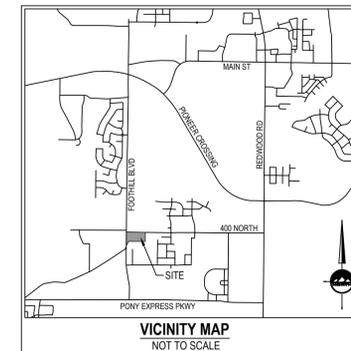
LOT AREA	= 88,604 SF	2,034 AC	32.33%
PUBLIC ROADWAY	= 55,444 SF	1,273 AC	20.23%
PUMP STATION PARCEL	= 50,366 SF	1,156 AC	18.38%
PARCEL C	= 68,288 SF	1,568 AC	24.92%
OPEN SPACE/TRAIL	= 11,328 SF	0.260 AC	4.13%
TOTAL AREA	= 274,031 SF	6.291 AC	100.00%

MINIMUM LOTS SIZE = 9,000 SQ. FT.
AVERAGE LOT SIZE = 9,845 SQ. FT.
TOTAL NUMBER OF LOTS = 9
DENSITY = 3.3 UNITS / ACRE

OPEN SPACE/TRAIL = 4.13%

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.53'	89°52'49"	S44°57'43"W	21.19'
C3	15.00'	21.91'	83°42'12"	S41°49'48"E	20.02'
C4	62.50'	84.31'	77°17'27"	N45°02'10"W	78.06'
C5	62.50'	52.00'	47°40'24"	N17°26'45"E	50.52'
C6	62.50'	48.78'	44°43'19"	N63°38'37"E	47.56'
C7	62.50'	54.54'	49°59'59"	S68°59'44"E	52.83'
C8	15.00'	12.04'	45°58'58"	N66°59'13"W	11.72'
C9	15.00'	23.59'	90°07'11"	N45°02'18"W	21.24'
C10	15.00'	23.56'	90°00'01"	N45°01'18"E	21.21'



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

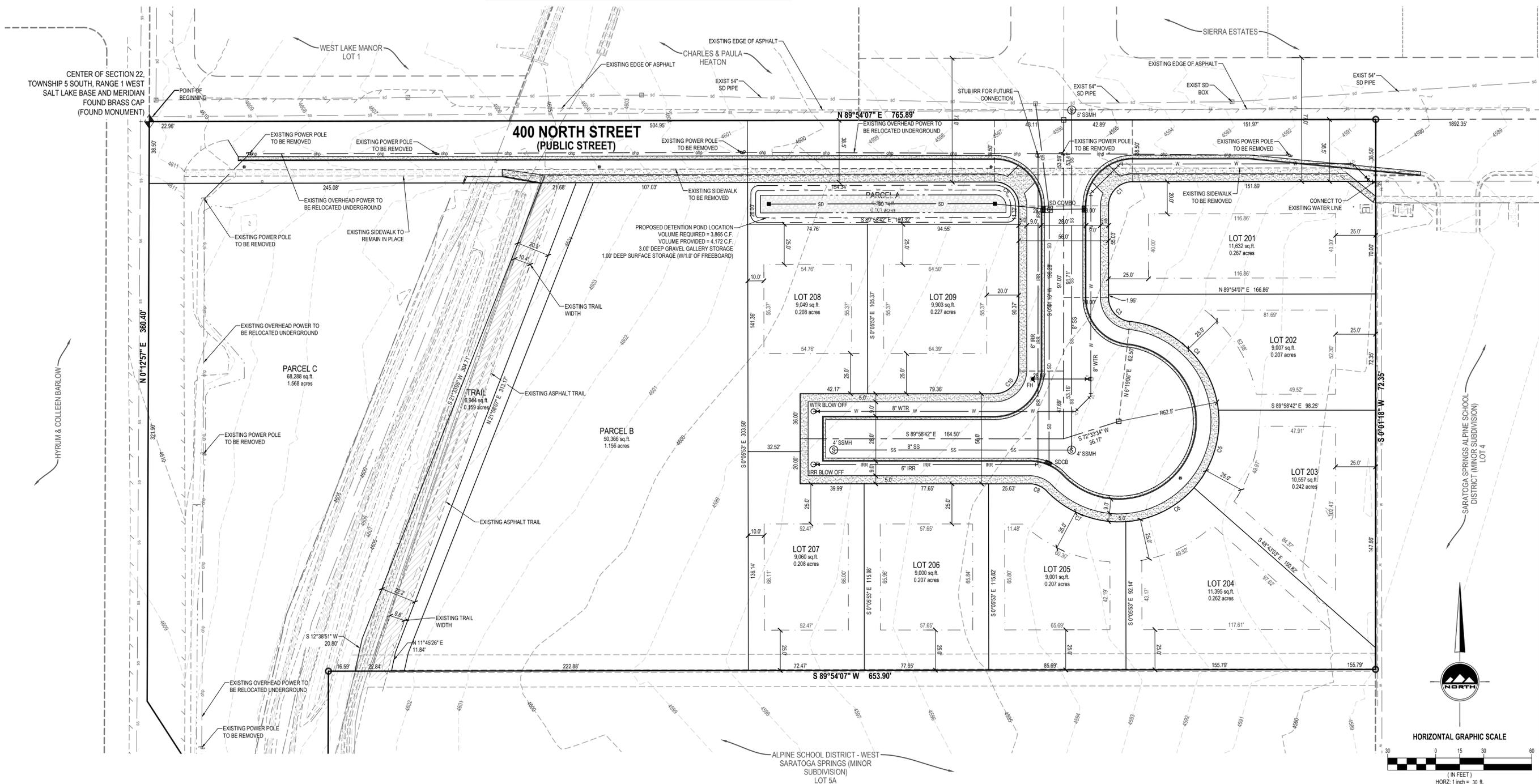
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SUDWEEKS CONSTRUCTION
9137 MONROE STREET, SUITE B
SANDY, UTAH 84070

CONTACT:
BRIAN SUDWEEKS
PHONE: 801-588-7930



**MOUNTAIN VIEW ESTATES
PHASE 2
11500 WEST 400 NORTH
SARATOGA SPRINGS, UTAH**

CONCEPT PLAN

PROJECT NUMBER: 6842 PRINT DATE: 4/28/16
DRAWN BY: R. FORD CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

EX-100

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	April 28, 2016 (Resubmittal)
Project Name:	Mountain View Estates II
Project Request / Type:	Rezone and Concept
Body:	City Council
Meeting Type:	Public Hearing
Applicant:	Brian Sudweeks
Owner (if different):	Brian Sudweeks
Location:	700 W 400 N
Major Street Access:	400 N
Parcel Number(s) and size:	34:504:0002 – 6.29 acres
General Plan Designation:	Low Density Residential
Zone:	Agriculture
Adjacent Zoning:	Agriculture, R-3
Current Use:	Vacant
Adjacent Uses:	Vacant, Church, School
Previous Meetings:	None on this application
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Jamie Baron, Planner I

Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: Yes
 - Zone: R-4
- General Plan Amendment required: No
- Additional Related Application(s) required: None

Section 19.13.04 – Process

- DRC:
 - 3.14.16 – Comments: Discussion over the requirement of not leaving a remnant parcel and how to get the power lines buried.
 - Remove the chain link fencing on the west side of the trail and replace with wrought iron fencing, which will count toward the open space improvements. 15' for open space and then the City will purchase the rest.
- UDC: dates/comments

- Neighborhood Meeting: if required dates/comments
- PC: Scheduled for May 26, 2016
- CC: Tentatively scheduled for June 21, 2016

General Review

Building Department

- Setback detail
- Lot numbering
- True buildable space on lots
- Lot slope and need for cuts and fills
- Comments

Fire Department

- Width adequate for engine, minimum of 24 feet
- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Fire hydrant locations, maximum separation of 500 feet

GIS / Addressing

- comments

Additional Recommendations:

-

Code Review

- 19.04, Land Use Zones (Compared to the proposed Zone)
 - Zone: R-4 – Low Density Residential
 - Use: Permitted – Single Family Residential
 - Setbacks: The required setbacks are as follows: **Can Comply**. The setbacks are labeled the same as the requirements, except for the interior side which is 10'.
 - Front 25'
 - Rear 20'
 - Interior Side 8' minimum/16' combined
 - Street Side 20'
 - Lot :
 - Size – 9,000 square foot minimum. **Complies**. All lots are 9,000 square feet or larger.
 - Width – 70 feet minimum at the front setback. **Complies**. All lots are 70 feet or wider at the front setback.
 - Coverage – 50% maximum. To be determined at time of building permit.
 - Dwelling/Building size – 1,250 square feet minimum. – To be determined at time of building permit.
 - Height – 35' maximum. To be determined at time of building permit.

- Open Space – 15% minimum. **Can Comply.** The concept plan includes a Trail Parcel of 0.159 acres , a detention basin, and which accounts for 4.13% of open space. The applicant is suggesting payment in lieu of open space.
 - Sensitive Lands – All sensitive lands shall be placed in protected open space and may not account for more than 50% of the required open space. **Can Comply.** There is a canal and easement that runs through the property. This needs to be identified as sensitive lands in open space calculations on the Preliminary Plat. The detention basin is also considered sensitive land.
 - Trash – Each lot will have an individual bin.
- 19.05, Supplemental Regulations
 - Flood Plain – The property is not located within the Flood Plain.
 - Water & sewage – Will connect to City infrastructure.
 - Transportation Master Plan – The west portion of the lot is being protected as future Mountain View Corridor Right of Way.
 - Property access – All lots will have access to public streets.
- 19.06, Landscaping and Fencing – A fencing and landscape plan will be required for Preliminary and Final Plat.
- 19.09, Off Street Parking – Each residence shall have a 20’ deep driveway and garage able to store 2 cars.
- 19.12, Subdivisions
 - Subdivision Layout
 - Maximum Block Length of 1,000 feet. A pedestrian walkway is required if over 800 feet. **Complies.** The longest street is 198.28 feet in length.
 - A second access is required after 50 units. **Complies.** The plan only has 9 lots.
 - Lot design
 - Corner lots shall be 10% larger than the required minimum lot size. **Complies.** The two corner lots are 10% larger than the required lot size.
 - No remnant parcels shall be created. – **Complies.** The concept plan does not leave any remnant parcels.
 - No double access lots, except for corner lots. **Complies.** There are no double access lots other than the 2 corner lots.
- Section 19.13, Process
 - Land Use Authority – The Land Use Authority for Rezones and General Plan Amendments is the City Council.

**City of Saratoga Springs
Planning Commission Meeting
May 26, 2016**

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay
Staff: Kimber Gabryszak, Planning Director; Gordon Miner, City Engineer; Jamie Baron, Planner 1; Kara Knighton, Planner 1; Nicolette Fike, Deputy Recorder
Others: Paula Heaton,

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

1. **Pledge of Allegiance** - led by Commissioner Williamson
2. **Roll Call** – A quorum was present
3. **Public Input**

Public Input Open by Chairman Kirk Wilkins
No input was given tonight.
Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Rezone from Agriculture to R-4 and Concept Plan for Mountain View Estates II, located approximately 700 West 400 North, Brian Sudweeks, applicant.**

City Planner Baron presented the plans. The applicant is requesting a Rezone from Agricultural (A) to Low Density Residential (R-4) of 6.287 acres of property located at approximately 700 West 400 North. The Concept Plan was included for informal review. They are looking at the pond and existing trail to be included in open space and payment in lieu for the remaining area.

Public Hearing Open by Chairman Kirk Wilkins

Paula Heaton wanted to remind the city that their agricultural property is nearby with grandfathered rights and they would like to have something done which would warn the developer and potential owners of the agricultural property in the area. She also expressed safety concern for the nearby canal.
Public Hearing Closed by Chairman Kirk Wilkins

Brian Sudweeks, applicant, commented that they would be installing a fence next to the canal and on the east side of the trail as well. He would have no problem with a note on the plat to notify owners of the agricultural property nearby.

Commissioner Kilgore asked if the City Council would be in favor of the payment in lieu. Staff responded that they believed they would

Commissioner Williamson asked if they planned on a turnaround at the end of the road. Brian Sudweeks replied they did not plan on a turn around. Planner Baron commented that it currently met city code.

Commissioner Funk asked staff to comment on why it would be R4 instead of R3. Planner Baron replied if they went with larger lots it would have taken away property needed for the pond. Commissioner Funk

noted that he was opposed to fee in lieu, in general for anyone, and was concerned that the distance between houses was smaller than normal. Planner Baron replied they would have to meet all setback requirements. Commissioner Funk asked what was going in Parcel C. Planner Baron replied that the developer would just be maintaining it until we knew if UDOT would need it for Mountain View Corridor.

Commissioner Steele received clarification that there was not a landlocked parcel being left, it was owned by Alpine District.

Commissioner Wilkins asked in the event that Parcel B was not needed, would they continue the road through there. Brian Sudweeks replied that the ponds would go in parcel B, the payment in lieu was because they needed to keep the parcel large enough to meet the City's needs. There are parks and trails already in the area that he feels meet the needs of the smaller lot.

City Engineer Miner advised that the City is very interested in that parcel there to take the water from the canal there and put it into the system.

Motion made by Commissioner Williamson to forward a positive recommendation to the City Council for the proposed rezone from Agricultural to R-4 for property located at approximately 700 West 400 North, based on the findings and Conditions listed in the staff report. With the additional condition that we place a note on the plat informing future owners of the use of agricultural around them. Seconded by Commissioner Kilgore. Aye: Sandra Steele, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Nay: David Funk. Motion passed 6-1.

5. Work Session: Mixed Waterfront Code Amendments.

City Planner Knighton advised that as currently written the zone fails to place adequate requirements to protect the environment and wildlife, while not sufficiently incentivizing the type of development that will encourage and provide public interaction with the waterfront. As currently written the Mixed Waterfront zone has a minimum lot size of one acre (43,560 sq. ft.) with a land area mix of 80% residential and 20% commercial. Staff recommends that the percentages be removed to allow additional commercial square footage in smaller developments as appropriate. Other proposed amendments were: Setbacks specific to multifamily and other development including mixed use and commercial were added for greater clarity; multiple development standard sections were added to mitigate impacts of development; Open space has some proposed amendments including requiring 25% for the overall project area with 10% of that 25% to be specifically applied to the residential areas.

Planning Director Gabryszak noted that at the time this was brought forward they had noted that the old mixed lakeshore wasn't bringing in the desired types of development. City Council asked that they compare other cities that have done this well. They are trying to make sure this zone is functional.

Commissioner Williamson would prefer to see more businesses near the waterfront instead of residential units. Planning Director Gabryszak responded they wanted to see more of the residential density and businesses by the water. It takes both residential and businesses to create the vibrancy.

Commissioner Steele asked if we take away the percentages then how do we get the commercial in there instead of just residential. Planning Director Gabryszak replied that they had been brainstorming on how to put a number on it that would help a smaller property owner and not penalize a large. They could put a matrix of densities with bonuses for certain things.

Commissioner Kilgore asked what the incentive for a developer to develop mixed waterfront would be and the incentive matrix is a good idea. In response to questions from Commissioner Kilgore staff clarified the reasoning behind some of the changes made. Home occupancy was removed because of repetition. Minimum dwelling size was changed as a 600 sq. ft. apartment is standard. 50% of the façade is dedicated to windows as along the trail corridor and you want to have pedestrian safety where there are eyes on the

trail, it also makes it friendlier. Building standards for enclosed parking for things like earthquake are in the building code and engineering standards.

Commissioner Steele asked if we would be able to maintain site triangle with the 10 feet. Planning Director Gabryszak replied they would still need to meet the site triangle. Commissioner Steele commented that we need to make some minimum dimensions. She asked if they should put something in on fencing so they get semiprivate fencing along trails. Planning Director Gabryszak replied that we have that under the fencing code, we may need to write exceptions for areas where we are ok with no fencing. We want to make sure there is some delineation between property and open space. Planning Director Gabryszak said they are also trying to see the buffer overlay on the whole length of the river and lake that will have its own set of rules as well.

Commissioner Funk received clarification that after you take out the landscaping requirements then you have a fairly small lot left for commercial, which is where incentivizing may be helpful. He commented that some of the areas on the Jordan River parkway have some nicer spots. He noted that while he enjoys the open space along a trail, if you make some kind of matrix that cuts down on landscape space, keep in mind part of the open space concept is already there because of the river and the lake. Because of that he is more inclined to be more flexible.

In response to a question by Commissioner Wilkins, Planning Director Gabryszak noted that the state is not allowing private docks; they began work on shared docks, but didn't finish with their regulations.

Commissioner Kilgore asked when a development has a zone for mixed use, why do they prefer to build more residential. Planning Director Gabryszak replied part of it is we don't provide the density needed to offset the cost. Another reason may be that some developers do only the residential because it is their market; it's less of a risk for them.

6. Work Session: Discussion of Code and Vision.

Planning Director Gabryszak went over a few proposed amendments coming up and got some feedback from the commissioners. They are recreating an open space zone and include parks. A big part of that is signage, if parks have an event they can't really put up signs. Rezoning things like churches and fire stations to institutional/civic (IC). They are looking at creating Community Commercial zone. They are working to calculate ERU's for facilities that allowed in residential zones.

Temporary Uses - look at temporary uses for things like ice-cream trucks. The commissioners discussed and agreed that ice cream trucks (drivers) should need to do back ground checks like for solicitor's licensees.

Stealth Designs for wireless/free standing towers - Planning Director Gabryszak asked how they felt about requiring stealth designs for free standing towers. Commissioner Williamson did not feel it should be required. Some designs may stand out more. The thoughts were perhaps not for taller poles but it would be easier on shorter poles. There was also a proposal staff was considering to encourage sharing poles.

Chain link fencing - recommend it only be allowed in the agriculture zone. Commissioner Steele suggested to also limiting barbed wire to agriculture only. Commissioner Kilgore suggested perhaps in the industrial zones as well. Commissioner Williamson reminded them about the cell tower discussion last meeting and that there were sometimes valid reasons for the chain link. Commissioner Kilgore asked how this code works with CPTED uses. Planning Director Gabryszak said we can still comply with other types of fencing, our code requires opaque.

Backyards – There was a suggested definition added for protective ground cover. There was some discussion to what materials should be included and weed issues. Commissioner Steele is concerned when we put something into code that doesn't get enforced. Commissioner Williamson responded that we might

relax the code so there is less to be enforced and the HOA's can have more intense regulations. Commissioner MacKay doesn't think we should relax the rules just because it's hard to enforce. Commissioner Cunningham noted that people should know the rules when moving in. Planning Director Gabryszak observed that from this discussion it looks like the majority is against the change, this would be keeping it as it is or adding the protective ground cover. Staff will not support not requiring anything. Commissioner Kilgore said he likes finding a happy medium here of the protective ground cover. Planning Director Gabryszak said we can break these sections out by topic so this can have its own vote and not weigh on any other changes. Commissioner Funk commented that there are other mulch options than just bark.

Parking table – we allow carports in higher density, should it be prohibited. Clarify parking on ERU vs sq. ft. and delete wider stall requirement to avoid conflict with 19.14. Commissioner Cunningham asked if they could do something to make access to garbage surrounds easier to access. Planning Director Gabryszak replied this would help address that. Commissioner Wilkins thinks carports add value especially when there are not garages available.

Conditional uses – remove requirement to protect viewsheds because the State Code doesn't really allow us to protect views. We could designate specific corridors, we haven't done that yet. Commissioner Wilkins commented that just because it's hard doesn't mean we don't want to do it. Planning Director Gabryszak noted to add “designated viewsheds.”

Design chapter – this would assemble all other design standards from other sections in to one place.

Open space chapter – this would replace the current open space standards, it added requirements for park space per residential units. It gives flexibility for types of open space that can be provided. Commissioner Wilkins suggested directing fees in lieu to specific projects. Commissioner Steele would hate to see the City lose all pocket parks. Planning Director Gabryszak said this wouldn't get rid of pocket parks but get rid of tiny unusable spaces that aren't being improved. Commissioner Kilgore also mentioned discounts for winter uses like sledding on a detention pond hill.

Signage – there was a request to allow snipe signs. They do want to create a provision for directional signs for special events with an approved event permit in the city. There was some research on electronic signs after direction from City Council. Commissioner Funk asked if there were problems with the JLUS and electronic signs. Planning Director Gabryszak noted that right now they are permitted in the IC zone like schools. They are looking at allowing them in other areas with restrictions. Commissioner Steele is concerned about the 5 second dwell time. Commissioner Williamson didn't find digital price signs for gas stations to be an issue. Commissioner Kilgore commented it may be a problem near residential areas. Commissioner MacKay noted that they could regulate a lot on a sign like the back substrate and amount allowed to be lit. Commissioner Steele would have a problem with canopies in some areas; anytime you take the lights up higher they become more offensive to more people. Commissioner Williamson thought they could limit canopy signs per zone. Commissioner MacKay would prefer not to allow the electronic signs, it's not prohibiting businesses, and whether they come or not is revenue based. Commissioner Williamson likes the change to the snipe signs.

7. Approval of Minutes:

a. May 12, 2016

Commissioner Wilkins amended a comment on pg. 4 to read: although he does not support basement rental code changes he would not like to see prohibitions for residents that already have finished basements in the event that basement rentals are permissible.

Motion made by Commissioner Steele to approve the minutes of May 12, 2016 as amended. Seconded by Commissioner Funk.

8. **Reports of Action.** – No reports tonight.

9. **Commission Comments.** - none

10. **Director’s Report:** - Planning Director Gabryszak gave a brief update on the following items.

- a. **Council Actions** – approved: landscaping large lots, ABC Rezone, Fox Hollow, Western Hills, Lakeview Terrace fencing standards.
- b. **Applications and Approvals** – items included in the staff report.
- c. **Upcoming Agendas** – Annexation Boundary plan adjustment
- d. **Other**

11. **Motion to enter into closed session.** - No closed session tonight.

12. **Meeting Adjourned at 8:45 p.m. by Chairman Kirk Wilkins**

9 June 2016
Date of Approval

Nicolette Fike
Nicolette Fike, Deputy City Recorder



Kirk Wilkins
Planning Commission Chair
Kirk Wilkins

City Council Staff Report

Author: Mark T. Edwards, Capital Facilities Manager
Subject: 2016 Road Repair Project
Date: June 21, 2016
Type of Item: Award of Contract



Description:

A. Topic:

This item is for the award of bid for the 2016 Road Repair Project.

B. Background:

In 2015 Staff commissioned two City wide road evaluations. The first was done by Utah Local Technical Assistance Program (LTAP) Staff using Transportation Asset Management Software (TAMS) the other was a visual survey conducted by Gerhart Cole Geotechnical Engineers. Gerhart Cole was asked to provide a more detailed review of the road conditions which in most cases validated the TAMS report.

Based on the studies, Staff drove every road to identified and prioritized sections of roads throughout the City that have failed due to compaction failures or from material failures. This project consists of removing and replacing asphalt and in some cases road base will be removed and replaced. This project will be funded with B and C Road funds which are the City's share of the State Gas Tax.

C. Analysis:

The City received the following bids from contractors:

Eckles Paving	\$83,789.10
Snap Excavation	\$86,945.42
Kilgore Excavation	\$101,770.40
Ridge Rock Inc.	\$113,143.82
Miller Paving	\$115,645.92

Recommendation:

Staff recommends the City Council award the bid to the lowest qualified bidder, Eckles Paving for \$83,789.10.

2162 West Grove Parkway Ste 400
Pleasant Grove, Utah 84062
www.horrocks.com



Tel: 801.763.5100
Salt Lake line: 801.532.1545
Fax: 801.763.5101
In state toll free: 800.662.1644

Mark Edwards
1307 North Commerce Dr. Ste. 200
Saratoga Springs, Utah 84045

June 13, 2016

Subject: City Road Repair 2016 Award Recommendation

Dear Mark:

We have received the bids for the City Road Repair 2016 Project. Upon review of the five submitted bids, we recommend that the contract be awarded to Sumsion Construction, DBA Eckles Paving with a bid of \$83,789.10.

We have prepared and attached an official bid tabulation. Please let me know if you need any other information. I can be reached at (801) 763-5177 or at jasonj@horrocks.com

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink that reads "Jason Judd".

Jason Judd, P.E.

Attachments: 1

cc: Steven Lord

Bid Tabulation
Saratoga Springs City Road Repair 2016

PM: Steven Lord
PE: Jason Judd

Place: Saratoga Springs City Office
Date: June 13, 2016
Time: 2:00:00 PM

				Engineers Estimate		Bidder 1		Bidder 2		Bidder 3		Bidder 4		Bidder 5		Average Bid	
						Miller Paving		Sumsion/Eckles Paving		Snap Excavation		Kilgor		Ridge Rock Inc			
BID ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
A	Mobilization/Demobilization	1	LS	\$4,100.00	\$4,100.00	\$5,435.46	\$5,435.46	\$1,500.00	\$1,500.00	\$32,000.00	\$32,000.00	\$9,975.00	\$9,975.00	\$10,000.00	\$10,000.00	\$11,782.09	\$11,782.09
B	Traffic Control	1	LS	\$4,500.00	\$4,500.00	\$7,141.34	\$7,141.34	\$2,800.00	\$2,800.00	\$1,500.00	\$1,500.00	\$4,465.00	\$4,465.00	\$11,500.00	\$11,500.00	\$5,481.27	\$5,481.27
C	Cut, Remove, Replace 3" Asphalt	24,714	SF	\$3.25	\$80,320.50	\$4.08	\$100,833.12	\$3.15	\$77,849.10	\$2.10	\$51,953.42	\$3.44	\$84,930.40	\$3.63	\$89,711.82	\$3.28	\$81,055.57
D	Cut, Remove, Replace 4" Asphalt	400	SF	\$4.25	\$1,700.00	\$5.59	\$2,236.00	\$4.10	\$1,640.00	\$3.73	\$1,492.00	\$6.00	\$2,400.00	\$4.83	\$1,932.00	\$4.85	\$1,940.00
TOTAL					\$90,620.50		\$115,645.92		\$83,789.10		\$86,945.42		\$101,770.40		\$113,143.82		\$100,258.93

I hereby certify that this is a true and correct Bid Tabulation for the Saratoga Springs City Road Repair 2016



Jason E. Judd, P.E.

RESOLUTION NO. R16-40 (6-21-16)

**A RESOLUTION AWARDED A BID TO
ECKLES PAVING FOR THE 2016 ROAD
REPAIR PROJECT**

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to further the public health, safety, and welfare of its residents to provide for road repair throughout the City in 2016;

WHEREAS, the City of Saratoga Springs advertised for removal and replacement of asphalt and in some cases road base, and five bids were received;

WHEREAS, a City committee reviewed the bids submitted for the 2016 Road Repair Project and recommended the City of Saratoga Springs award the contract to Eckles Paving, the lowest qualified bidder, whose bid price was \$83,789.10;

WHEREAS, the City Council has determined that the proposed project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs does hereby award a bid award to Eckles Paving in the amount of \$83,789.10 for the 2016 Road Repair Project.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

APPROVED AND ADOPTED this _____ day of _____, 2016.

Mayor Jim Miller

ATTEST:

Cindy LoPiccolo, City Recorder



CITY OF
SARATOGA SPRINGS

City Council Staff Report

**Final Plat Phase 1
Catalina Bay
Tuesday, June 21, 2016
Public Meeting**

Report Date:	Monday, June 13, 2016
Applicant:	Desert Peak Management Group, LLC
Owner(s):	Casey Development, LC, OilWell Properties, LC, Blackrock Homes, LLC
Location:	~3500-3700 South, between Redwood Road and Utah Lake
Major Street Access:	Redwood Road
Parcel Number(s) and size:	50.61 total acres. 45:228:0052 (5.25), 45:228:0051 (5.25 acres), 45:228:0050 (5.25 acres), 45:228:0049 (5.25 acres), 45:228:0048 (5.25 acres), 45:228:0047 (5.25 acres), 45:228:0143 (3.2 acres), 45:228:0142 (0.395 acres), 45:228:0194 (0.93 acres), 45:228:0091 and 45:228:0091 and 45:228:0091 (5.47 acres), 45:228:0124 (1.42 acres), 45:228:0125 (0.40 acres), 45:228:0123 (2.22 acres), 45:228:0167 (0.65 acres), (5.47 acres), 45:228:0164 and 45:228:0164 and 45:228:0164 (2.19 acres), 45:228:0165 (0.64 acres), 45:228:0159 (1.21 acres)
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3 and A
Current Use:	vacant, undeveloped
Adjacent Uses:	Low Density Residential, Agricultural
Previous Meetings:	Staff Review of Concept Plan (letter sent 7/17/15) City Council review of Open Space (8/18/15 Work Session) PC PH (1/7/2016) CC PM (2/2/2016)
Previous Approvals:	Preliminary Plat approval (2/2/2016)
Type of Action:	Administrative
Land Use Authority:	City Council

Future Routing: N/A
Planner: Kara Knighton, Planner I

- A. Executive Summary:** This is a request for final plat approval for Catalina Bay Plat Phase 1, which consists of 50.61 acres in the R-3 zone and includes 131 lots.

Recommendation:

Staff recommends that the City Council conduct a public meeting, review and discuss the proposal, and choose from the options in Section "I" of this report. Options include approval, continuation, or denial.

- B. Background:** The subject property was once part of the Harbor Bay Master Plan which has expired. The application is being reviewed independent of the previous expired agreement.

The City Council reviewed a proposal regarding payment in lieu of open space for 2.20 acres of open space deficiency at the August 18, 2015 City Council meeting and supported a fee in lieu of \$433,714 for that deficiency. The Council also supported those funds being used for improvements at the Marina Park. The associated memo and minutes are attached.

The Planning Commission held a public hearing on January 14, 2016 and forwarded a positive recommendation to the City Council. On February 2, 2016 the City Council voted to approve the Preliminary Plat with conditions.

During the Final Plat review process the plat layout was changed to accommodate the slopes at the intersection of Hiawatha and Harbor Bay Drive. Hiawatha was split into two cul-de-sacs allowing for the placement of two additional lots. In addition 0.91 acres was withdrawn from the Catalina Bay project resulting in the loss of 3 lots for a total of 131 lots and 50.61 acres.

- C. Specific Request:** This is a request for Final Plat approval for Catalina Bay; a 131 lot subdivision in the R-3 zone. The subject property is 50.61 acres resulting in a density of 2.59 units per acre. The open space total is 5.27 acres with 2.02 acres proposed with the first phase.
- D. Process:** Section 19.13.04 of the City Code states that Final Plats are approved by the Planning Director. Section 19.12.03 states that if the Final Plat application contains requested deviations from the approved Preliminary Plat, the City staff shall place it on the agenda of the next available City council meeting where the application may be properly considered. The proposed Final Plat requests a deviation to the preliminary layout, replacing a through-street with two cul-de-sacs, resulting in the City Council being the approval authority.

E. Community Review: Prior to City Council review of the proposed final plat, the Preliminary Plat was reviewed by the Planning Commission at a public hearing on January 14, 2016 and by the City Council at a public meeting on February 2, 2016. The public hearing with the Planning Commission was noticed as a public hearing in the Daily Herald and notices were mailed to all property owners within 300 feet of the subject property. Minutes from those meetings are attached. Final Plats do not require a public hearing.

F. General Plan: The General Plan designates this area for Low Density Residential development and states “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards, single-family detached dwellings and open spaces.”

Finding: consistent. The subject property is 50.61 acres with 131 lots, resulting in a density of 2.59 units per acre. The proposed streets are designed to City standards. The lots will allow for single family detached dwellings. The plans include proposals for open space including the Redwood Road trail, a park, and fee in lieu of open space.

G. Code Criteria: Applicable code sections are reviewed below. Please see the attached “Planning Review Checklist” for additional details.

- 19.04, Land Use Zones: **Can comply**
 - Lot 121 shall be increased to 11,000 sq. ft.
 - A new landscaping/ open space plan shall be submitted addressing staffs comments.
- 19.05.02, Supplemental Regulations: **Complies**
- 19.06, Landscaping and Fencing: **Can comply**
 - A new landscaping plan must be submitted in order to check compliance
- 19.09, Parking: **Complies**
- 19.11, Lighting: **Complies**
- 19.12, Subdivisions: **Can comply**
 - The new phasing plan needs to be reviewed by the City Council.
 - Connectivity: with the replacement of a through street with two cul-de-sacs, connectivity was reduced however there are still multiple internal connections, therefore this requirement is still met.
 - Lot 121 is only 10,328 sq. ft. and shall be increased to 11,000 sq. ft.
- 19.13, Process: **Can comply**
 - DA or instrument required for phasing
- 19.18, Signs: **Complies**
- 19.27, Addressing: **Can comply**
 - Addresses need to be added to Final Plat

Additional Discussion:

Open Space:

At the August 18, 2015 City Council work session the City Council reviewed a request by the applicant for payment in lieu of open space. The City Council found the proposal for the amount of \$433,714 to be used towards improvements at the existing Marina Park to be an acceptable replacement for an open space deficiency of 2.20 acres. See attached work session memo and minutes.

Section 19.13.11 of the Land Development Code requires:

2. **Payment in Lieu of Open Space Program.** The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones, or any other development in any zone containing equal to or less than four units per acre. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:

- a. The proximity of regional parks;

Staff Finding: The development is within close proximity to the future Marina Park which is identified as a Community Park in the City's Parks, Trails, Recreation and Open Space Master Plan. The proposed 3.55 acre private park will be approximately 1,500 feet from the Marina Park. The Marina Park master plan includes pavilions, play structures, walking paths, a beach area and other features. The proposed fee in lieu of open space of \$433,714 will be used towards the development of the Marina Park.

- b. The size of the development;

Staff Finding: The proposed development is approximately 51 acres and will include 131 lots.

- c. The need of the residents of the proposed subdivision for open space amenities;

Staff Finding: There will be a 3.55 acre private park within the development with a soccer field. Staff recommended a large pavilion with picnic tables and a 3-4 platform playground structure for ages 1-12 to be consistent with similar developments during Preliminary Plat. A pavilion with picnic tables has been proposed with Final Plat as well as a playground. The surrounding lots will be a minimum of 10,000 square feet and will have private backyards.

- d. The density of the project;

Staff Finding: This is a low density residential development in the R-3 zone. The density of the project is 2.59 units per acre. Each lot will have private yards.

- e. Whether the Payment in Lieu furthers the intent of the General Plan; and

Staff Finding: The General Plan states "Open spaces shall include useable recreational features as outlined in the City's Parks, Trails,

Recreation and Open Space Master Plan” and recommends that the City does not continue to create or accept parks less than 5 acres in size. If the 2.32 acre open space deficiency were included in the project this could potentially result in a 5+ acre park. However, the Marina Park is about ¼ mile from the development and the Master Plan recommends 1 mile between community parks. The proposal allows for improvements within the Marina Park along with a 3.55 acre private park for the Catalina Bay development.

- f. Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.

Staff Finding: The proposed fee in lieu of open space will allow for improvements in the Marina Park which is a community park that is open to the public. The Catalina Bay residents will also have a private park.

Phasing:

The applicant is proposing to develop the proposed lots and open space in phases as depicted in the attached open space plan and the table below.

PHASE	TOTAL ACREAGE	ACREAGE OF OS	% of OS	# OF LOTS	CASH	NOTES	ACREAGE OF SENSITIVE LANDS
1	11.78	2.02 (17.15%)	38.33%	30		0.25 AC extra to be used in phase 2	38,117 sq. ft./ 0.875 acres
2	2.41	0.11 (4.56%)	40.42%	5		Plus 0.25 extra from phase 1- total 0.36 AC (15%)	9,433 sq. ft./ 0.22 acres
3	4.47	0.67 (15%)	53.13%	11		0.47 AC in park + 0.03 AC between lots 304/305 + 0.17 on Redwood	1,143 sq. ft./ 0.025 acres
4	3.70	0.54 (15%)	63.57%	9		0.54 AC in Park	
5	5.97	0.89 (15%)	80.46%	15		0.34 AC in Park + 0.55 on Redwood	
6	4.35	0.65 (15%)	92.60%	10		0.65 AC on Redwood	

7	7.67	0.39 (5.08%)	100%	22	\$142,214.82	CASH IN LIEU OF OPEN SPACE FOR MARINA	
8	5.75	0.00 (0%)	100%	16	\$152,754.07	CASH IN LIEU OF OPEN SPACE FOR MARINA	
9	4.51	0.00 (0%)	100%	13	\$138,745.11	CASH IN LIEU OF OPEN SPACE FOR MARINA	
TOTALS	50.61 acres	5.27 acres	100%	131	\$433,714	CASH IN LIEU OF OPEN SPACE FOR MARINA	1.12 acres OF SENSITIVE LANDS

Section 19.13.09(9) requires:

- a. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
- b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given phase. The Developer may install open space in excess of the proportionate amount for each phase and bank open space credits towards later phases; however the open space installed must be a part of the open space shown in the Phasing Plan.
- c. A perpetual instrument running with the land shall be recorded against the entire project prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

Staff finding: up for discussion. The applicant is proposing 15% open space in each phase except phases 7-9; for phases 7-9 the applicant is requesting fee-in-lieu of open space in the amount of \$433,714, to be paid in proportionate amounts, for a deficiency of 2.32 acres. Amenities include a 3.55 acre park with a soccer field and a walking path and the Redwood Road trail. For consistency with similar developments, and to ensure adequate amenities to meet the varied recreational needs of future residents, staff recommended additional amenities in the park such as a large pavilion with picnic tables and a 3-4 platform playground system for ages 1-12; this was added as a condition of approval during Preliminary Plat. A large pavilion with picnic tables has been provided

with Final Plat as well as a playground. An addition condition was added during Preliminary Plat that an instrument addressing phasing be recorded with the final plat.

Traffic/McGregor Lane:

UDOT and the City would like the north end of McGregor Lane to be re-aligned to intersect Redwood Road at a 90 degree angle and to be lined up with Lake Mountain Drive on the west side of Redwood Road. The City will work with the applicant so that construction of this re-alignment occurs at the same time that the applicant reconstructs the portions of McGregor Lane on which they have frontage.

H. Settlement and Development Agreement:

During Preliminary Plat review there were issues regarding the development of this project and remaining obligations. For example, the City had unresolved issues with a sewer lift station reimbursement agreement and Redwood Road trail obligations, as well as questions regarding what extent the developer was required to install open space improvements within the development. The City has been working with the developer's attorney on a settlement and development agreement.

As a result of these outstanding issues, a condition of approval for Preliminary Plat was that the proposed settlement and development agreement be entered into by the parties prior to plat recordation and that the agreement drafting and approval be delegated to City Staff. City staff has drafted the agreement and recommends that the City Council continue the final plat if the agreement has not been signed prior to the June 21, 2016 City Council meeting. The settlement agreement is attached.

I. Recommendation and Alternatives:

Staff recommends that the City Council review the Final Plat and select from the options below.

Option 1:

"I move that the City Council approve the Catalina Bay Final Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake, with the findings and conditions in the staff report."

Findings:

1. The proposed final plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated by reference herein.
2. With conditions the proposed final plat meets all the requirements in the Land Development Code as explained in Section "G" of this report, which findings are incorporated by reference herein.

Conditions:

1. All requirements of the City Engineer shall be met, including those listed in the attached report.
 2. All requirements of the Fire Chief shall be met.
 3. A new landscaping plan shall be submitted and shall comply with Section 19.06.
 4. All prior conditions shall be met, including those listed in exhibit 5.
 5. All conditions of the Preliminary Plat approval shall be met.
 6. The fee in lieu of open space is approved as proposed, in the amount of \$433,714.
 7. The phasing of open space and the phasing of the fee-in-lieu of open space is approved as proposed in section "G" of this report.
 8. An instrument addressing the phasing shall be recorded with the first final plat.
 9. A note shall be added to the plat for lots near Redwood Road intersections that will require driveways to be located on the opposing streets (no driveways within 100' of the Redwood Road intersections).
 10. A settlement and development agreement be entered into by the City and developer prior to Final plat approval.
 11. The applicant and the City shall work together on the construction and timing for the re-alignment of McGregor Lane.
 12. All other Code requirements shall be met.
 13. Any other conditions as articulated by the City Council:
-

Option 2- continuance

(Staff recommended option unless the agreement is signed)

The City Council may choose to continue the item. "I move to **continue** the final plat to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. The settlement agreement shall be signed prior to Final Plat approval.
2. _____

Option 3 – Denial

The City Council may choose to deny the application. "I move that the City Council deny the Catalina Bay Final Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake with the following findings:"

1. The final plat is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The final plat does not comply with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.18, 19.27] of the Code, as articulated by the City Council: _____.

Exhibits:

1. Engineering Staff Report (page 10-14)
2. Zoning / Location map (page 15-16)
3. 8/18/15 Memo to City Council re Open Space (page 17-18)
4. 8/18/15 City Council Work Session Minutes (page 19-20)
5. Planning Review Comments Letter (page 21-22)
6. Planning Review Checklist (page 23-26)
7. Overall Phasing Plan and Open Space Plan (page 27)
8. Proposed Phasing Plan (page 28)
9. Proposed Final Plat (page 29-30)
10. Landscape Plans (page 31-35)
11. Settlement Agreement (page 36-41)
12. 1/14/16 Planning Commission Minutes (page 42-44)
13. 2/2/16 City Council Minutes (page 45-46)

City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: Catalina Bay Subdivision Phase I
Date: June 14, 2016
Type of Item: Final Plat Approval



Description:

A. Topic: The Applicant has submitted a Final Plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Susan Palmer – Deseret Peak Management Group, LLC
Request: Final Plat Approval
Location: McGreggor Lane and Wayside Drive
Acreage: 11.78 acres - 30 lots

C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

B. Provide “Call Before You Dig” logo to applicable plan sheets

Plat – Provide in note 1 the following: “Final plat approval was granted on the ___ day of ___, 20___.”

Plat – In the Boundary description, provide the word “Line” when describing the section line and right-of-way line.

Plat – Show and label the SW corner of Section 18 and the applicable bearing and distance along that section line.

Plat – The street labeled as Garibaldi Way is labeled as Emerald Bay on other sheets. Make street naming consistent on all plan sheets.

Plat – Label Section corners as “found” or “calculated”.

Plat – Provide lot addresses and coordinate with Brian Gallegos for accurate addresses.

Plat – Correct text overlap issues.

Sheet 3 – Update piping shown on detention basin to be consistent with the latest design shown on sheet PD-01.

Sheet 3 – Provide a note stating that a Right-of-Way Encroachment Permit must be obtained from the City of Saratoga Springs prior to doing any work in the right-of-way.

Sheet 4 – Callout “Phase I site” on the existing topography sheet.

Sheet 5 – Provide the note stating that a “Land Disturbance Permit” must be obtained from the City prior to disturbing vegetation or moving soil.

Sheet 5 – Provide a benchmark elevation relative to an identified section corner.

Sheet 5 – Label proposed contour lines.

Sheet 5 – Provide 2% max slope in front of the pedestrian access ramps.

Sheet 5 – Provide the drainage design indemnification clause.

Sheet 5 - Update piping shown on detention basin to be consistent with the latest design shown on sheet PD-01.

Sheet 5 – Show and label the storm drain system including pipe sizes, manholes, combo boxes, catch basins with elevations and the structure sizes.

Sheet 5 – Provide import/export quantities in volume table.

Sheet 6A – Provide temporary swales routed to temporary sedimentation pond(s). Provide a cross section detail of the swale and the sedimentation pond.

Sheet 6A – Update the drainage report showing calculations for sizing the sedimentation pond.

Sheet 6A – Provide the Engineering Department with a CAD file of the sedimentation pond to verify capacity.

Sheet 6A – Callout the silt fence and reference the BMP

Sheet 6A - Update piping shown on detention basin to be consistent with the latest design shown on sheet PD-01.

Sheet 6B - Callout the silt fence and reference the BMP

Sheet 6B – Provide the applicable note section on this sheet.

Sheet 7 – Revise location of the trail crossing to be near the center of the curb return rather than 10' after the point of tangency of the curb return. This will provide safer crossing movements for pedestrians and create more visibility for pedestrians.

Sheet PP-01 – label the 12' access road leading into the detention basin.

Sheets PP-01 to PP-05 – Provide the notes regarding minimum cover for culinary and secondary water lines.

Sheet PP-02 – Label all points of connection to existing utilities.

Sheet PP-02 – Callout the culinary and secondary lines in the profile view.

Sheet PP-02 – Revise the K value of the sag vertical curve to meet the City Standard minimum $K=37$.

Sheet PP-02 – Tie in Wayside Drive to the W side of McGreggor rather than at the centerline

Sheet PP-03 - Revise location of the trail crossing to be near the center of the curb return rather than 10' after the point of tangency of the curb return. This will provide safer crossing movements for pedestrians and create more visibility for pedestrians.

Sheet PP-04 – Show and label the temporary utility easement for utilities extending offsite beyond the phase boundary.

Sheet PP-04 - The street labeled as Emerald Bay is labeled as Garibaldi Way on the Plat. Emerald Bay naming also appears in the title bar of the sheet. Make street naming consistent on all plan sheets.

Sheet PP-05 – label the temporary utility easement and blanket drainage easement as was done on the plat.

Sheet PP-05 – in the profile view, correct the sag vertical curve K value to meet city standard. $\text{Min } K = 37$.

Sheet PP-06 – Provide “SR-68” naming next to Redwood Rd.

Sheet PP-06 – Change the shoulder/edge line to be a 4" solid white line. End the R turn 4" solid white line at the point of curvature of the curb return at the SR-68

Redwood Rd/ McGreggor Lane Intersection. Update the right turn arrow pavement messages to UDOT standard drawing ST-5.

Sheet PP-07 - Revise location of the trail crossing to be near the center of the curb return rather than 10' after the point of tangency of the curb return. This will provide safer crossing movements for pedestrians and create more visibility for pedestrians.

Sheet PP-08 - Revise location of the trail crossing to be near the center of the curb return rather than 10' after the point of tangency of the curb return. This will provide safer crossing movements for pedestrians and create more visibility for pedestrians.

Sheet PP-08 – Label “SR-68” and revise the sidestreet to say Wayside Drive rather than Harbor Bay Dr. Be consistent with street naming throughout all plan sheets.

Sheet ST-01- Change the shoulder/edge line to be a 4” solid white line. End the R turn 4” solid white line at the point of curvature of the curb return at the SR-68 Redwood Rd/ McGreggor Lane Intersection. Update the right turn arrow pavement messages to UDOT standard drawing ST-5.

Sheet ST-01 – Delete the direction of travel arrows as they are confused with actual pavement markings on a paint striping sheet.

Sheet ST-02 – Pavement turn arrows shall follow UDOT standard drawing ST-5 on Redwood Rd.

Sheet ST-02 – Delete the direction of travel arrows as they are confused with actual pavement markings on a paint striping sheet.

Sheet ST-02 – Provide station/offset of pavement marking arrows.

Sheet ST-02 – Delete 120' of the 8 inch solid white acceleration lane line as the should be a gap before the edge line tapers (see UDOT standard drawing DD6)

Sheet ST-03 – Change the edge lines to be 4 inch solid white lines.

Sheet ST-03- Delete the direction of travel arrows as they are confused with actual pavement markings on a paint striping sheet.

Drainage Report - Update the drainage report showing calculations for sizing the sedimentation pond. Add the orifice design calculation sheet to the drainage report.

All review comments and redlines provided by the City Engineer and future

redlines are to be complied with and implemented into the Final plat and construction drawings.

- C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- D. Submit easements for all off-site utilities not located in the public right-of-way.
- E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.
- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- J. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
- K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- L. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.



ZONING MAP



LOCATION MAP



City Council Memorandum

Author: Sarah Carroll, Senior Planner
Memo Date: Monday, August 17, 2015
Meeting Date: Tuesday, August 18, 2015
Re: Catalina Bay Concept Plan and Open Space

Background:

The applicant has submitted a concept plan for Catalina Bay. The project area is 51 acres, resulting in an open space requirement of 7.65 acres (15%). The proposed concept plan includes ~5.45 acres of open space leaving a deficiency of ~2.20 acres of open space. (Note: the attached documents refer to a deficiency of 2.14 acres. This was based on the concept plan that was under review at the time the documents were prepared.) The applicant has submitted a request to modify the required open space and for the City to consider alternative options.

Catalina Bay Area Data Table	
Item	Area (Ac)
Total Acreage of Subdivision	51.563
Road Dedication (Redwood Rd- 10' Strip)	0.559
Total Acreage Minus Road Dedication	51.004
Open Space Break Down:	
Open Space 1	0.03
Open Space 2	0.13
Open Space 3 (Redwood Rd Trail)	0.53
Open Space 4	0.03
Open Space 5 (Redwood Rd Trail)	1.18
* Open Space/Detention	3.55
Total Open Space	5.45
Open Space Percentage	10.69
Total Number of Lots	134
Net Density (Lots/ac)	2.63
*Detention Area = 71553 SF/ 1.64 Ac Open Space Deficiency = 2.20 Ac	

Discussion:

Staff requests that the Council discuss either increasing the park space within the project boundary to meet the open space requirement or allowing the applicant to improve, or contribute the monetary equivalent of, a portion of the Marina Park in order to fulfill their open space obligations. The proposed park within Catalina Bay is ~3.55 acres and would need to be increased to ~5.65 acres to meet the open space obligations. The proposed park is within 1/4 mile of the Marina Park boundary.

Staff met with the applicant and recommended that they consider improving a portion of the nearby Marina Park to meet their open space requirements. Staff provided the attached review letter outlining the payment-in-lieu of open space option with direction that the funds could be spent on a portion of the Marina Park if this option is chosen by the City Council.

The applicant's response is attached and states that the proposal makes the project unprofitable. They are requesting that they be relieved of the land and water costs¹ associated with the fee in lieu option, reducing the total from \$554,377 to \$310,417. The basis for their request is that there is evidence that the original MDA allowed for a credit of 3.2 acres of open space and they dedicated 2.99 acres of open space

¹City Staff has verified that they have a water credit on file with the City from the original Harbor Bay development.

for the Marina Park with Harbor Bay Plat 4 and paid water rights for that portion. Because the MDA has expired and the applicant is in default of the original MDA, the City has no obligation to consider any previous open space dedications, although they do have a water credit on file with the City. The applicant also mentioned that it would finish the unimproved portion (~.89 acres) of the Redwood Road trail that is adjacent to the Harbor Bay development, although this is a requirement of the applicant receiving the proceeds of the sewer reimbursement agreement and should not be part of the discussion of whether the open space requirement for Catalina Bay is met.

As a compromise to the proposal, staff recommends that the applicant contribute funds equivalent to the cost of improving the parcel that was dedicated with Plat 4 (2.99 acres); at \$3.33 per square foot the result is **\$433,714**. The Capital Improvements Manager suggests that the applicant pay the fee directly to the City rather than install the improvements because there may be some grants available that allow for a monetary match. The applicant would also be required to improve 5.45 acres of open space onsite and finish the remainder of the Redwood Road trail adjacent to the Harbor Bay development. The applicant currently has 76.678 acre feet in secondary water credits that can be utilized.

Attachments:

- Concept Plan
- Review Letter from Staff
- Response from Applicant
- Aerial Photo with Parcel Lines
- Harbor Bay Plat 4
- Marina Park Conceptual Master Plan

**City of Saratoga Springs
City Council Meeting
August 18, 2015**

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Work Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Nicolette Fike, AnnElise Harrison, Jess Campbell

Others: Chris Porter, Ron Edwards, Carl Ballard, Steve Lord

Excused:

Call to Order - 5:52 p.m.

1. Discussion of an update to the City of Saratoga Springs Transportation Plan.

Jeremy Lapin introduced Steven Lord with Horrocks Engineering.

Steven Lord had a presentation to give an overview of the plan and recent updates. It was based on MAG Travel Demand Model Version 7 with City input on roadways and land use data. There has since been new development and Roadway construction. The MAG model version 8 was released in July 2015. He showed the different ROW widths. He felt there should be a width between 56' and the 77' ROW.

Councilwoman Call said the 56' ROW has changed a lot over the years, but a number of streets have a significant amount of asphalt and then park strips on top of that, was that a 56' ROW or did developers go above what our residential ever was.

Jeremy Lapin replied that he didn't know what master plans they were based on or if there were plans for more collectors after that with connections.

Councilwoman Call commented that if they put something on the 56' road like a park or church that increases the traffic, that it is not sufficient.

Steven Lord commented that most other cities have a minor collector cross section.

Councilwoman Baertsch thought we used to have a minor collector designation and now it has disappeared, she would like to see us get back to that.

Steven Lord is recalling that they had a minor collector but no minor arterial and when they adjusted it was bumped to collector and minor arterial.

Councilwoman Baertsch wondered how we compare to other cities.

Steven Lord replied that Lehi has a specific cross section for every situation and bike lanes. Spanish Fork is more similar to here with growth rather than redevelopment. We have larger side treatments. But it does seem that there is a width missing, somewhere in the 66' range.

Councilman Poduska wondered when they would reach capacity on the major arterial roads.

Steven Lord replied he didn't know what the capacity was exactly but something in the 50,000 vehicles per day range. When we reach capacity, level of service D, we will be ok most of the day, heavy on the peak hours. They assess the need for a change on a volume to capacity ratio. It's based on segments from intersection to intersection; maybe there are fixes with signs and signals. Once you hit about 80% of maximum capacity they start to look at improvement.

Order of items was changed.

3. Discussion of the Catalina Bay Concept & Open Space Plan.

Kevin Thurman said this is the remainder of the original Harbor Bay development. The new developer is asking if they can follow their own plan and not the original Harbor Bay plan. They cannot do the fee in Lieu option. They brought up the open space credit for the original development and would like

54 consideration of a reduction of open space. As a compromise to the proposal, staff recommends that the
 55 applicant contribute funds equivalent to the cost of improving the parcel that was dedicated with Plat 4
 56 (2.99 acres); at \$3.33 per square foot the result is \$433,714. The applicant would also be required to
 57 improve 5.45 acres of open space onsite and finish the remainder of the Redwood Road trail adjacent to
 58 the Harbor Bay development.

59 Councilwoman Call mentioned that they were able to get 1 million appropriated for lake and river
 60 improvements this year and no applications have been submitted for those yet this year. If we can submit
 61 an application soon they may be able to leverage those for matching funds.

62 Mark Christensen commented they talked about future plans and that we don't want to build a park that
 63 limits our ability to finish the rest of the improvements. They felt the fee in lieu was a better option to
 64 leverage the dollars for grants and not paint ourselves into a corner. He noted they would complete the
 65 trail section down to the commercial property.

66 Councilwoman Call asked if there was a way they could get them to grub in the trail with permission of the
 67 property owner. This is the area of the city that has no connectivity along Redwood Road.

68 Kevin Thurman noted the sewer reimbursement agreement and the developer has indicated he is ok with that,
 69 it shows good will on his part.

70 Councilman McOmber thinks it's a great compromise. Finding the balance for the three acres seems like a
 71 fair deal. Where we have already been in negotiations he would encourage staff to go ahead and get it
 72 resolved as quickly as possible.

73 Councilman Willden is on board and thanked staff for working it out with the developer.

74 Kevin Thurman asked if the Council would be ok with slight counter-offers.

75 Council was ok with that.

76 Councilwoman Baertsch agrees, especially if we can get matching funds.

77 Councilman Poduska likes the matching part of it and the compromise. He sees it as really working with the
 78 developer to make the City work.

79
 80 **2. Discussion of pending Title 19, Land Development Code Amendments, including approval processes,**
 81 **Mixed Lakeshore, and Landscaping.**

82 Kimber Gabryszak began with a review of Approval Process Delegations. This was discussed with the
 83 subcommittee and Planning Commission. She went over the different types of approvals and proposed
 84 processes.

85 Councilwoman Call asked if they could document a type of calendar or trigger that says we are going to run
 86 this for, say, 6 months and then we can revisit it to see if we can take it down to Planning Commission
 87 level. If everything is up to code there should be no reason why we couldn't see it at final plat for the
 88 first time.

89 Kimber Gabryszak replied they anticipate continuing to streamline the process but only if they have good
 90 code in place with good standards.

91 Councilwoman Baertsch commented that in our training and in code sub-committee we had talked about
 92 when it's an administrative decision the council shouldn't need to see it at all. As they work on making
 93 sure the codes are followed more closely and are less ambiguous, if it follows the code and is
 94 administrative then City Council won't need to see it.

95 Councilwoman Call thinks we are good at following the code, but we are missing pieces of code. We need to
 96 work on clarifying and documenting reasons we were uncomfortable with things and clarifying that
 97 portion of the code.

98 Councilman Willden feels there are still some areas of code where there is ambiguity, those types of areas
 99 need to be cleaned up and once those are done he is on board with pushing it down to staff.

100 Kevin Thurman said to keep in mind that for any of these they can delegate part of it to Planning
 101 Commission or staff, and where they want discretion, within their authority, they can still keep that
 102 portion. Some of the decisions should be made by Council still.

103 Councilwoman Call commented we are not doing this because we don't want extra work, it's so we can work
 104 well with developers. The point in doing it to make sure we have good processes in place to make sure it's
 105 easy to develop in Saratoga Springs and what we end up with is good, quality development.



June 6, 2016

Desert Peak Management Group
Attn: Susan Palmer
947 South 500 East #100
American Fork, UT 84003

Via email to: spalmer@windrivernd.com

Re: Catalina Bay Phase 1 Final Plat, 16-0026

Dear Ms. Palmer:

We have reviewed the Catalina Bay Phase 1 Final Plat that was received by the City on May 11, 2016. Please address the Planning Department comments and requirements below with your resubmittal.

General Comments and Requirements

1. The data table on the sheet index (Civil set) references 5.26 acres for the total landscaped area. Please indicate how this number was obtained, as staff is not able to confirm the acreage.
2. The landscaping for phase 1 as shown on the sheet index data table (Civil set) is 3.68 acres. Please indicate how this number was obtained, as staff is not able to confirm the acreage.
3. Lot 121 is a corner lot and must be 10% larger than the minimum lot size (10,000 sq. ft.). The prior submittal was in compliance with the lot at 11,012 sq. ft. Please increase the size of lot 121 to 11,000 sq. ft.
4. Please add addresses to the plat as provided by GIS.
5. Improvements along Redwood Road, please dedicate property within the 60' half width to UDOT. If this has been done please provide verification.
6. Please dimension Redwood Road to the centerline including the 60' half width and 30' Redwood Road trail corridor.
7. Please apply for an access permit with UDOT; if you have already done so please provide us with a copy of the application.

Landscaping Comments and Requirements

8. The data table on the sheet index (Civil set) includes 13.45 acres for the total area for phase 1, but the plat includes only 11.78 acres. A portion of the park is not included in plat A, but it is calculated into the data table for phase 1. Please correct this in the plan set by showing the landscape phasing on sheets L100 and L101.

9. Please provide a new landscape/open space phasing plan with an updated data table.
10. The playground “Playworld systems model #15-4986A” does not pull up on the Playworld Systems website. Please check the model # and submit a photo of the proposed play equipment.
11. On the cover page for the landscape set please break down the amount of required landscaping; providing the table has been helpful, but please show how it applies. (Ex. Acreage -15,001 =? / 3,000 =?)
12. All required deciduous trees shall be 2” caliper per Section 19.06.06; in the previous submittals all of the deciduous trees were 2” caliper. Staff is not able to verify the acreage at this time, therefore, please confirm that all required deciduous trees are 2” caliper.
13. 50% of all required trees and shrubs shall be drought tolerant. The amount of drought tolerant shrubs and trees has changed since the previous submittal. Currently, 46% of the proposed shrubs and trees are drought tolerant. Staff is not able at this time to verify the amount of trees and shrubs that are required, please provide updated acreages to ensure that the requirement is met.
14. If the offsite improvements are currently included in the landscaping/ open space calculations please separate them. If the offsite improvements are not reflected within the landscaping/ open space plan set please show and identify them as offsite improvements.
15. On the Plant Schedule for the entire project (landscaping cover page) please include the phasing for each phase rather than providing these breakdowns on separate sheets.
16. On page L100 and L101 the fencing notes are missing. Please add.
17. On the sheets containing the Redwood Road ROW the site index is counterintuitive. The grayed out areas should reflect the section shown on the page.
18. Section 19.06.03 states, “Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential development as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.” Please provide pressure regulating and rain sensor heads.

This is not an exhaustive list and additional items may be added upon a more comprehensive submittal. A digital scanned copy of the corresponding redlines will be provided to you in addition to the list for your reference.

Engineering comments will be provided separately.

If you have any questions regarding this letter, please feel free to contact me at 801-766-9793 ext. 116 or kknighton@saratogaspringscity.com.

Sincerely,



Kara Knighton
Planner I

Cc: File

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	2/22/2016, 5/11/2016, and 5/31/2016
Review date(s):	2/24/2016, 5/18/2016, and 6/6/2016
Project Name:	Catalina Bay Phase 1
Project Request / Type:	Final Plat
Body:	City Council
Meeting Type:	N/A
Applicant:	Desert Peak Management Group, LLC (Susan Palmer)
Owner (if different):	Casey Development, LLC
Location:	~3700 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	All or portions of parcels: 45:228:0048, 45:228:0049, 45:228:0048, 45:228:0047, 45:228:0143, 45:228:0194, 45:228:0124, 45:228:0123, 45:228:0123, 45:228:0125 (11.79 acres for this phase)
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3
Current Use:	Vacant, undeveloped
Adjacent Uses:	Single Family Residential
Previous Meetings:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Kara Knighton, Planner I

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: None

Section 19.13.04 – Process

- DRC: 2/29/2016 – review compliance with approved phasing plan. Needs a DA.
- UDC: N/A
- Neighborhood Meeting: N/A

- PC: N/A – final plat is staff approval
- CC: N/A – final plat is staff approval

General Review

Building Department

- Lot numbering shall coincide with each phase. Complies.

Fire Department

- Add street width dimensions to plat. Complies.

GIS / Addressing

- Lots need addresses shown on plat.

Code Review

- 19.04, Land Use Zones: **Can comply.**
 - Zone: R-3
 - Use: Single Family Residential
 - Density: 30 lots on 11.78 acres = 2.55 units/ acre for this phase
 - Setbacks: **Complies.**
 - Front: 25' required and 25' provided
 - Sides: 8/20' (minimum/combined), 10' side setbacks provided
 - Rear: 25' required, 25' provided
 - Corner lots: side abutting the street shall be 20', 20' provided
 - Lot width, depth, size, coverage: **Can comply.**
 - 70' wide min. at front setback, and each lot has at least 70' width at the front setback
 - 35' min. frontage required and each lot has at least 35' of frontage onto a public street.
 - 10,000 sq. ft. min. All lots are 10,000 sq. ft. or larger
 - 11,000 sq. ft. min. for corner lots. **Can comply.** Lot 121 is only 10,328 sq. ft.
 - Dwelling/Building size: Reviewed at time of building permit.
 - Height: Reviewed at time of building permit.
 - Open Space / Landscaping: **Can comply.** Landscape plans were conceptually approved, with final approval delegated to staff. A new landscaping plan addressing staffs comments shall be submitted.
 - Sensitive Lands: **Complies.** The detention basin is considered sensitive lands and is 1.12 acres or 22.72% of the 5.27 acres of open space. Phase 1 open space is 43% sensitive lands (detention basin).
 - Trash: Individual trash cans will be used for each lot.
- 19.05, Supplemental Regulations: **Complies**
 - Flood Plain: No lots are proposed in the flood plain
 - Water & sewage: Shall connect to City water and sewer
 - Transportation Master Plan: complies. No lots are proposed within master planned roadway corridors
 - Property access: complies. All proposed lots abut a public street.

- 19.06, Landscaping and Fencing: **Can comply**.
 - General Provisions: **Can comply**. All new landscaping requires low flow sprinkler heads and rain sensors. A new irrigation plat shall be submitted in order to confirm compliance.
 - Landscaping Plan: Provided
 - Completion – Assurances: Bond will be required prior to recordation. Staff will check landscaping prior to the issuance of a C of O.
 - Planting Standards & Design: **Can comply**. A new landscaping plan is required.
 - Required trees: **Can comply**. Most Deciduous trees are proposed at a 2” caliper, but how many are required cannot be verified without a new landscaping plan. Evergreen trees are proposed at 6’. Detail #2 on page L104 specifies no turf or rock under trees within a 3’ diameter.
 - Shrubs: **Complies**. 25% of shrubs shall be in 5 gallon containers with the remainder in 1 gallon containers. 29% of the proposed shrubs are in 5 gallon containers and the remainder are in 1 gallon containers.
 - Turf: **Can comply**. Shall not exceed 70%. The proposed amount of turf is 66%. (This number cannot be confirmed without a new landscaping plan).
 - Drought tolerant plants: **Can comply**. 50% is required to be drought tolerant. 46% of the proposed plants are drought tolerant. (The percentage cannot be verified without a new landscaping plan).
 - Rock: **Complies**. It appears that no rock mulch is proposed.
 - Planting and shrub beds: **Complies**. A mow curb is proposed to separate the planting and shrub beds from the turf.
 - Artificial turf: **Complies**. No artificial turf is proposed.
 - Amount: The total landscaped area is 5.27 acres and the landscaping for phase 1 is 2.02 acres.
 - Additional Requirements: Will comply. All front yard areas shall be landscaped within one year.
 - Fencing & Screening: **Complies**. 6’ fencing to match Harbor Bay is indicated along Redwood road. The fencing around the open space is semi-private.
 - Clear Sight Triangle: **Complies**. The clear sight triangles are indicated and no plantings over 3’ in height are proposed within the triangles.
- 19.09, Off Street Parking: **Complies**.
 - Each home shall have a 2 car garage and a 20’ min deep driveway. **Complies**. The 25’ front yard setback will provide for a 20’ deep driveway.
- 19.11, Lighting: **Complies**.
 - General: **Complies**. The lighting fixtures proposed are the City standard 14’ Residential Street light and 28’ arterial street light.
 - Residential Lighting: **Complies**. The proposed lighting is the City standard 14’ Residential Street light.
 - Outdoor Sign Lighting: **Complies**. No outdoor sign lighting is proposed.
 - Lighting Plan: **Complies**. A lighting plan is not needed as the only street lights proposed are on public streets.
- 19.12, Subdivisions: **Can comply**.

- General: **Complies**. Standards for phased development apply; see 19.13.
- Procedure / submittal requirements: **Complies**. There was a public hearing with the PC, and final approval by the CC for the Preliminary Plat. The Final plat is Planning Director approval.
- Final Plat: **Complies**. All items have been submitted.
- Phasing: **Can comply**. Phasing was approved by the CC. However, changes have been made and a new phasing plan needs to be reviewed by the CC.
- Lot layout: **Can comply**.
 - Block length: Complies. Maximum of 1,000 feet. In blocks over 800 feet a dedicated public walkway is required. The longest proposed block length is 600 feet.
 - Connecting streets: Complies. The plan indicates stub streets in all directions to provide connections.
 - Access: Complies. Two separate means of access are required whenever the total number of dwelling units exceeds 50. There are more than two access points onto Redwood Road within the project.
 - Frontage: Complies. All lots have frontage onto a public roadway.
 - Flag lots: Complies. No flag lots are proposed.
 - Corner lots: Can comply. 11,000 sq. ft. minimum. Lot 121 is only 10,328 sq. ft.
- Section 19.13, Process: **Can comply**.
 - General Considerations: **Complies**.
 - General Plan: consistent. Designated as low density residential.
 - Notice / Land Use Authority: Complies. A public hearing was held with the Planning Commission during Preliminary Plat and the City Council approved the Preliminary Plat with Conditions. The Final Plat is approved by the Planning Director except when changes are made to the Final Plat. Hiawatha is no longer a through street, but ends in a cul-de-sac on the south side of Wayside Drive. Since there have been changes made the Final Plat approval is the City Council.
 - Development Agreement: **Can comply**. The settlement agreement for phasing must be signed.
 - Payment in Lieu of Open Space: The PC and CC agreed to the proposed phasing plan and amounts indicated on the phasing schedule for fee in lieu.
- 19.18, Signs
 - No signs are proposed.
- 19.25, Lake Shore Trail
 - N/A
- 19.27, Addressing
 - Addresses shall be placed on the plat.



SHEET NO.

1

OVERALL LAYOUT

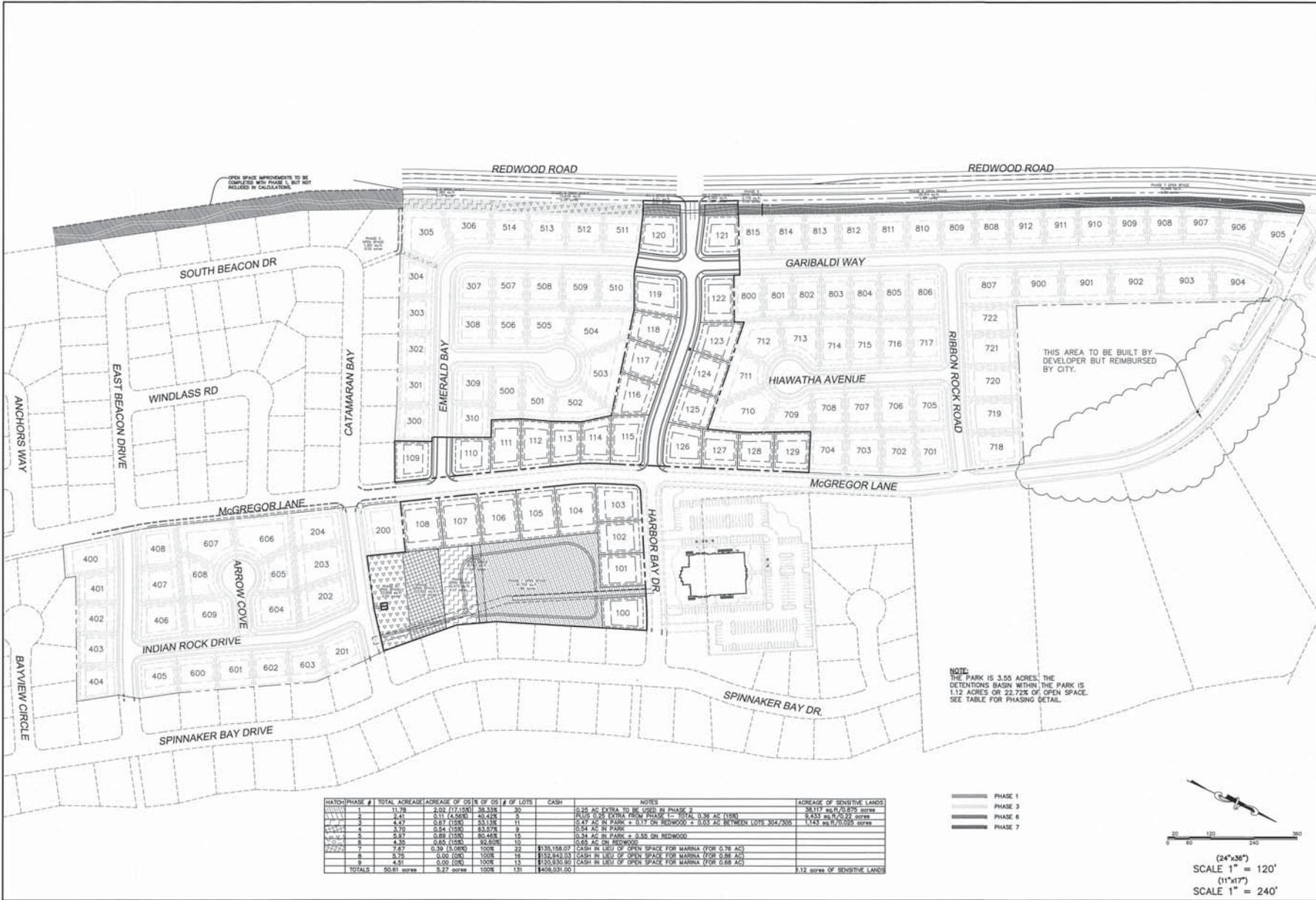
SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

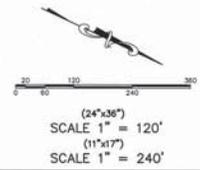
PHONE: 801-845-0666
FAX: 801-845-0666
SARATOGA SPRINGS, UT 84560

DATE: 11/15/2011
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
PROJECT NO.: 110101



HATCH/PHASE #	TOTAL ACREAGE	ACREAGE OF OS	% OF OS	# OF LOTS	CASH	NOTES	ACREAGE OF SENSITIVE LANDS
1	11.78	2.02 (17.15%)	38.31%	30	0.36 AC EXTRA TO BE COVERED BY PHASE 2		0.117 ac (0.97%) SENS
2	4.41	0.11 (2.50%)	40.42%	9	0.19 OS EXTRA FROM PHASE 1	TOTAL 0.36 AC (3%)	0.433 ac (3.72%) SENS
3	3.25	0.51 (15%)	53.15%	11	0.47 AC IN PARK + 0.17 ON REDWOOD + 0.03 AC BETWEEN LOTS 304/205		1.143 ac (9.12%) SENS
4	2.87	0.89 (19%)	60.49%	15	0.34 AC IN PARK + 0.55 ON REDWOOD		
5	4.95	0.85 (17%)	54.55%	10	0.45 AC ON REDWOOD		
6	7.87	0.36 (3.08%)	100%	22	\$155,156.07 CASH IN LIEU OF OPEN SPACE FOR MARINA (FOR 0.76 AC)		
7	5.75	0.00 (0%)	100%	18	\$153,843.03 CASH IN LIEU OF OPEN SPACE FOR MARINA (FOR 0.88 AC)		
8	4.81	0.00 (0%)	100%	13	\$133,830.80 CASH IN LIEU OF OPEN SPACE FOR MARINA (FOR 0.68 AC)		
TOTALS	50.81 acres	5.27 acres	100%	131	\$408,631.00		1.12 acres OF SENSITIVE LANDS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7



SHEET NO. **12**

OPEN SPACE PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-855-0566
145 WEST 200 NORTH
SPANISH FORK, UT 84660



**CATALINA BAY SUBDIVISION
PLAT "A"**
SARATOGA SPRINGS, UTAH COUNTY, UTAH
CONTAINS 30 LOTS AND 11.78 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	528.14	75.81	75.74	N 26°41'58" W	8°13'26"
C2	971.99	77.34	77.32	S 64°13'01" W	4°33'32"
C3	20.00	29.50	26.90	S 19°40'30" W	84°31'30"
C4	472.14	67.77	67.71	S 26°41'58" E	8°13'26"
C5	472.14	8.77	8.77	S 22°30'10" E	130°35'11"
C6	472.14	59.00	58.96	S 22°13'53" E	7°09'35"
C7	15.00	21.74	19.89	N 72°20'17" W	83°03'13"
C8	15.00	25.38	22.46	N 17°39'43" E	96°56'47"
C9	528.14	23.14	23.14	S 29°33'22" E	2°30'38"
C10	528.14	52.66	52.64	S 25°26'39" E	5°42'48"
C11	15.00	23.56	21.21	N 67°35'13" W	89°59'57"
C12	328.00	94.03	93.71	N 75°37'33" E	16°25'30"
C13	272.00	54.09	54.00	S 78°08'31" W	11°23'36"
C14	272.00	38.73	38.69	S 68°21'59" W	8°09'27"
C15	15.00	23.09	20.88	S 20°11'11" W	88°12'10"
C16	628.00	69.71	69.67	N 20°44'06" W	6°21'36"
C17	572.00	13.73	13.73	S 18°14'33" E	1°22'30"
C18	628.00	8.94	8.94	S 17°57'46" E	0°48'57"
C19	572.00	60.72	60.69	N 20°35'46" W	6°04'56"
C20	15.00	24.11	21.59	N 69°40'29" W	82°04'30"
C21	15.00	25.55	22.57	N 23°05'06" E	97°35'41"
C22	972.00	13.61	13.61	N 26°06'48" W	0°48'09"
C23	1028.00	14.40	14.40	N 26°06'48" W	0°48'09"
C24	15.00	23.56	21.21	S 70°42'44" E	80°00'00"
C25	328.00	51.83	51.78	S 68°48'54" W	9°03'16"
C26	328.00	60.09	60.00	S 78°35'25" W	10°29'47"
C27	272.00	76.09	75.84	N 75°25'38" E	16°01'40"
C28	15.00	23.56	21.21	N 22°24'47" E	90°00'03"
C29	272.00	1.89	1.89	N 83°38'23" E	0°23'51"
C30	300.00	86.00	85.71	N 75°37'33" E	16°25'30"
C31	300.00	102.37	101.87	S 74°03'47" W	19°33'03"
C32	600.00	11.33	11.33	S 18°05'46" E	1°04'56"
C33	600.00	85.42	85.35	N 21°38'01" W	8°09'26"
C34	1000.00	14.00	14.00	N 26°06'48" W	0°48'09"

PLAT NOTES:
1. THIS PLAT SHALL BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT IS SUBJECT TO IMPROVEMENTS AND BOND AGREEMENT NO. _____ WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OF BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
7. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
8. REFERENCE HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTECH ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMTIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH EARTHTECH ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, SOUNDS, ODORS, NUISANCES, AND AESTHETICS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. "LOTS/JUNTS" ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCA#S.
13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING, EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY; AND EASEMENT GRANTS OF RECORD; AND UTILITY FACILITIES WITHIN THE SUBDIVISION "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICES.

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 7-27-603(4)(i)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER REQUIRES OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS ____ DAY OF _____ A.D. 20__

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS ____ DAY OF _____ A.D. 20__
BY _____

ROCKY MOUNTAIN POWER
TITLE _____
QUESTAR GAS COMPANY
PLAT PHASE 1, MAP 529/2256, 11.6625 ACRES

NOTES:
1. PARCEL A IS COMMON OPEN SPACE AND IS TO BE MAINTAINED BY CATALINA BAY HOA.
2. PARCEL B AND PARCEL C ARE PUBLIC ACCESS EASEMENTS AND UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.

ATLAS ENGINEERING LLC
PHONE: 801-555-0998
815.71
120 WEST 200 NORTH #2
SPANGLE FORD, UT 84605

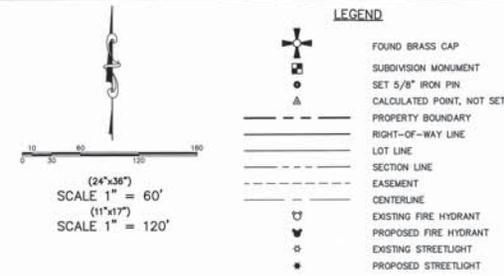
COMCAST CABLE TELEVISION
APPROVED THIS ____ DAY OF _____ A.D. 20__

PLANNING DIRECTOR APPROVAL
APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____ A.D. 20__

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____ A.D. 20__

CENTURY LINK
APPROVED THIS ____ DAY OF _____ A.D. 20__

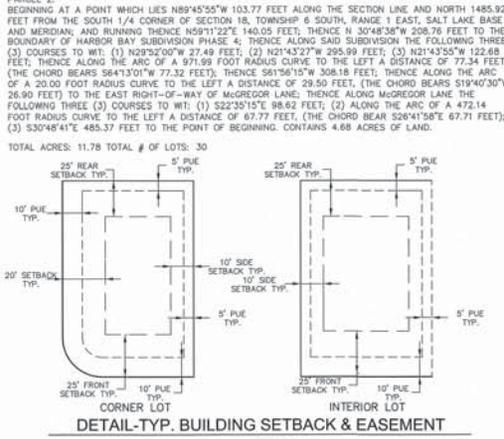
CITY ENGINEER



BOUNDARY DESCRIPTION
PARCEL 1: BEGINNING AT A POINT WHICH LIES N89°45'55"W 1146.84 FEET ALONG THE SECTION AND NORTH 1739.41 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N68°03'07"E 40.00 FEET; THENCE N71°37'46"E 103.36 FEET; THENCE N77°19'17"E 56.30 FEET; THENCE N65°03'40"E 105.50 FEET; THENCE N77°12'07"E 300.45 FEET; THENCE S36°39'08"E 86.26 FEET; THENCE S23°51'04"E 83.14 FEET; THENCE S20°23'47"E 83.30 FEET; THENCE S27°02'20"E 83.27 FEET; THENCE N68°08'06"E 49.08 FEET; THENCE S24°56'20"E 108.02 FEET; THENCE S23°51'54"E 58.00 FEET; THENCE N68°05'08"E 12.41 FEET; THENCE S23°51'54"E 103.78 FEET TO THE BOUNDARY OF HARBOR BAY SUBDIVISION PHASE 3; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) N68°23'12"E 3.86 FEET; (2) N64°34'25"E 110.82 FEET TO THE WEST
RIGHT-OF-WAY OF MCGREGOR LANE; THENCE ALONG MCGREGOR LANE THE FOLLOWING THREE (3) COURSES TO WIT: (1) N30°48'41"W 494.85 FEET; (2) ALONG THE ARC OF A 528.14 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 75.81 FEET (THE CHORD BEARS N26°41'58"W 75.74 FEET); (3) S22°35'15"W 584.07 FEET; THENCE S67°24'48"W 113.72 FEET; THENCE S25°51'45"E 173.43 FEET; THENCE S21°22'25"E 22.86 FEET; THENCE S19°56'30"E 87.11 FEET; THENCE S83°50'19"W 313.78 FEET; THENCE S25°46'13"E 27.14 FEET; THENCE S64°17'31"W 138.60 FEET; THENCE N26°50'53"W 18.66 FEET; THENCE S83°29'07"W 205.96 FEET; THENCE S88°42'44"E 180.57 FEET; THENCE S83°51'57"E 103.07 FEET TO THE POINT OF BEGINNING. CONTAINS 7.13 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N89°45'55"W 1033.77 FEET ALONG THE SECTION LINE AND NORTH 1485.92 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N59°11'22"E 140.05 FEET; THENCE N 30°48'38" 208.76 FEET TO THE BOUNDARY OF HARBOR BAY SUBDIVISION PHASE 4; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) N29°52'00"W 27.49 FEET; (2) N21°43'27"W 295.99 FEET; (3) N24°43'50"W 122.68 FEET; THENCE ALONG THE ARC OF A 971.99 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 77.34 FEET, (THE CHORD BEARS S64°13'01"W 77.32 FEET); THENCE S61°56'15"W 308.18 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.90 FEET, (THE CHORD BEARS S19°40'30"W 26.90 FEET) TO THE EAST RIGHT-OF-WAY OF MCGREGOR LANE; THENCE ALONG MCGREGOR LANE THE FOLLOWING THREE (3) COURSES TO WIT: (1) S22°35'15"E 98.62 FEET; (2) ALONG THE ARC OF A 472.14 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 67.77 FEET, (THE CHORD BEARS S26°41'58"E 67.71 FEET); (3) S30°48'41"E 485.37 FEET TO THE POINT OF BEGINNING. CONTAINS 4.68 ACRES OF LAND.

TOTAL ACRES: 11.78 TOTAL # OF LOTS: 30



LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____ A.D. 20__

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____ A.D. 20__

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____ A.D. 20__

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____ A.D. 20__

SURVEYOR'S CERTIFICATE
I, VICTOR E. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176685, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD OR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-80-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDED OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION
SEE TO THE LEFT
TOTAL ACRES: 11.78 TOTAL # OF LOTS: 30

OWNER'S DEDICATION
KNOW ALL MEN BE THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAYS, TO BE HEREAFTER KNOWN AS:
CATALINA BAY SUBDIVISION
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET, THE OWNERS OF THE STREET, THE CITY, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM A CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOW WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.
IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____ A.D. 20__.

CASEY DEVELOPMENT, LC MANAGER: KEVIN CASEY
DILWELL PROPERTIES, LC MANAGER: ROBIN MCCULLOUGH
BLACKROCK HOMES, LLC MANAGER: DAVE SCOVILLE
JAMES ELGIN LOUDER & PATRICIA MAE LOUDER TRUSTEES

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH—S.S.
COUNTY OF UTAH—S.S.
ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME ADJUDICALLY DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

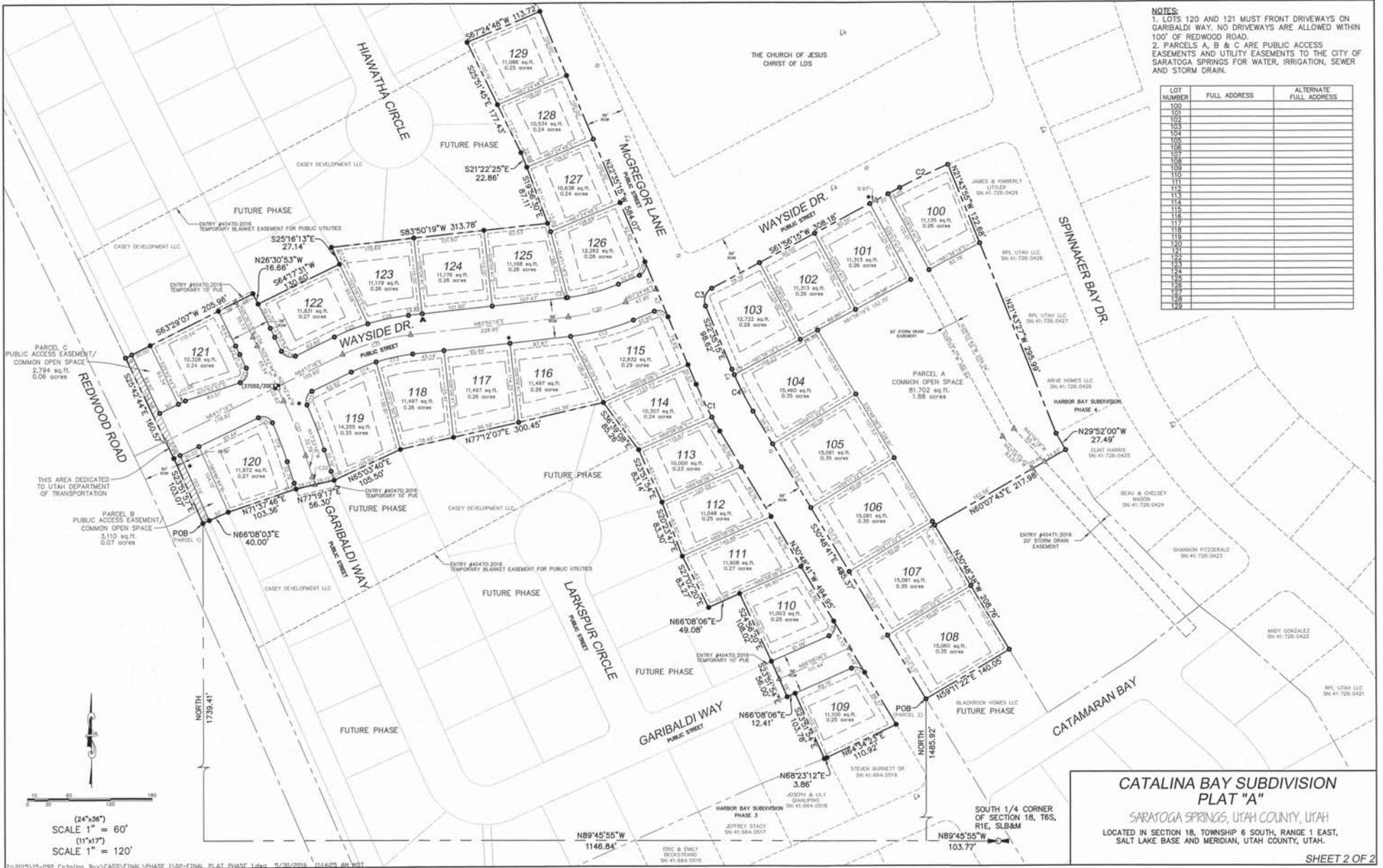
APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND HERETOFORE FOR THE PUBLIC PURPOSE OF PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF _____ A.D. 20__

CATALINA BAY SUBDIVISION PLAT "A"
SARATOGA SPRINGS, UTAH COUNTY, UTAH
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 2

ATTEST
CITY MAYOR _____ CITY RECORDER _____

SURVEYOR'S SEAL _____ CITY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____

LEHI CITY POST OFFICE REPRESENTATIVE _____



CATALINA BAY

SARATOGA SPRINGS, UTAH

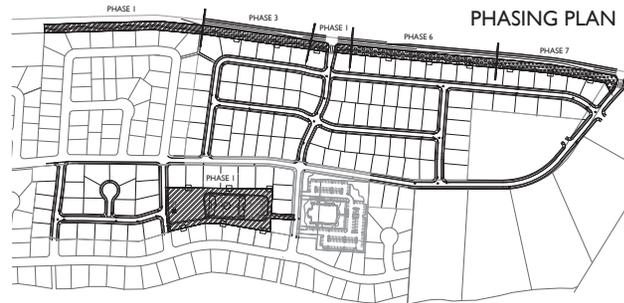
LANDSCAPE DRAWINGS PRELIMINARY SET - NOT FOR CONSTRUCTION

FEB 9, 2016

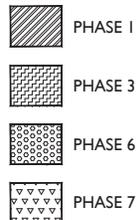


SHEET INDEX

SHEET	DESCRIPTION
L100	LAYOUT PLAN
L101	LAYOUT PLAN
L102	LAYOUT PLAN
L103	LAYOUT PLAN
L104	LANDSCAPE DETAILS
L200	IRRIGATION PLAN
L201	IRRIGATION PLAN
L202	IRRIGATION PLAN
L203	IRRIGATION PLAN
L204	IRRIGATION DETAILS
L205	IRRIGATION DETAILS/NOTES
L206	IRRIGATION SCHEDULES
L300	LANDSCAPE SPECIFICATIONS
L301	IRRIGATION SPECIFICATIONS



PHASING LEGEND



Amount of Required Landscaping (AS PER SARATOGA SPRINGS CITY CODE)

Required Landscaped Area ¹	Minimum Deciduous Trees ²	Minimum Evergreen Trees ²	Minimum Shrubs	Minimum Percentage of Required Turf	Percentage of Required Planting and Shrub Beds
< than 1,000	1	1	7	0 % ²	Up to 100%
1,001 - 3,000	3	1	10	0 % ²	Up to 100%
3,001 - 5,000	5	2	13	0 % ²	Up to 100%
5,001 - 7,000	5	3	14	35%	Not more than 65%
7,001 - 9,000	6	3	17	35%	Not more than 65%
9,001 - 11,000	6	4	19	35%	Not more than 65%
11,001 - 13,000	6	4	22	35%	Not more than 65%
13,001 - 15,000	7	5	25	35%	Not more than 65%
15,001+	7 + 1 per additional 3000 sq ft	5 + 1 per additional 3000 sq ft	25 + 1 per additional 3000 sq ft	25%	Not more than 75%

¹ Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

² The City Council may require a certain percentage of turf on a case-by-case basis.

³ This number shall be increased per the requirements of Section 19.06.06 above.

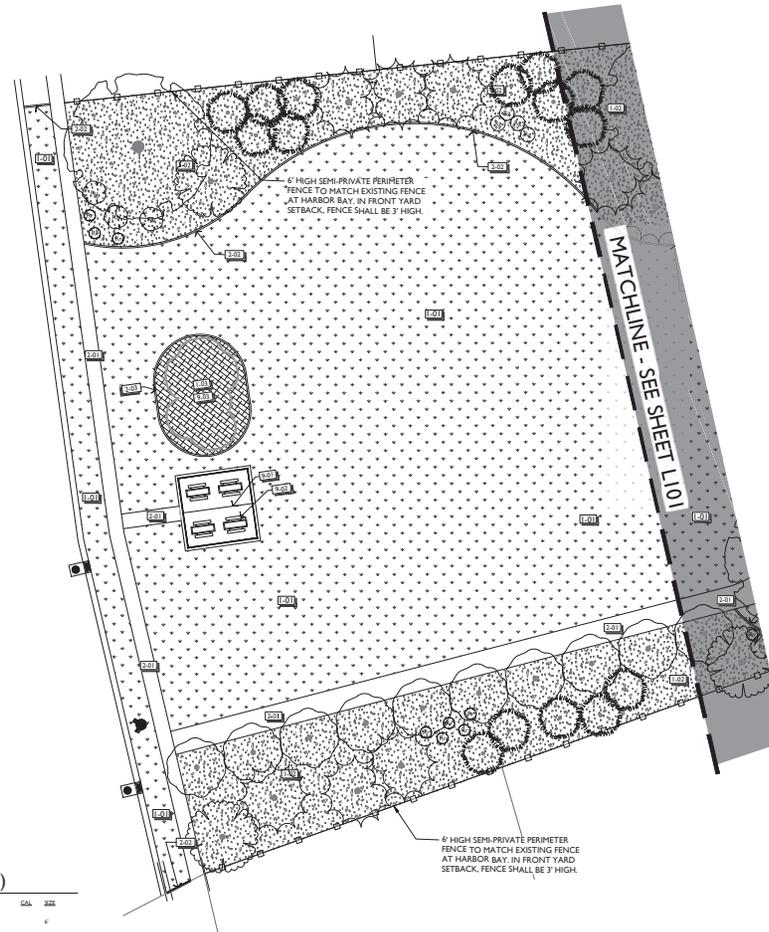


REFERENCE NOTES SCHEDULE (ENTIRE PROJECT)

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
1201	SODDED LAWN AREAS SHALL HAVE 6" DEPTH OF QUALITY TOP SOIL. SEE SPECIFICATIONS	259,476 sf	
1202	PLANTING AREAS SHALL HAVE MIN. 12" DEPTH OF QUALITY TOPSOIL. SEE SPECIFICATIONS. PROVIDE 2" DEPTH OF DARK BROWN SHREDED LANDSCAPE WOOD MULCH TOP DRESSING. PROVIDE 5 OZ. LANDSCAPE WEED BARRIER FABRIC.	44,129 sf	
1203	PLAYGROUND SURFACING - Soft Fall ENGINEERED WOOD FIBER. 12" DEPTH.	39,44 cy	
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
1204	CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS.		
1205	6" CONCRETE MOWCURB	929 lf	4/L104
1206	6" CONCRETE PLAYGROUND CURB WALL	119 lf	5/L104
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
1207	PAVILION - ICON SHELTERS MODEL# SQ24M-P4-25-140-100 OVER 24' X26' CONCRETE SLAB. FRAME COLOR: BLACK. ROOF COLOR: BLUE		
1208	PICNIC TABLES (4) - WEBCOAT MODEL # TR8C REGAL STYLE PORTABLE WITH LOCKING ANCHOR. FRAME COLOR: BLACK. TOP AND SEAT COLOR: BLUE		
1209	PLAYGROUND - PLAYWORLD SYSTEMS MODEL # 15-4986A		

PLANT SCHEDULE (ENTIRE PROJECT)

CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
	17	Pinus purgens 'Thune'	Colorado Blue Spruce	B & B		6'	YES
	39	Pinus sylvestris 'Nana'	Dwarf Scotch Pine	B & B		6'	YES
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	38	Acer campestre 'Evelyn'	Queen Elizabeth Maple	B & B		2"Cal	YES
	24	Acer griseum	Paperbark Maple		65 gal	2"Cal	NO
	32	Acer rubrum 'October Glory' TM	October Glory Maple	B & B		2"Cal	NO
	27	Cercis canadensis	Eastern Redbud	B & B		2"Cal	NO
	22	Gleditsia tricanthos inermis 'Shademaster' TM	Shademaster Locust	B & B		2"Cal	NO
	24	Malus x 'Prairifire'	Prairifire Crab Apple	B & B		2"Cal	NO
	6	Platanus x scerfolia	London Plane Tree	B & B		2"Cal	NO
	18	Prunus x yedoensis 'Shidare Yoshino'	Yoshino Cherry	B & B		2"Cal	NO
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT			
	35	Rhus glabra 'Glamontana'	Western Smooth Sumac	5 gal			YES
	34	Rhus trilobata 'Gro Low'	Skunkbush Sumac	1 gal			YES
	23	Rosa Meidland series 'Red'	Red Meidland Rose	1 gal			YES



REFERENCE NOTES SCHEDULE PARK

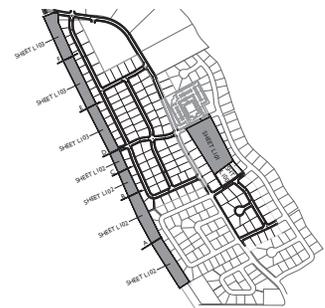
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL
101	SOODED LAWN AREAS SHALL HAVE 4\"/>	
102	PLANTING AREAS SHALL HAVE MIN. 12\"/>	
103	PLAYGROUND SURFACING - 5/8\"/>	
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL
104	CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS	
105	6\"/>	
106	6\"/>	
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL
107	PAVILION - ICON SHELTERS MODEL # SQ24R PAL25-140-100 OVER 26 X32' CONCRETE SLAB FRAME COLOR: BLACK, ROOF COLOR: BLUE	
108	PICNIC TABLES (6) - W/SEAT MODEL # TR6C REGAL STYLE PORTABLE WITH LOCKING ANCHOR. FRAME COLOR: BLACK, TOP AND SEAT COLOR: BLUE	
109	PLAYGROUND - PLAYWORLD SYSTEMS MODEL # 15-496A	

PLANT SCHEDULE PARK (PHASE I)

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	GA.	SIZE
(Symbol)	<i>Rosa purpurea</i> 'Thomas'	Colorado Rose Spruce	8 B.B.	6"	6"
(Symbol)	<i>Rosa glauca</i> 'Nora'	Dwarf Scotch Rose	8 B.B.	6"	6"
SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	GA.	SIZE
(Symbol)	<i>Quercus macrocarpa</i> 'Stuebeliana' TM	Stuebeliana Live Oak	8 B.B.	21"Cl	21"Cl
(Symbol)	<i>Nyssa ssp. 'Prunifolia'</i>	Prunifolia Crab Apple	8 B.B.	21"Cl	21"Cl
(Symbol)	<i>Rosa rugosa</i> 'acutifolia'	London Rose Tree	8 B.B.	21"Cl	21"Cl
SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	GA.	SIZE
(Symbol)	<i>Rosa glauca</i> 'Clamartensis'	Western Smooth Rose	5 gal.		
(Symbol)	<i>Rosa hybrida</i> 'Grin-Lee'	ShrubRose Satin	1 gal.		
(Symbol)	<i>Rosa Mediana</i> var. 'Ruf'	Rud. Rosebud Rose	1 gal.		

NOTES:
1. FOR REFNOTES AND PLANTING QUANTITIES FOR ENTIRE PARK AREA, SEE SHEET L101.
2. FOR TOTAL REQUIRED LANDSCAPE CALCULATIONS FOR PARK AREA, SEE SHEET L101.

PHASING NOTES:
1. PARK CONSTRUCTION BELONGS TO PHASE I



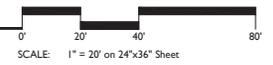
SITE INDEX

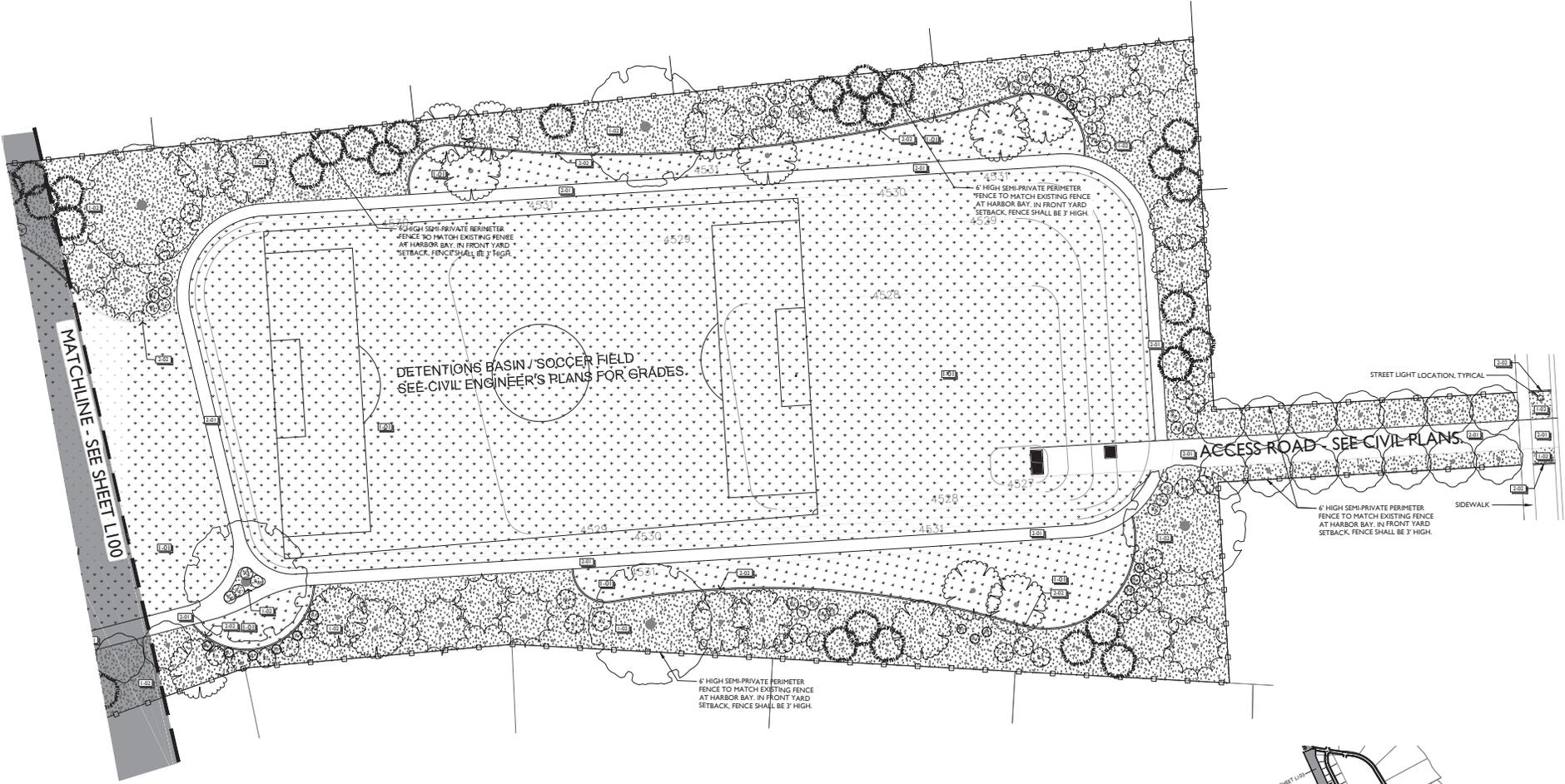
LAYOUT PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED. ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN, WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS AND/OR DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.





REFERENCE NOTES SCHEDULE PARK

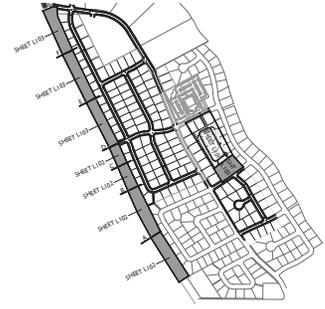
- LANDSCAPE SCHEDULE**
 - 1 SOCCER LAWN AREAS SHALL HAVE 1/2" DEPTH OF QUALITY TOP SOIL, SEE SPECIFICATIONS
 - 2 PLANTING AREAS SHALL HAVE 18" DEPTH OF QUALITY TOP SOIL, SEE SPECIFICATIONS. PROVIDE 1/2" DEPTH OF QUALITY WOOD MULCH TOP DRESSING. PROVIDE 1/2" OZ. LANDSCAPE WELD FABRIC. PROVIDE PLAYGROUND SURFACING - 5/8" AIR ENGINEERED WOOD FIBER, 1/2" DEPTH.
- CONCRETE SCHEDULE**
 - 1 CONCRETE FINISHES - SEE CIVIL ENGINEER PLANS
 - 2 4" CONCRETE PAVEMENT
 - 3 4" CONCRETE PLAYGROUND CURB WALL
- PAVING SCHEDULE**
 - 1 PAVING - 100% SURE-TERM MODELS (2044) 4" (24" x 24") OVER 3/4" CONCRETE. SURE-TERM COLOR BLACK BODY COLOR BLUE
 - 2 IRONIC TABLES - WOODGRAT MODEL # 181C. 60" DIA. STYLE PORTABLE WITH LIGHTING. PAVING: WHITE COLOR BLACK TOP AND 30" DIA. BODY COLOR BLUE
 - 3 PLAYGROUND - PLAYGROUND SYSTEMS MODEL # 11-496A

PLANT SCHEDULE PARK (PHASE I)

SYMBOL	BOTANICAL NAME	COMMON NAME	COL.	CEL.	SEE
17	Platanus sp.	Thornless	Colorado Blue Spruce	0.8.0	1
28	Platanus sp.	Native	Quercus laevis	0.8.0	1
34	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
4	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
11	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
12	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
13	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
14	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
15	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4
16	Platanus sp.	Flowering	Shrubbery Cold Apple	0.8.0	2, 3, 4

TOTAL PARK AREA: 3.54 ACRES
 REQUIRED DECIDUOUS TREES IN PARK: 53
 REQUIRED EVERGREEN TREES IN PARK: 51
 REQUIRED SHRUBS IN PARK: 71
 MAXIMUM LAWN AREA ALLOWED (70%): 107,942 SQUARE FEET
 TOTAL LAWN AREA PROVIDED: 101,448 SQUARE FEET (66%)

PHASING NOTES:
 I. PARK CONSTRUCTION BELONGS TO PHASE I



SITE INDEX



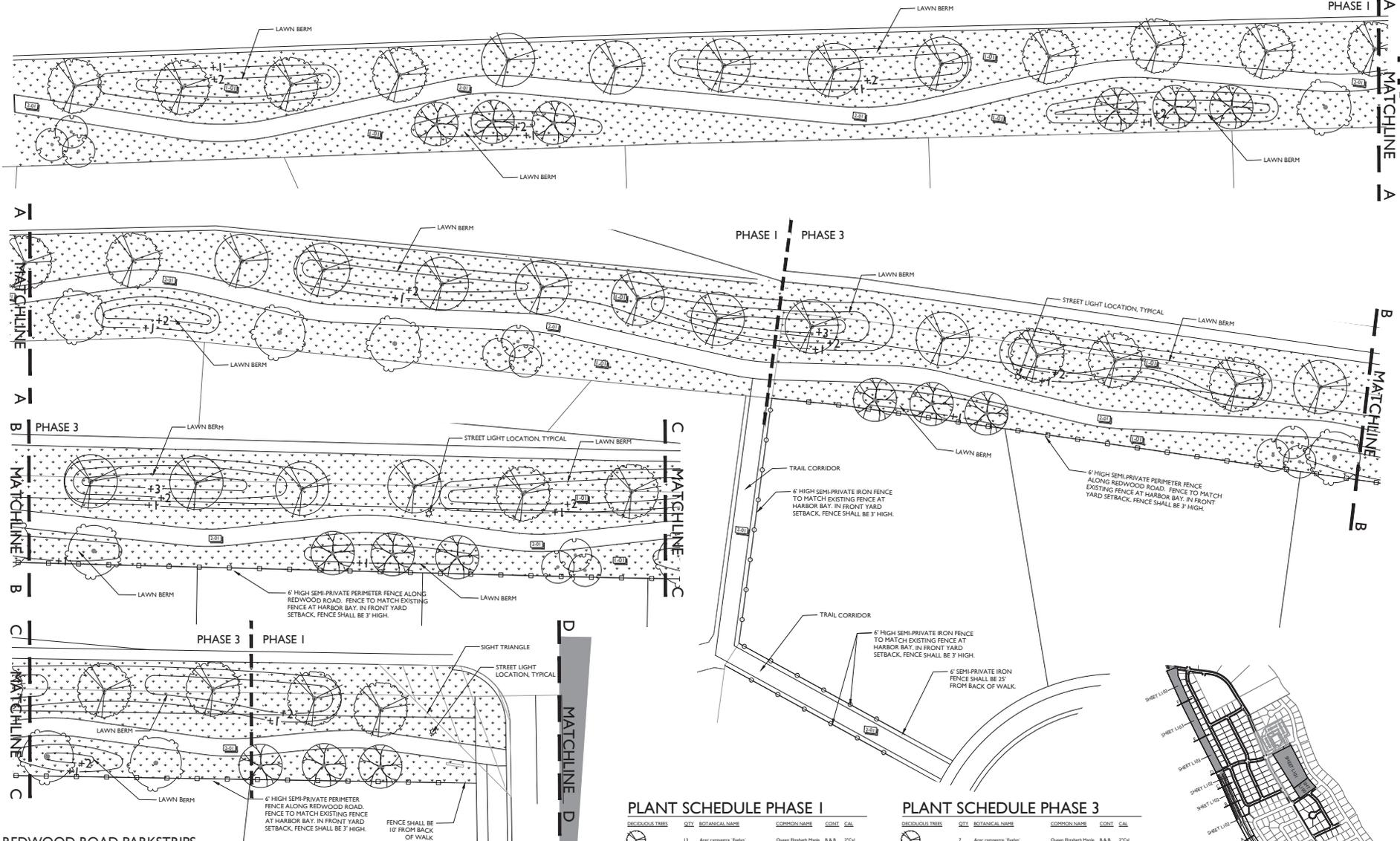
LAYOUT PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and as) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN, WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS AND DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

LANDSCAPE ARCHITECT
 R. August
 7/22/2019 5:53:01
 STATE OF UTAH
 PRELIMINARY SET
 NOT FOR CONSTRUCTION
L101



REDWOOD ROAD PARKSTRIPS
REFERENCE NOTES SCHEDULE PHASE I **REFERENCE NOTES SCHEDULE PHASE 3**

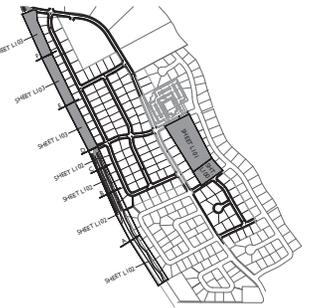
- | | | | | | |
|---------------|--|------------|---------------|--|------------|
| SYMBOL | LANDSCAPE DESCRIPTION | QTY | SYMBOL | LANDSCAPE DESCRIPTION | QTY |
| | 1000LB LAWN AREAS SHALL HAVE 6" DEPTH OF QUALITY TOP SOIL. SEE 30237 & SPECIFICATIONS. | | | 3000LB LAWN AREAS SHALL HAVE 6" DEPTH OF QUALITY TOP SOIL. SEE 30232 & SPECIFICATIONS. | |
| SYMBOL | LANDSCAPE DESCRIPTION | QTY | SYMBOL | LANDSCAPE DESCRIPTION | QTY |
| | CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS. | | | CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS. | |

PLANT SCHEDULE PHASE I

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	13	Acer campestre 'Sudpi'	Queen Elizabeth Maple	8.8 B	2'Cal
	16	Acer griseum	Paperbark Maple	65 gal	2'Cal
	11	Acer rubrum 'October Glory' TM	October Glory Maple	8.8 B	2'Cal
	9	Cornus canadensis	Eastern Redbud	8.8 B	2'Cal
	6	Prunus x yedoensis 'Shidara Yoshino'	Yoshino Cherry	8.8 B	2'Cal

PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	7	Acer campestre 'Sudpi'	Queen Elizabeth Maple	8.8 B	2'Cal
	6	Acer griseum	Paperbark Maple	65 gal	2'Cal
	7	Acer rubrum 'October Glory' TM	October Glory Maple	8.8 B	2'Cal
	6	Cornus canadensis	Eastern Redbud	8.8 B	2'Cal
	4	Prunus x yedoensis 'Shidara Yoshino'	Yoshino Cherry	8.8 B	2'Cal



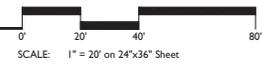
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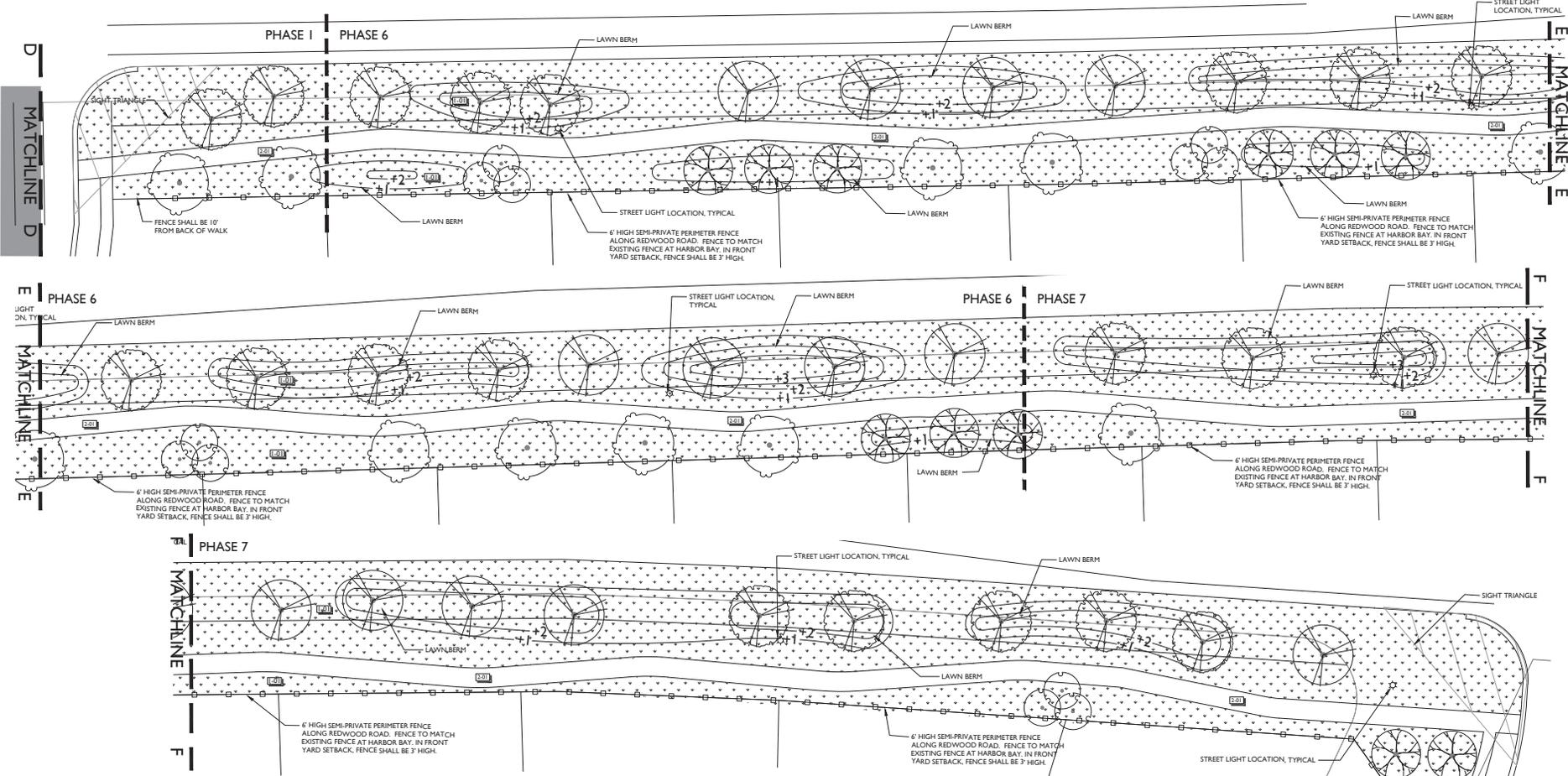
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REFERENCE NOTES SCHEDULE PHASE 1

- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** SHROUDED LAWN AREAS SHALL HAVE 4" DEPTH OF QUALITY TOP SOIL. SEE 35.037 IF SPECIFICATIONS **QTY**
- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS **QTY**

REFERENCE NOTES SCHEDULE PHASE 6

- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** SHROUDED LAWN AREAS SHALL HAVE 4" DEPTH OF QUALITY TOP SOIL. SEE 41.318 IF SPECIFICATIONS **QTY**
- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS **QTY**

REFERENCE NOTES SCHEDULE PHASE 7

- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** SHROUDED LAWN AREAS SHALL HAVE 4" DEPTH OF QUALITY TOP SOIL. SEE 35.037 IF SPECIFICATIONS **QTY**
- SYMBOL** LANDSCAPE DESCRIPTION **QTY**
- 10** CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS **QTY**

PLANT SCHEDULE PHASE 1

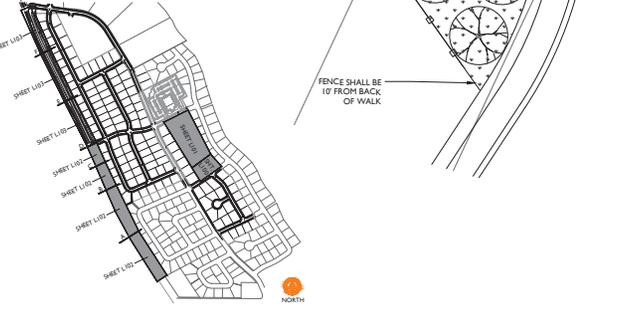
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	QTY	CAL
	<i>Quercus coccinea</i> 'Eagle'	Queen Elizabeth Maple	8 & 8	2' Cal
	<i>Prunus x yedoensis</i> 'Shidare Yoshino'	Yoshino Cherry	8 & 8	2' Cal

PLANT SCHEDULE PHASE 6

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	QTY	CAL
	10	<i>Acer campestre</i> 'Eagle'	Queen Elizabeth Maple	8 & 8	2' Cal
	9	<i>Acer glabrum</i>	Paperbark Maple	45 gal	2' Cal
	8	<i>Acer rubrum</i> 'October Glory' TM	October Glory Maple	8 & 8	2' Cal
	9	<i>Cornus canadensis</i>	Eastern Redbud	8 & 8	2' Cal
	7	<i>Prunus x yedoensis</i> 'Shidare Yoshino'	Yoshino Cherry	8 & 8	2' Cal

PLANT SCHEDULE PHASE 7

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	QTY	CAL
	8	<i>Acer campestre</i> 'Eagle'	Queen Elizabeth Maple	8 & 8	2' Cal
	3	<i>Acer glabrum</i>	Paperbark Maple	45 gal	2' Cal
	4	<i>Acer rubrum</i> 'October Glory' TM	October Glory Maple	8 & 8	2' Cal
	3	<i>Cornus canadensis</i>	Eastern Redbud	8 & 8	2' Cal
	1	<i>Prunus x yedoensis</i> 'Shidare Yoshino'	Yoshino Cherry	8 & 8	2' Cal



LAYOUT PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED. ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and as) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



PRELIMINARY SET
NOT FOR CONSTRUCTION

L103

**SETTLEMENT AGREEMENT
AND GENERAL RELEASE OF ALL CLAIMS**

Casey Development, LC ("Casey"), Oilwell Properties, LC ("Oilwell"), and Blackrock Homes, LLC (Casey, Oilwell, and Blackrock collectively referred to as "Developers"), and the City of Saratoga Springs, a municipality and political subdivision of the State of Utah ("City"), hereby enter into this Settlement Agreement and General Release of All Claims (the "Agreement") as of this ____ day of _____, 2016, for the purpose of settling and resolving certain claims, controversies, and disputes between them on the terms and conditions and for the considerations set forth below.

RECITALS

WHEREAS, there is a dispute in relation to Summit's development of the Catalina Bay Subdivision (formerly Harbor Bay) ("Subdivision") located in the City; and

WHEREAS, Summit Development, LLC and Harbor Bay Development, LLC ("Summit") are the predecessors-in-interest of Developers; and

WHEREAS, Summit and the City entered into that Master Development Plan Agreement for Harbor Bay dated May 10, 2005 ("MDA"), which pertained to the development of the Property and each parties' obligations thereto, including development entitlements and obligations including but not limited to open space and sewer facilities; and

WHEREAS, Summit and the City entered into that Harbor Bay Special Service Area Sewer Facilities Agreement on July 26, 2006 ("Reimbursement Agreement"), attached hereto as Exhibit "A", which provided that Summit would build a sewer lift station and City would reimburse Summit partially for such costs; and

WHEREAS, Casey claims that it is entitled to development entitlements, an open space credit of 3.340 acres (the "Open Space Credit"), and payment of the Sewer Reimbursement; and

WHEREAS, Casey claims that it is the successor-in-interest to a water rights credit equal to 76.678 acre feet (the "Water Right Credit") pursuant to Summit's development of the Property; and

WHEREAS, City maintains that the development entitlements in the MDA, the rights to reimbursement under the Reimbursement Agreement, and the Open Space Credits are contingent on Developers satisfying all obligations of Summit, including but not limited to installing the remaining open space pursuant to the Harbor Bay Master Plan in the MDA; and

WHEREAS, the parties wish to resolve their claims by voluntarily entering into a mutual agreement to resolve all remaining obligations and controversies to allow the Catalina Bay development to move forward with development.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and Developers agree as follows

AGREEMENT

1. INTENT OF THE PARTIES.

There is a dispute between the parties to this Agreement regarding the development of the Catalina Bay and Harbor Bay development in Saratoga Springs, Utah, which resulted in claims for reimbursements, development credits, and unfulfilled obligations (collectively the "Controversy"). Without waiving or conceding their respective positions in the Controversy, it is the intent and purpose of the parties of this Agreement to fully settle, compromise, and resolve all claims and controversies between them arising out of or in any way referring or relating to the Controversy.

2. SPECIFIC TERMS OF SETTLEMENT.

- a. The City shall grant preliminary and final approval of the Catalina Bay Subdivision subject to the following conditions:
 - (i) City shall grant approval for 134 single family lots with minimum lot sizes of 10,000 square feet as specified in the Preliminary Plat recommended by the Planning Commission for approval on January 14, 2016.
 - (ii) Developers shall improve 5.27 acres of open space, which may consist of 0.24 acres as detention basins within Phases 1-5 with sod, irrigation, and amenities, as more fully specified in Exhibit "B". City shall have no ownership or maintenance obligations of this open space.
 - (iii) Developers shall improve 1.69 acres of open space as the Redwood Road trail and landscaping on Developers' property as well as 0.89 acres of the City's property, as more fully specified in Exhibit "B". In addition, Developers shall landscape the adjacent UDOT right-of-way for Redwood Road between the Developer's/City's property and the Redwood Road pavement.
 - (iv) Developers shall maintain all open space, landscaping, and trail improvements for all properties in the Catalina Bay subdivision except for parcels specifically intended to remain in City ownership. Developers shall ensure that a homeowners association assumes these maintenance obligations in perpetuity.
 - (v) As a payment in lieu of open space, Developers shall pay to City the amount of \$433,714.00.
 - (vi) The installation and dedication (if applicable) and payment-in-lieu shall satisfy in full the open space improvements in the City's Land Development Code.
- b. Upon execution of this Agreement, City shall within 14 days issue a check to Casey Development, LLC for the Sewer Reimbursements currently collected by

the City. For future development within the benefited areas as specified by the Sewer Reimbursement Agreement, City shall treat Casey Development, LLC as the successor-in-interest to Summit Development, LLC and forward all required reimbursements to Casey Development, LLC.

- c. City shall recognize the Water Rights Credit as valid and shall allow such as a credit to the future development of the Property by Casey Development, LLC. The City shall deduct the Water Rights Credit for the first submitted and approved plats until the Water Rights Credit is exhausted. After the Water Rights Credit is exhausted, Developers shall be responsible for the acquisition of all water rights necessary for the continued development of Developers' property per City standards, regulations, and ordinances.

3. MUTUAL GENERAL RELEASE OF ALL CLAIMS. As part of this Agreement, and conditioned upon compliance with the specific terms of settlement set forth in Paragraph 2 above, Developers and the City, for and on behalf of themselves and their respective owners, officers, employees, agents, indemnitors, insurers, successors, and assigns, hereby release and forever discharge each other, together with their officers, employees, agents, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way connected with the Controversy. It is the intent of Developer and the City to fully and completely release each other from any and all claims in any way related to the subject matter of the Controversy. Neither party may bring a lawsuit, claim, or case against the other with respect to the subject matter of the Controversy.

4. MISCELLANEOUS PROVISIONS.

- a. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.
- b. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.
- c. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
- d. Time of Essence. Time is the essence of this Agreement and every provision hereof.
- e. Interpretation. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.
- f. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be

necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

- g. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified, and that the entity being bound has duly authorized execution of this Agreement according to law and its charter documents.
- h. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.
- i. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the parties to this Agreement; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.
- j. Attorney Fees. In any action, claim, lawsuit, or case to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for paying the prevailing party's attorney fees and costs, regardless of which party brought the action, claim, lawsuit, or case. If in-house counsel is used, the City's attorney fees shall be determined by the average hourly rate of a local attorney with the same level of experience and expertise.

[SIGNATURE PAGES FOLLOWING]

WHEREFORE, the parties have executed the foregoing to be effective the date first appearing above.

CASEY DEVELOPMENT, LLC

By _____
Its _____

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this ____ day of _____, 2016, before me personally appeared _____, _____ of Casey Development, LLC known to me to be the person who executed the Settlement Agreement and General Release of All Claims herein in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

OILWELL PROPERTIES, LC

By _____
Its _____

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this ____ day of _____, 2016, before me personally appeared _____, _____ of Oilwell Properties, LC known to me to be the person who executed the Settlement Agreement and General Release of All Claims herein in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

BLACKROCK HOMES, LLC

By _____
Its _____

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this ____ day of _____, 2016, before me personally appeared _____, _____ of Blackrock Homes, LLC known to me to be the person who executed the Settlement Agreement and General Release of All Claims herein in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

CITY OF SARATOGA SPRINGS

By _____
Mark Christensen, City Manager

Attest:

Cindy LoPiccolo, City Recorder

**City of Saratoga Springs
Planning Commission Meeting
January 14, 2016**

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham

Staff: Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Nicolette Fike, Gordon Miner, Janelle Wright, Mark Christensen

Others: Frank Pulley, Steve Maddox, Jim & Rose Wheeler, Susan Palmer, Bud & Barbara Poduska, Julie King, Brenda Heslop, Kraig Sweat, Greg Magleby, Gary Kirschbaum, Justin Johnston, Joe Parren

Excused: Brandon MacKay

Call to Order - 6:30 p.m. by Kirk Wilkins

1. **Pledge of Allegiance** - led by Frank Pulley
2. **Roll Call** – A quorum was present

Jeff Cochran was recognized for his service in Planning Commission and was presented with a commemorative plaque.

3. **Public Input Open** by Kirk Wilkins
No input was received tonight.
Public Input Closed by Kirk Wilkins

4. **Election of Chair and Vice Chair for Planning Commission.**

Motion made by Sandra Steele to elect Kirk Wilkins to be Chairman. Hayden Williamson seconded the motion. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

Motion made by Sandra Steele to elect David Funk to be Vice-Chairman. Ken Kilgore Seconded the motion. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

5. **Approval of the Planning Commission Meeting Schedule for 2016.**

Motion made by Hayden Williamson to approve the Planning Commission Meeting Schedule for 2016. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

6. **Public Hearing: Preliminary Plat for Catalina Bay, Located at approximately 3500-3700 South, between Redwood Road and Utah Lake, Desert Peak Management Group, LLC applicant.**

Sarah Carroll presented the preliminary plat. This was originally part of the Harbor Bay Master Plan which has expired. The application is being reviewed independent of the previous expired agreement. In August 2015 the City Council reviewed a request by the applicant for payment in lieu of open space. They found the proposal for the amount of \$433,714 to be used towards improvements at the existing Marina Park to be an acceptable replacement for an open space deficiency of 2.20 acres. The project would be done in phases. Later phases would front McGregor Lane which the city proposes to realign with a street across the main road to help with traffic flow. Sarah reviewed the landscaping plans. Once the fee in lieu is paid to the City

they would then formalize what parts of the Marina Park would be improved. They recommend the proposed phasing of open space and the phasing of the fee in lieu of open space be approved. Susan Palmer, for the applicants, said they have updated their landscape drawings and the irrigation will be on that and amenities which they will get to the City soon.

Public Hearing Open by Chairman Kirk Wilkins

Brenda Heslop noted the fee in lieu and is concerned about the impact the development will have on the wildlife. We need to leave corridors for animals that are coming through the area.

Public Hearing Closed by Chairman Kirk Wilkins

Kimber Gabryszak addressed the concern about wildlife. The City does not have any specific protections but they work closely with the State. They do try to look for ways to connect open space as much as possible. Sarah Carroll added that they have several drainage corridors in the city that they preserve as open space that may help.

Ken Kilgore read about a recommendation for the City to space parks a half mile or so from each other and wondered if it was based on residents or animals

Sarah Carroll responded that the spacing was based on usability for residents and walkability to the parks. Sandra Steele had no comments at this time.

Ken Kilgore is wondering if the payment in lieu can be bonded. It seems that it's in the later phases and he wonders if we will actually see it happen. He would like to see somehow to make sure it will happen.

Sarah Carroll replied that condition 9 addresses that, an instrument addressing the phasing shall be recorded with the first final plat and it will address the open space as well and require payment in full prior to recording those phases it affects.

Kevin Thurman advised the first few phases will be compliant with open space and not use the payment in lieu. There are things we can do to guarantee the payment will be made. They are installing the Redwood Road trail which will be a regional benefit. If the recommendation is to find a way to make sure it happens we can address it. Our bonding requirements are when they record the plat we require the bonding. An open ended bond would be costly to the developer.

Ken Kilgore noted he uses the marina park with a trailer so he pays the fee; he asked if you had to pay if you are just using the park.

Sarah Carroll noted there are some parking spots where you don't need to go through the gate on the Master plan and additional spots in the plans.

Ken Kilgore asked the applicant if they were ok with the number for the fee.

Susan Palmer said the applicant has agreed to pay that amount.

Troy Cunningham noted some lakefront credit or grant we could apply for, would we be able to use the money from this for matching.

Mark Christensen noted we had already been granted some money this year, we think we will be able to leverage these funds successfully on projects in that area.

Troy Cunningham also had concerns about Redwood Road. He is concerned about the road that needs to move to match up and if it was an issue to the neighboring property owners.

Sarah Carroll said it will impact those owners and they have just started discussions with them but do not know their response at this time. She is not sure if there will be resistance or not.

David Funk had a concern on the funds for payment in lieu, are there any regulations to hold that money strictly for parks in that area.

Mark Christensen said yes, funds dedicated to specific sources are held to those things. There are checks and audits in place for that. The challenge is that parks get built and funded as they come in, fees in lieu are not always marked for a particular park, in this case it would be.

David Funk wanted to make sure it was used for some open space around this area as it was the area the open space was taken from.

Mark Christensen replied that this is a complex project because of previous things not finished under the previous agreement. We are trying to make sure this park gets finished at this time.

Hayden Williamson indicated his questions had been answered.

Kirk Wilkins asked about the amenities in the soccer area, is it something they need to discuss?

Sarah Carroll said it is a condition of approval, the applicant has stated they don't have a concern with it. Kirk Wilkins also had the same comments as David Funk about the open space fee in lieu being earmarked.

Motion made by Sandra Steele that the Planning Commission forward a positive recommendation to the City Council for approval of the Catalina Bay Preliminary Plat, generally located between 3500 and 3700 South and between Redwood Road and Utah Lake, with the findings and conditions in the staff report. Seconded by Hayden Williamson. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 6 - 0.

7. **Public Hearing: Site Plan for Alpine District School (Name TBD) in Legacy Farms, Located at approximately the NE corner of Highpoint Dr. and School House Rd., Alpine School District applicant.** Kimber Gabryszak presented the site plan which is for a 79,188 sq. ft. school. School House Road was designed to collect traffic for the school. The original proposal was for a 6-7 grade school and included 119 parking spaces. There has been a new proposal by the district; the proposal has been revised to a k-6 school. This will decrease the bus load to the school. In Option 2 the school remains facing the west but the access has changed with bus drop offs on the south and parent drop off on the west. It increases parking to 161 stalls +/- . Option 3 removes more potential traffic conflicts with no exits on to High Point. Parking is also increased to 200 stalls. Most Staff prefers alignment 3, the School District would prefer alignment 2. Either way it is requested that the access be one-way. According to State Code for schools we cannot regulate things like setbacks, height, lot coverage, aesthetics, fencing, and zones. We can regulate location to avoid risks to health or safety. We recommend that the District work with the City on siting to avoid or mitigate existing and potential traffic hazards and to maximize school student and site safety. Three acres of the site has to remain as open space and helps Legacy Farms meet their open space requirement. They are looking at 4-7 busses. Kimber reviewed the conditions. They have been revised to match the newer plans. Staff has not received verbal or written public comment.
- Kraig Sweat with Alpine School District appreciated the City for working with the District and trying to meet the growth demands.
- Frank Pulley, with Alpine School District Physical Facilities, spoke to why the district would like option 2. It would keep the walking students from crossing the entrance and exit of parent pick up and drop off zones. They want to make sure the drop off is on the passenger side of cars. They think option 2 is the safest for students walking and for drop off.
- Joe Parren with A-Trans Engineering commented that the concern is on the counter flow situation with kids getting out on the travel lane and having a bypass lane on the right is counter-intuitive. They feel the flow would be better coming in for drop off with cars turning right out of the school and continuing north to 400 S. They are finishing up a new traffic study which will be finished next week.

Public Hearing Open by Chairman Kirk Wilkins

Julie King commented that she had some concerns. She thinks 4 – 5 buses is not an accurate number. She noted where several students would be bussed from around the area. She asked what the cut outs were on the plans. (Plumbed areas for trailers.)

Public Hearing Closed by Chairman Kirk Wilkins

Frank Pulley replied that with the split day school track there will be two starting times and less busses per time.

Hayden Williamson wanted to know why staff and the consultant felt the 3rd option was better.

Kimber Gabryszak replied that the consultant preferred the 3rd alignment. They were looking at previous traffic studies when it was going to be a middle school. Now that it's an elementary school they haven't had as much time to look at it. The third alignment was his preferred, she said that the recommendation was very strong to be one way for drop off. She explained the left drop-off option. Option 3 has more parking as well, but Option two is still an improvement.

David Funk asked if the upper bus drop-off is still needed with an elementary school.

Frank Pulley said they feel the flow is better when they can separate the bus drop off from parent drop off and helps to minimize problems.

395 is to formalize the boundaries of the pond and dedicate it to the City. There will also be access easements
 396 over gravel roads to access the pond site. Staff recommends approval for this plat.
 397 Matt Scott was present to answer questions.

398
 399 **Motion made by Councilwoman Baertsch to approve the Fox Hollow Neighborhood 12 Irrigation**
 400 **Pond Preliminary Plat, located at 3250 South 840 West, with the Findings and Conditions in the**
 401 **Staff Report. Seconded by Councilman Porter.**

402
 403 Sarah noted the address was wrong in the report and asked that be fixed.
 404 Mark Christensen wanted to put a condition on approval to make sure that taxes are paid before
 405 dedication to the city.

406
 407 **Amended motion made by Councilwoman Baertsch to include the noted address change and condition**
 408 **of approval. Seconded by Councilman Porter.**

409 **Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
 410 **Councilman Porter, Councilman Willden. Motion Passed 5-0.**

411
 412 **2. Preliminary Plat for Catalina Bay Located at Approximately 3500-3700 South, Between Redwood**
 413 **Road and Utah Lake, Desert Peak Management Group, LLC-Applicant.**

414 Sarah Carroll noted that a payment in lieu was mentioned for the deficiency for improvements in the marina
 415 park. When they develop there is a portion they do not have frontage for on McGregor Lane. The city
 416 would like to work with them to complete the improvement. It also does not line up with the street across
 417 from Redwood Road and they would like to coordinate with the applicant on aligning that as well. They
 418 will work on developing open space as the phases come along. The payment in lieu would be in the later
 419 phases. There is a condition of approval to say that they are conditionally approved. They ask that final
 420 approval be delegated to staff. They are proposing a detention basin with a soccer field. Staff has added a
 421 condition that they add one playground and one picnic pavilion with tables. They recommend the
 422 playground be a 3-4 platform playground that serve children ages 1-12. She touched on conditions of
 423 approval. There is a settlement agreement in works that needs to be entered in as well before plat
 424 recordation.

425 Kevin Thurman noted the settlement agreement was a housekeeping item. The Redwood Road trail was
 426 never completed and they are obligated to install the Redwood Road trail through the development to get
 427 the money for reimbursement.

428 Councilwoman Baertsch advised that the trail won't go all the way into the neighborhood.

429 Councilman McOmber noted that they have waited to see this come and would love to see this growth. They
 430 feel this is the better use for this land. He likes the fee in lieu of open space because it is near the marina.
 431 It makes sense and will benefit the community. He likes the soccer field. He appreciates City staff's
 432 forward thinking on the Redwood Road trail and getting it down as far as possible and being fair with the
 433 reimbursement.

434 Councilman Willden likes the soccer field; it's a great option that will help. He asked why there has to be a
 435 condition that staff approves the final plat. He thought that was already changed in the code.

436 It was clarified that the landscaping just needs to be approved by staff before final approval.

437 Councilman Porter is in favor of the fee in lieu. It's a benefit and much more than the City would have gotten
 438 otherwise. He asked about the payment in lieu in phases 7-9, he believes it could be tied into the Lake
 439 Commission money but the City won't see it in time to have for the match needed to improve the park.

440 Mark Christensen said we did receive the grant and we will have to use other funds to match.

441 Councilman Porter asked about the realignment of McGregor, he doesn't see how they can create a 90 degree
 442 intersection without going onto the properties in the north.

443 Sarah Carroll said they would have to purchase property. They haven't made contact with all the land owners
 444 yet.

445 Mark Christensen advised that the agreement is written so when it gets to that point, that we work with the
 446 adjacent land owners to make the realignment happen.

447 Councilwoman Baertsch asked if Harbor Bay Road fits in the street name standards for the City since Harbor
 448 Bay Parkway is just a few blocks away.
 449 Sarah Carroll advised that they are going to amend that.
 450 Councilwoman Baertsch asked for clarification that the discord was on payment in lieu discrepancy with
 451 previous donation and the City owing them impact fees.
 452 Sarah Carroll advised that the \$433,000 is a meet in the middle number. The other is the agreement that
 453 Kevin Thurman will be working on.
 454 Councilwoman Baertsch asked why the City is reimbursing all impact fees in this scenario.
 455 Mark Christensen advised that they constructed a segment of the sewer. The City made an agreement with
 456 the previous developer. It's a localized line from Catamaran to the north that hits Spinnaker.
 457 Councilwoman Baertsch pointed out that we usually do development agreements when the improvement will
 458 be servicing other developments and not their own.
 459 Mark Christensen mentioned that the line goes over to Heron Hills and benefits them.
 460 Kevin Thurman advised that it does run out in 2020, they get a certain portion of impact fees until then.
 461 Councilwoman Baertsch mentioned that the City has been seeing large lots and she is concerned that there
 462 should be connections and there aren't.
 463 Mark Christensen said that the City could do a cul-de-sac of some sort that comes off of McGregor. Harbor
 464 Bay Drive does also increase the connectivity to the neighborhood.
 465 Councilman Poduska looks forward to getting utilities to his home.
 466

467 **Motion made by Councilman Poduska to approve the preliminary plat for Catalina Bay Located at**
 468 **Approximately 3500-3700 South between Redwood Road and Utah Lake and that the landscape**
 469 **plans are conceptually approved as proposed and delegated to the staff for final approval and all**
 470 **other findings and conditions. Seconded by Councilman McOmber.**

471 **Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
 472 **Councilman Porter, Councilman Willden. Motion Passed 5-0.**
 473

474 3. **Salt Lake County Officer Involved Shooting Protocol Interlocal Agreement (Amended), R16-08 (2-2-**
 475 **16).**

476 Chief Burton advised that the Attorney General's office discovered that they were left out of the deal and
 477 wanted to be included. He also suggested that the mayor be able to sign future amended agreements
 478 without coming to the whole Council.
 479

480 **Motion made by Councilman McOmber to approve R16-08 for the interlocal agreement as amended.**
 481 **Second Councilwoman Baertsch. Roll Call Vote: Aye: Councilwoman Baertsch, Councilman**
 482 **McOmber, Councilman Poduska, Councilman Porter, Councilman Willden. Motion Passed 5-0.**
 483

484 4. **2nd Quarter Financial Update.**

485 Chelese Rawlings highlighted some things from analysis. Revenue is up compared to what was received in
 486 second quarter of last year. We had a good trend that looks like it will continue. The City's expenditures
 487 were higher due to building the 911 building we contributed to and the fire department grant that had
 488 offsetting revenues. Also the full time employees that were hired this year and general liability insurance.
 489 Mayor Miller thanked her on behalf of the Council. They appreciate all of the work that she does.
 490 Councilwoman Baertsch asked about that when they met a couple months ago elections were about 62% and
 491 they are at 214% of budget. It was supposed to be cheaper. They need to figure out what went on in that
 492 situation.
 493

494 6. **Appointment of City Treasurer, R16-10 (2-2-16).**

495
 496 **Motion by Councilwoman Baertsch to appoint Deborah Elms as City Treasurer. Seconded by**
 497 **Councilman Willden. Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber,**
 498 **Councilman Poduska, Councilman Porter, Councilman Willden. Motion Passed 5-0.**
 499

Saratoga Springs SID 2005-1— 2016 Outstanding Assessments

Property Owner	Parcel No.	Acreage	2016 Principal		2016 Admin Fee Due	2016 Admin Fee Adj	Prior Year Delinquency	2016 DSRF Credit	Original Total Due	2016		New Total Due	Payments Received	Adjusted Total Due	Rate	Days Late	Original Due		
			Due	Interest Due						Delinquent Interest	Foreclosure Fees						Date	Per Diem	
Cardinal Land Holdings IV, LLC	59-012-0087	6.09	\$ 2,747.07	\$ 1,349.76	\$ 220.91	\$ 169.40	\$ -	\$ (0.12)	\$ 4,487.01	\$ 106.70	\$ -	\$ 4,593.72	\$ -	\$ 4,593.72	7.00%	124	2/2/2016	10/1/2015	0.86
Cardinal Land Holdings IV, LLC	59-012-0104 - 1	47.40	21,381.14	10,505.49	1,719.40	1,318.47	-	(0.97)	34,923.53	830.51	-	35,754.04	-	35,754.04	7.00%	124	2/2/2016	10/1/2015	6.70
Cardinal Land Holdings IV, LLC	59-012-0104 - 2	28.47	12,842.21	6,309.94	1,032.73	791.91	-	(0.58)	20,976.22	498.83	-	21,475.05	-	21,475.05	7.00%	124	2/2/2016	10/1/2015	4.02
Cardinal Land Holdings IV, LLC	59-013-0057	2.25	1,014.93	498.68	81.62	62.59	-	(0.05)	1,657.76	39.42	-	1,697.19	-	1,697.19	7.00%	124	2/2/2016	10/1/2015	0.32
Hillside Ridge LLC	58-041-0200	2.64	1,190.85	585.12	95.76	73.43	-	(0.05)	1,945.11	46.26	-	1,991.36	-	1,991.36	7.00%	124	2/2/2016	10/1/2015	0.37
SCP Fox Hollow LLC	59-012-0080 (b)	0.21	94.73	46.54	7.62	5.84	-	(0.00)	154.72	3.68	-	158.40	-	158.40	7.00%	124	2/2/2016	10/1/2015	0.03
SCP Fox Hollow LLC	59-012-0082 (b)	11.88	5,358.82	2,633.02	430.94	330.45	-	(0.24)	8,752.99	208.15	-	8,961.14	-	8,961.14	7.00%	124	2/2/2016	10/1/2015	1.68
SCP Fox Hollow LLC	59-012-0085 (b)	0.07	31.58	15.51	2.54	1.95	-	(0.00)	51.57	1.23	-	52.80	-	52.80	7.00%	124	2/2/2016	10/1/2015	0.01
SCP Fox Hollow LLC	59-012-0109 (a)	0.81	365.37	179.52	29.38	22.53	-	(0.02)	596.79	14.19	-	610.99	-	610.99	7.00%	124	2/2/2016	10/1/2015	0.11
SCP Fox Hollow LLC	59-012-0106 (a)	10.11	4,560.41	2,240.73	366.73	281.22	-	(0.21)	7,448.88	177.14	-	7,626.02	-	7,626.02	7.00%	124	2/2/2016	10/1/2015	1.43
SCP Fox Hollow LLC	59-012-0107 (a)	1.90	857.05	421.11	68.92	52.85	-	(0.04)	1,399.89	33.29	-	1,433.18	-	1,433.18	7.00%	124	2/2/2016	10/1/2015	0.27
SCP Fox Hollow LLC	59-012-0108 (a)	8.07	3,640.21	1,788.59	292.73	224.47	-	(0.17)	5,945.84	141.40	-	6,087.24	-	6,087.24	7.00%	124	2/2/2016	10/1/2015	1.14
SCP Fox Hollow LLC	59-012-0129	14.01	6,319.61	3,105.10	508.20	389.70	-	(0.29)	10,322.33	245.47	-	10,567.81	-	10,567.81	7.00%	124	2/2/2016	10/1/2015	1.98
SCP Fox Hollow LLC	59-012-0130	0.20	90.22	44.33	7.25	5.56	-	(0.00)	147.36	3.50	-	150.86	-	150.86	7.00%	124	2/2/2016	10/1/2015	0.03
Totals		134.11	\$ 60,494.18	\$ 29,723.45	\$ 4,864.75	\$ 3,730.37	\$ -	\$ (2.74)	\$ 98,810.01	\$ 2,349.78	\$ -	\$ 101,159.79	\$ -	\$ 101,159.79					

Prepared: February 2, 2016

Foreclosure Fees:	2016
BCJ:	0.00
LYRB:	0.00
City:	0.00
Total:	0.00

Saratoga Springs SID 2005-1— Total Payoff for Delinquent Properties

Property Owner	Parcel No.	Acreage	Principal Due	Interest Due	Admin Fee Due	2016 DSRF Credit	Admin Fee Adj	Prior Year Delinquent Interest/Fees	Coverage ¹	Original Total Due	Delinquent Interest	Foreclosure Fees	DSRF Release	New Total Due	Payments Received	Adjusted Total Due
Cardinal Land Holdings IV, LLC	59-012-0087	6.09	\$ 44,733.16	\$ 1,349.76	\$ 220.91	\$ (0.12)	\$ 1,632.05	\$ -	\$ 11,183.29	\$ 59,119.04	\$ 106.70	\$ -	\$ (4,263.61)	\$ 54,962.13	\$ -	\$ 54,962.13
Cardinal Land Holdings IV, LLC	59-012-0104 - 1	47.40	348,169.37	10,505.49	1,719.40	(0.97)	12,702.65	-	87,042.34	460,138.29	830.51	-	(33,184.74)	427,784.06	-	427,784.06
Cardinal Land Holdings IV, LLC	59-012-0104 - 2	28.47	209,121.98	6,309.94	1,032.73	(0.58)	7,629.63	-	52,280.50	276,374.20	498.83	-	(19,931.85)	256,941.19	-	256,941.19
Cardinal Land Holdings IV, LLC	59-013-0057	2.25	16,527.03	498.68	81.62	(0.05)	602.97	-	4,131.76	21,842.01	39.42	-	(1,575.22)	20,306.21	-	20,306.21
Hillside Ridge LLC	58-041-0200	2.64	19,391.71	585.12	95.76	(0.05)	707.49	-	(12,144.53)	8,635.50	46.26	-	(1,848.26)	6,833.49	-	6,833.49
SCP Fox Hollow LLC	59-012-0080 (b)	0.21	1,542.52	46.54	7.62	(0.00)	56.28	-	385.63	2,038.59	3.68	-	(147.02)	1,895.25	-	1,895.25
SCP Fox Hollow LLC	59-012-0082 (b)	11.88	87,262.70	2,633.02	430.94	(0.24)	3,183.70	-	21,815.68	115,325.80	208.15	-	(8,317.19)	107,216.76	-	107,216.76
SCP Fox Hollow LLC	59-012-0085 (b)	0.07	514.17	15.51	2.54	(0.00)	18.76	-	128.54	679.53	1.23	-	(49.01)	631.75	-	631.75
SCP Fox Hollow LLC	59-012-0109 (a)	0.81	5,949.73	179.52	29.38	(0.02)	217.07	-	1,487.43	7,863.12	14.19	-	(567.08)	7,310.23	-	7,310.23
SCP Fox Hollow LLC	59-012-0106 (a)	10.11	74,261.44	2,240.73	366.73	(0.21)	2,709.36	-	18,565.36	98,143.42	177.14	-	(7,078.01)	91,242.55	-	91,242.55
SCP Fox Hollow LLC	59-012-0107 (a)	1.90	13,956.16	421.11	68.92	(0.04)	509.18	-	3,489.04	18,444.36	33.29	-	(1,330.19)	17,147.46	-	17,147.46
SCP Fox Hollow LLC	59-012-0108 (a)	8.07	59,276.94	1,788.59	292.73	(0.17)	2,162.67	-	14,819.23	78,340.00	141.40	-	(5,649.81)	72,831.59	-	72,831.59
SCP Fox Hollow LLC	59-012-0129	14.01	102,908.29	3,105.10	508.20	(0.29)	3,754.52	-	25,727.07	136,002.90	245.47	-	(9,808.40)	126,439.97	-	126,439.97
SCP Fox Hollow LLC	59-012-0130	0.20	1,469.07	44.33	7.25	(0.00)	53.60	-	367.27	1,941.51	3.50	-	(140.02)	1,805.00	-	1,805.00
Totals		134.11	\$ 985,084.27	\$ 29,723.45	\$ 4,864.75	\$ (2.74)	\$ 35,939.92	\$ -	\$ 229,278.61	\$ 1,284,888.26	\$ 2,349.78	\$ -	\$ (93,890.41)	\$ 1,193,347.64	\$ -	\$ 1,193,347.64

Note 1: If the property owner prepays all parcels, coverage collection is not required and a coverage credit may be available based upon prior prepayments.

Note 2: Total Payoff figures include interest and administration fee accrued through 2016. If a total payoff is not received prior to February 15, 2016, additional interest and administration fees will accrue.

Prepared: February 2, 2016





October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

Alpine School District
575 N. 100 E.
American Fork, Ut 84003

DELINQUENT NOTICE

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear Alpine School District,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$6,391.15
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/Alpine School District

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	Alpine School District
Acres:	8.61
Principal Due:	\$3,883.79
Interest Due:	1,908.28
Administration Fee Due:	312.32
Administration Fee Adjustment:	239.49
DSRF Credit:	(0.18)
Original Total Due:	\$6,343.70
Delinquent Interest:	47.45
New Total Due:	\$6,391.15
Current Principal Outstanding:¹	\$63,243.42

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

¹ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

Cardinal Land Holdings IV, LLC
Vision Capital Partners
999 Murray Holladay Rd, Suite 101
Salt Lake City, Ut 84117

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear Cardinal Land Holdings IV, LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due:	\$62,508.58
Due Date:	IMMEDIATELY
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Cardinal Land Holdings IV, LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

DELINQUENT NOTICE



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	Cardinal Land Holdings IV, LLC
Acres:	84.21
Principal Due:	\$37,985.35
Interest Due:	18,663.87
Administration Fee Due:	3,054.66
Administration Fee Adjustment:	2,342.36
DSRF Credit:	(1.72)
Original Total Due:	\$62,044.52
Delinquent Interest:	464.06
New Total Due:	\$62,508.58
Current Principal Outstanding:²	\$618,551.54

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
Spencer Kyle – Assistant City Manager
Cody Deeter – LYRB Vice President

² The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

FH 2014 LLC
2264 W Williamsburg Cir
West Jordan, UT 83008

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear FH 2014 LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$15,951.90
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/FH 2014 LLC

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

DELINQUENT NOTICE

SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	FH 2014 LLC
Acres:	21.49
Principal Due:	\$9,693.68
Interest Due:	4,762.93
Administration Fee Due:	779.54
Administration Fee Adjustment:	597.76
DSRF Credit:	(0.44)
Original Total Due:	\$15,833.47
Delinquent Interest:	118.43
New Total Due:	\$15,951.90
Current Principal Outstanding:³	\$157,851.47

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

³ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

Hillside Ridge LLC
PO Box 160624
Clearfield, Ut 84016

DELINQUENT NOTICE

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear Hillside Ridge LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$1,959.66
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/Hillside Ridge LLC

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	Hillside Ridge LLC
Acres:	2.64
Principal Due:	\$1,190.85
Interest Due:	585.12
Administration Fee Due:	95.76
Administration Fee Adjustment:	73.43
DSRF Credit:	(0.05)
Original Total Due:	\$1,945.11
Delinquent Interest:	14.55
New Total Due:	\$1,959.66
Current Principal Outstanding:⁴	\$19,391.71

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁴ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

James F. Stoddard
679 E. 400 N.
Firth, ID 83236-1226

DELINQUENT NOTICE

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear James F. Stoddard,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$20,212.67
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/James F. Stoddard

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	James F. Stoddard
Acres:	27.23
Principal Due:	\$12,282.88
Interest Due:	6,035.12
Administration Fee Due:	987.75
Administration Fee Adjustment:	757.42
DSRF Credit:	(0.56)
Original Total Due:	\$20,062.61
Delinquent Interest:	150.06
New Total Due:	\$20,212.67
Current Principal Outstanding:⁵	\$200,013.76

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

- Cc: Chelese Rawlings – Finance Manager
- Spencer Kyle – Assistant City Manager
- Cody Deeter – LYRB Vice President

⁵ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

Mountain Spa Investors LLC
3850 E Baseline Rd, Suite 114
Mesa, Az 85206

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear Mountain Spa Investors LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$5,708.24
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/Mountain Spa Investors LLC

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

DELINQUENT NOTICE



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	Mountain Spa Investors LLC
Acres:	7.69
Principal Due:	\$3,468.80
Interest Due:	1,704.37
Administration Fee Due:	278.95
Administration Fee Adjustment:	213.90
DSRF Credit:	(0.16)
Original Total Due:	\$5,665.86
Delinquent Interest:	42.38
New Total Due:	\$5,708.24
Current Principal Outstanding:⁶	\$56,485.71

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁶ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

Patriot Ridge LLC
James F. Stoddard
679 E. 400 N.
Firth, ID 83236-1226

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear Patriot Ridge LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$15,751.48
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/Patriot Ridge LLC

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

DELINQUENT NOTICE

SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	Patriot Ridge LLC
Acres:	21.22
Principal Due:	\$9,571.89
Interest Due:	4,703.09
Administration Fee Due:	769.74
Administration Fee Adjustment:	590.25
DSRF Credit:	(0.43)
Original Total Due:	\$15,634.54
Delinquent Interest:	116.94
New Total Due:	\$15,751.48
Current Principal Outstanding:⁷	\$155,868.23

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁷ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



October 9, 2015

URGENT

[SENT VIA CERTIFIED MAIL]

SCP Fox Hollow LLC
500 N Marketplace Dr Ste 250
Centerville , Ut 84014

RE: Saratoga Springs Special Improvement District No. 2005-1 Delinquent Notice

Dear SCP Fox Hollow LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is **currently past due and thus immediately due and payable. Payment must be received no later than close of business on November 9, 2015 in order to avoid foreclosure proceedings against the subject property.**

Installment Amount Due: \$35,080.82
Due Date: IMMEDIATELY
Check Payable to: Saratoga Springs City
Reference: SID 2005-1/SCP Fox Hollow LLC

Mailing Address for Payment: Saratoga Springs City
1307 North Commerce Drive Suite 200
Saratoga Springs, Utah 84045
Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

DELINQUENT NOTICE



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Originally Due October 1, 2015	
Owner:	SCP Fox Hollow LLC
Acres:	47.26
Principal Due:	\$21,317.99
Interest Due:	10,474.46
Administration Fee Due:	1,714.32
Administration Fee Adjustment:	1,314.57
DSRF Credit:	(0.97)
Original Total Due:	\$34,820.38
Delinquent Interest:	260.44
New Total Due:	\$35,080.82
Current Principal Outstanding:⁸	\$347,141.02

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁸ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

316 Group, LLC
Ken Wandry
1101 West Mineral Ave, Suite 106
Littleton, CO 80120

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear 316 Group, LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$1,635.66
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/316 Group, LLC
Mailing Address for Payment:	Saratoga Springs City 1307 North Commerce Drive Suite 200 Saratoga Springs, Utah 84045 Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	316 Group, LLC
Acres:	2.22
Principal Due:	\$1,001.40
Interest Due:	492.03
Administration Fee Due:	80.53
Administration Fee Adjustment:	61.75
DSRF Credit:	(0.05)
Total Due:	\$1,635.66
Current Principal Outstanding:¹	\$16,306.67

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
Spencer Kyle – Assistant City Manager
Cody Deeter – LYRB Vice President

¹ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Alpine School District
575 N. 100 E.
American Fork, Ut 84003

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Alpine School District,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$6,343.70
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Alpine School District

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1
2016 Annual Payment Summary – Due October 1, 2015

Owner:	Alpine School District
Acres:	8.61
Principal Due:	\$3,883.79
Interest Due:	1,908.28
Administration Fee Due:	312.32
Administration Fee Adjustment:	239.49
DSRF Credit:	(0.18)
Total Due:	\$6,343.70
Current Principal Outstanding:²	\$63,243.42

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
Spencer Kyle – Assistant City Manager
Cody Deeter – LYRB Vice President

² The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Cardinal Land Holdings IV, LLC
999 Murray Holladay Rd
Salt Lake City, Ut 84117

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Cardinal Land Holdings IV, LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$62,044.52
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Cardinal Land Holdings IV, LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:

SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	Cardinal Land Holdings IV, LLC
Acres:	84.21
Principal Due:	\$37,985.35
Interest Due:	18,663.87
Administration Fee Due:	3,054.66
Administration Fee Adjustment:	2,342.36
DSRF Credit:	(1.72)
Total Due:	\$62,044.52
Current Principal Outstanding:³	\$618,551.54

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

³ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Casey Development, LLC
12248 South Lone Peak Pky Ste 106
Draper, Ut 84020

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Casey Development, LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$6,513.16
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Casey Development, LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	Casey Development, LLC
Acres:	8.84
Principal Due:	\$3,987.54
Interest Due:	1,959.25
Administration Fee Due:	320.67
Administration Fee Adjustment:	245.89
DSRF Credit:	(0.18)
Total Due:	\$6,513.16
Current Principal Outstanding:⁴	\$64,932.85

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁴ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Casey Development, LLC C/O Summit Development& Management
12248 South Lone Peak Pky Ste 106
Draper, Ut 84020

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Casey Development, LLC C/O Summit Development& Management,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$19,340.56
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Casey Development, LLC C/O Summit Development& Management

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Casey Development, LLC C/O Summit Development & Management	
Owner:	
Acres:	26.25
Principal Due:	\$11,840.82
Interest Due:	5,817.91
Administration Fee Due:	952.20
Administration Fee Adjustment:	730.16
DSRF Credit:	(0.54)
Total Due:	\$19,340.56
Current Principal Outstanding:⁵	\$192,815.32

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁵ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-I**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

FH 2014 LLC
2264 W Williamsburg Cir
West Jordan, UT 83008

RE: Saratoga Springs Special Improvement District No. 2005-I Annual Notice

Dear FH 2014 LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-I. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$15,833.47
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-I/FH 2014 LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-I. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	FH 2014 LLC
Acres:	21.49
Principal Due:	\$9,693.68
Interest Due:	4,762.93
Administration Fee Due:	779.54
Administration Fee Adjustment:	597.76
DSRF Credit:	(0.44)
Total Due:	\$15,833.47
Current Principal Outstanding:⁶	\$157,851.47

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁶ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Hillside Ridge LLC
PO Box 160624
Clearfield, Ut 84016

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Hillside Ridge LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$1,945.11
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Hillside Ridge LLC
Mailing Address for Payment:	Saratoga Springs City 1307 North Commerce Drive Suite 200 Saratoga Springs, Utah 84045 Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	Hillside Ridge LLC
Acres:	2.64
Principal Due:	\$1,190.85
Interest Due:	585.12
Administration Fee Due:	95.76
Administration Fee Adjustment:	73.43
DSRF Credit:	(0.05)
Total Due:	\$1,945.11
Current Principal Outstanding:⁷	\$19,391.71

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

⁷ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-I**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

James F. Stoddard
679 E. 400 N.
Firth, ID 83236-1226

RE: Saratoga Springs Special Improvement District No. 2005-I Annual Notice

Dear James F. Stoddard,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-I. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$20,062.61
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-I/James F. Stoddard

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-I. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1
2016 Annual Payment Summary – Due October 1, 2015

Owner:	James F. Stoddard
Acres:	27.23
Principal Due:	\$12,282.88
Interest Due:	6,035.12
Administration Fee Due:	987.75
Administration Fee Adjustment:	757.42
DSRF Credit:	(0.56)
Total Due:	\$20,062.61
Current Principal Outstanding:⁸	\$200,013.76

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
Spencer Kyle – Assistant City Manager
Cody Deeter – LYRB Vice President

⁸ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Mountain Spa Investors LLC
3850 E Baseline Rd, Suite 114
Mesa, Az 85206

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Mountain Spa Investors LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$5,665.86
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Mountain Spa Investors LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	Mountain Spa Investors LLC
Acres:	7.69
Principal Due:	\$3,468.80
Interest Due:	1,704.37
Administration Fee Due:	278.95
Administration Fee Adjustment:	213.90
DSRF Credit:	(0.16)
Total Due:	\$5,665.86
Current Principal Outstanding:⁹	\$56,485.71

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
Spencer Kyle – Assistant City Manager
Cody Deeter – LYRB Vice President

⁹ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

Patriot Ridge LLC
James F. Stoddard
679 E. 400 N.
Firth, ID 83236-1226

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear Patriot Ridge LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$15,634.54
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/Patriot Ridge LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	Patriot Ridge LLC
Acres:	21.22
Principal Due:	\$9,571.89
Interest Due:	4,703.09
Administration Fee Due:	769.74
Administration Fee Adjustment:	590.25
DSRF Credit:	(0.43)
Total Due:	\$15,634.54
Current Principal Outstanding:¹⁰	\$155,868.23

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

- Cc: Chelese Rawlings – Finance Manager
- Spencer Kyle – Assistant City Manager
- Cody Deeter – LYRB Vice President

¹⁰ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.



**ANNUAL ASSESSMENT NOTICE
SARATOGA SPRINGS CITY, UTAH
SPECIAL IMPROVEMENT DISTRICT 2005-1**



August 17, 2015

[SENT VIA CERTIFIED MAIL]

SCP Fox Hollow LLC
500 N Marketplace Dr Ste 250
Centerville , Ut 84014

RE: Saratoga Springs Special Improvement District No. 2005-1 Annual Notice

Dear SCP Fox Hollow LLC,

The City of Saratoga Springs ("City") has retained Lewis Young Robertson & Burningham, Inc. ("LYRB") to administer Special Improvement District ("SID") No. 2005-1. Acting in this capacity you are hereby notified that pursuant to Assessment Ordinance No. 09-18, passed and approved September 22, 2009, the referenced property (see attached) is subject to an assessment lien for which the annual installment is due and payable. Payment needs to be received no later than close of business on October 1, 2015. **Failure to make payment will result in foreclosure proceedings against the subject property.**

Installment Amount Due:	\$34,820.38
Due Date:	October 1, 2015
Check Payable to:	Saratoga Springs City
Reference:	SID 2005-1/SCP Fox Hollow LLC

Mailing Address for Payment:	Saratoga Springs City
	1307 North Commerce Drive Suite 200
	Saratoga Springs, Utah 84045
	Attn: Chelese Rawlings

The installment amount has been calculated based upon Assessment Ordinance provisions and sections of the Authorizing Bond Resolution pertaining to SID 2005-1. The calculation detail is as follows:



SARATOGA SPRINGS SID 2005-1	
2016 Annual Payment Summary – Due October 1, 2015	
Owner:	SCP Fox Hollow LLC
Acres:	47.26
Principal Due:	\$21,317.99
Interest Due:	10,474.46
Administration Fee Due:	1,714.32
Administration Fee Adjustment:	1,314.57
DSRF Credit:	(0.97)
Total Due:	\$34,820.38
Current Principal Outstanding:¹¹	\$347,141.02

Should you have any questions regarding this matter, calls should be directed to Cody Deeter or Shanon Handley at Lewis Young Robertson & Burningham, Inc., (801) 596-0700 or (800) 581-1100.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Shanon Handley

Cc: Chelese Rawlings – Finance Manager
 Spencer Kyle – Assistant City Manager
 Cody Deeter – LYRB Vice President

¹¹ The current principal amount shown represents the principal balance as of the date of this notice and will be reduced upon receipt of the annual payment for this year.

City Council Information

Author: Eric Johnson
Blaisdell Church and Johnson, LLC
Subject: Unpaid Special Assessment Taxes on Property
Date: June 21, 2016
**Type of Item: Explanation of Resolution Declaring
Delinquency**



The Assessment Area Act provides the City several tools to ensure that property owners pay for improvements benefitting their properties. Perhaps the strongest tool is the ability to foreclose on property when it is delinquent, as if foreclosing on a deed of trust (11-42-502 UCA). If desired, the City may by resolution declare the delinquent amount immediately due, accelerate the total amount outstanding and declare it immediately due and payable, and charge all costs of collection, including attorney fees (11-42-505 UCA). The purpose of the resolution is to make these declarations by resolution, as required. Accelerating the delinquent assessment payments will allow the City to collect all of the assessment in a foreclosure proceeding, rather than having to revisit delinquencies each and every year. While it is possible that the foreclosure will result in a property sale, for almost all properties, someone with an interest in the property, such as a property owner, or a secured lender on the property, will pay that delinquent assessment and collection fees, before a foreclosure sale is finalized, which is known as a redemption.

RESOLUTION R16-41 (6-21-16)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH, DECLARING UNPAID SPECIAL ASSESSMENT TAXES ON PROPERTY WITHIN THE CITY OF SARATOGA SPRINGS, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 2005-1 TO BE DELINQUENT AND IN DEFAULT; ACCELERATING PAYMENT OF SPECIAL TAXES ON DELINQUENT PROPERTY; AUTHORIZING FORECLOSURE PROCEDURES; AND RELATED MATTERS.

WHEREAS, pursuant to Ordinance No 09-18, adopted on September 22, 2009, as amended by the City's Ordinance No. 09-20 adopted on October 27, 2009 (collectively, the "Assessment Ordinance"), the City levied a special assessment tax on the properties located within the City of Saratoga Springs, Utah Special Improvement District No. 2005-1 (the "District"); and

WHEREAS, certain owners of property located within the District are delinquent in their payment of the special assessment tax; and

WHEREAS, the City sent notices of delinquency to such property owners in October of 2015, said notices are attached hereto; and

WHEREAS, the time allotted in the delinquency notices to pay the delinquent special assessment taxes has expired; and

WHEREAS, bonds were issued prior to May 10, 2016, and have not reached final maturity and have not been refinanced since May 10, 2016.

WHEREAS, pursuant to the Assessment Ordinance and pursuant to the Utah Assessment Area Act (formerly the Utah Municipal Special Improvement District's Act) Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), under which the District was created and the Assessment Ordinance adopted, the delinquent payments are in default and the City is entitled to (1) accelerate payment of the total unpaid balance of the special assessment taxes, (2) declare the whole of the unpaid principal and interest due to be immediately due and payable, and (3) foreclose on the delinquent properties; and

WHEREAS, Notices of Default shall forthwith be filed with the county recorder for each affected property, said notices are attached hereto; and

WHEREAS, the Council desires to exercise any and all of its rights and remedies under the Assessment Ordinance and Act:

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Saratoga Springs, Utah County, Utah, as follows

Section 1. The Council of the City hereby reaffirms and ratifies all actions taken to date to collect the delinquent special assessment taxes.

Section 2. The Council hereby declares the unpaid special assessment taxes to be delinquent, immediately due, and subject to collection as provided in the Assessment Ordinance and the Act.

Section 3. The Council hereby accelerates payment of the total unpaid balance of the special assessment taxes and declares the whole of the unpaid principal and interest to be immediately due and payable. Costs of collection, including, without limitation, attorney's fees, trustee's fees and court costs, shall be charged. Interest shall accrue at the rate of interest as applied to delinquent real property taxes for the year 2015. The owners of property who are delinquent in their payment of the special assessment tax may elect to pay the full accelerated amount, or they may pay the current outstanding balance plus costs of collection, including attorney fees, to reinstate the special assessment tax under the payment schedule set forth in the Assessment Ordinance.

Section 4. The Council hereby ratifies all actions taken to date and directs the City's officers and staff to take any and all actions necessary and helpful to foreclose on the delinquent properties in such manner as provided in the Assessment Ordinance and Act.

Section 5. The Council hereby designates an attorney, Eric Todd Johnson, of Blaisdell, Church & Johnson, LLC to act as the trustee in the foreclosure proceedings pursuant to Title 57, Chapter 1 of the Utah Code Annotated.

Section 6. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this _____ day of _____, 2016.

Mayor Jim Miller

ATTEST:

Cindy LoPiccolo, City Recorder

RECORD OF PROCEEDINGS

The City Council of the City met in public session at the regular meeting place of the City Council at _____ in Saratoga Springs, Utah, on _____, 2016 (the “Meeting”), at the hour of 1:00 p.m. or as soon thereafter as feasible, with the following members of the City Council being present:

Jim Miller	Mayor
Shellie Baertsch	Council Member
Michael McOmber	Council Member
Bud Poduska	Council Member
Chris Porter	Council Member
Stephen Willden	Council Member

Also present:

Mark Christensen	City Manager
Cindy LoPiccolo	City Recorder

Absent:

After the Meeting had been duly called to order and after other matters were discussed, the foregoing resolution (the “Resolution”) was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Council Member _____ and seconded by Council Member _____, and the Resolution was put to a vote and carried, the vote being as follows:

Those voting YES:

Those voting NO:

Those Abstaining:

Other business not pertinent to the Resolution appears in the minutes of the Meeting. Upon the conclusion of all business on the Agenda and motion duly made and carried, the Meeting was adjourned.

CERTIFICATE OF CITY RECORDER

I, Cindy LoPiccolo, the duly appointed and qualified City Recorder of the City do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the City Council at a public meeting duly held on _____, 2016 (the "Meeting"). The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on _____, 2016 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the City, this _____, 2016.

(S E A L)

City Recorder

(Attach Notices of Default)

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, _____, the undersigned City Recorder of the City, do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the _____, 2016, public meeting held by the governing body of the City as follows:

(a) By causing a Meeting Notice, in the form attached hereto, to be posted at the principal office of the City at least twenty-four (24) hours prior to the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of the Meeting Notice to be delivered to a newspaper of general circulation in the geographic jurisdiction of the City at least twenty-four (24) hours prior to the convening of the meeting.

(c) By causing a copy of the Meeting notice to be posted on the Utah Public Notice Website at least 24 hours prior to convening of the meeting

In addition, the Notice of 2016 Annual Meeting Schedule for the City, attached hereto, specifying the date, time and place of the regular meetings of the governing body of the City to be held during the calendar year 2016 was (1) posted on _____, 201__, at the principal offices of the City and (2) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on _____, 201__, and (3) posted on the Utah Public Notice Website on _____, 201__.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this _____, 2016.

City Recorder

(S E A L)

(Attach Meeting Notice)

(Attach Notice of 2016 Annual Meeting Schedule)



CENTRAL UTAH WATER
CONSERVANCY DISTRICT

355 W. University Parkway
Orem, Utah 84058-7303
801.226.7100
www.cuwcd.com

OFFICERS
N. Gawain Snow, President
Tom Dolan, Vice President
Gene Shawcroft, General Manager/CEO

TRUSTEES
G. Wayne Anderson
Roddie I. Bird
E. James Bradley
Randy A. Brailsford
Shelley Brennan
Kirk L. Christensen
Michael K. Davis
Tom Dolan
Larry A. Ellertson
Steve Frischknecht
Michael H. Jensen
Al Mansell
Michael J. McKee
Greg McPhie
Aimee Winder Newton
Gawain Snow
Byron Woodland
Boyd Workman

21 June 2016

Mark Christensen
City Manager
1307 North Commerce Drive
Suite 200
Saratoga Springs, UT 84045

RE: Purchase of Temporary CWP Water

Dear Mark:

This letter acknowledges your request to purchase CWP water, on a temporary basis, for culinary purposes in Saratoga Springs ("CITY"). It is acknowledged that CITY has previously entered into a Water Supply Agreement, CWP FY2010A (the "Water Supply Agreement"); however, this letter confirms our understanding that your request is to purchase a water supply for use on a temporary basis during the period of June 22, 2016 through June 30, 2017 (the "Temporary Water Supply"), which is separate and distinct from the Water Supply Agreement.

CUWCD has determined that for the upcoming fiscal year there is an adequate supply of CWP Water and sufficient capacity in the CWP System to accommodate your request. This letter, upon CITY's execution hereof, will serve as a written Agreement ("Agreement"), between CUWCD and CITY (sometimes referred to herein individually as a "Party" and collectively as the "Parties"), pursuant to which a Temporary Water Supply will be delivered to CITY. This Agreement is subject to the following terms and conditions:

(1) Reservation and Delivery of Temporary Water; Peak Demand. Upon CITY's execution of this Agreement, CUWCD will reserve and make available to CITY 200 Acre-Feet of CWP Water ("Temporary Water") for its use during the period commencing June 22, 2016 and ending on June 30, 2017 (the "Contract Period"). CITY agrees to limit its peak instantaneous demand for delivery of the Temporary Water to less than 3,000 gallons per minute unless CUWCD and CITY otherwise agree, in writing. CUWCD does not commit to continue to provide the Temporary Water under this Agreement beyond June 30, 2017.

(2) Purchase Price; Payment. As consideration for the obligation of CUWCD to reserve and deliver the full Temporary Water Supply, CITY shall pay CUWCD a purchase of price of \$110,000.00 calculated at the rate of \$550.00 per acre-foot for 200 acre-feet of Temporary Water ("Purchase Price"). The Purchase Price shall be due and payable by CITY, in full, regardless of whether CITY calls for or uses any of the Temporary Water Supply during the Contract Period. The Purchase Price shall be payable in monthly installments in conformance with the following:

(a) The Temporary Water will be delivered and metered by CUWCD (in blocks of 1,000 gallons) at the CUWCD CWP Redwood Road Turnout Vault (the "Point of Delivery"). CUWCD will send CITY a monthly invoice, at the end of each month during the Contract Term, for the amount of Temporary Water delivered for that month, billed at the rate of \$550.00 per acre-foot, and CITY will remit payment to the CUWCD within 30

days of receipt of the invoice. Delivery of the Temporary Water by CUWCD will continue and CITY shall timely pay each invoice therefor as provided herein until the Temporary Water Supply has been exhausted.

(b) CUWCD shall withhold delivery of all or any portion of the Temporary Water Supply if CITY is in arrears for more than sixty (60) days from the date payment on any invoice for Temporary Water is due and payable, and delivery shall only resume upon payment in full of all arrearages. Alternatively, in the event of such an arrearage, CUWCD may terminate this Agreement, upon written notice to CITY, at its sole discretion. Termination of this Agreement shall not relieve CITY of its obligation to pay the Purchase Price in full.

(c) CUWCD and CITY acknowledge and agree that CUWCD is not a guarantor of its CWP water supply or of its CWP delivery capacity; and as such, CUWCD will coordinate with CITY any planned limitations of the Temporary Water Supply contracted to be delivered or limitations in CWP system capacity, if necessary. In the event any quantity of the Temporary Water Supply is not capable of being delivered by CUWCD due to any such limitation as provided for in this subsection, then the undeliverable quantity shall be deducted from the total amount of the Temporary Water Supply for which payment is due and owing hereunder, and the Purchase Price will be adjusted accordingly.

(d) CITY shall cooperate with CUWCD in assuring compliance by CUWCD with all Internal Revenue Code regulations as required to protect the tax-exempt status of interest on CUWCD's tax exempt bonds issued to finance the CWP Project, as directed by CUWCD.

(3) Surge Control. CITY and CUWCD agree to coordinate the pressures in each of its water supply systems to limit surges from coming back onto the CUWCD CWP turnout system.

(4) Cross Connection Control. The Parties acknowledge that the Temporary Water to be delivered by CUWCD is treated culinary water; and as such, CITY agrees to comply with all applicable laws and regulations governing Cross Connection Control in the event any CITY system through which the Temporary Water Supply is to be received and distributed is connected to any non-culinary system.

(5) Limitation on Use of the Temporary Water. The Temporary Water Supply shall only be used for the purposes set forth herein within CITY. No portion of the Temporary Water Supply shall be used, delivered for use, sold, leased or otherwise disposed of by CITY for any other use or purpose, without the express written consent of the District.

(6) Water Supply Agreement Not Affected. The terms and provisions of this Agreement are distinct and separate from the Water Supply Agreement, and the Water Supply Agreement shall be and remain in full force and effect, according to its terms, notwithstanding this Agreement; including, without limitation, the obligation of CITY to commence taking delivery of CWP Water under the Water Supply Agreement commencing in July 2019, in accordance with the Takedown Schedule attached as Exhibit "A" to the Water Supply Agreement.

(7) Assignment. This Agreement cannot be assigned or transferred by CITY to any other party or entity, without the prior written concurrence of CUWCD

(8) Warranty of Authority. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to do so in the capacity and for the Parties herein identified, and each Party represents that it has the full legal right and authority to enter into this Agreement in accordance with its terms.

If you concur with the forgoing terms and provisions of this Agreement, please sign both originals, and return one copy to CUWCD. We appreciate the coordination on this important project by Saratoga Springs. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Pitcher" with a stylized flourish at the end.

Dave Pitcher P.E.,
Assistant General Manager

Accepted and Approved:

The City of Saratoga Springs

By: _____

Name: Jim Miller

Title: Mayor

Date: