



August 3, 2015

Evans & Associates Architecture
Attn: Chad Spencer
11576 South State St. Suite 103B
Draper, UT 84020

Via email to: chad@studio-ea.com

Re: Saratoga Springs 4 Rezone and General Plan Amendment

Dear Mr. Spencer,

This letter is to notify you that on July 21, 2015 the City Council took the following action on the Harbor Bay Church Subdivision Exception:

Approved the General Plan Amendment and Rezone of approximately 6.465 acres of parcel 58:041:0183 from Planned Community to Low Density Residential and R-3 as identified in Exhibit 1, with the Findings and Conditions in the Staff report dated July 21, 2015, included below:

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference. Specifically:
 - a. The rezone will conform to the amended Land Use Element and other provisions of the General Plan.
 - b. The proposed zone change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public.
 - c. The proposed zone change will not negatively impact the general purposes and intent of this Title and any other ordinance of the City.
 - d. Community interests will remain unaffected by the proposed change.

Conditions:

1. All requirements of the City Engineer shall be met.
2. The applicants shall provide a final legal description and acreage for the Rezone and General Plan area prior to City Council action on these items.
3. A conditional use permit shall be obtained, a subdivision plat approved to create the meetinghouse lot, and a site plan approved, prior to construction.
4. All future uses are subject to the City Center District Area Plan, unless said plan is amended to remove the subject property.

5. Density for all future uses shall be accounted for and subtracted from the City Center District Area Plan density, unless said plan is amended to remove the subject property.
6. Any conditions added by the Council. **None**

Please note the required conditions, and contact me with any questions.

Sincerely,

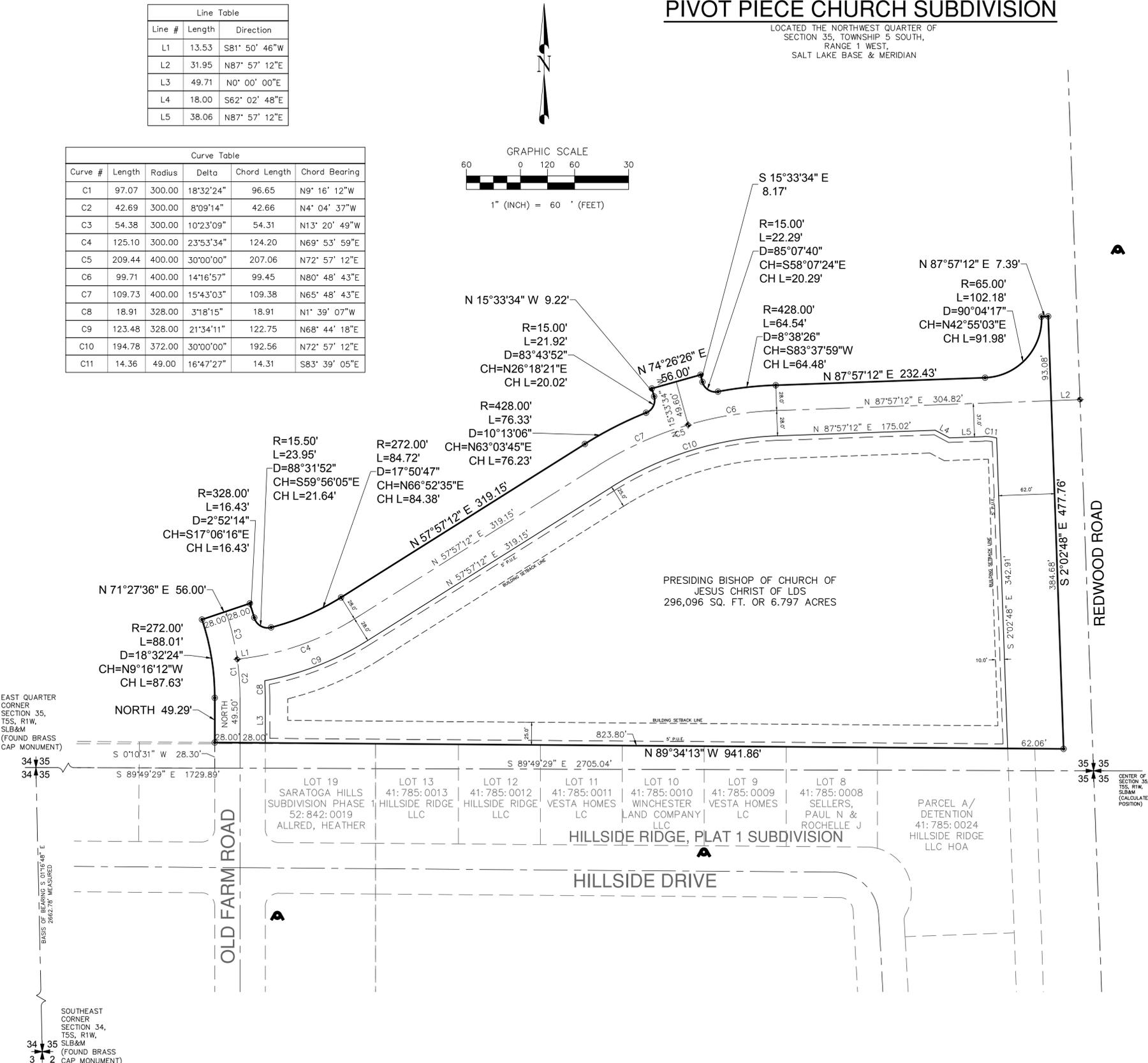
A handwritten signature in blue ink, appearing to read "Kimber Gabryszak", with a stylized flourish at the end.

Kimber Gabryszak, AICP
Planning Director

Exhibit 1 – Approved General Plan and Rezone Area

Line #	Length	Direction
L1	13.53	S81° 50' 46"W
L2	31.95	N87° 57' 12"E
L3	49.71	N0° 00' 00"E
L4	18.00	S62° 02' 48"E
L5	38.06	N87° 57' 12"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	97.07	300.00	18°32'24"	96.65	N9° 16' 12"W
C2	42.69	300.00	8°09'14"	42.66	N4° 04' 37"W
C3	54.38	300.00	10°23'09"	54.31	N13° 20' 49"W
C4	125.10	300.00	23°53'34"	124.20	N69° 53' 59"E
C5	209.44	400.00	30°00'00"	207.06	N72° 57' 12"E
C6	99.71	400.00	14°16'57"	99.45	N80° 48' 43"E
C7	109.73	400.00	15°43'03"	109.38	N65° 48' 43"E
C8	18.91	328.00	3°18'15"	18.91	N1° 39' 07"W
C9	123.48	328.00	21°34'11"	122.75	N68° 44' 18"E
C10	194.78	372.00	30°00'00"	192.56	N72° 57' 12"E
C11	14.36	49.00	16°47'27"	14.31	S83° 39' 05"E



NOTES

-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

-PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.

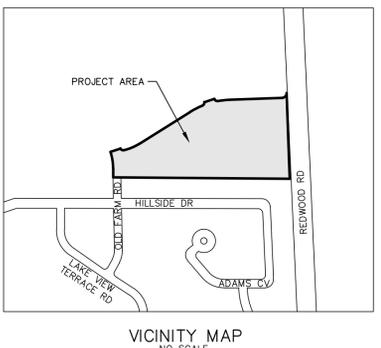
-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

-ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

-THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

-ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.

-ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.



SURVEYOR'S CERTIFICATE

I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 51527462 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots, hereafter to be known as PIVOT PIECE CHURCH SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY SURVEY

A parcel of land located in the Northwest Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point South 89°49'29" East 1729.97 feet and North 0°10'31" East 28.30 feet from the East Quarter corner of said Section 35, said point is and running;
 thence North 49.29 feet to a point of curvature;
 thence North feet along the arc of a 272.00 foot radius curve to the left through a central angle of 18°32'24" (Long Chord Bears North 09°16'12" West 87.63 feet);
 thence North 71°27'36" East 56.00 feet to a point of curvature;
 thence 16.43 feet along the arc of a 328.00 foot radius curve to the right through a central angle of 02°52'14" (Long Chord Bears South 17°06'16" East 16.43 feet) to a point of reverse curvature;
 thence 23.95 feet along the arc of a 15.50 foot radius curve to the left through a central angle of 88°31'52" (Long Chord Bears South 59°56'05" East 21.64 feet) to point of reverse curvature;
 thence 84.72 feet along the arc of a 272.00 foot radius curve to the left through a central angle of 17°50'47" (Long Chord Bears North 66°52'35" East 84.38 feet);
 thence North 57°57'12" East 319.15 feet to a point of curvature;
 thence 76.33 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 10°13'06" (Long Chord Bears North 63°03'45" East 76.23 feet) to a point of reverse curvature;
 thence 21.92 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 83°43'52" (Long Chord Bears North 26°18'21" East 20.02 feet);
 thence North 15°33'34" West 9.22 feet;
 thence North 74°26'26" East 56.00 feet;
 thence South 15°33'34" East 8.17 feet to a point of curvature;
 thence 22.29 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 85°07'40" (Long Chord Bears South 58°07'24" East 20.29 feet) to a point of reverse curvature;
 thence 64.54 feet along the arc of a 428.00 foot radius curve to the right through a central angle of 08°38'26" (Long Chord Bears North 83°37'59" East 64.48 feet);
 thence North 87°57'12" East 232.43 feet to a point of curvature;
 thence 102.18 feet along the arc of a 65.00 foot radius curve to the left through a central angle of 90°04'17" (Long Chord Bears North 42°55'03" East 91.98 feet);
 thence North 87°57'12" East 7.39 feet to the West Right-of-Way line of Redwood Road;
 thence South 02°02'48" East 477.76 feet along the West Right-of-Way line of Redwood Road to the North line of Hillside Ridge, Plat 1, as recorded in the Office of the Utah County Recorder as Entry# 13774:2014;
 thence North 89°34'13" West 941.86 feet along the North line of said subdivision to and along the North line of Saratoga Hills, Phase 1, as recorded in the Office of the Utah County Recorder as Entry# 93365:2000 to the point of beginning.

Parcel contains 296,096 Sq. Ft. 6.797 Acres.

OWNER'S DEDICATION

Know all men by these presents that _____ the _____undersigned owners of the above described tract of land having caused same to be subdivided into lots and streets to be known as **PIVOT PIECE CHURCH SUBDIVISION** do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat is intended for public and/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 owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision. In witness whereof, _____ have hereunto set _____ this _____ day of _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SALT LAKE) S.S.

On the _____ day of _____ a.d. 2015, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer(s) of the above Owner's Dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

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 herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public for the perpetual use of the public. This _____ day of _____, A.D. 2015.

 City Mayor

Attest _____
 City Recorder
 (See Seal Below)

PIVOT PIECE CHURCH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PRIVATE UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S 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 1-800-366-8532.

QUESTAR GAS APPROVED THIS _____ DAY OF _____ A.D., 20____ QUESTAR GAS	CENTURYLINK APPROVED THIS _____ DAY OF _____ A.D., 20____ CENTURYLINK	ROCKY MOUNTAIN POWER APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____ ROCKY MOUNTAIN POWER	COMCAST APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____ COMCAST	PLANNING COMMISSION REVIEW APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20____ CHAIRMAN, PLANNING COMMISSION
DIAMOND LAND SURVEYING, LLC 5243 South Green Pine Drive Murray, Utah 84123 office@diamondlandsurveying.com Phone (801) 266-5099 Fax 266-5032	FIRE CHIEF APPROVAL APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ A.D., 20____ CITY FIRE CHIEF	SARATOGA SPRING ENGINEER APPROVAL APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D., 20____ CITY ENGINEER	SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D., 20____ SARATOGA SPRINGS ATTORNEY	LEHI POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D., 20____ LEHI POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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