



Planning Commission Meeting
Thursday, April 9, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing and Possible Recommendation: Preliminary Plat for Fox Hollow Neighborhood 11 located at 3400 South Wildlife Boulevard, Kerry Winn, applicant. Presented by Kimber Gabryszak for Sarah Carroll.
5. Public Hearing and Possible Recommendation: Code Amendments to the City of Saratoga Springs Land Development Code. Presented by Kimber Gabryszak.
6. Approval of Minutes:
 1. March 12, 2015
7. Commission Comments.
8. Director's Report:
 - Council Actions
 - Applications and Approval
 - Upcoming Agendas
 - Other
9. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

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.



Planning Commission Staff Report

Preliminary Plat The Villages at Saratoga Springs (Fox Hollow), Neighborhood 11 April 9, 2015 Public Hearing

Report Date:	Thursday April 2, 2015
Applicant:	Kerry Winn
Owner:	FH 2014, LLC
Location:	~ 3400 South Wildlife Boulevard (~300 West)
Major Street Access:	Wildlife Boulevard
Parcel Number(s) & Size:	59:013:0061, 59:013:0062, 59:013:0063, 59:013:0033, 59:013:0064, 59:013:0032, ~ 20.17 acres
Land Use Map Designation:	Medium Density Residential
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped, some utilities have been installed
Adjacent Uses:	Single-family lots, future city park
Previous Meetings:	MDA reviewed by PC and CC in 2013
Previous Approvals:	MDA approved by City Council 4-16-13
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Preliminary Plat for The Villages at Saratoga Springs (Fox Hollow) Neighborhood 11 Phases 2-5, consisting of approximately 20.17 acres and containing 118 lots.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed preliminary plat, and choose from the options in Section "H" of this report. Options include recommendation to the City Council for approval with conditions, continuation, or a recommendation for denial based on non-compliance with findings of specific criterion.

- B. Background:** Some of the utilities were constructed in 2006, based on old approvals that were in place at that time. The applicant is proposing the same layout and lot sizes that were in place back then and is proposing to use the existing utility lines. This property is subject to the "Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement" (the MDA), which is 250 pages in length and may be found on the City's website.

The open space obligations were met in 2007 through a payment in lieu of open space agreement and the MDA absolves Neighborhood 11 of further open space obligations. However, there are some small pieces of open space on the plats, as described under "Open Space" in Section G of this report.

- C. Specific Request:** The applicant is requesting approval of the Preliminary Plats for Neighborhood 11 Phases 2-5. The proposed subdivision layout is very similar to the conceptual layouts shown on the exhibits in the Master Development Agreement.
- D. Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

- E. Community Review:** Prior to the Planning Commission review of the Preliminary Plat, this item 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. As of the date of this report no public input has been received regarding this application.
- F. General Plan: consistent.** The General Plan recommends Medium Density Residential for this area. The Land Use Element of the General Plan defines Medium Density Residential as four to fourteen units per acre. The proposed plans indicate 20.17 acres containing 118 lots or 5.85 units per acre; thus the proposed density is consistent with the General Plan.
- G. Code Criteria:** The requirements for this property are governed by the Land Development Code and The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement. **The applications were received on March 8, 2013, prior to the Code changes that were adopted on July 16, 2013; thus, the Code that was in effect prior to that date is applicable and referenced in this report.** The property is zoned R-3 PUD, Low Density Residential Planned Unit Development; Section 19.04.11 regulates the R-3 zone. This project also falls within a Planned Unit Development (PUD) and is regulated by Chapter 19.07. Pertinent sections and Chapters along with the requirements of the MDA are reviewed below.

Master Development Agreement

Density: complies. The MDA allows up to 226 units and 10 units per acre within Neighborhood 11, Phases 2-5; the plans indicate 118 lots and a density of 5.85 units per acre.

Infrastructure Requirements: can comply. According to the MDA, the developer will be required to complete the following items, as described in Exhibit I and L of the MDA, and outlined below:

- R-1, Swainson Boulevard
- R-2, Wildlife Boulevard
- W-2, N-5 to N-11 12" Water Main Connection
- W-3, Wildlife Boulevard 12" Water Main

It is anticipated that the applicant will participate in a pioneering agreement for the construction of Swainson Boulevard. The applicant is currently in discussions with other land owners regarding the timing and construction of Wildlife Boulevard. Engineering Condition K requires that these roads be completed and dedicated to the City prior to construction of Neighborhood 11, Phases 2-5.

MDA Open Space Requirements: complies. The MDA outlines specific open space requirements for each Neighborhood in Fox Hollow and states that Neighborhood 11 has met their open space requirements through a payment in lieu of open space agreement that was entered into in 2007 (attached).

Section 19.04.11, Low Density Residential (R-3)

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. The proposed preliminary plats indicate 118 single-family lots for single family dwellings; the proposed use is a permitted use in the R-3 zone.

Minimum Lot Size: variation requested. The minimum lot size for any use in this zone is 10,000 square feet. However, lot sizes may be reduced through the PUD process and the applicant is requesting lots ranging in size from 4,500 to 8,329 square feet in size. See "variations" later in this report.

Setbacks/Yard Requirements: variation requested. The R-3 zone requires front setbacks of 25 feet, side setbacks of 8 feet and 12 feet, and rear setbacks of 25 feet. For corner lots the minimum setback is 25 feet in the front and 20 feet on the side. However, setbacks may be reduced through the PUD process and the application is requesting minimum setbacks of:

Front: 18' (driveways will still have to meet the 20' requirement)
Sides: 5'
Rear: 20'
Corner side: 15'

The proposed setbacks are consistent with the setbacks that are in place and recorded on the Neighborhood 11, Phase 1 Plat. See "Variations" later in this report.

Minimum Lot Width: variation requested. Every lot in this zone shall be 70 feet in width at the front building setback. However, lot width may be reduced through the PUD process and the applicant is requesting a minimum lot width of 50 feet. See "Variations" later in this report.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can comply. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space. These requirements will be reviewed by the building department with each individual building permit application.

Fencing: can comply. Section 19.06.09 states "Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. In an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private."

Fencing is required around the open spaces and along the Village Parkway trail corridor; this has been included as a condition of approval. Fences around the open space shall be 6' tall semi-private tan vinyl fencing. Fencing along Village Parkway shall match existing fencing that is adjacent to this corridor.

Open Space: complies. The open space requirements are detailed in the MDA which states that Neighborhood 11 has already met the open space requirements through a payment in lieu of open space agreement that was entered into in 2007. However, there are some small pieces of open space on three of the proposed plats.

The majority of the drainage channel that is adjacent to Neighborhood 11 is currently owned by the City, thus small pieces of the drainage channel that are shown on the plats should be dedicated to the City, but the access path between the lots should be owned and maintained by the HOA, as follows:

- Plat 11-2 (0.15+0.04 acres): The trail connection between lots 11149-11150 and 11160-11162 shall be dedicated to the HOA and the portion of the drainage channel behind lots 11142-11150 shall be dedicated to the City.
- Plat 11-3 (0.04 +0.04 acres): The trail connections between lots 11193-11195 and 11210-11212 shall be dedicated to the HOA.
- Plat 11-4 (0.24 acres): The portion of the drainage channel behind lots 11235-11242 shall be dedicated to the City.
- Plat 11-5 (0.39 acres): The portion of the drainage channel shown adjacent to lots 11232-11234 shall be dedicated to the City.

Landscape plans for these areas shall be reviewed and approved with the final plat applications.

Variations: Variations are being requested for the lot sizes, setbacks, and lot widths. The PUD section allows variations to be requested and Section 19.07.07 states:

1. Upon combining the PUD overlay zone provisions with an appropriate existing zone, variations from the development standards of the underlying zone may be permitted by the Planning Commission and City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the Planning Commission and City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.
2. The Planning Commission and City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the designation standards of this Chapter are met.

Section 19.07.08 states:

The Planning Commission and City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;
2. that the variation desired will not adversely affect the public health, safety, or general welfare; and
3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.

Overall Staff finding: complies. *The requested variations do not include variations related to uses allowed within the zone. Granting a variation to the minimum lot size, setbacks, and minimum lot width will not adversely affect the rights of adjacent landowners or residents because lots of similar sizes and widths are directly abutting this property. The variations will not adversely affect the public health, safety, or general welfare because allowing smaller lots within Fox Hollow allows for larger open spaces. The granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land use Element of the General Plan because the PUD section allows for variations to be considered and neighboring phases have received similar variations. The MDA requires 30% open space along with a regional park that will be dedicated to the City. The open space throughout the development will offset the*

variations being requested and thus the variations will not adversely affect neighboring property. The requested variations do not result in an increased density beyond what is allowed for Neighborhood 11, Phases 2-5. These phases are allowed up to 226 units and 118 units are proposed.

Chapter 19.07.10, PUD Plan Approval.

Section 19.07.10 states "PUD is reviewed in a three-step process: 1) concept plan review, 2) preliminary plat review, 3) final plat review.

1. Concept Plan Review:

This section requires Conceptual plan review prior to preliminary plat review.

Staff finding: complies. *The proposed layout is similar to the conceptual layouts shown within the MDA and the expired approvals that were granted in 2006.*

2. Preliminary PUD Plat Review:

This section requires the preliminary PUD plans to comply with the project densities, density bonuses, clustering, preservation of open space, etc. and requires the architectural plans to be reviewed. The architectural elevations are required to be reviewed by the Urban Design Committee prior to review by the Planning Commission, and should demonstrate continuity and uniform architectural themes, features, and styles for all structures within the project, including types of materials. The Planning Commission shall hold a public hearing and "either recommend approval, approval with conditions, or denial of the application to the City Council." Following the Planning Commission's action, the application shall be forwarded to the City Council for action.

Staff finding: can comply. *The architectural elevations were reviewed by the Urban Design Committee prior to review by the Planning Commission (see "Urban Design Committee" below). The Planning Commission will hold a public hearing and make a recommendation to the City Council.*

3. Final PUD Plat Review:

This section requires final plats to be prepared in compliance "with the action of the City Council on any preliminary plat application" and shall also comply with any conditions of the preliminary plat approval. The City Council shall review the final plat plans for compliance with the conditions of the preliminary plat plans at a later date.

Staff finding: can comply. *The current application is for the preliminary plat. Final plat applications have not yet been received.*

Urban Design Committee:

Section 19.07.09.2.b. requires the Urban Design Committee to review building elevations prior to review by the Planning Commission and states "The UDC shall review architectural styles, themes, and materials and shall make a recommendation to the Planning Commission regarding architectural styles, themes, and materials." The Urban Design Committee reviewed the attached renderings on September 17, 2013 and made the following recommendations:

- The color palette needs more variety
- Materials such as wainscot should wrap the corners and end at an interior corner
- The stone above the garage doors is too heavy. It would be better as a wainscot with the stone wrapping the corners

The Villages HOA ARC has reviewed the proposed elevations and provided the attached letter.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:

"I move that the Planning Commission recommend approval to the City Council of the Preliminary Plat for The Village of Fox Hollow Neighborhood 11 (The Preserve), Phases 2-5, located at approximately 3400 South Wildlife Boulevard, based on the findings and conditions listed below:

Findings:

1. Prior to the Planning Commission review of the Preliminary Plat, this item 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.
2. The proposed preliminary plat is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
3. The proposed preliminary plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The following variations are approved:
 - i. The minimum lot size shall be 4,500 square feet
 - ii. The minimum lot width shall be 50 feet
 - iii. The minimum setbacks shall be:
 - Front: 18' (driveways shall be a minimum of 20' deep)
 - Sides: 5'
 - Rear: 20'
 - Corner lots, side abutting the street: 15'
4. Fences shall be installed around the open space and shall be 6' tall semi-private tan vinyl fencing.
5. Fencing shall be installed along Village Parkway and shall match existing fencing that is adjacent to this corridor.
6. Plat 11-2 (0.15 acres): The trail connection between lots 11149-11150 and 11160-11162 shall be dedicated to the HOA and the portion of the drainage channel behind lots 11142-11150 shall be dedicated to the City.
7. Plat 11-3 (0.04 +0.04 acres): The trail connections between lots 11193-11195 and 11210-11212 shall be dedicated to the HOA.
8. Plat 11-4 (0.24 acres): The portion of the drainage channel behind lots 11235-11242 shall be dedicated to the City.
9. Plat 11-5 (0.39 acres): The portion of the drainage channel shown adjacent to lots 11232-11234 shall be dedicated to the City.
10. Landscape plans for open space areas shall be reviewed and approved with the final plat applications.
11. Several color palette options shall be offered to the home buyers. Color palettes for the homes shall be approved by the HOA.
12. Materials such as wainscot should wrap the corners and end at an interior corner, final approval shall be by the HOA.
13. The stone above the garage doors is too heavy. It would be better as a wainscot with the stone wrapping the corners, final approval shall be by the HOA.

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

Alternative Motion B

"Based upon the analysis in the Staff Report and information received from the public, I move that the City Council deny the proposed preliminary plat for The Village of Fox Hollow Neighborhood 11 (The Preserve), Phases 2-5, located at approximately 3400 South Wildlife Boulevard."

List findings for denial:

I. Exhibits:

- A. Engineering Staff Report
- B. Location Map
- C. Payment In Lieu of Open Space Agreement, 2007
- D. HOA ARC letter
- E. Renderings
- F. Proposed Preliminary Plats

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: The Villages at Saratoga Springs (Fox Hollow)
Neighborhood 11 Phases 2-5
Date: April 2, 2015
Type of Item: Preliminary Plat Approval



Description:

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

B. Background:

Applicant: Kerry Winn
Request: Preliminary Plat Approval
Location: Approx. 3400 South Wildlife Blvd
Acreage: 20.17 acres - 110 lots

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

D. Conditions:

- A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- C. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- D. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- E. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings.

All application fees are to be paid according to current fee schedules.

- G. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- H. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- I. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- J. Project shall comply with all ADA standards and requirements.
- K. Developer shall comply with all requirements of the MDA and therefore may not be able to begin construction or record plats until Swainson Boulevard and Wildlife Boulevard are completed and dedicated for public use.
- L. Developer may not be able to record any lots in water zone 3 until a secondary water system is completed, operational, and dedicated for public use.



LOCATION/AERIAL MAP

PAYMENT IN LIEU OF OPEN SPACE AGREEMENT FOR **THE PRESERVE PLAT 11-1**
AT THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11 SUBDIVISION

THIS AGREEMENT is made and entered into as of May 9, 2007 by and between the CITY OF SARATOGA SPRINGS (the "City") and FOX HOLLOW, LLC ("Developer").

RECITALS:

A. The City approved the Village at Fox Hollow Neighborhood 11 Subdivision covering 9.79 acres with 37 building lots (the "Development"). The Villages at Saratoga Springs Master Development Plan Agreement requires 5.0 acres of open space more than is included in the Development.

B. Developer and the City have determined that allowing the Developer to meet the remainder of the open space requirement for the Development by making a payment in lieu of conveying more open space would better serve the interests of the City and Developer and would meet the objectives of the Payment in Lieu of Open Space Ordinance (the "Payment in Lieu Ordinance").

C. The City and the Developer are executing this Agreement to set forth the terms, conditions and agreements regarding payment in lieu of open space for a portion of the open space required for the Development as recommended by the Planning Commission and approved by the City Council.

ENT 124956:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Aug 24 3:22 pm FEE 0.00 BY CM
RECORDED FOR SARATOGA SPRINGS CITY

AGREEMENT:

NOW THEREFORE, for and in consideration of the mutual covenants, conditions and terms hereinafter set forth and set forth in the Recitals the parties hereby agree as follows:

1. Compliance with Percentage Requirements of Payment in Lieu Ordinance. The City Council has approved the Development based upon the payment in lieu of open space provided for in this Agreement. The payment in lieu of open space required for the Development meets the minimum requirements of the Payment in Lieu Ordinance.

2. Compliance with Value Requirements of Payment in Lieu Ordinance. Developer has offered to pay to the City and the City has agreed to accept \$625,000 for the 5.0 acres to be developed that would normally be required as open space (the "in lieu land"). That agreed payment is equal to approximately \$125,000 per acre. The Payment in Lieu ordinance allows the City and the Developer to agree as to the market value of the in lieu land so long as there are circumstances that assure that the agreed value is at least equal to the expected appraised value. The City and the Developer believe that \$125,000 per acre meets or exceeds the expected appraised value of the in lieu land. The shared belief as to the expected appraised value of the in lieu land is based on what the Developer has recently sold other land for in the area covered by the Villages at Saratoga Springs Master Development Plan Agreement. The estimated costs of

water connections and water rights for the in lieu land if it were developed as open space is \$80,900 or \$16, 180 per acre. The total payment to be made under this agreement is \$705,900.

3. Payment Prior to Recording. Developer will pay the above \$705,900 as payment in lieu of open space prior to recording the subdivision plat for the Development.

4. Miscellaneous Provisions.

4.1. This Agreement supersedes any and all negotiations, dealings and agreements by the parties as to the matters addressed herein.

4.2. The parties to this Agreement agree to cooperate with each other in effectuating the terms and conditions of this Agreement and agree to execute such further agreements, conveyances and other instruments as may be reasonably required to carry out the intent and purposes of this Agreement.

4.3. It is agreed that time is of the essence in the performance of duties and obligations under this Agreement. No failure or delay in exercising any right, power or privilege hereunder on the part of any party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the party making the waiver.

4.4. The parties agree that should any party default in any of the covenants or agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

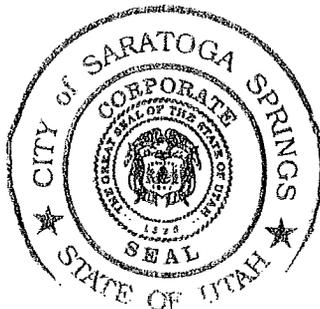
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first hereinabove written.

CITY OF SARATOGA SPRINGS

By: Timothy L. Parker
Its: Mayor

ATTEST:

Don Miller



FOX HOLLOW, LLC

By: [Signature]
Its: MANAGER



Sarah Carroll
Senior Planner
City of Saratoga Springs

January 12, 2015

Dear Sarah,

Having reviewed the revised preliminary renderings submitted by The Aimtec Group for Neighborhood 11, phases 2 and 3 (Preserves at Fox Hollow), the Board of the Villages at Saratoga Springs Home Owners' Association would like to submit this letter for the record.

The renderings submitted were reviewed by the Architectural Review Committee as thoroughly as possible. On the surface, the homes appear to be in line with the general architectural theme of the community. However, none of these elevations meet the minimum point requirement, as contained in the HOA's Builder's Packet.

Please note that the builder will be required to submit a formal application (the Builder's Packet), accompanied by a review fee, to ARC for each home prior to actual construction. The builder will be required to abide by the rules and regulations spelled out in the Master Development Agreement, CC&Rs, and other governing documents.

Phases 2 and 3, as well as other subsequent phases of Neighborhood 11 will require perimeter fencing and fencing between the lots and open space. Also, the neighborhood sign at the entrance to the Preserves community will need to be finished, as required by the CC&Rs. We noticed a lack of trails connecting future homes to the existing park in Neighborhood 11. Since one of the goals of the Design Guidelines for our HOA calls for the existence of pedestrian-friendly accesses to the community's amenities, we would appreciate if a few trails were added to the plans.

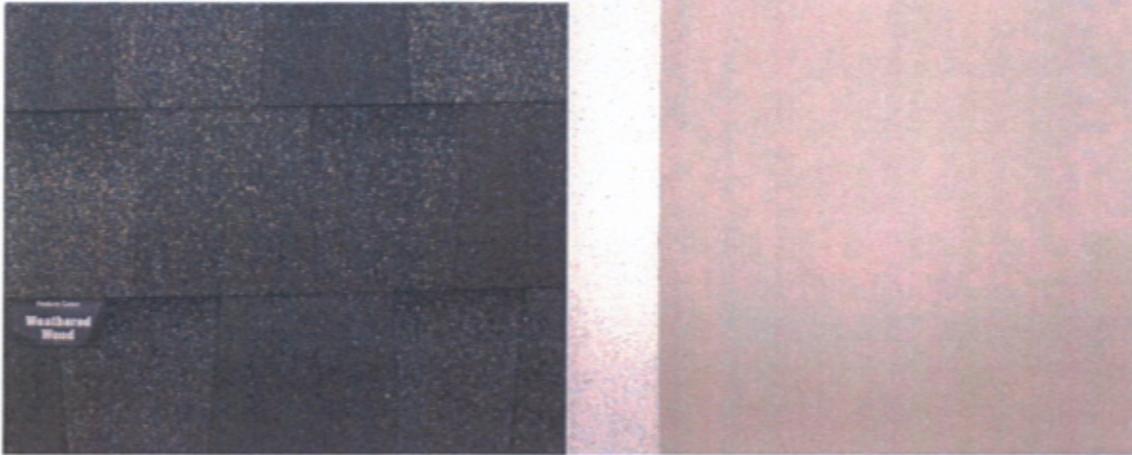
We look forward to working with The Aimtec Group. If you have any questions or concerns, please do not hesitate to contact me. Thank you!

Sincerely,

Tanya Parker | Vice-President
Email vp@villageshoa.org | www.VillagesHOA.org



Stone Single House

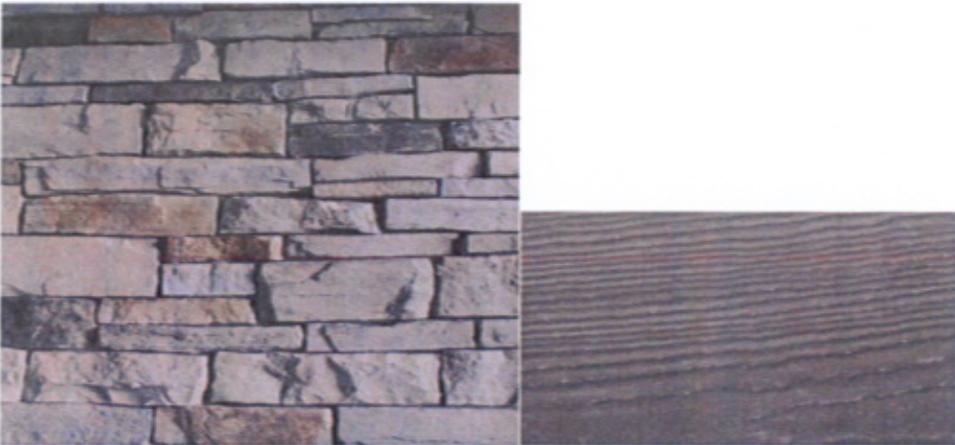


Roof Color: Weatheredwood

Stucco Body: JH Cobblestone

Stucco Trim: Maxi White

Hardie Main Color: James Hardie Cobblestone



Stone: Natural Blend WeatherLedge

Hardie Accent Color: James Hardie Timber Bark



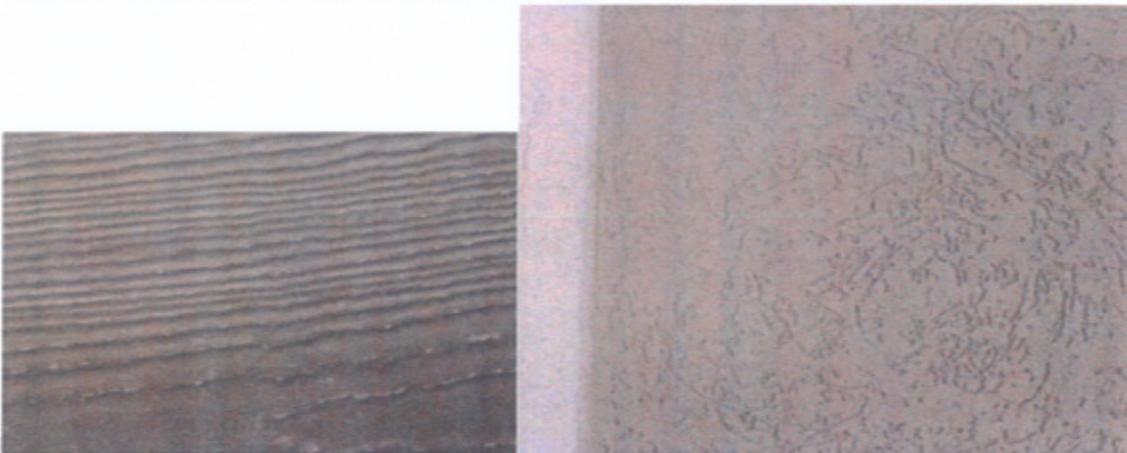
Hardie Trim Color: James Hardie Arctic White



2284-sequoia-a



Hardie Main Color: Monterey Taupe James Hardie Roof Color: Weatheredwood



Hardie Accent Color: Timber Bark James Hardie Stucco Body: JH Monterey Taupe

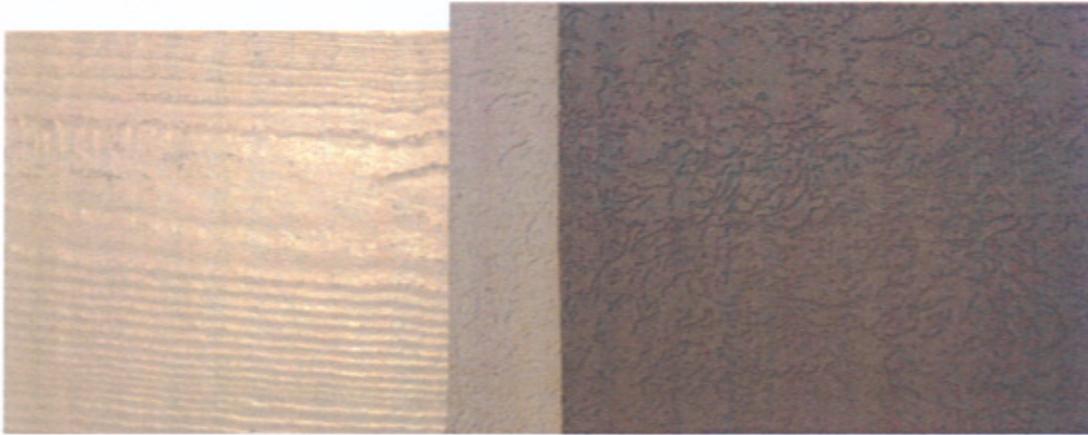
Stucco Trim: Maxi White



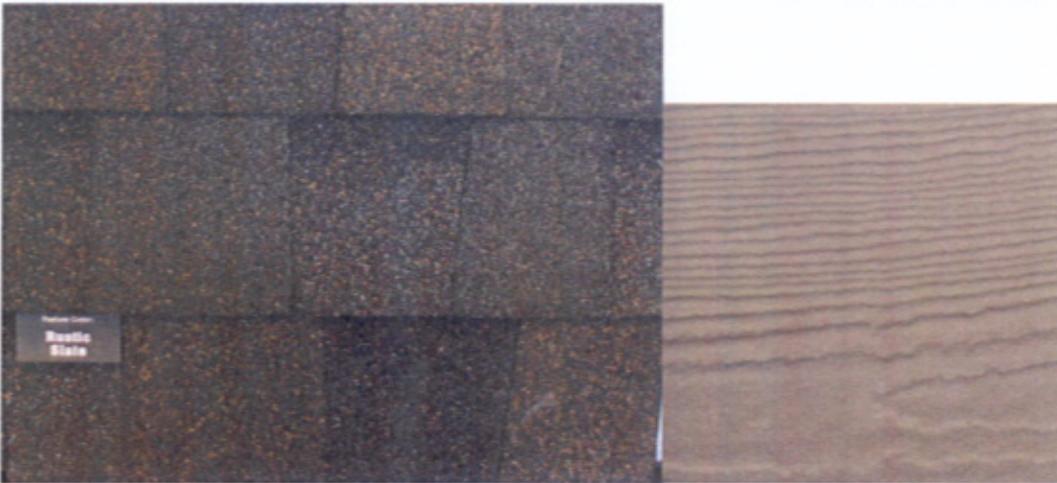
Stone: Sagewood WeatherLedge Dutch Quality



Sue Jones, owner



Hardie Trim: James Hardie Navajo Beige **Stucco Trim:** JH Navajo Beige **Stucco Body:** JH Khaki Brown



Roof: Rustic Slate **Hardie Main Color:** James Hardie Khaki Brown



Stone: Dutch Quality "Natural Blend LedgeStone" **Hardie Accent Color:** James Hardie Chestnut Brown

Main Hardy: Khaki Brown

COLOR OPTION #5

Trim Hardy: Country Lane Red/Timber Bark

Windows: Tan



Rock: Veneer Stone, Mineral County

Stucco: Match Khaki Brown



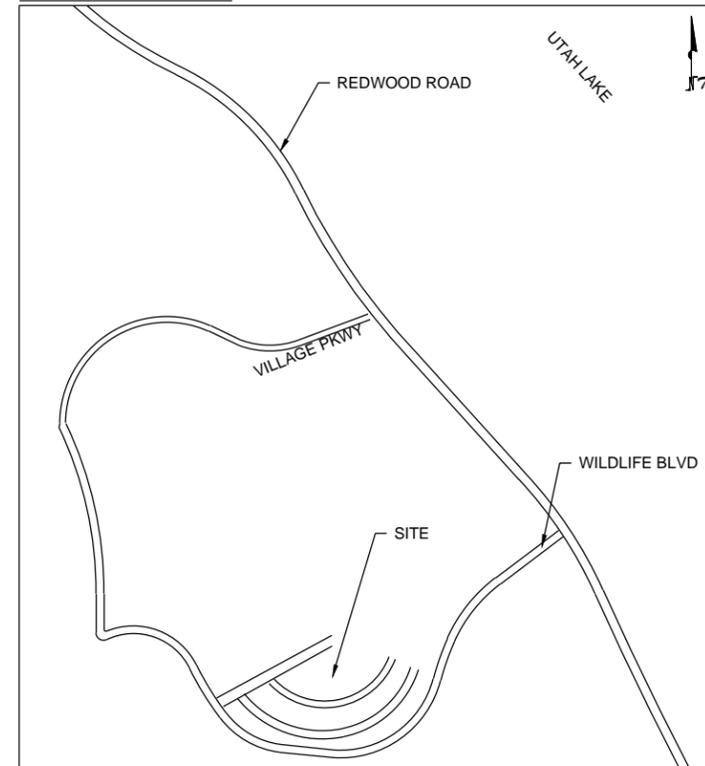
Roof: Weathered Wood



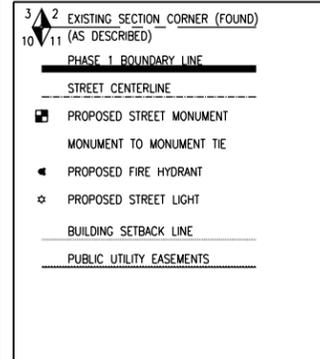
Photos are for color purposes only; may not reflect actual home being built or home design.

THE PRESERVE PLAT 11-2
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



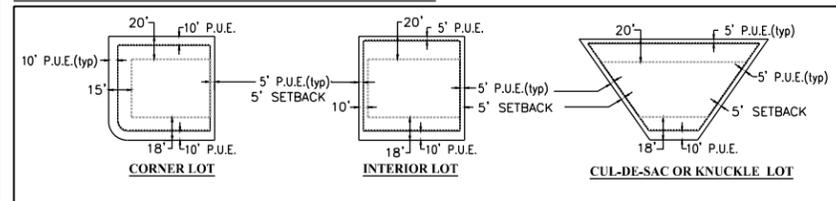
LEGEND DATE OF PREPARATION



NOTICE TO PURCHASERS

1-BUILDING SETBACKS ARE 18' IN THE FRONT FOR THE BUILDING AND 20' FOR THE GARAGES. THE SHOWN PLATTED LOTS ARE SHOWN AS 18' IN FRONT DUE TO NOT KNOWING WHAT SIDE OF THE HOUSE THE DRIVEWAYS ARE ON.

TYPICAL SETBACK & P.U.E. DETAILS



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)(ii).

QUESTAR GAS COMPANY Approved this ___ day of ___, A.D. 20__	ROCKY MOUNTAIN POWER Approved this ___ day of ___, A.D. 20__
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION Approved this ___ day of ___, A.D. 20__	CENTURY LINK Approved this ___ day of ___, A.D. 20__
COMCAST CABLE TELEVISION	QWEST

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

THE PRESERVE PLAT 11-2
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

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 as 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__.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } s.s.
 County of Utah

On the ___ day of ___, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() 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 _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
 County of UTAH

On the ___ day of ___, A.D., 20__, personally appeared before me ___ and, who being by me duly sworn did say each for himself, that he, the said ___ is the President and he the said ___ is the Secretary of ___ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said ___ and ___ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE 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 THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE PRESERVE PLAT 11-2, THE VILLAGE OF FOX HOLLOW.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUART OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED, SOUTH 00°11'07" WEST 1540.33 FEET ALONG THE SECTION LINE AND EAST 3408.94' FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, SAID POINT BEING ON THE ARC OF A 500 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 32°00'21" WEST); THENCE CONTINUING NORTHEASTERLY 26.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'07" (CHORD BEARS NORTH 56°27'06" EAST, 26.92 FEET) TO A 500 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 35°05'26" EAST); THENCE CONTINUING SOUTHEASTERLY 126.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'01" (CHORD BEARS NORTH 20°33'25" WEST) TO A POINT OF REVERSE CURVATURE WITH A 500 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING NORTHEASTERLY 164.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°48'52" (CHORD BEARS NORTH 60°02'08" EAST, 163.45 FEET) TO A 2000.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 39°22'19" EAST); THENCE CONTINUING NORTHEASTERLY 154.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'11" (CHORD BEARS NORTH 52°50'16" EAST, 154.24 FEET); THENCE SOUTH 31°21'40" EAST, 166.47 FEET; THENCE SOUTH 58°38'20" WEST, 53.48 FEET; THENCE SOUTH 31°21'40" EAST, 210.00 FEET; THENCE SOUTH 41°27'10" EAST, 104.89 FEET TO A POINT ON THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 56°03'10" WEST); THENCE CONTINUING NORTHEASTERLY 82.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'26" (CHORD BEARS NORTH 28°57'08" EAST, 82.72 FEET); THENCE NORTH 23°57'26" EAST, 13.10 FEET; THENCE SOUTH 66°02'34" EAST, 146.00 FEET; THENCE SOUTH 25°25'25" WEST, 54.84 FEET; THENCE SOUTH 30°25'12" WEST, 56.56 FEET; THENCE SOUTH 35°38'24" WEST 56.56 FEET; THENCE SOUTH 40°51'36" WEST, 56.56 FEET; THENCE SOUTH 46°04'48" WEST, 56.56 FEET; THENCE SOUTH 51°26'02", WEST, 59.46 FEET; THENCE SOUTH 55°06'02", WEST, 20.00 FEET; THENCE SOUTH 58°42'34", WEST, 58.20 FEET; THENCE SOUTH 64°00'19", WEST, 56.56 FEET; THENCE SOUTH 69°13'31", WEST, 56.56 FEET; THENCE SOUTH 74°26'43" WEST, 56.56 FEET; THENCE SOUTH 80°21'27" WEST, 71.54 FEET; THENCE SOUTH 86°14'38" WEST, 56.00 FEET; THENCE NORTH 87°53'01" WEST, 71.24 FEET; THENCE NORTH 05°24'18" EAST, 146.00 FEET TO A POINT ON THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 05°24'18" EAST); THENCE NORTHEASTERLY 97.27 FEET ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 11°43'59" (CHORD BEARS NORTH 78°43'43" WEST, 97.10 FEET); THENCE NORTH 17°08'17" EAST, 85.18 FEET; THENCE NORTH 31°21'40" WEST, 50.00 FEET; THENCE NORTH 58°38'20" EAST, 30.00 FEET; THENCE NORTH 31°21'40" WEST, 90.00 FEET; THENCE NORTH 58°38'20" EAST, 25.48 FEET; THENCE NORTH 31°21'40" WEST, 161.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.67 ACRES, MORE OR LESS.

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 intended for the public purpose of the perpetual use of the public.

This ___ day of ___, A.D. 20__.

 City Mayor

Attest _____
 City Recorder
 (See Seal Below)

THE PRESERVE PLAT 11-2

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

12401 SOUTH 450 EAST
 DRAPER, UT. 84020 BLD
 PHONE: (801) 571-8414
 FAX: (801) 571-9449

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of ___, A.D. 20__

 CITY FIRE CHIEF

PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission on this ___ day of ___, A.D. 20__

 CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS 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 CITY POST OFFICE

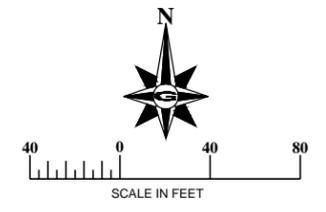
Approved by Post Office Representative on this ___ day of ___, A.D. 20__

 LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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P1 of 2

THE PRESERVE PLAT 11-2
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	175.41	503.00	19°58'50"	N33° 56' 50"E	174.52
C3	47.09	503.00	5°21'49"	S46° 37' 10"W	47.07
C4	47.09	503.00	5°21'50"	S51° 58' 59"W	47.07
C5	546.82	503.00	62°17'16"	N55° 06' 03"E	520.29
C6	230.15	503.00	26°12'57"	S67° 46' 27"W	228.15
C7	47.09	503.00	5°21'49"	S83° 33' 08"W	47.07
C8	39.66	503.00	4°31'05"	S83° 58' 23"W	39.65
C9	39.65	503.00	4°31'01"	S88° 30' 12"W	39.64
C10	47.09	503.00	5°21'50"	N88° 55' 36"E	47.07
C11	40.77	503.00	4°38'37"	S86° 54' 59"E	40.75
C12	33.33	503.00	3°47'48"	S86° 29' 35"E	33.33
C13	72.27	150.00	27°36'14"	N17° 33' 14"W	71.57
C14	40.75	250.00	9°20'17"	S36° 01' 48"E	40.70
C15	35.70	531.00	3°51'08"	N25° 52' 59"E	35.70
C16	48.38	531.00	5°13'13"	N30° 25' 10"E	48.36
C17	48.38	531.00	5°13'13"	N35° 38' 23"E	48.36
C18	48.38	531.00	5°13'13"	N40° 51' 36"E	48.36
C19	48.38	531.00	5°13'13"	N46° 04' 49"E	48.36
C20	47.96	531.00	5°10'31"	N51° 16' 41"E	47.95
C21	20.00	531.00	2°09'30"	N54° 56' 41"E	20.00
C22	49.78	531.00	5°22'18"	N58° 42' 35"E	49.76
C23	48.39	531.00	5°13'16"	N64° 00' 18"E	48.37
C24	48.38	531.00	5°13'13"	N69° 13' 34"E	48.36
C25	48.38	531.00	5°13'15"	N74° 26' 47"E	48.37
C26	43.28	531.00	4°40'12"	N79° 23' 31"E	43.27
C27	22.38	15.00	85°29'02"	S38° 59' 09"W	20.36
C28	22.38	15.00	85°28'56"	N46° 29' 50"W	20.36
C29	43.04	531.00	4°38'37"	S86° 54' 59"E	43.02
C30	31.48	475.00	3°47'48"	S86° 29' 35"E	31.47
C31	24.97	15.00	95°21'53"	N43° 55' 35"E	22.18
C32	24.97	15.00	95°21'46"	S51° 26' 15"E	22.18
C33	82.71	475.00	9°58'35"	N75° 53' 35"E	82.60
C34	71.02	475.00	8°33'58"	N66° 37' 18"E	70.95
C35	63.61	475.00	7°40'24"	N58° 30' 06"E	63.57
C36	24.97	15.00	95°21'50"	N6° 58' 59"E	22.18
C37	18.79	278.00	3°52'25"	S38° 45' 44"E	18.79
C38	26.51	278.00	5°27'52"	S34° 05' 36"E	26.50
C39	23.56	15.00	90°00'00"	N76° 21' 40"W	21.21
C40	23.56	15.00	90°00'00"	S13° 38' 20"W	21.21
C41	23.56	15.00	90°00'00"	N76° 21' 40"W	21.21
C42	23.56	15.00	90°00'00"	S13° 38' 20"W	21.21
C43	21.44	222.00	5°31'58"	S34° 07' 39"E	21.43
C44	14.74	222.00	3°48'19"	S38° 47' 47"E	14.74
C45	24.97	15.00	95°21'49"	S88° 22' 50"E	22.18
C46	82.82	475.00	9°59'24"	N38° 56' 33"E	82.72
C47	53.09	178.00	17°05'25"	N12° 17' 52"W	52.90
C48	32.66	178.00	10°30'50"	N26° 05' 59"W	32.62
C49	37.20	122.00	17°28'20"	N22° 37' 07"W	37.06
C50	21.57	122.00	10°07'53"	N8° 49' 00"W	21.54

NORTHWEST CORNER
SECTION 13,
T6S,R1W, SLB&M

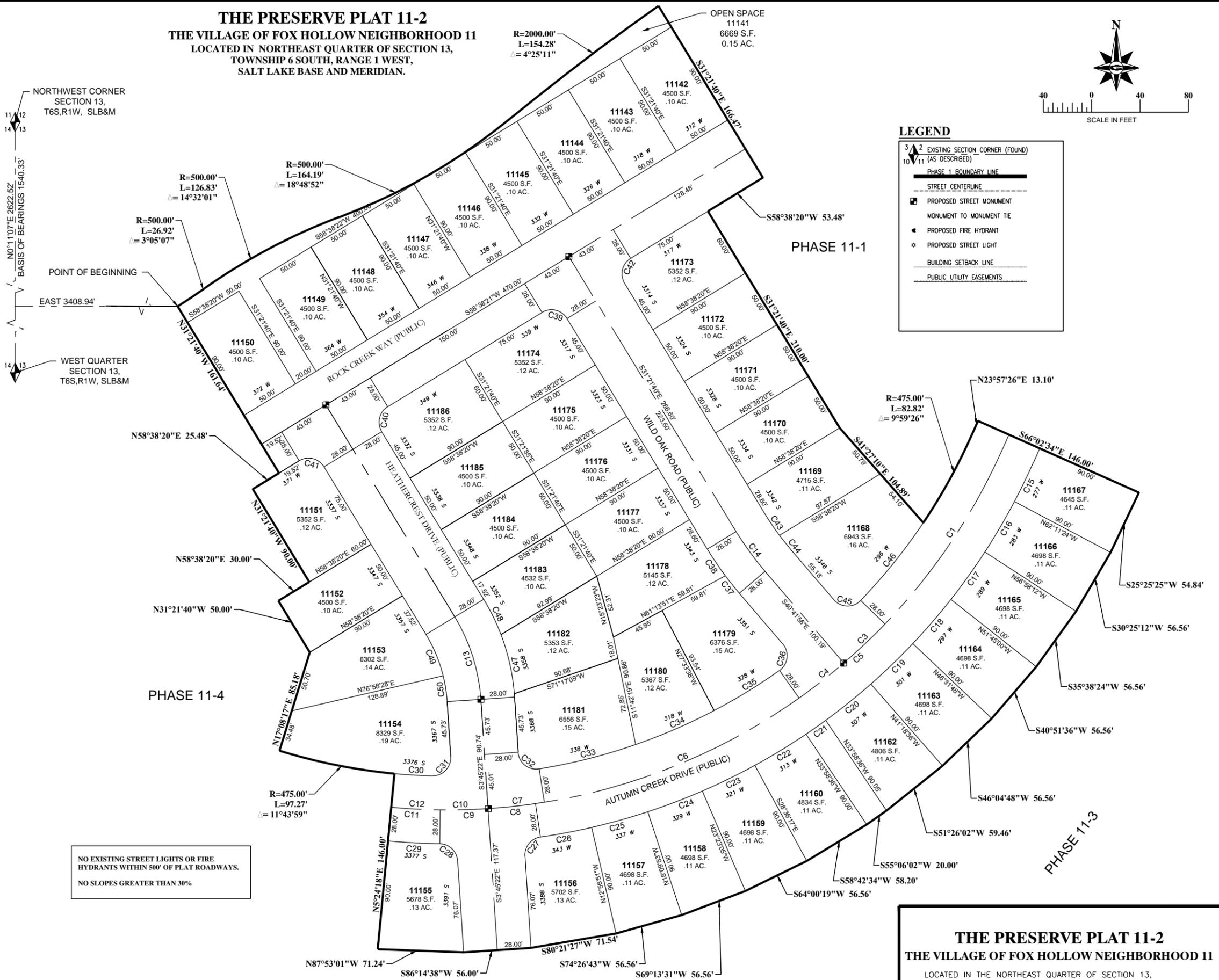
N0°11'07"E 2622.52'
BASIS OF BEARINGS T540.33'

POINT OF BEGINNING

EAST 3408.94'

WEST QUARTER
SECTION 13,
T6S,R1W, SLB&M

NO EXISTING STREET LIGHTS OR FIRE
HYDRANTS WITHIN 500' OF PLAT ROADWAYS.
NO SLOPES GREATER THAN 30%



LEGEND

- 3/10/11 EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

12401 SOUTH 450 EAST
 DRAPER, UT 84020 BLD
 PHONE: (801) 571-9414
 FAX: (801) 571-9449

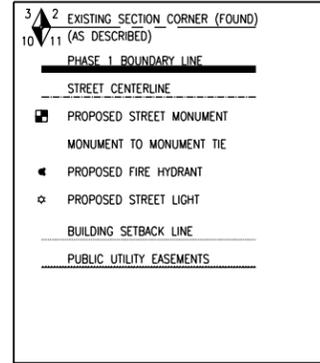
CONSULTING ENGINEERS AND SURVEYORS

THE PRESERVE PLAT 11-2
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

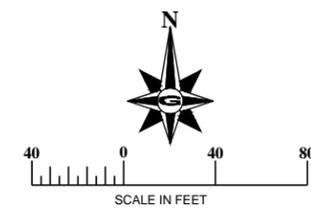
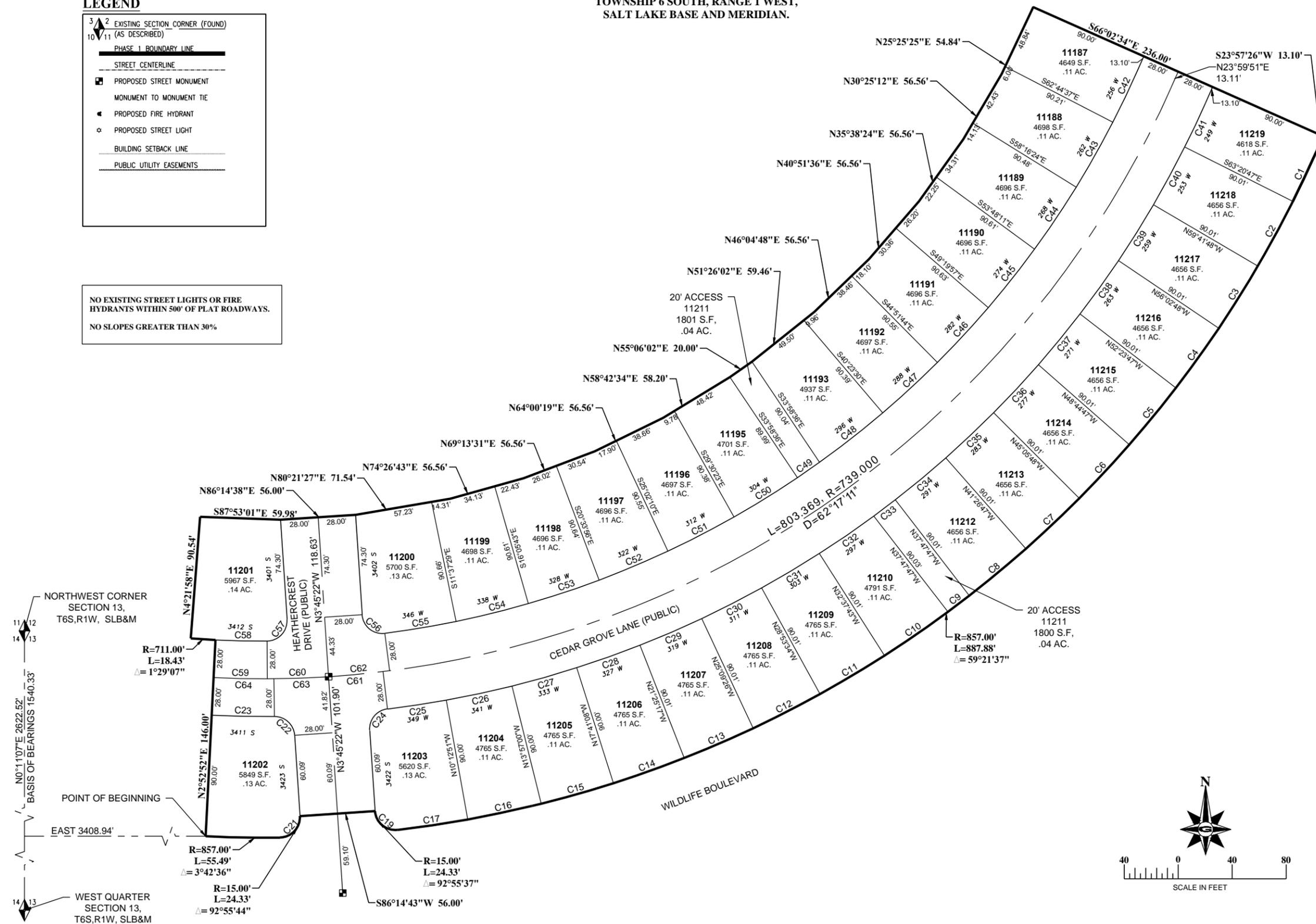
P2 of 2

THE PRESERVE PLAT 11-3
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.

LEGEND



NO EXISTING STREET LIGHTS OR FIRE
 HYDRANTS WITHIN 500' OF PLAT ROADWAYS.
 NO SLOPES GREATER THAN 30%



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.33	857.00	2°41'47"	N25°18'18"E	40.33
C2	54.60	857.00	3°39'01"	S28°28'42"W	54.59
C3	54.60	857.00	3°39'01"	S32°07'44"W	54.59
C4	54.60	857.00	3°39'01"	N35°46'45"E	54.59
C5	54.57	857.00	3°38'53"	N39°25'42"E	54.56
C6	54.59	857.00	3°39'00"	N43°04'39"E	54.58
C7	54.59	857.00	3°39'00"	N46°43'39"E	54.58
C8	54.59	857.00	3°39'00"	N50°22'38"E	54.58
C9	20.00	857.00	1°20'14"	N52°52'15"E	20.00
C10	57.30	857.00	3°49'51"	N55°27'17"E	57.29
C11	55.88	857.00	3°44'09"	N59°14'17"E	55.87
C12	55.88	857.00	3°44'09"	N62°58'26"E	55.87
C13	55.88	857.00	3°44'09"	N66°42'35"E	55.87
C14	55.88	857.00	3°44'09"	N70°26'43"E	55.87
C15	55.88	857.00	3°44'09"	N74°10'52"E	55.87
C16	55.88	857.00	3°44'09"	S77°55'01"W	55.87
C17	52.83	857.00	3°31'56"	N81°33'03"E	52.82
C18	24.33	15.00	92°55'37"	S50°13'10"E	21.75
C19	24.33	15.00	92°55'44"	N42°42'30"E	21.75
C20	22.74	15.00	86°50'52"	N47°10'48"W	20.62
C21	46.65	767.00	3°29'07"	S88°51'41"E	46.65
C22	22.74	15.00	86°50'52"	S39°40'04"W	20.62
C23	44.28	767.00	3°18'27"	N81°26'16"E	44.27
C24	50.01	767.00	3°44'09"	N77°54'59"E	50.00
C25	50.01	767.00	3°44'09"	N74°10'50"E	50.00
C26	50.01	767.00	3°44'09"	N70°26'41"E	50.00
C27	50.01	767.00	3°44'09"	N66°42'32"E	50.00
C28	50.01	767.00	3°44'09"	N62°58'23"E	50.00
C29	50.01	767.00	3°44'09"	N59°14'14"E	50.00
C30	49.18	767.00	3°40'26"	N55°31'57"E	49.17
C31	20.00	767.00	1°29'38"	N52°56'55"E	20.00
C32	48.86	767.00	3°39'00"	N50°22'36"E	48.85
C33	48.86	767.00	3°39'00"	N46°43'37"E	48.85
C34	48.86	767.00	3°39'00"	N43°04'37"E	48.85
C35	48.83	767.00	3°38'53"	N39°25'41"E	48.83
C36	48.87	767.00	3°39'01"	N35°46'44"E	48.86
C37	48.87	767.00	3°39'01"	N32°07'43"E	48.86
C38	48.87	767.00	3°39'01"	S28°28'42"W	48.86
C39	48.87	767.00	3°39'01"	S32°07'43"W	48.86
C40	40.93	711.00	3°17'54"	N25°18'18"E	40.92
C41	55.47	711.00	4°28'12"	N29°29'27"E	55.46
C42	55.47	711.00	4°28'14"	N33°57'40"E	55.46
C43	55.47	711.00	4°28'16"	N38°25'54"E	55.47
C44	55.49	711.00	4°28'19"	N42°54'12"E	55.48
C45	55.46	711.00	4°28'08"	N47°22'25"E	55.44
C46	59.60	711.00	4°48'11"	N52°00'35"E	59.59
C47	20.00	711.00	1°36'42"	N55°13'02"E	20.00
C48	55.47	711.00	4°28'11"	N58°15'29"E	55.45
C49	55.47	711.00	4°28'14"	N62°43'42"E	55.46
C50	55.47	711.00	4°28'13"	N67°11'55"E	55.46
C51	55.48	711.00	4°28'16"	N71°40'10"E	55.47
C52	55.47	711.00	4°28'12"	N76°08'24"E	55.46
C53	53.69	711.00	4°19'36"	N80°32'18"E	53.68
C54	24.49	15.00	93°32'32"	S50°31'38"E	21.86
C55	24.49	15.00	93°32'31"	N43°00'54"E	21.86
C56	38.41	711.00	3°05'43"	S88°39'59"E	38.40
C57	39.92	739.00	3°05'43"	S88°39'59"E	39.92
C58	45.69	739.00	3°32'32"	N88°00'54"E	45.68
C59	40.66	739.00	3°09'08"	S84°40'04"W	40.65
C60	45.69	739.00	3°32'31"	S84°28'22"W	45.68
C61	40.66	739.00	3°09'08"	N87°49'12"E	40.65
C62	44.95	739.00	3°29'07"	N88°51'41"W	44.94

12401 SOUTH 450 EAST
 DRAPER, UT. 84020 BLD
 PHONE: (801) 571-9414
 FAX: (801) 571-9449

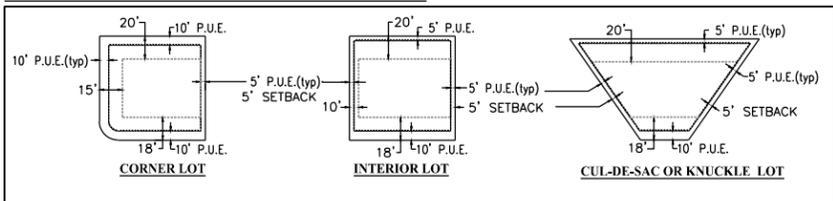
 CONSULTING ENGINEERS AND SURVEYORS

THE PRESERVE PLAT 11-3
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH **P2 OF 2**

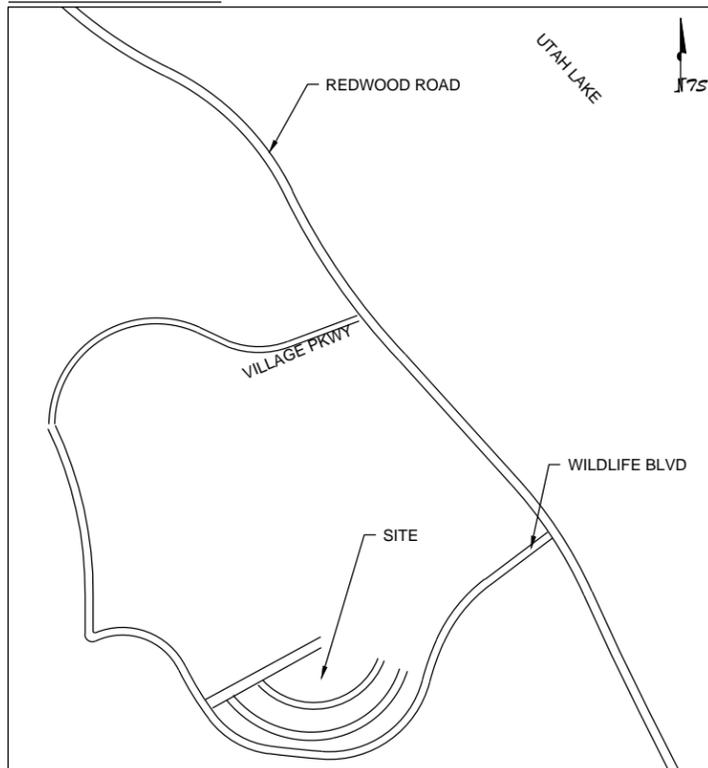
THE PRESERVE 11-4
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

LOCATED IN NORTHEAST QUARTER OF SECTION 13
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.

TYPICAL SETBACK & P.U.E. DETAILS



VICINITY MAP



NOTICE TO PURCHASERS

BUILDING SETBACKS ARE 18' IN THE FRONT FOR THE BUILDING AND 20' IN THE FRONT FOR THE GARAGES. THE SHOWN PLATED LOTS ARE SHOWN AS 18' IN THE FRONT DUE TO NOT KNOWING WHAT SIDE OF THE HOUSE THE DRIVEWAYS ARE ON.

NO EXISTING STREET LIGHTS OR FIRE HYDRANTS WITHIN 500' OF PLAT ROADWAYS.

NO SLOPES GREATER THAN 30%

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) S.S.
 County of Utah

On the ___ day of ___, A.D., 20___, personally appeared before me ___ and, who being by me duly sworn did say each for himself, that he, the said ___ is the President and he the said ___ is the Secretary of ___ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said ___ and ___ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

THE PRESERVE 11-4

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 as 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___.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
 County of Utah

On the ___ day of ___, A.D. 20___, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer () 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 _____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE 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 THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE PRESERVE 11-4 THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WILDLIFE BOULEVARD, SAID POINT BEING LOCATED EAST 54.50 FEET, AND SOUTH 1207.75 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 47°49'17" EAST, 3.63 FEET TO A POINT OF CURVATURE WITH A 222.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING NORTHEASTERLY 78.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'07" (CHORD BEARS NORTH 37°44'45" EAST 77.68 FEET) TO THE POINT OF REVERSE CURVATURE WITH A 278.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 64.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'02" (CHORD BEARS NORTH 34°18'46" EAST, 64.31 FEET); THENCE NORTH 31°21'40" WEST, 109.67 FEET TO A POINT ON THE ARC OF A 200.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 16°40'37" WEST); THENCE NORTHEASTERLY 133.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'14" (CHORD BEARS NORTH 54°10'17" EAST, 131.23 FEET) TO A 300.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 54°58'48" EAST); THENCE NORTHEASTERLY 200.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°20'36" (CHORD BEARS NORTH 54°11'32" EAST, 197.04 FEET) TO A 500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 16°38'09" WEST); THENCE NORTHEASTERLY 134.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'13" (CHORD BEARS NORTH 65°40'45" EAST, 133.73 FEET); THENCE SOUTH 31°21'40" EAST, 161.64 FEET; THENCE SOUTH 58°38' 20 " WEST, 25.48 FEET; THENCE SOUTH 31°21' 40" EAST, 90.00 FEET; THENCE SOUTH 58°38'20" WEST, 30.00 FEET; THENCE SOUTH 31°21'40" EAST, 50.00 FEET; THENCE SOUTH 17°08'17" WEST, 85.18 FEET TO A POINT ON THE ARC OF A 475.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 17°08'17" EAST); THENCE SOUTHEASTERLY 97.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'59" (CHORD BEARS SOUTH 78°43'43" EAST, 97.10 FEET); THENCE SOUTH 05°24'18" WEST 146.00 FEET; THENCE SOUTH 87°53'01" EAST, 11.27 FEET; THENCE SOUTH 04°21'58" WEST, 90.54 FEET TO A POINT ON THE ARC OF A 711.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 04°21'58" EAST); THENCE SOUTHEASTERLY 18.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'07" (CHORD BEARS SOUTH 86°22'35" EAST, 18.43 FEET); THENCE SOUTH 02°52'52" WEST 146.00 FEET TO NORTHEASTERLY RIGHT OF WAY LINE OF WILDLIFE BOULEVARD AND A 857.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 02°52'52" EAST); THENCE NORTHWESTERLY 628.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°00'46" (CHORD BEARS NORTH 66°06'45" WEST, 614.42 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 44°53'38" EAST); THENCE CONTINUING 13.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'38" (CHORD BEARS NORTH 20°06'03" WEST 12.68 FEET) TO THE POINT OF BEGINNING.

CONTAINS 6.904 ACRES, MORE OR LESS.

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)(ii).

QUESTAR GAS COMPANY
 Approved this ___ day of ___, A.D. 20___

ROCKY MOUNTAIN POWER
 Approved this ___ day of ___, A.D. 20___

QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
 Approved this ___ day of ___, A.D. 20___

CENTURY LINK
 Approved this ___ day of ___, A.D. 20___

COMCAST CABLE TELEVISION

QWEST

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 intended for the public purpose of the perpetual use of the public.

This ___ day of ___, A.D. 20___

City Mayor _____ Attest _____
 City Recorder
 (See Seal Below)

THE PRESERVE 11-4
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

LOCATED IN NORTH HALF OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

12401 SOUTH 450 EAST
 DRAPER, UT. 84020 BLD.
 PHONE: (801) 571-9414
 FAX: (801) 571-9449

CONSULTING ENGINEERS AND SURVEYORS

FIRE CHIEF APPROVAL
 Approved by the Fire Chief on this ___ day of ___, A.D. 20___

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
 Reviewed by the Planning Commission on this ___ day of ___, A.D. 20___

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS 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 CITY POST OFFICE
 Approved by Post Office Representative on this ___ day of ___, A.D. 20___

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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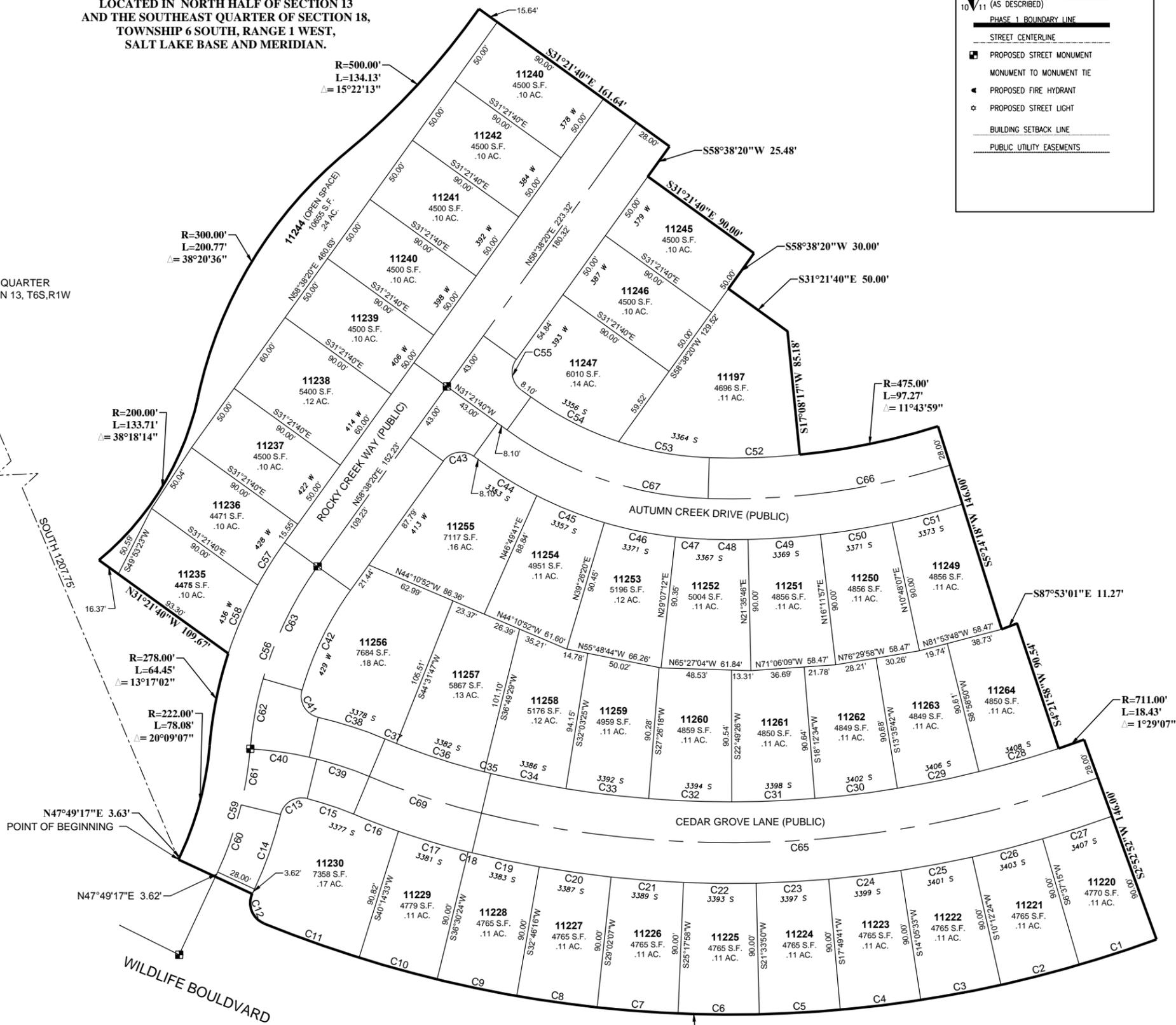
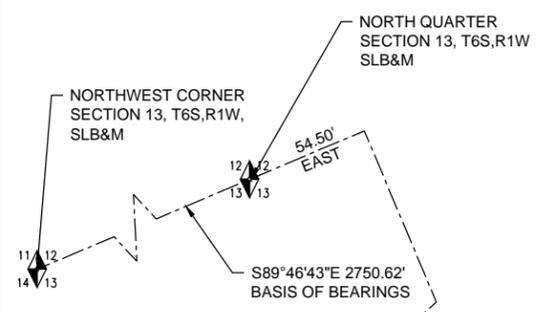
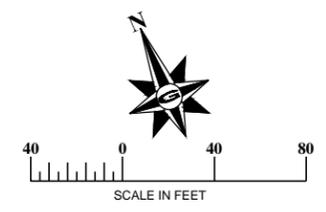
P1 OF2

THE PRESERVE 11-4
 THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11
 LOCATED IN NORTH HALF OF SECTION 13
 AND THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN.

LEGEND DATE OF PREPARATION

- 3 2 EXISTING SECTION CORNER (FOUND)
- 10 11 (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	55.93	857.00	3°44'22"	27.98	55.92	S85°14'57"E
C2	55.64	857.00	3°43'12"	27.83	55.63	S81°31'09"E
C3	56.11	857.00	3°45'06"	28.07	56.10	S77°47'00"E
C4	55.88	857.00	3°44'09"	27.95	55.87	S74°02'23"E
C5	55.88	857.00	3°44'09"	27.95	55.87	S70°18'14"E
C6	55.88	857.00	3°44'09"	27.95	55.87	S66°34'05"E
C7	55.88	857.00	3°44'09"	27.95	55.87	S62°49'57"E
C8	55.88	857.00	3°44'09"	27.95	55.87	S59°05'48"E
C9	55.88	857.00	3°44'08"	27.95	55.87	S55°21'39"E
C10	55.88	857.00	3°44'09"	27.95	55.87	S51°37'31"E
C11	69.57	857.00	4°39'04"	34.80	69.55	S47°25'54"E
C12	24.33	15.00	92°55'39"	15.79	21.75	S1°21'28"W
C13	23.63	15.00	90°16'33"	15.07	21.26	S81°45'42"W
C14	54.33	278.00	11°11'53"	27.25	54.25	N42°13'22"E
C15	33.76	222.00	8°42'45"	16.91	33.73	N48°44'39"W
C16	33.05	528.00	3°35'11"	16.53	33.04	N46°10'52"W
C17	50.00	528.00	5°25'33"	25.02	49.98	N50°41'13"W
C18	2.75	528.00	0°17'54"	1.38	2.75	N53°32'57"W
C19	47.26	767.00	3°31'49"	23.64	47.25	N55°27'49"W
C20	50.01	767.00	3°44'09"	25.01	50.00	N59°05'47"W
C21	50.01	767.00	3°44'09"	25.01	50.00	N62°49'56"W
C22	50.01	767.00	3°44'09"	25.01	50.00	N66°34'05"W
C23	50.01	767.00	3°44'09"	25.01	50.00	N70°18'14"W
C24	50.01	767.00	3°44'09"	25.01	50.00	N74°02'23"W
C25	50.01	767.00	3°44'09"	25.01	50.00	N77°46'32"W
C26	50.01	767.00	3°44'09"	25.01	50.00	N81°30'41"W
C27	50.06	767.00	3°44'22"	25.04	50.05	N85°14'56"W
C28	57.26	711.00	4°36'52"	28.65	57.25	N83°19'35"W
C29	57.26	711.00	4°36'52"	28.65	57.25	N78°42'43"W
C30	57.25	711.00	4°36'49"	28.64	57.24	N74°05'53"W
C31	57.26	711.00	4°36'52"	28.65	57.25	N69°29'03"W
C32	57.26	711.00	4°36'53"	28.65	57.25	N64°52'11"W
C33	57.32	711.00	4°37'08"	28.67	57.30	N60°15'10"W
C34	52.68	711.00	4°14'42"	26.35	52.67	N55°49'15"W
C35	4.76	472.00	0°34'39"	2.38	4.76	N53°24'34"W
C36	63.48	472.00	7°42'23"	31.79	63.44	N49°16'03"W
C37	8.46	472.00	1°01'36"	4.23	8.46	N44°54'04"W
C38	48.29	278.00	9°57'08"	24.20	48.23	N49°21'50"W
C39	43.42	250.00	9°57'08"	21.77	43.37	N49°21'50"W
C40	41.09	250.00	9°25'03"	20.59	41.05	N59°02'54"W
C41	24.40	15.00	93°13'11"	15.87	21.80	S7°43'52"E
C42	76.57	222.00	19°45'42"	38.67	76.19	S48°54'34"W
C43	23.56	15.00	90°00'00"	15.00	21.21	N76°21'40"W
C44	43.09	278.00	8°52'48"	21.59	43.04	S35°48'04"E
C45	50.06	278.00	10°19'05"	25.10	50.00	S45°24'00"E
C46	50.07	278.00	10°19'09"	25.10	50.00	S55°43'07"E
C47	21.67	278.00	4°27'58"	10.84	21.66	S63°06'41"E
C48	28.37	531.00	3°03'40"	14.19	28.37	S66°52'30"E
C49	50.01	531.00	5°23'48"	25.03	50.00	S71°06'14"E
C50	50.01	531.00	5°23'48"	25.03	50.00	S76°30'01"E
C51	50.01	531.00	5°23'48"	25.03	50.00	S81°53'49"E
C52	62.33	475.00	7°31'05"	31.21	62.28	S69°06'12"E
C53	63.72	222.00	16°26'44"	32.08	63.50	S57°07'17"E
C54	67.95	222.00	17°32'15"	34.24	67.69	S40°07'47"E
C55	23.56	15.00	90°00'00"	15.00	21.21	N13°38'20"E
C56	135.13	250.00	30°58'10"	69.26	133.49	N43°09'20"E
C57	34.54	278.00	7°07'09"	17.29	34.52	N55°04'51"E
C58	51.27	278.00	10°33'59"	25.71	51.20	N46°14'17"E
C59	87.93	250.00	20°09'07"	44.42	87.48	N37°44'45"E
C60	48.86	250.00	11°11'53"	24.51	48.78	S42°13'22"W
C61	39.07	250.00	8°57'14"	19.57	39.03	S32°08'49"W
C62	48.90	250.00	11°12'28"	24.53	48.83	S33°16'29"W
C63	86.23	250.00	19°45'42"	43.55	85.80	S48°45'34"W
C65	431.05	739.00	33°25'13"	221.85	424.97	N70°24'31"W
C66	169.00	503.00	19°15'03"	85.31	168.21	S74°58'11"E
C67	148.28	250.00	33°59'00"	76.39	146.12	S48°21'10"E
C69	81.25	500.00	9°18'38"	40.71	81.16	N49°02'35"W



12401 SOUTH 450 EAST
 DRAPER, UT. 84020 BLD
 PHONE: (801) 571-9414
 FAX: (801) 571-9449

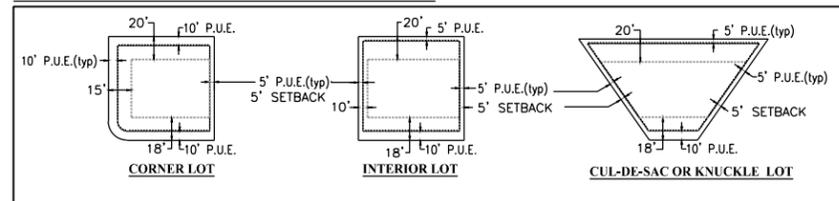
GILSON
 ENGINEERING INC.
 CONSULTING ENGINEERS AND SURVEYORS

THE PRESERVE 11-4
 THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

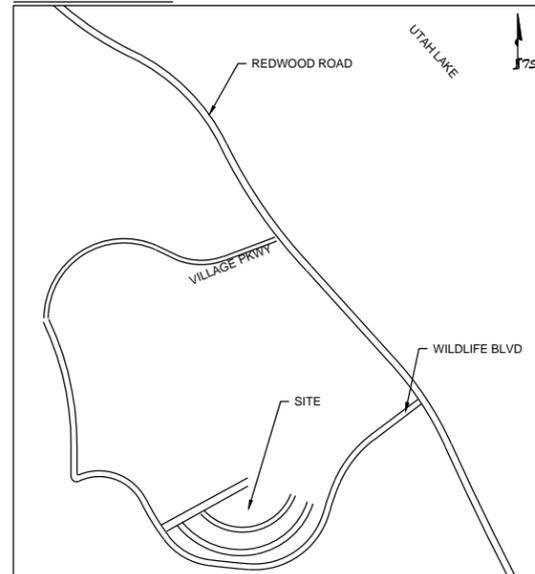
LOCATED IN A PORTION OF THE NORTH HALF OF SECTION
 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

P 1 OF 2

TYPICAL SETBACK & P.U.E. DETAILS



VICINITY MAP



NOTICE TO PURCHASERS

BUILDING SETBACKS ARE 18' IN THE FRONT FOR THE BUILDING AND 20' IN THE FRONT FOR THE GARAGES. THE SHOWN PLATED LOTS ARE SHOWN AS 18' IN THE FRONT DUE TO NOT KNOWING WHAT SIDE OF THE HOUSE THE DRIVEWAYS ARE ON.

NO EXISTING STREET LIGHTS OR FIRE HYDRANTS WITHIN 500' OF PLAT ROADWAYS.

NO SLOPES GREATER THAN 30%

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)(ii).

QUESTAR GAS COMPANY
Approved this ___ day of ___, A.D. 20__

QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION
Approved this ___ day of ___, A.D. 20__

COMCAST CABLE TELEVISION

ROCKY MOUNTAIN POWER
Approved this ___ day of ___, A.D. 20__

ROCKY MOUNTAIN POWER

CENTURY LINK
Approved this ___ day of ___, A.D. 20__

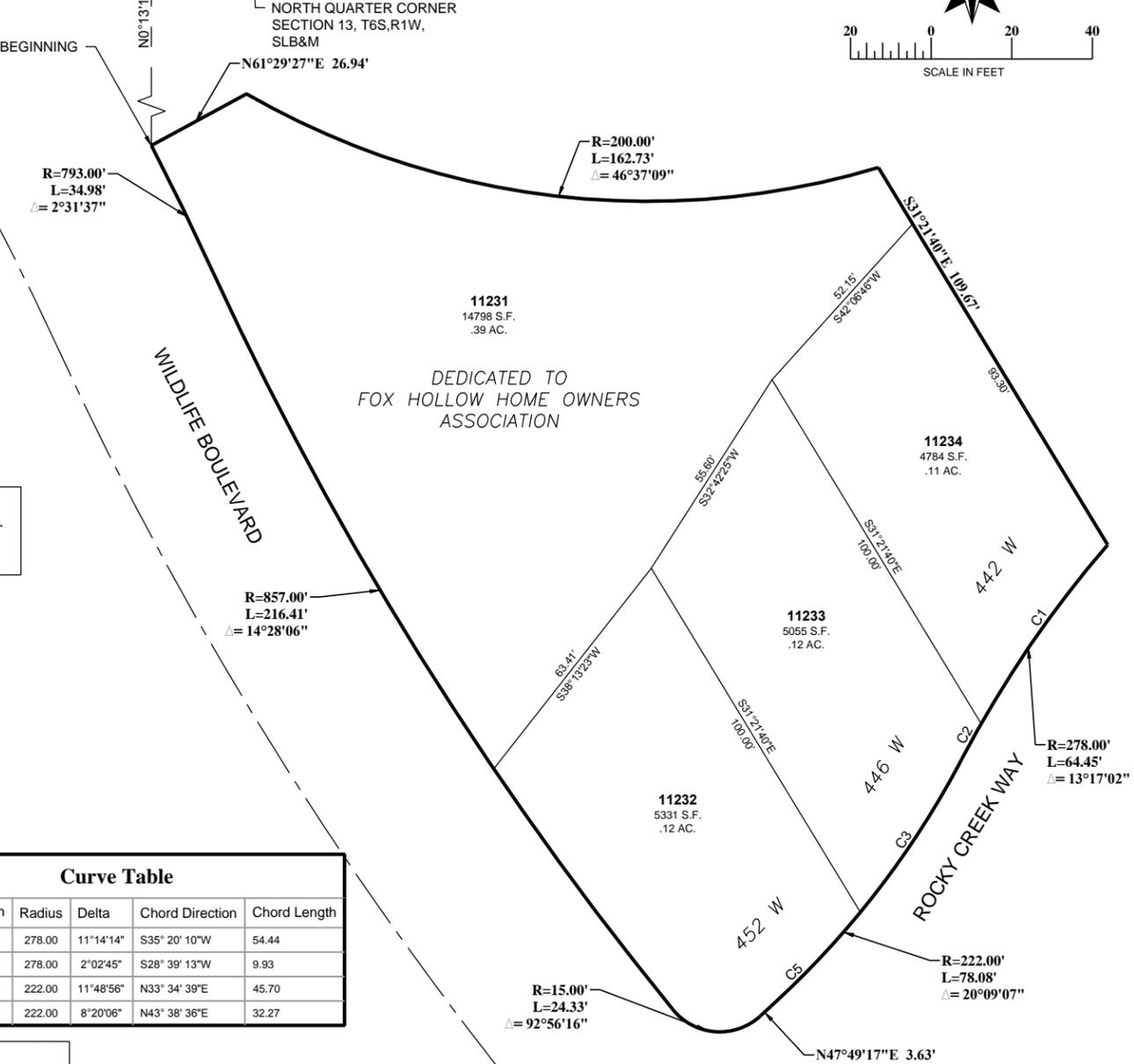
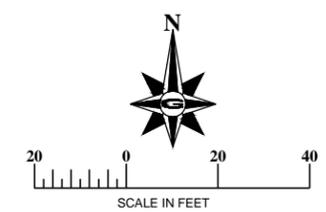
QWEST

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.52	278.00	11°14'14"	S35° 20' 10"W	54.44
C2	9.93	278.00	2°02'45"	S28° 39' 13"W	9.93
C3	45.78	222.00	11°48'56"	N33° 34' 39"E	45.70
C5	32.30	222.00	8°20'06"	N43° 38' 36"E	32.27

THE PRESERVE 11-5
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

LOCATED IN NORTH HALF OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152857 AS PRESCRIBED BY THE 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 THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE PRESERVE 11-5 THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WILDLIFE BOULEVARD, SAID POINT BEING LOCATED SOUTH 89°46'43" EAST 2657.48 FEET AND SOUTH 0°13'17" WEST 992.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 61°29'27" EAST 26.94 FEET TO A POINT ON A 200 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 162.73 FEET ALONG THE ARC OF SAID CURVE, WITH A DELTA ANGLE OF 46°37'09" (CHORD SOUTH 83°22'01" EAST 158.28 FEET); THENCE SOUTH 31°21'40" EAST 109.67 FEET TO A POINT ON A 278.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 64.45 FEET ALONG THE ARC OF SAID CURVE, WITH A DELTA ANGLE OF 13°17'02" (CHORD SOUTH 34°18'25" WEST 64.31 FEET) TO A 222.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 78.08 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 20°09'07" (CHORD SOUTH 37°44'28" WEST 77.68 FEET); THENCE SOUTH 47°49'17" WEST 3.63 FEET TO A POINT OF CURVATURE WITH A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 24.33 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 92°56'16" (CHORD NORTH 85°42'54" WEST 21.75 FEET) TO A 857.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 216.41 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 14°28'06" (CHORD NORTH 32°01'07" WEST 215.84 FEET) TO A 793.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 34.98 FEET ALONG THE ARC OF SAID CURVE WITH A DELTA ANGLE OF 2°31'37" (CHORD NORTH 26°02'41" WEST 34.97 FEET) TO THE POINT OF BEGINNING.

CONTAINS 29970 S.F. OR 0.688 ACRES, MORE OR LESS.

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 intended for the public purpose of the perpetual use of the public.

This ___ day of ___, A.D. 20__.

City Mayor _____ Attest _____
City Recorder
(See Seal Below)



OWNER'S DEDICATION

Know all men by these presents that ___, the ___ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

THE PRESERVE 11-5
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11

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 as 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__.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of UTAH

On the ___ day of ___, A.D., 20__, personally appeared before me ___ and, who being by me duly sworn did say each for himself, that he, the said ___ is the President and he the said ___ is the Secretary of ___ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said ___ and ___ each duly acknowledge to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

My commission expires: _____ Notary Public residing at _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) S.S.
County of Utah

On the ___ day of ___, A.D., 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() 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 _____

12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449

CONSULTING ENGINEERS AND SURVEYORS

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of ___, A.D. 20__

CITY FIRE CHIEF _____

PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission on this ___ day of ___, A.D. 20__

CHAIRMAN, PLANNING COMMISSION _____

SARATOGA SPRINGS 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 CITY POST OFFICE

Approved by Post Office Representative on this ___ day of ___, A.D. 20__

LEHI CITY POST OFFICE REPRESENTATIVE _____

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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P-1

**Code Amendments
Multiple Sections
Thursday, April 26, 2015
Public Hearing**

Report Date:	Thursday, April 2, 2015
Applicant:	Staff and Subcommittee Initiated
Previous Meetings:	Code Subcommittee Meetings Planning Commission Work Session March 12, 2015
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The Code Subcommittee and Staff have been working on another round of code cleanups, amendments, and clarifications. The current packet proposes changes to the following sections:

- 19.02 – Definitions
- 19.04 – Land Use Zones
- 19.05 – Supplemental Regulations
- 19.06 – Landscaping and Fencing
- 19.12 – Subdivisions
- 19.14 – Site Plan Review
- 19.26 – Planned Community Zone

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and vote to forward a positive recommendation to the City Council on all or some of the amendments with or without modifications. Alternatives include continuance to a future meeting or a negative recommendation for all or some of the amendments.

- B. Background:** The City has been working for the last several years to adopt amendments to the Land Development Code to improve transparency, increase consistency, close loopholes, increase standards, and remove contradictions. In October 2013 the Council appointed a Development Code (Code) Update Subcommittee consisting of two City Councilmembers, one member of the Planning Commission, and City staff as appropriate.

Additionally, the business community, development community, staff, Planning Commission, and City Council have expressed concern over the often lengthy application review process, and have set a goal of streamlining the application review process as the Code is improved.

The subcommittee and staff have drafted the enclosed amendments to further these goals.

C. Specific Request: The proposed amendments are summarized below, with details outlined in Exhibits A – I.

19.02 – Measuring building height

- Clarify the method to ensure consistency and avoid violations; measure from newly defined “established grade” and require identification of established grade at plat or site plan

19.05 – Accessory Buildings reformat / clarification

- Clarify that items such as appearance apply to all accessory buildings, not only those that have a setback exception

19.06 – Fencing along arterial trail corridors

- Allow privacy fencing along limited arterial trail corridors

19.06 – Park strip landscaping

- Clarify that the 30% vegetation requirement applies to each park strip, not each lot

19.12 – Driveways & Corner Lots

- Allow gravel driveways in some zones, and state that driveways in other zones must be hard surface
- Clarify that minimum size requirements for corner lots are calculated from standard minimum sizes, not from reduced lot sizes

19.12 and 19.14 – Application Requirements

- Add “shapefile” and “established grade” to application requirements

19.12 – Plat Amendment Process

- Allow more types of plat amendments to be approved administratively

19.26 – PC zone Clarifications

- Add several clarifications to avoid misunderstandings

19.04 – Business Park Zone Uses

- Review and modify the allowed uses in the BP Zone to ensure resultant development is appropriate for the vision of that Land Use

D. Process: Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

Complies. There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.

2. 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 this Title.

Complies. Please see Sections F and G of this report.

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

Complies. Please see Section E of this report. After the Planning Commission recommendation, a public hearing will be scheduled with the City Council.

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

Complies. Please see Section E of this report.

E. Community Review: Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required. A public hearing with the City Council will be scheduled and noticed at a later date.

F. General Plan:

Land Use Element – General Goals

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

Staff conclusion: consistent

The proposed changes help to improve transparency and consistency by removing unclear processes (height, lot sizes), will increase property use for some residents (fencing and driveways), increase efficiency by improving application requirements, and streamline additional processes while still ensuring a thorough review by City staff, the Planning Commission, and City Council.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

Land Use Element – Business Park

The General Plan Business Park Land Use has identified the following goals for development in the BP Zone:

- k. **Business Park.** The Business Park designation will provide locations in the City that will accommodate land-uses that require large tracts of land specific infrastructure facilities. Developments in the Business Park areas will create and maintain a campus type of setting. The central land-use in the district should be office space but other land-uses will be considered.

As it is anticipated that potential operators in this district will have unique infrastructure needs, consideration will be given as those needs are identified so as to ensure the establishment of a functioning atmosphere for the individual businesses. This may require the planning for and developing off-site facilities to meet the needs of the various land-uses in the Business Park areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

The potential uses in the BP zone currently range from office to auto repair, and include several uses that do not appear to comport with the vision of the General Plan for campus-type development primarily including offices and assorted edge and ancillary uses. The current permitted and conditional uses are more consistent with a commercial zone, or the Office Warehouse zone, so Staff and the Subcommittee recommend removing several uses from the BP zone.

Staff conclusion: consistent

The proposed amendment will improve the consistency of the Code with the vision of the General Plan.

G. Code Criteria:

Code amendments are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council, and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be 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 provisions of the General Plan;
Consistent. See Section F of this report.

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. The amendments help streamline the process, widen property rights, clarify inconsistencies, and the general welfare will be maintained.

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
Consistent. The stated purposes of the Code are found in section 19.01.04:
 1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;
 - h. encourage the development of an attractive and beautiful community; and
 - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

The amendments helps to streamline the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review by ensuring existing requirements are still met.

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.
Consistent. The amendments will better protect the community through more efficient process, clarity and consistency in development review, and maintenance of high standards.

H. Recommendation / Options:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and vote to forward a positive recommendation to the City Council on the amendments with or without modifications, or choose from the alternatives below.

Staff Recommended Motion – Positive Recommendation

The Planning Commission may choose to forward a **positive recommendation** on all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.12, 19.14, and 19.26] with the Findings and Conditions below:

Findings:

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions:

1. The amendments shall be edited as directed by the Commission: _____
 - a. _____
 - b. _____
 - c. _____

Alternative A – Continuance

Vote to **continue** all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: “I move to continue the amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.12, 19.14, and 19.26] of the Code to the April 23, 2015 meeting, with the following changes to the draft:

Alternative B – Negative Recommendation

Vote to forward a **negative** recommendation to the City Council for all or some of the proposed Code amendments.

Motion: “Based upon the evidence and explanations received today, I move to forward a **negative** recommendation to the City Council for the proposed amendments to Sections [19.02, 19.04, 19.05, 19.06, 19.12, 19.14, and 19.26] of the Code with the Findings below:

Findings

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Commission: _____
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Commission: _____
3. _____
4. _____
5. _____

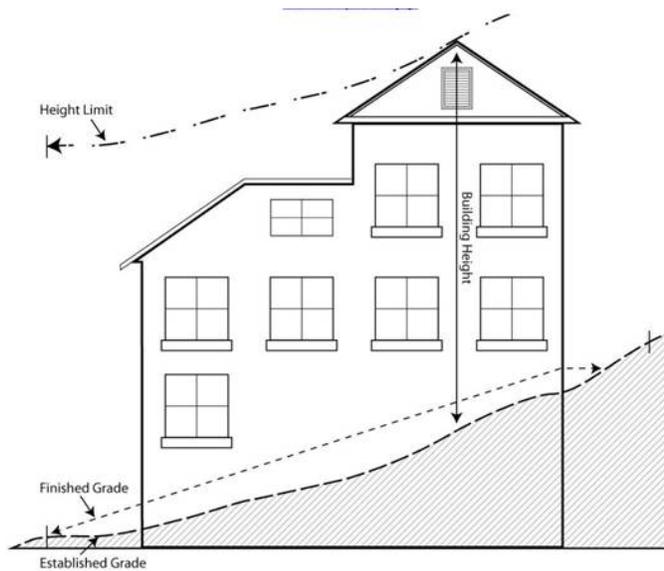
I. Exhibits:

- A. 19.02 – Measuring building height
- B. 19.05 – Accessory Buildings reformat / clarification
- C. 19.06 – Fencing along arterial trail corridors
- D. 19.06 – Park strip landscaping
- E. 19.12 – Driveways & Corner Lots
- F. 19.12 and 19.14 – Application Requirements
- G. 19.12 – Plat Amendment Process
- H. 19.26 – PC zone Clarifications
- I. 19.04 – Business Park Zone Uses

A. 19.02 – MEASURING BUILDING HEIGHT

Section 19.02.02.:

35. **“Building height”** or **“Structure height”** means:
the vertical distance from the average finished established grade surface at the building wall, as shown in the drawing below, to either:
- the highest point of the coping of a flat roof or to the deck line of a mansard roof directly above the point of measurement; or
 - the mean height level between eaves and ridge for gable, hip, or gambrel roofs directly above the point of measurement.



94. “Established Grade” means the measured grade of a piece of land at time of subdivision or site plan approval, shown on the final subdivision plat or site plan, and from which height of future structures will be measured.

B. 19.05 - ACCESSORY BUILDINGS

19.05.02. General Supplemental Regulations.

~~12. Height of Accessory Buildings. In all zones except for the A, RA-5, and RR zones, no accessory building shall be taller than any main structure or dwelling.~~

19.05.11. Accessory Buildings in Residential Development.

Accessory buildings may be placed on residential lots subject to the standards in the applicable zone districts as outlined in Chapter 19.04, and the standards of this section.

1. All accessory buildings shall meet the following standards:

~~a. in all zones except for the A, RA-5, and RR zones, shall not be taller than any main structure or dwelling^[1] for buildings with a building permit, or fifteen feet for buildings not requiring a building permit;~~

~~a-b. shall be of color and construction compatible with and similar to the primary structure; and~~

~~b-c. shall be regularly maintained in a clean and well-kept manner, and~~

~~e-d. shall not drain onto adjacent properties or onto public property; and~~

~~d-e. shall not be located in a required clear view triangle as outlined in Section 19.06; and~~

~~f. shall have a minimum twenty foot long driveway if housing a car, truck, RV, or other automobile.~~

2. Accessory buildings requiring a building permit according to the International Building Code:

~~a. shall meet the accessory building setbacks identified in the applicable zone district, and~~

~~a.~~

b. shall not occupy more than 30% of any side or rear yard, subject to the lot coverage limitations of the applicable zone district.

3. Accessory buildings not requiring a building permit^[2] according to the International Building Code shall not be required to meet interior side yard and rear yard setbacks, and street-side yard setbacks for corner lots where the rear property line abuts the rear property line of the adjacent lot. ~~Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.~~ If placed within ~~the a required~~ setback, such buildings:

~~a. are placed at the property owners' risk per Utah Code Chapter 54-3; and~~

~~b. ; and may be placed on a slab but shall have no footings; and~~

~~e-b. shall have a maximum height of ten feet, as measured from the finished grade of the surface directly beneath the building to the highest point of the building roof; and shall be of color and construction compatible with the primary structure; and~~

~~d-c. shall not have openings facing adjoining properties; and~~

~~e-d. shall have minimum one-hour fire rated construction for surfaces facing adjoining properties; and~~

~~f-e. shall not be used for the housing of animals or birds; and~~

~~g. shall not drain onto adjacent properties or onto public property; and~~

- ~~h. shall not be located in a required clear view triangle as outlined in Section 19.06; and~~
- ~~i. shall have a minimum twenty foot driveway if housing a car, truck, RV, or other automobile;~~
- ~~j. shall be regularly maintained in a clean and well kept manner, and~~
- ~~k.f.~~ if within the street side-yard setback, shall not have openings facing the street side property line.

C. 19.06 – FENCING

Section 19.06.09.

Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

1. **Front yards:** fences exceeding three feet in height shall not be erected in any front yard space of any residential lot.
2. **Retaining walls:** for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, the Engineering Standards and Specifications shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:
 - a. compatibility with fences of surrounding uses;
 - b. quality of proposed materials;
 - c. aesthetics of proposed materials;
 - d. requirements of applicable development agreements;
 - e. intensity of existing surrounding uses; and
 - f. applicable conditions of approval.
3. **Prohibited stylesfencing:**
 - a. ~~no~~ **No** barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is used for keeping of animals. This Section also does not apply in the A, RA-5, and RR zones.
 - b. No fencing that parallels existing fencing and is visible from an adjacent road or street shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens or other livestock, or fencing as otherwise specifically permitted under this Code.**
- 3.4. **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.
- 4.5. **Non-residential and Multi-family:** fencing and other screening materials for multi-family, residential, commercial, or industrial projects must receive approval by the City Council through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:

- a. compatibility with fences of surrounding uses;
- b. quality of proposed materials;
- c. aesthetics of proposed materials;
- d. requirements of applicable development agreements;
- e. intensity of existing surrounding uses; and
- f. applicable conditions of approval.

6. Required fencing: fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties.

- a. In an effort to promote safety for citizens ~~using these trail corridors~~ and security for homeowners, fences along open space, parks, trails, and easement corridors shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City [maintained [3] and both parallel and are visible from an arterial.
- b. Fencing along arterial roads shall be of a consistent material and color within each development.
- c. Fencing along open space, parks, trails, and easement corridors may be less than six feet in height but shall not be less than three feet in height, at the discretion of the property owner or HOA as applicable.

(Ord. 14-23)

D. 19.06 – PARK STRIPS

19.06.08. Additional Landscaping Requirements.

1. All residential lots shall have the front yards, and street-side yards for corner lots, landscaped within one year, and interior side and back yards within two years after (whichever is less restrictive):
 - a. receiving a Certificate of Occupancy; or
 - b. once ownership is established by the current owner.
2. Park strips.
 - a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, drought tolerant plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape rock, cobble, or pavers are used, at least thirty percent of ~~the area~~each park strip shall contain plantings.
 - b. Weeds, dead vegetation, fruit trees including crabapples, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.
 - c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.

E. 19.12 – DRIVEWAYS and CORNER LOTS

19.12.06. General Subdivision Improvement Requirements.

1. **Subdivision Layout.** This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:
 - a. The subdivision layout should be generally consistent with the City’s adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, and any impact fee facilities plan.
 - b. The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.
 - i. Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City.
 - ii. Blocks intended for commercial or industrial uses shall be designed specifically for such purposes, with adequate space set aside for off-street parking and delivery facilities.
 - iii. A block shall be measured from the centerline of one intersection to the centerline of the next intersection or apex of the nearest cul-de-sac. For purposes of measuring block length, an intersection may include two-way, three-way, or four-way intersections of roadways.
 - c. The City will require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.
 - d. Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.
 - e. Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100’ of the arterial connection as measured from edge of the arterial right of way to the nearest edge of driveway surface to avoid vehicles backing into the stacking area for the arterial and for public safety.
 - f. Access:
 - i. Two separate means of vehicular access onto a collector or arterial road shall be required when the following threshold is met:
 1. Whenever the total number of dwelling units served by a single means of access will exceed fifty.
 - ii. Exceptions: where no point of second access is available within five hundred feet (500’), and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.
 - iii. Where two means of access are required, the points of access shall be placed a minimum of 500 feet apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if:
 1. an essential link exists between a legitimate governmental interest and the requirement; and

2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.

g. Driveways:

i. Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.

g-ii. Shared driveways: shared driveways shall be a minimum of twenty-six feet in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of twenty feet of parking space between the garage and shared driveway. All requirements of the Fire Code shall also be met.

2. Lot Design. The following provisions apply to new lots:

- a. All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impracticable due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.
- b. All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.
- c. Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria:
 - i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;
 - ii. For subdivisions with 50 or less lots: no more than 7.5% of the total lots are allowed to be flag lots; and
 - iii. For subdivision with more than 50 lots: no more than 5% of the total lots are allowed to be flag lots.
- d. Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots.
- e. Side property lines shall be at approximately right angles to the street line or radial to the street line.
- f. Corner lots for residential use shall be platted ten percent larger than the required minimum lot size interior lots in each zone, not including any approved lot size reductions, in order to facilitate conformance with the required street setback for both streets.
- g. No lot shall be created that is divided by a municipal or county boundary line. Each property boundary line shall be made a lot line.
- h. Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.
- i. Double access lots are not permitted with the exception of corner lots.

- j. Driveways for residential lots or parcels shall not be allowed to have access on major arterials such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.
- k. All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.

F. 19.12, 19.13, and 19.14 – APPLICATION REQUIREMENTS

19.12.03. Subdivision Process and Approval Procedure.

1. **Processing of development plans.** All subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes. In addition, all residential and non-residential subdivisions shall comply with this Chapter.
2. **Preliminary Subdivision Plats.** All subdivisions must receive a Preliminary Plat approval. Upon receipt of an application for a Preliminary Plat, City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is incomplete. Once an application is deemed to be complete, City Staff shall review the proposed Preliminary Plat and determine whether it is in compliance with state law, federal law, and City standards, resolutions, and ordinances. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat. An application for a Preliminary Plat shall follow the approved City format and must contain the following information:
 - a. Application form, applicant certification, and application fee.
 - b. Preliminary title report.
 - c. Soils report.
 - d. Preliminary Hydraulic and Hydrologic report and storm drainage calculations.
 - e. Wetland delineation when required by City Engineer, Planning Commission, Development Review Committee, or the Army Corp of Engineers.
 - f. Preliminary traffic report. Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include the following:
 - i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents that meets the standards of the Transportation Master Plan.
 - g. Data table including:
 - i. total project area;
 - ii. total number of lots, dwellings, and buildings;
 - iii. square footage of proposed building footprints and, if multiple stories, square footage by floor;
 - iv. number of proposed garage parking spaces;
 - v. number of proposed total parking spaces;

- vi. percentage of buildable land;
 - vii. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;
 - viii. area and percentage of open space or landscaping;
 - ix. area to be dedicated as right-of-way (public and private);
 - x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- h. Evidence of compliance with all applicable federal, state, and local laws and regulations, if requested by City.
- i. ALTA survey including deeds, easements, trees, utilities, structures, and other existing features and conditions.
- j. Preliminary Plat: Full-size 24" x 36" copies of the Preliminary Plat at a scale no smaller than 1" = 100' and 11 x 17 inch reductions as identified on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each copy shall conform to the City's standard plat layout and contain at a minimum the following items:
- i. General Layout.
 - ii. Name and address of owners of land and name and address of developer if different than owner.
 - iii. Name of land surveyor.
 - iv. The location of the proposed subdivision with respect to surrounding property and streets.
 - v. The name of all adjoining property owners of record, or the names of adjoining developments.
 - vi. The names and location of adjoining streets and all facilities within 100 feet of the platted property.
 - vii. Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).
 - viii. Subdivision name cleared with Utah County.
 - ix. North arrow.
 - x. A tie to a permanent survey monument at a section corner.
 - xi. The boundary lines of the project with bearings and distances and a legal description.
 - xii. Layout and dimensions of proposed lots with lot area in square feet.
 - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, recreational amenities, and trails.
 - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
 - xv. Proposed road cross sections.
 - xvi. Proposed fencing.
 - xvii. Vicinity map.
 - xviii. Signature blocks for preliminary approval by Planning Commission and City Council.
 - xix. The Preliminary Plat shall be prepared and stamped by a professional surveyor or engineer licensed in Utah.

- xx. Proposed methods for the protection or preservation of sensitive lands.
 - xxi. Location of any flood plains, wetlands, and other sensitive lands.
 - xxii. Location of 100-year high water marks of all lakes, rivers, and streams.
 - ~~xxii.~~xxiii. Projected Established Grade of all building lots.
- k. Preliminary Construction drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide full-size 24" x 36" copies and 11 x 17 inch reductions as required on the application form. Additional copies may be required prior to adding the application to the Planning Commission agenda.
 - l. Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards and requirements in Section 19.06.
 - m. Phasing plan including a data table with the following information for each phase:
 - i. total area in square feet and acres;
 - ii. number of lots or dwelling units;
 - iii. open space area and percentage;
 - iv. utility phasing plan;
 - v. number of parking spaces;
 - vi. recreational facilities to be provided.
 - n. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
 - o. File of all plans, documents, and reports in pdf format.
 - p. A copy of the Utah County plat map showing ownership and parcel numbers.
 - q. A document from UDOT Region 3 stating that UDOT has granted approval for all proposed accesses onto any State road.
 - r. Geolocated KMZ file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
3. **Final Plat.** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.
- a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired; Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.
 - b. Upon receipt of an application for a Final Plat, the following process shall be followed:
 - i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient.
 - ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements,

findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before recommending City Council action.

- iii. If the Planning Director recommends that a proposed Final Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.
- iv. The City Recorder, or his or her designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

4. **Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items:

- a. Application form, applicant certification, and paid application fee.
- b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
- c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
- d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
- e. Final Hydraulic and Hydrologic storm drainage report and calculations
- f. **Final Traffic report.** Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
 - i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain an level of service for existing and proposed residents acceptable to the City.
- g. **Data table** including:
 - i. total project area;
 - ii. total number of lots, dwellings, and buildings;
 - iii. square footage of proposed building footprints and, if multiple stories, square footage by floor;
 - iv. number of proposed garage parking spaces;
 - v. number of proposed parking spaces;
 - vi. percentage of buildable land;

- vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area;
 - viii. area and percentage of open space or landscaping;
 - ix. area to be dedicated as right-of-way (public and private);
 - x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- h. **Final Subdivision Plat:** Full-size 24" x 36" sheets and 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items:
- i. Subdivision name and location.
 - ii. Name and address of owners of land and name and address of developer if different than owner.
 - iii. Name of land surveyor.
 - iv. The location of the proposed subdivision with respect to surrounding property and streets.
 - v. The name of all adjoining property owners of record, or the names of adjoining developments.
 - vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
 - vii. Subdivision name cleared with Utah County.
 - viii. North arrow.
 - ix. A tie to a permanent survey monument at a section corner.
 - x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.
 - xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
 - xii. Lot Numbers
 - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.
 - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
 - xv. Proposed road ROW widths.
 - xvi. Vicinity map.
 - xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
 - xviii. The Preliminary Plat shall be prepared by a professional engineer licensed in Utah.
 - xix. Proposed methods for the protection or preservation of sensitive lands.
 - xx. Fencing plans.
 - xxi. Location of any flood plains, wetlands, and other sensitive lands.

- xxii. Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.
- xxiii. Existing and Proposed easements.
- xxiv. Street monument locations.
- xxv. Fire hydrant locations.
- xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).
- xxvii. Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.
- xxviii. Final Established Grade of all building lots.
- i. **Final Construction Drawings** containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17 inch reductions. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda.
- j. **Landscaping and irrigation plans** drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, installation details and other information consistent with the standards in 19.06. .
- k. Phasing plan including a data table with the following information for each phase:
 - 1.8.01 Subtotal area in square feet and acres;
 - 1.8.02 number of lots or dwelling units;
 - 1.8.03 open space area and percentage;
 - 1.8.04 utility phasing plan;
 - 1.8.05 number of parking spaces;
 - 1.8.06 recreational facilities to be provided;
 - 1.8.07 overall plan showing existing, proposed, and remaining phases.
- l. **Lighting plan** including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- m. File of all plans, documents and reports in pdf format.
- n. A document from UDOT Region 3 indicating that UDOT has granted approval for all proposed accesses onto any State road.
- o. **Geolocated KMZ file or GIS Shapefile** including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
- p. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
- q. **Mylar Final Plat:** After receiving Final Plat approval from the City council and in a form approved by the City, a 24” x 36” copy of the final plat shall be provided to the City on reproducible Mylar for recording with Utah County. Mylar plat shall be presented with all utility and owner signatures and appropriate notarizations.

19.14.06. Application.

1. **Overview of application process.** The property owner or an authorized agent shall make

application on a form prescribed for Site Plan Review by the City.

- a. Applicants for development approval must provide complete and accurate information regarding the specific site and the proposed use on the application.
 - b. No application shall be processed until the application fee has been paid and the application has been reviewed for completeness and accepted by the City. Incomplete applications shall not be processed under any circumstance.
2. **Pre-Application conference.** Prior to a complete application, a pre-application conference shall be held between the applicant and the planning staff, once the applicant can provide the following:
- a. A site analysis meeting the requirements of 19.14.06.3 below.
 - b. A site plan meeting the requirements of 19.14.06.3. below.
 - c. Conceptual elevations.
 - d. Vicinity map meeting the requirements of 19.14.06.3. below.
3. **Accompanying Maps, Reports, and Drawings Required.** The information submitted with the application shall include digital and paper the following:
- a. **Ownership Affidavit.** A statement of ownership and control of the subject property and a statement describing the nature of the intended use.
 - b. **Vicinity Map.** A general location map indicating the approximate location of the subject parcel.
 - c. **Context plan.** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.
 - d. **Site Analysis.** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.
 - e. **Survey.** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.
 - f. **Compliance statement.** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.
 - g. **Final Construction Drawings** containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Final Construction Drawings for aAA Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A S-Site Plan application shall also contain the following :

- i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;
 - ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary;
 - iii. acceleration and deceleration lanes, and dimensions thereof, if required;
 - iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;
 - v. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;
 - vi. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;
 - vii. location, type, and size of all business and on-site circulation signage;
 - viii. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;
 - ix. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;
 - x. Established Grade of building area.
- h. **Final Hydraulic and Hydrological storm drainage report and calculations.** location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;
- i. **Final Traffic report.** Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
- i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain an level of service for existing and proposed residents acceptable to the City.
- j. **Data table** including
- i. total project area
 - ii. total number of lots, dwellings, and buildings
 - iii. square footage of proposed building footprints and, if multiple stories, square footage by floor
 - iv. number of proposed garage parking spaces
 - v. number of proposed surface parking spaces
 - vi. percentage of buildable land
 - vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
 - viii. area and percentage of open space or landscaping
 - ix. area to be dedicated as right-of-way (public and private)
 - x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

- xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)
- k. A file of all submitted plans, documents, and reports in pdf format.
- l. **Landscaping Plan.** A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.
- m. **Lighting Plan.** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.
- n. **Elevations.** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.
- o. **Signage Plan.** An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.

G. 19.12 – PLAT AMENDMENT PROCESS

19.12.09. Vacating or Amending a Subdivision Plat.

1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.
2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition does not affect the location or boundary of a public road or the boundary of the plat, and seeks to:
 - a. join two or more of the petitioning fee owner's lots; or
 - b. adjust internal lot lines between two or more of the petitioning fee owner's lots; or
 - c. vacate or alter private streets, rights-of-way, easements, or alleys, or
 - d. adjust internal lot restrictions subject to the standards of this Title and applicable conditions of approval for the original plat.
3. **Standards.** Plat amendments may be approved if:
 - a. no new dwelling lot or dwelling results from the plat amendment; and
 - b. the number of lots or parcels does not increase; and
 - c. the amendment does not result in remnant land that did not previously exist; and
 - d. the amendment does not violate conditions of approval for the original plat; and
 - e. the amendment does not result in a violation of applicable zoning requirements; and
 - f. if all requirements of Utah Code Chapter 10-9a are met.
4. **Application.** The owners of affected lots shall file an application on an approved City form and include the following items:
 - a. Application form, applicant certification, and paid application fee.
 - b. Amended Plat that conforms to all of the requirements of a Final Plat as provided in section 19.12.03.
 - c. Data table including
 - i. total project area
 - ii. total number of lots, dwellings, and buildings
 - iii. number of proposed garage parking spaces
 - iv. number of proposed parking spaces
 - v. percentage of buildable land
 - vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
 - vii. area and percentage of open space or landscaping, and recreational amenities
 - viii. area to be dedicated as right-of-way (public and private)
 - ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
 - d. A copy of the Utah County plat map showing ownership and parcel numbers.
 - e. [File of all plans, documents and reports in](#) pdf format.
 - f. Geolocated KML file [or GIS Shapefile](#) including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.

5. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
6. **Land Use Authority.**
 - a. The Planning Director is hereby designated as the land use authority for all plat amendments involving only lot combinations or lot line adjustments, ~~and~~ plat amendments required to formalize a variance that has been granted by the Hearing Examiner, and all other plat amendments and vacations that do not affect public or private roads or easements or conditions of approval.
 - b. The Planning Commission is hereby designated as the land use authority for all other plat amendments and vacations that do not affect a public road.
 - c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.
7. **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above.
 - g. For plat amendments where the Planning Director is the Land Use Authority, if the Planning Director determines that documents are complete the Planning Director shall take action on the application.
 - i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and
 - h. the Planning Director shall approve, approve with conditions, or deny the amendment. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.
8. **Planning Commission Review and Action.**
 - a. For amendments where the Planning Commission is the Land Use Authority:
 - i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;
 - ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and
 - iii. if the Planning Commission approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.
 - b. **Public Hearing.**
 - i. A public hearing shall not be held all the property owners in the plat sign the amendment.
 - ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and provide notice to all property owners within 300 feet of the application, prior to final approval.
 - g. **Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall

not be required to follow the subdivision process of this Title.

- d. A copy of the Utah County plat map showing ownership and parcel numbers.
- e. pdf format.
- f. Geolocated ~~KML-KMZ~~ file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.

H. 19.26 – PC Zone Clarifications

19.26.05. Adoption and Amendment of Community Plans.

1. No ~~contiguous~~ property of less than 500 contiguous acres shall be zoned as a Planned Community District.

19.26.09. Village Plan Approval.

1. **Application for Village Plan.** Subsequent to the approval of a Community Plan, further development of any phase within a Planned Community Zone District shall require approval of a Village Plan. A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit and provide detailed standards to assure compliance with the guiding principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles. The Planning Commission shall review each Village Plan application in accordance with the provisions of Chapter 19.17 and certify its recommendation to the City Council. Before certifying a recommendation of approval, or approval with conditions, the Planning Commission must find that the Village Plan:
 - a. is consistent with the adopted Community Plan;
 - b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;
 - c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan unless transferred per the provisions of the Community Plan;
 - d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
 - e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; ~~and~~
 - f. contains the required elements as dictated in Section 19.26.10; and
 - f.g. meets the minimum required open space in adopted Community Plan, and adopted District Area Plan if applicable.

I. 19.04 – Business Park Allowed Uses

19.04.07. Summary of Land Use Regulations.

3. Permitted and Conditional Uses by Zone-Commercial:

The following table lists the Permitted and Conditional uses for the Nonresidential Zones in the City of Saratoga Springs. Empty boxes means that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted C= Conditional

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Alcoholic Beverage, Package Agency					C				
Alcoholic Beverage, State Liquor Store					C				
Animal Hospital, Large/Large Veterinary Office	C	C	P	P					
Animal Hospital, Small/Small Veterinary Office	C	C	P	P					
Arts & Crafts Sales	C	P	P			P			
Automobile Refueling Station		C	C	C	C				
Automobile Rental & Leasing Agency			C	C	P		€		
Automobile Repair, Major				C	C		€		
Automobile Repair, Minor			C**	C	C		PC ^E		
Automobile Sales			C**		C		€		
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			C**	C	P				
Bakery, Commercial				C	C				
Bakery, Retail	P	P	P			P	C		
Bed and Breakfast		C				C			
Bookstore	P	P	P			P			
Building Material Sales (with outdoor storage)			C**	C	P		€		
Building Material Sales (without outdoor storage)			C	C	C		€		
Bus Lot									P

Car Wash (full service)			C				C ^A		
Car Wash (self service)			C**	C	C		€		
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Child Care Center	C	C	C			C ^A	C ^A		
Churches	C	C				C		C	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C ^E		
Convenience Store/Fast Food Combination			C**				C ^E		
Copy Center	C	P	P	C			C ^A		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P						
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C				P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P						
Equipment Sales & Services			C		P		C ^A		
Financial Institution		P	P						
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	€P ^A		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C			P ^A C ^A		
Floral Sales	P	P	P			P			
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C				€		

Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Hardware & Home Improvement Retail		C	P				P		
Home Occupations	See §19.08	See §19.08	See §19.08						
Hospital			P				C	P	
Hotels			C	C	C	C	C		
Ice Cream Parlor	P	P	P			P	C ^A		
Impound Yard					C				
Kennel, Commercial			C	C	P				
Laundromat			C	C	C				
Library		P	P					P	
Light Manufacturing				C	C		C		
Marina						P			
Mining					C				
Mixed Use		P				P			
Neighborhood Grocery Store		P				P			
Motels			C	C	C	C	€		
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	P	
Office, Professional	C	P	P	P	C	P	P		
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C ^A		
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C				P	
Preschool	C	C	C			CA	C ^A		
Printing, lithography & publishing establishments				C	C		P		
Public & private utility building or facility			C	C	C	C		C	C
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	
Reception Centers	C	C	P			P	C		

Recreation Center			C		C	C			
Recreation Rentals			P			P			
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Recreational Vehicle Sales			C**						
Recycling Facilities					C				
Research & Development			C	C	C		P	P	
Residential facilities for elderly persons		C				C			
Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		CE	C ^E		
Restaurant, Deli	P	P	P			P	C ^A		
Restaurant, Sit Down	P	P	P	P		P	P ^E		
Retail Sales	P	P	P	P		P	C ^A		
Retail, Big Box			C						
Retail, Specialty	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public									
School, Trade or Vocational				P	P		P	P	
Sexually Oriented Businesses					P				
Shooting Range, indoor or outdoor				C	C				
Storage, Self-Storage, or Mini Storage Units				C	C				
Storage, Outdoor					C				
Storage, Vehicle					C				
Tattoo Parlor					C				
Temporary Sales Trailer		T							
Theater			C			C			
Transit-Oriented Development (TOD)		P				P	C		
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL

^A The noted Uses shall be allowed in the listed zones as an ancillary use only.

^E The noted Uses shall be allowed in the listed zones as an edge use only.

*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.

** The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.

City of Saratoga Springs
Planning Commission Meeting
March 12, 2015

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

Planning Commission Minutes

Present:

Commission Members: Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North, David Funk

Staff: Kimber Gabryszak, Kevin Thurman, Mark Christensen, Nicolette Fike

Others: Neil Infanger, Nancy Hart, BA Martin, Dan Dewey, Teri S. Gary Peaske

Excused: Jeff Cochran

Call to Order - 6:30 p.m. by Vice Chairman Kara North

Pledge of Allegiance - led by Gage Wendell

Roll Call – Quorum was present

Public Input Open by Vice Chairman Kara North

No comment at this time.

Public Input Closed by Vice Chairman Kara North

4. Public Hearing and Possible Recommendation: Preliminary Plats for Legacy Farms Plan Plats 1A-1F, located at approximately 400 South and Redwood Road, DR Horton, applicant.

Kimber Gabryszak reviewed the plats for Legacy Farms. They contain a total of 256 single family and multi-family units. It is below the maximum of 341 units. She went over some report updates: that VPs 2-5 had also been approved, that on Plat 1A it was 5 OS parcels and not 3, that on T4 the 14' setback distance is in the rear, that RMP easement is pending, they asked for a change to the standard plat for owner's dedication, Flood plain clarification, and some engineering items were still pending. She reviewed the changes they have made and some outstanding requirements. There were some modifications in the conditions.

Krisel Travis was present for applicant. She had a presentation showing concepts for houses, landscaping, clubhouse, Plaza Park, pocket parks, and trails.

Public Hearing Open by Vice Chairman Kara North

Neil Infanger had questions about the timeline, and which road would be first and the scheduling of the Tickville pipeline.

Public Hearing Closed by Vice Chairman Kara North

Krisel Travis addressed public comment; they planned on making improvements along Redwood road and plat A, B, C, and D at the same time with one or two contractors. A separate contractor will be working with Tickville wash and start with Redwood road to get that out of the way then work from the bottom to the top. Schoolhouse entrance and the main entrance will both be under construction by separate contractors; the main entrance will need to wait until Tickville is completed in the area. They are still waiting for FEMA comments to begin construction. Widening of 400 S. will happen with plat F, they hope to delay that recording so that all the roads are not under construction at the same time. Transition of Tickville will happen when there is not any water and they get certification from FEMA.

Kara North asked what the timeline with FEMA was.

Krisel Travis said they got the first comments back sooner than they thought they would and they have resubmitted and they expect it within 30-40 days.

Sandra Steele asked who would own the shared lanes.

Krisel Travis replied that they are privately owned and maintained by the HOA. Roads were called out as private or public.

Sandra Steele asked which direction the school would face.

Krisel Travis said the school district has not decided that yet. There is a meeting with ASD on the 26th of this month.

Mark Christensen noted they will ask the district to face the optimal direction but it is their ultimate decision.

The City does not have the authority to decide or make that a condition.

Sandra Steele noted that roads needed to have a turn lane in place before a school goes in.

Krisel Travis showed the typical layout of the roads and that there was enough width to restripe for a turn lane when needed.

Sandra Steele noted they would need a disabled space in the parking lot that backed onto Highpoint Rd.

Krisel Travis said that would come in with the site plan.

Sandra Steele noted the clear site triangles were not shown on the plat map.

Krisel Travis noted they have been working on that and it is being corrected and it should be in compliance.

Sandra Steele was concerned that 12' setbacks were called out and they approved the plans based on that. She thought was meant to be, not a typo. In the plan online, why did they remove the note about fencing on pg. 98.

Krisel Travis wasn't aware of removing it, but indicated they had added clarifying language but she would re-look at that. The graphic showed the perimeter fence all around.

David Funk had no comments at this time.

Hayden Williamson asked about the floodplain on the first plat and which plats it impacted

Krisel Travis replied it was E and F and they would do A, B, C, and D at once and wait for FEMA to start on E and F as soon as they issue the CLOMR.

Hayden Williamson asked about the pocket parks and trails and where they were located. He noted that kids still like to play in parks even if they have a larger yard.

Krisel Travis noted the spots they were located on the maps. She noted the pocket parks were located where more intense needs were, where the homes didn't have larger yards. The park and clubhouse will be completed during the first phase and everyone will have access to those.

Kirk Wilkins thanked DR Horton and Staff for a thorough job. His questions had been reviewed. He wanted to go over the changes in the conditions.

Kimber Gabryszak noted 1, 2, 3, 4, and 5 would stay the same. On 6 remove c. and d. On g. add "unless alternative agreement reached with the City Engineer." Remove h., i., j., k. On m., change "corner" to "cul-de-sac. Add:

p. Re label "side (street)" as "front secondary."

q. Increase side setbacks in T3-R r to 12' unless amendment to permit 5' setbacks is approved by City Council.

r. Building: lot numbering edited to reflect appropriate phase or plat.

Discussion was held on what they would like to include in a motion.

Kimber Gabryszak noted that with q. it puts in a requirement that if the council doesn't modify the setback then the plat has to be modified.

Sandra Steele doesn't think 5' setbacks are appropriate in a transition area.

Kimber Gabryszak noted the T3-R is a transitional zone moving from a 12' to a 5' setback and it could have been overlooked or may have been a typo but she is uncomfortable approving it as a minor amendment because it does modify the intensity and impact of the development by having smaller setbacks. But it's up to Council to review and decide.

Mark Christensen said it was something that is on their radar and doesn't think it will go unnoticed.

Hayden Williamson clarified that it had to be changed to 12' setbacks unless otherwise approved by Council.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for the Legacy Farms plats 1A, 1B, 1C, 1D, 1E, and 1F with the conditions and findings in the staff report. With the following changes: that we remove conditions 6. c, d, h, i, j, k, and add p. Re

label “side (street)” as “front secondary.”; q. Increase side setbacks in T3-R r to 12’ unless amendment to permit 5’ setbacks is approved by City Council.; r. Building: lot numbering edited to reflect appropriate phase or plat. And adjusting 6. m. label tangent line for lot width measurement on Cul-de-sac lots. Seconded by David Funk.

Kimber Gabryszak noted that they needed to add the **change on g. Remove PUE from City ROW, unless alternative agreement reached with City Engineer.**

Kirk Wilkins and David Funk **accepted the amendment.**

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

5. Work Session: Discussion of Code Amendments.

Kimber explained the changes they have discussed and are bring forward for amendment. There are changes in the following sections:

A. Measuring building height

- Clarifying method to ensure consistency and avoid violations; measure from newly defined “established grade” and require identification of established grade at plat or site plan

B. Accessory Buildings reformat / clarification

- Clarify that items such as appearance apply to all accessory buildings, not only those that have a setback exception

C. Fencing along arterial trail corridors

- Allow privacy fencing along limited trail corridors

D. Park strip landscaping

- Clarify that the 30% vegetation requirement applies to each parkstrip, not each lot

E. Driveways & Corner Lots

- Allow gravel driveways in some zones, and state that driveways in other zones are hard surface
- Clarify that minimum size requirements for corner lots are based off standard minimum sizes, not off on reduced lot sizes

F. Application Requirements

- Add “shapefile” and “established grade” to applications

G. Plat Amendment Process

- Allow additional plat amendments to be approved administratively

H. PC zone Clarifications

- Several miscellaneous clarifications to avoid misunderstandings

Kirk Wilkins asked about the parkstrip and if an owner wanted to put an RV on the side of the house and if they backed straight out, could they put hardscape there?

Kimber Gabryszak they could still put hardscape and have the city cut the curb so it’s not damaged. Then 1/3 of the parkstrip needs to have landscape in it.

Sandra Steele indicated that if an accessory building does not need a building permit but they stay away from the setback line, they still don’t have a height limitation. She thinks there should be something to define that.

Kimber Gabryszak in all most zones it says no accessory may be taller than the main structure.

Mark Christensen thought it would probably be a rare instance because it would be less than 200 sq. ft.

Sandra Steele might suggest somewhere between 12’ and 15’.

Hayden Williamson thought we did have a limit, although quite loose, and that and HOA’s could have their own limitations.

Kara North asked if there was a limit that Hayden Williamson would find acceptable.

Hayden Williamson thought the way it was, was sufficient, he would like to leave it with local control when possible, we shouldn’t have to govern it all

Kevin Thurman suggested that they draft some language and they could give the Commission some options.

Kirk Wilkins agrees with Commissioner Williamson and we haven't really seen this problem in the city yet. Jarred Henline thinks we don't have the knowledge tonight to make the solution, he likes Kevin's suggestion and we could get some comparisons from other cities. It only takes one person to make it an issue.

Sandra Steele said when you build something tall it has a chance of being a safety issue.

Kimber Gabryszak noted they are recommending removing the language "may be placed on a slab but shall have no footings" the building dept. says it contradicts with building code. They still have to comply with the other standards.

Kara North liked the change on fencing.

Kimber Gabryszak noted they had attempted to draft language to prohibit parallel fencing.

Jarred Henline thought it looked like it said no parallel fencing unless it's enclosing chickens.

Kimber Gabryszak said they could reword it to say as otherwise specifically permitted by code.

Jarred Henline would prefer that change.

Kirk Wilkins commented that in other places that protect against certain behaviors, we have not included code to prohibit; if someone did put the clippings over the fence in non-HOA it could be deemed as litter, he suggests for those who are not in an HOA, why restrict them from having privacy fencing.

Mark Christensen explained that they experience this along trail corridors now and the privacy fences just lend themselves to those illegal things happening (garbage over the fence) in the first place. He thinks this is a good compromise so far. This is still in progress.

Kevin Thurman asked Commissioner Wilkins if he was asking to make an additional change; this now is only along trail corridors.

Kirk Wilkins understands that trail corridors in non-HOA would require semi-privacy fencing and not allow privacy; and this change is allowing privacy in HOAs, but not for non HOA properties. He said even in the non-HOAs they feel strongly about having privacy because they don't want to have to see strange people or have them see in.

Sandra Steele said the citizens do not need to have another code enforcement issued that the city would have to do more work for, because they all have to pay for it.

Kara North clarified that this change is allowing more people to have privacy than previously.

Kimber Gabryszak indicated yes. This is trail corridors only along Redwood road at this time.

Mark Christensen reminded them if they would like to make a different recommendation they could.

Kirk Wilkins thinks it's a step in the right direction but would like to see it go further, more discussion was needed.

Sandra Steele liked it the change as it stands.

Hayden Williamson felt it was a good baby step in the right direction. He would like to discuss it further. We are trying to solve, code enforcement and safety.

Jarred Henline liked the change.

David Funk didn't feel that we should regulate the citizens that live in an HOA differently than the citizens that live outside an HOA.

There were no issues brought forward with any of the remaining sections.

6. Approval of Minutes:

1. February 26, 2015

Sandra Steele noted one typo.

Motion made by Sandra Steele to accept the Minutes from February 26, 2015 as amended. Seconded by Kirk Wilkins. Aye: Sandra Steele, Haden Williamson, Kara North, Kirk Wilkins, David Funk. Abstain: Jarred Henline. Motion Passed.

7. Commission Comments.

No comments at this time.

8. Director's Report:

• Council Actions

They continued discussion for Inlet Park, they approved the Road dedication for Swainson and Wildlife, they continued The Springs and they approved the rezone for Wildflower.

- **Applications and Approvals**

- **Upcoming Agendas**

We are cancelling the meeting on the 26th and replacing it with a land use training held jointly with City Council on March 31st. (Hayden Williamson will be out of town.) It will be at 5:45p.m., after which Council will resume their policy session.

There are two open houses for parks coming up.

- **Other**

Mark Christensen had a meeting with Allied Waste and they did not have a problem servicing the neighborhoods Commissioner Steele was concerned with.

Kimber Gabryszak noted that the meeting on April 9th was during the School District Spring Break week and asked if it was going to need to be rescheduled. A few commissioners thought they would be gone. Mark would like for other staff members to be able to take the break if needed. The meeting was not rescheduled at this time.

Meeting adjourned by Vice Chairman Kara North

Adjourn 7:55 p.m.

Date of Approval

Lori Yates, City Recorder