

**CITY OF SARATOGA SPRINGS
CITY COUNCIL WORK SESSION
AGENDA**

Tuesday, August 18, 2015

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

Councilmembers may participate in this meeting electronically via video or telephonic conferencing

Amended City Council Work Session

5:45 p.m.

1. Discussion of an update to the City of Saratoga Springs Transportation Plan.
2. Discussion of pending Title 19, Land Development Code Amendments, including approval processes, Mixed Lakeshore, and Landscaping.
3. Discussion of the Catalina Bay Concept & Open Space Plan.
4. Open and Public Meeting Act Training.
5. Adjourn to Policy Session.



City Council Memorandum

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

Background:

The applicant has submitted a concept plan for Catalina Bay. The project area is 51 acres, resulting in an open space requirement of 7.65 acres (15%). The proposed concept plan includes ~5.45 acres of open space leaving a deficiency of ~2.20 acres of open space.

Discussion:

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

Catalina Bay Area Data Table
Table with 2 columns: Item, Area (Ac). Rows include: Total Acreage of Subdivision (51.563), Road Dedication (0.559), Total Acreage Minus Road Dedication (51.004), Open Space Break Down (Open Space 1-5, Total Open Space 5.45, Open Space Percentage 10.69), Total Number of Lots (134), Net Density (2.63). Includes footnotes for Detention Area and Open Space Deficiency.

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

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

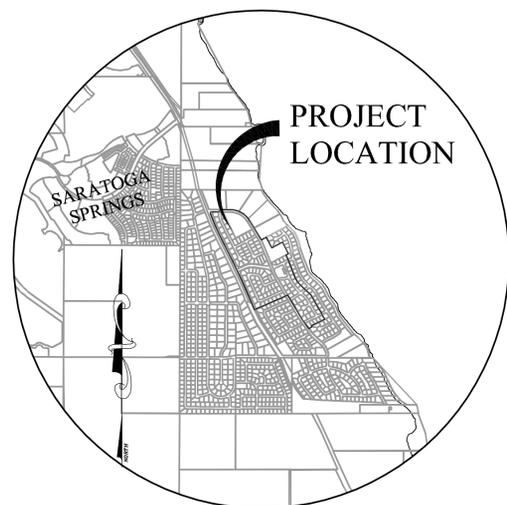
1City Staff has verified that they have a water credit on file with the City from the original Harbor Bay development.

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

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

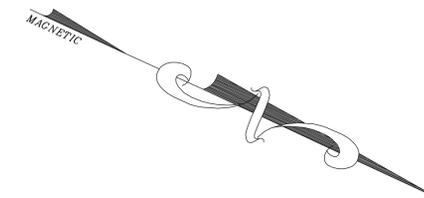
Attachments:

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



VICINITY MAP

CATALINA BAY SUBDIVISION CONCEPT



LOCATION
SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

JUNE 9, 2015



AREA DATA TABLE

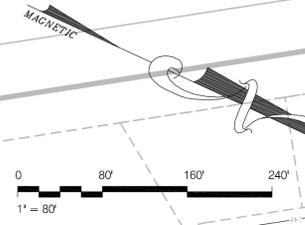
TOTAL ACREAGE OF SUBDIVISION	51.563 ac.
ROAD DEDICATION (REDWOOD RD.)	0.559 ac.
TOTAL ACREAGE MINUS ROAD DEDICATION	51.004 ac.
TOTAL NUMBER OF LOTS	137
NET DENSITY (LOTS / ac.)	2.68
OPEN SPACE ACREAGE	5.417 ac.
OPEN SPACE PERCENTAGE	10.62%
AVERAGE LOT SIZE	0.266 ac.

VERIFY SCALE		DESIGN		DRAWN		CHECK		APPROV	
BAR IS ONE INCH IN ORIGINAL DRAWING.	0	T. KENISON	T. KENISON	T. KENISON	T. KENISON	V. HANSEN	V. HANSEN	V. HANSEN	V. HANSEN
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	1"								

DESERT PEAK MANAGEMENT GROUP
947 South 500 East, SUITE 100
American Fork, UT 84003
OFFICE: 801-764-9000

CATALINA BAY SUBDIVISION
SARATOGA SPRINGS, UTAH
CONCEPT - COVER SHEET

PROJ 14-399-01
DATE JUNE 2015
SHEET



ROADWAY DEDICATION 1
 7,804 sq.ft.
 0.18 acres

REDWOOD ROAD

OPEN SPACE 4
 23,409 sq.ft.
 0.54 acres

30 17,243 sq.ft. 0.40 acres
 31 12,749 sq.ft. 0.29 acres
 32 10,637 sq.ft. 0.24 acres
 33 10,536 sq.ft. 0.24 acres
 34 10,437 sq.ft. 0.24 acres
 35 10,563 sq.ft. 0.24 acres
 36 11,972 sq.ft. 0.27 acres

94 11,012 sq.ft. 0.25 acres
 95 10,043 sq.ft. 0.23 acres

29 10,129 sq.ft. 0.23 acres
 28 10,005 sq.ft. 0.23 acres
 27 10,005 sq.ft. 0.23 acres
 26 10,005 sq.ft. 0.23 acres
 25 10,079 sq.ft. 0.23 acres
 24 11,111 sq.ft. 0.26 acres

42 10,444 sq.ft. 0.24 acres
 41 10,929 sq.ft. 0.25 acres
 40 10,881 sq.ft. 0.25 acres
 39 10,834 sq.ft. 0.25 acres
 38 10,751 sq.ft. 0.25 acres
 37 14,255 sq.ft. 0.33 acres
 43 10,816 sq.ft. 0.25 acres
 44 10,882 sq.ft. 0.25 acres
 45 10,742 sq.ft. 0.25 acres
 46 10,602 sq.ft. 0.24 acres
 47 10,476 sq.ft. 0.24 acres
 48 12,632 sq.ft. 0.29 acres

93 11,831 sq.ft. 0.27 acres
 92 10,650 sq.ft. 0.24 acres
 78 12,182 sq.ft. 0.28 acres
 79 12,522 sq.ft. 0.29 acres

54 11,002 sq.ft. 0.25 acres
 53 12,015 sq.ft. 0.28 acres
 52 11,761 sq.ft. 0.27 acres
 51 11,508 sq.ft. 0.26 acres
 50 11,254 sq.ft. 0.26 acres
 49 15,617 sq.ft. 0.36 acres
 55 10,024 sq.ft. 0.23 acres
 56 11,009 sq.ft. 0.25 acres
 57 11,912 sq.ft. 0.27 acres
 58 11,454 sq.ft. 0.26 acres
 59 10,999 sq.ft. 0.25 acres
 60 10,904 sq.ft. 0.25 acres
 61 12,837 sq.ft. 0.29 acres

77 11,247 sq.ft. 0.26 acres
 76 10,178 sq.ft. 0.23 acres
 75 10,351 sq.ft. 0.24 acres
 62 12,268 sq.ft. 0.28 acres
 63 10,543 sq.ft. 0.24 acres
 64 10,540 sq.ft. 0.24 acres

OPEN SPACE 2
 1,066 sq.ft.
 0.02 acres

OPEN SPACE 3
 4,504 sq.ft.
 0.10 acres

OPEN SPACE 1
 1,430 sq.ft.
 0.03 acres

1 12,727 sq.ft. 0.29 acres
 2 10,160 sq.ft. 0.23 acres
 3 10,067 sq.ft. 0.23 acres
 4 10,285 sq.ft. 0.24 acres
 5 11,284 sq.ft. 0.26 acres
 6 11,746 sq.ft. 0.27 acres
 7 11,927 sq.ft. 0.27 acres
 8 13,099 sq.ft. 0.30 acres
 9 12,988 sq.ft. 0.30 acres
 10 11,566 sq.ft. 0.27 acres
 11 15,480 sq.ft. 0.36 acres
 12 16,781 sq.ft. 0.39 acres
 13 11,842 sq.ft. 0.27 acres
 14 12,857 sq.ft. 0.30 acres
 15 14,074 sq.ft. 0.32 acres
 16 14,651 sq.ft. 0.34 acres
 17 12,415 sq.ft. 0.29 acres
 18 11,183 sq.ft. 0.26 acres
 19 11,060 sq.ft. 0.25 acres
 20 10,284 sq.ft. 0.24 acres
 21 10,238 sq.ft. 0.24 acres
 22 10,173 sq.ft. 0.23 acres
 23 11,220 sq.ft. 0.26 acres

137 15,322 sq.ft. 0.35 acres
 136 15,055 sq.ft. 0.35 acres
 135 15,055 sq.ft. 0.35 acres
 134 15,055 sq.ft. 0.35 acres
 133 15,055 sq.ft. 0.35 acres
 132 15,453 sq.ft. 0.35 acres
 131 12,819 sq.ft. 0.29 acres

130 11,312 sq.ft. 0.26 acres
 129 11,312 sq.ft. 0.26 acres
 128 11,170 sq.ft. 0.26 acres

OPEN SPACE/ DETENTION
 154,400 sq.ft.
 3.54 acres

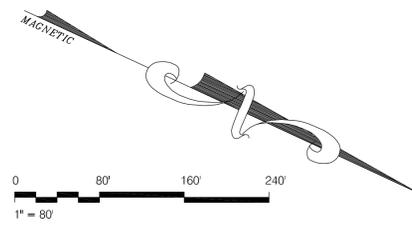
MCGREGOR LANE



ROADWAY DEDICATION 2
16,535 sq.ft.
0.38 acres

OPEN SPACE 6
51,177 sq.ft.
1.17 acres

ROADWAY CENTERLINE CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	269.82	134.98	3500.01	4°25'01"	269.76	S64°42'32"W
C2	67.38	33.70	1700.00	2°16'16"	67.38	N65°46'55"E
C3	121.31	60.68	1700.00	4°05'18"	121.28	N62°36'08"E
C4	276.48	138.32	3256.00	4°51'55"	276.40	S31°27'52"E
C5	73.04	36.88	214.00	19°33'17"	72.68	N38°48'32"W
C6	102.10	65.00	65.00	90°00'00"	91.92	S68°51'54"E
C7	66.08	33.07	600.00	6°18'36"	66.04	S20°42'36"E
C8	85.42	42.78	600.00	8°09'26"	85.35	N21°38'01"W
C9	71.79	35.96	500.14	8°13'26"	71.73	S26°41'55"E
C10	102.37	51.69	300.00	19°33'03"	101.87	S74°03'47"W
C11	65.55	33.07	200.00	18°46'39"	65.25	S15°33'01"E
C12	86.00	43.30	300.00	16°25'30"	85.71	N75°37'33"E
C13	71.67	35.86	750.00	5°28'30"	71.64	N64°40'33"E
C14	82.42	41.23	1000.00	4°43'21"	82.40	S64°17'59"W
C15	77.38	38.76	500.15	8°51'50"	77.30	N27°01'07"W
C16	39.37	19.69	530.00	4°15'20"	39.36	N60°40'38"E
C17	140.33	71.47	300.00	26°48'04"	139.05	S13°06'51"E
C18	508.59	278.74	500.15	58°15'47"	486.96	N60°34'55"W



VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN: T. KENISON
DRAWN: T. KENISON
CHECK: V. HANSEN
APPROV: V. HANSEN

DESERT PEAK MANAGEMENT GROUP
947 South 500 East, SUITE 100
American Fork, UT 84003
OFFICE: 801-764-9000

CATALINA BAY SUBDIVISION
SARATOGA SPRINGS, UTAH

CONCEPT

PROJ: 14-399-01
DATE: JUNE 2015
SHEET: 03

NO. DATE REVISION BY



CITY OF SARATOGA SPRINGS

July 17, 2015

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

Re: Catalina Bay, Concept Plan

Dear Ms. Palmer:

The purpose of this letter is to provide comments on the Catalina Bay Concept Plan that was submitted to the City on June 9, 2015. The Development Review Committee reviewed the plans on June 22, 2105. The plans were also discussed with the code sub-committee on July 7, 2015. Comments from those meetings are below:

- 1. The proposed concept plan is supported with the open space below 15% as long as the payment in lieu of open space method is applied and that amount is spent to improve the Marina Park.
2. This is supported because there is an undeveloped park nearby (the Marina Park) that will benefit the residents of the Catalina Bay development once it is improved.
3. The improvements should follow the approved concept plan for the park. The areas and items to be improved shall be coordinated with the City and an agreement will be created with the preliminary plat application for Catalina Bay.

- a. To determine the amount that would need to be spent on the Marina park improvements, we'd apply our payment in lieu of open space formula for any amount under 15%. For example, the current concept plan indicates a total of 51 acres which requires 15% or 7.56 acres of open space.
b. The concept plan indicates 5.417 (10.62%) open space. The difference between the required and the proposed is 2.14 acres.
c. The payment in lieu of open space formula requires: the cost of land, the cost of improvements, and the cost of water rights for the 2.14 acres, as follows:

Table with 2 columns: Description and Amount. Rows include Land (2.14 x \$90,000 per acre = \$192,600), Improvements (93,218.4 sq. ft. x \$3.33 per sq. ft. = \$310,417.27), and Water (2.14 x \$24,000 per acre = \$51,360).

TOTAL TO SPEND ON MARINA PARK: \$554,377 (This is an estimate only)

4. You may proceed with your preliminary plat application for the first phase.
5. The City Engineer may provide a separate review letter.

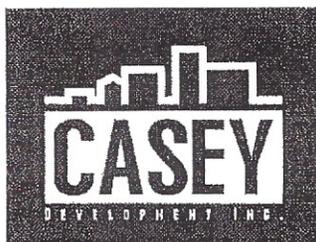
Now that the concept plan has been reviewed by staff you may submit a preliminary plat application and phasing plan. If you have any questions regarding this letter or the development process, please feel free to contact me at 801-766-9793 ext. 106 or scarroll@saratogaspringscity.com.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Carroll".

Sarah Carroll
Senior Planner

Cc: File



Re: Catalina Bay, Concept Plan

Sarah Carroll

City of Saratoga Springs

Dear Ms. Carroll:

I am writing to address the issues raised in your recent letter dated July 17, 2015, as well as to address other outstanding issues related to the proposed Catalina Bay development. I realize that many of the City's concerns about the currently proposed development emanate from the original Master Service Agreement regarding Harbor Bay, dated May 10, 2005. I am anxious to move this process forward as soon as possible and I am hopeful that we can quickly agree on a reasonable resolution to all of these outstanding issues.

Your letter states that there is a shortage of 2.14 acres of open space, and suggests that payment be made in lieu of open space. We are unable to make payment in lieu of open space because doing so would make the project unprofitable. However, I believe a reasonable middle ground can be reached. Casey Development is currently entitled to credit from the City for 3.224 acres of open space. Previous City attorney Richard Allen acknowledged in 2007 that prior developer Summit Development & Management ("Summit"), was entitled to off-site open space credit in the amount of 3.224 acres because of its prior donation of a total of 6.614 acres of open space. *See* August 29, 2007 Letter, attached as Exhibit "A" ("Subtracting the 3.39 acres of required onsite open space from the 6.614 acres of open space provided results in 3.224 acres of open space that can be used as offsite open space for additional Harbor Bay plats"). The 3.224 acres of open space credit were subsequently assigned to Casey Development and are now available for application to Catalina Bay. *See* Agreement for Assignment of Water Right Credits and Open Space Credit (the "Credit Assignment"), attached as Exhibit "B". As can be seen in the Credit Assignment, Casey Development now has more than enough open space credit to fulfill the requirements of the current concept plan, which if applied would leave a remainder of 1.084 acres of open space credit. Based upon this information, and in the spirit of cooperation with the City, I propose the following in order satisfy all open space requirements for the proposed concept plan:

1. The City would apply Casey Development's 3.224 acres of open space credit to satisfy the current open space requirements for Catalina Bay.
2. Casey Development would terminate the rights to its remaining 1.84 acres of open space credit.
3. Casey Development would provide improvements for the current open space, with a value of up to \$310,417.27 for those services provided.
4. Casey Development would complete the Redwood Road improvements previously discussed.

I hope the City can see the value of this reasonable compromise that will allow all of the parties to move forward with mutual benefit. If the aforementioned proposal is not acceptable, then in the alternative I may be forced to rework the proposed concept plan to include more open space in the area of the detention pond.

I would also like to address the Harbor Bay Special Service Area Sewer Facilities Agreement ("Sewer Reimbursement Agreement"), attached as Exhibit "C". While that Agreement is not in any way contingent upon the previous MSA, it does relate to Harbor Bay and is therefore probably best addressed now. Per Section 2.4 of that Agreement, the City agreed to reimburse all impact fees collected by the City. That Sewer Reimbursement Agreement was subsequently assigned to Casey Development. *See* Assignment of Sewer Facilities Agreement, attached as Exhibit "D". I have been informed that more than \$22,000 in impact fees have been collected in impact fees, but no reimbursements have been received by Summit or Casey Development. Therefore, I propose that those funds be released to Casey Development as soon as possible. I appreciate your cooperation on each of these matters. Please be sure to contact me with any questions or concerns.

Best Regards,



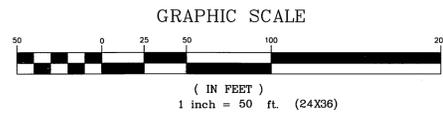
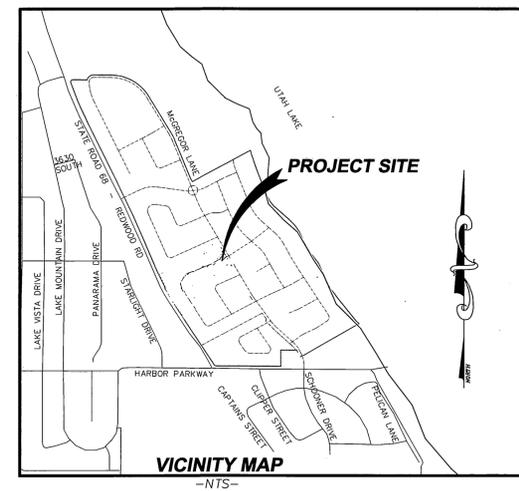
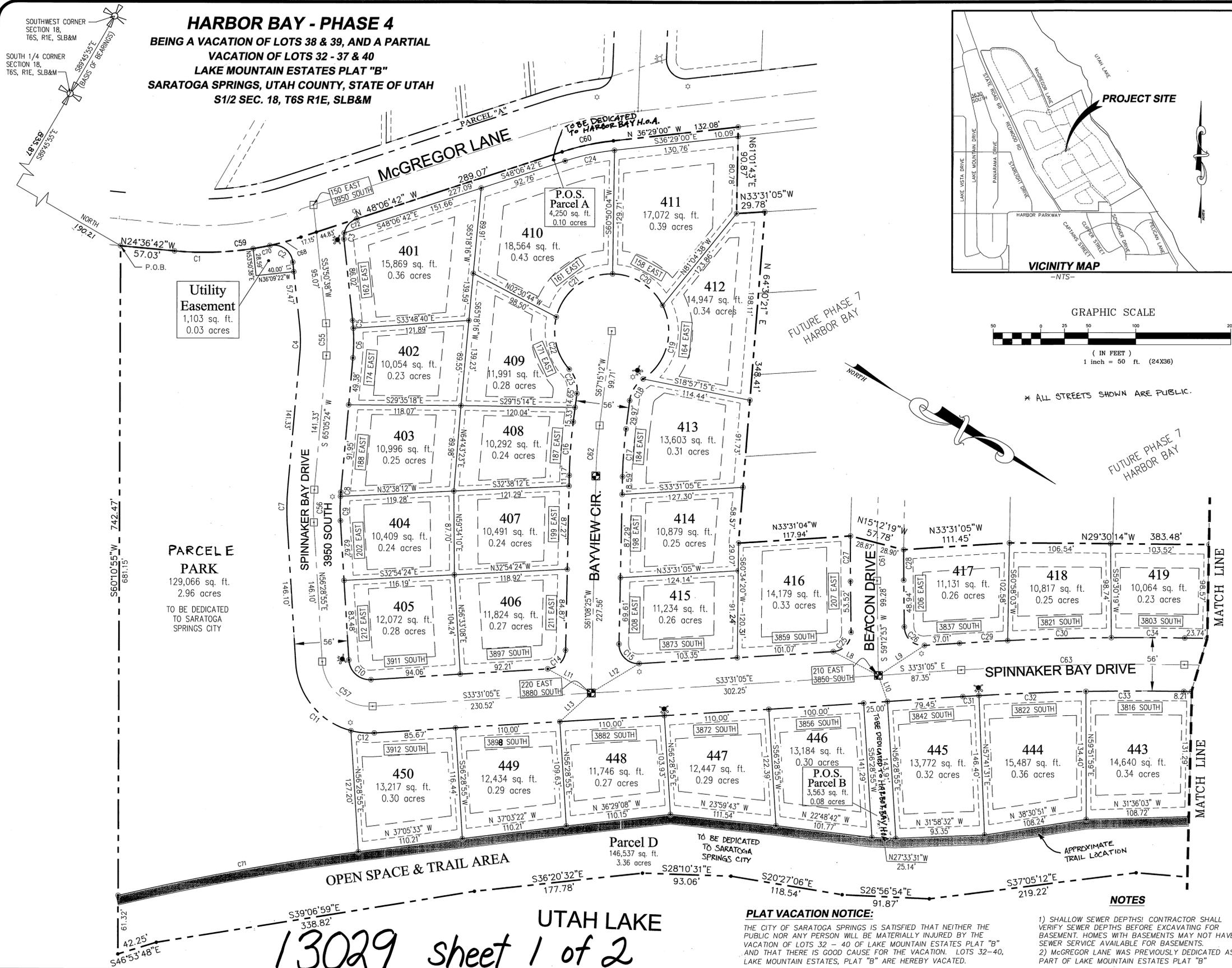
Kevin Casey

Casey Development, Inc.



AERIAL IMAGE OF MARINA PARK

HARBOR BAY - PHASE 4
BEING A VACATION OF LOTS 38 & 39, AND A PARTIAL
VACATION OF LOTS 32 - 37 & 40
LAKE MOUNTAIN ESTATES PLAT "B"
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH
S1/2 SEC. 18, T6S R1E, SLB&M



* ALL STREETS SHOWN ARE PUBLIC.

Utility Easement
1,103 sq. ft.
0.03 acres

PARCELE PARK
129,066 sq. ft.
2.96 acres
TO BE DEDICATED TO SARATOGA SPRINGS CITY

PLAT VACATION NOTICE:
 THE CITY OF SARATOGA SPRINGS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 32 - 40 OF LAKE MOUNTAIN ESTATES PLAT "B" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 32-40, LAKE MOUNTAIN ESTATES, PLAT "B" ARE HEREBY VACATED.

NOTES
 1) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOMES WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENTS.
 2) MCGREGOR LANE WAS PREVIOUSLY DEDICATED AS PART OF LAKE MOUNTAIN ESTATES PLAT "B"

13029 sheet 1 of 2

SURVEYOR'S CERTIFICATE
 I, Victor E. Hansen, do hereby certify that I am a registered land surveyor and that I hold certificate no. 176695 as prescribed under the laws of the state of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct to the best of my knowledge.
 Victor E. Hansen
 SURVEYOR
 SEPT. 7, 2007
 DATE

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S89°45'55"E 835.87 FEET ALONG THE SECTION LINE AND NORTH 190.21 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N24°36'42"W 57.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 328.09 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 134.56 FEET, THROUGH A CENTRAL ANGLE OF 23°30'00" (CHORD BEARS N36°21'42"W 133.59 FEET); THENCE N48°06'42"W 289.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 272.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 55.22 FEET, THROUGH A CENTRAL ANGLE OF 11°37'42" (CHORD BEARS N42°17'51"W 55.12 FEET); THENCE N36°29'00"W 132.08 FEET; THENCE N61°01'43"E 90.87 FEET; THENCE N33°31'05"W 29.78 FEET; THENCE N64°30'21"E 348.41 FEET; THENCE N33°31'04"W 117.94 FEET; THENCE N15°12'19"W 57.78 FEET; THENCE N33°31'05"W 111.45 FEET; THENCE N29°30'14"W 383.48 FEET; THENCE N48°35'14"W 149.33 FEET; THENCE N52°07'15"W 57.74 FEET; THENCE N44°30'45"W 216.05 FEET; THENCE N29°52'17"W 110.40 FEET; THENCE N21°43'30"W 418.66 FEET; THENCE N17°43'52"W 56.27 FEET; THENCE N28°03'45"W 111.01 FEET; THENCE N62°02'24"E 383.78 FEET; THENCE S15°17'31"E 56.72 FEET; THENCE S19°25'06"E 219.06 FEET; THENCE S21°43'30"E 249.98 FEET; THENCE S26°17'24"E 116.97 FEET; THENCE S39°13'04"E 62.10 FEET; THENCE S48°35'14"E 253.07 FEET; THENCE S44°28'49"E 102.10 FEET; THENCE S34°04'35"E 85.51 FEET; THENCE S25°18'14"E 212.18 FEET; THENCE S37°05'12"E 219.22 FEET; THENCE S26°56'54"E 91.87 FEET; THENCE S20°27'06"E 118.54 FEET; THENCE S28°10'31"E 93.06 FEET; THENCE S36°20'32"E 177.78 FEET; THENCE S39°06'59"E 338.82 FEET; THENCE S46°53'48"E 42.25 FEET; THENCE S60°10'55"W 742.47 FEET TO THE POINT OF BEGINNING.
 CONTAINING 25.92 ACRES, MORE OR LESS AND 50 LOTS.

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

HARBOR BAY PHASE 4
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.
 In witness whereof _____ have hereunto set _____ this 10th day of Sept. A.D., 2007.
 Summit Development and Management, L.L.C.
 By: _____ Its Managing Member.
 Heath Johnston
 ENT 620442009 Use # 13089
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2909 Sun Dr 1450 PM FEE 110.00 BY GS
 RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of UTAH }
 On the 10th day of September, A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Utah in said State of Utah, the signer(s) of the above Owner's dedication, in number, who duly acknowledged me to that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
 _____ Dorem, UT
 My commission expires: 10-17-07 Notary Public residing at _____

ACCEPTANCE BY LEGISLATIVE BODY
 The Mayor of the City of Saratoga Springs, County of Utah, approves this subdivision and 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 10th day of June, A.D. 2009
 _____ ATTEST _____
 MAYOR CITY RECORDER (See Seal Below)

SHEET 1 OF 2
HARBOR BAY - PHASE 4
BEING A VACATION OF LOTS 38 & 39, AND A PARTIAL
VACATION OF LOTS 32 - 37 & 40
LAKE MOUNTAIN ESTATES PLAT "B"
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH
S1/2 SEC. 18, T6S R1E, SLB&M

H&H ENGINEERING AND SURVEYING, INC.
 938 S MAIN ST - PLEASANT GROVE, UT 84062
 TEL: (801) 796-5196 FAX: (801) 796-5186

PUBLIC UTILITY APPROVALS
 DATE
 QUESTAR see Page 2
 UTAH POWER & LIGHT 9-12-07
 QWEST 9-11-07
 COMCAST CABLE

FIRE CHIEF APPROVAL
 Approved this 26 day of May
 A.D., 2009 By the Fire Chief.

 CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
 Approved this 3rd day of June
 A.D., 2009 By the Planning Commission.

 CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
 Approved this 8 day of MAY
 A.D., 2009 By the City Engineer.

 CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
 Approved as to form this 28th day of May
 A.D., 2009 By the City Attorney.

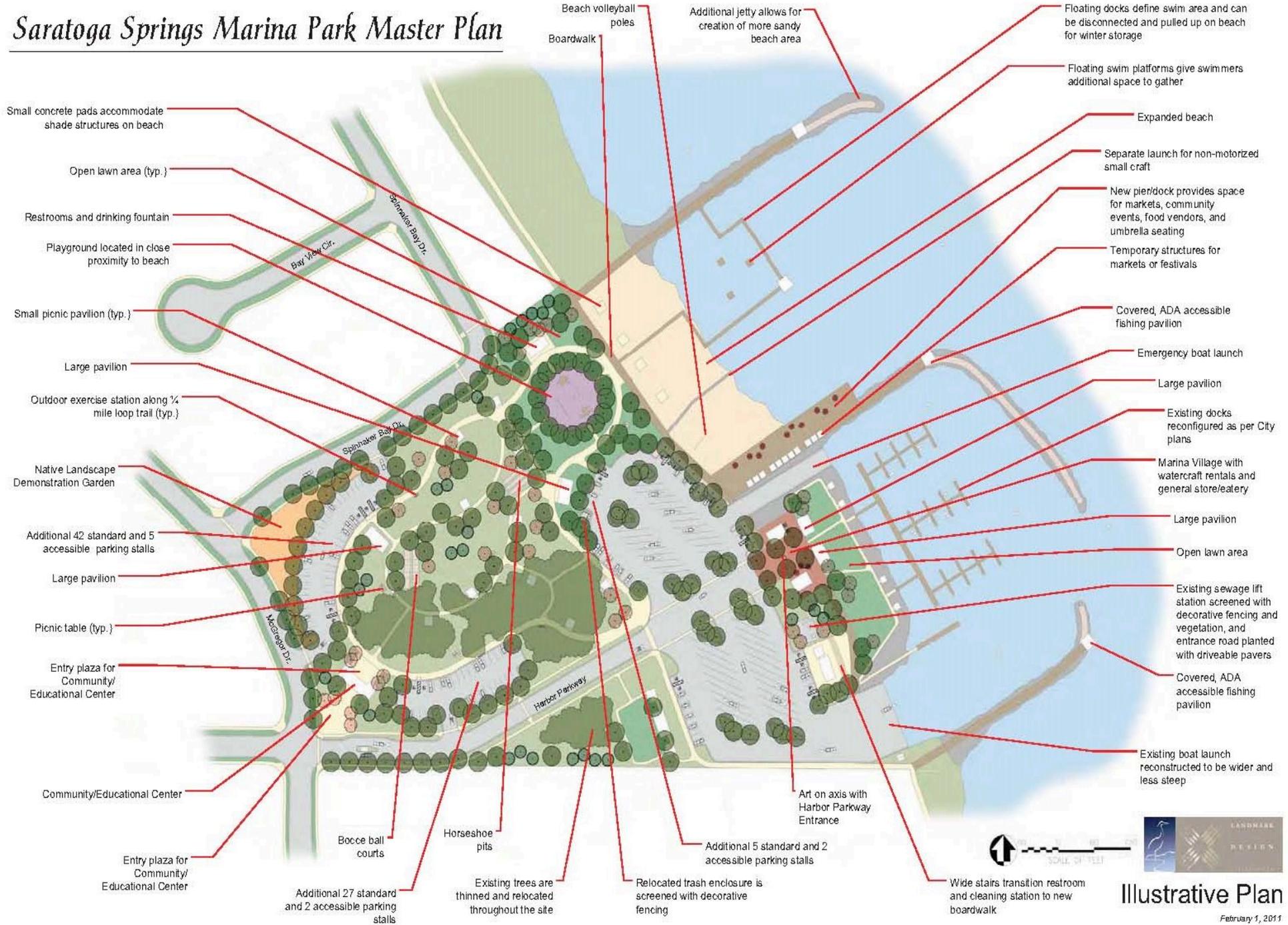
 SARATOGA SPRINGS ATTORNEY

NOTARY PUBLIC SEAL
 VICTOR HANSEN
 176695
 STATE OF UTAH

CITY ENGINEER SEAL
 518109
 No. 4939908-2202
 JAMES J. MILLIGAN
 STATE OF UTAH

CLERK-RECORDER SEAL
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2909 SUN DR 1450 PM FEE 110.00 BY GS
 RECORDED FOR SARATOGA SPRINGS CITY

Saratoga Springs Marina Park Master Plan



Illustrative Plan

February 1, 2011