



**Planning Commission Meeting**  
**Thursday, March 12, 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 Plats for Legacy Farms Plan Plats 1A-1F, located at approximately 400 South and Redwood Road, DR Horton, applicant. Presented by Kimber Gabryszak.
5. Work Session: Discussion of Code Amendments.
6. Approval of Minutes:
  1. February 26, 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.



**Legacy Farms Village Plan 1 Plats 1A, 1B, 1C, 1D, 1E, and 1F  
Preliminary and Final Plats  
Thursday, March 12, 2015  
Public Hearing**

Report Date:	Thursday, March 5, 2015
Applicant:	D.R. Horton
Owner:	Suburban Land Reserve
Location:	SE corner intersection of Redwood and 400 south, to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.94 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	PC Work Session 2/12/2015 (draft minutes attached) CC Work Session 2/17/2015 (draft minutes attached)
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan and Village Plan 1 (PC 6/12/2014 and CC 7/1/2014) Village Plans 2, 3, 4, and 5 (PC 12/11/2014 and CC 1/6/2015)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

**A. EXECUTIVE SUMMARY**

The applicants are requesting approval of preliminary and final plats for the first five subdivision phases of the Legacy Farms project. These five plats cover Village Plan 1, and contain a total of 256 single family and multi-family units.

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposed preliminary plats, and choose from the options in Section H of this report.** Options include positive recommendations with conditions on all or some of the plats, continuance of all or some of the plats, or negative recommendations on all or some of the plats.

**B. BACKGROUND**

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

**Land Use Table**

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

(Note: the complete DAP can be found by visiting [www.saratogaspringscity.com/planning](http://www.saratogaspringscity.com/planning) then clicking on “Master Plans” and then “City Center District Area Plan.”)

1000 Equivalent Residential Units (ERUs) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, broken down into five Village Plans:

VP 1 Approved	48.94 acres	Max 341 ERUs	All Residential
VP 2	42.58 acres	Max 281 ERUs	239 Residential, ~41 Non-Residential (school, church)
VP 3	40.03 acres	Max 318 ERUs	304 Residential, ~14 Non-Residential (church)
VP 4	28.11 acres	Max 173 ERUs	All Residential
VP 5	22.27 acres	Max 131 ERUs	All Residential (age-restricted community)
Total:	181.93	1244*	1189 Residential*, ~55 Non-Residential

\*Subject to the overall cumulative limit of 1000 residential ERUs and 55 non-residential.

Of the 1055 ERUs, a maximum of 341 residential units were approved within VP1; the next step in development of any units is approval of a subdivision plat or plats.

**C. REVIEW**

**Place Type**

The CP designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described in the DAP as follows:

**TRADITIONAL NEIGHBORHOOD**

Range of Average Dwelling Units/Acre	5-32 du/ac
Range of Average FAR	0.47-1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

*The “ingredients” that make up a Traditional Neighborhood:*

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a “front porch” culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

The CP was approved with a maximum density of 1055 ERUs, with additional limits on a block-by-block basis. VP 1 assigned a maximum of 341 units to the plan, with additional limits on a more detailed block basis.

### **Unit / Products Types**

VP 1 contains the following product types for platting:

- 10,000 sq.ft. lots (minimum required 9,000 sq.ft.)
- 8,000 sq.ft. lots (minimum required 7,200 sq.ft.)
- 6,000 sq.ft. lots (minimum required 5,100 sq.ft.)
- Rear-Loaded and Front-Loaded Cottage Lots
- Rear-Loaded Townhomes
- Shared Lane Townhomes
- Twin Home Lots

### **D. SPECIFIC REQUESTS**

The application contains preliminary and final plats for a total of 256 units, which is below the potential maximum of 341 approved in VP 1. The 256 units are broken down into six plats, outlined below.

Plat 1-A:

- 17 single-family lots
- Product type:
  - 10,000 sq.ft. lots (minimum 9000 sq.ft.) = 17
- 2 HOA / Open Space Parcels, including “clubhouse” parcel

Plat 1-B:

- 40 single-family lots
- Product type:
  - 10,000 sq.ft. lots (minimum 9000 sq.ft.) = 10
  - 9,000 sq.ft. lots (minimum 7200 sq.ft.) = 30
- 3 Open Space Parcels

Plat 1-C:

- 37 single-family lots
- Product type:
  - 6,000 sq.ft. lots (minimum 5100 sq.ft.) = 27
  - Cottage lots (minimum 3400 sq.ft.) = 10
- 2 Open Space Parcels

Plat 1-D:

- 78 single-family and multi-family lots
- Product type:
  - Rear-Loaded Cottage Lots (minimum 3400 sq.ft.) = 10
  - Shared-Lane Townhomes = 38
  - Rear-Loaded townhomes = 30

- Note: access easements that were of concern to the Planning Commission and City Council have been removed
- 3 Open Space parcels

Plat 1-E:

- 71 single-family and multi-family units
- Product type:
  - Front-Loaded Cottage Lots (minimum 3400 sq.ft.) = 11
  - Shared-Lane Townhomes = 60
- 2 Open Space parcels

Plat 1-F:

- 13 multi-family units
- Product type:
  - Front-Loaded Cottage Lots (minimum 3400 sq.ft.) = 9
  - Twin Home Lots = 4
- 1 Open Space parcel

**E. COMMUNITY REVIEW**

These items were noticed as public hearings in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. Public input was received during the hearing process for the CP and Village Plan 1; as of the date of this report, no public input has been received on the proposed plats.

**F. GENERAL PLAN**

The General Plan Land Use map identifies this area as Planned Community, which states:

**k. Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The CP and VP 1 was approved in 2014 and found to be in compliance with the DAP; the CP includes trail connections and parks in compliance with the related master plans. Both were found to be consistent with the General Plan.

## G. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

### 19.26.04 – Uses Permitted within a Planned Community District

- The application includes multi-family and single family homes, parks, and trails. All of these uses are permitted in the PC zone and are subject to the more specific criteria in the CP and VP 1.

### CP and VP 1 Standards

The CP outlines high-level standards for the development; while VP 1 calls out more specific standards, the plats are still subject to any specifics in the CP. Lot sizes, lot frontages, lot widths, and setbacks are identified in VP 1 on a product-type basis. The applicable pages from VP 1 for each product type contained in the proposed plats are attached.

- Thoroughfare types and widths – **complies**. All thoroughfares are included in the CP or VP.
- Block types and density ranges – **complies**. Each plat is below the maximum density permitted in each Block Type and Transect Zone.
- Intersection types – **complies**. All intersections are included in the CP or VP.
- Community level pedestrian plans – **complies**. Proposed pedestrian connections are included.
- Landscaping standards – **does not comply**.
  - Tree spacing: **complies**. Street trees are planted a maximum of 40' apart.
  - Plant sizes (caliper, height, etc.): **complies**. All trees are 5-6' in height or 1.5" caliper; shrubs are 1 gallon or 5 gallon as appropriate.
  - Plant species: **does not comply**. The majority of proposed plantings are not included in the CP lists.
  - Complete plans: **does not comply**. The clubhouse parcel has been left partially blank, pending future building permit. The plans must either show interim landscaping, or the building.
- Open space types: **complies**. Each type of open space contained in the plats corresponds to a type in the CP and VP.
- Setbacks and product types: **complies with conditions**. Most setbacks comply, several in the T-4 areas are out of compliance. Setback graphics are also not clear.
- General architectural categories: **TBD** and will be verified at time of building permit(s) issuance.
- Plat contents: **complies with conditions**.
  - Staff has recommended several plat note additions and several modifications, outlined in this report.
  - The owner's dedication also does not comply with the City standard plat. The applicants have submitted a Code amendment request to amend the City standard plat to allow a modified owner's dedication. As this is an amendment to an Engineering standard, the request does not go to the Planning Commission; the City Council will consider the request at their meeting on the proposed plats.
  - Staff is not supportive of the amendment request and will recommend denial to the City Council.

Staff has provided the applicant with corrections to meet the requirements of the CP, City Code, and VP 1, including but not limited to the list below:

- Correct plant lists to comply with CP.
- Setback diagrams: clarify, re-label to match setback types in CP and VP, and remove duplicates. Clarify that setbacks apply to primary structures and other structures are subject to the CP and VP.
- Re-label OS lots as OS parcels; lots only refer to developable land, per the CP definitions.
- Provide interim landscaping for clubhouse parcel, or show clubhouse in the construction drawings.
- Provide photometric plans.
- Remove PUE from City ROW.
- Correct setbacks for lots in the T-4 areas; maximum front setback is 14', not 20'. Correct to address guest parking in these areas.
- Add plat note restricting on-street parking from Nov. 1 – March 1, per VP page 5.
- Add plat note stating that building layout is subject to product types in the Village Plan; otherwise future builders may be confused on actual restrictions.
- Reference the CP and VP 1 in plat notes that currently reference potential MDA.
- Identify clear view triangles on corner lots and place no-build restriction on triangles, per CP page 11.
- Label tangent line for lot width measurement on corner lots.
- Update owner's dedication to match City standard plat.
- All changes and additional information required by the City Engineer.

### **Floodplain**

A portion of the proposed development is currently in an identified floodplain. The applicants have submitted an application to FEMA for revision to the floodplain maps, based upon infrastructure designed to channel floodwaters and protect the development area.

Until the floodplain map is revised, the applicants cannot move forward with development of lots in the identified floodplain. If the applicants desire to record and develop lots in the floodplain prior to map revision, it is possible, however revised construction drawings showing flood mitigation and other increased standards will be required. Recordation of these lots will be conditional upon FEMA map revision, or upon construction plans showing updated improvements.

If the applicants do not desire to move forward on floodplain lots until after map revision, in the meantime they may still record and build those portions of the development that are outside of the identified floodplain.

### **H. Recommendation and Alternatives:**

Staff recommends that the Planning Commission conduct a public hearing on the proposed plats, take public comment, review and discuss the proposed plats, and choose from the options below for each plat. Separate motions will be needed if different actions are taken on individual plats.

### **Option 1 – Positive Recommendation(s) on some or all of the plats**

“I move to forward a positive recommendation to the City Council for the Legacy Farms Plats [1A, 1B, 1C, 1D, 1E, and 1F] with the Findings and Conditions in the Staff Report:”

#### **Findings**

1. With required conditions, the applications are consistent with the guiding standards in the Legacy Farms Community Plan as outlined in Section F of this report, which section is hereby incorporated by reference. Specifically, the density, unit types, block types, thoroughfares, and other standards are expressly as contained in the Community Plan.
2. With required conditions, the applications are consistent with the specific standards in the Legacy Farms Village Plan 1 as outlined in Section F of this report, which section is hereby incorporated by reference. Specifically, the layout, product types, open space, setbacks, and other standards are compliant with the Village Plan.

#### **Conditions:**

1. All requirements of the City Engineer, including but not limited to those in the Staff Report in Exhibit 1, shall be met.
2. No construction drawings for lots in the identified flood plain shall be approved, nor final plats recorded for such lots, until such time as the floodplain map is amended to remove the lots from the floodplain, or the construction drawings are amended to contain all required items for development in a floodplain.
3. All requirements of the Fire Chief shall be met.
4. All buildings over 35’ in height must be fully sprinkled and meet all additional Fire and Building Department requirements.
5. No final plats shall be recorded until the MDA and Community Plan are recorded.
6. The plats shall be amended as outlined below:
  - a. Correct plant lists to comply with CP.
  - b. Update landscaping plan to avoid unfinished areas.
  - c. Setback diagrams: clarify, re-label to match setback types in CP and VP, and remove duplicates. Add comment to clarify that setbacks apply to primary structures while other structures are subject to the CP and VP.
  - d. Re-label OS lots as OS parcels, and update all references.
  - e. Provide interim landscaping for clubhouse parcel, or show clubhouse in the construction drawings.
  - f. Provide photometric plans.
  - g. Remove PUE from City ROW.
  - h. Correct setbacks for lots in the T-4 areas.
  - i. Add plat note to seasonally restrict on-street parking, per VP page 5.
  - j. Add plat note stating that building layout is subject to product types in the Village Plan; otherwise future builders may be confused on actual restrictions.
  - k. Reference the CP and VP 1 in plat notes that currently reference potential MDA.
  - l. Identify clear view triangles on corner lots and place no-build restriction on triangles, per CP page 11.
  - m. Label tangent line for lot width measurement on corner lots.
  - n. If the City standard plat is not amended, update owner’s dedication to comply with the standard plat.
  - o. All changes required by the City Engineer.

7. Any other conditions as articulated by the Commission \_\_\_\_\_.
8. \_\_\_\_\_

**Option 2 - Continuance**

"I move to **continue** Legacy Farms Plats [1A, 1B, 1C, 1D, 1E, and 1F] to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**Option 3 – Negative Recommendation(s)**

"I move to forward a negative recommendation to the City Council for the Legacy Farms Plats [1A, 1B, 1C, 1D, 1E, and 1F] with the Findings below:

1. The plats are not compliant with the Legacy Farms Community Plan, as articulated by the Commission: \_\_\_\_\_
2. The plats are not compliant with the Legacy Farms Village Plan, as articulated by the Commission: \_\_\_\_\_
3. \_\_\_\_\_

**I. Exhibits:**

1. City Engineering Report (pages 9-12)
2. Location & Zone Map (page 13)
3. Aerial Photo (page 14)
4. Approved CP Layout (page 15)
5. Approved VP 1 Layout & Conceptual Lotting Plan (pages 16-17)
6. Plat 1-A (pages 18-19)
7. Plat 1-B (page 20)
8. Plat 1-C (page 21)
9. Plat 1-D (pages 22-23)
10. Plat 1-E (pages 24-25)
11. Plat 1-F (page 26)
12. T-zones (pages 27-32)
13. Proposed Landscaping overview (page 33)
14. Product Type Pages from VP 1 (pages 34-42)
15. PC 2-12-2015 Draft Minutes (pages 43-44)
16. CC 2-17-2015 Draft Minutes (pages 45-47)
17. Complete Working CP: [www.saratogaspringscity.com/planning](http://www.saratogaspringscity.com/planning), then "Pending Applications" under "Recently Finalized"
18. Complete Working VP 1: [www.saratogaspringscity.com/planning](http://www.saratogaspringscity.com/planning), then "Pending Applications" under "Recently Finalized"

## City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer  
**Subject:** Legacy Farms Village Plan 1  
**Date:** March 12, 2015 PC  
**Type of Item:** Preliminary and Final Plat



### Description:

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

**B. Background:**

*Applicant:* D.R. Horton  
*Request:* Preliminary and Final Plat Approval  
*Location:* Area east of Redwood Road and South 400 South  
*Acreage:* Approximately 48.96 Acres – 256 Lots

**C. Recommendation:** Staff recommends the approval of Preliminary and Final Plat Application subject to the following findings and conditions:

- 1) The Preliminary and Final Plats and Construction Drawings shall be compliant with the approved Community Plan and Village Plan for this area as well as with the City's existing Master Plans including the Transportation Master Plan, the Parks, Trails, and Open Space Master Plan, as well as the City's utility master plans including the Culinary Water, Secondary Water, Sewer, and Storm Drain Master Plans.
- 2) The Construction Drawings shall include phasing plans for improvements, utilities, erosion control plans, and open space improvement plans. Phasing plan shall also illustrate the phasing of the frontage improvements along 400 south and Redwood Road.
- 3) Developer shall complete the half-width improvements along 400 South (Collector) as per the City's Transportation Master Plan (TMP) and Engineering standards and specifications.
- 4) Developer shall complete all recommendations of the submitted Traffic Impact study prepared by Hales Engineering applicable to this phase of the project.
- 5) Developer shall dedicate and improve sufficient ROW for adequate queuing and turn lanes at all intersections internal to the project as at other points of access along 400 South and Saratoga Road that will be installed with this Village Plan as identified in

the Traffic study and as per the City's transportation master plan and standards and specifications. The TIS specifically indicates all access points onto 400 South will need to be flared to allow for separate left and right turn egress lanes. Flared approaches shall be a minimum of 50-ft long plus taper or longer if recommended in the TIS.

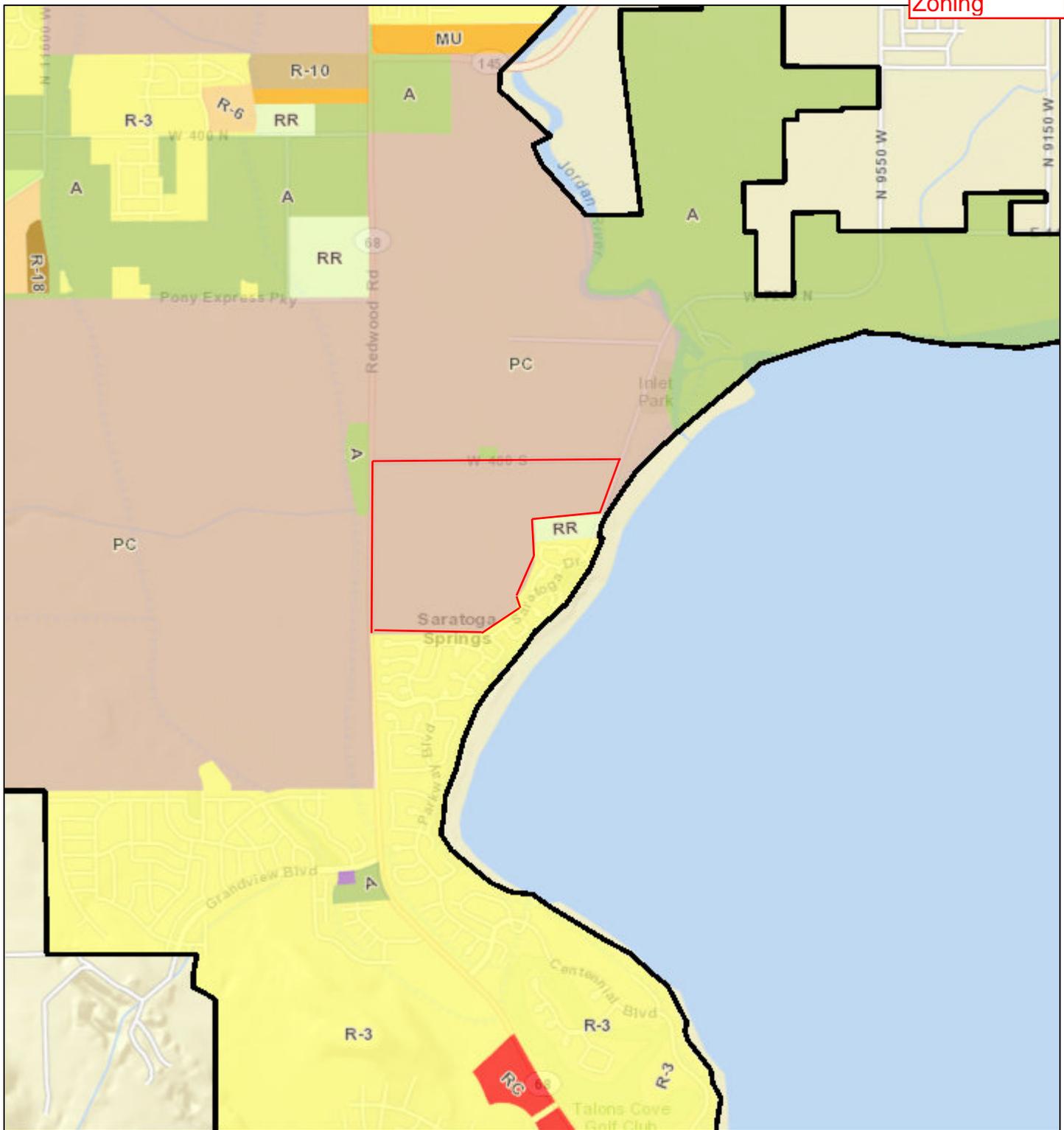
- 6) A schematic layout for the proposed the elementary school shall be included with any proposed points of access or utility stubs or laterals to be installed with this project to ensure their proposed location is consistent with the Site Plan and in accordance with City Standards.
- 7) The project shall comply with the recommendations of the Traffic Study Memorandum from Hales Engineering dates 4-2-2014 and Addendum #1 dated June 17, 2014 including providing left turn lanes for the elementary school. If the road is to be constructed before the location of the accesses are known, a left turn lane shall be provided for the entire primary frontage and extend a sufficient distance past the frontage to provide adequate queuing lengths.
- 8) A map revision will be required through FEMA before any lots can be recorded in any area currently shown within the FEMA 100-yr flood plain including Zone "A" which is identified as those areas having a 1% annual chance flood event with no defined base flood elevation.
- 9) The developer shall obtain an Army Corp of Engineers (ACOE) 404 permit for any portion of the project that may disturb wetlands or fall under the ACOE jurisdiction prior to beginning construction and must comply with all local, state, and federal laws.
- 10) Developer shall bury and/or relocate all overhead distribution power lines that are alongside or within this project.
- 11) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations for the overall project. Detention areas and volumes shall be identified as well as all proposed outfall locations. The project shall comply with all City, UPDES and NPDES storm water pollution prevention requirements. Storm water release shall not exceed 0.2 cfs/acre and must be cleaned to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- 12) All roads shall comply with the City's TMP be designed and constructed to City and AASHTO standards, and shall incorporate all geotechnical recommendations as per the applicable soils report. Road cross sections shall match either the ones in the City's adopted Engineering Standards and Specifications or the Community Plan and must also comply with international fire code requirements. Intersection spacing along 400 south and on all internal roads shall comply with the spacing standards identified in the City's adopted TMP. 400 south shall be widened along the frontage of each phase plus additional length as necessary to provide a left turn lane in the northern access points a minimum of 50-ft. or longer if recommended in the TIS.

- 13) Road names and coordinates shall comply with current city ordinances and standards.
- 14) Project shall comply with the City's adopted Parks, Recreation, Trails, and Open Space Master Plan. Trail and open space designs shall comply with all City standards and specifications.
- 15) Park strips less than 9' in width shall only be planted with trees appropriate for narrow areas and that will not damage the sidewalk as they grow. Trees shall be located in areas that do not conflict with driveways or other points of access.
- 16) Open Space areas that will be maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.
- 17) Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes. Utility mains outside of the ROW shall be located in common or dedicated open space areas and shall not be located in private lots and must be a minimum of 20' from any building or structure. Such easements must be recorded prior to receiving occupancy on any unit in the plat with which the easement is associated.
- 18) All street lighting and any other lighting proposed to be dedicated to and maintained by the City shall comply with the current City standards and specifications. All lighting shall be full-cutoff style and meet all other City and IESNA standards.
- 19) Project shall comply with all ADA standards and requirements.
- 20) Utilities including water, irrigation, sewer and storm drain shall not be located within any lot residential lot boundary (except for laterals).
- 21) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
- 22) Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.

- 23) The developer shall ensure that any open space dedicated to the City will meet all City landscaping and irrigation design standards as well as meet all City and industry standards for amenities and play equipment.
- 24) No parking stalls are permitted in the Public ROW. On street parking parallel to the roadway/curb may be permitted where not specifically prohibited but any parking area constructed adjacent to the public ROW may only install a drive approach within the public ROW with all portions of the parking area and stalls completely outside of the ROW.
- 25) Developer shall connect to the existing zone 1 secondary water line near the intersection of Grandview Boulevard and Redwood Road for all Secondary water service in this project. This connection shall be installed and bonded for with the first plat.
- 26) Complete Site improvement plans must be provided for the proposed clubhouse lot (open space OS16 on plat 1-A) in the Construction Drawings to illustrate the finished improvements that will be bonded for and completed with Plat 1-A.
- 27) Photometric plans shall be provided for all common areas and parking areas to verify compliance with the City Standards as well as with the Community and Village Plans.
- 28) Street Lighting locations and lighting designs/details shall be provided for all shared lanes on Plats 1-D and 1-E.
- 29) No private drainage improvements including swales and detention basins may be located within the public ROW.
- 30) Utility Master Plans and Tickville Wash Pipeline Plans must be completed and accepted by the City before approval can be granted on the Construction Drawings for Village Plan 1 to ensure there is consistency between the various Plans and documents.
- 31) Construction Drawings shall include plans for the re-vegetation and stabilization of all disturbed areas.
- 32) Regional Trails shall comply with the City's Trails Master Plan. Along Redwood Road this is an 8-ft wide concrete trail and along the Tickville Wash/pipeline this is a 12-ft wide concrete trail.

# Zoning & Planning

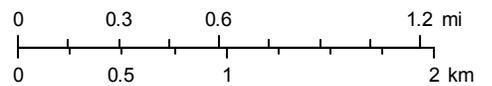
Exhibit 2  
Zoning



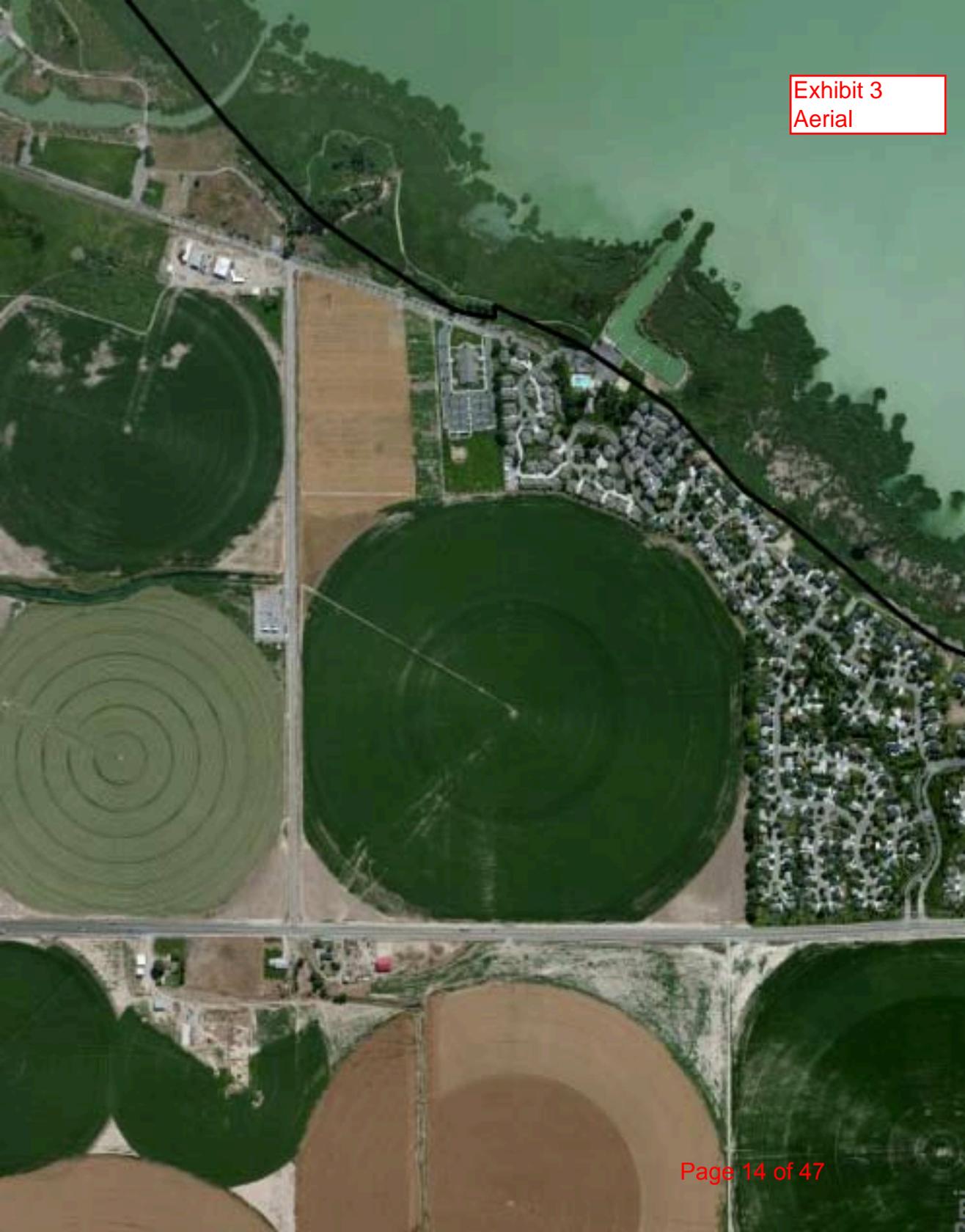
February 11, 2014

 City Boundary

1:36,112



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013



400 So.

Exhibit 4  
Community Plan Layout

Redwood Road



Block Type	Acres	% (181.9 ac.)	ERUs
BT-1	24.3	13.4	
BT-2	37.5	20.6	
BT-3	47.9	26.3	
BT-4	22.5	12.3	
Civic Space	17.9	9.9	
Community Open Space	14.0	7.7	
Community Plan Roads	17.8	9.8	

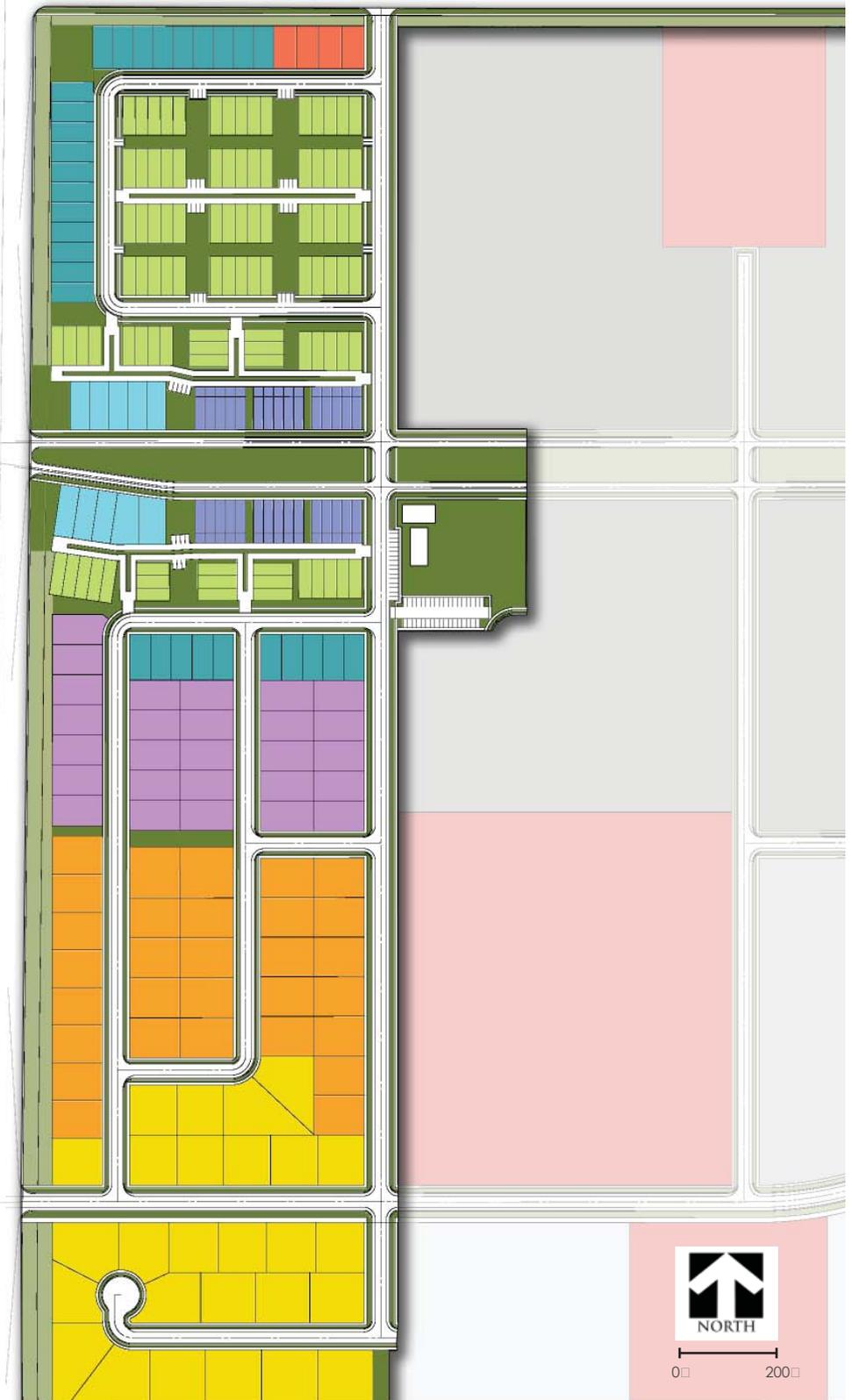
N  
Does not include open space contained within block types. Overall open space will range between 18 - 24% per the requirement of the Saratoga Springs City Center District Area Plan.



□ □ N □ □ □ □ □ □ □ □ □ □ N □ □ □ □ N

Product

- 10,000 s.f. lots
- 8,000 s.f. lots
- 6,000 s.f. lots
- Cottage
- Front-Load Cottage
- Twin Homes
- Townhomes
- Rear-Loaded Towns



The lotting diagram on this page is conceptual in nature and subject to change. Changes in residential products must comply with the criteria established in each designated transect sub-district zone.

□ □ □ □ □ □ □ □ □ □

# LEGACY FARMS PLAT 1-A

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE  
NORTHEAST QUARTER OF SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

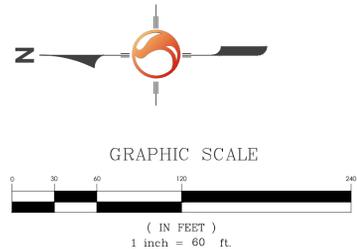
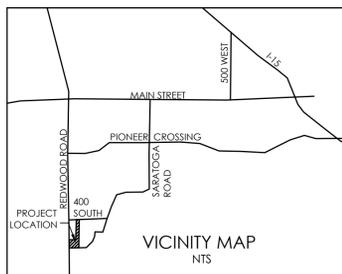
Exhibit B

EAST QUARTER CORNER SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND 2008 UTAH COUNTY MONUMENT)  
BENCHMARK ELEVATION = 4514.21

SOUTHEAST CORNER SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(NOT FOUND)  
N50°25'04"E 134.47' (CALC)  
N50°26'14"E 134.51' (RECORD)  
REFERENCE CORNER  
(FOUND 1999 UTAH COUNTY MONUMENT)

### PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- PRIVATE ROADS AND COMMON AREAS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCA'S.
- OPEN SPACE (OS) LOTS 1, 2, 4 & 16. COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
- OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- OPEN SPACE LOT 16 (OS 16) IS FOR THE HOA DEVELOPMENT OF A CLUBHOUSE. RESIDENTIAL DEVELOPMENT NOT ALLOWED.
- LOTS 108 AND 109 TO ACCESS FROM PARADISE COURT.
- LOT 103 & 104 TO ACCESS FROM HIGHTPOINT DRIVE.
- IF DEVELOPER ELECTS TO PROVIDE DECORATIVE PAVEMENT IMPROVEMENTS, WITHIN PUBLIC ROW, THE HOA WILL BE REQUIRED TO MAINTAIN THESE DECORATIVE PAVEMENT ENHANCEMENTS



### LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- OPEN SPACE LOTS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT (PER SEPARATE DOCUMENT)

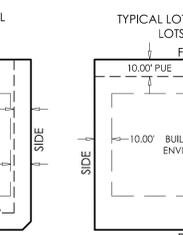
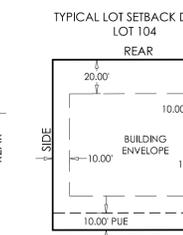
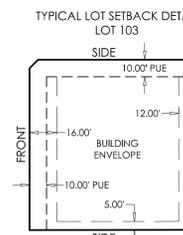
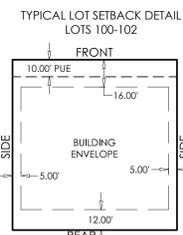
### HOA WILL OWN LOTS:

- OS 1
- OS 2
- OS 4
- OS 16
- OS 3

CENTER QUARTER CORNER SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(NOT FOUND)

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS 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).

<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____ A.D. 20____. _____ QUESTAR GAS COMPANY	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____ A.D. 20____. _____ ROCKY MOUNTAIN POWER
<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____ A.D. 20____. _____ COMCAST CABLE TELEVISION	<b>CENTURY LINK</b> Approved this _____ day of _____ A.D. 20____. _____ CENTURY LINK



DATA TABLE	
I - TOTAL PROJECT AREA	13.36 AC
II - TOTAL NUMBER OF LOTS	22
TOTAL NUMBER OF DWELLING / BUILDINGS	17
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	34
a. Required Guest Parking	4.25
b. Guest Parking in 18' driveways	68
c. Additional Guest Parking	14 on-street
VI - PERCENTAGE OF BUILDABLE LAND	100%
VII - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPROMISED OF TOTAL PROJECT AND OPEN SPACE AREA	0 AC
VIII - a. PRESCRIBED AREA OF OPEN SPACE	1.06 AC
VIII - b. APPLICABLE AREA OF OPEN SPACE	2.61 AC
Percentage of Applicable Area Open Space	19.51 %
IX - NET DENSITY OF DWELLING BY ACRES (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	1.27
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.	
VII - Area taken from open space lots (as shown on subdivision plat)	

SHEET  
1 OF 2

Project Number	PM
186201145	JR
Filename	Plot Date
01145v_vp1_fb_1A.dwg	12/18/14
Designed by	Drawn by
JR	SRV
Checked by	Date
GAC	1/16/15
Scale	Date Issued
1"= 60'	

**SARATOGA SPRINGS FIRE CHIEF**  
 Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
 \_\_\_\_\_  
 CITY FIRE CHIEF

**PLANNING COMMISSION REVIEW**  
 Reviewed by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
 \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION

**SARATOGA SPRINGS CITY ENGINEER**  
 Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
 \_\_\_\_\_  
 CITY ENGINEER

**SARATOGA SPRINGS ATTORNEY**  
 Approved by the Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
 \_\_\_\_\_  
 SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
 Approved by the Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
 \_\_\_\_\_  
 LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL: GREGORY A. CATES, No. 161228, STATE OF UTAH

NOTARY PUBLIC'S SEAL: \_\_\_\_\_

CITY ENGINEER'S SEAL: \_\_\_\_\_

CLERK-RECORDER SEAL: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

### BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 26, and portions of the Northeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is 500°33'28"W 36.05 feet, along the Section Line, and West 1874.19' from the East Quarter Corner of said Section 26, and running thence S44°58'08"W 7.08 feet; thence S00°03'53"E 54.00 feet; thence S89°56'07"W 5.06 feet; thence S44°58'08"W 7.08 feet; thence S00°03'53"E 36.00 feet; thence S45°01'52"E 7.07 feet; thence N89°56'07"E 245.67 feet; thence S00°03'53"E 36.00 feet; thence S00°02'50"E 87.66 feet; thence S00°03'03"E 154.00 feet; thence S02°09'32"W 10.01 feet; thence S00°00'08"W 86.32 feet; thence N89°59'52"W 14.55 feet; thence Southwesterly 83.18 feet along the arc of a 66.00 foot radius curve to the left, chord bears S53°34'57"W 77.79 feet; thence N89°59'52"W 173.15 feet; thence S00°00'08"W 203.16 feet; thence S44°59'52"E 7.07 feet; thence S89°56'07"E 5.00 feet; thence S00°03'03"W 54.00 feet; thence N89°59'52"W 5.00 feet; thence S45°00'08"W 7.07 feet; thence S00°00'08"W 834.15 feet; thence S45°00'54"E 7.07 feet; thence N89°57'59"E 5.00 feet; thence S00°02'01"E 74.00 feet; thence S89°57'59"E 14.05 feet; thence S44°59'04"W 7.07 feet; thence S00°00'08"W 190.00 feet; thence S45°00'56"E 7.07 feet; thence N89°57'59"E 15.00 feet; thence S00°02'01"E 54.00 feet; thence S89°57'59"E 28.85 feet; thence S00°02'01"E 104.99 feet; thence S89°57'59"W 727.85 feet; thence Northernly 307.55 feet along the arc of a 9940.00 foot radius curve to the right, chord bears N00°15'02"E 307.54 feet; thence N00°38'09"E 130.47 feet; thence S44°41'56"E 7.03 feet; thence N89°57'59"E 148.66 feet; thence N44°59'04"E 7.07 feet; thence N00°00'08"E 5.03 feet; thence S89°59'52"E 54.00 feet; thence S00°00'08"W 5.00 feet; thence S45°00'56"E 7.07 feet; thence N89°57'59"E 456.70 feet; thence N44°59'04"E 7.07 feet; thence N00°00'08"E 642.21 feet; thence S44°59'52"E 7.07 feet; thence S89°56'57"W 5.00 feet; thence N00°03'03"W 54.00 feet; thence N89°56'57"E 5.05 feet; thence N44°58'33"E 7.07 feet; thence N00°00'08"E 381.98 feet; thence N44°59'52"W 7.07 feet; thence N89°59'52"E 5.00 feet; thence N00°00'08"E 54.00 feet; thence S89°59'52"E 5.00 feet; thence N45°00'08"E 7.07 feet; thence N00°00'08"E 204.02 feet; thence N45°01'27"W 7.07 feet; thence S89°56'57"W 5.00 feet; thence S00°03'03"W 36.00 feet; thence N89°56'57"E 5.03 feet; thence N26°33'24"E 11.18 feet; thence N00°00'08"E 67.58 feet; thence N26°33'24"W 11.18 feet; thence S89°56'07"W 4.00 feet; thence N00°03'53"W 36.00 feet; thence N89°56'07"E 5.04 feet; thence N44°58'08"E 7.08 feet; thence N00°00'08"E 204.76 feet; thence N45°04'22"W 7.06 feet; thence S89°51'09"W 5.00 feet; thence N00°08'51"W 54.00 feet; thence N89°51'09"E 5.14 feet; thence N44°55'38"E 7.08 feet; thence N00°00'08"E 386.98 feet; thence N45°02'25"W 7.06 feet; thence S89°54'11"W 5.00 feet; thence N00°05'49"W 54.00 feet; thence N89°54'11"E 5.09 feet; thence N44°57'10"E 7.08 feet; thence N00°00'08"E 76.08 feet; thence N45°01'52"W 7.07 feet; thence N89°56'07"E 76.00 feet to the Point of Beginning.

Contains 17 Lots  
 Contains 582,226 Square Feet or 13.36 Acres.



DATE \_\_\_\_\_ GREGORY A. CATES  
 P.L.S. 161226

### OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc., a Delaware Company, 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

### LEGACY FARMS PLAT 1-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily and irrevocably, and save harmless the City against any easements or other encumbrances 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 of 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, \_\_\_\_\_, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ Name \_\_\_\_\_ Notary Public commissioned in Utah

### APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

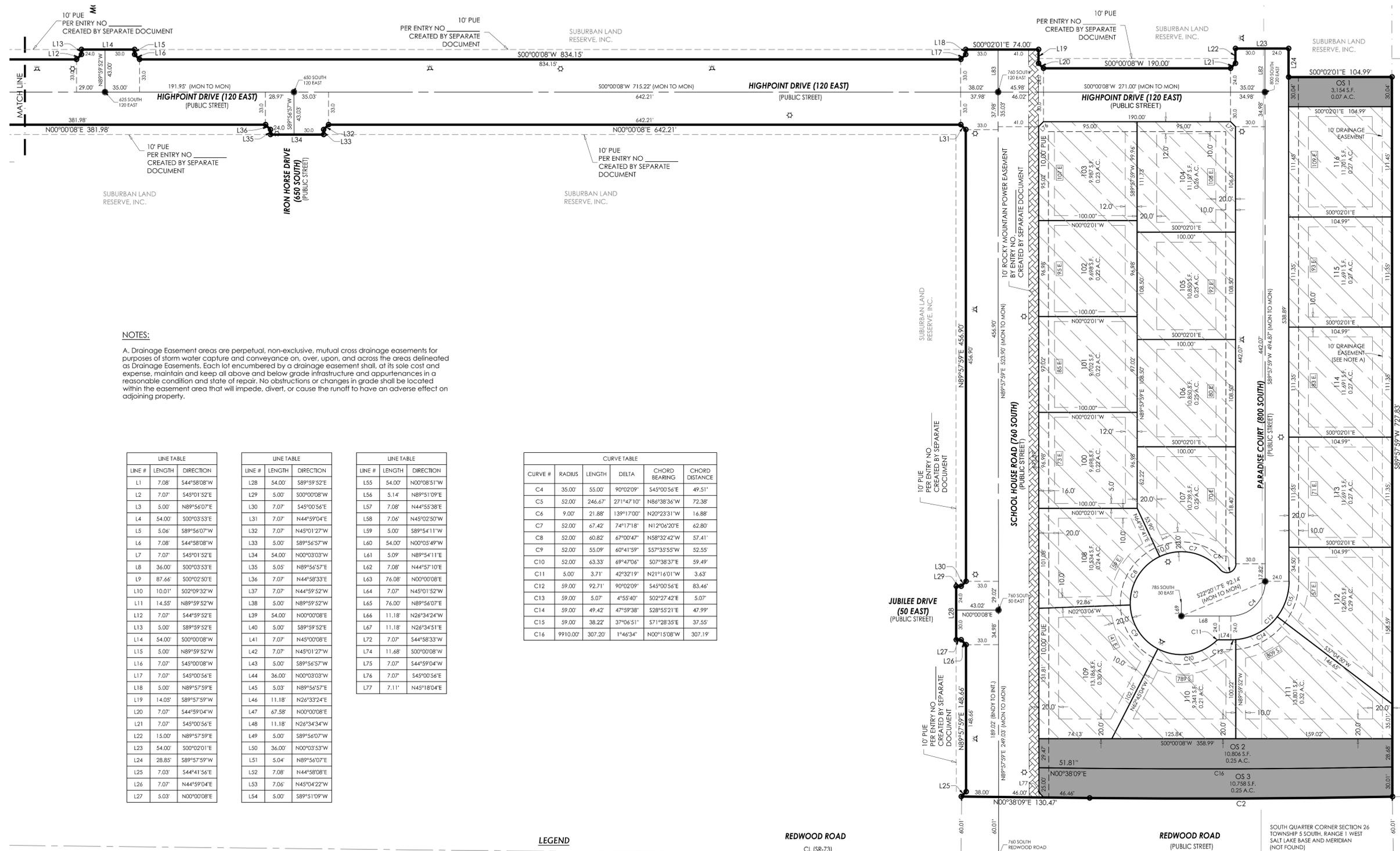
City Mayor \_\_\_\_\_ Attest \_\_\_\_\_ City Recorder (See Seal Below)

**LEGACY FARMS PLAT 1A**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE  
 NORTHEAST QUARTER OF SECTION 35  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

# LEGACY FARMS PLAT 1-A

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, AND PORTIONS OF THE  
NORTHEAST QUARTER OF SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



**NOTES:**

A. Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LINE #	LENGTH	DIRECTION
L1	7.08'	S44°58'08"W
L2	7.07'	S45°01'52"E
L3	5.00'	N89°56'07"E
L4	54.00'	S00°03'53"E
L5	5.06'	S89°56'07"W
L6	7.08'	S44°58'08"W
L7	7.07'	S45°01'52"E
L8	36.00'	S00°03'53"E
L9	87.66'	S00°02'50"E
L10	10.01'	S02°09'32"W
L11	14.55'	N89°59'52"W
L12	7.07'	S44°59'52"E
L13	5.00'	S89°59'52"E
L14	54.00'	S00°00'08"W
L15	5.00'	N89°59'52"W
L16	7.07'	S45°00'08"W
L17	7.07'	S45°00'56"E
L18	5.00'	N89°57'59"E
L19	14.05'	S89°57'59"W
L20	7.07'	S44°59'04"W
L21	7.07'	S45°00'56"E
L22	15.00'	N89°57'59"E
L23	54.00'	S00°02'01"E
L24	28.85'	S89°57'59"W
L25	7.03'	S44°41'56"E
L26	7.07'	N44°59'04"E
L27	5.03'	N00°00'08"E

LINE #	LENGTH	DIRECTION
L28	54.00'	S89°59'52"E
L29	5.00'	S00°00'08"W
L30	7.07'	S45°00'56"E
L31	7.07'	N44°59'04"E
L32	7.07'	N45°01'27"W
L33	5.00'	S89°56'57"W
L34	54.00'	N00°03'03"W
L35	5.05'	N89°56'57"E
L36	7.07'	N44°58'33"E
L37	7.07'	N44°59'52"W
L38	5.00'	N89°59'52"W
L39	54.00'	N00°00'08"E
L40	5.00'	S89°59'52"E
L41	7.07'	N45°00'08"E
L42	7.07'	N45°01'27"W
L43	5.00'	S89°56'57"W
L44	36.00'	N00°03'03"W
L45	5.03'	N89°56'57"E
L46	11.18'	N26°33'24"E
L47	67.58'	N00°00'08"E
L48	11.18'	N26°34'34"W
L49	5.00'	S89°56'07"W
L50	36.00'	N00°03'53"W
L51	5.04'	N89°56'07"E
L52	7.08'	N44°58'08"E
L53	7.06'	N45°04'22"W
L54	5.00'	S89°51'09"W

LINE #	LENGTH	DIRECTION
L55	54.00'	N00°08'51"W
L56	5.14'	N89°51'09"E
L57	7.08'	N44°55'38"E
L58	7.06'	N44°52'50"W
L59	5.00'	S89°54'11"W
L60	54.00'	N00°05'49"W
L61	5.09'	N89°54'11"E
L62	7.08'	N44°57'10"E
L63	76.08'	N00°00'08"E
L64	7.07'	N45°01'52"W
L65	76.00'	N89°56'07"E
L66	11.18'	N26°34'24"W
L67	11.18'	N26°34'51"E
L72	7.07'	S44°58'33"W
L74	11.68'	S00°00'08"W
L75	7.07'	S44°59'04"W
L76	7.07'	S45°00'56"E
L77	7.11'	N45°18'04"E

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C4	35.00'	55.00'	90°02'09"	S45°00'56"E	49.51'
C5	52.00'	246.67'	271°14'10"	N86°38'36"W	72.38'
C6	9.00'	21.88'	139°17'00"	N20°23'31"W	16.88'
C7	52.00'	67.42'	74°17'18"	N12°06'20"E	62.80'
C8	52.00'	60.82'	67°00'47"	N58°32'42"W	57.41'
C9	52.00'	55.09'	60°41'59"	S57°35'55"W	52.55'
C10	52.00'	63.33'	69°47'06"	S07°38'37"E	59.49'
C11	5.00'	3.71'	42°32'19"	N21°16'01"W	3.63'
C12	59.00'	92.71'	90°02'09"	S45°00'56"E	83.46'
C13	59.00'	5.07'	4°55'40"	S02°27'42"E	5.07'
C14	59.00'	49.42'	47°59'38"	S28°55'21"E	47.99'
C15	59.00'	38.22'	37°06'51"	S71°28'35"E	37.55'
C16	9910.00'	307.20'	1°46'34"	N00°15'08"W	307.19'

**LEGEND**

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAIN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- OPEN SPACE LOTS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT (BY SEPARATE DOCUMENT)

**REDWOOD ROAD**  
CL (SR-73)

**JUBILEE DRIVE (50 EAST)**  
(PUBLIC STREET)

**SCHOOL HOUSE ROAD (760 SOUTH)**  
(PUBLIC STREET)

**PARADISE COURT (800 SOUTH)**  
(PUBLIC STREET)

**IRON HORSE DRIVE (650 SOUTH)**  
(PUBLIC STREET)

**HIGHPOINT DRIVE (120 EAST)**  
(PUBLIC STREET)

**REDWOOD ROAD (PUBLIC STREET)**

**GRAPHIC SCALE**  
1 inch = 50 ft.

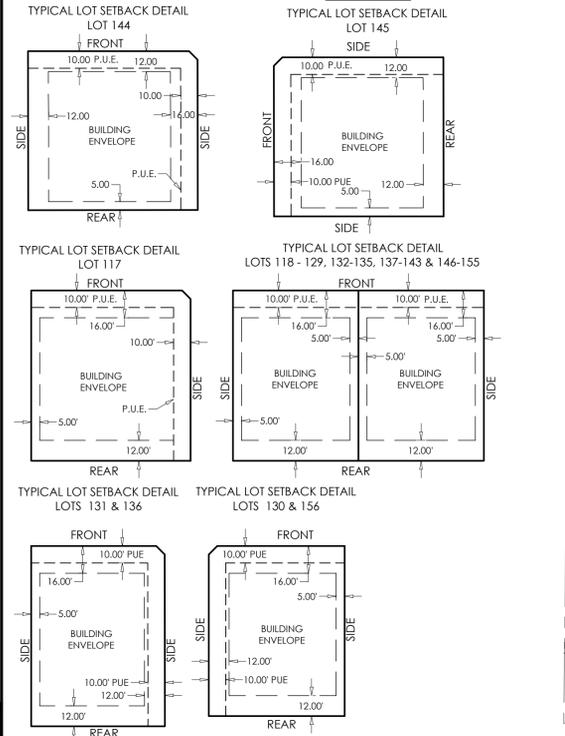
**OS 3 HAS A UTILITY AND TRAIL PERPETUAL EASEMENT IT IS OWNED BY HOA**

**PLAT NOTES:**

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- PRIVATE ROADS AND COMMON AREAS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- OPEN SPACE (OS) LOTS (6 & 7), COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
- OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- LOTS 117 AND 145 TO ACCESS FROM JUBILEE DRIVE.
- LOT 156 TO ACCESS FROM IRON HORSE DRIVE.
- NO ACCESS PERMITTED ONTO ARTERIAL ROAD FROM LOTS.
- IF DEVELOPER ELECTS TO PROVIDE DECORATIVE PAVEMENT IMPROVEMENTS, WITHIN PUBLIC ROW, THE HOA WILL BE REQUIRED TO MAINTAIN THESE DECORATIVE PAVEMENT ENHANCEMENTS.

**LEGEND**

	SUBDIVISION BOUNDARY		OPEN SPACE LOTS (OS) (COMMON AREA)
	PUBLIC UTILITY EASEMENT		PRIVATE AREAS
	LOT LINE		LIMITED COMMON AREAS
	BUILDING SETBACK		COMMON AREAS
	SECTION LINE		
	FLOOD PLAN		
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		



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).

<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____ A.D. 20____	<b>CENTURY LINK</b> Approved this _____ day of _____ A.D. 20____	<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____ A.D. 20____	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____ A.D. 20____
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COMCAST CABLE TELEVISION	CENTURY LINK	QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
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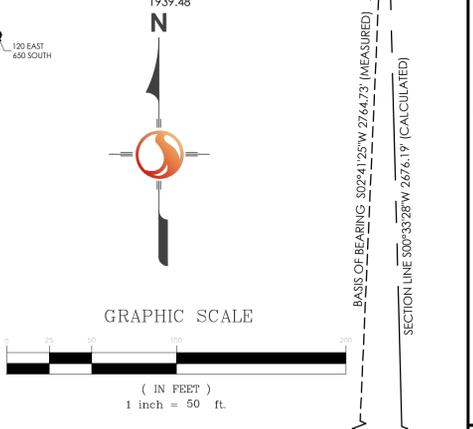
# LEGACY FARMS PLAT 1-B

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

EAST QUARTER CORNER SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND 2008 UTAH COUNTY MONUMENT)  
BENCHMARK ELEVATION = 4514.21

Exhibit 7



GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

**CURVE TABLE**

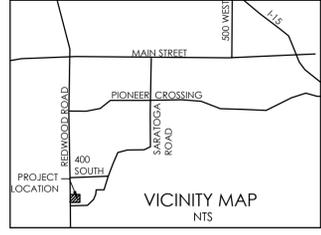
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	29.00	45.33	89°57'51"	S44°59'04"W	41.00'
C2	59.00	92.64	89°57'51"	S44°59'04"W	83.41'
C3	59.00	45.61	44°17'28"	N67°49'15"E	44.48'
C4	59.00	45.90	44°34'32"	N23°23'15"E	44.75'
C5	59.00	1.13	1°05'51"	N03°30'04"E	1.13'

**LINE TABLE**

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	54.00'	S00°03'03"E	L11	0.02'	N00°00'08"E
L2	5.00'	N89°56'57"E	L12	10.33'	N00°00'08"E
L3	7.07'	S45°01'27"E	L13	54.00'	S89°59'52"E
L4	7.07'	S44°59'04"W	L14	5.00'	S00°00'08"W
L5	7.07'	N45°00'56"W	L15	7.07'	S45°01'27"E
L6	5.00'	N00°00'08"E	L16	7.07'	S44°59'04"W
L7	54.00'	N89°59'52"W	L17	7.07'	S44°58'33"W
L8	5.03'	S00°00'08"W	L18	7.07'	N44°59'04"E
L9	7.07'	S44°59'04"W	L19	7.07'	S45°00'56"E
L10	7.03'	N44°41'56"W			

**DATA TABLE**

I - TOTAL PROJECT AREA	10.94 A.C.
II - TOTAL NUMBER OF LOTS	40
TOTAL NUMBER OF DWELLING / BUILDINGS	40
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	80
a. Required Guest Parking	10
b. Guest Parking in 18' driveways	80
c. Additional Guest Parking	on-street
VI - PERCENTAGE OF BUILDABLE LAND	100%
VII - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPEN SPACE AREA	0 AC
VIII - a. PRESCRIBED AREA OF OPEN SPACE	1.19 AC
VIII - b. APPLICABLE AREA OF OPEN SPACE	1.61 AC
Percentage of Applicable Area Open Space	14.72%
IX - NET DENSITY OF DWELLING BY ACRES (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	3.66
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.	
VIII - Area taken from open space lots (as shown on subdivision plat)	



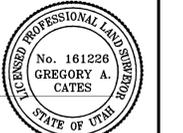
**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is S00°33'28"W 1661.61 feet, along the Section Line, and West 1939.48' from the East Quarter Corner of said Section 26, and running thence S00°03'03"E 54.00 feet; thence N89°56'57"E 5.00 feet; thence S45°01'27"E 7.07 feet; thence S00°00'08"W 44.21 feet; thence S44°59'04"W 7.07 feet; thence S89°57'59"W 456.90 feet; thence N45°00'56"W 7.07 feet; thence N00°00'08"E 5.00 feet; thence N89°59'52"W 54.00 feet; thence S00°00'08"W 5.03 feet; thence S44°59'04"W 7.07 feet; thence S89°57'59"W 148.66 feet; thence N44°41'56"W 7.03 feet; thence N03°30'04"E 7.01, 1.14 feet; thence S89°59'52"E 150.85 feet; thence N00°00'08"E 0.02 feet; thence S89°59'52"E 240.90 feet; thence N00°00'08"E 10.33 feet; thence S89°59'52"E 54.00 feet; thence S00°00'08"W 5.00 feet; thence S45°01'27"E 7.07 feet; thence N89°56'57"E 190.95 feet to the Point of Beginning.

Contains 40 Lots  
Contains 476,453 Square Feet or 10.94 Acres.

DATE \_\_\_\_\_ GREGORY A. CATES  
P.L.S. 161226



**OWNER'S DEDICATION**  
Know all men by these presents that DR Horton INC, a Delaware Company, 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

**LEGACY FARMS PLAT 1-B**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat 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 of construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH COUNTY OF UTAH } S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ personally appeared before me, \_\_\_\_\_, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Name \_\_\_\_\_ Notary Public commissioned in Utah

**APPROVAL BY LEGISLATIVE BODY**  
The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

**LEGACY FARMS PLAT 1B**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL GREGORY A. CATES No. 161226	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2940  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

Project Number 186201145	PM JRJ
Filename 01145v vp1 lb.dwg	Plot Date 12/16/14
Designed By JRJ	Drawn By SRV
Checked By GAC	Date 1/16/15
Scale 1"=50'	Date Issued DATE

**SARATOGA SPRINGS FIRE CHIEF**  
Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

**PLANNING COMMISSION REVIEW**  
Reviewed by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

**SARATOGA SPRINGS CITY ENGINEER**  
Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

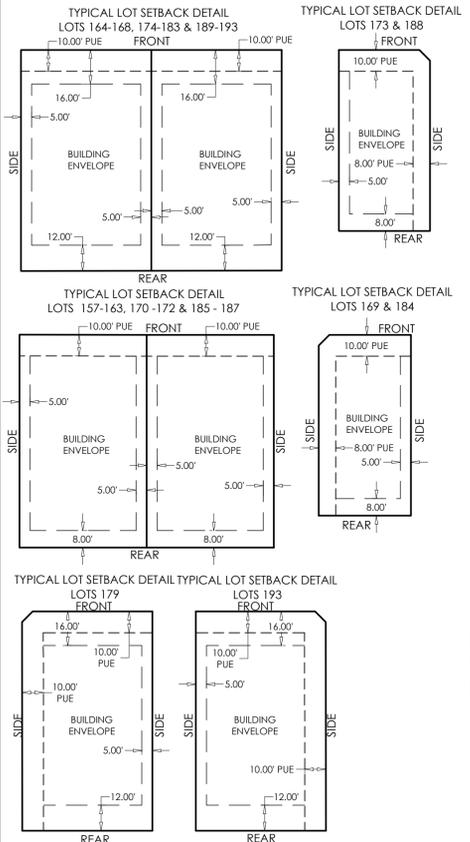
**SARATOGA SPRINGS ATTORNEY**  
Approved by the Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

**LEHI CITY POST OFFICE**  
Approved by the Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

**PLAT NOTES:**

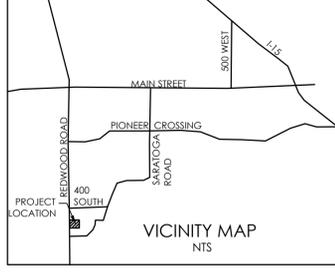
13. LOT 193 TO ACCESS FROM IRON HORSE DRIVE.

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFICS OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCR'S.
- ALL OPEN SPACE (OS) LOTS, COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
- OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.



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).

<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____, A.D. 20____. QUESTAR GAS COMPANY	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____, A.D. 20____. ROCKY MOUNTAIN POWER
<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____, A.D. 20____. COMCAST CABLE TELEVISION	<b>CENTURY LINK</b> Approved this _____ day of _____, A.D. 20____. CENTURY LINK



# LEGACY FARMS PLAT 1-C

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

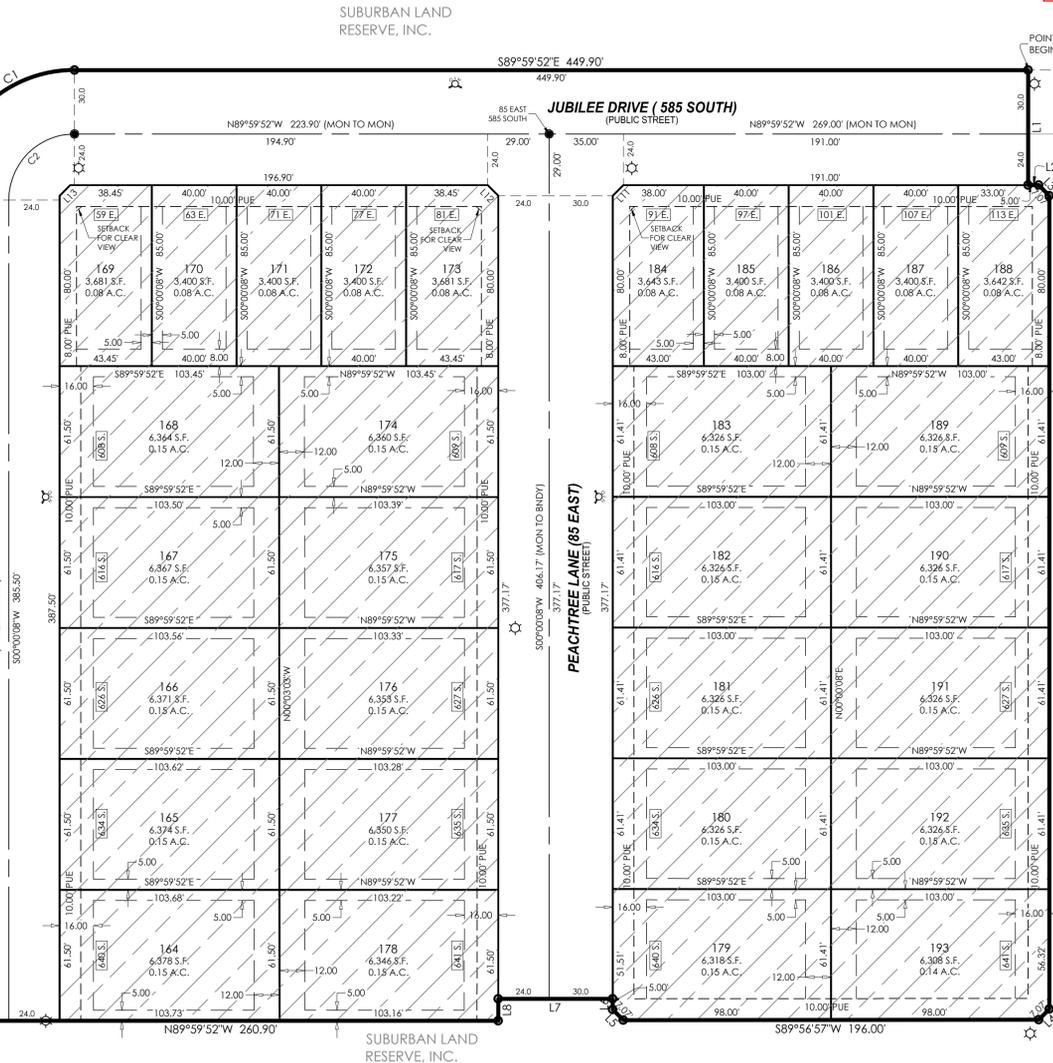


Exhibit 8

EAST QUARTER CORNER SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND 2008 UTAH COUNTY MONUMENT)  
BENCHMARK ELEVATION = 4514.21

**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:  
Beginning at a point which is 500°33'28"W 1215.60 feet, along the Section Line, and West 1943.75 feet from the East Quarter Corner of said Section 26 and running thence 500°00'08"W 54.00 feet; thence 589°59'52"E 5.00 feet; thence 544°59'52"E 7.07 feet; thence 500°00'08"W 381.98 feet; thence 544°58'33"W 7.07 feet; thence 589°56'57"W 196.00 feet; thence N45°01'27"W 7.07 feet; thence N0°00'08"E 5.00 feet; thence N89°59'52"W 54.00 feet; thence 500°00'08"W 10.33 feet; thence N89°59'52"W 240.90 feet; thence 500°00'08"W 0.02 feet; thence N89°59'52"W 150.85 feet; thence N00°38'09"E 420.03 feet; thence 589°59'52"E 156.89 feet; thence Northeasterly 59.17 feet along the arc of a 61.00 foot radius curve to the right, chord bears N62°12'48"E 56.88 feet; thence 589°59'52"E 449.90 feet to the Point of Beginning.

Contains 37 Lots  
Contains 293,057 Square Feet or 6.73 Acres.

**OWNER'S DEDICATION**  
Know all men by these presents that DR Horton INC, a Delaware Company, 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

**LEGACY FARMS PLAT 1-C**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat 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 of construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.

DATE \_\_\_\_\_ GREGORY A. CATES P.L.S. 161226

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ personally appeared before me, \_\_\_\_\_, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.

City Mayor \_\_\_\_\_ Attest \_\_\_\_\_ City Recorder (See Seal Below)

**APPROVAL BY LEGISLATIVE BODY**  
The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Mayor \_\_\_\_\_ Attest \_\_\_\_\_ City Recorder (See Seal Below)

**LEGACY FARMS PLAT 1C**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
THE SOUTHEAST QUARTER OF SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.  
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modal land use (on street) and additional parking behind ROW.  
VIII - Area taken from open space lots (as shown on subdivision plat)

APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

APPROVED BY THE POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	61.00	59.17	55°34'41"	N62°12'48"E	56.88
C2	31.00	48.69	90°00'00"	S45°00'08"W	43.84
C3	61.00	36.65	34°25'19"	S17°12'48"W	36.10

LINE #	LENGTH	DIRECTION
L1	54.00	S00°00'08"W
L2	5.00	S89°59'52"E
L3	7.07	S44°59'52"E
L4	7.07	S44°58'33"W
L5	7.07	N45°01'27"W
L6	5.00	N00°00'08"E
L7	54.00	N89°59'52"W
L8	10.33	S00°00'08"W
L10	0.02	S00°00'08"W
L11	7.07	N45°00'08"E
L12	7.07	S44°59'52"E
L13	7.07	N45°00'08"E

DESCRIPTION	VALUE
I - TOTAL PROJECT AREA	6.73 A.C.
II - TOTAL NUMBER OF LOTS	37
TOTAL NUMBER OF DWELLING / BUILDINGS	37
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	74
a. Required Guest Parking	9.25
b. Guest Parking in 18' driveways	74
c. Additional Guest Parking	on-street
VI - PERCENTAGE OF BUILDABLE LAND	100%
VII - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISIED OF TOTAL PROJECT AND OPEN SPACE AREA	0 AC
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.47 AC
VIII - b. APPLICABLE AREA OF OPEN SPACE	0.8 AC
Percentage of Applicable Area Open Space	11.89%
IX - NET DENSITY OF DWELLING BY ACRES (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	5.50

**LEGEND**

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- OPEN SPACE LOTS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS

HOA WILL OWN LOT:  
OS 5  
OS 9

**Stantec**  
Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2940  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

Project Number	PM
186201145	JRJ
Filename	Plot Date
01145v vp1-lb 1c.dwg	12/16/14
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	1/16/15
Scale	Date Issued
1"= 40'	

**SARATOGA SPRINGS FIRE CHIEF**  
Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**PLANNING COMMISSION REVIEW**  
Reviewed by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**SARATOGA SPRINGS CITY ENGINEER**  
Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**SARATOGA SPRINGS ATTORNEY**  
Approved by the Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**LEHI CITY POST OFFICE**  
Approved by the Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

SURVEYOR'S SEAL: GREGORY A. CATES, No. 161226, STATE OF UTAH

NOTARY PUBLIC'S SEAL: \_\_\_\_\_

CITY ENGINEER'S SEAL: \_\_\_\_\_

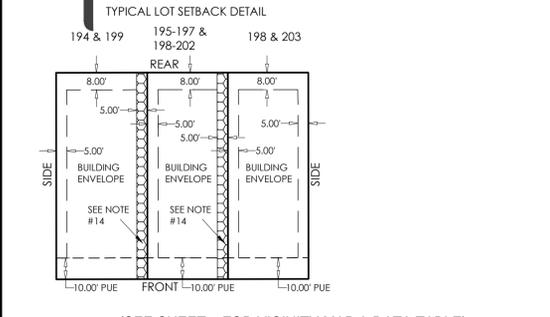
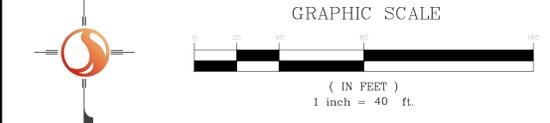
CLERK-RECORDER SEAL: \_\_\_\_\_

**PLAT NOTES:**

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL.
- FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREET.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- ALL OPEN SPACE (OS) LOTS (10-12), COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
- ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
- LOTS 194-197 AND 199-202, INCLUSIVE, ARE SUBJECT TO A NON-EXCLUSIVE, PERPETUAL USE EASEMENT AS DEPICTED IN THE DETAIL BELOW. FOR THE FOLLOWING PURPOSES: (1) P.U.E. AND (2) INGRESS/EGRESS FOR THE OWNER OF THE ADJOINING LOT FROM TIME TO TIME TO REPAIR AND MAINTAIN THE EXTERIOR OF THE ADJOINING RESIDENCE/LOT.
- OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- IF DEVELOPER ELECTS TO PROVIDE DECORATIVE PAVEMENT IMPROVEMENTS, WITHIN PUBLIC ROW, THE HOA WILL BE REQUIRED TO MAINTAIN THESE DECORATIVE PAVEMENT ENHANCEMENTS.

**LEGEND**

	SUBDIVISION BOUNDARY		OPEN SPACE LOTS (OS) (COMMON AREA)
	PUBLIC UTILITY EASEMENT		PRIVATE AREAS
	LOT LINE		LIMITED COMMON AREAS
	BUILDING SETBACK		COMMON AREAS
	SECTION LINE		PERPETUAL USE EASEMENT (NOTE #14)
	FLOOD PLAN		
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		



BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(C)(i).

<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____, A.D. 20____.	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____, A.D. 20____.
<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____, A.D. 20____.	<b>CENTURY LINK</b> Approved this _____ day of _____, A.D. 20____.



HOA WILL OWN LOT:  
OS 10  
OS 11  
OS 12

Exhibit 9

**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:  
Beginning at a point which is S00°33'28"W 573.24 feet, along the Section Line, and West 1950.12 feet from the East Quarter Corner of said Section 26, and running thence S00°08'51"E 54.00 feet; thence N89°51'09"E 5.00 feet; thence S45°04'22"E 7.06 feet; thence S00°00'08"W 204.76 feet; thence S44°58'08"W 7.08 feet; thence S89°56'07"W 5.04 feet; thence S00°03'53"E 36.00 feet; thence N89°56'07"E 5.00 feet; thence S26°34'34"E 11.18 feet; thence S00°00'08"W 67.58 feet; thence S26°33'24"W 11.18 feet; thence S89°56'57"W 5.03 feet; thence S00°03'03"E 36.00 feet; thence N89°56'57"E 5.00 feet; thence S45°01'27"E 7.07 feet; thence S00°00'08"W 204.02 feet; thence S45°00'08"W 7.07 feet; thence N89°59'52"W 454.90 feet; thence Southwesterly 59.17 feet along the arc of a 61.00 foot radius curve to the left, chord bears S62°12'48"W 56.88 feet; thence N89°59'52"W 156.89 feet; thence N00°38'09"E 653.18 feet; thence N89°50'18"E 126.32 feet; thence Northwesterly 20.35 feet along the arc of a 60.00 foot radius curve to the right, chord bears N09°52'47"W 20.26 feet; thence N00°09'42"W 4.00 feet; thence N89°50'18"E 54.00 feet; thence S00°09'42"E 5.00 feet; thence S45°09'16"E 7.07 feet; thence N89°51'09"E 467.88 feet to the Point of Beginning.

Contains 78 Lots  
Contains 427,479 Square Feet or 9.81 Acres.

DATE \_\_\_\_\_ GREGORY A. CATES  
P.L.S. 161226

**OWNER'S DEDICATION**  
Know all men by these presents that DR Horton Inc., a Delaware Company, 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 **LEGACY FARMS PLAT 1-D VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION** do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat 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 of construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.

My commission number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Name \_\_\_\_\_ Notary Public commissioned in Utah

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ personally appeared before me, \_\_\_\_\_, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

**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)

**LEGACY FARMS PLAT 1-D VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2940  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

Project Number	PM
186201145	JRJ
Filename	Plot Date
01145_vpl_1b_1D.dwg	12/17/14
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	1/16/15
Scale	Date Issued
1"= 40'	DATE

**SARATOGA SPRINGS FIRE CHIEF**  
Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**PLANNING COMMISSION REVIEW**  
Reviewed by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**SARATOGA SPRINGS CITY ENGINEER**  
Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**SARATOGA SPRINGS ATTORNEY**  
Approved by the Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

**LEHI CITY POST OFFICE**  
Approved by the Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

SHEET 1 OF 2

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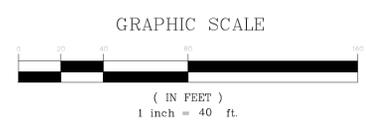


# LEGACY FARMS PLAT 1-E

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

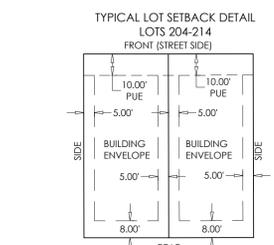
Exhibit 10



- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL.
  - FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.
  - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
  - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
  - PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
  - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
  - ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
  - THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
  - ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
  - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  - NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREET.
  - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
  - ALL OPEN SPACE (OS) LOTS, COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
  - ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
  - OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
  - IF DEVELOPER ELECTS TO PROVIDE DECORATIVE PAVEMENT IMPROVEMENTS, WITHIN PUBLIC ROW, THE HOA WILL BE REQUIRED TO MAINTAIN THESE DECORATIVE PAVEMENT ENHANCEMENTS.

**LEGEND**

	SUBDIVISION BOUNDARY		OPEN SPACE LOTS (OS) (COMMON AREA)
	PUBLIC UTILITY EASEMENT		PRIVATE AREAS
	LOT LINE		LIMITED COMMON AREAS
	BUILDING SETBACK		COMMON AREAS
	SECTION LINE		
	FLOOD PLAN		
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		



(SEE SHEET 2 FOR VICINITY MAP & DATA TABLE)

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(i).

<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____ A.D. 20____.	<b>CENTURY LINK</b> Approved this _____ day of _____ A.D. 20____.	<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____ A.D. 20____.	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____ A.D. 20____.
HOA WILL OWN LOT: OS 13 OS 14			

Project Number: 1862011145 File Name: 01145_vpl_1b_1E.dwg Designed By: JRJ Checked By: GAC Scale: 1/16"=1'-0" Date Issued: 1/16/15	<b>SARATOGA SPRINGS FIRE CHIEF</b> Approved by the Fire Chief on this _____ day of _____ A.D. _____ CITY FIRE CHIEF	<b>PLANNING COMMISSION REVIEW</b> Reviewed by the Planning Commission on this _____ day of _____ A.D. _____ CHAIRMAN, PLANNING COMMISSION	<b>SARATOGA SPRINGS CITY ENGINEER</b> Approved by the City Engineer on this _____ day of _____ A.D. _____ CITY ENGINEER
City Recorder (See Seal Below)	Notary Public Commissioned in Utah	City Recorder (See Seal Below)	City Recorder (See Seal Below)



Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT 84107-2940  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

No.	Revisions	By	Date

**SURVEYOR'S CERTIFICATE**

I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**

A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is S00°33'28"W 122.23 feet, along the Section Line, and West 1954.45 feet from the East Quarter Corner of said Section 26, and running thence S00°05'49"E 54.00 feet; thence N89°54'11"E 5.00 feet; thence S45°02'50"E 7.06 feet; thence S00°00'08"W 386.98 feet; thence S44°53'38"W 7.08 feet; thence S89°51'09"W 473.02 feet; thence N45°09'16"W 7.07 feet; thence N00°09'42"W 5.00 feet; thence S89°50'18"W 54.00 feet; thence S00°09'42"E 4.00 feet to the arc of a 60.00 foot radius curve to the left; thence southeasterly 20.35 feet along said arc, chord bears S09°52'47"E 20.26 feet; thence S89°50'18"W 126.32 feet; thence N00°38'09"E 552.06 feet; thence N89°56'07"E 30.00 feet; thence S00°38'09"W 111.97 feet; thence N89°50'18"E 80.86 feet; thence S53°19'19"E 14.69 feet to the arc of a 60.00 foot radius curve to the right; thence 67.62 feet along said arc, chord bears N57°37'00"E 64.10 feet; thence N89°54'11"E 468.15 feet to the Point of Beginning.

Contains: 296,870 Square Feet or 6.82 Acres and 71 Lots.



DATE \_\_\_\_\_ GREGORY A. CATES  
P.L.S. 161226

**OWNER'S DEDICATION**

Know all men by these presents that DR Horton INC, a Delaware Company, 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

**LEGACY FARMS PLAT 1-E**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-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 encumbrances 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 of construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ personally appeared before me, \_\_\_\_\_, who being duly sworn or affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: \_\_\_\_\_

My commission expires: \_\_\_\_\_ Name \_\_\_\_\_ Notary Public commissioned in Utah

**APPROVAL BY LEGISLATIVE BODY**

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, 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)

**LEGACY FARMS PLAT 1-E**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**

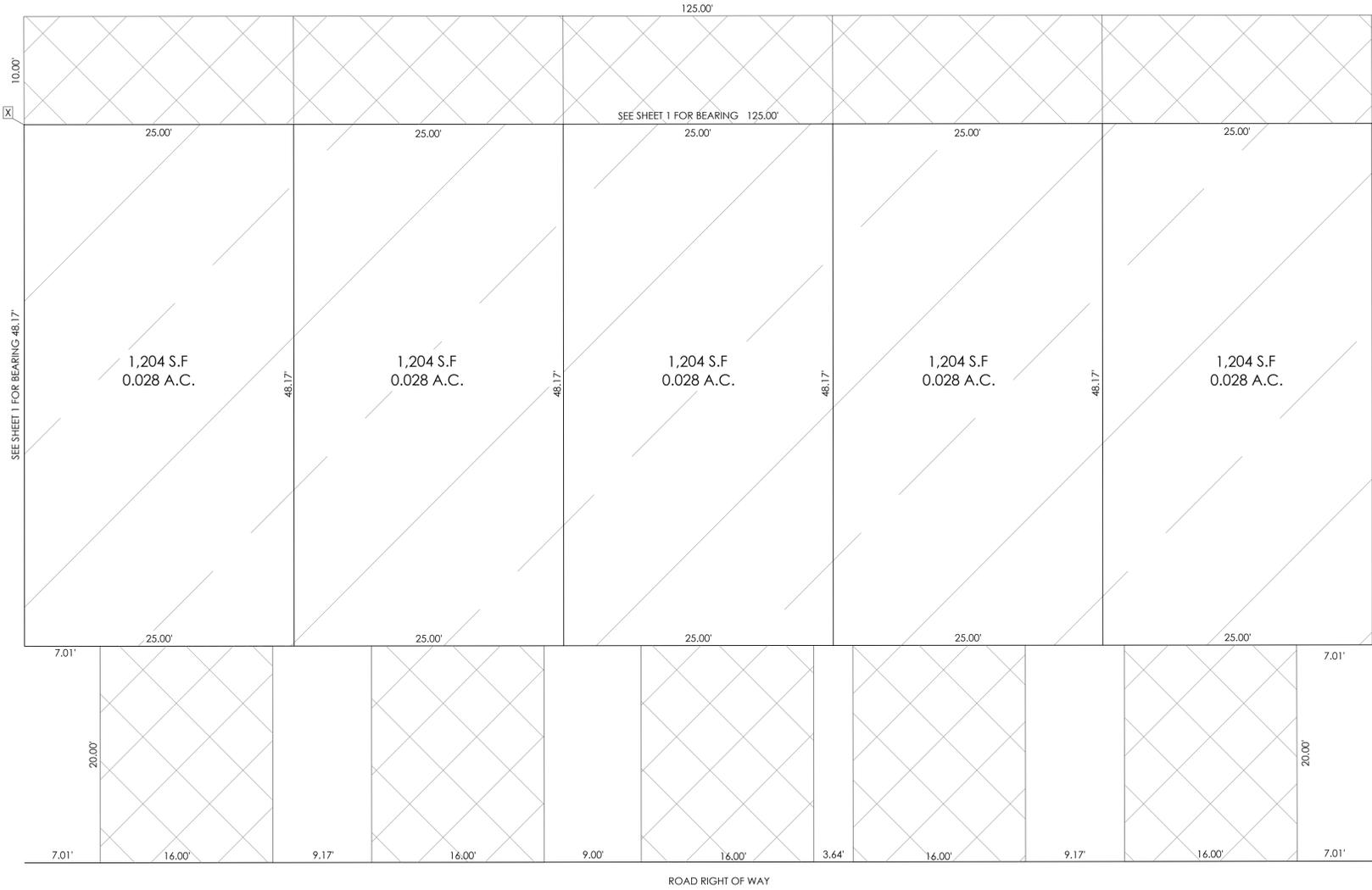
LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____ SARATOGA SPRINGS ATTORNEY	Approved by the Post Office Representative on this _____ day of _____ A.D. _____ LEHI CITY POST OFFICE REPRESENTATIVE	Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____ SARATOGA SPRINGS ATTORNEY	Approved by the Post Office Representative on this _____ day of _____ A.D. _____ LEHI CITY POST OFFICE REPRESENTATIVE

# LEGACY FARMS PLAT 1-E

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

THE SOUTHEAST QUARTER OF SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



POINT #	NORTHING	EASTING
1	7,298,230.33	1,527,048.70
2	7,295,468.59	1,526,918.95
3	7,297,724.09	1,524,629.95
4	7,297,724.41	1,524,754.95
5	7,297,724.53	1,524,798.98
6	7,297,724.85	1,524,923.98
7	7,297,724.96	1,524,967.97
8	7,297,725.29	1,525,092.97
9	7,297,770.61	1,525,093.14
10	7,297,770.50	1,524,968.14
11	7,297,770.46	1,524,923.87
12	7,297,770.35	1,524,798.87
13	7,297,770.31	1,524,754.83
14	7,297,770.20	1,524,629.83
15	7,297,938.95	1,525,093.09
16	7,297,938.84	1,524,968.09
17	7,297,938.80	1,524,923.73
18	7,297,938.69	1,524,798.73
19	7,297,938.65	1,524,754.46
20	7,297,938.54	1,524,629.46
21	7,297,985.15	1,524,629.21
22	7,297,985.36	1,524,754.21
23	7,297,985.44	1,524,798.68
24	7,297,985.65	1,524,923.68
25	7,297,985.72	1,524,968.14
26	7,297,985.94	1,525,093.14

DATA TABLE	
I - TOTAL PROJECT AREA	6.82 A.C.
II - TOTAL NUMBER OF LOTS	71
TOTAL NUMBER OF DWELLING / BUILDINGS	70/23
III - SQ FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only). Square footage of MAIN LEVEL	144,510
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	140
a. Required Guest Parking	17.5
b. Guest Parking in 18' driveways	140
c. Additional Guest Parking	16 on-street
VI - PERCENTAGE OF BUILDABLE LAND	100%
VII - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRIMISED OF TOTAL PROJECT AND OPEN SPACE AREA	0 AC
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.43 AC
VIII - b. APPLICABLE AREA OF OPEN SPACE	2.22 AC
Percentage of Applicable Area Open Space	32.65 %
IX - NET DENSITY OF DWELLING BY ACRES (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	10.29
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul land use (on street) and additional parking behind ROW.	
VIII - Area taken from open space lots (as shown on subdivision plat)	

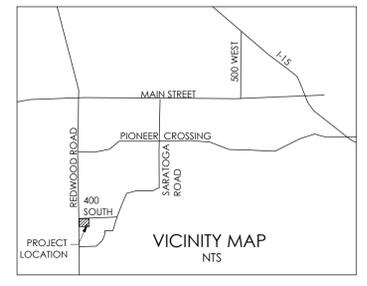
5 PLEX  
LOTS 1069-1073  
LOTS 1074-1078  
LOTS 1079-1083  
LOTS 1084-1088  
LOTS 1089-1093  
LOTS 1094-1098  
LOTS 1099-1103  
LOTS 1104-1108  
LOTS 1109-1113  
LOTS 1114-1118  
LOTS 1119-1123  
LOTS 1124-1128

PARCEL / ADDRESS TABLE			PARCEL / ADDRESS TABLE			PARCEL / ADDRESS TABLE					
PARCEL #	AREA	ACRES	ADDRESS	PARCEL #	AREA	ACRES	ADDRESS	PARCEL #	AREA	ACRES	ADDRESS
1069	1,204	0.03	42 E. SAWMILL ROW	1089	1,204	0.03	85 E. ASHGROVE LANE	1109	1,204	0.03	96 E. ASHGROVE LANE
1070	1,204	0.03	46 E. SAWMILL ROW	1090	1,204	0.03	81 E. ASHGROVE LANE	1110	1,204	0.03	100 E. ASHGROVE LANE
1071	1,204	0.03	50 E. SAWMILL ROW	1091	1,204	0.03	77 E. ASHGROVE LANE	1111	1,204	0.03	104 E. ASHGROVE LANE
1072	1,204	0.03	54 E. SAWMILL ROW	1092	1,204	0.03	73 E. ASHGROVE LANE	1112	1,204	0.03	108 E. ASHGROVE LANE
1073	1,204	0.03	56 E. SAWMILL ROW	1093	1,204	0.03	69 E. ASHGROVE LANE	1113	1,204	0.03	112 E. ASHGROVE LANE
1074	1,204	0.03	60 E. SAWMILL ROW	1094	1,204	0.03	65 E. ASHGROVE LANE	1114	1,204	0.03	116 E. ASHGROVE LANE
1075	1,204	0.03	64 E. SAWMILL ROW	1095	1,204	0.03	61 E. ASHGROVE LANE	1115	1,204	0.03	120 E. ASHGROVE LANE
1076	1,204	0.03	68 E. SAWMILL ROW	1096	1,204	0.03	57 E. ASHGROVE LANE	1116	1,204	0.03	124 E. ASHGROVE LANE
1077	1,204	0.03	72 E. SAWMILL ROW	1097	1,204	0.03	53 E. ASHGROVE LANE	1117	1,204	0.03	128 E. ASHGROVE LANE
1078	1,204	0.03	76 E. SAWMILL ROW	1098	1,204	0.03	49 E. ASHGROVE LANE	1118	1,204	0.03	132 E. ASHGROVE LANE
1079	1,204	0.03	80 E. SAWMILL ROW	1099	1,204	0.03	45 E. ASHGROVE LANE	1119	1,204	0.03	136 E. ASHGROVE LANE
1080	1,204	0.03	84 E. SAWMILL ROW	1100	1,204	0.03	41 E. ASHGROVE LANE	1120	1,204	0.03	140 E. ASHGROVE LANE
1081	1,204	0.03	88 E. SAWMILL ROW	1101	1,204	0.03	37 E. ASHGROVE LANE	1121	1,204	0.03	144 E. ASHGROVE LANE
1082	1,204	0.03	92 E. SAWMILL ROW	1102	1,204	0.03	33 E. ASHGROVE LANE	1122	1,204	0.03	148 E. ASHGROVE LANE
1083	1,204	0.03	96 E. SAWMILL ROW	1103	1,204	0.03	29 E. ASHGROVE LANE	1123	1,204	0.03	152 E. ASHGROVE LANE
1084	1,204	0.03	100 E. SAWMILL ROW	1104	1,204	0.03	25 E. ASHGROVE LANE	1124	1,204	0.03	156 E. ASHGROVE LANE
1085	1,204	0.03	104 E. SAWMILL ROW	1105	1,204	0.03	21 E. ASHGROVE LANE	1125	1,204	0.03	160 E. ASHGROVE LANE
1086	1,204	0.03	108 E. SAWMILL ROW	1106	1,204	0.03	17 E. ASHGROVE LANE	1126	1,204	0.03	164 E. ASHGROVE LANE
1087	1,204	0.03	112 E. SAWMILL ROW	1107	1,204	0.03	13 E. ASHGROVE LANE	1127	1,204	0.03	168 E. ASHGROVE LANE
1088	1,204	0.03	116 E. SAWMILL ROW	1108	1,204	0.03	9 E. ASHGROVE LANE	1128	1,204	0.03	172 E. ASHGROVE LANE

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00'	20.35'	19°26'11"	S09°52'47"E	20.26'
C2	30.00'	47.16'	90°03'53"	N44°52'15"E	42.45'
C4	60.00'	26.69'	25°29'30"	S12°35'03"W	26.48'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N89°54'11"E
L2	7.06'	S45°02'50"E
L3	7.08'	S44°55'38"W
L4	7.07'	N45°09'16"W
L5	5.00'	N00°09'42"W
L6	54.00'	S89°50'18"W
L8	4.00'	S00°09'42"E
L9	30.00'	N89°56'07"E
L10	14.69'	S53°19'19"E
L11	7.07'	N44°52'15"E
L16	18.00'	N00°03'03"W
L17	18.00'	N89°56'57"E
L18	18.00'	S00°03'03"E
L19	18.00'	N00°03'03"W
L20	18.00'	N89°56'57"E
L21	18.00'	S00°03'03"E
L22	18.00'	S00°03'03"E
L23	18.00'	S89°56'57"W
L24	18.00'	S00°03'03"E
L25	18.00'	S89°56'57"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	18.00'	N00°03'03"W
L27	18.00'	N00°03'03"W



HATCH LEGEND	
	OPEN SPACE LOTS (OS) (COMMON AREA)
	PRIVATE AREAS
	LIMITED COMMON AREAS
	COMMON AREAS

- NOTES:**
- LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.
  - ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 1, EXCEPT AS SHOWN.

SHEET  
**2 OF 2**



Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2540  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

Project Information	
Project Number	PM 186201145
Filename	JRJ
Design Date	01/14/15
Drawn By	SRV
Checked By	GAC
Date Issued	1/16/15
Scale	1"= 4'

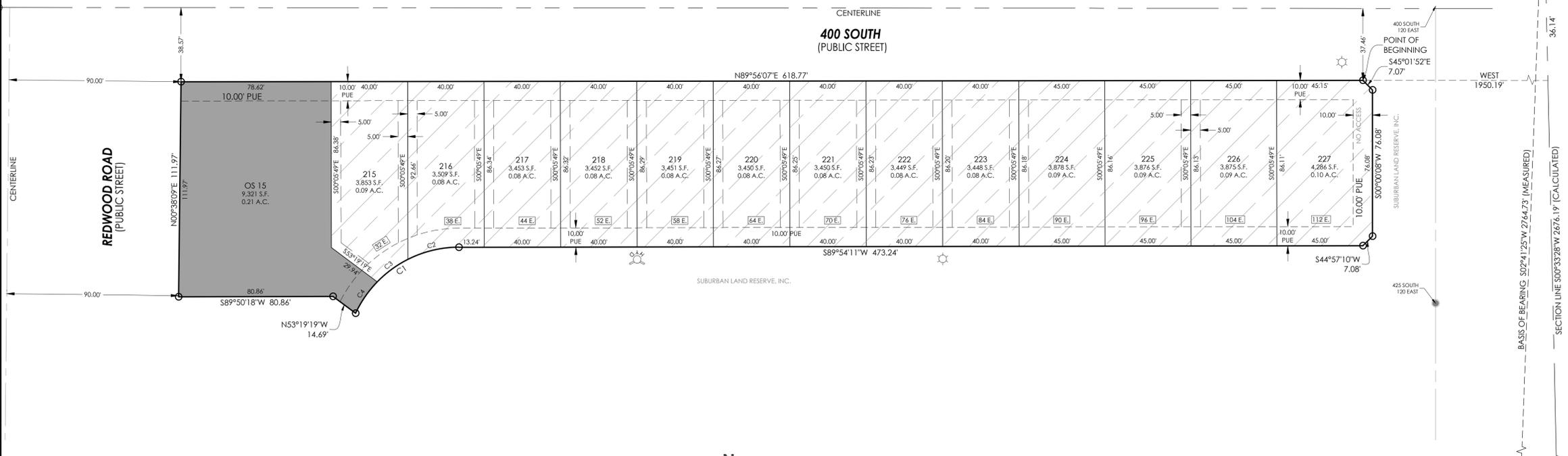
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# LEGACY FARMS PLAT 1-F

## VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 26  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

Exhibit 11



**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Cates, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 161226, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:  
Beginning at a point which is S00°33'28"W 36.14 feet, along the Section Line, and West 1950.19 feet from the East Quarter Corner of said Section 26, and running S45°01'52"E 7.07 feet; thence S00°00'08"W 76.08 feet; thence S44°57'10"W 7.08 feet; thence S89°54'11"W 473.24 feet to the arc of a 60.00 foot radius curve to the left; thence southwesterly 67.62 feet along said arc, chord bears S57°37'00"W 64.10 feet; thence N53°19'19"W 14.69 feet; thence S89°50'18"W 80.86 feet; thence N00°38'09"E 111.97 feet; thence N89°56'07"E 618.77 feet to the Point of Beginning.

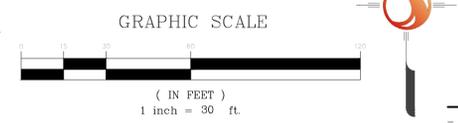
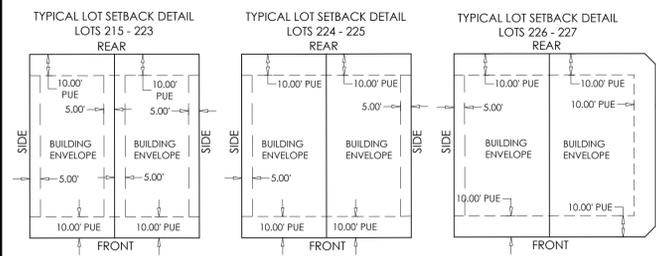
Contains: 56,751 Square Feet or 1.30 Acres and 13 Lots.



DATE \_\_\_\_\_ GREGORY A. CATES  
P.L.S. 161226

**OWNER'S DEDICATION**  
Know all men by these presents that DR Horton Inc., a Delaware Company, 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  
**LEGACY FARMS PLAT 1-F**  
**VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION**  
do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-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 encumbrances 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 of construction of the roads within this subdivision.

In witness whereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_.



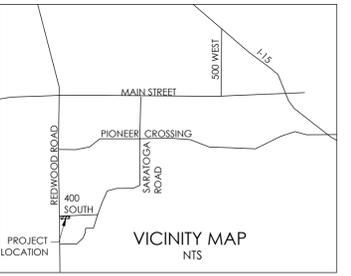
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00'	67.62'	64°34'23"	S57°37'00"W	64.10'
C2	60.00'	27.74'	26°29'18"	S76°39'32"W	27.49'
C3	60.00'	19.88'	18°59'10"	S53°55'18"W	19.79'
C4	60.00'	20.00'	19°05'55"	S34°52'46"W	19.91'

**LEGEND**

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- FLOOD PLAN
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- OPEN SPACE LOTS (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- COMMON AREAS

- PLAT NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
  - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
  - PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
  - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
  - ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION, NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
  - THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
  - ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
  - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
  - ALL OPEN SPACE (OS) LOTS, COMMON AND LIMITED COMMON AREAS ARE CITY AND PUBLIC UTILITY EASEMENTS AND SUBJECT TO DRAINAGE EASEMENTS.
  - ALL PRIVATE STREETS HAVE SHALLOW SEWER. REFER TO CONSTRUCTION DRAWINGS FOR INFORMATION.
  - OPEN SPACE LOTS (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
  - LOT 227 TO ACCESS FROM BLUE GRASS ROW
  - IF DEVELOPER ELECTS TO PROVIDE DECORATIVE PAVEMENT IMPROVEMENTS, WITHIN PUBLIC ROW, THE HOA WILL BE REQUIRED TO MAINTAIN THESE DECORATIVE PAVEMENT ENHANCEMENTS.

I - TOTAL PROJECT AREA	1.3 A.C.
II - TOTAL NUMBER OF LOTS	14
TOTAL NUMBER OF DWELLING / BUILDINGS	13/2
III - SQ FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only), Square footage of MAIN LEVEL	16,322
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	26
a. Required Guest Parking	3.25
b. Guest Parking in 18' driveways	26
c. Additional Guest Parking	on-street
VI - PERCENTAGE OF BUILDABLE LAND	100%
VII - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPEN SPACE AREA	0 AC
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.21 AC
VIII - b. APPLICABLE AREA OF OPEN SPACE	0.21 AC
Percentage of Applicable Area Open Space	16.15 %
IX - NET DENSITY OF DWELLING BY ACRES (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	10.00
III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.	
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul land use (on street) and additional parking behind ROW.	
VIII - Area taken from open space lots (as shown on subdivision plat)	



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).

<b>QUESTAR GAS COMPANY</b> Approved this _____ day of _____ A.D. 20____.	<b>ROCKY MOUNTAIN POWER</b> Approved this _____ day of _____ A.D. 20____.
<b>COMCAST CABLE TELEVISION</b> Approved this _____ day of _____ A.D. 20____.	<b>CENTURY LINK</b> Approved this _____ day of _____ A.D. 20____.

**QUESTAR GAS COMPANY**  
\_\_\_\_\_  
QUESTAR GAS COMPANY

**ROCKY MOUNTAIN POWER**  
\_\_\_\_\_  
ROCKY MOUNTAIN POWER

**COMCAST CABLE TELEVISION**  
\_\_\_\_\_  
COMCAST CABLE TELEVISION

**CENTURY LINK**  
\_\_\_\_\_  
CENTURY LINK

Project Number PM  
1862011145  
Filename Plot Date  
01145v\_vpl\_fb\_1f.dwg 2/4/15  
Designed By Drawn By  
JRJ SRV  
Checked By Date  
GAC 2/4/15  
Scale Date Issued  
1"= 30' 2/4/15

**SARATOGA SPRINGS FIRE CHIEF**  
Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

**PLANNING COMMISSION REVIEW**  
Reviewed by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION

**SARATOGA SPRINGS CITY ENGINEER**  
Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

CITY ENGINEER

**SARATOGA SPRINGS ATTORNEY**  
Approved by the Saratoga Springs Attorney on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

SARATOGA SPRINGS ATTORNEY

**LEHI CITY POST OFFICE**  
Approved by the Post Office Representative on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL: GREGORY A. CATES, No. 161226, STATE OF UTAH

NOTARY PUBLIC'S SEAL: \_\_\_\_\_

CITY ENGINEER'S SEAL: \_\_\_\_\_

CLERK-RECORDER SEAL: \_\_\_\_\_

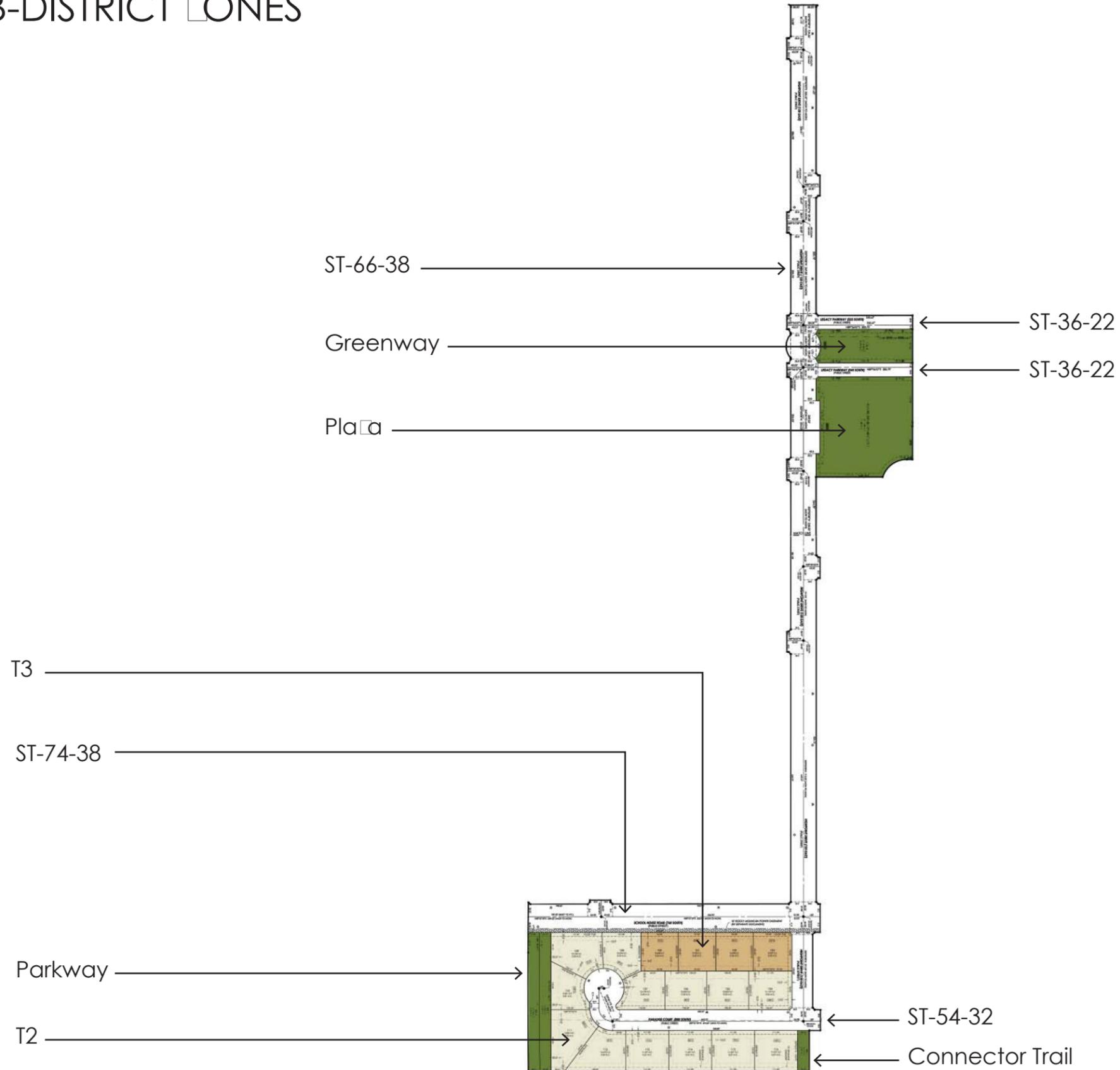


Stantec Consulting Services Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2240  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com

# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-A

## TRANSECT SUB-DISTRICT ZONES

Exhibit 12



### Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-B

## TRANSECT SUB-DISTRICT ZONES

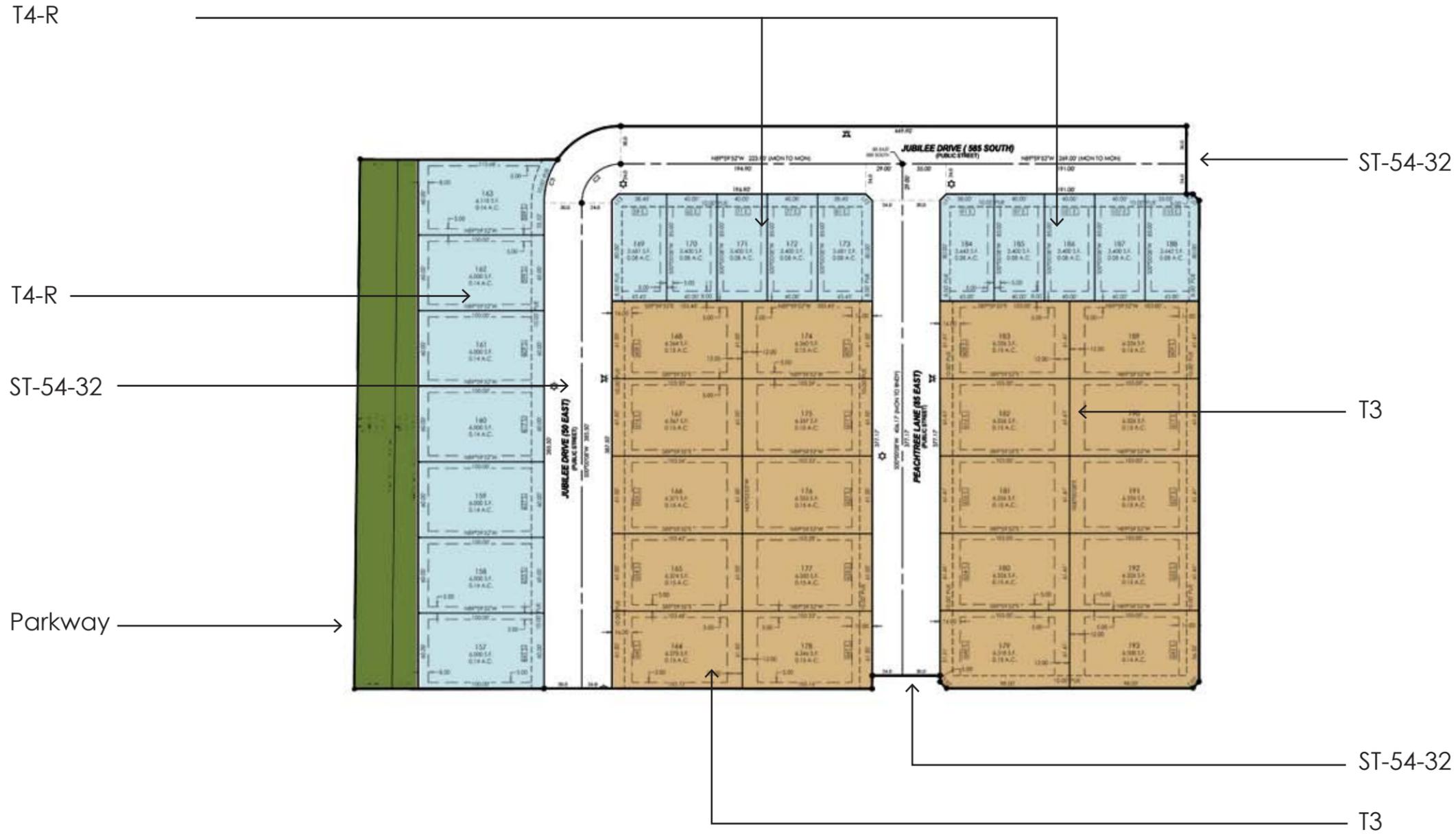


### Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-C

## TRANSECT SUB-DISTRICT ZONES



### Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-D

## TRANSECT SUB-DISTRICT ZONES

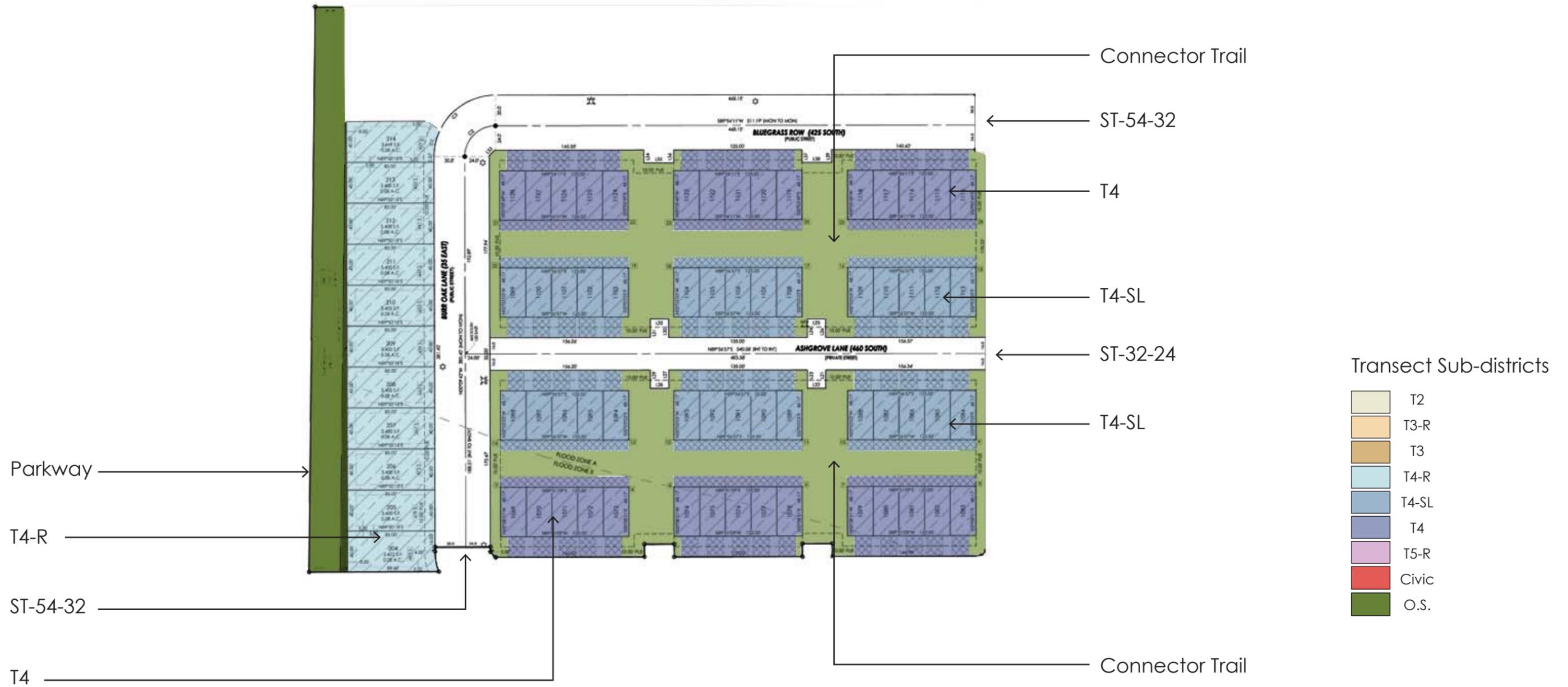


### Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-E

## TRANSECT SUB-DISTRICT ZONES



# LEGACY FARMS VILLAGE PLAN 1 PLAT 1-F TRANSECT SUB-DISTRICT ZONES



### Transect Sub-districts

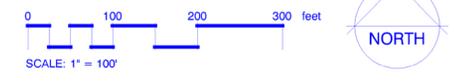
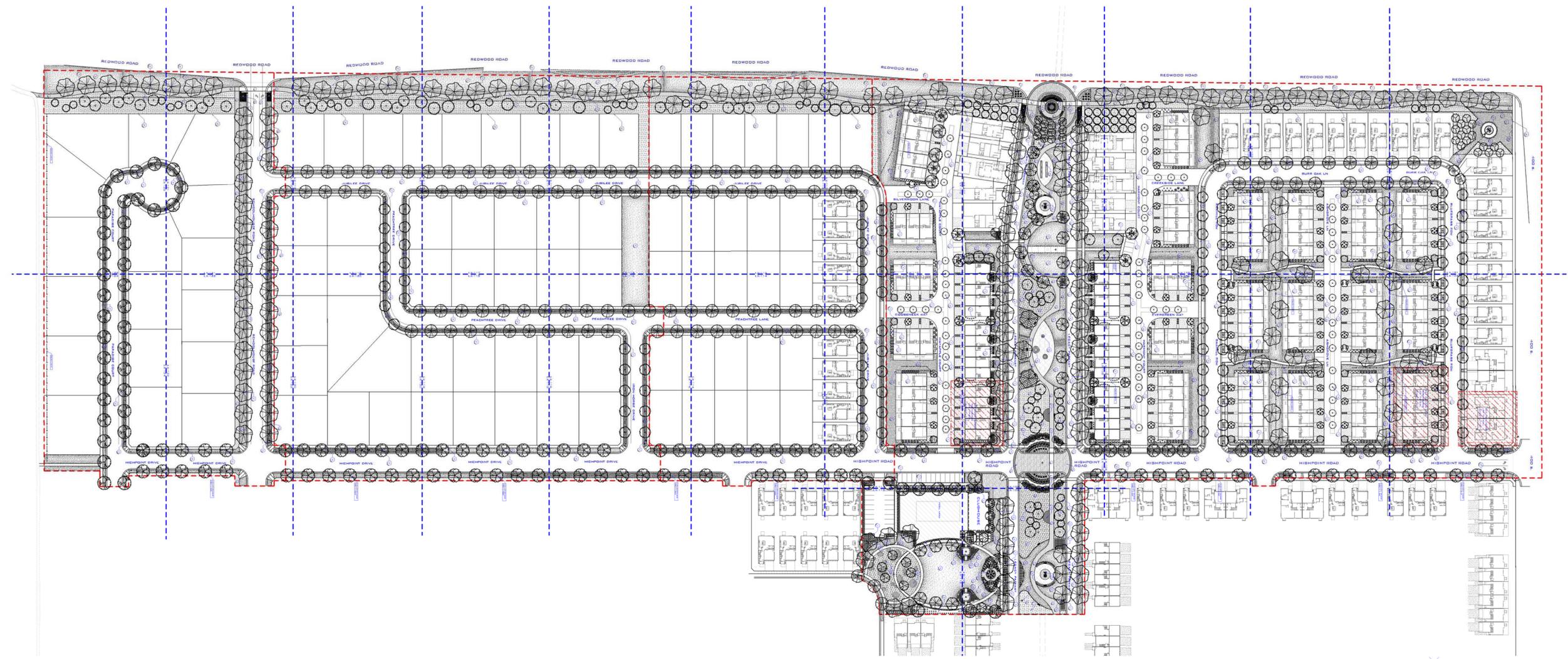
- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

Exhibit 13

The designs shown and described herein including all technical drawings, graphic representation and models thereof, are proprietary and can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Loft Six Four.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

STAMP:



**LEGACY FARMS**  
 REDWOOD ROAD AND 400 SOUTH  
 SARATOGA SPRINGS, UTAH

DATA:  
 DATE: 01.20.15  
 PROJECT NO: 1446  
 DRAWN BY: BAR  
 CHECKED BY: BAR

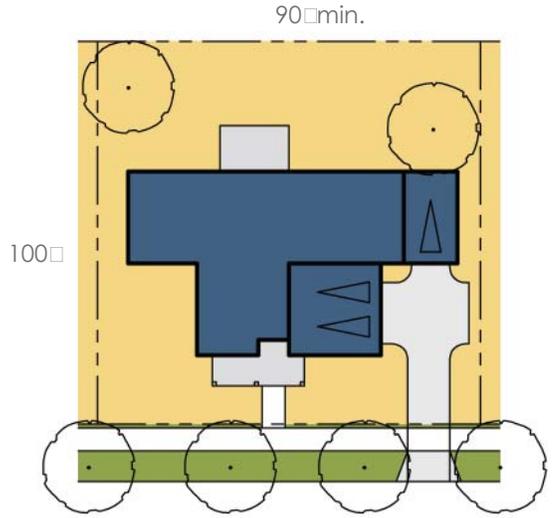
REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TITLE  
**OVERALL  
 LANDSCAPE  
 PLAN**

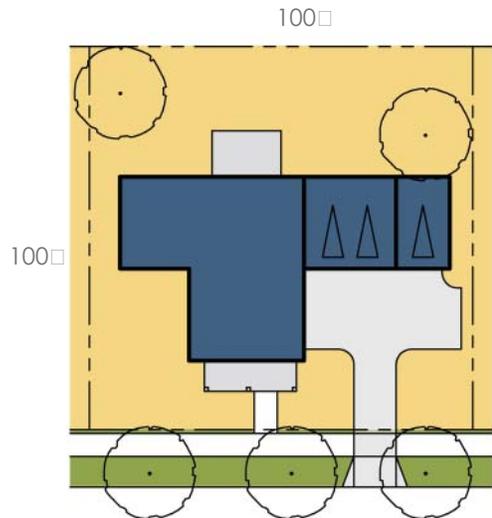
SHEET

**LP100**

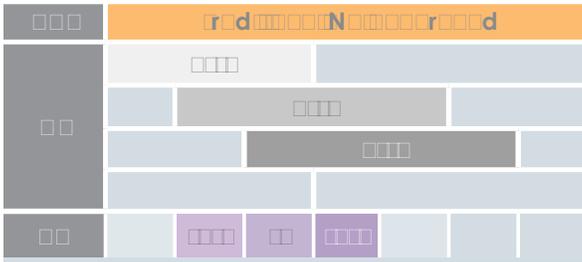
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□□□	□□d□□□□N□□□□□□□□d
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Width	90□min.
Depth	100□min.
□□N□ □□□□□□□□□□N□ □□□□□□ □□	
Front	16□min.
Side	8□min.
Front - secondary	12□min.
Rear	20□min.
Second Lot Layer	12□min.
□□□□N□ □□□□ □□□□M□N□□□□□□□□□□	
Spaces	2 min.
<p>Notes:</p> <ol style="list-style-type: none"> <li>Side load exception allowed</li> <li>Garage forward exception allowed</li> </ol>	



10,000 s.f. lot diagram with side load two-car garage and front facing one-car garage (Scale: 1"=50')



10,000 s.f. lot diagram with front facing three-car garage (Scale: 1"=50')



Width	72' min.
Depth	100' min.



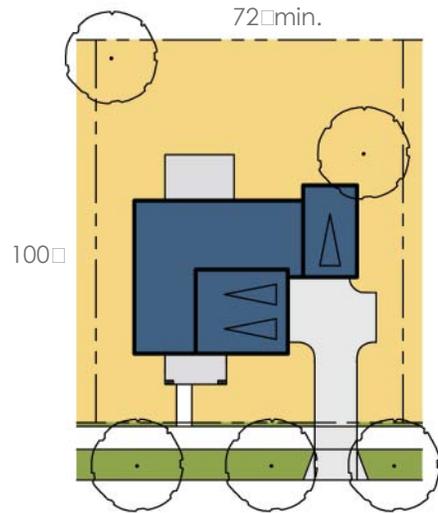
Front	10' min.
Side	5' min.
Front - secondary	2' min.
Rear	15' min.
Second Lot Layer	10' min.



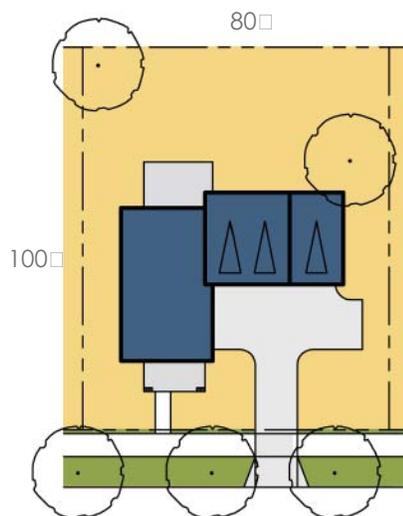
Spaces	2 min.
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Notes:

1. Side load exception allowed
2. Garage forward exception allowed



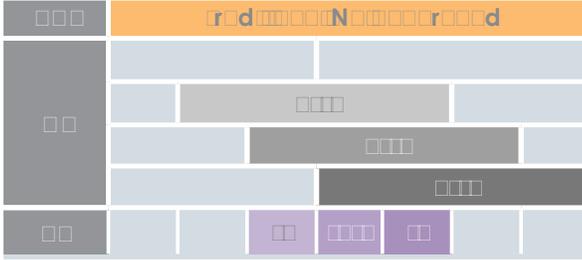
8,000 s.f. lot diagram with side load two-car garage and front facing one-car garage  
(Scale: 1"=50')



8,000 s.f. lot diagram with front facing three-car garage  
(Scale: 1"=50')



# Village Plan



Width	60 min.
Depth	85 min.



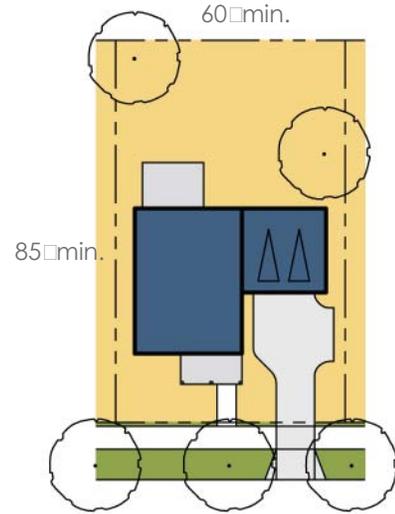
Front	8 min.
Side	5 min.
Front - secondary	5 min.
Rear	12 min.
Second Lot Layer	12 min.



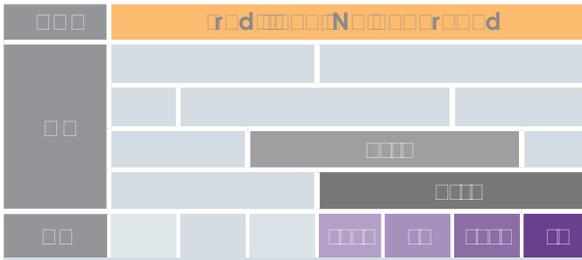
Spaces	2 min.
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**Notes:**

1. Side load exception allowed
2. Garage forward exception allowed



6,000 s.f. lot diagram  
(Scale: 1"=50')



Width	40' min.
Depth	85' min.

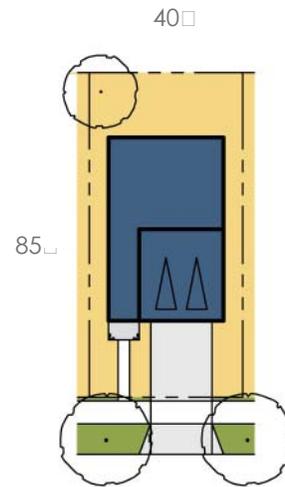


Front	8' min.
Side	0' min.
Front - secondary	2' min.
Rear	10' min.
Second Lot Layer	2' min.



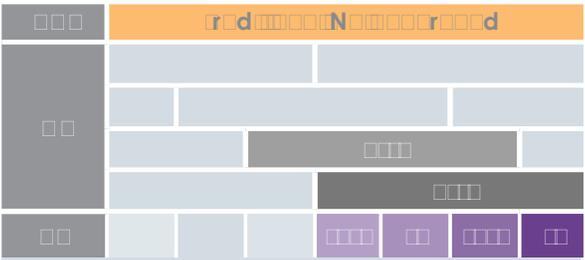
Spaces	2 min.
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Notes:  
 □□□□. Garage forward exception allowed



Cottage lot diagram  
 (Scale: 1"=50')

Village Plan



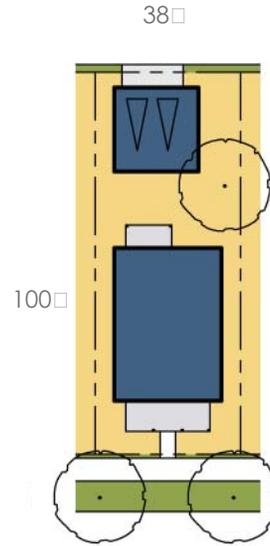
Width	38' min.
Depth	100' min.



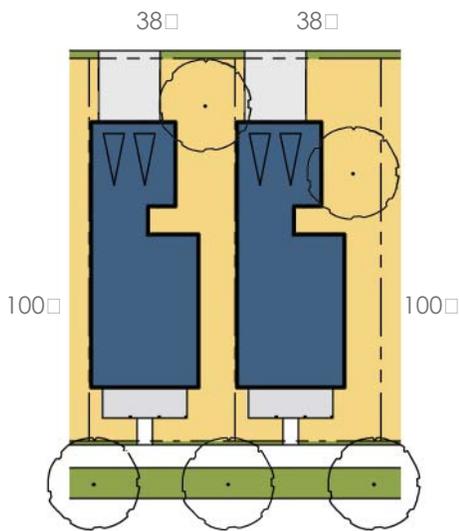
Front	8' min.
Side	0' min.
Front - secondary	2' min.
Rear	13 ft. min. from center line of rear lane
Second Lot Layer	N/A



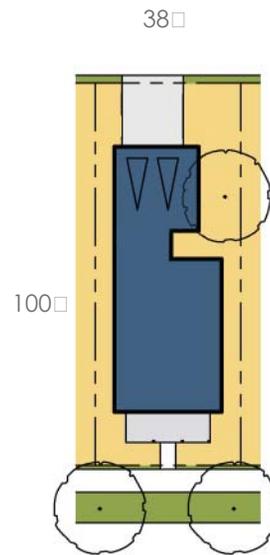
Spaces	2 min.
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Cottage lot diagram  
(Scale: 1"=50')

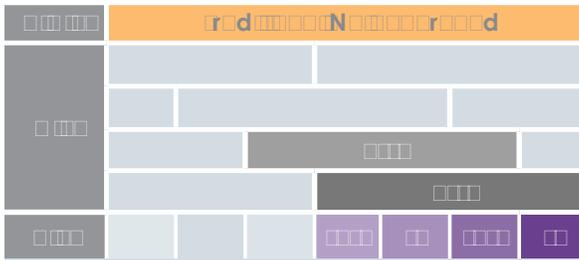


Cottage lot - zero lot line diagram  
(Scale: 1"=50')



Cottage lot diagram  
(Scale: 1"=50')

□□□□□□□□□□ **N** □□ **M** □□□□ □□



□□□□ □□□□ □□□□□□□□□□□□ □

Width	45 min. (90 min. paired)
Depth	86 min.

□□ **N** □□□□□□□□□□ **N** □□□□□□□□ □□

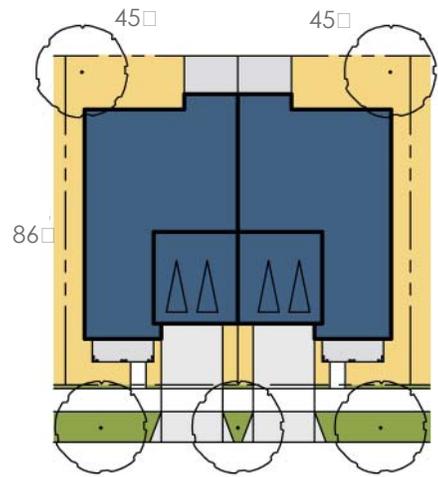
Front	8 min.
Side	0 min.
Front - secondary	2 min.
Rear	8 min.
Second Lot Layer	4 min.

□□□□□□ **N** □□□□ □□□□ **M** **N** □□□□□□□□□□□□

Spaces	2 min.
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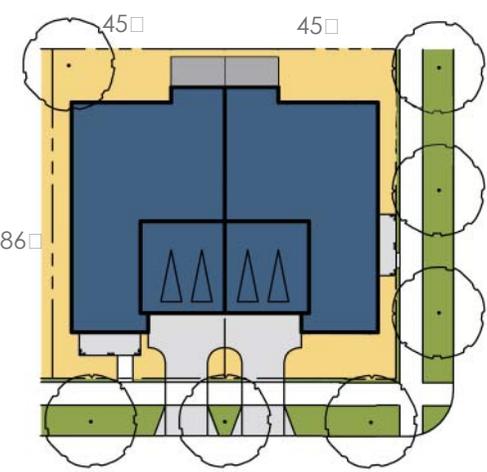
Notes:  
1. All twin homes have 20 min. length driveways

A.



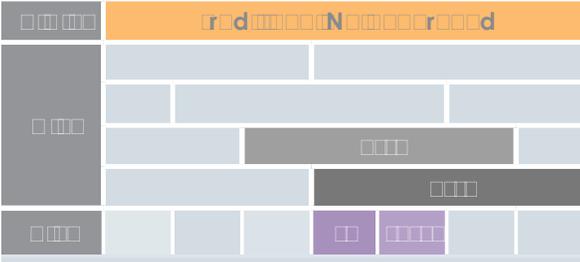
Twin Home lot diagram (mirror)  
(Scale: 1"=50')

B.



Twin Home lot diagram (corner wrap)  
(Scale: 1"=50')

Village Plan



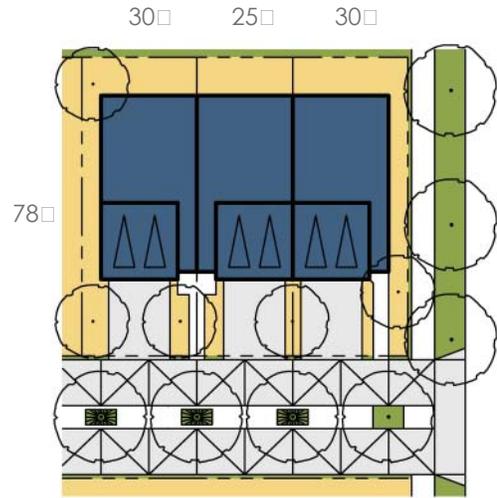
Width	25 min.
Depth	78 min.



Front	20 min.
Side	0 or 5 min.
Front - secondary	5 min.
Rear	Per Code
Second Lot Layer	N/A

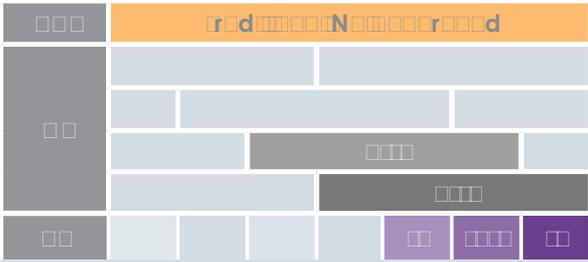


Spaces	2 min.
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Townhome lot diagram  
(Scale: 1"=50')

□□□□□□□□□□□□ □□□□□□ □N□M□□



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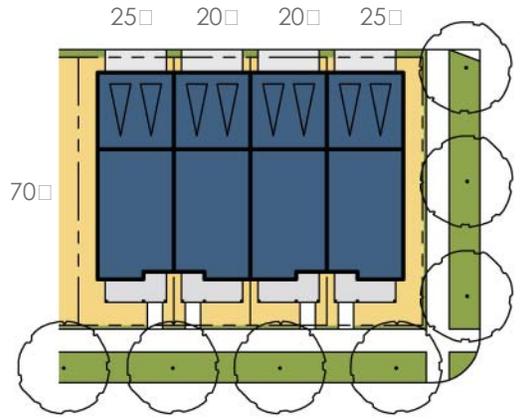
Width	20□min.
Depth	70□min.

□□N□ □□□□□□□□□□ □N□ □□□□□□ □□

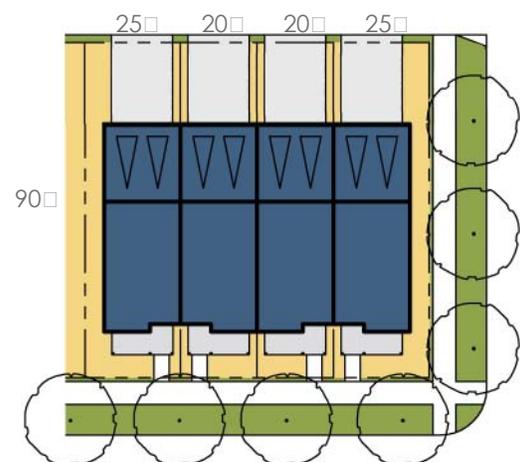
Front	10□min.
Side	0□or 5□min.
Front - secondary	5□min.
Rear	5□min.
Second Lot Layer	N/A

□□□□N□ □□□□ □□□□M□N□□□□□□□□□□□□

Spaces	2 min.
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Rear-Loaded Townhome lot diagram  
(Scale: 1"=50')



Rear-Loaded Townhome lot diagram  
(Scale: 1"=50')

Note:  
Guest parking at .25 stalls per unit shall be required for products that do not contain 18□min. driveways



Mark Christensen noted they are largely following Title 19 and largely matches our current code. With that there is some security with the comfort level. We are moving forward with this and we are facilitating the request of the applicant to come to a good solution for everyone.

Kevin Thurman explained what the MDA is doing. It's locking them into the PC zone, it's locking them into the permitted uses in that zone and it's locking them into the density of 1468 units. The permitted uses are governed by what our Development Code says now. After that they have to comply with the current code at that time. There is going to be so many more levels to this and really the Community Plan is up to City Council at this time. That will happen next week. This is really standard language.

Sandra Steele asked about the transportation plan.

Nate Shipp doesn't think we are here to say the community plan is ready for approval, they weren't prepared to have them give a recommendation on the Community Plan, they were prepared for the MDA. They will address the issues before it comes for approval.

Kevin Thurman indicated it is a good Development Agreement for protecting the City. It says the developer shall comply with transportation plan and reasonable conditions the Engineer imposes. It doesn't lock out the transportation plans and everything else is going to be subject to current code. The other thing it locks in is the open space, which is doubling what we typically require.

Sandra Steele asked if they could they have a joint work session when appropriate.

Kimber Gabryszak noted that there really is not process for that unless the applicant requested it.

Jeff Cochran noted they need to move forward and not be concerned with the Community plan at this time.

Kirk Wilkins noted that we aren't tying ourselves into something with this plan but if they don't get approval they will be out of time and will have to start over.

**Motion made by Kara North to forward a positive recommendation to the City Council for the Wildflower MDA with the Findings and Conditions in the Staff Report with the addition of a condition that all utility requirements shall be met. Seconded by Kirk Wilkins Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**8. Work Session Item: Discussion of the Preliminary Plat and Final Plat for Legacy Farms Village Plan 1, Plats 1A-1E located along Redwood Road and 400 South, DR Horton, applicant.**

Kimber Gabryszak reviewed the overall plan and the approved Village Plans. She gave an overview of the Plats, total 256 units, well below the maximum allowable. She explained about the setbacks and that there are no zero lot lines. There is still a 10' access between each of the homes.

Krisel Travis feels they are going to be able to show tonight how they have complied with the City. She reviewed the plans with the Commission. She noted where the Clubhouse and open space were and the parking. She noted the transect zones and types of homes allowed in each. She showed their greenspace concept and trails.

Kara North thought it looked great and thought the presentation was thorough, she noted they should be careful with their side yard descriptions.

Kirk Wilkins was looking forward to seeing them break ground.

Hayden Williamson thought it looked good.

Sandra Steele thinks there is a discrepancy in Highpoint and if they were planning on including landscaping on the east side with Village 1.

Krisel Travis noted that the landscaping would go in at the time of the homes being built. It will be delayed on the east side.

Sandra Steele is concerned about the parking backing out onto Highpoint. She would like to see planter boxes in the parking area.

Krisel Travis noted they have a requirement in the agreement that it's based on the sq. ft. of the parking lot how much planting needs to go there.

Sandra Steele thinks the landscaping needs to go in on the east side early on. She is concerned about weeds.

Krisel Travis noted that landscaping will go in around the club house and sidewalks will be put in. they won't have trees because yet because they don't have a way to water them.

Kimber Gabryszak noted it does have to be maintained in a weed free manner.

Mark Christensen noted that if they put in landscaping now it may get torn up and destroyed as they continue to develop so it's a lot to ask of them.

Krisel Travis noted that they will meet the 18% requirement for green space with Village Plan 1.

Sandra Steele is concerned that the homes may be backing out across from the school entrance. She is concerned about clear site triangles. She is concerned with requiring an easement for the adjacent owner on the cottage lots.

Krisel Travis noted there were conditions in the CCR's that noted they couldn't endanger the neighboring homes and would provide guidelines. It is a perpetual easement that would run with the land. Windows would be frosted to keep privacy, fences would only be allowed behind the front façade of the home.

Jeff Cochran did not have any additional comments. They are looking forward to this.

**9. Approval of Minutes:**

- 1. December 11, 2014.**
- 2. January 8, 2015.**
- 3. January 22, 2015.**

Sandra Steele noted a few corrections to Dec. 11<sup>th</sup> minutes.

**Motion made by Kirk Wilkins to approve the minutes of December 11, 2014, January 8, 2015, and January 22, 2015 as written and corrected. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously**

**10. Commission Comments.** – None given at this time.

**11. Director's Report:**

**• Reports of Action**

Kimber Gabryszak reviewed the Reports of Actions with the Commissioners.

**Motion by Kirk Wilkins to approve Report of Action of February 12<sup>th</sup> 2015 for the Concept Plan Code Amendment. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously**

**Motion by Hayden Williamson to approve Report of Action for item #5 General Plan and Mixed Lakeshore. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**Motion by Kirk Wilkins to approve the Report of Action of February 12<sup>th</sup> 2015 for Wildflower MDA. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**• Council Report**

They approved final plat for Heron Hills, they approved Vasa parking, they gave positive input for the concept plan, and they approved Riverbend medical and gave approval on the Wildflower agreement.

**• Applications and Approvals**

**• Upcoming Agendas**

VASA site plan and Utah Valley Turf farms, followed later by Code amendments and Fox Hollow.

**• Other**

Reminder to treat the microphones gently, they have all been fixed, no excessive bending and pulling. Mark Christensen introduced a newer layout of the Chamber room.

**Meeting adjourned by Chairman Jeff Cochran  
Adjourn 10:27 pm**

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Planning Commission Chair  
Jeff Cochran

\_\_\_\_\_  
Lori Yates, City Recorder

06 Mike Hansen noted this would be the first train themed park in Utah County with a small ride  
07 running. He noted that the noise level was comparable to a lawn mower. He had a presentation  
08 showed examples of trains and tracks. A railroad in South Weber averages about 500 riders on a  
09 Saturday. He thinks it could be that high here or more. They plan to run once a month to start up.  
10 Councilman McOmbler noted some of the amenities the parks committee had discussed. They have the  
11 possibility of museum trains for display. With funds from the ride we can help maintain the train and  
12 caboose. The main item today is to approve the pavilion.  
13 Councilman Poduska sees this as a tremendous economic development to the city and will bring in more than  
14 it costs us.  
15 Councilwoman Baertsch said the club wants to help take care of the tracks and things and have materials  
16 donated.  
17 Mike Hansen noted that they have already found some track to be donated if the City Council is willing to go  
18 to this extent. He has gone as far as he can go on this until he gets council approval. He has talked to  
19 Union Pacific for grant money and he is starting to stockpile equipment. Geneva Rock is looking to do  
20 community projects and Council could go to them to donate the road-base and concrete. They need to  
21 know it's going to happen to make all the commitments.  
22 Council members all wanted the concept and would be voting officially on it in a few weeks.  
23 Councilwoman Call is concerned about the parking with this added amenity. The drive isles are not wide  
24 enough.  
25 Mark Edwards noted they don't think the budget will give them all the improvements, do we want to set  
26 aside money for the railroad now?  
27 Councilwoman Baertsch indicated that we need to get the track bed in now so it doesn't destroy landscaping  
28 later.  
29 Mark Edwards noted the railroad has curbing along it and that will cost more.  
30 Councilman McOmbler thinks when we come back for the approval in a few weeks we need to come back  
31 with all the costs per phase.  
32 Councilwoman Call noted that we have been told by developers that they can do things cheaper than we can  
33 as a city, could we approach some of those developers and see if they would like to sponsor some  
34 amenities.  
35 Spencer Kyle noted that since it is public funds it has to go out to bidding.  
36 Mike Hansen thinks it would be good to have a plaque noting the donors for the train.  
37

38 **3. Discussion of the Preliminary Plat and Final Plat for Legacy Farms Village Plan 1, Plat 1A-1E.**

39 Kimber Gabryszak gave a brief background for the plats; it will include plat 1F when it comes back for  
40 approval. It transitions in density from south to north. Total units are 256.  
41 Krisel Travis gave a presentation reviewing the plats. Plat 1A includes the Clubhouse. She reviewed the  
42 product types in each plat. They will be adding some play features to the small pocket parks. They have  
43 broken off of plat 1E a new plat 1F.  
44 Councilman Poduska was impressed with the detail and the transition from low to moderate density. He likes  
45 the variety of the dwellings.  
46

47 Mayor Miller noted the time and adjourned the work session to continue this item in our policy session.  
48

49 **4. Agenda Review:** - Not covered in Work session

50 **5. Reports:** - Not covered in Work Session

51 **Adjourn to Policy Session 6:55 p.m.**  
52

53  
54  
55  
56  
57  
58 \_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Lori Yates, City Recorder

## Policy Session Minutes

### **Present:**

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Nicolette Fike

Others: Chris Porter, Sandra Steele, Stan Steele, Krisel Travis, Greg Haws, Boyd Martin, Nate Shipp, Brian Flamm, Josh Romney, Mindi Tate

**Call to Order** 7:04 p.m.

**Roll Call** - Quorum was present

**Invocation / Reverence** - Given by Councilman McOmber

**Pledge of Allegiance** - led by Councilman Willden

**Public Input – Opened** by Mayor Miller

Brian Chapman was here concerning Mountain View Corridor (MVC). He feels the various maps don't match up. They have reached out to UDOT and they are still trying to make sense of it. They sent a letter directed to Council. They thought it would be nice if the citizens could find maps regarding issues in the community, especially where MVC would connect to the city and neighborhoods.

Mayor Miller directed him to work with Owen Jackson.

**Public Input - Closed** by Mayor Miller

### **Work Session Continuation – Legacy Farms**

Councilwoman Call appreciated having this in a work session. She noted on the southern side the lots near the existing neighborhood and that those lots were large and that they have listened to the neighbors. She likes the entry features and pocket park features and that they would be an amenity to the city as a whole. She noted a few items, in the break down it appeared that there were 0ft. lot lines. She wanted to make sure that 16' driveways were not acceptable and to have them noted correctly on the plats. She asked if we had a resolution on the placement of the direction of the school.

Councilman McOmber had reached out to the school board and they are in favor currently of facing the school to the south.

Councilwoman Call noted the Planned Community zone requires 30% open space and asked if there were a reason this application meets code at less than 30%.

Kimber Gabryszak indicated the standard requirement in the Planned Community zone is 30% however in the District Area Plan which governs the PC the required range was below 30% so they are compliant with both.

Councilwoman Call wanted to share her appreciation of the work done on this and the decrease in density.

Councilman Willden appreciated the lower density coming in. He appreciates the feathering of density and the open space.

Councilwoman Baertsch loves that the Clubhouse is coming in with the first phase. She noted Council did not yet have the corrected final plans they approved in July and subsequently. She reminded them to wrap the treatment around corner lots. She would like designation on the lots as to which way the house will face. She noted a cul-de-sac lot that needed to face the road because of setback sizes on the lot. She said the map and the verbiage had a discrepancy on the ERUs. They need to remove any mention of the T5 concept. Plat 1B had lots that showed block type 2 but they don't match the definitions. She asked about the Rocky Mt. easement along the school under the sidewalk. In plat 1D some lots show 5' PUE's and also a Use easement, she does not agree with the Use easements and will vote no on the whole project based on that. Note 10 recommends item to be listed on the plat, yet they are not on the entire development look at the site triangles and be careful on the landscaping with those. She doesn't see anything on the 400 North improvements. On pg. 20 townhomes had hatched areas on them; she was not sure what that noted. Look at tables and T-zones that have a lot of mismatched information that needs to be cleaned up. Remove references to urban townhomes.

12 Krisel Travis said they would take those comments into consideration and would be coming in with their  
13 plats this week.

14 Councilman McOmber appreciated the project and thinks the entry features would be a great addition to the  
15 Redwood Road corridor. He likes the view corridor. He did not want a huge directional marketing sign  
16 blocking the park and view. He appreciates the pocket parks but would like them to consider saving  
17 some of the amenities for the larger parks. In terms of the setbacks, they have had some plotting issues  
18 where houses were built on the line or on utilities and he would be willing to look at fines for such.

19 Krisel Travis noted part of their process is to do a lot analysis on their lots to make sure they are situated the  
20 best.

21 Councilman McOmber would suggest they strongly look into the shared lot line issue. He thinks they have  
22 done a great job overall and they will sell well. He feels it's a natural transition from Saratoga Springs  
23 Development.

## 24 Policy Items

### 25 **1. Quarterly Update from the Finance Department.**

26  
27  
28 Chelese Rawlings noted they have received the majority of the property taxes (98%) so things are looking  
29 nicer. Revenue is exceeding their expenses so far this year. The revenues are coming in better with the  
30 exception of energy taxes due to the warm weather. There were some one time expenditures early this  
31 year. She answered a few questions from Council to clarify the document.

32 Councilmembers thanked Chelese for her time and the work of her team. The document continues to be  
33 easier to read each year and it looks very nice.

34 Councilman Willden would like to point out that we are \$800,000 under budget year to date.

35 Councilman McOmber noted we do always come in under budget and we have a very conservative budget to  
36 begin with and it's a great testament to Chelese and her team.

### 37 38 **2. Consent Calendar:**

39 **a. Consideration and Possible Approval of the Final Plat for Sierra Estates Plat E located at**  
40 **approximately 600 West 400 North, Patterson Homes, applicant.**

41 **b. Resolution R15-6 (2-17-15): Addendum to resolution of the City of Saratoga Springs pertaining to**  
42 **the City Street Lighting Special Improvement District to include additional subdivision lots.**  
43 **(Sierra Estates Plat E)**

44 **c. Resolution R15-7 (2-17-15): A Resolution of the City Council of the City of Saratoga Springs, Utah,**  
45 **regarding the Temporary Appointment of Justice Court Judges.**

46 **d. Consideration and Possible Approval of Water Right Purchase Agreement with Paul Johnson.**

47 **e. Consideration and Possible Approval of Waldo Water Right Purchase Agreement.**

48 **f. Consideration and Possible Approval of a Pavilion for Shay Park.**

49 **g. Minutes:**

50 **i. February 3, 2015.**

51  
52 Councilwoman Baertsch noted that changes were emailed in for the minutes. She noted that Item c.  
53 needed to be removed.

54 Kevin Thurman indicated that the prior resolution didn't allow them to go out of Utah County to appoint  
55 substitute judges; they will bring an update to that resolution that will allow them to bring judges  
56 from Salt Lake County. They will see this on the 3<sup>rd</sup>.

57 Councilwoman Baertsch would like to add conditions in item a. Condition 5. To put notification of  
58 agricultural items nearby, it's very near the lighted arena. And condition 6. To note on the plat to be  
59 aware of Mountain View Corridor.

60 Councilwoman Call would like to request that driveways be fronted on the less intense street so they  
61 don't have backing issues on item a. On the Waldo Water right purchase she is uncomfortable with  
62 the phrasing that the city agrees to pay \$3500 or the highest price within 5 years.

63 Jeremy Lapin said he called and he agreed to amend it to say an average of the three highest prices.

64 Councilwoman Call is comfortable with that.

**Code Amendment Package – 1<sup>st</sup> Quarter 2015**  
**Discussion only:**  
**Planning Commission Work Session**  
**March 12, 2015**

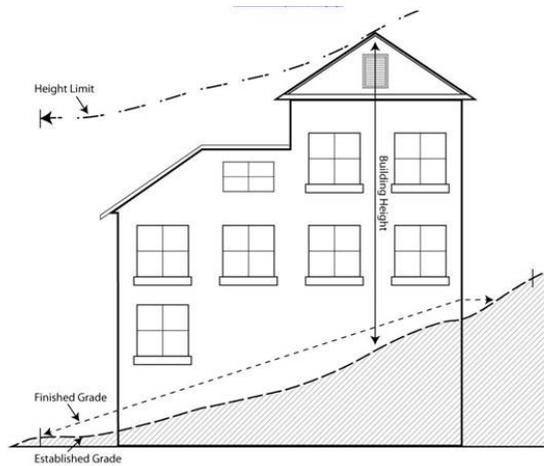
Contents:

- 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

**B. A. 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:
- a. 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
  - b. the mean height level between eaves and ridge for gable, hip, or gambrel roofs directly above the point of measurement.



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**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. ACCESSORY BUILDINGS

### 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; and
- ~~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 driveway if housing a car, truck, RV, or other automobile.

Comment [KG1]: Be sure to delete from 19.05.01.12 ©

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
  - 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 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. 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, a building permit must be obtained. 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 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

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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 HOA maintained 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.

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(Ord. 14-23)

**D. 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. 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.

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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. 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.
- xxviii. 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 [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. 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. pdf format.
  - f. Geolocated KML file [and 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. 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 <sup>f.g.</sup> meets the minimum required open space in adopted Community Plan, and adopted District Area Plan if applicable.

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**February 26, 2015**

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

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**Planning Commission Minutes**

**Present:**

Commission Members: Jeff Cochran, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North,  
Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen,  
Jeremy Lapin

Others: David Funk, Lindsay Gadd, Daniel Schmidt, Derek Lloyd

**Excused:** Jarred Henline

**Call to Order** - 6:30 p.m. by Chairman Jeff Cochran

**Pledge of Allegiance** - led by David Funk

**Roll Call** - Quorum was present

**Public Input Open** by Chairman Jeff Cochran

No input at this time.

**Public Input Closed** by Chairman Jeff Cochran

**Items were re ordered to allow time for applicants to appear.**

**5. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located at southwest corner of Commerce Drive and Crossroads Blvd., Derek Lloyd, applicant.**

Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial.

Daniel Schmidt with WPI and working with the landowners was present. They look forward to developing this area. They feel the area will start to fill in quickly as they get the improvements in.

**Public Hearing Open** by Chairman Jeff Cochran

No input at this time.

**Public Hearing Closed** by Chairman Jeff Cochran

Sandra Steele had no problem with the rezone. She had notes for their concept plan. They can only get one setback reduction as per 19.04. She addressed parking berms and landscaping of such. She also addressed landscaping and fencing abutting agricultural land. She asked about the security fencing.

Lindsay Gadd with Hixsnedeker replied they typically use a chain-link, but they haven't gotten that far in their design yet and will comply with City requirements.

Sandra Steele commented that they don't allow chain-link in the city and for this type of business they usually need to be screened fencing. She addressed the Design Guidelines for them to consider. She also told them that the city has a dark sky ordinance they would need to follow.

Hayden Williamson is in favor of the rezone.

Kirk Wilkins is fine with the rezones. He thought they could keep a smaller setback so there was more green space to beautify the city. He thought they maybe could do a nicer looking fence. He asked what the nature of the business was.

Lindsay Gadd said it was the largest tack and feed and farm supply shop in the West. The outdoor area was for the larger merchandize. The outdoor area would be closed off with a gate.

Kara North is in favor of the rezone. She wondered what the off-street parking issue was in the notes. Scott Langford indicated as they were still early enough in the process that it shouldn't be an issue. Jeff Cochran asked staff what the future plans for the property to the west was. If something were to come in then fencing along the west may not be required. Scott Langford replied that it was part of the same ownership but they hadn't received any application yet, they would need to address that as it moves forward. Jeff Cochran asked which direction the building faced. Sandra Steele noted they hadn't addressed the food services along that road and if they were to change direction it may make sense to orient this business another way like towards Commerce Dr. Jeff Cochran asked staff where the intent of Commerce Drive was to go. Jeremy Lapin replied the goal was to have the rest of the circle completed.

**Motion made by Sandra Steele to forward a positive recommendation to the City Council for the General Plan Amendment of approximately 0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately 3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in exhibit 1, with the Findings and Conditions in the staff report. Seconded by Hayden Williamson. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**4. Public Hearing and Possible Recommendation: Site Plan and Conditional Use for VASA Fitness located at 1523 North Redwood Road, Charlie Hammond, applicant.**

Sandra Steele wondered if they should continue this item to another time when the applicant could be present. Kevin Thurman indicated that if they were able to determine if it met the code based on the information presented to them without the applicant here, then they were still required to act on it. But if they needed some questions answered to determine if it met code, that could not be answered without the applicant, then they would have the discretion to continue it. Jeff Cochran thought we had an obligation to move forward as it had been noticed.

Sarah Carroll presented the Site Plan. She showed proposed elevations and signage. They are requesting a 3<sup>rd</sup> wall sign. They are requesting a setback reduction to the west where there is a detention basin.

**Public Hearing Open** by Chairman Jeff Cochran  
No input at this time.

**Public Hearing Closed** by Chairman Jeff Cochran

Kara North is open to what the rest of the commission would say about the third wall sign. She isn't sure the third sign is necessary. She likes the plan and elevations and colors.

Kirk Wilkins feels the parking is still a concern. As presented, he is ok with the third sign. He is fine with the setback.

Hayden Williamson did not have many concerns, with parking they are in compliance with code. He feels we get a lot of requests for a third sign, when we have a lot of those requests it may mean our code needs to be reviewed. As it is presented he would be in favor of the three signs. He would be in favor of the setback request.

Sandra Steele thought she would be ok with the three signs because they face 3 different roads. But she thought if they were aware of the dark sky ordinance they may want to change. They show an awning and vertical but she wondered where the vertical comes down and how far out the canopy was. It may be a code issue. She thinks they could put an access aisle in front to allow persons to access the door easier. She wanted to ask about the length of a wall on the east elevation. It wasn't scalable and may need something to break it up.

Jeff Cochran recognizes that they have made the change to the parking code but he does feel it will be under parked. He is ok with the 10' setback on the west side. He feels it should follow the sign code, in this

instance they have 3 major streets they front and we are asking that the side opposite entrance be the front so for that reason he is ok with the third sign. He is happy to see this business come to the community.

Mark Christensen asked if they knew about the cross parking agreement.

Sarah Carroll said the existing agreement included all the lots except for Walmart so it should be included.

Mark Christensen replied that would mean their parking requirements were addressed in the cross parking agreement.

Sandra Steele was hoping to have had her questions answered tonight.

Hayden Williamson asked if we proposed conditions for her concerns to comply would she be comfortable with that.

Sandra Steele would like an access aisle for disabled parking so they weren't bumping mirrors trying to get in.

Kevin Thurman said they could make a recommendation for that in the motion.

Sarah Carroll didn't know if they had room to fit it in.

Sandra Steele was concerned with the vertical and canopy. She was concerned with some landscaping that may be too large and asked that a condition be made that they be maintained at 3' to meet clear site code.

Jeff Cochran feels those are code enforcements.

Sandra Steele feels if we have put them on notice and there is an accident then we are more covered.

Sarah Carroll said it wouldn't hurt to make it a condition or recommendation.

Sandra Steele doesn't feel she has been able to explain her concerns well enough. She sees this a lot in landscape plans. It is a code enforcement issue but we have lots of those around the city that are not being taken care of.

Kevin Thurman thought it would be an appropriate thing for them to address, it would be a simple thing for the applicant to address.

**Motion made by Kara North that Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for approval of the VASA Fitness Site Plan and Conditional Use Permit on property located at 1523 North Redwood Road, with the findings and conditions in the staff report. And the additional conditions identified as follows: That the vertical support foot awnings on the perimeters of the building are ADA compliant; That plantings identified in the landscape plan, that when mature would interfere with the clear site triangle, must be maintained in compliance with Section 19.06; That they verify that the north east wall elevation complies with section 3.11 in the Design Standards; And with the additional recommendation that they orient one parking access aisle so as to facilitate pedestrian traffic without interference from automobiles. Seconded by Kirk Wilkins.**

Kirk Wilkins asked can we say that the parking space is on the south side of the building.

Sandra Steele thought we have a duty to let them know about our dark sky ordinance.

Kara North suggested we could say **That they acquaint themselves with our dark sky ordinance.**

Kirk Wilkins **accepted** the addition.

**Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**6. Approval of Minutes:**  
**1. February 12, 2015**

**Motion made by Kirk Wilkins to approve the minutes of February 12, 2015. Seconded by Kara North**  
**Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North. Motion passed unanimously.**

**7. Commission Comments.**  
No comments.

**8. Director's Report:**

- **Council Actions**

Council approved the General Plan amendment to Mixed Lakeshore designation. They approved delegation of Concept Plan to staff. They approved preliminary plat and site plan for Jordan Landing. They discussed general planning for Wildflower, continued it and this week they finalized it.

- **Applications and Approval**

- **Upcoming Agendas**

We will have some code cleanups and possible Concept Plan. Legacy Farms will be on March 12<sup>th</sup>.

- **Other**

Feb. 17th Council appointed a new planning commissioner, David Funk.

David Funk introduced himself to the Commission.

Auto Zone and office building by the golf course are in the works.

**Meeting adjourned by Chairman Jeff Cochran**

**Adjourn 7:46 pm**

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Planning Commission Chair  
Jeff Cochran

\_\_\_\_\_  
Lori Yates, City Recorder