



**SARATOGA  
SPRINGS**

*Life's just better here*

## **NOTICE OF PUBLIC HEARING**

The City of Saratoga Springs, Utah proposes to vacate easements and rights-of-way. The City Council will hold a public hearing on October 6<sup>th</sup>, 2026, at 6:00 p.m. at 319 S. Saratoga Rd., Saratoga Springs UT, to discuss the proposed the right-of-way, and easement vacations.

1. Vacation of Sewer Easement S-1, Ut. County Document Recording Entry No. 2013-59717, The easement is no longer needed for sewer infrastructure.
2. Vacation of Storm Drain Easement SD-11, Ut. County Document Recording Entry No.2013-59717, To remove the City as grantee and grant a new easement to the HOA for ongoing access and maintenance of the SD-11 storm drain pond.
3. Vacation of 2013 SD-9 Storm Drain Easement, Ut. County Document Recording Entry No. 2013-59717, The easement is no longer needed.
4. Vacation of 2014 SD-9 Storm Drain Easement, Ut. County Document Recording Entry No. 46496:2014, To remove the City as grantee and grant a new easement to the HOA for legal access and long-term maintenance of the SD-9 storm drain pond.
5. Vacation of Stub Road Right-of-Way on Swainson Avenue, The stub road is no longer needed for access.
6. Modification of Public Utility Easement (PUE) – Swainson Avenue, Ut. County Document Recording Entry No. 46495:2014, With the vacation of the stub road ROW, this jog is no longer necessary.

Public Hearing Comments may be submitted to [comments@saratogaspringscity.com](mailto:comments@saratogaspringscity.com).  
Comments & Questions may be directed to the Planning dept. 801-766-9793 x155.

/s/Nicolette Fike,  
Deputy City Recorder

# Fox Hollow Neighborhood 4

## Easement and Right-of-Way Adjustments

### 1. Vacation of Sewer Easement S-1

- **Easement Name (MDA):** S-1
- **Easement Recording:** Entry No. 2013-59717
- **Action:** Vacate easement

### Reason for Vacation

The easement is no longer needed for sewer infrastructure.

### Background

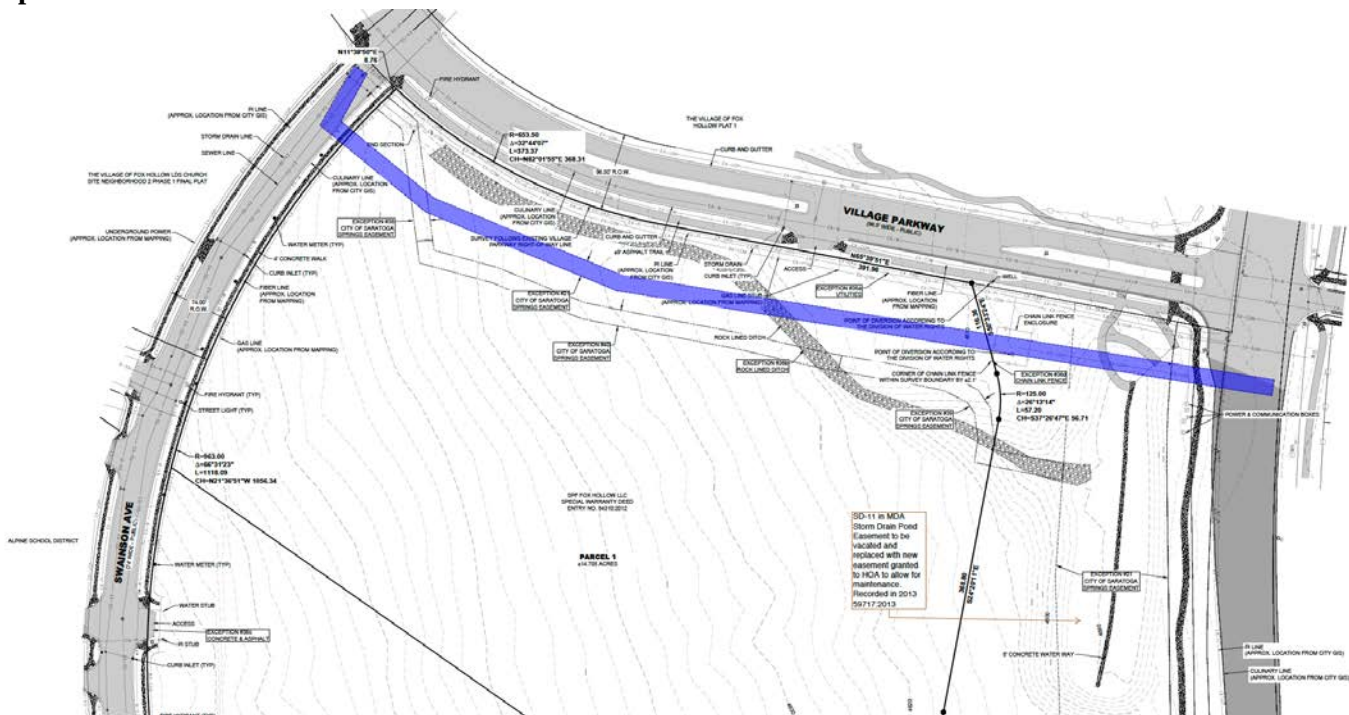
This easement was recorded in 2013 as part of the Master Development Agreement (MDA) to reserve space for future sewer infrastructure as Fox Hollow developed. Sewer service was ultimately routed to Redwood Road via Silver Fox Lane, and the S-1 easement area was never utilized.

### Legal Description

A 20-foot sewer easement, 10 feet either side of the described centerline.

BEGINNING at a point that is S 89°46'37" E 3,060.48 feet along the Section Line and North 1,865.61 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 06°00'34" E 76.19 feet; thence S 85°42'39" E 159.97 feet; thence N 77°16'33" E 253.49 feet; thence N 64°03'30" E 820.48 feet to an existing city sewer pipeline.

### Depiction



## 2. Vacation of Storm Drain Easement SD-11

- **Easement Name (MDA):** SD-11
- **Easement Recording:** Entry No. 2013-59717
- **Action:**
  - Vacate existing easement with the City as Grantee
  - Record a new easement in favor of The Villages at Saratoga Springs HOA

### Reason for Action

To remove the City as grantee and grant a new easement to the HOA for ongoing access and maintenance of the SD-11 storm drain pond.

### Background

The SD-11 easement was recorded in 2013 with the City as grantee as part of the master easement agreement to ensure regional stormwater detention for the Fox Hollow development.

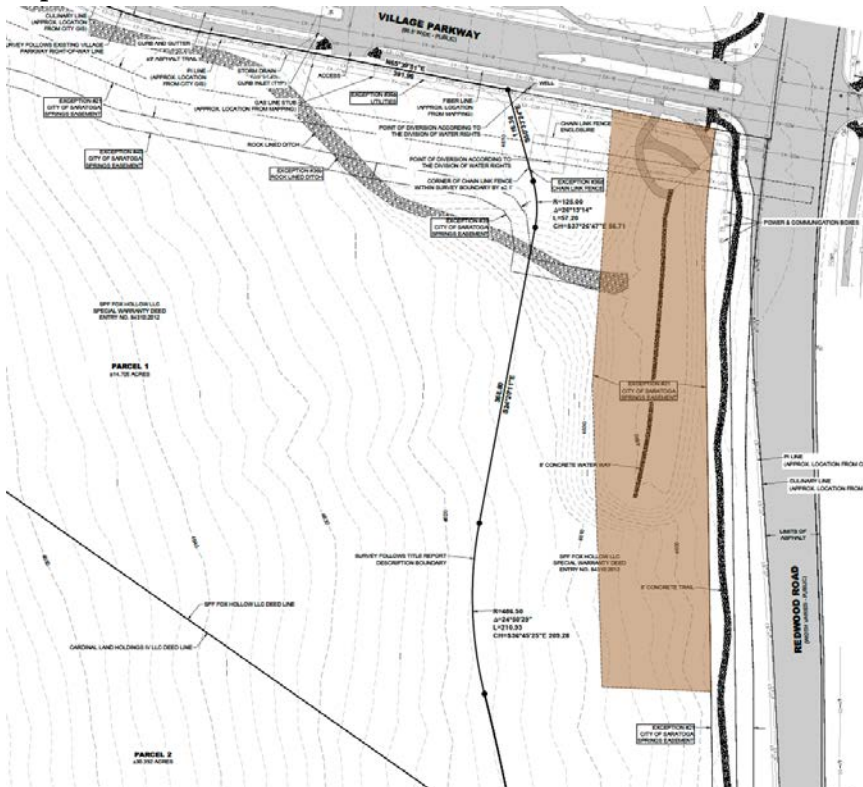
### Additional Information

- The pond is constructed and will remain in place.
- The HOA will be responsible for maintenance.
- The SD-11 pond will be landscaped with construction of the N4 Residential.

### Legal Description

BEGINNING at a point that is N 00°17'25" E 2,126.30 feet along the Section Line and East 3,940.84 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 30°52'43" E 339.41 feet; thence S 36°52'56" E 369.23 feet; thence N 57°32'07" E 133.86 feet; thence N 35°52'31" W 505.04 feet to a point on a 1,090.00' radius curve to the right; thence along said curve 185.32 feet through a delta of 9°44'29" (chord bears N 31°00'17" W); thence S 65°39'53" W 128.87 feet to the point of beginning. Easement contains 2.14 acres.

### Depiction



- **Easement Name (MDA):** SD-9
- **Easement Recording:** Entry No. 2013-59717
- **Action:** Vacate easement

This easement is no longer needed.

The SD-9 easement was recorded in 2013 with the City as grantee as part of the master easement agreement to ensure regional stormwater detention for the Fox Hollow development.

In 2014, a new detention pond easement was recorded in the same general location with a revised configuration (referred to in this submittal as the 2014 SD-9 Storm Drain Easement). The new detention pond being constructed with N4 Residential has been designed to fit entirely within the 2014 SD-9 easement. The 2013 SD-9 easement is therefore redundant and can be vacated.

BEGINNING at a point that is N 00°17'25" E 736.20 feet along the Section Line and East 4,862.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 35°26'47" E 449.04 feet; thence N 37°45'20" E 173.34 feet; thence N 26°08'43" W 19.81 feet to a point on a 3,535.17' radius curve to the left; thence along arc of said curve 381.34 feet through a delta of 6°10'50" (chord bears N 33°09'03" W 381.15 feet); thence S 54°06'10" W 184.42 feet to the point of BEGINNING. Easement contains 2.14 ac.

[illegible]

## 4. Vacation of 2014 SD-9 Storm Drain Easement

- **Easement Name (MDA):** SD-9
- **Easement Recording:** Entry No. 46496:2014
- **Action:**
  - Vacate existing easement with the City as Grantee
  - Record a new easement in favor of The Villages at Saratoga Springs HOA

### Reason for Action

To remove the City as grantee and grant a new easement to the HOA for legal access and long-term maintenance of the SD-9 storm drain pond.

### Background

The 2014 SD-9 easement was recorded to ensure regional stormwater detention capacity as Fox Hollow developed.

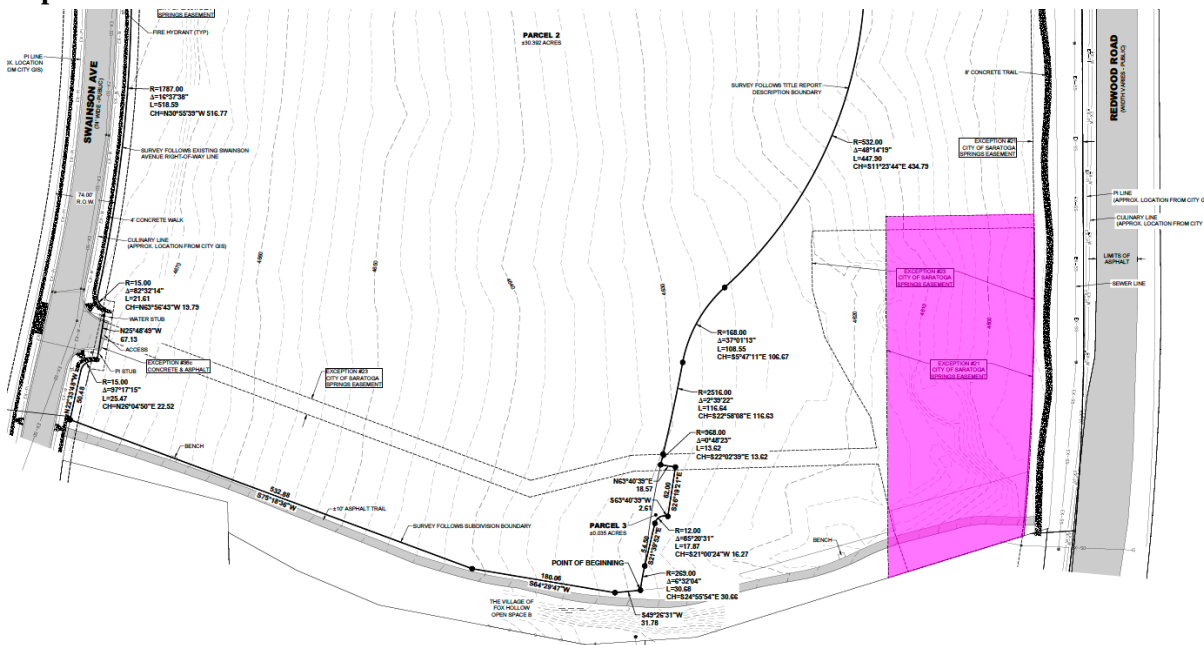
### Additional Information

- The detention pond will remain in place.
- The HOA will maintain the pond.
- The SD-9 pond will be landscaped with construction of the N4 Residential phase.

### Legal Description

BEGINNING at a point that is S 89°45'13" E 1,402.87 feet and North 69.65 feet from the south ¼ corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, thence N 25°48'49" W 20.39 feet; thence N 75°21'26" E 566.66 feet; thence N 41°00'51" E 129.18 feet; thence N 53°14'46" E 304.46 feet; thence N 45°23'47" W 37.89 feet; thence N 65°34'16" W 54.11 feet; thence N 64°02'52" W 61.85 feet; thence N 49°45'42" W 60.00 feet; thence N 36°08'17" W 60.35 feet; thence N 29°04'41" W 13.57 feet; thence N 54°07'29" E 275.34 feet; thence S 35°52'31" E 7.37 feet; thence S 34°47'54" E 152.14 feet; thence S 33°15'12" W 79.53 feet to a point on a 2,649.77' radius curve to the right, thence along arc of said curve 141.68 feet through a delta of 3°03'49" (chord bears S 31°15'16" E 141.67 feet), thence S 29°57'03" E 2.75 feet; thence S 37°45'26" W 150.77 feet; thence N 54°12'05" W 54.10 feet; thence N 48°16'53" W 85.05 feet; thence S 53°14'46" W 303.87 feet; thence S 41°00'51" W 133.21 feet; thence S 75°21'26" W 568.89 feet to the point of Beginning. Easement contains 2.53 ac.

### Depiction



## 5. Vacation of Stub Road Right-of-Way on Swainson Avenue and Transfer to Developer

**Action:** Vacate public right-of-way and transfer ownership back to the developer

### Reason for Vacation

The stub road is no longer needed for access.

### Background

The stub road right-of-way was originally dedicated to the City to ensure sufficient access to N4 Residential. N4 Residential is now fully designed, and this stub road connection is not required and will not be constructed or used.

### Legal Description

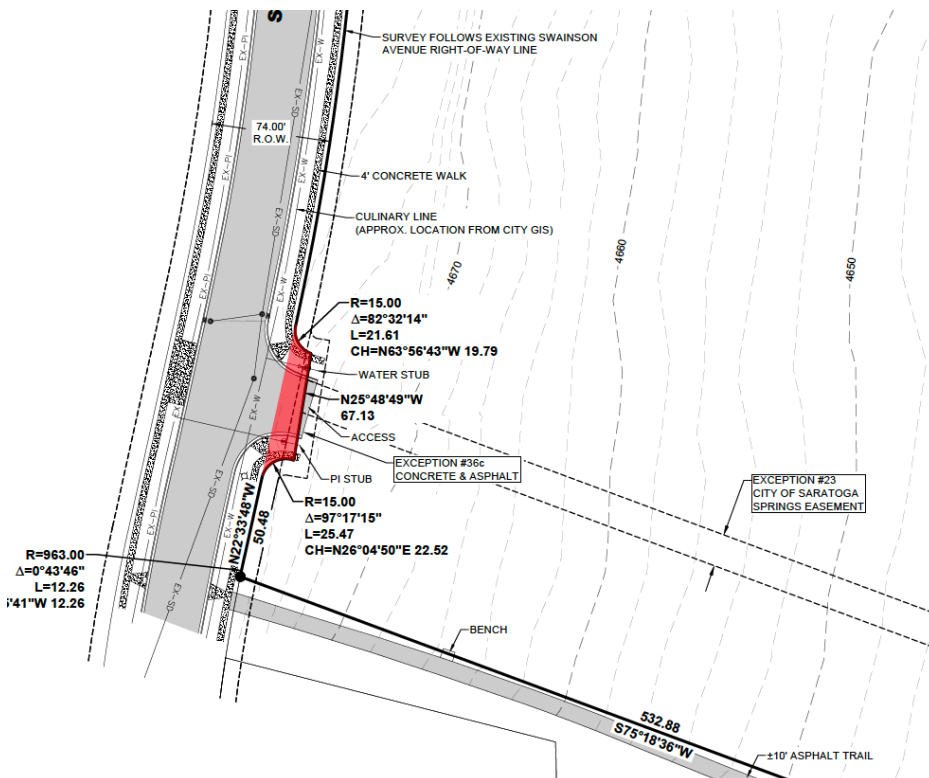
A portion of the Southeast Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point on the easterly boundary of Swainson Avenue, said point being located N89°45'13"W 1338.23 feet and North 22.22 feet from the Southeast Corner of Section 12, T6S, R1W, S.L.B. & M. (Basis of Bearing: N89°46'00"W between the Southeast Corner and the Southwest Corner of Section 12); thence along said easterly boundary the following two (2) courses: thence N22°33'48"W 87.57 feet; thence along the arc of a non-tangent curve to the left 9.18 feet with a radius of 1787.00 feet through a central angle of 0°17'40", chord: N22°28'00"W 9.18 feet; thence along the arc of a non-tangent curve to the left 21.61 feet with a radius of 15.00 feet through a central angle of 82°32'14", chord: S63°56'43"E 19.79 feet; thence S25°48'49"E 67.13 feet; thence along the arc of a non-tangent curve to the left 25.47 feet with a radius of 15.00 feet through a central angle of 97°17'15", chord: S26°04'50"W 22.52 feet to the point of beginning.

Contains: ±1098 S.F.

### Depiction

At the southwest corner of N4 residential on Swainson Avenue.



## 6. Modification of Public Utility Easement (PUE) – Swainson Avenue

- **Easement Recording:** Entry No. 46495:2014
- **Action:** Modify PUE alignment

### Reason for Modification

The existing PUE includes a jog around the Swainson Avenue stub road right-of-way. With the vacation of the stub road ROW, this jog is no longer necessary.

### Additional Information

- The modified PUE will maintain consistent alignment along Swainson Avenue.
- The easement will remain 10 feet from the back of right-of-way, consistent with the remainder of the corridor.
- This change simplifies the easement configuration while maintaining required public utility access.

### Original Easement Legal Description

BEGINNING at a point that is S 89°45'13" E 642.63 feet and North 856.79 feet from the south ¼ corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, thence N 39°00'34" E 94.00 feet to a point on a non-tangent 953.00' radius curve to the left, thence along arc of said curve 64.56 feet through a delta of 3°52'53" (chord bears S 52°56'07" E 64.55 feet) to a point on a 1,797.00' radius curve to the right, thence along arc of said curve 88.24 feet through a delta of 2°48'49" (chord bears S 53°28'09" E 88.24 feet) to a point on a 5.00' radius curve to the left, thence along arc of said curve 7.71 feet through a delta of 88°18'52" (chord bears N 83°46'51" E 6.97 feet), thence N 40°15'39" E 11.11 feet, thence S 49°44'21" E 85.99 feet, thence S 40°15'39" W 9.89 feet to a point on a 5.00' radius curve to the left, thence along arc of said curve 7.73 feet through a delta of 88°37'58" (chord bears S 04°41'34" E 6.99 feet) to a point on a 1,797.00' radius curve to the right, thence along arc of said curve 827.82 feet through a delta of 26°23'39" (chord bears S 35°48'43" E 820.51 feet) to a point on a 5.00' radius curve to the left, thence along arc of said curve 7.21 feet through a delta of 82°39'39" (chord bears S 63°56'43" E 6.60 feet), thence N 64°11'11" E 8.17 feet, thence S 25°48'49" E 86.79 feet, thence S 64°11'11" W 11.83 feet to a point on a 5.00' radius curve to the left, thence along arc of said curve 8.49 feet through a delta of 97°17'15" (chord bears S 26°04'50" W 7.51 feet), thence S 22°33'48" E 50.48 feet to a point on a 953.00' radius curve to the left, thence along arc of said curve 532.56 feet through a delta of 32°01'06" (chord bears S 38°34'21" E 525.66 feet), thence S 35°30'30" W 10.00 feet to a point on a 963.00' radius curve to the right, thence along arc of said curve 398.24 feet through a delta of 23°41'39" (chord bears N 42°44'01" W 395.41 feet), thence S 59°06'48" W 74.00 feet to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 33.03 feet through a delta of 1°49'29" (chord bears S 31°47'56" E 33.02 feet), thence S 57°59'13" W 10.00 feet to a non-tangent 1,047.00' radius curve to the right, thence along arc of said curve 185.32 feet through a delta of 10°08'29" (chord bears N 27°38'02" W 185.08 feet), thence N 22°33'48" W 145.64 feet to a point on a 1,703.00' radius curve to the left, thence along arc of said curve 960.42 feet through a delta of 32°18'45" (chord bears N 38°43'11" W 947.75 feet) to a point on a 1,047.00' radius curve to the right, thence along arc of said curve 70.93 feet through a delta of 3°52'54" (chord bears N 52°56'06" W 70.92 feet) to the point of beginning. Easement contains 3.06 ac.

### New Easement Legal Description

A portion of the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located S89°45'13"E 642.63 feet and North 856.79 feet from the South Quarter Corner of Section 12, T6S, R1W, S.L.B. & M. (Basis of Bearing: N89°46'00"W between the Southeast Corner and the Southwest Corner of Section 12); thence N39°00'34"E 94.00 feet; thence along the arc of a non-tangent curve to the left 64.56 feet with a radius of 953.00 feet through a central angle of 3°52'53", chord: S52°56'07"E 64.55 feet; thence along the arc of a curve to the right 88.24 feet with a radius of 1797.00 feet through a central angle of 2°48'49", chord: S53°28'09"E 88.24 feet; thence along the arc of a non-tangent curve to the left 7.71 feet with a radius of 5.00 feet through a central angle of 88°18'52", chord: N83°46'51"E 6.97 feet; thence N40°15'39"E 11.11 feet; thence S49°44'21"E 85.99 feet; thence S40°15'39"W 9.89 feet; thence along the arc of a non-tangent curve to the left 7.73 feet with a radius of 5.00 feet through

a central angle of 88°37'58", chord: S04°41'34"E 6.99 feet; thence along the arc of a non-tangent curve to the right 832.46 feet with a radius of 1797.00 feet through a central angle of 26°32'33", chord: S35°44'16"E 825.04 feet; thence S22°33'48"E 142.60 feet; thence along the arc of a curve to the left 532.56 feet with a radius of 953.00 feet through a central angle of 32°01'06", chord: S38°34'21"E 525.66 feet; thence S35°30'30"W 10.00 feet; thence along the arc of a non-tangent curve to the right 398.24 feet with a radius of 963.00 feet through a central angle of 23°41'39", chord: N42°44'01"W 395.41 feet; thence S59°06'48"W 74.00 feet; thence along the arc of a non-tangent curve to the left 33.03 feet with a radius of 1037.00 feet through a central angle of 1°49'29", chord: S31°47'56"E 33.02 feet; thence S57°59'13"W 10.00 feet; thence along the arc of a non-tangent curve to the right 185.32 feet with a radius of 1047.00 feet through a central angle of 10°08'29", chord: N27°38'02"W 185.08 feet; thence N22°33'48"W 145.64 feet; thence along the arc of a curve to the left 960.42 feet with a radius of 1703.00 feet through a central angle of 32°18'45", chord: N38°43'11"W 947.75 feet; thence along the arc of a curve to the right 70.93 feet with a radius of 1047.00 feet through a central angle of 3°52'54", chord: N52°56'06"W 70.92 feet to the point of beginning.

## Depiction

At the southwest corner of N4 residential on Swainson Avenue.

