


When recorded return to:
Kirton & McConkie
Attn: Christopher E. Bramhall
60 E. South Temple, Suite 1800
Salt Lake City, UT 84111-1032



ENT 5778:2011 PG 1 of 170
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Jan 19 11:47 am FEE 0.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

SARATOGA WEST ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "Agreement"), dated as of August 31, 2010 (the "Effective Date"), by and between the CITY OF SARATOGA SPRINGS, a municipal corporation of the State of Utah (the "City"), and the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole ("CPB"),

WITNESSETH:

WHEREAS, CPB owns approximately 1,107 acres of undeveloped land situated within the current boundaries of the City, as identified on Exhibit A attached hereto (the "Incorporated CPB Property"); and

WHEREAS, CPB owns approximately 1,601 acres of additional undeveloped land that is (i) situated outside of the current boundaries of the City, within portions of unincorporated Utah County, and (ii) contiguous to the City boundaries and the Incorporated CPB Property, as identified on Exhibit B attached hereto (the "Unincorporated CPB Property")(the Incorporated CPB Property and the Unincorporated CPB Property being sometimes collectively referred to herein as the "CPB Property"); and

WHEREAS, the CPB Property is currently managed by Property Reserve, Inc., a Utah corporation ("PRI"); and

WHEREAS, much or all of the CPB Property currently is and historically has been utilized for agricultural and related purposes; and

WHEREAS, due to the benefits to City residents of long-range planning for the CPB Property, and the potential benefits to the City of certain infrastructure improvements within the City, including a freeway, a commuter rail line, and a water supply pipeline through or adjacent to the CPB Property, the City has requested that CPB participate in the City's planning process to establish transportation corridors, plan for water needs, and plan for future urban growth over an extended period of time; and

WHEREAS, as part of such planning process the City, CPB and PRI have entered into that certain Water Credit Agreement, dated as of November 25, 2009 (the "Water Credit Agreement"), pursuant to which (i) the City agreed to enter into a Water Supply Agreement with Central Utah Water Conservancy District (the "CUWCD Water Supply Agreement"), providing for the acquisition by the City from CUWCD of an annual supply of 10,000 acre-feet of culinary water, (ii) PRI agreed to make all payments due and payable by the City under the CUWCD Water Supply Agreement, (iii) the City agreed to grant culinary water credits to PRI, equal in both kind and quantity to the water to which the City is entitled under the CUWCD Water Supply Agreement, for use in connection with the CPB Property, (iv) the City required, as a condition of entering into the Water Credit Agreement, that CPB agree to petition for annexation of the Unincorporated CPB Property into the City, and (v) the City has determined, after a process of review, discussion and public input, upon request by CPB, to apply an appropriate zoning designation to the CPB Property, and grant vested land use rights for future development on the CPB Property; and

WHEREAS, at the requirement of the City, and in satisfaction of the terms of the Water Credit Agreement, CPB filed an Annexation Application (the "Application") with the City on July 27, 2010, petitioning the City to annex (i) the Unincorporated CPB Property, and (ii) certain additional property owned by others (the "Non-CPB Property"); and

WHEREAS, in order to comply with applicable restrictions of State law and as a requirement of Utah County and the City, CPB's petition was required to be revised to include the Non-CPB Property in the Annexation Application to avoid creating or leaving any unincorporated islands or peninsulas; and

WHEREAS, the City Council has, on the date hereof, adopted Ordinance No. 10-12, granting the Annexation Application and annexing into the City the Unincorporated CPB Property and the Non-CPB Property (the "Annexation Ordinance"), a copy of which is attached hereto as Exhibit C; and

WHEREAS, the City Council, on August 24, 2010, adopted Ordinance No. 10-11, amending the City's Planned Community Zone Ordinance, codified at Title 19, Chapter 26 of the City Code (as so amended, the "PC Zone Ordinance"), a copy of which is attached hereto as Exhibit D, for the purpose of dealing with property subject to the Planned Community Zone which is in excess of 2,000 acres in size; and

WHEREAS, CPB has submitted to the City a proposed District Area Plan relating to future development of the CPB Property and, based on subsequent interaction with the Planning Commission and City staff, has revised such District Area Plan, a copy of which District Area Plan, as so revised, is attached hereto as Exhibit E; and

WHEREAS, the City Council has, on the date hereof, adopted Ordinance No. 10-15 (the "Zoning Ordinance"), a copy of which is attached hereto as Exhibit F, for the purpose of (i) applying the Planned Community Zone to the CPB Property, (ii) accepting, approving and adopting the proposed District Area Plan, (iii) vesting CPB with certain development rights in the CPB Property, and (iv) approving the execution and delivery of this Annexation Agreement; and

WHEREAS, the foregoing is consistent with the City's General Plan, as amended by the City Council on the date hereof pursuant to Ordinance No. 10-13 (the "General Plan Ordinance") a copy of which is attached hereto as Exhibit G; and

WHEREAS, although CPB is not a developer and does not intend to be a developer of all or any portion of the CPB Property, CPB desires, to enter into this Agreement to bind the City, CPB and CPB's successors in interest to ensure that as development occurs, regardless of the identity of the actual developer(s), the development will be accomplished in an appropriate manner in accordance herewith; and

WHEREAS, the City and CPB, pursuant to Section 10-9a-102 of the Utah Code and Section 19-26-130(8) of the PC Zone Ordinance, desire to enter into this Agreement regarding the future development of the CPB Property; and

WHEREAS, the parties hereto desire to memorialize herein certain requirements and conditions governing the development of the CPB Property in order to facilitate investment in and planning for infrastructure, while maintaining the flexibility needed for development of such a large area over such a long period of time,

AGREEMENT

NOW THEREFORE, in consideration of the above Recitals, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. Development of the CPB Property; Vested Development Rights.

(a) The District Area Plan in the form attached hereto as Exhibit E has been accepted, approved and adopted by the City Council pursuant to the Zoning Ordinance. By this Agreement, the City (i) reaffirms its acceptance of the District Area Plan and the accompanying application, (ii) reaffirms that the District Area Plan and the application are considered by the City to constitute, collectively, a "land use application" within the meaning of Section 10-9a-509 of the Utah Code, (iii) acknowledges and agrees that the District Area Plan and the application comply with all applicable City ordinances, and are considered "complete" by the City, and (iv) acknowledges receipt of any and all required fees in connection with the filing of such application. The right to develop the CPB Property in the manner described in the District Area Plan and the Zoning Ordinance is recognized by the City to be a vested entitlement, and CPB and its successors and assigns are and shall be entitled to develop the CPB Property in the manner described in the District Area Plan, the Zoning Ordinance and herein. Any development of the CPB Property shall occur in accordance with the PC Zone Ordinance, the District Area Plan, the Zoning Ordinance, this Agreement and, subject to rights of reasonable contest of the same, other applicable City, State, and federal laws and requirements, except for those City laws and requirements that are not or would not be enforceable against the holder of a vested right as determined by Utah law (collectively referred to herein as the "Development Requirements"). CPB has a vested right to (i) develop 16,000 residential dwelling units and 10 million square feet of non-residential space, which includes the right to develop 20,620 equivalent residential units,

(ii) develop the land uses; and (iii) provide open space within the ranges, all as set forth in the District Area Plan, in accordance with and consistent with the Development Requirements.

(b) Nothing in this Agreement shall operate to prevent the City or any agency of the City from taking such action as may be required under circumstances constituting a compelling, countervailing public interest. In addition, notwithstanding anything contained herein to the contrary, any vested right or entitlement to develop granted to CPB herein and in the Zoning Ordinance shall be subject to such legally adopted and enforceable amendments, changes, or additions to applicable City, State, and federal laws and requirements as are or would be enforceable as applied to a vested right under Utah law.

(c) CPB's election to develop the CPB Property as a "Large-scale Planned Community District" under Section 19.26.130 of the PC Zone Ordinance is hereby recognized, and the right of CPB to develop the CPB Property as a "Large-scale Planned Community District" is hereby affirmed. At any time, CPB may submit applications for Community Plan or Village Plan approval or any other approval allowed or required under the PC Zone Ordinance. The City shall determine whether each application is complete in a timely manner and shall also consider each application in a timely manner in accordance with the approval criteria contained in the PC Zone Ordinance.

(g) CPB (or CPB's successor as to any portion of the CPB Property sold to such successor) shall pay in a timely manner to the City all of the City's required fees, as may be approved by ordinance of the City Council from time to time, which are due or which may become due in connection with the development of the CPB Property or any portion thereof, subject to rights of reasonable contest of the same.

(h) Notwithstanding CPB's vested rights with respect to the CPB Property, CPB shall have no right to exceed the densities allowed by, or to develop in a way that is inconsistent with, the Development Requirements.

(i) This Agreement shall not be construed to require any development to occur on the CPB Property.

SECTION 2. Creation of Governmental Financing Entities. To assist in funding the provision of municipal infrastructure, the City may, at CPB's request, consider the creation of, or cooperate in the creation of, the following:

- (i) one or more Community Development Projects and/or Economic Development Projects under Title 17C of the Utah Code;
- (ii) one or more Basic Local Districts under Title 17B of the Utah Code;
- (iii) one or more Assessment Areas under Title 11, Chapter 42 of the Utah Code; and
- (iv) other appropriate financing mechanisms.

SECTION 3. Binding Effect. The provisions contained herein shall be deemed to run with the CPB Property, and a copy of this Agreement or a notice thereof may, at CPB's election, be recorded in the office of the County Recorder for Utah County, State of Utah. This Agreement shall be senior to any community or homeowner association covenants or any debt security instruments (trust deed, mortgage, or other form) encumbering the CPB Property. This Agreement shall be binding upon CPB and the City and their respective successors and assigns. In the event of a breach of any provision of this Agreement by any transferee of a portion of the CPB Property, which breach results in the loss or termination of any of the rights granted hereunder with respect to such portion of the CPB Property, the rights of CPB or any transferees of CPB as to the remaining portion of the CPB Property shall not be adversely affected.

SECTION 4. Term of Agreement. The City and CPB shall each have the right, but not the obligation, at the sole discretion of the applicable party, to terminate this Agreement in the event:

(a) neither recordation of a subdivision plat, nor posting of a performance bond for infrastructure improvements depicted in a site plan, for some portion of the CPB Property has occurred within ten (10) years from the Effective Date;

(b) twenty (20) years shall have passed since the Effective Date, and neither of the following shall have occurred:

(i) the issuance of occupancy permits for at least 1,000 dwelling units within the CPB Property; nor

(ii) the issuance of occupancy permits for at least 1,500,000 square feet of non-residential floor area within the CPB Property.

Development meeting the minimum requirements described above shall be considered by the City as constituting "reasonable diligence" under Section 10-9a-509(1)(g) of the Utah Code.

Any termination of this Agreement pursuant to this Section 4 may be effected by giving written notice of intent to terminate to the other party, as set forth herein. Unless terminated pursuant to this Section, or by separate agreement signed by the City and CPB, this Agreement shall continue in full force and effect until all portions of the CPB Property have been developed or CPB shall have utilized all of its vested development rights as described herein.

SECTION 5. Default. In the event either party fails to perform its obligations hereunder or to comply with the terms hereof, and such failure remains uncured for sixty (60) days after receiving written notice of default, then the non-defaulting party may pursue such remedies as may be available hereunder or at law; provided that (i) if such failure cannot reasonably be cured within such sixty (60) day period and (ii) the defaulting party shall have commenced to cure such failure within such sixty (60) day period and thereafter uses reasonable efforts to cure the same, such sixty (60) day period shall be extended for so long as it shall require the defaulting party in the exercise of reasonable efforts to cure such failure, but in no event to exceed 120 days in the aggregate.

SECTION 6. Assignment. The parties recognize that CPB is not in the business of developing property. CPB shall be entitled to sell or transfer any portion of the CPB Property at any time to one or more persons or entities. When CPB transfers all or a portion of the CPB Property to another person or entity (each such persons or entities, a "Developer," and each transferred property, a "Developer Property"), an agreement shall be executed by CPB and the Developer delineating and allocating between CPB and the Developer the various rights and obligations of CPB under this Agreement as to the Developer Property. Such agreement may limit the rights of any Developer under this Agreement. Once title to all or a portion of the CPB Property has been transferred to a Developer, CPB shall have no further obligations or liability hereunder with respect to the Developer Property, the City will look to the Developer for performance hereunder with respect to the Developer Property, and any default with respect to the Developer Property shall not impact or hinder development or other activities with respect to the remainder of the CPB Property. All rights given hereunder to CPB to grant or withhold consent or approval or to amend any provisions of the Development Requirements, this Agreement, or any subsequent approvals obtained by CPB shall, when exercised with respect to any Developer Property, inhere in CPB and shall not inhere in the Developer unless such rights are granted by CPB to the Developer in a written agreement.

SECTION 7. Mortgagee Protection. The parties hereto agree that this Agreement shall not prevent or limit the right of CPB or CPB's successors and assigns to encumber the CPB Property or any portion thereof or any improvements thereon by any mortgage, deed of trust, or other security device securing financing with respect to the CPB Property. Any such encumbrance (including the Deed of Trust to be established to secure PRI's payment obligations to the City under the Water Credit Agreement) shall be subject and subordinate to this Agreement. Any person (a "Mortgagee") holding a mortgage or deed of trust on all or any portion of the CPB Property made in good faith and for value (a "Mortgage") shall be entitled to the following rights and privileges:

(a) **Declaration of Compliance Status.** The Mortgagee of any Mortgage or proposed Mortgage encumbering the CPB Property, or any part thereof, or any Developer or prospective Developer shall, within thirty (30) days after a request being submitted by said Mortgagee, Developer, or prospective Developer to the City, be entitled to a certificate from the City setting forth (i) whether CPB is in compliance with this Agreement with respect to the property secured by the Mortgage or proposed Mortgage or the Developer Property or prospective Developer Property, and (ii) the extent of any uncured violation of this Agreement.

(b) **Notice of Default to Mortgagee.** The Mortgagee of any Mortgage encumbering the CPB Property, or any part thereof, which Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from the City of any default by CPB under this Agreement; provided, however, that any failure to give such notice shall not prejudice the rights of the City hereunder.

(c) **Right of Mortgagee to Cure.** If the City timely receives a request from a Mortgagee requesting a copy of any notice of default under the terms of this Agreement, the City shall provide a copy of that notice to the Mortgagee within ten (10) days after sending the notice of default; provided, however, that any failure to give such notice shall not prejudice the rights of the City hereunder. The Mortgagee shall have the right, but not the obligation, to cure the

default during the remaining cure period allowed the defaulting party under this Agreement, plus an additional thirty (30) days if, in order to cure such default, it is necessary for the Mortgagee to obtain possession of the property such as by seeking the appointment of a receiver or other legal process.

(d) Liability for Past Defaults or Obligations. Any Mortgagee, including the successful bidder at a foreclosure sale, who comes into possession of the CPB Property, or any part thereof, pursuant to foreclosure, shall take the CPB Property, or part thereof, subject to the terms of this Agreement with respect to, and only with respect to, any obligations under this Agreement relating to the specific property acquired; provided, however, in no event shall such Mortgagee or its transferee be liable for any defaults or monetary obligations of CPB arising prior to acquisition of title to the CPB Property by such Mortgagee; and provided further in no event shall any such Mortgagee or its successors or assigns be entitled to a building permit or occupancy certificate until all defaults under this Agreement have been cured, and all fees and other monetary obligations due under this Agreement have been paid to the City.

SECTION 8. Miscellaneous.

(a) Incorporation of Recitals and Exhibits. The above Recitals and the attached Exhibits are hereby incorporated into this Agreement.

(b) Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby, and the remaining provisions of this Agreement shall continue in full force and effect so long as the remainder of the Agreement substantially provides the relative benefits and burdens bargained for by the parties in this Agreement.

(c) Construction of Agreement. This Agreement shall be construed as if collectively drafted. The rights and obligations of the parties set forth in this Agreement do not create any rights in or obligations to any other persons or entities except as expressly stated herein. Time is expressly made of the essence with respect to the performance of each and every obligation of this Agreement. Nothing in this Agreement shall be construed to create any partnership, joint venture, or fiduciary relationship between the parties.

(d) Amendment. This Agreement may be amended only in a writing executed by the parties.

(e) Non-Liability of City Officials and Employees. No officer, representative, agent, or employee of the City shall be personally liable to CPB, or any successor in interest or assignee of CPB, in the event of any default or breach by the City, or for any amount which may become due CPB, or their successors or assignees, or for any obligation arising under the terms of this Agreement.

(f) Force Majeure. Any prevention, delay, or stoppage of the performance of any obligation under this Agreement that is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; terrorist attacks; civil commotions; fires or other casualties; or other causes beyond the control of

the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage. Any party seeking relief under the provisions of this paragraph shall notify the other party in writing of a force majeure event within thirty (30) days following occurrence of the claimed force majeure event.

(g) Good Faith and Fair Dealing. The parties shall have an obligation of good faith and fair dealing in executing their obligations hereunder.

(h) Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by the City for the CPB Property, contain the entire agreement of the parties with respect to the subject matter hereof and supersede any other prior promises, representations, warranties, inducements, or understandings among the parties.

(i) Notice. All notices, requests and demands to be made hereunder to the parties hereto shall be made in writing to the addresses set forth below and shall be given by any of the following means: (a) personal service; (b) certified or registered mail, postage prepaid, return receipt requested; or (c) courier or delivery service. Any notice, demand or request sent pursuant to either subsection 7(a) or (c) hereof shall be deemed received upon the actual delivery thereof, and, if sent pursuant to subsection 7(b) shall be deemed received five (5) days following deposit in the mail. Refusal to accept delivery of any notice, request or demand shall be deemed to be delivery thereof. If any party hereto is not an individual, notice may be made on any officer, general partner or principal thereof.

If to the City, to: City of Saratoga Springs
Attn: City Recorder
1307 N. Commerce Dr., Suite 200
Saratoga Springs, UT 84045

If to CPB, to: Corporation of the Presiding
Bishop of the Church of Jesus
Christ of Latter-day Saints
Attn: W. Kent Money
5 Triad Center, Suite 650
Salt Lake City, UT 84189

With copy to: Christopher E. Bramhall
Kirton & McConkie
1800 Eagle Gate Tower
60 East South Temple
P.O. Box 45120
Salt Lake City, UT 84145-0120

Any party may change its address for notice under this Agreement by giving written notice to the other parties in accordance with the provisions of this Section 13(i).

IN WITNESS WHEREOF, the City and CPB have executed this Agreement by and through their respective duly authorized representatives as of the day and year first herein above written.

CITY OF SARATOGA SPRINGS, UTAH

By: *Mia B. Love*
Name (Print): Mia B. Love
Its: Mayor

Attest and Countersign:

David L. Patton
City Recorder



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

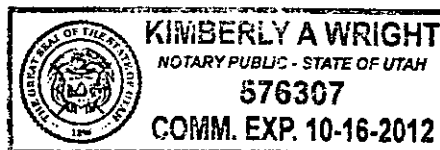
By: *W. Kent Morley*
Name (Print): W. Kent Morley
Its: Agent

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On January 11, 2010, personally appeared before me, a Notary Public, Mia Blot and Lori Yates, the Mayor and City Recorder, respectively, of CITY OF SARATOGA SPRINGS, UTAH personally known or proved to me to be the persons whose name is subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of CITY OF SARATOGA SPRINGS, UTAH.

Kimberly A Wright
Notary Public

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STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On December 16, 2010 personally appeared before me, a Notary Public, W. Kent Money, the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

Janet P. Christensen
Notary Public

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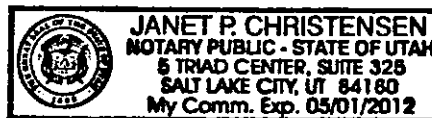


EXHIBIT A (to Annexation Agreement)

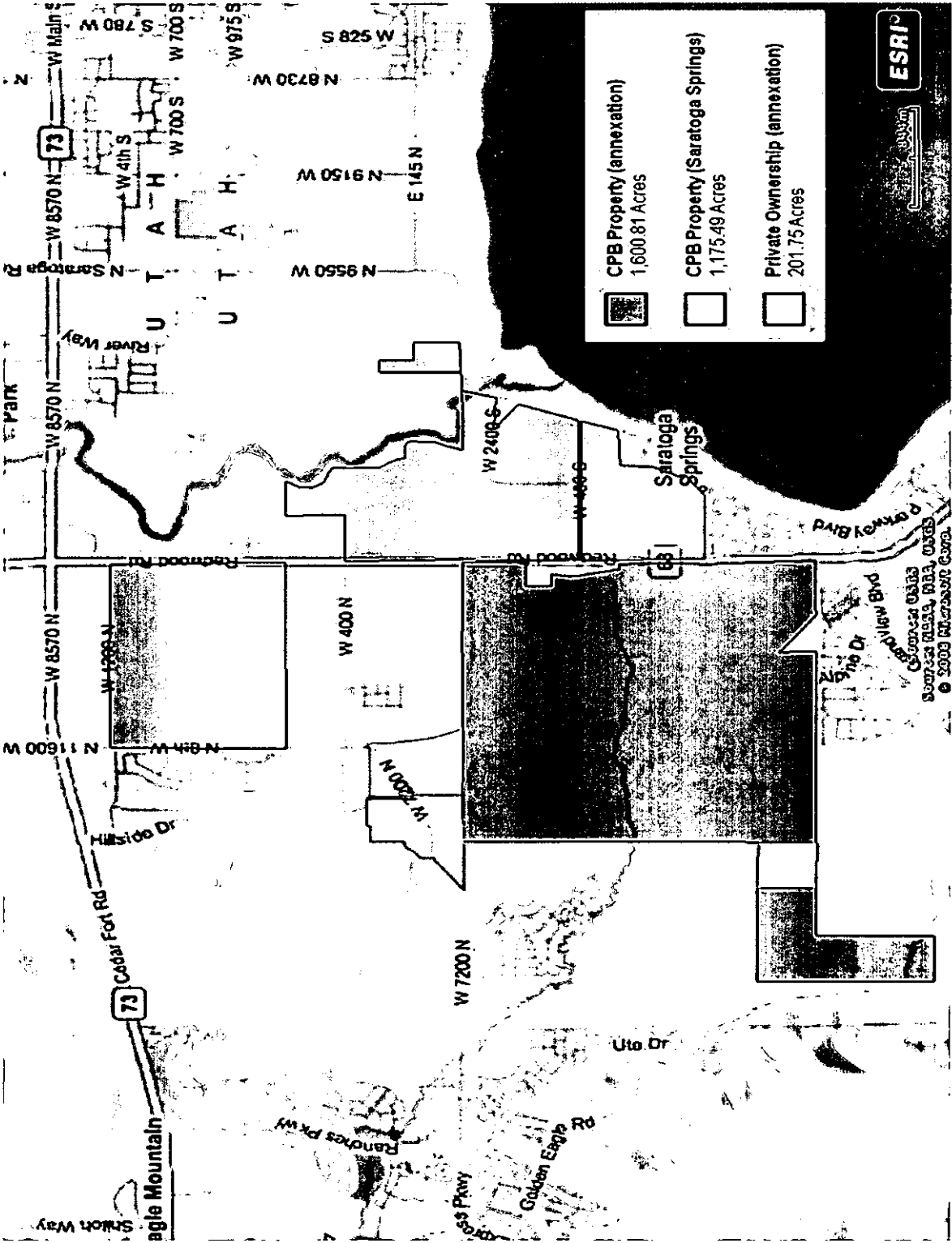


EXHIBIT B
(to Annexation Agreement)

See Exhibit A for map.

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CPB Property in the Saratoga Annex (salmon area)

All of Section 27 and a portion of Sections 21, 22, 26, 33, 34 and 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located Utah County, Utah, more particularly described as follows:

Beginning at the North 1/4 Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the existing corporate limits of Saratoga Springs City according to THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, recorded in Entry No. 103823:1997, Map No. 7374 in the office of the Utah County Recorder; thence along said Saratoga Springs City boundary the following twenty (20) courses: S0°30'21"W along the Quarter Section line 1,452.41 feet; thence N89°25'24"W 703.07 feet; thence S0°04'27"E 585.07 feet; thence N89°55'35"E 337.43 feet; thence S7°37'23"W 56.91 feet; thence S9°49'19"W 269.07 feet; thence S5°01'37"W 112.79 feet; thence S6°02'54"E 204.16 feet; thence S10°58'08"E 860.03 feet; thence S89°29'39"E 224.85 feet to the intersection with the Quarter Section line; thence S0°30'21"W along said Quarter Section line 1,823.67 feet to the South 1/4 Corner of said Section 26; thence S2°05'25"E along the Quarter Section line in Section 35, T5S, R1W, SLB&M 2,643.20 feet; thence N89°36'11"W along the Quarter Section line of said Section 35, 1,352.48 feet; thence S89°20'32"W 118.07 feet; thence S77°52'11"W 175.55 feet; thence N50°23'56"W 1,225.92 feet; thence N39°09'56"W 166.00 feet; thence S89°16'04"W 24.11 feet to the West line of said Section 35; thence S0°44'04"E along said West line 897.81 feet to the West 1/4 Corner of said Section 35; thence N89°47'59"W along the Quarter Section line of Section 34, T5S, R1W, SLB&M, 2,702.95 feet to the center of said Section 34; thence N89°47'59"W along the Quarter Section line 2,702.72 feet to the West 1/4 Corner of said Section 34; thence N0°28'11"E along the West line of said Section 34, 2,663.16 feet to the Northwest Corner of said Section said point also being on the East line of the corporate limits of Eagle Mountain City as shown on the EVANS RANCH ANNEXION PLAT, recorded in Entry No. 142608:2002, Map No. 9802 in the office of the Utah County Recorder; thence along said Eagle Mountain City boundary the following four (3) courses: N0°36'03"E along the West line of Section 27, T5S, R1W, Salt Lake Base and Meridian, 2,659.06 feet to the West 1/4 Corner of said Section; thence N0°08'18"E along the West line of said Section 2,647.75 feet to the Northwest Corner of said Section; thence N89°33'20"E along the North line of said Section 2,668.50 feet to the North Quarter Corner of said Section; thence S89°42'00"E along the north line of said Section 2,666.93 feet to the Northeast Corner of said Section; thence S89°59'27"E along the north line of Section 26, T5S, R1W, SLB&M, 2,669.07 feet to the point of beginning. Also

beginning at a point 1326.37 feet N89°19'18"W along the Quarter Section line from the East ¼

Corner of Section 33, T5S, R1W, SLB&M; thence N89°19'18"W 1326.37 feet to the center of said Section; thence S0°28'16"W along the Quarter Section line of said Section, 2,679.39 feet to the South 1/4 Corner of said Section; thence N89°36'03"W along the south line of said Section, 1,330.31 feet to the Southwest Corner of the East Half of the Southwest Quarter of said Section; thence N0°24'29"E along the West line of said East Half, 2,685.88 feet to the Northwest Corner of said East Half; thence N0°39'30"E along the West line of the Southeast Quarter of the Northwest Quarter of said Section 33, 1,331.72 feet to the Northwest Corner of said Southeast Quarter; thence S89°17'58"E along the North line of said Southeast Quarter 1,328.91 feet to the Northeast Corner of said Southeast Quarter; thence S89°19'47"E along the North line of the South Half of the Northeast Quarter of said Section 33, 1326.35 feet; thence S0°28'10"W 1331.40 feet to the point of beginning.

Contains:±1600.81 Acres

Ck by JJB 4 October 2010



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS (Orange Area)
PREPARED FOR
PROPERTY RESERVE, INC.
SARATOGA SPRINGS, UTAH
(December 27, 2010)

NORTH PARCEL SURVEY DESCRIPTION

A portion of Sections 14, 15, 22, & 23, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at the West ¼ Corner of Section 14, T5S, R1W, S.L.B. & M.; thence N89°48'52"E along the ¼ Section line 2,603.15 feet to the westerly right-of-way line of Redwood Road (State Road 68); thence along said right-of-way the following 6 (six) courses: S0°22'55"W 32.71 feet; thence N89°56'27"E 5.00 feet; thence S0°22'55"W 3,095.58 feet; thence S0°34'22"E 420.06 feet; thence S0°22'56"W 347.04 feet; thence S0°35'13"W 91.88 feet to the South line of the North ½ of the NW1/4 of Section 23; thence N89°57'11"W along the 40 acre (1/16th) Section line 2,606.49 feet to the Southwest Corner of the North ½ of said NW1/4 of Section 23; located S0°05'41"W along the Section line 1,325.66 from the Northwest Corner of said Section 23; thence S89°54'48"W 2,655.78 feet along the South line of the North ½ of the NE1/4 of Section 22 to the Southwest Corner of the North ½ of the NE1/4 of said Section 22; thence N0°11'59"E along the ¼ Section line 1,326.91 feet to the South ¼ Corner of Section 15; thence N0°25'41"E along the ¼ Section line 2,651.96 feet to the Northwest Corner of the SE1/4 of said Section 15; thence N89°57'37"E along the ¼ Section line 2,649.61 feet to the point of beginning.

ck by JJB 19 Dec 2010

Contains: ±480.52 Acres

EAST PARCEL SURVEY DESCRIPTION

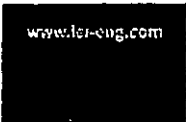
All of that real property described in Deed Entry No. 17913:1958 less that real property described in Deed Entry No. 163124:2006 in the official records of Utah County located in Section 24, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah County, Utah, as surveyed and more particularly described as follows:

Beginning at the Northwest Corner of that real property described in Deed Entry No. 163124:2006 in the official records of Utah County located N0°07'43"W along the Quarter Section Line 21.28 feet and East 0.05 feet from the South ¼ Corner of Section 24, T5S, R1W, S.L.B. & M.; thence along an existing fence the following six (6) courses: N0°08'49"W 150.13 feet; thence N0°07'43"W 862.46 feet; thence N0°12'00"W 291.56 feet; thence N0°03'47"W 498.84 feet; thence N89°42'00"E 332.00 feet; thence S0°22'00"E 798.35 feet to the intersection with the westerly extension of the south line of that real property described in Deed Entry No. 113560:2005 in the official records of Utah County: thence N89°45'16"E along said south line and it's extension 529.42 feet; thence S0°05'00"E 1,008.83 feet to the north lien of that real property described in Deed Entry No. 163124:2006 in the official records of Utah County; thence along said north line the following six (6) courses: N89°46'30"W 44.62 feet; thence N89°43'48"W 256.26 feet; thence S89°41'22"W 239.13 feet; thence S89°56'36"W 278.42 feet; thence N89°32'36"W 44.87 feet; thence West 0.81 feet to the point of beginning.

ck by JJB 19 Dec 2010

Contains: ±26.10 Acres

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture



Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 1441 South 900 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

(801) 798.0555 ☎ 801.798.9393
(801) 495.2844 ☎ 801.495.2847
(208) 846.9600

SOUTH PARCEL EAST OF REDWOOD ROAD SURVEY DESCRIPTION

All of that real property known as Parcel #2, Saratoga Drive Church Subdivision according to the official plat thereof on file in the office of the Utah County Recorder as Entry No. 140578:2004, Map No. 10844 together with that real property described in Deed Entry No. 72399:1994 in the official records of Utah County, less that real property described in Deed Entry No. 91623:2009 in the official records of Utah County located in Sections 25 & 26, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah County, Utah, as surveyed and more particularly described as follows:

Beginning at a point on the North Line of Parcel #2, Saratoga Drive Church Subdivision according to the official plat thereof on file in the office of the Utah County Recorder as Entry No. 140578:2004, Map No. 10844 located $50^{\circ}33'18''W$ along the Section Line 33.94 feet from the East $\frac{1}{4}$ Corner of Section 26, T5S, R1W, S.L.B. & M.; thence along said Parcel #2 the following nine (9) courses: $N89^{\circ}56'07''E$ 1,352.69 feet; thence $S19^{\circ}21'26''W$ 886.43 feet; thence $S86^{\circ}28'54''W$ 1,066.18 feet; thence $S3^{\circ}31'06''E$ 374.34 feet; thence $S2^{\circ}54'37''W$ 348.75 feet; thence $S21^{\circ}58'07''W$ 403.00 feet; thence $S34^{\circ}00'07''W$ 223.27 feet; thence $S0^{\circ}41'07''W$ 180.00 feet; thence $S55^{\circ}45'07''W$ 719.98 feet to the north line of Saratoga Springs No. 2 Subdivision; thence $S89^{\circ}57'59''W$ along said north line 1,751.96 feet to the intersection with the easterly right-of-way line of Redwood Road (SR-68) according to the official maps thereof and as described in Deed Entry No. 91623:2009 in the official records of Utah County; thence along said easterly right-of-way line the following two (2) courses: northwesterly along the arc of a 9,940.00 foot radius non-tangent curve to the right (radius bears: $N88^{\circ}51'47''E$) 307.55 feet through a central angle of $1^{\circ}46'22''$ (chord: $N0^{\circ}15'02''W$ 307.54 feet); thence $N0^{\circ}38'09''E$ 2,456.88 feet to the north line of said Parcel #2; thence $N89^{\circ}56'07''E$ along said north line 2,598.98 feet to the point of beginning.

24 by 28 24 50 2 10

Contains: ± 181.93 Acres

NORTH PARCEL EAST OF REDWOOD ROAD SURVEY DESCRIPTION

All of that real property described in Deeds Entry No. 17121:1992, 4301:1958 and 775:1976 in the official records of Utah County, less that real property described in Deed Entry No. 79200:2009 in the official records of Utah County located in Sections 23, 24, 25 & 26, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah County, Utah, as surveyed and more particularly described as follows:

Beginning at the East $\frac{1}{4}$ Corner of Section 26, T5S, R1W, S.L.B. & M.; thence $N89^{\circ}57'40''W$ along the Quarter Section Line 596.37 feet; thence $N1^{\circ}09'44''E$ 242.17 feet; thence $S89^{\circ}55'54''W$ 310.00 feet; thence $S1^{\circ}09'44''W$ 241.59 feet; thence $N89^{\circ}57'40''W$ 1,725.61 feet; thence $N0^{\circ}34'23''E$ 248.58 feet to the south line of that real property described in Deed Entry No. 79200:2009 in the official records of Utah County; thence along said real property the following: seventeen (17) courses: $S89^{\circ}42'55''E$ 32.49 feet; thence $N4^{\circ}21'40''E$ 360.80 feet; thence $N1^{\circ}30'41''E$ 182.07 feet; thence $N0^{\circ}32'52''E$ 565.49 feet; thence $N0^{\circ}54'50''E$ 565.12 feet; thence $N1^{\circ}18'07''E$ 244.64 feet; thence $N0^{\circ}11'59''E$ 303.53 feet; thence $N0^{\circ}36'45''W$ 150.49 feet; thence $N0^{\circ}21'00''W$ 421.79 feet; thence $N1^{\circ}18'54''W$ 99.88 feet; thence $N0^{\circ}02'14''E$ 502.21 feet; thence $N0^{\circ}24'29''W$ 173.55 feet; thence $N1^{\circ}17'53''W$ 173.55 feet; thence $N1^{\circ}03'25''W$ 423.38 feet; thence $N1^{\circ}16'24''W$ 180.50 feet; thence $N0^{\circ}38'53''W$ 180.78 feet; thence $N0^{\circ}08'09''E$ 533.35 feet to the intersection with the south line of that boundary line agreement described in Deed Entry No. 17379:1993 in the official records of Utah County; thence along said boundary line agreement and the extension thereof the following two (2) courses: $S89^{\circ}43'58''E$ 1,266.88 feet; thence $N0^{\circ}15'57''E$ 1,162.32 feet to the south line of that real property described in Deed Entry No. 35015:2009 in the official records of Utah County; thence along said real property (also

being the south line of Pioneer Crossing according to the official maps thereof the following; three (3) courses: S83°30'19"E 246.65 feet; thence S77°12'47"E 545.01 feet; thence along the arc of a 1,161.00 foot radius curve to the left 151.16 feet through a central angle of 7°27'35" (chord: S82°05'57"E 151.05 feet) to the as surveyed ordinary high water mark of the Jordan River; thence along said ordinary high water mark the following two (2) courses: southeasterly along the arc of a 320.00 foot radius non-tangent curve to the left (radius bears: S66°09'44"E) 443.11 feet through a central angle of 79°20'16" (chord: S15°49'52"E 408.54 feet); thence S55°30'00"E 313.93 feet to the east line of Section 23, T5S, R1W, SLB&M; thence S0°30'37"E along the Section Line 432.29 feet to the East ¼ Corner of said Section 23; thence S0°28'31"E along the Section Line 165.00 feet; thence S82°48'55"E 47.78 feet to the ordinary high water mark of the Jordan River; thence along said ordinary high water mark the following twelve (12) courses: southeasterly along the arc of a 425.00 foot radius non-tangent curve to the left (radius bears: S82°48'55"E) 350.00 feet through a central angle of 47°11'05" (chord: S16°24'27"E 340.19 feet); thence S40°00'00"E 577.61 feet; thence S50°05'56"E 290.36 feet; thence S6°47'06"E 984.04 feet; thence S43°17'21"W 172.49 feet; thence along the arc of a 100.00 foot radius curve to the left 66.83 feet through a central angle of 38°17'21" (chord: S24°08'40"W 65.59 feet); thence S5°00'00"W 182.38 feet; thence along the arc of a 250.00 foot radius curve to the left 414.52 feet through a central angle of 95°00'00" (chord: S42°30'00"E 368.64 feet); thence East 449.09 feet; thence N78°15'35"E 276.59 feet; thence S65°08'04"E 411.18 feet; thence southeasterly along the arc of a 300.00 foot radius non-tangent curve to the left (radius bears: N82°53'34"E) 182.70 feet through a central angle of 34°53'34" (chord: S24°33'13"E 179.89 feet); thence S42°00'00"E 95.93 feet to the northerly line of Saratoga Drive as defined by Deed Entry No. 5782:1994 in the official records of Utah County; thence along said northerly line the following three (3) courses: S26°08'49"W 319.11 feet; thence S13°04'08"W 46.38 feet; thence S19°25'47"W 1,979.72 feet to the intersection with the east-west Quarter Section Line of Section 24, T5S, R1W, SLB&M; thence S89°55'58"W along said Quarter Section Line 1,370.25 feet to the point of beginning.

CLBY JLB 27 DEC 2010

Contains: ±479.01 Acres

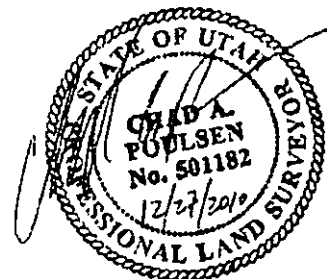


EXHIBIT C
(to Annexation Agreement)

[Here attach copy of Annexation Ordinance.]

ORDINANCE NO. 10-12 (8-31-10)

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-2-407(3)(b) OF THE UTAH CODE, APPROVING AN ANNEXATION APPLICATION RELATING TO APPROXIMATELY 1,803 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS.

WHEREAS, Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole ("CPB"), owns approximately 1,601 acres of undeveloped land situated outside of the current boundaries of the City of Saratoga Springs, Utah (the "City") within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City, and which is more particularly described on Exhibit A attached hereto (the "Unincorporated CPB Property"); and

WHEREAS, in satisfaction of the terms and conditions of that certain Water Credit Agreement, dated as of November 25, 2009, by and among the City, CPB and Property Reserve Inc., a Utah non-profit corporation, and at the requirement of the City, CPB has submitted to the City Recorder an Annexation Application (such Annexation Application, together with all attached and related materials, being referred to herein as the "Petition"), requesting that the City annex the Unincorporated CPB Property into the City; and

WHEREAS, such request was necessarily initiated, and such Petition was filed, by CPB because the City lacks the statutory authority to initiate the annexation process; and

WHEREAS, to satisfy the requirements of applicable law, and at the request and requirement of the City, CPB included in the Petition certain additional parcels of property not owned by CPB, and also situated outside of the current boundaries of the City within portions of unincorporated Utah County, which additional parcels are contiguous to the boundaries of the City, and which are more particularly described on Exhibit B attached hereto (the "Non-CPB Property"); and

WHEREAS, the Unincorporated CPB Property and the Non-CPB Property is situated within the portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City on January 14, 2003, as part of Ordinance No. 03-2 (1-14-03)(the "City Annexation Ordinance"); and

WHEREAS, on July 27, 2010, the City Council adopted Resolution No. R10-30 (7-27-10), accepting the Petition for further consideration; and

WHEREAS, on July 29, 2010, which date is less than thirty (30) days after the date of adoption of Resolution No. R10-30 (7-27-10) accepting the Petition, the City Recorder (i) certified the Petition, and (ii) mailed or delivered written notification of such certification to the City Council, CPB and the Utah County Commission, in satisfaction of Section 10-2-405(2)(c) of the Utah Code, a copy of which certification and notification is attached hereto as Exhibit C; and

WHEREAS, following receipt of notice of such certification from the City Recorder on July 29, 2010, the City Council caused a copy of the Petition to be delivered to the City's Development Review Committee, together with a request that the Development Review Committee determine the feasibility of expanding the City's boundaries, and prepare an impact report (the "Report") on the proposed annexation; and

WHEREAS, following receipt of notice of such certification from the City Recorder on July 29, 2010, the City Council caused a notice of the proposed annexation to be published (a) on August 2, 2010, August 9, 2010 and August 16, 2010, in the Daily Herald, a newspaper of general circulation within (i) the area circumscribed by the Unincorporated CPB Property and the Non-CPB Property, and (ii) the unincorporated area within ½ mile of the Unincorporated CPB Property and the Non-CPB Property, and (b) for three weeks, beginning on August 2, 2010, on the website established pursuant to Section 45-1-101 of the Utah Code, which notices, together with affidavits of publication thereof, are attached hereto as Exhibit D; and

WHEREAS, following receipt of notice of such certification from the City Recorder on July 29, 2010, the City Council caused a notice thereof to be mailed on July 29, 2010, to:

- (a) Utah County;
- (b) Eagle Mountain City;
- (c) Alpine School District;
- (d) Utah Transit Authority;
- (e) Central Utah Water Conservancy District;
- (f) Timpanogos Special Service District; and
- (g) Such other public and private entities as determined appropriate by the City Recorder,

copies of which notices are attached hereto as Exhibit E; and

WHEREAS, the notices attached as Exhibits D and E identified the deadline of August 29, 2010 (the "Protest Deadline"), for the filing of protests under Section 10-2-407 of the Utah Code; and

WHEREAS, within sixty (60) days after receipt from the City Council of a copy of the Petition and a request to prepare the Report, the Development Review Committee completed the Report, a copy of which is attached hereto as Exhibit F, and forwarded the Report to the City's Planning Commission; and

WHEREAS, on August 17, 2010, the Planning Commission met to review the Report and provide a recommendation to the City Council; and

WHEREAS, on August 2, 2010, there was published in the Daily Herald a Notice of Public Hearing relating to the proposed annexation, in satisfaction of the requirements of Section 10-2-407(3)(b)(ii)(A) of the Utah Code, a copy of which Notice, together with an affidavit of the publication thereof, are attached as Exhibit G hereto; and

WHEREAS, on August 24, 2010, not less than seven (7) days after publication of the notice identified in Exhibit G, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed the Report prepared by the Development Review Committee, and has carefully considered the recommendation of the Planning Commission relating to the proposed annexation; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by CPB in connection therewith and in support thereof, including materials required to be submitted pursuant to the City's Annexation Policy Plan Statement and Annexation Petition Requirements and Procedures; and

WHEREAS, in connection with the proposed annexation, and as a condition of consideration of the same by the City Council pursuant to the terms of the Petition, the City Council has considered:

- (i) An amendment to the Transportation Element of the City General Plan, relating to the adoption of, among other things, a recommended alignment for a proposed freeway to serve the City and the area proposed for annexation;
- (ii) An amendment to the Land Use Map of the City General Plan, to accommodate the application of the City's Planned Community Zone to the Unincorporated CPB Property and certain other property owned by CPB within the City;
- (iii) An amendment to Title 19, Chapter 26 of the City Code, relating to large-scale developments within a Planned Community Zone; and
- (iv) A proposed District Area Plan, prepared by CPB in collaboration with the City under the provisions of the proposed amendments to the Planned Community Zone; and

WHEREAS; in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters,

NOW THEREFORE, be it and it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the annexation of the Unincorporated CPB Property and the Non-CPB Property as proposed in the Petition is in the best interests of the City and its residents.

SECTION 2. Approval of Annexation; Effective Date. The City Council approves the Petition, approves the annexation of the Unincorporated CPB Property and the Non-CPB Property as described in the Petition, and does hereby annex the Unincorporated CPB Property and the Non-CPB Property into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Section 10-2-425 of the Utah Code.

SECTION 3. Zoning. The Unincorporated CPB Property and the Non-CPB Property shall be subject to such zoning designations as shall be established by separate ordinance adopted by the City Council.

SECTION 4. Vesting of Development Rights. CPB shall be entitled to such vested development rights as are described in a separate ordinance adopted contemporaneously with this Ordinance.

SECTION 5. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-408 and 10-2-425 of the Utah Code.

SECTION 6. Effective Date. In the interest of public welfare, and for the preservation of property values and rights, this Ordinance shall become effective upon publication or posting, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 31st day of August, 2010.



Mayor

ATTEST:



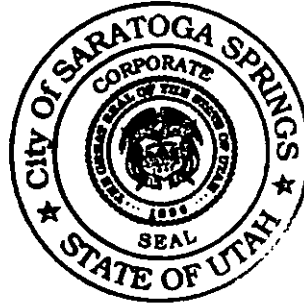
City Recorder

EXHIBIT A

(to ORDINANCE NO. 10-12 (8-31-10)

(See Exhibits A and B to the Annexation Agreement
to which this Ordinance is attached.)

EXHIBIT B

(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach map and legal description of the Non-CPB Property.]

(See Exhibit A to the Annexation Agreement to which this Ordinance is attached [yellow])

Other Property Owners Saratoga Annex (yellow color)

All of Section 27 and a portion of Sections 21, 22, 26, 33, 34 and 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located Utah County, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point said point also being on the East line of the corporate limits of Eagle Mountain City as shown on the EVANS RANCH ANNEXTION PLAT, recorded in Entry No. 142608:2002, Map No. 9802 in the office of the Utah County Recorder; thence N89°50'55"W along the North line of Section 28, T5S, R1W, Salt Lake Base and Meridian, 1,377.92 feet to the intersection with the existing corporate limits of Saratoga Springs City according to the MT. SARATOGA ANNEXATION PLAT, recorded in Entry No. 17527:2004 Map No. 10346 in the office of the Utah County Recorder; thence along said Saratoga Springs City boundary the following seven (7) courses: N52°37'59"E 1,068.92 feet; thence N81°35'15"E 60.89 feet; thence N0°44'33"W 309.40 feet; thence N57°12'37"E 170.67 feet; thence N38°52'35"E 335.86 feet; thence S89°31'14"E 126.82 feet to the West line of Section 22, T5S, R1W, Salt Lake Base and Meridian; thence N0°23'14"E along the west line of said Section 782.68 feet to the intersection with the southerly corporate limits of Saratoga Springs City according to the SARATOGA MEADOWS ANNEXATION PLAT recorded in Entry No. 31355:2007 Map No. 12148 in the office of the Utah County Recorder; thence along said Saratoga City boundary the following four (4) courses: N89°52'13"E 284.95 feet; thence N89°54'51"E 170.09 feet; thence N1°06'45"E 69.13 feet; thence N89°53'12"E 610.76 feet; thence N0°06'48"W 56.00 feet to the north side of 12000 West Street according to Plat "D", WEST LAKE ESTATES subdivision recorded in Entry No. 35823:1997 Map No. 7049 in the office of the Utah County Recorder; thence N89°53'12"E along the north line of 12000 West Street 216.84 feet; thence S0°11'49"W along the east line of 12000 West Street 124.88 feet; thence N89°53'12"E 1,371.37 feet; thence N0°29'54"E 180.11 feet; thence S89°30'06"E 5.51 feet to the westerly line of the corporate limits of Saratoga Springs City according to the SARATOGA SPRINGS MIDDLE SCHOOL ANNEXATION PLAT recorded in Entry No. 72511:2009 Map No. 13051 in the office of the Utah County Recorder, thence along said Saratoga City boundary the following seven (7) courses: S33°01'06"E 249.31 feet; thence S1°17'44"W 399.53 feet; thence S7°48'12"E 960.72 feet; thence S20°27'06"E 592.08 feet; thence S30°33'06"E 184.54 feet to the intersection with the north line of Section 27, T5S, R1W, SLB&M; thence N89°42'00"W along the north line of said Section 565.64 feet to the North 1/4 Corner of said Section; thence S89°33'20"W along the north line of said Section 2,668.50 feet to the point of

beginning. Also beginning at a the East $\frac{1}{4}$ Corner of Section 33, T5S, R1W, SLB&M; thence N89°19'18"W 1326.37 feet; thence N0°28'10"E 1331.40 feet; thence S89°19'47" E 1326.38 feet; thence S0°28'11"W 1331.58 to the point of beginning.

Contains:±202.91 Acres

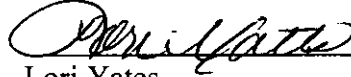
Ck by JJB 4 October 2010

EXHIBIT C

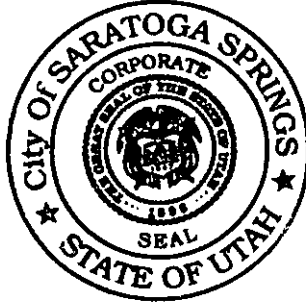
(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach Certification and Notice of Annexation Petition.]

I, Lori Yates, the City Recorder of the City of Saratoga Springs, Utah, do hereby certify that I mailed the attached letter on July 29, 2010 to the listed addressees.



Lori Yates
City Recorder



ENT 5778:2011 PG 29 of 170

NOTICE OF PROPOSED ANNEXATION

NOTICE IS HEREBY GIVEN THAT, on July 27, 2010, the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints filed an Annexation Application (the "Petition") with the City Recorder (the "City Recorder") of the City of Saratoga Springs, Utah (the "City") proposing the annexation of approximately 1,803 acres of land (the "Property") into the City. Notice is further given as follows:

1. On July 27, 2010, the City Council of the City adopted Resolution No. R10-30, accepting the Petition for further consideration.

2. On July 29, 2010, the City Council received from the City Recorder a notice of certification of the Petition, in satisfaction of Section 10-2-405(2)(c)(i) of the Utah Code.

3. The Property proposed for annexation consists of multiple parcels of property owned by several different owners, and is generally bounded on the north by 300 north, on the south by 1200 south, on the east by Redwood Road, and on the west by 1600 west.

4. A complete copy of the Petition, including an accurate map of the area proposed for annexation, is available for inspection and copying at the office of the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah, during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.

5. **The City Council may grant the Petition and annex the Property unless, on or before August 29, 2010, one or more protests are filed with the Utah County Boundary Commission c/o Bryan Thompson, Utah County Clerk, 100 East Center Street, Suite 3600, Provo, Utah 84606, with a copy to the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah.**

DATED this 29th day of July, 2010.

/s/ City Council, City of Saratoga Springs, Utah

EXHIBIT D

(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach evidence of publication of the Notice of Proposed Annexation.]

PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County }

I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 361813-NOTICE OF PUBLIC HEARIN, and which is a copy, was published in said newspaper, the first publication having been made on the 2nd day of August, 2010, and the last on the 2nd day of August, 2010; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.

Morgan Bassett

Subscribed and sworn before me this 2nd day of August, 2010.

Debbie L Chandler

Notary Public

Residence: Spanish Fork, Utah

My commission expires 06/05/2013

LEGAL NOTICES

1. NOTICE OF PROPOSED ANNEXATION NOTICE IS HEREBY GIVEN THAT, on July 27, 2010, the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints filed an Annexation Application (the Petition) with the City Recorder (the City Recorder) of the City of Saratoga Springs, Utah (the City) proposing the annexation of approximately 1,603 acres of land (the Property) into the City.

2. Notice is further given as follows:

1. On July 27, 2010, the City Council of the City adopted Resolution No. R10-30, accepting the Petition for further consideration.

2. On July 29, 2010, the City Council received from the City Recorder a notice of certification of the Petition in satisfaction of Section 10-2-405(2)(c)(i) of the Utah Code.

3. The Property proposed for annexation consists of multiple parcels of property owned by several different owners and is generally bounded on the north by 300 north, on the south by 1200 south, on the east by Redwood Road, and on the west by 1600 west.

4. A complete copy of the Petition, including an accurate map of the area proposed for annexation, is available for inspection and copying at the office of the City Recorder, at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah, during regular business hours, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

5. The City Council may grant the Petition and annex the Property unless, on or before August 29, 2010, one or more protests are filed with the Utah County Boundary Commission (of Bryan Thompson, Utah County Clerk, 100 East Center Street, Suite 3600, Provo, Utah 84606) with a copy to the City Recorder, at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah.

DATED this 29th day of July, 2010.

[Signature] /s/ City Council
City of Saratoga Springs, Utah

Legal Notice 361813 Published in The Daily Herald August 2, 2010.

Notary Public
DEBBIE L CHANDLER
 Commission Number 579021
 My Commission Expires
 June 5, 2013
 State of Utah

PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County }

I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 362131-NOTICE OF PROPOSED ANNE, and which is a copy, was published in said newspaper, the first publication having been made on the 9th day of August, 2010, and the last on the 16th day of August, 2010; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.

Morgan Bassett

Subscribed and sworn before me this 16th day of August, 2010.

Debbie L. Chandler

Notary Public

Residence: Spanish Fork, Utah

My commission expires 06/05/2013

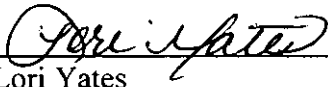
LEGAL NOTICES
NOTICE OF PROPOSED ANNEXATION
NOTICE IS HEREBY GIVEN THAT on July 27, 2010 the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints filed an Annexation Application (the Petition) with the City Recorder (the City Recorder) of the City of Saratoga Springs, Utah (the City) proposing the annexation of approximately 1.803 acres of land (the Property) into the City. Notice is further given as follows:
1. On July 27, 2010, the City Council of the City adopted Resolution No. B10-30 accepting the Petition for further consideration.
2. On July 29, 2010, the City Council received from the City Recorder a notice of certification of the Petition in satisfaction of Section 10-2-405(2)(c) of the Utah Code.
3. The Property proposed for annexation consists of multiple parcels of property owned by several different owners and is generally bounded on the north by 300 north, on the south by 1200 south, on the east by Redwood Road and on the west by 1600 west.
4. A complete copy of the Petition including an accurate map of the area proposed for annexation is available for inspection and copying at the office of the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah during regular business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.
5. The City Council may grant the Petition and annex the Property unless on or before August 29, 2010, one or more protests are filed with the Utah County Boundary Commission c/o Bryan Thompson, Utah County Clerk, 104 East Center Street, Suite 3600, Provo, Utah 84606 with a copy to the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah.
DATED this 29th day of July, 2010.

City Council
City of Saratoga Springs, Utah
Legal Notice 362131 Published in The Daily Herald August 9-16, 2010.

Notary Public
DEBBIE L CHANDLER
Com. Exp. for Number 579091
My Commission Expires
June 5, 2013
State of Utah

I, Lori Yates, the City Recorder of the City of Saratoga Springs, Utah, do hereby certify that I did cause a copy of the attached Notice of Proposed Annexation to be published on the website established pursuant to Section 45-1-101 of the Utah Code for three weeks beginning on August 2, 2010.





Lori Yates
City Recorder

(See Exhibit C for copy of the
Notice of Proposed Annexation.)

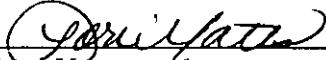
EXHIBIT E

(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach copy of notices to affected entities.]

I, Lori Yates, the City Recorder of the City of Saratoga Springs, Utah, do hereby certify that I did cause a copy of the attached letter to be mailed to the listed addressees on July 29, 2010.





Lori Yates
City Recorder

July 29, 2010

Utah County, Utah
Eagle Mountain City, Utah
Alpine School District
Utah Transit Authority
Timpanogos Special Service District
Central Utah Water Conservancy District

Re: Proposed Annexation of Approximately 1,803 Acres into the City of
Saratoga Springs

Dear Addressees:

Enclosed please find a Notice of Annexation relating to the Annexation Application filed in the office of the City Recorder of the City of Saratoga Springs by the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints on July 27, 2010 (the "Petition"). The City Recorder has certified the Petition pursuant to Section 10-2-405(2)(c)(i) of the Utah Code. A copy of the complete annexation petition is available for inspection and copying at the City of Saratoga Springs City Recorder's office. The Notice of Annexation identifies the date of August 29, 2010 as the last day for filing protests with the Utah County Boundary Commission and the City Recorder of Saratoga Springs. The Notice of Annexation is being sent to you in satisfaction of Section 10-2-406(1)(b) of the Utah Code.

Sincerely,

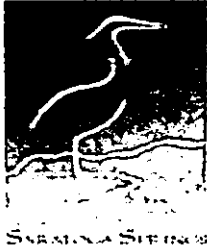
Mayor Pro-tempore, City of Saratoga Springs,
Utah

(See Exhibit C for copy of the Notice of Proposed Annexation.)

EXHIBIT F

(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach copy of Report of Development Review Committee.]



Saratoga Springs PRI Annexation

August 2010



GILSON ENGINEERING
Consulting Engineers and Surveyors

Utility Impact Report



GILSON ENGINEERING
Consulting Engineers and Surveyors

Page 1

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Section 1 – Executive Summary

The purpose of this report is to analyze future infrastructure needs for the PRI annexation area and to evaluate and identify the utility capital improvements necessary to service the annexation area.

On June 24, 2010, the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints (“CPB”) filed an application with Saratoga Springs, Utah petitioning for the annexation of approximately 1,726 acres of land into the City. This petition was withdrawn on July 27, 2010 and a new application submitted increasing the area requested for annexation to 1,802.56 acres. Pursuant to chapter 19.22.050(7) of the City’s Land Development Code, the following impact report has been prepared by Gilson Engineering, Inc. to review the potential demands of the proposed annexation on the City’s municipal utility services.

The requested annexation area is located in the center of the existing City limits. With the potential for nearly 13,000 equivalent residential units (“ERU’s”) the annexation will have significant impacts on the existing infrastructure and utility systems the City currently operates. This report will describe the impacts to the existing system and identify the necessary infrastructure required to provide services to the area.

As will be noted in this report, much of the City’s current utility infrastructure is insufficient to service the proposed annexation area. Current City Master Plans do not contemplate how this area will be serviced and upgrades to those Master Plans will be necessary to provide guidance to developers in these areas. It is anticipated that developers of the proposed annexation area will be responsible for the expansion or development of on and off-site infrastructure and utility systems.

Finally, it is important to note that this analysis only applies to properties that are currently proposed for annexation. This report has not been prepared as an analysis of the utility needs of the proposed District Area Plan. Further study and detailed amendments to the City’s utility Master Plans must be completed before final decisions can be made regarding the required utility capital infrastructure for the entire District Area Plan.



Section 2 – ERU Analysis

Determining the total number of ERU's within the annexation area is necessary to describe the impacts to the existing system and identify the necessary infrastructure required to provide services to the area

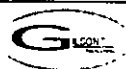
The annexation application submitted by PRI on July 27, 2010 included a comprehensive District Area Plan (“DAP”) identifying 2,833 acres of CPB property area and contemplating a long range plan for development of this area. This 30-year plan establishes the overall amount of development anticipated on the CPB property and quantifies the number of housing units and square footage of commercial development proposed. This information is summarized in the Land Use table below.

<i>Type of Land Use</i>	<i>Quantity</i>
Residential Housing	16,000
Non-Residential Area	10 Million sq. ft.
Equivalent Residential Units	20,620
Open Space	425

These land use quantities from the DAP are for all of CPB's property including 1,175.49 acres already within the City's boundaries. Not included in the DAP is 151.25 acres that is part of the annexation area but is not owned by CPB. As the scope of this report is to analyze the impacts of the annexation area, it is necessary to make some assumptions to define the ERU's contained within the annexation area only.

The first assumption made was that all of the area in the DAP averages the same density of ERU's per acre. This assumption allows the determination of ERU's within the 1,641.31 acres of CPB property proposed for annexation. Dividing the total number of proposed ERU's in the DAP (20,620 ERU's) by the total area (2,833 acres) provides an average density of 7.28 ERU's/Acre. Multiplying the calculated density of 7.28 ERU's/Acre by the area of CPB land within the Annexation area, (1,641.31 acres) results in an estimated total of 11,946.3 ERU's.

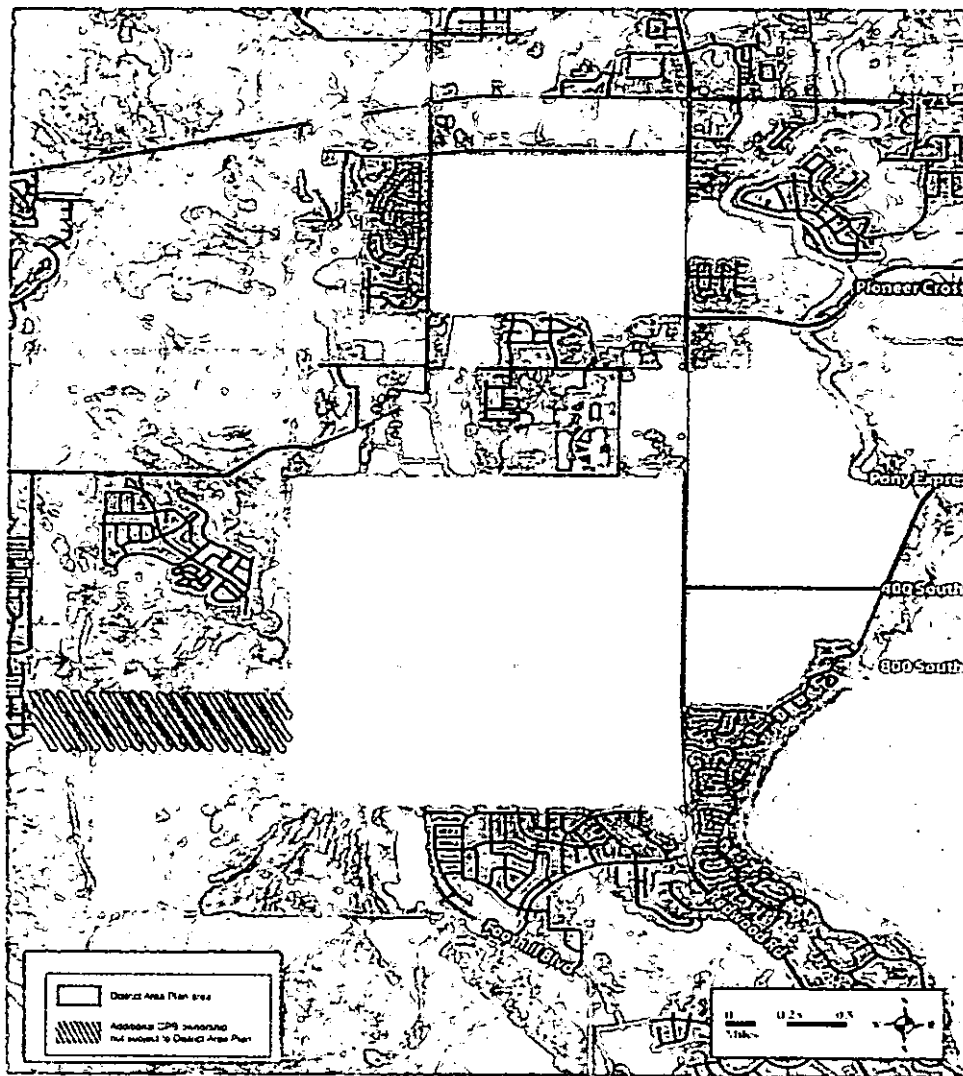
The second assumption necessary was to estimate the density of development on areas that are within the annexation area but are not part of the DAP. This density was assumed



to be 4.5 ERU's/Acre based upon Saratoga Springs' average densities on planned unit developments throughout the City. Multiplying this density by the annexation area not part of the DAP (161.25 acres) results in an estimated total of 725.63 ERU's. The results of the ERU analysis for the annexation area are summarized in the table below.

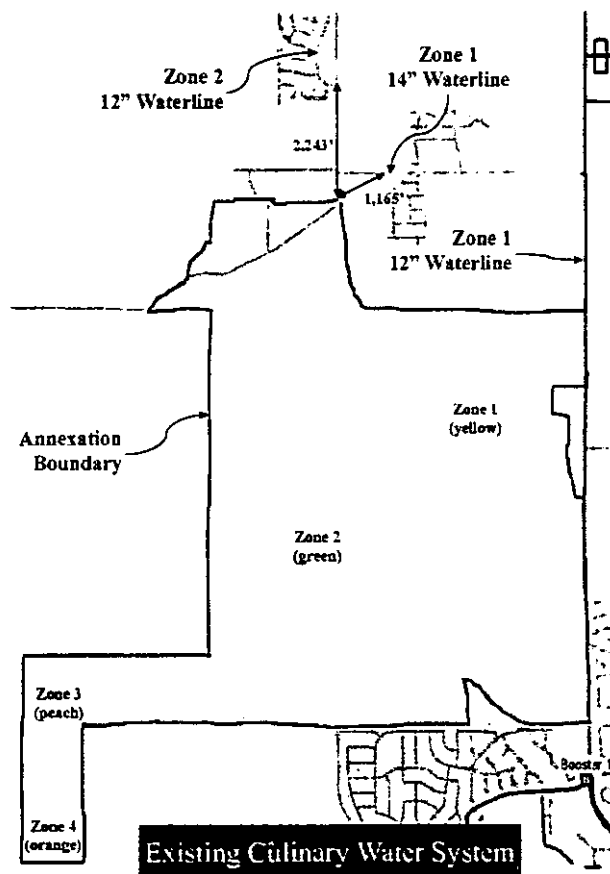
<i>Ownership</i>	<i>Area</i>	<i>Density</i>	<i>ERU's</i>
CPB Property	1,641.31 acres	7.28 ERU's/Acre	11,946.3
Non-CPB Property	161.25 acres	4.5 ERU's/Acre	725.63
Total	1802.56 acres		12,672

The District area plan presented by PRI is defined by the following map.



Section 3 – Culinary Water

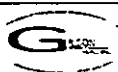
The proposed annexation area sits mostly in Zones 1 and 2 of the City's culinary water system. A small portion of the annexation area is in water Zones 3 and 4. The following describes the general improvements necessary to service the area at build-out. Further study and amendments to the City's Culinary Water Master Plan will be necessary to define the specific improvements necessary for adequate service.



The PRI annexation area sits almost entirely in Zones 1 and 2 of the City's culinary water system. It is anticipated that the sections of the annexation area in these lower zones will be developed first as they will provide the most developable area when the necessary improvements are completed. The small areas in Zones 3 and 4 are difficult service areas and will likely not be developed until there are adjacent properties that can share in and benefit from the expensive infrastructure that will be required.

Although the annexation area is adjacent to exiting Zone 1 and 2 culinary water lines, there is not sufficient capacity in the exiting culinary water system to provide service to this area. The City's culinary water system will need improvements within and outside of the annexation boundaries to

service the entire annexation area including tanks, booster pump stations, distribution lines, and transmission lines. Source improvements will not be needed for the CPB owned portions of the annexation area as per the November 25, 2009 Water Credit Agreement. Non-CPB owned portions of the annexation area may be responsible for contributing to the improvements of the City's culinary water source infrastructure when developed.



The requirements for culinary water storage are defined by the City's existing Culinary Water Master Plan. These storage facilities will provide water for fire suppression, equalization and emergencies. Storage facilities are sized by first defining the number of ERU's in the service area at build-out and applying the required equalization storage per ERU.

$$\text{Equalization Storage} = 400 \text{ gal per ERU} = 400 \times 12,672 = 5,068,800 \text{ gallons}$$

The total volume of storage required for the annexation area will depend on the total number of tanks constructed keeping in mind that separate tanks will be required for each service zone. The total volume of storage that will need to be constructed in the culinary water system will need to include the 5+ MG for equalization as well as volumes for fire suppression (4000 gpm for 4 hours = 960,000 gallons) and emergency storage (roughly 150,000 gallons per tank). Total storage volumes can only be determined after a detailed culinary water model has been completed identifying the number and location of all culinary tanks that will be constructed for the annexation area. The Culinary Water Master Plan specifies that culinary water tank locations should occur as close to secondary storage reservoirs wherever possible. This will allow overflow from the culinary system to be captured by the secondary ponds thereby conserving water although this may not be feasible at all locations.

Peak instantaneous demand (PID) is used for distribution system sizing as per the City's Culinary Water Master Plan. Peak Day Demand (PDD) is the day of highest water consumption and is defined in the Culinary Water Master plan as an indoor usage of 800 gpd/ERU (0.55 gpm/ERU). PID is defined as 250% of the average PDD

$$\text{PDD} = 0.55 \text{ gpm} \times 12,672 \text{ ERU's} = 6,970 \text{ gpm}$$

$$\text{PID} = \text{PDD} \times 2.5 = 6,970 \text{ gpm} \times 2.5 = 17,425 \text{ gpm}$$

The PID flow rate calculated is for the entire distribution system that will need to be designed for the annexation area. Final distribution sizing can only be determined after a detailed culinary water model has been completed identifying the location of water mains that will be constructed for the annexation area. This distribution system must be capable of delivering the required PID while maintaining a minimum of 40 psi at any point in the system when either required fire flows are added to the PDD or for peak instantaneous demand (PID), whichever is larger.

Culinary water source flows for the annexation area are to be sized based on the City's Culinary Water Master Plan and in according to the Utah State Administrative Rule R309-510-7. These guidelines stipulate that sources for a culinary water system must meet the anticipated PDD. PDD has previously been determined to be **6,970 gpm**. It is anticipated that CPB owned portions of the annexation area will meet this requirement by acquiring water from the Central Utah Water Conservancy District while non-CPB areas may need to either contribute to the construction of new wells or enter into an agreement with the City to acquire CUWCD water. It should be noted that PID will not be drawn from the CUWCD system but will be supplied from the City's culinary storage tanks.



The development of new culinary water facilities should be completed in a manner consistent with the Culinary Water Master plan in place at the time of development. The culinary water needs for the proposed annexation area are summarized in the following table.

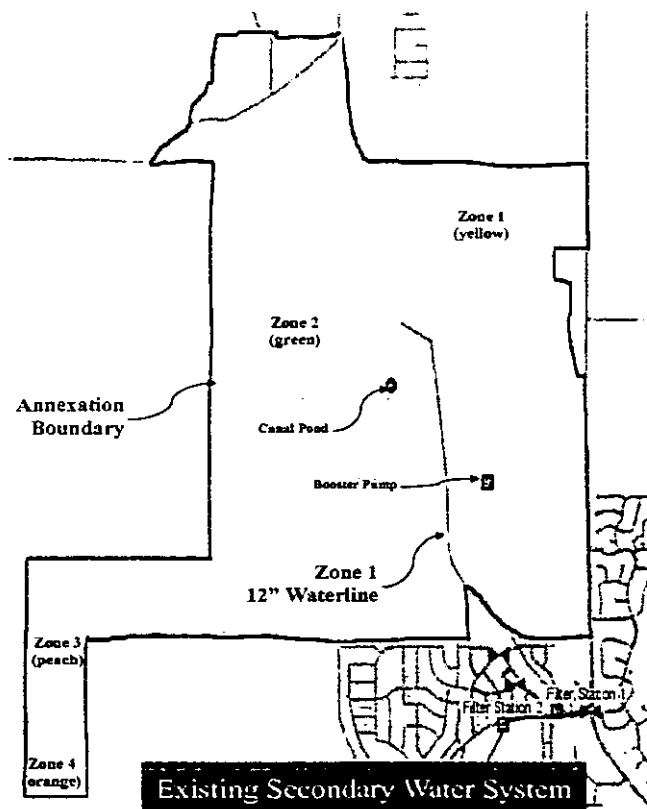
<i>System</i>	<i>ERUs</i>	<i>Requirement per ERU</i>	<i>Total</i>
Storage	12,672	400 gallons	5,068,800 gallons*
Distribution	12,672	1.375 gpm	17,425 gpm
Source - CPB	11,946.3	0.55 gpm	6,570 gpm
Source - Non-CPB	725.63	0.55 gpm	399 gpm

*The total volume of storage that will need to be constructed in the culinary water system will need to include the 5+ MG for equalization as well as volumes for fire suppression and emergency storage.



Section 4 – Secondary Water

The proposed annexation area sits mostly in Zones 1 and 2 of the City's secondary water system. A small portion of the annexation area is in water Zones 3 and 4. The following describes the general improvements necessary to service the area at build-out. Further study and amendments to the City's Secondary Water Master Plan will be necessary to define the specific improvements necessary for adequate service.

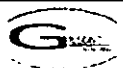


The PRI annexation area sits almost entirely in Zones 1 and 2 of the City's secondary water system. It is anticipated that the sections of the annexation area in these lower zones will be developed first as they will provide the most developable area when the necessary improvements are completed. The small areas in Zones 3 and 4 will likely be developed at a later date. These small areas are difficult service areas and will likely not be developed until there are adjacent properties that can share in and benefit from the expensive infrastructure that will be required.

Although the annexation area is adjacent to existing Zone 1 secondary water lines, there is

not sufficient capacity in the existing secondary water system to provide service to this area. The City's secondary water system will need improvements beyond the annexation boundaries to service the entire annexation area. These upgrades will need to provide additional capacity to the source, storage and distribution portions of the secondary water system.

The requirements for secondary water source, storage, and distribution are defined by the City's existing Secondary Water Master Plan. These requirements are determined by estimating the Irrigable Acreage (IA) within the annexation area at build-out. The



submitted District Area Plan specifies that up to 425 acres of open space will be provided which is by definition 100% irrigable. If approximately 63% of the DAP is in the annexation area (1,802.56 acres/2,833 acres), then it can be assumed that the annexation area will contain about 270 acres of the proposed open space. Deducting this from the total annexation area leaves 1,532 acres of developable property. Residential portions of this property will contain about 85% irrigable acreage (as defined by the City's secondary water Impact Fee Ordinance) while the commercial areas will be about 20% irrigable. For the purposes of this analysis it will be assumed that the overall remaining property can expect to be about 65% irrigable. Applying the assumed 65% irrigable area to the remaining 1,532 acres creates about 996 irrigable acres. This analysis is summarized in the following table.

<i>Use</i>	<i>Area</i>	<i>Percent Irrigable</i>	<i>Irrigable Acres</i>
Open Space	270 acres	100%	270
Residential/Commercial	1,532	65%	996
Total	1802		1,266

Once irrigable acreage has been estimated for the annexation area, the requirement for source can be calculated by applying the stipulated 3.96 gpm/irrigable acre defined in the Secondary Water Master Plan as the average PDD.

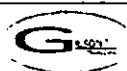
Average Peak Day Demand (PDD) = 3.96 gpm/irrigated acre

Secondary Source = 3.96 gpm per IA = 3.96 X 1,266 = 5,013 gpm

The total number of new secondary sources required for the annexation area will depend on many variables including the capacity of the existing city wells in operation at the time of development, the quality and quantity of water produced from each new source, booster pump locations and sizes, and the final design of the secondary water system in and around the annexation area. Use of canal water and the possibility of shallow well development near the Jordan River should be considered in addition to deep well development. Secondary source development locations should occur as close to storage reservoirs as possible. This will reduce distribution pipe size requirements and the need for additional booster pump stations. It is also anticipated that a water treatment or re-use facility will be constructed. The development of new secondary water sources should be completed in a manner consistent with the Secondary Water Master plan in place at the time of development.

The total volume of secondary water storage required for the annexation area is determined by the maximum observed average peak day demand (MPDD) which is specified as 6.4 gpm per irrigated acre in the City's Secondary Water Master Plan. In the Master Plan it stipulates that secondary water storage ponds are to be sized to supply the MPDD for a 24 hour period.

Storage Sizing = MPDD X 24 hours



Storage = 6.4gpm/IA x 1,266 acres x 24hr x 60 min/hr = 11,667,456 gal = **35.81 acre-ft**

The total number of secondary water storage reservoirs will depend on the final secondary water system design for the annexation area keeping in mind that separate reservoirs will be required for each service Zone. A detailed secondary water model will need to be completed identifying the size and location of all secondary water storage facilities that will be constructed for the annexation area. The Secondary Water Master Plan specifies that secondary water storage locations should occur as close to culinary storage tanks wherever possible. This will allow overflow from the culinary system to be captured by the secondary ponds conserving water although this may not be feasible at all locations.

Peak instantaneous demand (PID) is used for distribution system sizing as per the City's Secondary Water Master Plan. PID for the secondary water system is defined as 200% of the average PDD. Peak Day Demand (PDD) for the secondary water system within the annexation area has previously been determined to be 5,013 gpm.

PDD = 3.96 gpm per IA = 3.96 X 1,266 = **5,013 gpm**

PID = PDD X 2 = 5,013 gpm X 2 = **10,026 gpm**

The PID flow rate calculated is for the entire secondary water distribution system that will need to be designed for the annexation area. Final distribution sizing can only be determined after a detailed secondary water model has been completed identifying the location of water mains that will be constructed for the annexation area. This distribution system must be capable of delivering the required PID. In order to minimize the risk of contamination from unauthorized cross connections to the culinary water system the secondary distribution system pressures should be set lower than the culinary system. This is done by appropriately sizing pipe and locating reservoirs at appropriate elevations as defined in the Secondary Water Master Plan.

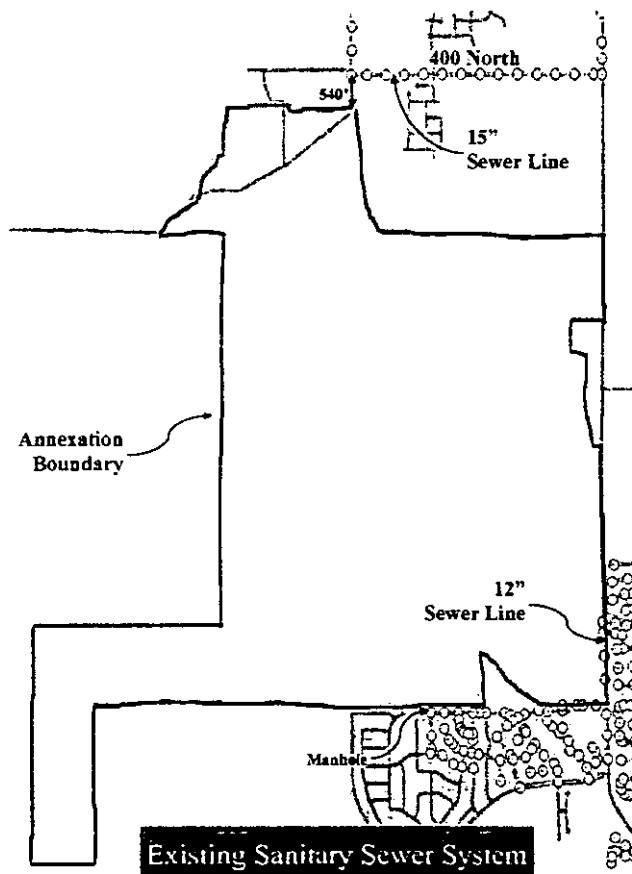
The secondary water needs for the proposed annexation area are summarized in the following table.

<i>System</i>	<i>Irrigable Acres</i>	<i>Requirement per IA</i>	<i>Total</i>
Source	1,266	3.96 gpm	5,013 gpm
Storage	1,266	6.4gpm x 24 hrs	35.81 acres-ft
Distribution	1,266	3.96 gpm x 2	10,026 gpm



Section 5 – Sanitary Sewer

The proposed annexation area sits in center of the existing City limits. The following describes the general improvements necessary to provide sewer service for the area at build-out. Further study and amendments to the City's Sewer Master Plan will be necessary to define the specific improvements necessary for adequate service.



Although the annexation area is adjacent to existing sanitary sewer lines, there is not sufficient capacity in the City's existing sanitary sewer system to provide service to this area. Significant off-site improvements will need to be made to service the annexation area at build out.

It is anticipated that the on-site sanitary sewer system will collect sewage from the project and gravity flow it to the east, towards Redwood Road. There are several options for conveying the sewage from Redwood Road to the Timpanogos Special Service District (TSSD) that currently treats all of the City's wastewater.

One option would be to use a gravity system with a siphon under the Jordan River to

convey the sewage to TSSD's 54-inch trunk line in 7350 North. This option eliminates the need for a costly and maintenance intensive lift station and is highly recommended. Sizing of the outfall line and design of the siphon would need to be part of a final sanitary sewer design. Several variables would affect this design and the final alignment of the outfall including pipe slopes, water table elevations, and easement acquisition.

Another option would be to gravity flow the sewage to a common collection point and pump it through a force main to TSSD's 54-inch trunk line in 7350 North. This option would require either significant upgrades to one of the City's existing lift stations, or the



construction of a new lift station. The long term maintenance costs associated with a lift station make this option less desirable to the City than the use of a gravity only system.

To estimate the volume of sewage that will be generated in the annexation area, a flow assessment is necessary. As per the Sanitary Sewer Master Plan, it is assumed that 250 gallons of wastewater per person per day will be generated. As described in Section 2 ERU's were estimated for the build-out condition. In order to associate expected sanitary sewer flows with ERU's, the ERU's for the annexation area must be converted to an estimated population. Population estimates in the Sanitary Sewer Master Plan are based on the Utah County average of 3.71 residents per household. This population is representative of the number of people generating sewer flows in the annexation area in a typical day even if they do not actually live within the annexation boundaries.

Average Population = 12,672 ERU's * 3.71 = **47,013 people**

Expected Sewer Flow = Population * 250 gal/person/day
 = 47,013 people * 250 gal/person/day = **11,753,250 gallons/day**

Expected flow = 11,753,250 gallons/day = **11.75 MGD (million gallons per day)**

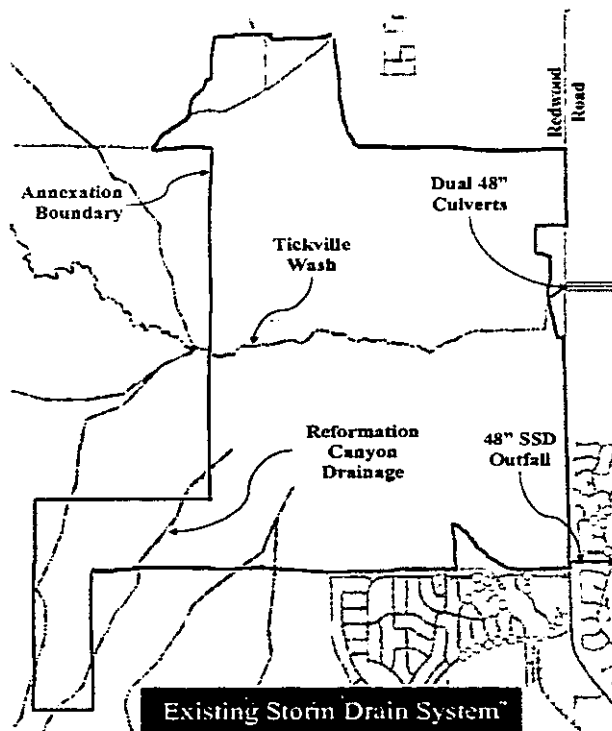
Final designs for the on and off-site sanitary sewer system will need be based on a detailed hydraulic model that takes into consideration expected flow locations, daily and seasonal peaking, and long term growth within the area. The final design must also consider industry and Master Plan recommendations of maintaining cleaning velocities of 2 ft/s during all phases of development. The sanitary sewer collection system must be capable of serving the needs of the entire annexation area while minimizing maintenance and operation costs.

The sanitary sewer needs for the proposed annexation area are summarized in the following table.

<i>ERU's</i>	<i>People per ERU</i>	<i>Population</i>	<i>Flow per Person</i>	<i>Total Sewer Flows</i>
12,672	3.71	47,013	250 gpm/day	11,753,250 gal/day = 11.75 MGD

Section 6 – Storm Drain

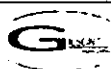
The development of the proposed annexation area will need to include the proper management of storm water runoff. The goals of this management should include public safety, prevention of property damage, management of nuisance water, and protection of downstream waters from adverse quality and quantity impacts. Further study and amendments to the City’s Storm Drain Master Plan will be necessary to define the specific improvements necessary for adequate storm water management.

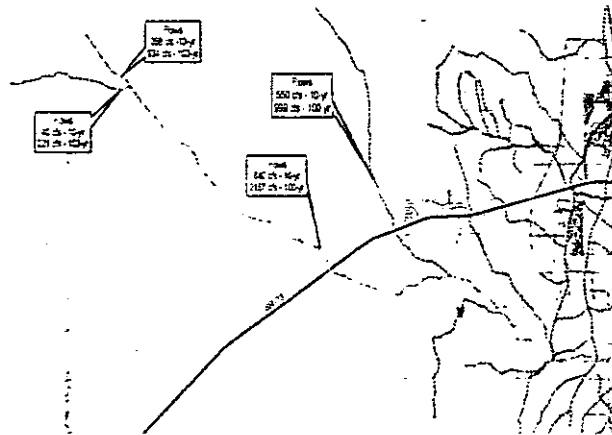


The proposed annexation area has several contributing drainage basins that discharge onto the property that will need to be managed and mitigated to allow development to occur. Proposed development plans will need to incorporate buffer areas around these drainages as part of a comprehensive storm water management plan. On-site storm water discharges will need to be cleaned and conveyed in a manner that complies with National Pollutant Discharge Elimination System (NPDES), Utah Pollutant Discharge Elimination System (UPDES), and Saratoga Springs requirements for water quality. Treatment methods could include one or more of the following: oil/water separators,

bio-swales, detention ponds, and debris basins. The sizing and location of these facilities will need to be determined as part of a comprehensive hydraulic and hydrologic model provided by the developer.

Hydrologic modeling will be required to quantify off-site flows and to determine the best method for mitigating and routing these flows through the annexation area along historical drainage paths. Debris basins for offsite drainages are recommended upstream of development to capture debris before it enters developed areas minimizing the chances of plugged culverts and potential property damage. The most prominent drainage within the proposed annexation area is the Tickville Wash. This drainage has a history of severe flooding and is an area of concern to the City. Historical runoffs within the wash have





been so severe that periodic flooding has occurred where the drainage crosses Redwood Road. According to the City's Storm Drain Master Plan a 100-year 24-hour storm event in the area can produce up to 3,600 cfs, and the 10-year up to 1,565 cfs. Currently, two 48-inch culverts convey the water beneath Redwood Road and into two concrete ditches that run along either side of 400 South. The capacity of these culverts

may need to be increased as part of the overall storm drain management plan for the annexation area.

The other off-site drainages of concern to the annexation area are the drainage basins in and around Reformation Canyon. Drainage from these canyons flow northeast and then sheet flow east across the annexation area towards Redwood Road. During large storm

events this water has historically overtopped Redwood Road causing erosion and extensive property damage to homes adjacent to the lake in the northern part of the Saratoga Springs Development (SSD). The historical flow path of this storm water across the annexation area has been highly variable and is dependent upon the current conditions of the land. Estimated flows from these drainages have been determined to be up to 71.3 cfs during a ten-year storm event and 298.1 cfs during a 100-year storm event. The City has recently constructed a 48" outfall from Redwood Road to Utah Lake and a portion of the capacity in this pipe was established specifically to convey flows from these drainages. A future storm water management plan for the annexation area will need to contemplate how to mitigate and route flows from these drainages to the 48" outfall constructed by the City.



On-site storm water flows generated within the annexation area are anticipated to be captured and conveyed by a system of gutters, inlet boxes, and pipes. This water must be detained as per city standards in a manner that limits the overall discharge from developed areas to 0.2 cfs/acre. Detention ponds will need to be constructed throughout the development and sized so as to keep discharge flows from the annexation area at historical levels. These basins should not be located in natural drainage channels but could, if approved by the City, release treated storm water back into the historical drainage paths. Ultimately storm water will need to be conveyed either to Utah Lake or the Jordan River. Sizing of storm drain outfall lines would need to be part of a final Storm Drain design submitted by the developer. Several variables would affect the design and final alignment of storm drain outfalls including pipe slopes, road designs, and easement acquisition.



EXHIBIT G

(to ORDINANCE NO. 10-12 (8-31-10))

[Here attach copy of Notice of August 24, 2010 Public Hearing and Affidavit of Publication.]

PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County

I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 361813-NOTICE OF PUBLIC HEARIN, and which is a copy, was published in said newspaper, the first publication having been made on the 2nd day of August, 2010, and the last on the 2nd day of August, 2010; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.

Morgan Bassett

Subscribed and sworn before me this 2nd day of August, 2010.

Debbie L Chandler

Notary Public

Residence: Spanish Fork, Utah
My commission expires 06/05/2013

LEGAL NOTICES

NOTICE OF PROPOSED ANNEXATION
NOTICE IS HEREBY GIVEN THAT, on July 27, 2010, the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints filed an Annexation Application (the "Petition") with the City Recorder (the "City Recorder") of the City of Saratoga Springs, Utah (the "City") proposing the annexation of approximately 1,803 acres of land (the "Property") into the City. Notice is further given as follows:

1. On July 27, 2010, the City Council of the City adopted Resolution No. R10-30, accepting the Petition for further consideration.
2. On July 29, 2010, the City Council received from the City Recorder a notice of certification of the Petition in satisfaction of Section 10-2-405(2)(c)(i) of the Utah Code.
3. The Property proposed for annexation consists of multiple parcels of property owned by several different owners, and is generally bounded on the north by 300 north, on the south by 1200 south, on the east by Redwood Road, and on the west by 1600 west.
4. A complete copy of the Petition, including an accurate map of the area proposed for annexation, is available for inspection and copying at the office of the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah, during regular business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.
5. The City Council may grant the Petition and annex the Property unless ten or before August 29, 2010, one or more protests are filed with the Utah County Boundary Commission, c/o Bryan Thompson, Utah County Clerk, 100 East Center Street, Suite 3600, Provo, Utah 84606, with a copy to the City Recorder at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah.

DATED this 29th day of July, 2010.

City of Saratoga Springs, Utah
Legal Notice 361813, Published in The Daily Herald August 2, 2010.

Notary Public
DEBBIE L CHANDLER
 Commission Number 579021
 My Commission Expires
 June 5, 2013
 State of Utah

PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County }

I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 362131-NOTICE OF PROPOSED ANNE, and which is a copy, was published in said newspaper, the first publication having been made on the 9th day of August, 2010, and the last on the 16th day of August, 2010; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.

Morgan Bassett

Subscribed and sworn before me this 16th day of August, 2010.

Debbie L. Chandler

Notary Public

Residence: Spanish Fork, Utah
My commission expires 06/05/2013

LEGAL NOTICES

NOTICE OF PROPOSED ANNEXATION

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DATED this 29th day of July, 2010.

[Signature], City Council
City of Saratoga Springs, Utah
Legal Notice 362131 Published in The Daily Herald August 9, 16, 2010.

Notary Public
DEBBIE L. CHANDLER
Commission Number 579021
My Commission Expires
June 5, 2013
State of Utah

EXHIBIT D
(to Annexation Agreement)

[Here attach copy of PC Zone Ordinance.]

ORDINANCE NO. 10-11 (8-24-10)

AN ORDINANCE AMENDING TITLE 19, CHAPTER 26 OF THE CITY CODE, RELATING TO THE APPLICATION OF THE PLANNED COMMUNITY ZONE TO PROPERTY IN EXCESS OF 2,000 ACRES IN SIZE; AND RELATED MATTERS.

ENT 5778:2011 PG 61 of 170

WHEREAS, on January 26, 2010, the City Council (the "City Council") of the City of Saratoga Springs, Utah (the "City"), adopted Ordinance No. 10-2, codified at Title 19, Chapter 26 of the City Code (the "PC Zone Ordinance"), creating a new Planned Community Zone designation (the "Planned Community Zone"); and

WHEREAS, the City Council desires to amend the PC Zone Ordinance to add a new Section 130 thereto dealing with property over 2,000 acres in size; and

WHEREAS, attached hereto as Exhibit A is a proposed amendment to the PC Zone Ordinance (the "Planned Community Zone Amendment"); and

WHEREAS, in satisfaction of the requirements of Sections 10-9a-502(1)(a) and 10-9a-205(1)(a) of the Utah Code, the City's Planning Commission caused notice of a public hearing relating to the Planned Community Zone Amendment to be given by (i) mailing notice to each affected entity, at least ten (10) calendar days prior to such public hearing, (ii) publishing notice in the Daily Herald, a newspaper of general circulation within the area, and on a website established by the collective efforts of Utah's newspapers, pursuant to Section 45-1-101 of the Utah Code, in each case at least ten (10) days prior to such public hearing, which notices, together with affidavits of mailing and publication thereof, are attached hereto as Exhibit B; and

WHEREAS, pursuant to such notice, the Planning Commission met on August 17, 2010, for the purpose of (i) conducting a public hearing on the Planned Community Zone Amendment, and (ii) considering the Planned Community Zone Amendment and reviewing the same in connection with making a recommendation regarding its adoption to the City Council; and

WHEREAS, attached hereto as Exhibit C is a copy of the minutes of the August 17, 2010 public hearing and meeting of the Planning Commission, which minutes contain the Planning Commission's recommendation to the City Council that the Planned Community Zone Amendment be adopted; and

WHEREAS, the City Council desires to accept the recommendations of the Planning Commission and adopt the Planned Community Zone Amendment,

NOW THEREFORE, be it and it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Amendment of PC Zone Ordinance. The City Council does hereby amend Title 19, Chapter 26 of the City Code as provided in the Planned Community Zone Amendment attached hereto as Exhibit A.

SECTION 2. Effective Date. In the interest of preserving property values and promoting public welfare, this Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 24th day of August, 2010.



Mayor

ATTEST:

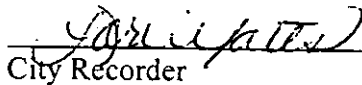
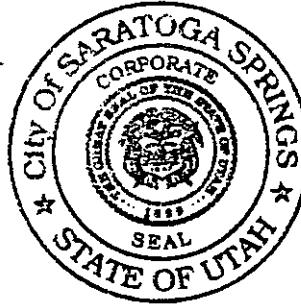

City Recorder

EXHIBIT A

(to ORDINANCE NO. 10-11 (8-24-10))

[Here attach Planned Community Zone Amendment.]

19.26.020. Definitions

District Area Plan: A document required at the time property within a proposed Large-scale Planned Community District under Section 19.26.130 is assigned the designation of Planned Community Zone, which document shall contain the information set forth in Section 19.26.130.2.

19.26.130. Large-scale Planned Community Districts

1. Applicability of Section. Planned Community Districts that include more than 2,000 acres (hereinafter referred to as "Large-scale Planned Community Districts"), affect the City's planning in unique ways and may involve a longer build-out horizon than smaller Planned Community Districts. At the election of landowners seeking the application of the Planned Community Zone to property exceeding 2,000 acres in size, and upon approval of a District Area Plan, as set forth below, such property shall be designated a Large-scale Planned Community District, and shall be governed by the provisions of this Section 19.26.130, and other sections of this Chapter as specifically indicated in this Section 19.26.130. Large-scale Planned Community Districts may consist of multiple, non-contiguous parcels.

2. Adoption and Amendment of District Area Plans. An approved District Area Plan shall be required at the time property within a proposed Large-scale Planned Community District is assigned the designation of Planned Community Zone. Prior to approval by the City Council, a proposed District Area Plan shall be submitted to the Planning Commission for review and recommendation. The District Area Plan shall cover the entire proposed Large-scale Planned Community District, and shall contain the following information:

- a. Proposed name for the Large-scale Planned Community District;
- b. Map depicting (i) the location of the Large-scale Planned Community District, (ii) acreage, (iii) boundaries, (iv) scale, (v) north arrow, and (vi) a conceptual layout of land use designations, major thoroughfares and transit corridors;
- c. Proposed land uses and place types, and allowable density and land use intensity ranges for such proposed place types;
- d. Planning criteria and guidelines as described in subsection (3) below;
- e. A table showing the proposed (i) number of residential units, (ii) total floor area (measured in square feet) of the various non-residential land uses, and (iii) total number of Equivalent Residential Units;
- f. Major existing land uses, roads, waterways, utilities, easements and flood boundaries;
- g. Topography and significant features on or adjacent to the property; and

- h. Other aspects of the plan for the property as desired by the applicant.

The proposed District Area Plan shall be submitted in both hard copy and electronic form. The proposed District Area Plan shall constitute a land use application for all purposes of Utah law. The adoption of the District Area Plan, and any subsequent amendment thereof, shall be accomplished in the same manner as the adoption and amendment of Community Plans under Section 19.26.050, except that the Planning Commission shall not be required to make the findings set forth in subsections 1.c. through 1.g. Prior to adoption and approval, the City Council, taking into account the recommendations of the Planning Commission, may require such changes to the proposed District Area Plan, including without limitation the addition or deletion of detail to or from the proposed District Area Plan, as shall be necessary, in the discretion of the City Council, to justify the vested entitlements associated with the District Area Plan under Section 7.

3. Planning Criteria and Guidelines. The District Area Plan shall include planning criteria and guidelines generally governing the planning of the Large-scale Planned Community District, and the preparation of one or more subsequent Community Plans and Village Plans. Such criteria and guidelines shall be sufficient to establish the overall character of the various land use designations. More detailed development standards and architectural guidelines shall be required at the Community Plan and Village Plan stages. The locations and boundaries of the various land use designations may be adjusted through the approval of the subsequent Community Plans and Village Plans.

4. Approvals Required After District Area Plan Approval. The review and approval of applications within a Large-scale Planned Community District after approval of the District Area Plan and prior to construction shall be governed by the provisions of this Chapter, including the Community Plan requirements of Sections 19.26.030 through 19.26.080, the Village Plan requirements of Section 19.26.030 and Sections 19.26.090 through 19.26.100, and the provisions of Section 19.26.120, except as specifically modified herein.

5. Open Space in Large-scale Planned Community Districts.

a. Alternative Open Space Requirements. Open space shall constitute an integral part of Large-scale Planned Community Districts. Certain Large-scale Planned Community Districts may require a unique and flexible approach to the issue of open space, given (i) the wide variety of anticipated land uses and place types, and the disparate open space needs of the City within such varying land uses and place types, (ii) the long build-out horizon for the Large-scale Planned Community as a whole, and the need to coordinate the inclusion of open space elements across long time spans and among several construction phases, and (iii) the potential for the City's open space needs and objectives to change prior to full build-out. In such cases the City Council, taking into account the recommendations of the Planning Commission, may elect, in lieu of the provisions of Section 19.26.060(4), to establish alternative requirements for open space in accordance with this Section.

b. **Approved Ranges.** The District Area Plan may establish an acceptable range of the percentage of land required to be dedicated to open space uses within each identified land use or place type approved in the District Area Plan. Such ranges may or may not reflect the general 30% requirement present in Section 19.26.060(4). In approving such ranges, and any deviation from such 30% requirement, the City Council, taking into account the recommendations of the Planning Commission, may take into account the following factors:

- i. Minimum open space requirements, by place type, recommended by one or more accredited and nationally-recognized planning organizations acceptable to the City Council, taking into account the recommendations of the Planning Commission;
- ii. Unique factors affecting the City's open space needs and objectives that may warrant deviation from such recommendations;
- iii. Any identified City objective to establish a unique identity through the use of open space;
- iv. Walkability objectives;
- v. Wise water management;
- vi. Cost of long-term maintenance; and
- vii. Any other factors considered relevant by the City Council.

c. **Precise Requirements Within Ranges.** When evaluating the more precise extent and design of open space at the Community Plan and/or Village Plan stage, within the ranges approved in the District Area Plan, the City Council shall take into account the following factors:

- i. The desirability and balance, within certain place types, between active open space and passive open space;
- ii. The intensity of programmed uses within the proposed open space (by way of example, a public swimming pool on 3 acres may provide the same open space benefit to the City as a park on 10 acres);
- iii. The capital requirements of the open space features (by way of example, a skate park may satisfy the same open space requirement as a much larger soccer field);
- iv. The shifting of open space from one place type to another (by way of example, open space in a retail place type may be reduced to offset a larger community park in another location within the District);
- v. The accessibility and proximity of the open space;

- vi. The quality of the open space;
 - vii. Requirements for land dedication, capital improvement, maintenance, and impact fees should ensure that cross-subsidization between the project and the remainder of the City does not occur, in order that all City residents bear their fair burden of the costs associated with such requirements; and
 - viii. Any other factors considered relevant by the City Council, taking into account the recommendations of the Planning Commission.
- d. **Elements of Open Space.** Open space for purposes of Large-scale Planned Community Districts may include any space, element or feature deemed by the City Council, taking into account the recommendations of the Planning Commission, to advance the purpose for which the open space is required. By way of example and not limitation, open space and accompanying amenities may include community parks, pocket parks, fields, playgrounds, tot lots, pathways, trails, bike paths, skate parks, pavilions, community gardens, ball fields, cemeteries, community centers, swimming pools, plazas, public squares, sport courts, dog parks, amphitheaters, fountains, water features, golf courses, theme parks, waterways, irrigation canals, drainage detention basins, park strips, planted medians, landscaping, nature preserves, wetlands, hillsides, geologically sensitive areas, viewsapes, wildlife habitat, buffers, public art, benches and agricultural lands. Allowable open space elements may be approved in the District Area Plan, or in subsequent Community Plans or Village Plans.
- e. **Preservation of Open Space.** Open space shall be preserved and maintained through one or more mechanisms designed to preserve its future use for the purpose for which it is intended. Allowable methods of preservation include, but are not limited to:
- i. Dedication of land to the City;
 - ii. Recordation of restrictive covenants;
 - iii. Granting to the City or other entity a permanent open space or conservation easement;
 - iv. Compliance with the provisions of the Condominium Ownership Act, as outlined in Title 57 of the Utah Code and which provides for the payment of common expenses for the upkeep of common areas and facilities; and
 - v. In the case of property belonging to school districts or other public or private entities, the establishment of long-term contractual arrangements which preserve the right of the public to use land or facilities.
- f. **Capital Costs.** Nothing in this subsection 5 shall be construed as imposing on the applicant the responsibility of assuming the capital costs of constructing

open space features. The allocation of such costs shall be consistent with applicable state and federal law and any applicable City impact fee ordinance and capital facilities plan.

6. Interim Uses. Existing and new agricultural uses are permitted to continue prior to approval of a Village Plan for the area in which the uses occur and may continue subsequent to approval of a Village Plan if so permitted under the Village Plan. In addition, sand and gravel operations shall be a conditional use prior to approval of a Village Plan, and thereafter to the extent required in support of development.

7. Effect of a District Area Plan. Approval of a District Area Plan for a Large-scale Planned Community District constitutes a legislative decision of the City Council for all purposes of land use review under Utah Law, and vests the entitlement to develop within the Large-scale Planned Community District in accordance with the approved District Area Plan, and in accordance with the process described in this Chapter 26. Such vesting shall include the right to: (i) develop the approved number of dwelling units, non-residential square footage, and equivalent residential units; (ii) develop the land uses; and (iii) provide open space within the ranges, each as set forth in the District Area Plan. The City Council, taking into account the recommendations of the Planning Commission, may exercise legislative discretion at the Community Plan and Village Plan approval stages consistent with the District Area Plan, to determine and establish the development standards, design guidelines, and specific land use locations, configurations and allocations, provided that in exercising such discretion, the City Council shall not direct development patterns in a manner that unreasonably inhibits realization of the vested rights granted in an approved District Area Plan.

8. Development Agreement. A Development Agreement governing the general principles and terms of development may be executed between the City and the landowner concurrent with the approval of a District Area Plan. Such Development Agreement need not conform to the requirements of Section 19.13. In addition, the City and a Master Developer may enter into Development Agreements containing such other and further vesting provisions as the City Council, taking into account the recommendations of the Planning Commission, finds will promote the public welfare and will protect and enhance property values within the area of the District Area Plan and surrounding areas.

EXHIBIT B

(to ORDINANCE NO. 10-11 (8-24-10))

[Here attach Planning Commission notice of public hearing, and affidavits of evidence of mailing and publication.]

PROOF Of PUBLICATION

from

The Daily Herald

STATE OF UTAH }
Utah County } SS.

I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 361810-NOTICE OF PUBLIC HEARIN, and which is a copy, was published in said newspaper, the first publication having been made on the 2nd day of August, 2010, and the last on the 2nd day of August, 2010; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated beginning on the first date of publication and for 30 days thereafter.

Morgan Bassett

Subscribed and sworn before me this 2nd day of August, 2010.

Dorrie L Chandler

Notary Public

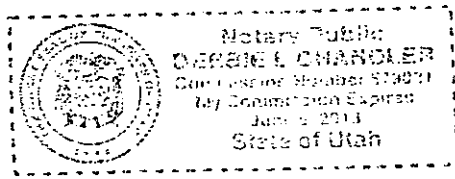
Residence: Spanish Fork, Utah
My commission expires 06/05/2013

LEGAL NOTICES

NOTICE OF PUBLIC HEARING

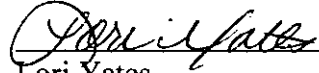
Notice is hereby given that the City of Saratoga Springs Planning Commission will conduct a public hearing on a proposed text amendment to Section 19.26 of the Land Development Code. The Planning Commission hearing will be conducted on Tuesday, August 17, 2010 at 6:30 p.m. The hearing will be conducted at the Saratoga Springs City Offices located at 1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah.

Questions regarding these proposed revisions may be directed to the City of Saratoga Springs, telephone 766-9793. Copies of this proposed application are available for public inspection at the City Office (1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah) Monday-Thursday between 7:00 a.m. and 6:00 p.m. and Friday between 8:00 a.m. and 5:00 p.m.
Legal Notice 361810 Published in The Daily Herald August 2, 2010.



I, Lori Yates, the City Recorder of the City of Saratoga Springs, Utah, do hereby certify that I did cause a copy of the attached Notice of Public Hearing to be mailed, not later than August 7, 2010, to the entities and property owners on the attached lists.




Lori Yates
City Recorder

List of Entities

Central Utah Water Conservancy District
355 West University Parkway
Orem, Utah 84058

Utah Department of Transportation
4501 South 2700 West
PO Box 141265
Salt Lake City, Utah 84114

Timpanogos Special Service District
PO Box 363
American Fork, Utah 84003

Utah County Commission
100 East Center Street
Provo, Utah 84606

Alpine School District
575 North 100 East
American Fork, Utah 84003

Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Annexation List

copied APN number	Name	Address	City & Zip code
58:041:0181	RINDLESBACH CONSTRUCTION INC PROFIT SHARING PLAN	2489 HAVEN LA	HOLLADAY, UT 84117
58:041:0180	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420	SALT LAKE CITY, UT 84114
52:775:0113	GRAHAM, JONATHAN DOUGLAS & JODI ELISA	1224 WAGONEER RD	SARATOGA SPRINGS, UT 84045
52:775:0114	GRIFFIN, OWEN & SANDY	1214 WAGONEER RD	SARATOGA SPRINGS, UT 84045
52:775:0115	CARTER, EDWARD L S & CHERYL L	1206 WAGONEER RD	SARATOGA SPRINGS, UT 84045
52:775:0107	SARATOGA SPRINGS OWNERS ASSOCIATION INC	PO BOX 35	LEHI, UT 84043
52:694:0070	SARATOGA SPRINGS HOMEOWNERS ASSOCIATION	PO BOX 35	LEHI, UT 84043
52:694:0069	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420	SALT LAKE CITY, UT 84114
52:694:0029	SCHREIBER, TIMOTHY P & STACY J	1153 TOPAZ RD	SARATOGA SPRINGS, UT 84045
58:041:0182	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
52:694:0028	SMITH, CHAD P & TERESA LEE	1147 TOPAZ DR	LEHI, UT 84045
58:041:0087	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE FLOOR 22	SALT LAKE CITY, UT 84150
52:842:0075	MORRIS, KEVIN S	276 HILLSIDE DR	LEHI, UT 84045
52:842:0076	SARATOGA HILLS HOME OWNERS ASSOCIATION	1283 LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0028	BROWNING-DENNIS, KAREN (ET AL)	2018 S GOLDING WY	BOISE, ID 83709
52:842:0027	FLEMING, WILLIAM B & LINDA K	238 HILLSIDE DR	EAGLE MOUNTAIN, UT 84005
52:842:0026	BENNETT, GILBERT H & GAYLEEN R	226 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0025	BITTER, NATHAN MICHAEL & KATHLEEN M	214 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0024	BECK, DEMAR S & BRYNN	202 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0023	PERKINS, DAVID (ET AL)	192 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0022	TAITO, LISA J & TERRENCE A	178 W HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0021	ADAMS, JOHN M & KARA	166 HILLSIDE DR	LEHI, UT 84045
52:842:0020	INGRAM, DAVID W & TAMARA L	154 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0029	FISH, RYAN A & MAGGIE E	233 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0030	BERGMANN, BRIAN & KELLY	217 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0031	WARD, GREGGORY T & AIMEE L	201 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0032	PARKER, KASEY & NICOLE	1241 LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0019	ALLRED, HEATHER	1206 OLD FARM RD	SARATOGA SPRINGS, UT 84045
52:842:0018	WENDEL, BRAD & KAMI	1229 OLD FARM RD	SARATOGA SPRINGS, UT 84045
52:842:0017	WILSON, DAVID L & HEATHER B	1244 OLD FARM RD	SARATOGA SPRINGS, UT 84045
52:842:0051	MEAK, TOLA	177 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0052	WIDDISON, KYLE & EMILY	1256 S LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0049	HIGBEE, CHRISTOPHER & KATHLEEN	153 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0048	BAGULEY, MARK AARON & JENNIFER ANN	1243 OLD FARM RD	SARATOGA SPRINGS, UT 84045
52:842:0077	SARATOGA SPRINGS HOME OWNERS ASSOCIATION	1283 LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0063	VELTRI, SHANE E	1248 PARKSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0064	WILLARD, MARK VYCTOR & GRETCHEN D	1256 S PARKSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0062	BURDETTE, ANTHONY & SUSAN	1249 PARKSIDE DR	SARATOGA SPRINGS, UT 84045

Annexation List

copied APN number	Name	Address	City & Zip code
58:041:0175	COVE AT SARATOGA LLC THE	514 E 1950 N	OREM, UT 84097
58:041:0181	RINDLESBACH CONSTRUCTION INC PROFIT SHARING PLAN	2489 HAVEN LA	HOLLADAY, UT 84117
35:463:0101	MECHAM, MARK & DAWNELL	1208 PONDSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0104	PURKEY, MICHAEL I & CARLIE	386 W FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0105	EVANS, ANDREW S & KAREN	372 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0106	ESTRADA, MO & ANA	358 W FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0107	MOFFAT, NATHAN R & KIMBERLY	344 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0108	BRADY, CHARLES RAY & CAROLYN	332 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0109	STONE, JAY K & JENEFER L	316 W FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0110	WRIGHT, JEREMY S & JODY	304 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0111	NIELSEN, JACOB L & ROBYN G	294 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0112	HONOLKA, JAMES DONALD & SANDRA V	278 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0113	CITY OF SARATOGA SPRINGS	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
52:842:0027	FLEMING, WILLIAM B & LINDA K	238 HILLSIDE DR	EAGLE MOUNTAIN, UT 84005
52:842:0028	BROWNING-DENNIS, KAREN (ET AL)	2018 S GOLDING WY	BOISE, ID 83709
52:842:0075	MORRIS, KEVIN S	276 HILLSIDE DR	LEHI, UT 84045
52:842:0076	SARATOGA HILLS HOME OWNERS ASSOCIATION	1283 LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0500	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
52:842:0029	FISH, RYAN A & MAGGIE E	233 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0077	SARATOGA SPRINGS HOME OWNERS ASSOCIATION	1283 LAKE VIEW TERRACE RD	SARATOGA SPRINGS, UT 84045
52:842:0064	WILLARD, MARK VYCTOR & GRETCHEN D	1256 S PARKSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0063	VELTRI, SHANE E	1248 PARKSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0062	BURDETTE, ANTHONY & SUSAN	1249 PARKSIDE DR	SARATOGA SPRINGS, UT 84045
52:842:0061	BRAINARD, BRUCE D & LORI M	150 N 100 E	SARATOGA SPRINGS, UT 84045
52:935:0092	SHELLEY, DANIEL VAL & BRANDY CHRISTINE	287 HILLSIDE DR	PLEASANT GROVE, UT 84062
52:935:0099	MCWHORTER, RANDALL	7727 BRIANNE AV NW	LEHI, UT 84045
52:935:0099	MCWHORTER, RANDALL	7727 BRIANNE AV NW	ALBUQUERQUE, NM 87115
52:935:0098	HOBBS, TYLER DALE & ROBYN MARIE	294 HILLSIDE DR	ALBUQUERQUE, NM 87115
52:935:0097	WARNER, FRANCI D & SCOTT	308 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0096	HUBAR, BRENT ALAN & FRANCES NICOLE	314 HILLSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0101	EDWARDS, GRANT ALLAN & KATHLEEN	347 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0100	FORTUNE, JEREMY & JULIE	331 W FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0102	COLLET, TYLER R & CARALEE	357 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
66:022:0319	BERRY, LORNE	1515 TRAPPER RD	SARATOGA SPRINGS, UT 84045
66:087:0412	SARATOGA SPRINGS CITY	1307 N COMMERCE DR STE 200	SARATOGA SPRINGS, UT 84045
66:087:0409	BROWN, JOSHUA D & ALICIA A	220 S 100 W # B	SPANISH FORK, UT 84660
66:087:0407	M & T BANK	6985 UNION PARK CTR	MIDVALE, UT 84047
35:463:0120	WALLIN, GARRETT & SHERYL	1234 PONDSIDE DR	SARATOGA SPRINGS, UT 84045

Annexation List

copied APN number	Name	Address	City & Zip code
35:463:0122	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:463:0123	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:463:0119	HILL, DAVID & SHELISA	1248 PONDSIDE DR	SARATOGA SPRINGS, UT 84045
35:465:0301	RAMIREZ, JACKELINE (ET AL)	829 FOXWORTH AV	LA PUENTE, CA 91744
35:464:0203	SABIN, JEREMY W & KARA H	526 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:464:0204	MCCLURE, ERIN	1233 ALPINE DR	SARATOGA SPRINGS, UT 84045
35:464:0205	BUTTERFIELD, BRET H & COLLEEN K	1247 S ALPINE DR	SARATOGA SPRINGS, UT 84045
35:465:0302	FREEMAN, BJORG H	552 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:465:0323	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:465:0322	SULLIVAN, RICHARD L & VICKIE A	1234 MEADOW RUN	SARATOGA SPRINGS, UT 84045
35:465:0321	PINES, MICHAEL T	59 W 9000 S	SANDY, UT 84070
35:465:0305	STRANSKY, RICHARD & DONNA	1233 MEADOW RUN	SARATOGA SPRINGS, UT 84045
35:465:0307	VAN GASS, LEGRAND & LIBERTI	1257 MEADOW RUN	SARATOGA SPRINGS, UT 84045
35:464:0202	THOMPSON, DENISE & ZANE	502 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:464:0222	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:464:0220	SCHREINER, ANUNCIACION	12894 PONY EXPRESS RD STE 300	DRAPER, UT 84020
35:464:0219	SNIVELY, SCOTT H & LISA A	1248 ALPINE DR	SARATOGA SPRINGS, UT 84045
35:464:0201	HILL, TROY & KIRSTINA	486 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:463:0102	WOFFINDEN, BRET J & SHARIE	468 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:463:0103	THUE, RONALD B & DEBORAH	1233 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:463:0104	ALAMEDA, SCOTT	1247 MEADOW CREST WY	SARATOGA SPRINGS, UT 84045
35:463:0122	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:463:0101	MECHAM, MARK & DAWNELL	1208 PONDSIDE DR	SARATOGA SPRINGS, UT 84045
35:463:0123	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
35:463:0120	WALLIN, GARRETT & SHERYL	1234 PONDSIDE DR	SARATOGA SPRINGS, UT 84045
35:463:0119	HILL, DAVID & SHELISA	1248 PONDSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0104	PURKEY, MICHAEL L & CARLIE	386 W FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0105	EVANS, ANDREW S & KAREN	372 FARMSIDE DR	SARATOGA SPRINGS, UT 84045
52:935:0113	CITY OF SARATOGA SPRINGS	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045
52:935:0103	KNIGHTON, CHAD B & TAMMY L	1233 SKYLINE DR	SARATOGA SPRINGS, UT 84045
66:087:0408	OLNEY, DARIAN & MELANIE	1219 WAGONEER RD	SARATOGA SPRINGS, UT 84045

Re-Zone List

Name	Owner	Address	City, State, Zip	Area(Acres)
580350015	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 WEST #111 FLR	SALT LAKE CITY, UT 84118	12.4266
580350030	EQUITY PARTNERS LLC	PO BOX 377	CENTERVILLE, UT 84014	24.1464
580350029	EQUITY PARTNERS LLC	PO BOX 377	CENTERVILLE, UT 84014	5.2535
372380205	PETERSON, DANIEL I	697 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1517
372380206	MICHELL, TROY J & CAMILLE L	33 E ARGYLE WY	SARATOGA SPRINGS, UT 84045	0.2235
372380207	ESPIN, FAMILY A & STEVEN D	39 E ARGYLE WY	SARATOGA SPRINGS, UT 84045	0.1406
372380208	RIVERA, CRISTIN I & NORMA C	43 ARGYLE WY	SARATOGA SPRINGS, UT 84045	0.138
372380204	KOWALCHIK, SCOTT	707 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1408
372380221	DELONG, GREG & LAURA	706 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1379
372380222	RALPHIS, PENNY	712 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1379
372380203	HENDRICKS, JOSH	711 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1408
372380223	CLOWARD, KATHY	724 N ABERDEEN WY	LEHI, UT 84045	0.1379
372380202	MANN, ALAN F & TORINDA L	723 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1405
372380201	GUTHRIE, RAYMOND R. JENNIFER	737 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1392
372380224	SALAZAR, LUIS	736 N ABERDEEN WY	SARATOGA SPRINGS, UT 84045	0.1379
372330124	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1381
372330101	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1397
372330102	DALMORE MEADOWS LLC	3948 S RIEWOOD RD	SOUTH JORDAN, UT 84095	0.1379
372330123	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1395
372330103	COLUMBUS HOMES LLC	11576 S STATE ST # 201	LEHI, UT 84043	0.1379
372330122	DALMORE MEADOWS LLC	3948 S RIEWOOD RD	SOUTH JORDAN, UT 84095	0.139
372330104	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1379
372330121	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1482
372330105	DALMORE MEADOWS LLC	3948 S RIEWOOD RD	SOUTH JORDAN, UT 84095	0.2225
372330106	WRIGHT & ASSOCIATES LLC	11576 S STATE ST # 201	DRAPER, UT 84020	0.1458
372330107	WRIGHT & ASSOCIATES LLC (E AL)	11576 S STATE ST # 201	DRAPER, UT 84020	0.1387
372330108	COLUMBUS HOMES LLC	11576 S STATE ST # 201	LEHI, UT 84043	46.6974
580320024	CHIU, RICHARD H & PATRICIA	7101 VELLE LA	ANNANDALE, VA 22003	0.551
580320045	COLLARD, KEITH & KATHY	1032 REDWOOD RD	SARATOGA SPRINGS, UT 84045	9.2212
580320051	DILWORTH, LILIAN	127 S 400 E	LONDON, UT 84042	5.003
580320076	HATCH INVESTMENTS	19901 YORBA LINDA BLVD	YORBA LINDA, CA 92886	0.0042
580320074	MCLACHLAN, SCOTT C	4501 S 2700 W	SALT LAKE CITY, UT 84119	0.2022
580330178	UTAH VALLEY TURF FARM LIMITED PARTNERSHIP	PO BOX 37	LEHI, UT 84043	15.1414
580330188	LAWRENCE, SYLVIA M J & PETER R	1108 S SOUTH JORDAN PKWAY # 118	SOUTH JORDAN, UT 84095	125.146
580330143	COLLINS BROTHERS LAND DEVELOPMENT LLC	2750 N UNIVERSITY AV # 100	PROVO, UT 84604	11.6854
528950204	WARREN, JOHN W (E AL)	8424 N 11600 W	SARATOGA SPRINGS, UT 84045	20.4957
528950205	WEBSTER, ANDREW & REBECCA	PO BOX 689	MCQUINT VERNON, IL 62864	0.2319
528950206	WALLACE, STEVEN L & LESLIE M	909 GRANT ST # 2	SARATOGA SPRINGS, UT 84045	0.2329
528950207	CHRISTIANSEN, TED & CHANDRA	828 W RED HEN RD	SARATOGA SPRINGS, UT 84045	0.2988
528950208	ANDES, ALLEN F	1146 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2069
528950220	FAYNE, MICHAEL D & TAMARA M	1128 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2067
528950219	SANDERSON, SHAAN & KODI	1143 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2356
528950209	RODILY, WARREN DOUGLAS & SARA L	838 JACK RABBIT RUN	SARATOGA SPRINGS, UT 84045	0.2394
528950210	GIBSON, JILL P & KEITH JR	1116 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2067
528950213	NEFF, SCOTT G & EMILY G	1098 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2067
528950212	DAY, PATRICK R & JEAN M	1091 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2298
528950211	DAWE, RYAN G & KRISTA R	1088 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.3239
528940116	RICHARDSON, THOMAS L & THOMAS L	1073 MUSTANG LA	SARATOGA SPRINGS, UT 84045	0.2067
528940117	JONES, CAROL H	1304 REDWOOD RD # 134	SARATOGA SPRINGS, UT 84045	0.3073

Re-Zone List

Name	Owner	Address	City, State, Zip	Area(Acres)
528940115	BARILETTI, MATTHEW C. & GREICHIN	842 MUSTANG CIR	SARATOGA SPRINGS, UT 84045	0.2803
528940118	RUCKER, RACHEL & ERIC	1056 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2067
528940119	THOMPSON, TERESA C	1038 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2067
528940110	HOLDWAY, MICHAEL VAN & TINA	1041 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2528
528940120	PIMENTEL, VICTOR	1028 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2071
528940109	HARRISON, DANIEL J & ANN ELISE	1023 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2703
528940121	SORENSEN, SHANNON H	1017 MUSTANG IA	SARATOGA SPRINGS, UT 84045	0.2523
528940106	STUTZ, DANIEL J & ROHNETT V	991 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2348
528940122	FOSTER, MARY ELIZABETH & ROB	998 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2536
528940105	FRAZIER, TYSON K & KAYLI L	844 RATTLER RD	SARATOGA SPRINGS, UT 84045	0.2448
528940123	NEUBAUER, HOLLY J	982 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2432
528940102	HUANG, G LEE WEN	1372 REDWOOD RD	SARATOGA SPRINGS, UT 84045	0.2068
528940101	BENSEN, JOHN	1775 N 1400 W	LEHI, UT 84043	0.2293
528962022	SILVA, AUGUSTO F & ROSEMARY F	943 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2293
529620401	GRAVIUS, RICHARD E & DEANNA L	942 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620402	HALL, LORENE & BEN	924 N BUFFALO DR	EAGLE MOUNTAIN, UT 84005	0.2067
529620417	FULLMER, LAYNE P & V DENISE	843 TORTOISE CIR	SARATOGA SPRINGS, UT 84045	0.2297
529620403	LOWE, DAWN	914 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620416	DOTSON, JAMES EYRE & ADRIAN C	901 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2984
529620404	HUGHES, CARLA & CARLA	892 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620415	ROBERTS, HARVEY A & CATHERINE	881 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2444
529620414	PAGE, TANYA & DYLAN	871 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620405	STAM, MARILYN	876 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620413	GODBY, JOHN E & BARBARA A	867 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620406	TYLER, DANIEL & LEIGH ANN	864 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2067
529620407	RIGBY, MITCHELL J & JENNIFER BRIMHALL	848 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2092
529620412	JOHNSON, CARL & LORI A	849 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2388
529620408	LAFFERTY, ALLEN & HEIDI	832 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2315
529620409	HANSEN, DREW W & DIANA L (ET AL)	818 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2787
529620410	DEAN, BENJAMIN & KELSEY	1530 MICHIGAN AV	SARATOGA SPRINGS, UT 84045	0.2167
529620411	CALDWELL, JUNE L & RODGER G	807 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2076
660110522	SARATOGA SPRINGS CITY	2015 S REDWOOD RD	SARATOGA SPRINGS, UT 84045	5.1616
660120601	LAMBSON, JAMES M	694 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2077
660120602	HOLT, CORY E & DEANNA S	676 N BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.208
660120603	ROBLER, PATRICK RYAN & ANNE MARIE	836 W BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2048
660120604	MASSIMINI, DANNY W JR & JESSICA V	824 W BUFFALO DR	SARATOGA SPRINGS, UT 84045	0.2083
660120620	CARD, HAROLD E & LINDA C	100 WOODS CT	NEVADA CITY, CA 95959	0.2611
660120619	OLSEN, OWEN J & CAPRI L	633 N PHEASANT LA	SARATOGA SPRINGS, UT 84045	0.3313
660120605	CHASON CONSULTING LC (ET AL)	154 S 400 W	LONDON, UT 84042	0.2482
660120608	GREENWOOD, SONNY & BOBBY JO	841 W PHEASANT LA	SARATOGA SPRINGS, UT 84045	0.2613
580340292	PATTERSON HOMES INC	11009 N 6400 W	HIGHLAND, UT 84003	36.0119
352390001	JOHNSON, BURLEN C	PO BOX 161	LEHI, UT 84043	11.2191
526260338	FOBAIR, MARC CHRISTIAN	311 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.2127
526260354	FOBAIR, MARC CHRISTIAN	311 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.1492
526260349	LENIZ, DEREK EDWARD & TANYA MARIE	788 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1799
526260353	FOBAIR, MARC CHRISTIAN	817 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.1671
526260350	FRESH START HOMES LLC (ET AL)	10577 S REDWOOD RD	SOUTH JORDAN, UT 84095	0.1911
526260352	HILLIARD, TIMOTHY R	825 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.1705
526260351	HOBBSON, DAVID CLARKE & LARISA ANNE	802 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.2213
526260330	HANSEN, ANTHONY T & LEAH M	341 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.1786
526260329	ZIMMERMAN, MICHAEL I	335 SONGBIRD LA	SARATOGA SPRINGS, UT 84045	0.1626

Re-Zone List

Name	Owner	Address	City, State, Zip	Area(Acres)
526260328	REASON, MICHAEL A	3130 IOWA AV	OGDEN, UT 84403	0.1814
526260329	BOYER, PAIRICK D	318 E ISLAND RD	SARATOGA SPRINGS, UT 84045	0.1898
526260326	PHILLIPS, RYAN I & MARLA J	310 ISLAND RD	SARATOGA SPRINGS, UT 84045	0.1942
526260327	DAVILA, HERBERT & FATIMA	822 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.2065
526260360	NELSON, LINDA I	863 ISLAND RD	LEHI, UT 84045	0.2241
526260361	KUESCH, NEYMOND CLAIR & CHILRY ANN	303 ISLAND RD	SARATOGA SPRINGS, UT 84045	0.2478
526260355	MENSHEN, SVEN D & NICOLE L	295 ISLAND RD	SARATOGA SPRINGS, UT 84045	0.1698
526260358	KILGORE, VICTOR & PARM I	284 ISLAND RD	SARATOGA SPRINGS, UT 84045	0.2426
526260356	ADAMS, KELI WOOD & WALLER	844 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.2062
526260357	GILL, B A JR & CAROLS	100 ROX 57	MIDLOTHIAN, VA 23113	0.2287
526250162	PRICE, RONALD D & CORDILIA J	257 COVE RD	SARATOGA SPRINGS, UT 84045	0.272
526600230	CLAWSON, SUZANNE CHRISTIANSEN	241 COVE RD	SARATOGA SPRINGS, UT 84045	0.2453
526600231	MACKEY, ROBERT R & CINDY K	862 BECK CT	SARATOGA SPRINGS, UT 84045	0.3286
526600235	FERRY, COLLEEN	865 BECK CT	SARATOGA SPRINGS, UT 84045	0.2722
526600238	ROE, GENA M	870 TEAL RD	SARATOGA SPRINGS, UT 84045	0.2167
526600236	WILLARD, RICHARD H & DONNA A	853 BECK CT	SARATOGA SPRINGS, UT 84045	0.279
526600237	STOTT, ALLEN K & DIANNA M	856 TEAL RD	SARATOGA SPRINGS, UT 84045	0.2508
526600251	PATERSON, KYLE R	869 S TEAL RD	SARATOGA SPRINGS, UT 84045	0.2634
526250140	JOHNSON, LARRY A & ERIKA T	870 COVE RD	SARATOGA SPRINGS, UT 84045	0.279
526600252	SALMON, TED TRACE & LINDA DEAN	149 COVE RD	SARATOGA SPRINGS, UT 84045	0.27
526600253	DEDRICKSON, PAUL A & TONYA	127 COVERD	SARATOGA SPRINGS, UT 84045	0.3295
526250139	CARROLL, DAVID G	100 REDWING CT	SARATOGA SPRINGS, UT 84045	0.2248
526250138	SELLERS, JARED A & DANIELE N	92 REDWING CT	SARATOGA SPRINGS, UT 84045	0.1971
526250137	CARLSON, RICHARD L & VICTORIA	78 REDWING CT	SARATOGA SPRINGS, UT 84045	0.1846
526250136	FEDERAL NATIONAL MORTGAGE ASSOCIATION	PO BOX 650043	DALLAS, TX 75265	0.1757
526250135	PAHL, THOMAS B & VALERIA K	54 REDWING CT	SARATOGA SPRINGS, UT 84045	0.1696
526250134	GIBBS, JENNIFER L	44 E REDWING CT # 134	SARATOGA SPRINGS, UT 84045	0.1864
526250132	HAHN, EMIL N & GAYLENE	32 REDWING CT	SARATOGA SPRINGS, UT 84045	0.1653
526600202	COON, SHAUN D & SARA	20 REDWING CT	SARATOGA SPRINGS, UT 84045	0.2341
526600204	MANGAN, ROBERT & ELZA	107 HERON CT	SARATOGA SPRINGS, UT 84045	0.2475
526600205	STEVENS, RICHARD & MARY	6817 E PAKAGON WY	ORANGE, CA 92667	0.1969
526600206	THALMAN, TORY R & GINA M	13745 S 7300 W	HERRIMAN, UT 84096	0.1808
526600207	DICKEY, JOSEPH & NATALIE	69 HERON CT	SARATOGA SPRINGS, UT 84045	0.1598
526600208	EVANS, MARY KAY	61 HERON CT	SARATOGA SPRINGS, UT 84045	0.1718
526600209	KENT, MARLON H & SHERILYN J	49 HERON CT	SARATOGA SPRINGS, UT 84045	0.2107
526600210	MCELWAIN, ARTHUR C & ALICE J	37 HERON CT	SARATOGA SPRINGS, UT 84045	0.1877
526600254	SARATOGA SPRINGS OWNERS ASSOCIATION INC	25 HERON CT	SARATOGA SPRINGS, UT 84045	0.2251
526600212	DE GREY, IAN D (ET AL)	34 HERON CT	SARATOGA SPRINGS, UT 84045	0.1039
526600213	ZINN, RICHARD & AMY	36018 CORTE PAVIA	MUNRIETA, CA 92562	0.2292
526600214	HOSH, CAROLEE	56 HERON CT	SARATOGA SPRINGS, UT 84045	0.1928
526600215	REDDING, MARY CHRISTINE	68 E HERON CT	SARATOGA SPRINGS, UT 84045	0.1945
526600216	FLEMING, JACOB D & CAMIL	80 HERON CT	SARATOGA SPRINGS, UT 84045	0.1838
526600217	DELGADILLO, JOSE	92 HERON CT	SARATOGA SPRINGS, UT 84045	0.1748
526600218	HUNGER, MERLYN	102 HERON CT	SARATOGA SPRINGS, UT 84045	0.191
526600255	SARATOGA SPRINGS OWNERS ASSOCIATION INC	PO BOX 35	SARATOGA SPRINGS, UT 84045	0.0992
526600219	WILSON, MICHAEL J & HOLLIE O	122 HERON CT	SARATOGA SPRINGS, UT 84045	0.2233
526600220	WESTON, ADAM LUND & GAYLA NELSON	130 COVE RD	SARATOGA SPRINGS, UT 84045	0.2072
526600221	JUDKINS, JEREMY P	142 COVE RD	SARATOGA SPRINGS, UT 84045	0.2024
526600222	BREEDLOVE, WILLIAM JR (ET AL)	154 COVE RD	SARATOGA SPRINGS, UT 84045	0.2024

Re-Zone List

Name	Owner	Address	City, State, Zip	Area(Acres)
526600223	BACKUS, RENAID F & CHARLEEN J	166 COVE RD	SARATOGA SPRINGS, UT 84045	0.2074
526600224	WILCOX, FRANCES & MARK C.	174 COVE RD	SARATOGA SPRINGS, UT 84045	0.2024
526600225	BUDGE, DARRIN S	186 COVE RD	SARATOGA SPRINGS, UT 84045	0.2033
526600226	CHRISTIANSEN, CLAY R & KATHARINA K	204 COVE RD	SARATOGA SPRINGS, UT 84045	0.2236
526600211	SARATOGA SPRINGS OWNER ASSOCIATION INC	218 F COVE RD	SARATOGA SPRINGS, UT 84045	1.1982
526600227	GHSON, MICHAEL J & KAREN G	232 COVE RD	SARATOGA SPRINGS, UT 84045	0.2795
526600228	TRENIDLER, MIKILA I.	244 COVE RD	SARATOGA SPRINGS, UT 84045	0.3152
526600229	RUPP, GLADE & MELODY	849 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.3523
526260362	KROPUSHIEK, DAVID L & MOANA	841 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.2122
526260363	GONZALEZ, JORGE G & MARCELA	827 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.3288
526260365	WALKER, SHAWN	821 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1755
526260366	BRAILSFORD, STEVEN & AMY	813 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260367	CHRISTENSEN, TROY D	807 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260368	BEAU, CAROL	801 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260369	OVIATT, KEVIN & JACQUELYN R	797 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260370	THORN, JARED DALTON & RIKKIE LYN	791 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260371	FAULT, MATT & AMBER	785 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260372	PRINS, DANIEL & VIVEN K	781 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.16
526260373	BRADLEY, MICHELLE	778 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1924
526260339	JOHNSON, SCOTT L & WENDY A	775 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1626
526260374	BROWN, NANCY S	767 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.167
526260375	BIRD, BRENNLY D	755 S SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1657
526260376	PAYNE, BENJAMIN I	762 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.2245
526260340	MC CANDLESS, STEVEN I	403 CATTAIL CT	SARATOGA SPRINGS, UT 84045	0.2331
526260341	COLEMAN, DAN J & JANA R	411 CATTAIL CT	SARATOGA SPRINGS, UT 84045	0.4082
526260342	KUMF, RONALD & IRMA Y	412 CATTAIL CT	LEHI, UT 84043	0.2157
526260346	DAVIES, RO C & SUSAN F	398 CATTAIL CT	SARATOGA SPRINGS, UT 84045	0.2523
526260347	MCLAUGHILAN, JASON R & VONNIE A	388 CATTAIL CT	SARATOGA SPRINGS, UT 84045	0.2508
526260377	REVAN, MICHAEL	731 SARATOGA DR	SARATOGA SPRINGS, UT 84045	0.1892
526260378	WILBUR, MICHELE & DAVID B	2790 E CREST RD	SARATOGA SPRINGS, UT 84005	0.1883
526950006	BUNJES, EDWIN D	2790 E CREST RD	EAGLE MOUNTAIN, UT 84005	0.0409
526950005	BUNJES, EDWIN D	729 LAGUNA CV	EAGLE MOUNTAIN, UT 84005	0.0409
526950004	LEUKEL, JOYCE W	727 LAGUNA CV	SARATOGA SPRINGS, UT 84045	0.0409
526950003	KRISTKEITZ, KARL	725 LAGUNA CV	SARATOGA SPRINGS, UT 84045	0.0474
526950002	WOLSEY, TERRANCE & JANET	284 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630002	PACKARD, JOHN B & ANTONELLA	280 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630001	WELLS, ORIS J & ALICE A	290 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0638
526630004	JOHNSON, DEENA	286 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0646
526630003	MC KINNON, LOMAL	305 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0657
526630072	LA PEARLE, WILLIAM ALAN & HANNELORE B	2848 W CHESTNUT ST	LEHI, UT 84043	0.068
526630071	RED ROCK MANAGEMENT GROUP LLC	294 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0646
526630006	MURPHY, ELIAS S JR & ROMA JEAN	292 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0649
526630005	MYERS, LAWRENCE RONALD & CONSTANCE GAILA	2125 N 1450 E	PROVO, UT 84604	0.0647
526630008	REDD, BRANDT C & JULIE A	298 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0644
526630007	NEWTON, RICHARD W & JANETT	304 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0651
526630009	JOHNSON, KEITH J	306 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0651
526630010	FOLAU, IUKO & PATRICIA	311 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0692
526630070	SMITH, WALLACE E & TERI RAE	315 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0678
526630069	CARLSON, DONALD BREIF	319 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0668
526630068	WILSON, DR BRICE N & CAROLYN P			0.0668

Re-Zone List

Name	Owner	Address	City, State, Zip	Area(Acres)
526630067	SINCLAIR, REGAN & JENNIFER	323 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.1681
526630066	DRAPEK, W PAUL & CAKEY V	325 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0648
526630065	CHRISTENSEN, WILLIAM B & CHRISTIENA R	7149 S 2825 E	SALT LAKE CITY, UT 84121	0.0664
526630064	WHILE, LYNN C & LLAH	333 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0678
526630063	PAVIA, LEONARD P & JUDITH C	337 PAVILION CIR # 63	SARATOGA SPRINGS, UT 84045	0.0673
526630012	TANNFR, ROBERT H & BONNIE J	312 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.068
526630011	INFANGHER, PAMELA W	310 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630061	CRAGHEAD, SAMUEL JOHN	339 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.068
526630062	THURMAN, ROHALD K & RHEA S	343 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630013	OLIVER, KORIN	314 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.068
526630014	ROJAS, GABRIEL & MELANIE	316 PAVILION CIR	WEST JORDAN, UT 84084	0.0642
526630057	SMITH, MERLIN & MARGIE L	3876 CENTER VIEW WY	SARATOGA SPRINGS, UT 84045	0.0646
526630058	BEERE, GWEN	348 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630060	SERVER, JOSEPH & MYRNA V	354 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0679
526630059	SERVER, CONCHA B	352 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630049	COOLEY, CRAIG H & JOLENE H	363 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.068
526630050	SMITH, EUGENE E & MARLENE C	359 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0679
526630015	WHITE, MARY ANN & RICHARD DEAN JR	318 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0677
526630016	RAINES, WILLIAM V & BARBARA M	320 E PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0643
526630055	HAWKINS, RILLIE (ET AL)	342 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0638
526630017	BLACKBURN, CLYDA RAE	322 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0671
526630018	JUDY, JOHN & LINDA	324 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0671
526630019	ROSS, LYNN C & JUDY B	328 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0669
526630020	BAKER, JEAN M	330 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630054	BOCKMAN, RICHARD L	336 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630053	KELSEY, GAIL W & MIRALEE	334 PAVILION CIR	SARATOGA SPRINGS, UT 84045	0.0666
526630051	DIXON, DONALD ROMNEY & DIANE S	355 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0674
526630052	HIGREE, J MARVIN & ETHELYNN G	351 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0684
526630022	LESTER, TERRY I & LARENE	368 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0686
526630021	CALL, JOLAYNE L	364 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0682
526630024	THORNTON FAMILY LLC	374 MARINA CIR	SARATOGA SPRINGS, UT 84045	0.0681
526630023	JEPSON, FRED C & JUDITH A	372 MARINA CIR	SARATOGA SPRINGS, UT 84045	8.4635
660580001	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	SALT LAKE CITY, UT 84150	29.5888
580370027	UTAH COUNTY	100 E CENTER	PROVO, UT 84606	2.4545
580370500	STREET ON BOOK 58 PAGE 37	Error: getting the mailing street.	Error: getting the mailing address.	3.0516
580370700	UTAH COUNTY	100 E CENTER	PROVO, UT 84606	0.7495
580370014	UTAH COUNTY	515 UNIV	PROVO, UT 84601	13.0898
580370003	ALII LLC (ET AL)	PO BOX 1070	RIVERTON, UT 84065	10.113
580370039	LIEBER MANAGEMENT CO	2192 E 2700 S	SALT LAKE CITY, UT 84109	14.7758
580364034	SMITH, LEE J & JOY P	9754 N 8000 W	LEHI, UT 84043	24.7408
580360028	SARATOGA QUARTER HORSES LLC	2867 WILLOW PATCH RD	LEHI, UT 84043	31.2496
580364036	LOVATO, ANTHONY B & CHRISTOPHER	4501 S 2700 W	LEHI, UT 84043	5.0032
580360040	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119	15.7423
580360038	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119	51.1304
580360009	UTAH COUNTY	710 W VEELEY LA	PROVO, UT 84601	138.5489
580360010	CHIU, RICHARD H & PATRICIA M	1791 W 11400 S	ANNANDALE, VA 22003	9.4514
401780003	INTERMOUNTAIN EQUINE REPRODUCTION CENTER INC	1366 IRINNAMAN LA	SOUTH JORDAN, UT 84095	10.9082
580350026	CARLTON, LORRAINE E	1060 N 790 E	LEHI, UT 84043	18.5417
580350027	EVANS, DONALEE M JONES	2295 REDWOOD RD	LEHI, UT 84043	9.8073
512310010	RASMUSSEN, CLYDE K & ILA R	2295 REDWOOD RD	SARATOGA SPRINGS, UT 84045	

Area(Acres)

Re-Zone (Isl)

Name	Owner	Address	City, State, Zip
650120606	THOMPSON, NICHOL & KATHERINE	628 N PHEASANT LA	SARATOGA SPRINGS, UT 84045
580330189	LAWRENCE, PETER R & SYLVIA M	PO BOX 297	LEHI, UT 84043
580330294	LAWRENCE, JAN W & GARY R	PO BOX 319	LEHI, UT 84043
580320123	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
580320121	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
667710003	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
667710004	WESTRIDGE PROPERTY MANAGEMENT LLC	1912 W 930 N	PLEASANT GROVE, UT 84062
580320123	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
580320076	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
580320112	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 146520	SALT LAKE CITY, UT 84114
667710002	WESTRIDGE PROPERTY MANAGEMENT LLC	1912 W 930 N	PLEASANT GROVE, UT 84062
580320113	SHINSEL, SHARON L	444 N 1050 E	AMERICAN FORK, UT 84003
515080002	JACKSON, RUSSELL	775 W 1200 N STE 100	SPRINGVILLE, UT 84663
515080003	LANDROCK, LLC	70 N MAIN ST	BOUNTIFUL, UT 84010
580320133	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 14840	SALT LAKE CITY, UT 84114
515080001	LANDROCK, LLC	70 N MAIN ST	BOUNTIFUL, UT 84010
580320115	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY, UT 84119
580350055	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 14840	SALT LAKE CITY, UT 84114
580350056	LEGARE, ROGER WALTER	1260 FEDERAL HEIGHTS DR	SALT LAKE CITY, UT 84103
401780012	WILSON, MARK A & LEANN J	7676 REDWOOD RD	SARATOGA SPRINGS, UT 84045
401780007	UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 14840	SALT LAKE CITY, UT 84114
580370012	BROTHERS, GARNAL	9875 W 7200 N	LEHI, UT 84043
526630075	SARATOGA SPRINGS SUB ASSOCIATION INC	10363 W 6550 N	LEHI, UT 84043
526260364	BARTLETT, JAMES A & CARRIE Y	835 SARATOGA DR	SARATOGA SPRINGS, UT 84045
526250101	UDOT	825 N 900 W	OREM, UT 84057
580380036	ROBBINS, MARGARET A	PO BOX 37	HYRUM, UT 84319
580380032	MCLACHLAN, SCOTT COOPER & JULIE A	PO BOX 37	LEHI, UT 84043
580380029	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	12TH FLOOR 50 E N TEMPLE	SALT LAKE CITY, UT 84150
512310025	MILSSON, LOYAL DOUGLAS & RENAE R	7215 REDWOOD RD	LEHI, UT 84045
512310019	HANCOCK, KATHRYN H	7253 REDWOOD RD	SARATOGA SPRINGS, UT 84045

EXHIBIT C

(to ORDINANCE NO. 10-11 (8-24-10))

[Here attach copy of minutes of the August 17, 2010 public hearing and meeting of the Planning Commission.]



CITY OF SARATOGA SPRINGS

Planning Commission Meeting Tuesday, August 17, 2010 Meeting held at the Saratoga Springs City Offices 1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:41 P.M.

Present:

Commission Members: Hannah Thiel, Chris Strickland, Earl Halvas, Kristen Hood, Cassie Gross

Absent Members: Joe Hudson, Dennis Brown

Staff: Lori Yates, Jim McNulty Sarah Carroll, Spencer Kyle, Jeremy Lapin, Todd Godfrey

Others: Gerald Kammerman, Ron Phillips, Roger Child, Chris Bramhall, Matt Riffkin, Doug Woodruff, William Hohle, Clyde Rasmussen, Mary Ellen Evans, Aaron Evans, Bud Andres, Laurie Johnson, Mr. Johnson, McKay Edwards, Darrell & Chris Wendel, Andrew Webster, Charlie Heaton, Jim and Carrie Bartlett, David Fike, Cecil Tuley, Jennifer Klingonsmith, Kevin Morris, John and Dorothy Deardan, Wayne Carlton, George Lawson II, Michelle Wallace, Katie Jeppson, Alec Jeppson, David Funk, Rob Foster, Mary Foster, Terry Kohler, Cathy Leonard, Carson Robbins

Pledge of Allegiance led by Kristen Hood

Hannah Thiel opened the public input.

Darrel Wendell asked if the City could address sound levels associated with vehicle noise. He indicated that the City has equipment to do so.

Clyde Rasmussen expressed concerns with the Lehi-Fairfield Road and the lack of care and maintenance along the road. He stated that no outside traffic should be allowed on Lehi-Fairfield Road.

Aaron Evans stated that he has spoken with the County about placing signs along Lehi-Fairfield Road indicating that it is a no outlet road; however, this has yet been done by the County. He indicated that additional privacy signs should be put in place. He indicated that he is pleased with the opening of Center Street in this area.

Darrell Wendell suggested that a sign be put in place indicating that it is not a through street. He indicated that due to the rain in previous weeks, it has created a lot of debris that drains into the canal.

Hannah Thiel closed the public input.

4. Public Hearing: Proposed Revisions to the Land Development Code (Chapter 19.26 Planned Community Zone).

Jim McNulty presented the proposed amendment to the Land Development Code, Chapter 19.26 Planned Community Zone. Jim addressed the proposed amendments with the Planning Commission. Staff recommends approval of the proposal.

Chris Bramhall, CPB, legal counsel, took a few minutes to describe the proposed amendment to the Planning Commission.

Hannah Thiel opened public input.

McKay Edwards, a consultant with the Land Trust, stated that he is interested in the future of the City. He stated that the Land Trust has land near Saratoga Springs. He indicated that there is a large threshold to work with; however, he has limited land and landowners to deal within the area.

Hannah Thiel closed public input.

Cassie Gross clarified that the Planned Community Zone is already adopted and that this is a proposed amendment. Cassie asked Todd Godfrey, legal counsel, about adding a definition of District Area Plan to the Planned Community Zone text. Todd stated that there would be no downfall to adding it. She also asked for clarification on the wording in paragraph 2, of Section 19.26.130. Todd stated that this allows the Council to ask for more detail in the District Area Plan.

Cassie Gross recommended that the Planning Commission be incorporated throughout Section 19.26.130 were it refers to the approval by the City Council. Todd Godfrey indicated that this could be incorporated, and felt that it would not be a problem.

Chris Strickland agreed with Cassie Gross about adding the Planning Commission to the specified sections of the prepared text.

Kristen Hood had no concerns at this time.

Hannah Thiel stated that Section 5.b. was addressed appropriately. She also addressed the open space in Section 5.d.

Motion was made by Cassie Gross and seconded by Earl Halvas to recommend approval of the proposed Revisions to the Land Development Code (Chapter 19.26 Planned Community Zone) to the City Council.**Subject to:**

1. Adding the words Planning Commission to Section 19.26.130 (2)(h), (5)(a)(b)(bi),(bvii) (5)(c)(cviii), (5)(d), (7) and (8).
2. Adding a definition to the District Area Plan in Section 19.26.020

Motion was amended by Cassie Gross and seconded by Earl Halvas to amend the previous motion subject to striking the words (up to) from Section (7)(i).**5. Public Hearing: Proposed Annexation, General Plan Amendment and Zoning for the Saratoga Springs City Center for properties located at approximately 300 North to 1200 South and Redwood Road to 1600 West; Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, Inc. owner; Property Reserve Inc., applicant.**

Jim McNulty presented the proposed Annexation, General Plan Amendment and Zoning for the Saratoga Springs City Center. Staff recommends approval based on findings as indicated within the staff report.

Hannah Thiel opened public input for items #5 and #6.

Aaron Evans indicated that he does not want to be a part of the City. He sees no benefit to being a part of the City. He also asked who will be making improvements to the Lehi-Fairfield Road. He asked what the City will do for residents who don't want to be a part of the City.

James Bartlett, resident of the Saratoga Springs Development, stated that he is saddened that this is coming to the area. He indicated that he would like the area to stay agricultural.

McKay Edwards, a consultant with the Land Trust, expressed his concerns with having an appropriate amount of open space. He also stated that the City needs to have a large area of green space to allow for future regional parks.

Darrell Wendell stated that he would like a guarantee that his property will continue to have animal rights. He also expressed concerns with the infrastructure in the area. He also addressed a concern with the possible locations of future church buildings in the area. He suggested that the churches be located on the outer edge of the development. He also touched on how narrow the streets are within current City developments.

William Hohle expressed his concerns with the loss of animal rights to his property. He would like to see that his rights stay maintained.

Sarah Carroll asked that the property owners submit in writing what their property is allowed for as far as for animal rights. These written statements will be kept on record.

Chris Strickland asked if an accommodation would be considered and their limitations. Jim McNulty stated that this item would need to be reviewed with legal counsel; staff does not have an answer at this time.

Earl Halvas stated that some sort of allowance should be considered.

Jim McNulty stated that possible animal rights protection concerns will be addressed with the City Council and the City's legal counsel at a later date.

Mary Ellen Evans indicated that their property is allowed 100 animals which is regulated by their water rights. She also stated that there has been a lack of any regard to the property owners with agricultural rights.

Charlie Heaton asked why farm lands are being used for development and not being preserved. There are other properties within the City that could be developed.

Carrie Bartlett expressed her support of the farm lands within the proposed area. She also stated that this will be a large impact to the City.

Kevin Morris stated that he enjoys the wide open space near his home. He stated that he is concerned with the drainage system near and around his home and what this may do to his property. He indicated that he has had flooding in the past.

Dorothy Dearden asked if once the annexation is approved would those properties have the same right as before. Jim McNulty stated that those properties would be grandfathered in with the right of what was previously allowed.

Jennifer Klingonsmith asked for clarification of the Planned Community Zone. She also asked that the agricultural areas be preserved.

Bud Andes stated that he is disappointed that this land is not staying agriculture near the Sunrise Meadows development. He expressed his concerns with the farm lands that will be affected with this annexation. He stated that he moved to the City because of these large agricultural properties.

Carson Robbs stated that his property is agriculture and would like to see that the rights of his property not be disturbed.

Aaron Evans indicated that the City has agreed to grandfather his property, but if he were to sell his property he asked that those rights stay with the property and potential new owners.

Roger Child gave the history and background of the property that is being annexed. At this time, they don't have any plans to develop the property. The new zone will allow for modern regulations. The church is still planning on farming the land for years to come and preserving the agricultural protection rights they enjoy. The landowners have the best interest for their property and surrounding property owners in mind. They are working with the City to allow for a long term vision for the property.

B.A. Gill suggested that a grandfather clause be granted to allow the same rights the property owners have now.

Aaron Evans stated that he wants his property rights to be left alone.

Hannah Thiel closed public input.

Cassie Gross sympathized with the property owners who have agricultural property. She also stated that this is the right thing for the City. She also asked legal counsel for clarification on some of the proposed zoning areas. Todd Godfrey indicated that those lands indicated on the map are for roadway dedication.

Earl Halvas stated that he too is concerned with those residents and their rights to the property.

Chris Strickland expressed his sympathy for current residents in the agriculture zone, but indicated that the City needs to look at the future and the effects on the City. He suggested an allowance be given to the property owners.

Kristen Hood was excited to see what this proposal will provide to the City in the future. She also felt that the property owners right should be reviewed.

Hannah Thiel indicated that this is a great opportunity but understands that this process will take time. She indicated that the planning process has had a great deal of time spent on it and that it will take a number of years for this to develop.

The Planning Commission and staff discussed the proposed zoning.

Motion was made by Chris Strickland and seconded by Earl Halvas to recommend approval of the proposed Annexation for the Saratoga Springs City Center to the City Council for properties located at approximately 300 North to 1200 South and Redwood Road to 1600 West; Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, Inc. owner; Property Reserve Inc., applicant. Aye: All

Subject to:

1. Including the District Area Plan approval along with the recommendation that the proposed agricultural properties possibly be placed in a new agricultural zone that would be similar to the current County agricultural zone subject to the advice given by legal counsel.

Motion was made by Hannah Thiel and seconded by Earl Halvas to recommend approval of the proposed General Plan Amendment and Zoning for the Saratoga Springs City Center to the City Council for properties located at approximately 300 North to 1200 South and Redwood Road to 1600 West; Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, Inc. owner; Property Reserve Inc., applicant. Aye: Hannah Thiel, Earl Halvas, Chris Strickland and Kristen Hood. Nay: Cassie Gross

Subject to:

**1. Annexation and separate designation for the agricultural properties.
2. Annexation and separate designation for the Medium Density Residential and High Density Residential properties.**

Subject to staff findings dated August 17, 2010.

6. Public Hearing: Proposed General Plan Amendment and Rezoning for the Saratoga Springs City Center for properties located at approximately 1000 North Redwood Road, as well as 400 South Redwood Road (east side of road); Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, Inc., owner; City of Saratoga Springs, applicant.

Jim McNulty presented the General Plan Amendment and Rezoning for property that is already located within the City boundaries. Staff recommends approval based on staff findings.

Motion was made by Cassie Gross and seconded by Chris Strickland to recommend approval of the proposed General Plan Amendment and Rezoning for the Saratoga Springs City Center to the City Council for properties located at approximately 1000 North Redwood Road, as well as 400 South Redwood Road (east side of road); Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, Inc. owner; Property Reserve Inc., applicant. Aye: All

Subject to staff findings dated August 17, 2010.

Subject to:

1. Changing the property located on corner of 400 South and Redwood Road, as well as the property located at approximately 400 South 400 East (utility substation) from Agricultural to Mixed-Use on the Land-Use map.

Five minute break at this time (9:31 p.m.)

7. Public Hearing: Proposed additions and modifications to the Saratoga Springs Master Transportation Plan; City of Saratoga Springs, applicant.

Jim McNulty presented the proposed additions and modifications to the Saratoga Springs Master Transportation Plan. Jim then turned the time over to Matt Riffkin from InterPlan.

Matt Riffkin gave a brief presentation on the proposed freeway, Pioneer Crossing connection and other changes proposed to the existing Master Transportation Plan.

Hannah Thiel opened public input.

Dan Harrison indicated that he would like to see the interchange directed away from the Sunrise Meadows Development.

Andy Webster stated that he would appreciate sound barriers and that the interchange be kept away from the Sunrise Meadows development.

Charlie Heaton suggested that option 2 (State Road 73 and Pioneer Crossing connection) of the proposed transportation plan would work for the area.

Michelle Wallace suggested that the interchange be kept away from 800 West. She also suggested that sound barriers be put in place.

Mary Ellen Evans stated that the roads were adequate prior to all of the building that has occurred in the area.

David Funk expressed concerns with the presented proposals and what this will do to the access of the schools and the Four Corners area. He suggested that the City consider all possible options.

McKay Edwards, a consultant with the Land Trust, expressed concerns with the alignment of the proposed Mountain View Corridor plan. He stated that there is a major disconnect which needs to be resolved prior to approval.

Bud Andies stated that he felt that option 3 (State Road 73 and Pioneer Crossing connection) would be more feasible.

Hannah Thiel closed public input.

Chris Strickland indicated that the intent is to lessen the traffic impact for the residents and to provide the best solution.

Earl Halvas had no comments at this time.

Cassie Gross felt that option 1 (State Road 73 and Pioneer Crossing connection) would be more fluid than the other proposed plans.

Hannah Thiel stated that this is an acceptable plan.

Motion was made by Chris Strickland and seconded by Kristen Hood to recommend approval for the proposed additions and modifications to the Saratoga Springs Master Transportation Plan to the City Council; City of Saratoga Springs, applicant.

8. Public Hearing: Proposed District Area Plan for the Saratoga Springs City Center for properties located at approximately 1000 North Redwood Road, as well as 400 South Redwood Road (both east and west); Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, Inc., owner; Property Reserve Inc., applicant.

Jim McNulty presented the proposed District Area Plan.

Ron Phillips presented a power point presentation of the District Area Plan and the opportunities that it will bring to Saratoga Springs.

Doug Woodruff, consultant landscape architect, presented the open space model to the Planning Commission.

Hannah Thiel opened public input.

McKay Edwards stated that he supports the accomplishments that have been completed with this project and supports the District Area Plan that has been presented tonight.

Hannah Thiel closed public input.

Cassie Gross stated that she is pleased with the plan and how well written it is. She also stated that it is tailored to our City.

Earl Halvas also stated that he pleased with plan.

Chris Strickland stated that he is supportive of proposed District Area Plan.

Kristen Hood expressed her concerns with allowing the schools to be allowed as part of the open space. She indicated that she is pleased with the overall proposed project.

Hannah Thiel stated that she is impressed with the project.

There was discussion between the Commissioners, staff and applicant with allowing the school to be a part of the open space requirements.

Cassie Gross asked some general question regarding the Community Plan.

Motion was made by Earl Halvas and seconded by Cassie Gross to recommend approval for the proposed District Area Plan for the Saratoga Springs City Center to the City Council for properties located at approximately 1000 North Redwood Road, as well as 400 South Redwood Road (both east and west); Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, Inc., owner; Property Reserve Inc., applicant.

Subject to staff findings dated August 17, 2010.

9. Minutes

1. July 20, 2010.

Motion was made by Earl Halvas and seconded by Kristen Hood to approve July 20, 2010 minutes as written. Aye: All

10. Director's Report.

No items to discuss tonight.

Motion to adjourn at 11:07 p.m. was unanimous.

September 21, 2010
Date



Lori Yates
Lori Yates, City Recorder

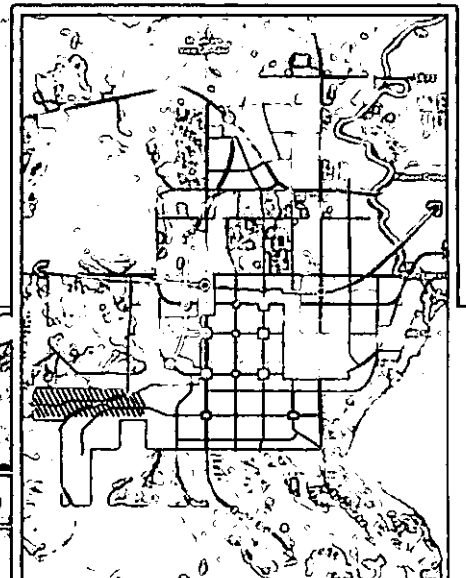
EXHIBIT E
(to Annexation Agreement)

ENT 5778:2011 PG 91 of 170

[Here attach copy of District Area Plan.]



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

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THE SARATOGA SPRINGS OPPORTUNITY

Rapid growth in Utah County, and especially the areas west and north of Utah Lake, presents a tremendous challenge as well as a wonderful opportunity. Forward-thinking planning and design can shape this growth into a wonderful place for people and families. This is a pivotal moment for Saratoga Springs and Utah County. It's an opportunity to create a model of community development in the Intermountain West, to be a new regional destination for quality jobs, shopping, recreation, and services, and to become a complete community for residents. This document provides an innovative plan to not just create housing for the new anticipated growth but to create a great place; a place that draws people from around the region and serves the neighborhoods and local residents by providing walkable town centers, plenty of open space and parks, nearby jobs and a diversity of housing options.

Not many cities have the opportunity to plan for the future of a property of this size in the center of their city. With the automobile, the pattern has been for suburbs to grow as bedroom communities, forcing long commutes. Saratoga Springs has put down its early roots as a bedroom community but, unlike most suburban cities, is fortunate that The Church of Jesus Christ of Latter-day Saints has held in reserve (as a welfare farm) a large area for a future city center that can provide jobs, shopping, and recreation close to home. Internal and external transportation connectivity is the one of the keys to creating the type of city center that is envisioned.

THE SARATOGA SPRINGS OPPORTUNITY

WHY HERE?

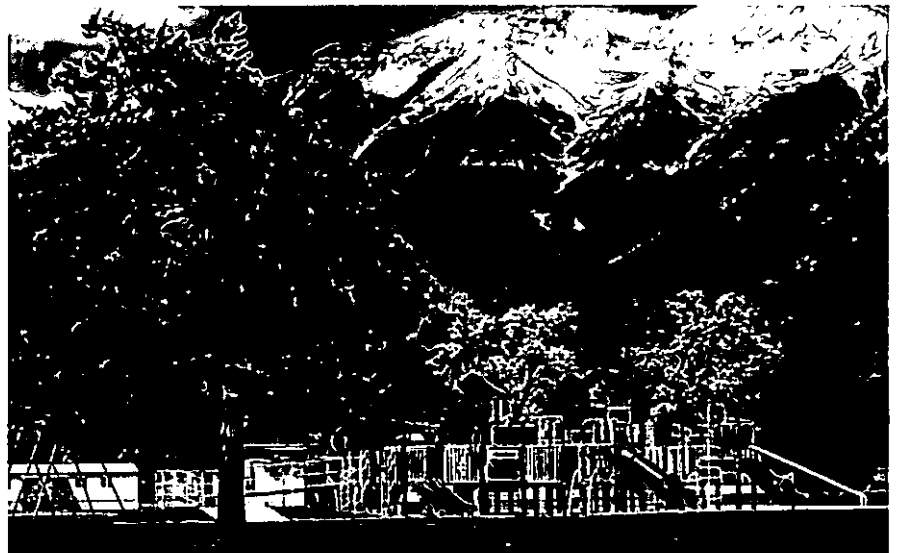
SARATOGA SPRINGS' STRATEGIC LOCATION

Saratoga Springs is the center point for transportation connections between Cedar Valley, Utah Valley and Salt Lake Valley. Existing arterials such as Redwood Road (north-south) and SR-73 (east-west), as well as Pioneer Crossing and Pony Express Parkway, both of which are under construction, will link the plan area to surrounding communities and other major transportation corridors. A future freeway route is planned, connecting the Saratoga Springs City Center to the Mountain View Corridor to the north and into the Cedar Valley to the west. With commuter rail and bus rapid transit stops also planned at the center of the plan area, new residents can expect seamless connections to most of Utah County and Salt Lake County.

WHY A PLACE LIKE THIS?

DESIGNING A COMPLETE COMMUNITY

Planned as a complete, mixed-use community, the Saratoga Springs City Center is designed around urban and neighborhood centers. The Plan emphasizes a diversity of housing options, walkable commercial and job centers, a resort area, open space, trails, schools and public gathering places throughout. In the face of mounting concerns about air quality and longer commute times, this Plan showcases how to build a compact and vibrant community with a short car, transit, walk or bike commute to home, work, shopping and recreational opportunities. The proposed community's size, compactness and proximity to services can also lead to a reduction in automobile travel, air pollution and resource consumption.



THE SARATOGA SPRINGS OPPORTUNITY

THE SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

Development Potential

This is a long range vision for this area – anticipated development will occur over the next 30 years. The rationale for doing such long range planning is to ensure that decisions made today do not block transportation and other opportunities, and will allow for efficient and wise future use of land. This District Area Plan is the first planning step for a large-scale planned community district. This planning stage establishes the overall amount of development that is approved for the property, as well as a vision for the property, in order to facilitate infrastructure planning. Later planning stages determine the exact location and detail of various uses. Variables that are outside of the control of the landowner and even of the City, such as the exact location and timing of construction of roadways and interchanges, make it inadvisable to tie down various land uses with precision at the District Area Plan stage. In fact, multiple land use and transportation scenarios are provided herein in order to provide additional flexibility to respond to such variables, although even within each scenario flexibility is to be provided in the location and specific details of uses.

This Saratoga Springs City Center District Area Plan grants the right to develop, in accordance with Section 19.26.130 of the City Code, 16,000 housing units and 10 million gross square feet of non-residential uses, at the discretion of the land owner, which includes the right to develop 20,620 equivalent residential units in accordance with the previously executed water agreement. Buildout of all these uses would mean a population range of 43,000 to 59,000 and approximately 17,000 jobs. Actual water needed to serve the development will be determined by applicable ordinances and engineering standards as development occurs. Open space will be provided within the ranges as set forth within this Plan.

The Plan was designed in collaboration with Saratoga Springs and in furtherance of the Saratoga Springs General Plan.

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

THE SARATOGA SPRINGS OPPORTUNITY

As Utah County grows, it is important to establish new job centers that provide high-wage employment accessible to residents. The Saratoga Springs City Center is positioned to provide that type of job center. Transportation accessibility is essential to facilitate such a job center. This community will be driven by its position as both a regional and neighborhood serving commerce center. Access to major multimodal transportation (major roadways and new transit) networks enhances the marketability of housing in the community and in attracting jobs and businesses to the area. Even with many jobs available within Saratoga Springs, some people will continue to commute to Salt Lake and Utah County job centers. All housing units will be within a close distance to major highways and/or high speed transit options for convenient commuting connections.

Current development trends indicate that corporations' and workers' concept of the ideal workplace is changing. Many companies are transitioning from single-use to multi-use or mixed-use environments, given workers' desire to live closer to work environments in order to spend less time commuting. In addition, companies are locating in places with more transportation options, usable open spaces, walkable environments, and retail amenities. There are some key components that are recognized as being essential, including a master plan with development guidelines supportive of the commercial core, a transportation system that is effective in moving people and goods, an educated labor force within a reasonable commuting distance of the work place, and the provision or existence of lifestyle quality indicators such as schools, cultural opportunities, and recreational opportunities. Urban design guidelines can help to achieve a high quality environment that stresses diverse opportunities for business, recreation, and entertainment, and aids in the preservation of the environment.

Mixed-use development encourages flexible and creative design as well as reduces the cost of public infrastructure. It is essential to develop land within and around the core in a mix of supportive land uses to provide office, shopping, recreational and cultural uses in close proximity to residents and employees.

Research indicates that well-executed planned communities can:

- Be developed as walkable, interconnected, transit-ready places
- Allow people to live closer to shopping, work, and recreation
- Offer a more diverse mix of housing types
- Preserve open space
- Allow for a comprehensive approach to infrastructure planning
- Promote community safety through around-the-clock presence of people

THE SARATOGA SPRINGS OPPORTUNITY

In summary, the Saratoga Springs City Center District Area Plan makes sense for Utah County. It establishes a center of activity and accommodates a portion of the large forecast of new jobs and housing units. This mixed-use environment will improve the area's jobs to housing balance, enhance the area's economic sustainability, provide connectivity and accessibility that will reduce traffic congestion, and contribute to the regional economy. This District Area Plan is designed to ensure that this part of Utah County reaches its potential.

What Types of Development Are Possible?

In an active mixed-use community there exists an opportunity to develop a diversity of building and place types. The community will range from traditional single family types to mixed-use town centers and job centers. Extensive trail systems, transit service and walkable distances to commercial services and jobs characterize the Saratoga Springs City Center District Area Plan. With less reliance on the automobile and increased emphasis on creating community, new mixed-use development types are possible.

Jobs and Housing Balance

The creation of housing near job sites should also be a priority to prevent escalation of commuting costs and time. Failure to deal with workforce housing issues will certainly diminish the region's ability to compete in an increasingly global economy. A healthy jobs/housing balance means a decrease in long commutes and an increase in time to spend in the community.





SARATOGA SPRINGS CITY CENTER DISTRICT AREA OVERVIEW

SARATOGA SPRINGS TODAY

Existing Land Use

The existing land use in the plan area is primarily agriculture. The pressures of population growth on all four sides of the property make continuation of agriculture in this area challenging. At the request of, and in collaboration with, the City of Saratoga Springs, this Plan was developed to contribute towards an attractive community while developing a broad range of housing and employment uses. An intentional result of being smart with the land is that growth will use less agriculture and natural land to accommodate a substantial number of housing units and jobs, due to the compact plan and small footprint.

SARATOGA SPRINGS CITY CENTER DISTRICT AREA OVERVIEW

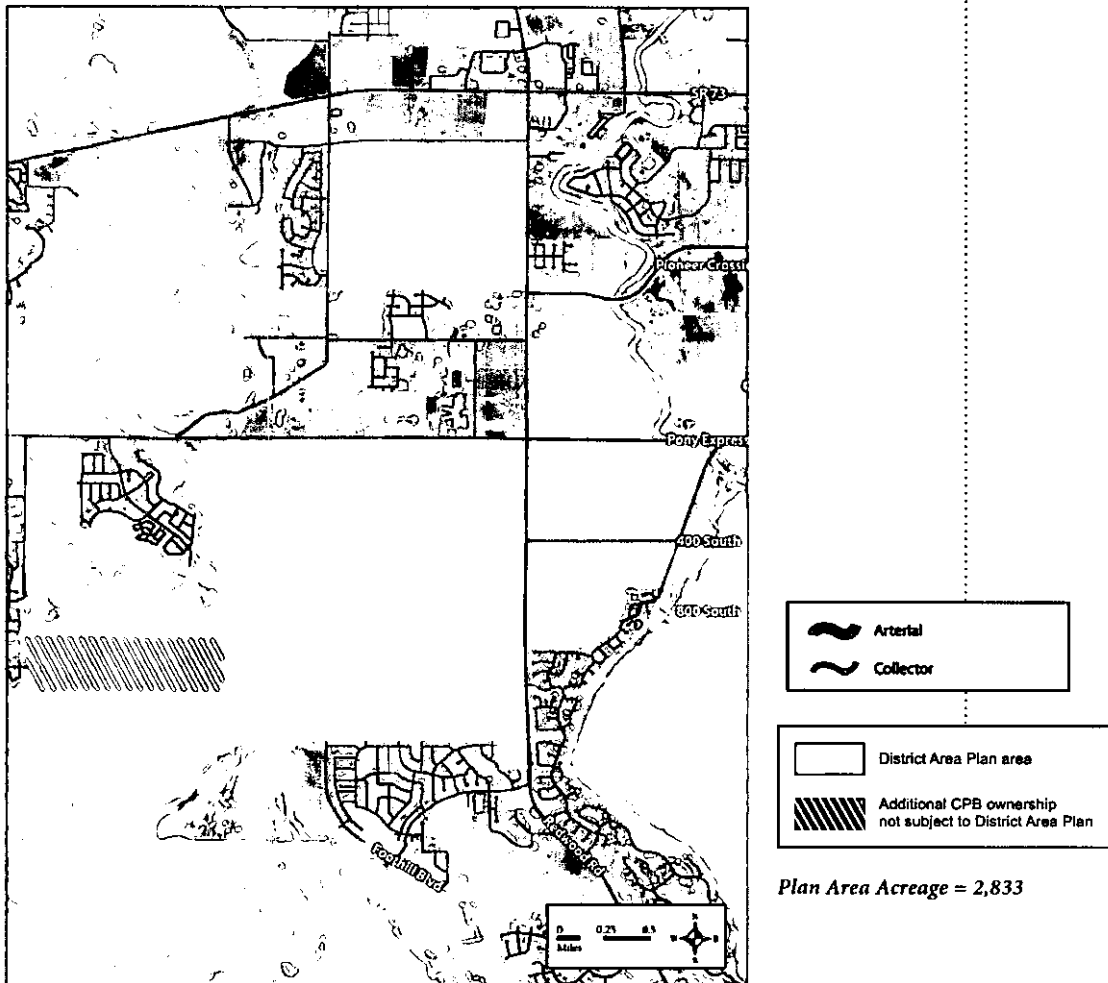
Natural Landscape

The plan area is set in the beautiful Utah Valley with the dramatic backdrop of the Wasatch Mountains to the east and Lake Mountain to the west. Utah Lake is just southeast of the plan area.

Environmental Constraints

There are a variety of natural features in the region; however, the plan area consists of a large swath of flat agricultural land that is relatively free of natural constraints. Steep slopes characterize the Lake Mountain range to the west. Both Utah Lake and the Jordan River present great opportunities as amenities to the community.

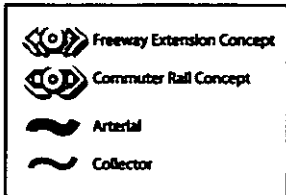
Plan Area Map and Current Transportation System



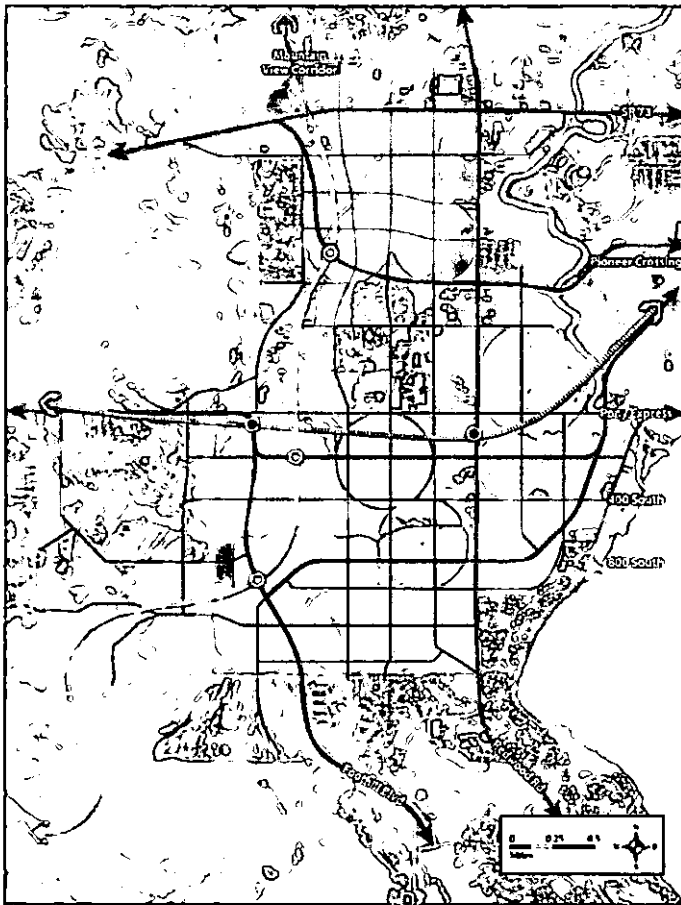
Plan Area Acreage = 2,833

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

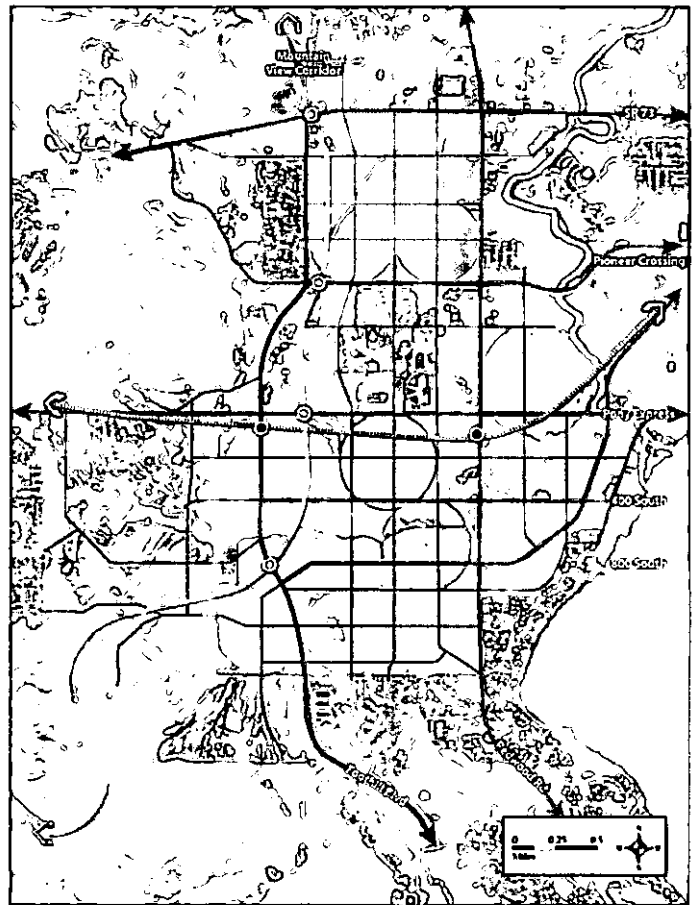
This Plan provides a vision for the future of the Saratoga Springs City Center. This section describes the elements of a plan to guide the development of a great community, including descriptions of the transportation system, street concepts, urban design guidelines, place types and densities, and a concept plan that pulls together all the Plan elements. Six alternative scenarios are described, each of which is consistent with an overall vision for the property.



Proposed Transportation Network - Option 1



Proposed Transportation Network - Option 2



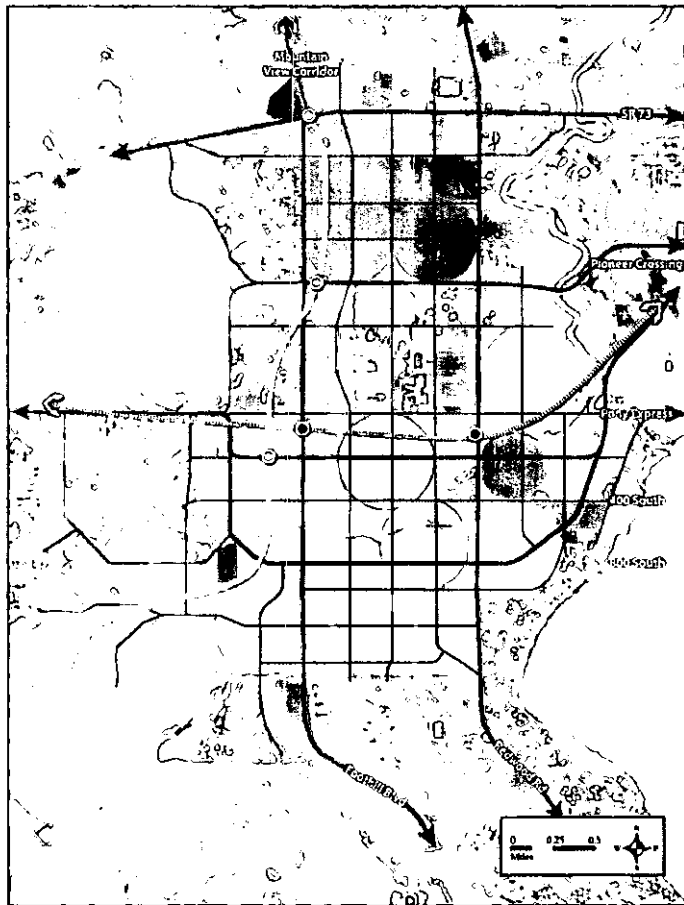
SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

TRANSPORTATION CONCEPTS

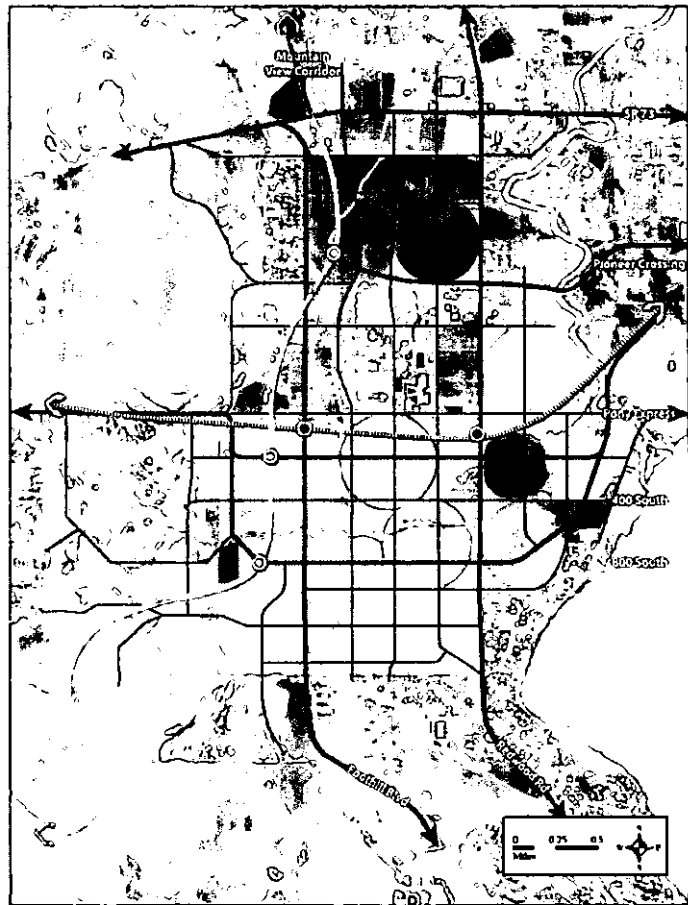
TRANSPORTATION CONCEPTS

The transportation system in Utah County is experiencing increasing congestion as the population rapidly grows. As the current system approaches capacity the Saratoga Springs City Center Plan anticipates a freeway parallel to I-15, an arterial network, a grid system of local roads, and local and regional public transportation. In addition, it offers an alternative development design with less reliance on auto travel. With a robust jobs/housing balance, close proximity to services and destinations and potential new commuter rail and bus rapid transit options, there is great potential for decreased travel times.

Proposed Transportation Network - Option 3



Proposed Transportation Network - Option 4



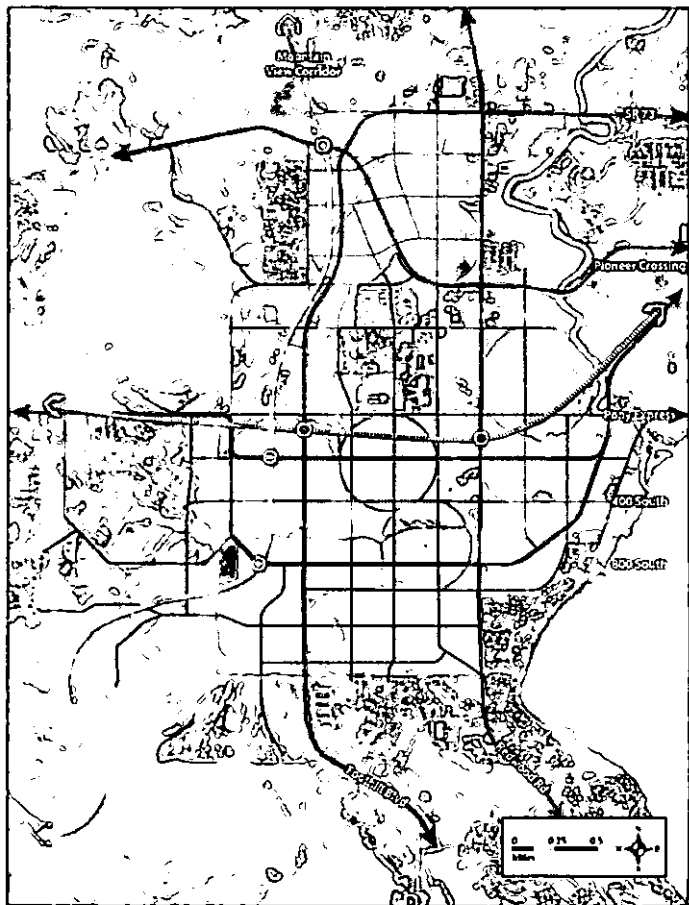
SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

TRANSPORTATION CONCEPTS

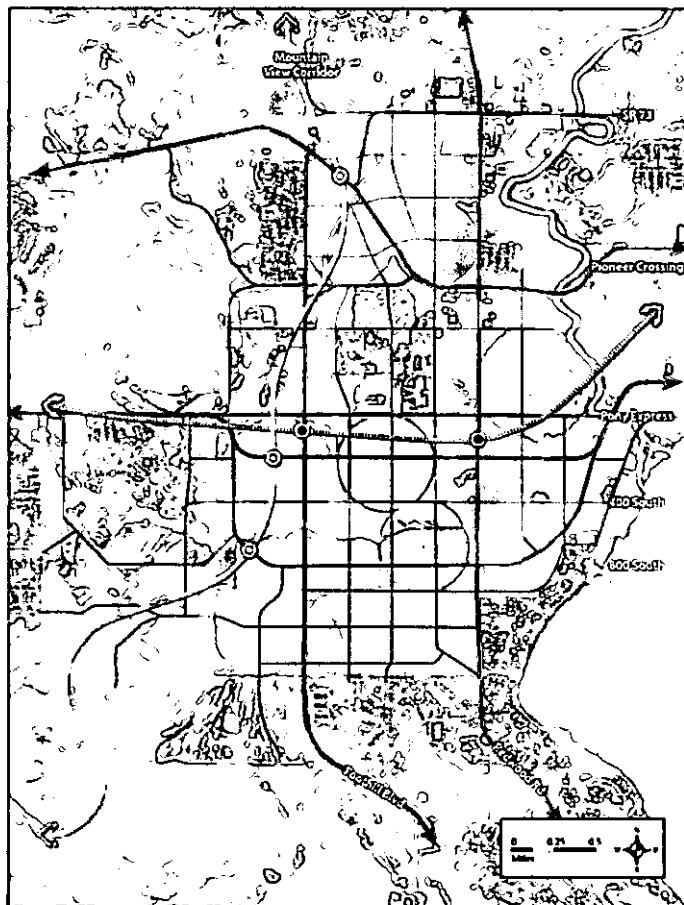
Future Freeway and Major Arterials

Because of the barriers of Utah Lake and Lake Mountain, there is a need for significant transportation capacity through the bottleneck area of Saratoga Springs. A new freeway is anticipated that connects the Mountain View Corridor at the north to Cedar Valley to the west and south. Multiple freeway interchanges in the plan area make Saratoga Springs a convenient and competitive location for retail, jobs and housing. The existing Pony Express Parkway is planned to extend to the east through the plan area, and Pioneer Crossing will provide a direct connection to I-15 from the plan area. Pony Express and Pioneer Crossing together will form a major east-west corridor through the plan area and provide access to retail opportunities. The Mountainland Association of Governments and Utah DOT are currently conducting a corridor study and will make a final decision for the alignment of Pioneer Crossing. Final concepts will be based on their decision, as well as other future decisions of transportation planning agencies regarding freeway alignments, interchange locations, and other infrastructure.

Proposed Transportation Network - Option 5



Proposed Transportation Network - Option 6



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

TRANSPORTATION CONCEPTS

Anticipated New High Capacity Transit

The western portion of Utah County will need a high capacity transit system to link with the extensive system now being built all along the Wasatch Front, and should be designed from the outset to plan for that transit system. Therefore two types of high capacity transit are planned to be accommodated in the District Area Plan: bus rapid transit and commuter rail. Bus Rapid Transit (BRT) is an increasingly popular transit choice in urban areas. It is an enhanced bus service that operates much like light rail, within its own right of way or designated lanes along the urban thoroughfares. BRT operates with high frequency headways and has a higher average speed than a rapid bus. BRT buses and stations are branded to distinguish them from local bus services and the stations have more amenities than typical bus stops.

Both BRT and commuter rail stops will have major effects on land use. When properly designed, land use can increase ridership and the development of stops can increase the value of the surrounding land. As a result, areas near transit are typically developed in a way that concentrates businesses, destinations, and housing. The concept for the District Area Plan shows higher density mixed-use development around potential transit stations. Redwood Road and Pony Express provide the two major spines of a new BRT system.

Proposed Grid System

The proposed transportation system creates a well connected system of major and local roads. A grid design builds on existing major arterials and ensures that all commercial centers and neighborhoods are well connected. In addition, the ability of major arterial streets to deviate from the grid in order to improve the efficiency of the freeway system fosters an identity and a sense of place. The issue of connectivity is especially important to ensure that roads connect between existing major arterials and communities and that if development of roads is phased over time convenient access is maintained throughout the development process. Future effective transportation depends on planned connectivity.

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

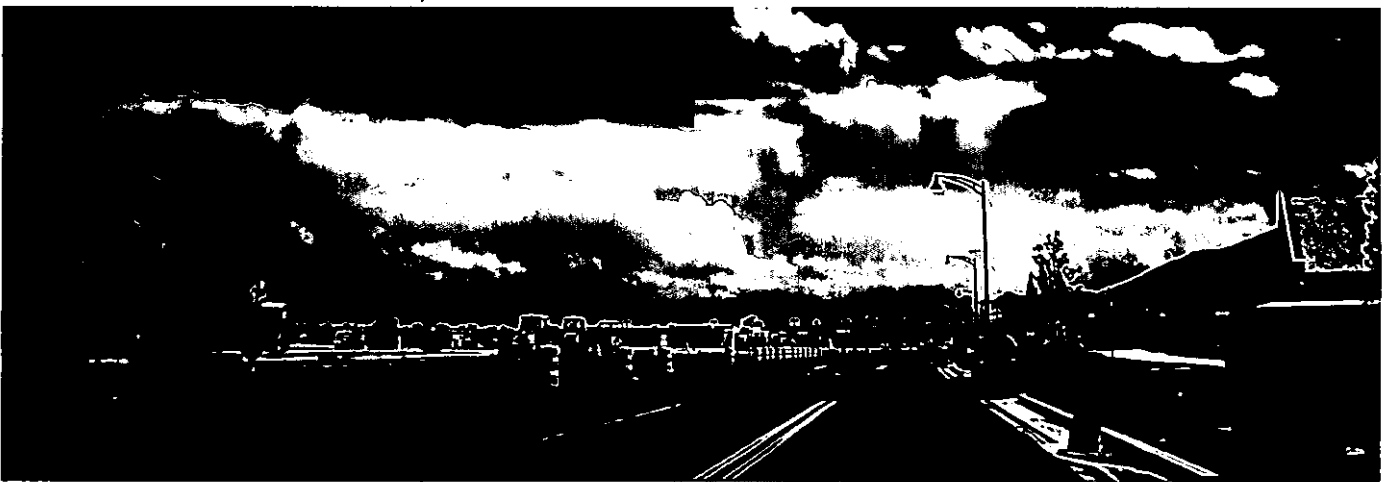
STREET CONCEPTS

STREET CONCEPTS

Streets throughout the plan area will serve different purposes and carry varying capacities. The context of the land use along a street shapes the design of a street. One of the basic building components of the Plan is the multi-modal street system. A multi-modal street balances the needs of many modes of travel, giving people the option to walk, bike, ride transit or drive.

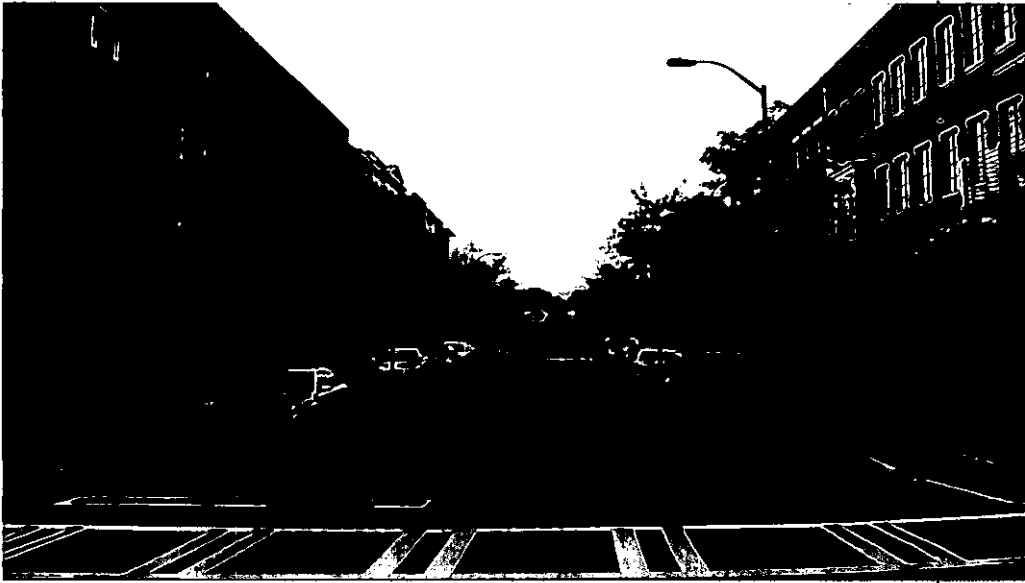
Street designs will incorporate Context Sensitive Solutions (CSS). CSS is a planning process by which transportation projects are designed to serve all users and meet the needs of the community and environment through which they pass. Traditionally streets have been designed to have the same layout throughout their length. CSS adapts the lanes, parking and sidewalks to meet the needs of the surrounding area, while accommodating the traffic flow. The street types shown attempt to strike a balance among the road's function, adjacent land use, and the competing travel needs.

This approach diverges from conventional street designs that emphasize automobile mobility and speed to the exclusion of other users and instead relies on the Institute of Transportation Engineer's Recommended Practice for Walkable Urban Thoroughfares. Street concepts can be adjusted to best fit the land use; however the following concepts serve as examples of potential options. Additional classifications may be proposed through the Community Plan and/or Village Plan process.



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

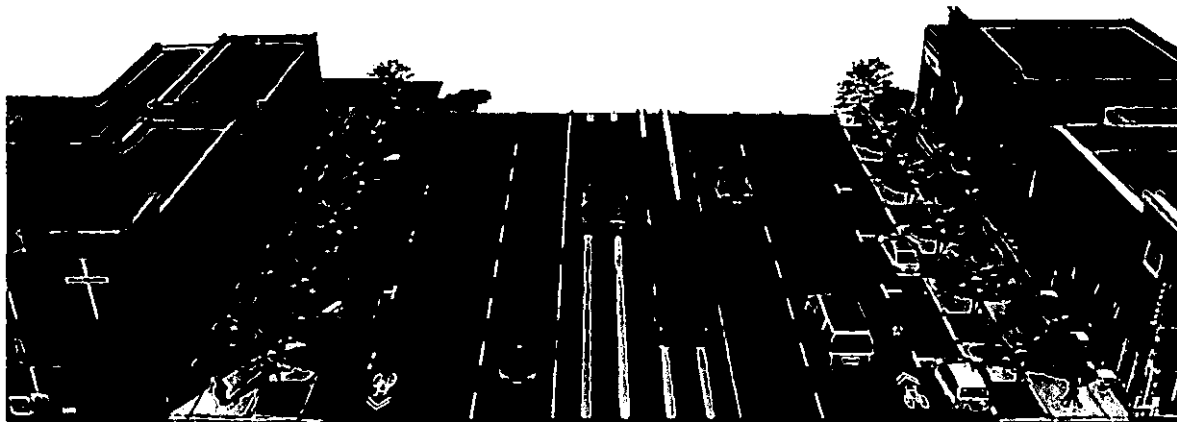
STREET CONCEPTS



Urban Arterials

Urban arterials have capacity to move a high volume of traffic while simultaneously accommodating other modes of travel. Arterials form the backbone of the transportation system and connect smaller scale neighborhood serving streets. Freeway interchanges will intersect with the major arterials in the plan area to move traffic easily to regional shopping and service destinations. Urban arterials serve both local and regional traffic and are places with jobs, housing and shopping amenities. The urban design within arterials should be comfortable for pedestrians, and the infrastructure will include sidewalks, street trees and crosswalks.

Urban Arterial with Bus Rapid Transit



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

STREET CONCEPTS

Main Streets

Main streets serve surrounding neighborhoods by creating lively streetscapes within walking distance of homes. They will also attract visitors to eateries and shops that give each main street its own unique character. On main streets, traffic travels slower than on arterials and it is easy to park on the street or in a shared lot. Buildings along main streets are typically built up to the sidewalk.

Main Street Four Lanes



Main Street Two Lanes



One Way Couplet Main Street



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

STREET CONCEPTS

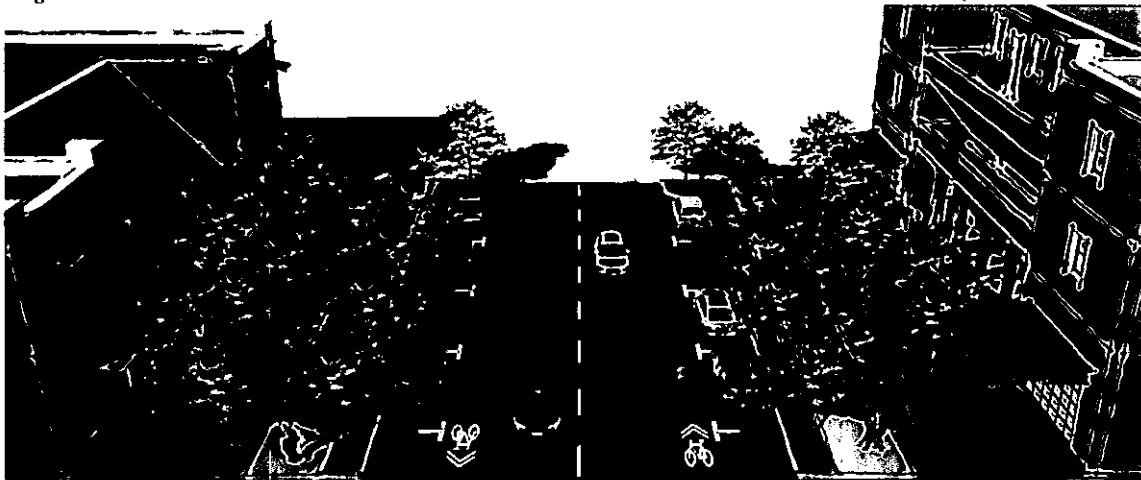
Neighborhood Residential Streets

Neighborhood residential streets do not serve regional traffic, rather they are low-volume and neighborhood serving. The urban design of residential streets includes sidewalks, street trees and building frontages. On street parking is encouraged, both for ease of residents and to slow traffic. Driveways and garages may be in the back of buildings and accessed by an alley which decreases the number of driveways entering onto the street.

Neighborhood Residential



Neighborhood Residential



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

PLANNING CRITERIA AND GUIDELINES

The District Area Plan includes planning criteria and guidelines generally governing the planning of the Saratoga Springs City Center. Such criteria and guidelines establish the overall character of the land use designations or “place types.” The criteria and guidelines contained herein are not meant to be design standards, but rather, flexible guidelines.

Regional centers are an important focus in the District Area Plan. They will draw people from throughout the region for shopping and services. Easy transportation accessibility and visibility are key to the success of regional retail centers. While regional retail centers are largely dependent on automobile travel, designing them within the context of adjoining neighborhoods has the potential to encourage some alternative travel, such as walking.

Walkable mixed-use neighborhoods represent the most basic places that are economically stable and environmentally sustainable. Each day residents and workers travel to meet an array of needs. If a modest fraction of these trips are made on foot, Saratoga Springs will realize significant economic, environmental, and social benefits. Car use and expensive roadway infrastructure can be reduced, and walking improves the likelihood that neighbors will know each other and engage in informal community policing. Within neighborhoods, “walk-to convenience” can bring amenities, retail shops, and community services within a short distance of most homes and businesses, connected with pedestrian-friendly routes. Streets are more attractive to pedestrians when building entrances and windows that face the street and encourage neighborhood activity while discouraging crime. Street trees and landscaping help create inviting and comfortable walking environments. Buildings also make environments more pedestrian friendly by offering protection from heat and rain, and by being designed in a human scale with features that make streets more welcoming.

The quality of pedestrian environments also plays a critical role in the success of centers that serve multiple neighborhoods or the region. These centers typically offer retail, employment, cultural activities, and/or transit services. Street-facing shops, generous tree-lined sidewalks, and “eyes on the street” provided by upper-story housing represent essential components for urban safety and vitality. To become attractive destinations, centers must

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

also incorporate conditions that have made great places throughout history: encouraging foot-traffic and civic activity, sizing parks and plazas to their level of activity, shaping urban space with building walls, and using materials and architecture that correspond with Utah's climate and history.

The following are principles that should serve as the basis for more detailed development standards adopted with the Community Plan. These principles are reflected in the place types.

Planning Principles

WALKABLE DISTRICTS

Communities must be pleasant places to walk, to encourage people to reduce their use of cars. Walkable districts mix complementary uses, maintain reasonable walking distances, and bring building entrances and facades to the street. Walkable districts in the Saratoga Springs City Center District Area Plan will generally be found in urban centers, transit oriented development, and neighborhood commercial. Walkable neighborhoods such as town neighborhood and traditional neighborhood support these districts by providing nearby housing opportunities. Urban grassy areas or hardscape plazas provide gathering places in walkable districts and can be a focal point



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

for restaurants and shopping to locate around. Conveniences and recreation can be walked to easily, along safe and attractive routes. This traditional “main street” or “town center” pattern presents a sensible alternative to auto-reliant development that separates housing and jobs from conveniences and transit, exacerbates traffic congestion, creates social enclaves, and consumes more land. Above ground floor retail and offices there could be opportunities for people to live within these walkable mixed use districts in upper story residential units.

SMART PARKING

Walkable districts are supported by smart parking strategies. While transit, biking and walking are important pieces of a transportation strategy, people will continue to own and drive cars. To make the optimal use of land in centers and along main streets, it is important to provide the right amount of parking capacity and not too much. These walkable districts are areas in which you can park once and walk to a variety of destinations. Both on-street parking and off-street lots, preferably behind buildings, allow the ease of parking once. Offices usually do not need parking spaces in the evenings when restaurants and residences do, so these and other uses can share the same spaces over the course of a day.

LIVABLE STREETS

Streets can set the stage for many dimensions of community life. Streets in mixed-use centers that are lined with street trees, sidewalks, building entries and windows make walking more attractive – whether for errands or recreation. Well-designed streets also make it easier to meet neighbors and partake in community life. Their character can also have a profound effect on the image and identity of a city or neighborhood. Multi-modal streets slow traffic through centers, bringing the necessary activity while simultaneously making them places that are desirable to visit. Livable streets are created by implementing a variety of design elements including some or all of the following:

- Street trees for shade and aesthetic qualities
- Benches and street furniture
- Wide sidewalks
- Safe intersection crossings –
curb extensions and colored/textured crosswalks
- On-street parking

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

STREET-FACING ARCHITECTURE

Streets are more attractive and safe when they are lined with building entrances and windows, rather than parking lots or blank garage doors. Furthermore, commercial streets that have entrances from the sidewalk and display windows tend to be more popular with pedestrians. Minimal front setbacks for buildings contribute activity and informal surveillance to the street, which encourages walking. Porches provide families with a protected place where they can engage in neighborhood life. By implementing smaller setbacks, buildings also establish a more intimate and village-like scale.

A SENSE OF PLACE

Saratoga Springs is a unique place with roots in Utah County's climate, topography, history and cultural traditions. The design of the plan area will cultivate interaction between residents and create a community connected to place. An important dimension of place-making includes the way in which buildings and public space relate: buildings should create coherent and well-shaped public spaces while shielding them from parking lots and other features that dilute activity and urban form along streets, parks, and plazas.

NETWORK CONNECTIVITY

New streets should be designed to reinforce connectivity within and throughout the plan area. Connected streets decrease traffic on adjacent arterials, shorten distances, and improve conditions for walking and biking. While disconnected streets may enhance privacy and discourage through traffic they also hinder walking and biking and decrease opportunities for community interaction in neighborhoods.



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

PUBLIC/COMMUNITY SPACES

Public/community spaces are designed in many shapes, sizes and forms and are critical components of a healthy community. Public/community spaces should be identified as achieving a specific goal such as creating parks, greens, squares, plazas and playgrounds and should be developed and improved to the extent that they will serve the purpose for which they are designated. Public/community spaces will include urban public space, neighborhood public space and regional open space.

Place Types

“Place Types” describe combinations of land uses in which the planning principles are applied in a certain way to achieve a particular community character. Place types are meant to be used as a guideline for future development. Each type covers a range of uses and building types that are described and illustrated by images taken from similar places throughout the country. Descriptions of each place type follow. The precise boundaries, locations, and mix of uses within each place type are allowed to be flexible. Not all place types and land uses authorized in this Plan are required to be utilized. Conversely, new place types and land uses may be approved as needs change. Densities are to be calculated as average densities across the entire place type for the listed use. For example, residential density is calculated as an average density across all residential acres within the place type. Densities are not required to be maximized.

Place Types	Dwelling Unit Density Range	Range of FAR *
Urban Center	14-75	0.39-2.34
Transit Oriented Development	8-75	1.25-2.4
Town Neighborhood	6-34	0.36-1.82
Business Park	0	0.39-0.93
Office Warehouse	0	0.39-0.93
Neighborhood Commercial	5-14	0.39-1.5
Regional Retail	0	0.36-0.47
Traditional Neighborhood	5-32	0.47-1.04
Master Planned Subdivision	4-14	0.35-0.50
Resort/Hospitality	6-8	.36-.93

* FAR = Floor Area Ratio

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

URBAN CENTER

Range of Average Dwelling Units/Acre	14-75 du/ac
Range of Average FAR	0.39-2.34
Range of Open Space	8 - 9%

Open Space Types:

- Plaza
- Entrance park
- Special use
- Waterfront
- Waterway/Channel
- Greenway
- Parkway (Boulevard)
- Park Lawns
- Connector trail

The “ingredients” that make up an Urban Center:

The urban center place type incorporates a vibrant and concentrated mix of residential, retail and employment uses. Urban centers serve as a significant source of employment and provide many essential local and regional services. The land use mix is typically apartments, condominiums and office with some supportive retail, civic and other housing types, such as townhomes. Urban centers are highly walkable, with wide, inviting sidewalks, active streets and several destinations within a small area. Interconnected streets make the area inviting on foot and accessible by car, transit and bicycle. On-street parking accommodates visitors to the district and creates a comfortable buffer between pedestrians and traffic. Urban centers can serve as important transit hubs for commuter rail, light rail or Bus Rapid Transit systems. Open space will be primarily in the form of small public plazas.

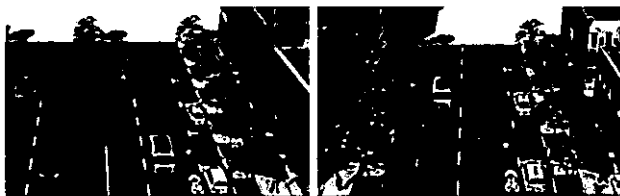
Residential



Commercial/Mixed Use



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

TRANSIT ORIENTED DEVELOPMENT

Range of Average Dwelling Units/Acre	8-75 du/ac
Range of Average FAR	1.215-2.4
Range of Open Space	8 - 9%

Open Space Types:

- Square
- Plaza
- Pocket park
- Neighborhood park
- School Park
- Special use
- Community park
- Parkway (Boulevard)
- Connector trail

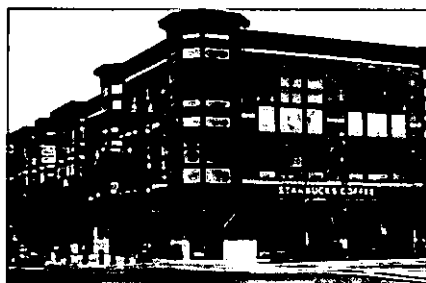
The “ingredients” that make up Transit Oriented Development

Transit oriented development refers to new development planned to accommodate mass transit with dense mixed-use at the existing or planned transit station or corridor, transitioning to multi-family and single-family housing on the fringe. The transition may occur over a distance of up to a half-mile. The majority of the area is typically developed with multifamily residential, townhomes, and mixed-use retail, and office, with smaller amounts of single family. Residents will choose to live in these places because of walkability to nearby jobs , easy access to transit for commutes to regional jobs or accessibility to services. Street trees, lighting, on-street parking, pavement treatments and effective signage at intersections will aid pedestrians with way finding. Short blocks create quick access to the station and the public places. Public plazas and/or civic uses will be centrally located and easily accessible by transit.

Residential



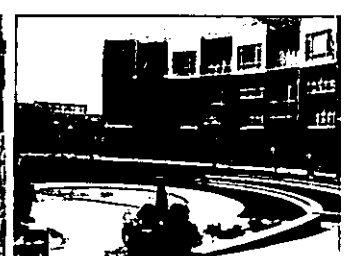
Commercial/Mixed Use



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

TOWN NEIGHBORHOOD

Range of Average Dwelling Units/Acre	6-34 du/ac
Range of Average FAR	0.36-1.82
Range of Open Space	13 - 15 %

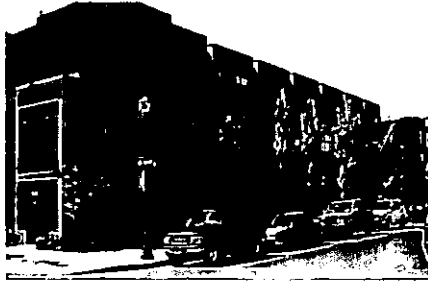
Open Space Types:

- Plaza
- Entrance or pocket park
- Neighborhood park
- Community park
- School park
- Special use
- Community Garden
- Greenway
- Waterway/channel
- Parkway (Boulevard)
- Park lawns
- Connector trail

The “ingredients” that make up a Town Neighborhood:

Town neighborhoods are vibrant and close to urban and commercial centers or transit stations. Town neighborhoods are predominately residential in nature, but are distinguished from other residential areas because of the wide variety of housing options they offer. The housing mix is comprised primarily of single family, a significant portion in small scale multifamily and a smaller percentage in townhomes. They are characterized by close proximity to neighborhood serving commercial shops and offices along key corridors or at key intersections. The streets are expected to be highly walkable, providing connectivity to shopping, schools, and other community services. There will be some emphasis on slowing traffic with the help of on-street parking and other similar traffic calming measures.

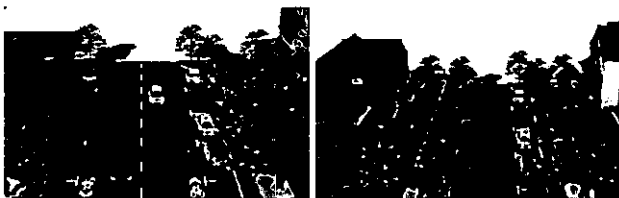
Residential



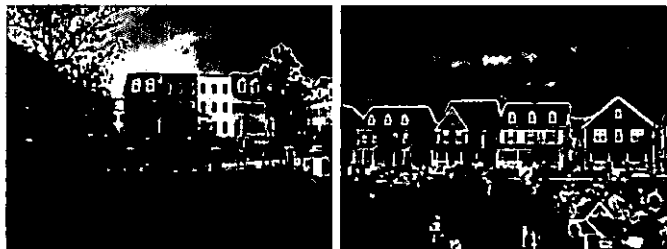
Commercial/Mixed Use



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

BUSINESS PARK

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39-0.93
Range of Open Space	15 - 17%

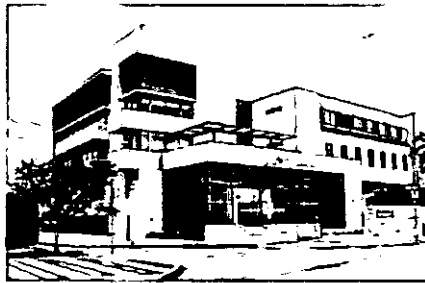
Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail

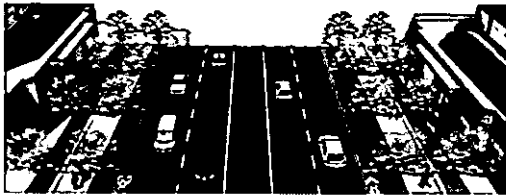
Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

The "ingredients" that make up a Business Park:

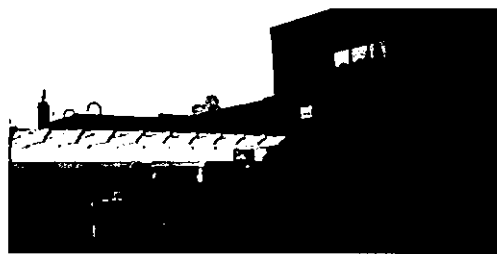
Commercial/Office



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

OFFICE WAREHOUSE

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39-0.93
Range of Open Space	15 - 17%

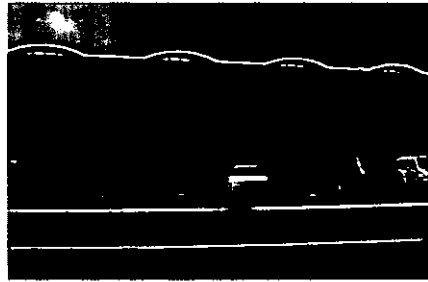
Open Space Types:

- Plaza
- Entrance park
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail

Office warehouse is made up of a mix of low and medium density industrial buildings. This type often consists of industrial yards and campuses separate from other uses due to the nature of the industrial use. However, office warehouse can be located adjacent to other uses and walkable and bikable to housing. The availability of this place type in the community has the potential to attract businesses and industry to the region. Industrial uses must be sensitive to and compatible with the surrounding uses.

The “ingredients” that make up Office Warehouse

Office/Industrial Uses



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

NEIGHBORHOOD COMMERCIAL

Range of Average Dwelling Units/Acre	5-14 du/ac
Range of Average FAR	0.39-1.50
Range of Open Space	13 - 15%

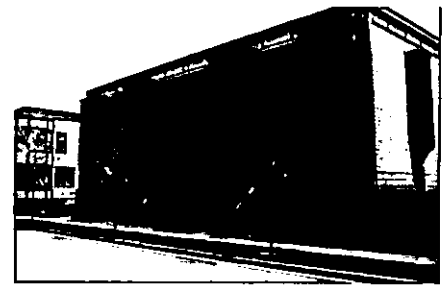
Open Space Types:

- Pocket park
- Neighborhood park
- Community park
- Special Use
- Community garden
- Parkway (Boulevard)
- Greenway
- Connector trail

The “ingredients” that make up Neighborhood Commercial

Neighborhood commercial is modeled after the American tradition of “Main Street” as a place for living, working and shopping. These are active areas with buildings usually right up to the sidewalk and parking available on-street. Businesses will be visible from the street and sidewalk, with storefront windows encouraging interaction with the sidewalk activity. It serves as a center for small community or neighborhood services including retail and offices. Buildings include one story retail, office, single family, townhouses and potentially some mixed use. Streets will have street trees and wide sidewalks, with treatments such as pavement textures, bulb-out curbs at intersections for easy pedestrian crossings and on-street parking separating pedestrians from traffic.

Residential



Commercial/Mixed Use



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

REGIONAL RETAIL

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.36-0.47
Range of Open Space	11-14 %

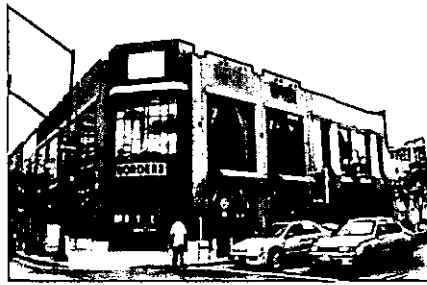
Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail

The “ingredients” that make up Regional Retail:

Regional retail includes an agglomeration of large and small scale retail buildings. Some office buildings can also be found in regional retail areas. The retail serves a community that extends beyond the neighborhoods to the entire region. Regional retail provides adequate parking for the businesses in close proximity to the stores and the customers arriving via automobile. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail. Nearby residential can be connected to regional retail centers by a grid street network that is walkable.

Commercial



Streets



Open Space



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

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:

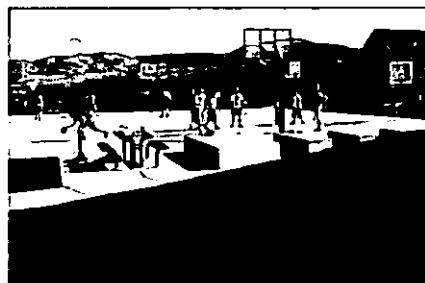
- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

The “ingredients” that make up a Traditional Neighborhood:

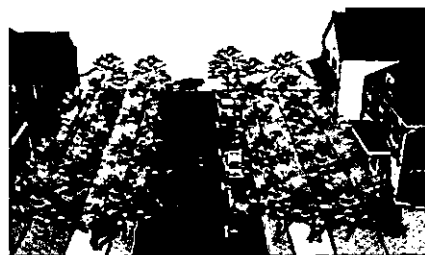
Residential



Open Space



Streets



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.

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

MASTER PLANNED SUBDIVISION

Range of Average Dwelling Units/Acre	4-14 du/ac
Range of Average FAR	0.35-0.5
Range of Open Space	22 - 28%

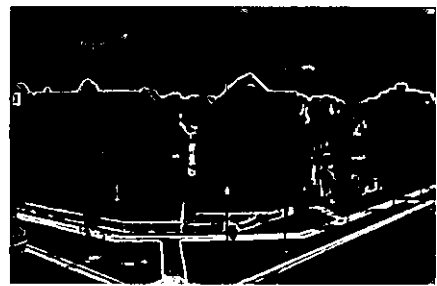
Open Space Types:

- Entrance or pocket park
- School park
- Neighborhood park
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail
- Paseo
- Community garden
- Sports Complex
- Regional park

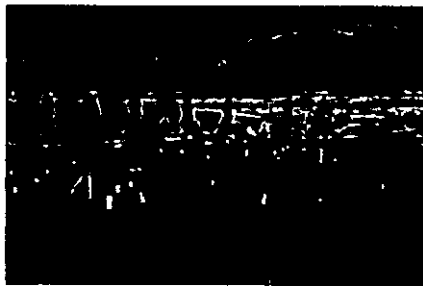
Master planned subdivisions are comprised primarily of single family homes. The single family homes are varying designs on a range of lot sizes. Mixed in the single family neighborhoods, some townhomes can typically be found. Residential uses in a master planned subdivision are separated from other commercial activities. However the neighborhoods are walkable with sidewalk and trail connectivity. Open spaces and parks are abundant in this place type and are easily accessible.

The “ingredients” that make up Master Planned Subdivision

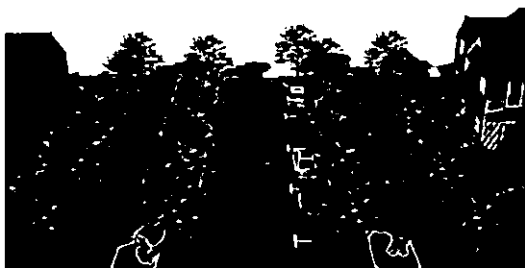
Residential



Open Space



Streets



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

RESORT/HOSPITALITY

Range of Average Dwelling Units/Acre	NA
Range of Average FAR	NA
Range of Open Space	25 - 33%

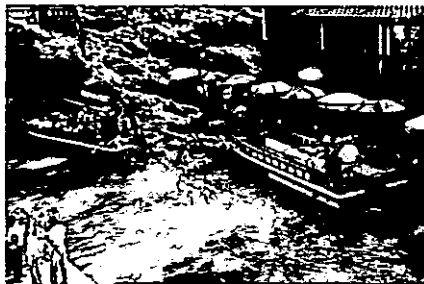
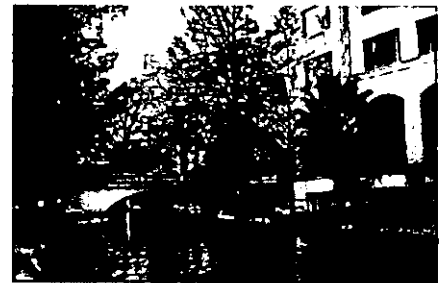
Open Space Types:

- Plaza
- Entrance park
- Waterfront
- Waterway/Channel
- Special Use
- Greenway
- Parkway (Boulevard)
- Park lawns
- Connector trail

Resort/Hospitality refers to a development type that may include hotels, marinas, shopping, restaurants, recreation activities, hot springs and boardwalks. This place type may serve as a vacation destination with hotels and rental condominiums available within close proximity to the community's urban centers. Local residents will take advantage of the shopping and restaurant opportunities in this unique lakefront setting. This development takes advantage of spectacular lakefront views and lake and river front recreation opportunities.

The "ingredients" that make up Resort/Hospitality Development

Resort/Hospitality



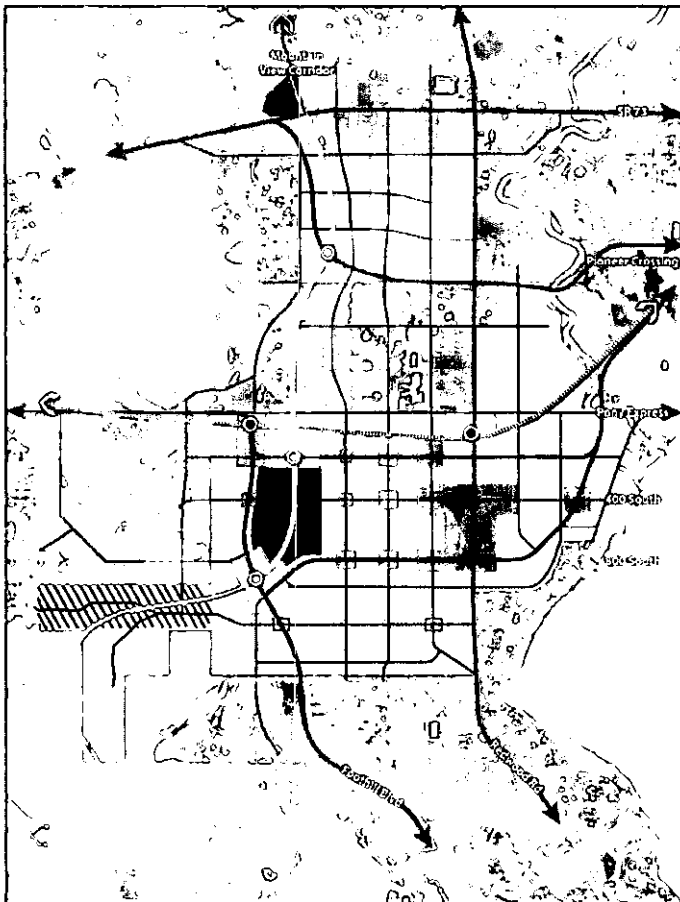
SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

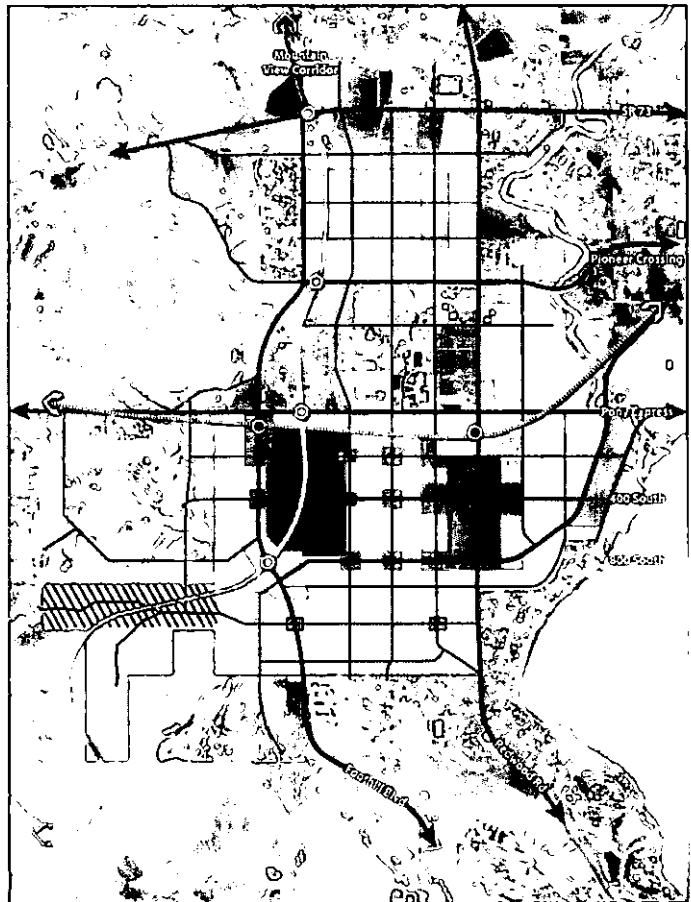
Concept Map

The concept plan illustrates a design to guide the development of the plan area. The design was developed in collaboration with the City and informed by transportation planning, the geography, existing development, and projected housing and employment numbers. There is a hierarchy of commercial and mixed-use centers that are distributed regularly to serve the population with a variety of services. A mix of residential neighborhoods provides diverse housing product options to allow families at all different stages of life to be able to live in close proximity to each other. Existing residential neighborhoods are buffered.

Proposed Concept Map - Option 1



















Proposed Concept Map - Option 2



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

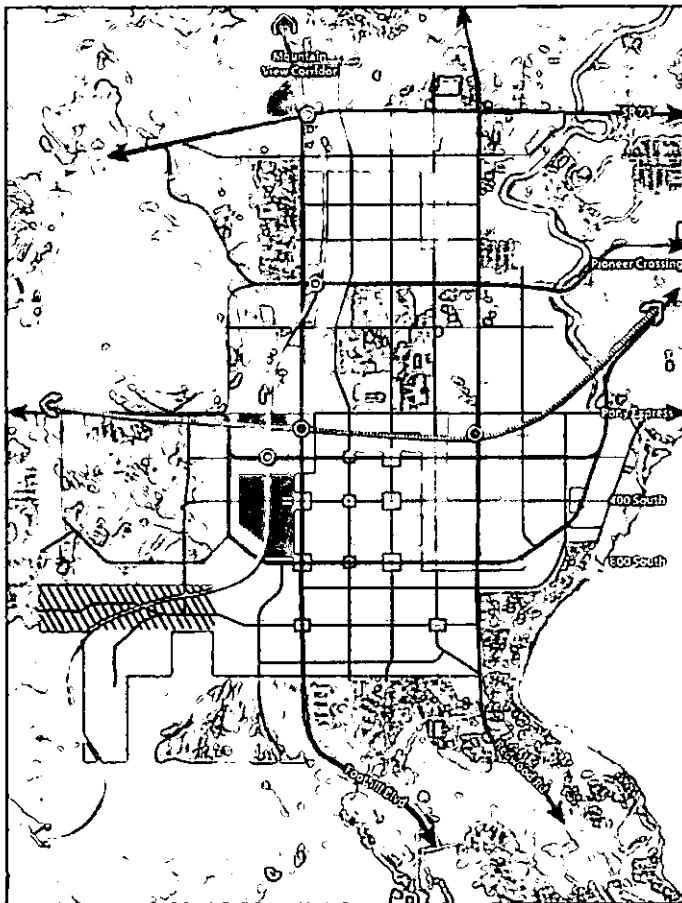
PLANNING CRITERIA AND GUIDELINES

-  Urban Center
-  Transit Oriented Development
-  Town Neighborhood
-  Business Park
-  Office Warehouse
-  Neighborhood Commercial
-  Regional Retail
-  Traditional Neighborhood
-  Master Planned Subdivision
-  Resort / Hospitality
-  Freeway Extension Concept
-  Commuter Rail Concept
-  Bus Rapid Transit Corridors
-  Arterial
-  Collector
-  Additional CPB ownership not subject to District Area Plan

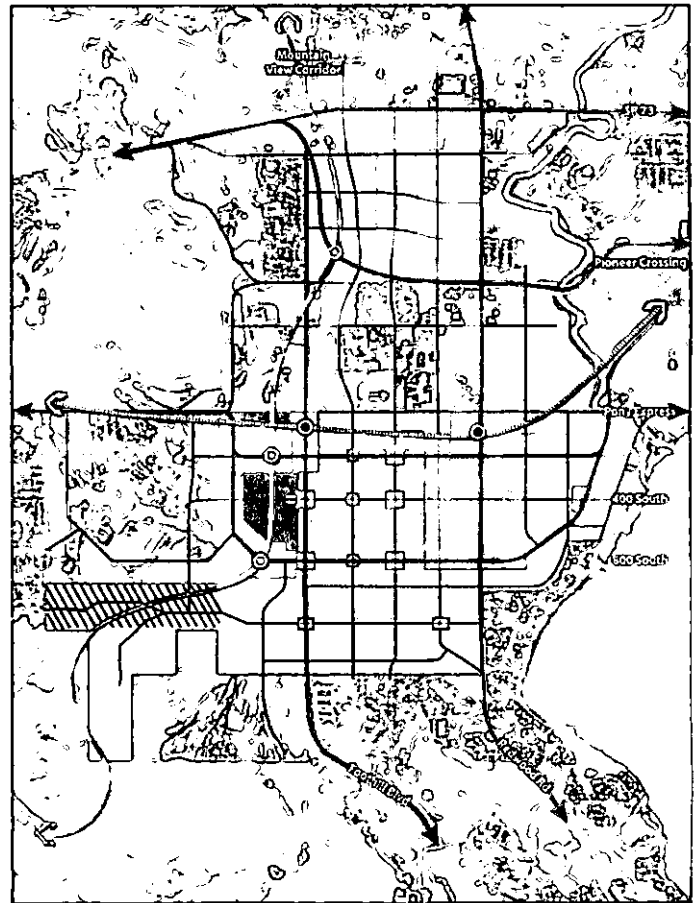
EMPLOYMENT CENTERS

Areas of the plan with the highest employment numbers are office park, office warehouse and town center, with additional employment in regional retail. These four place types make up the major Employment Centers of the District Area Plan. One of the keys to this plan is a healthy jobs to housing ratio. The employment found in these areas is a mix of office, research, retail, and light industrial jobs. With extensive water rights and flat, easily developable land, it is advantageous to encourage a light industry to locate here. Areas on the concept plan with high employment opportunities are located with convenient access to transit, major arterials and/or the new freeway. Some of the employment centers have residential mixed into them and all are supported by surrounding neighborhoods that will provide housing in walkable distances to jobs.

Proposed Concept Map - Option 3



Proposed Concept Map - Option 4



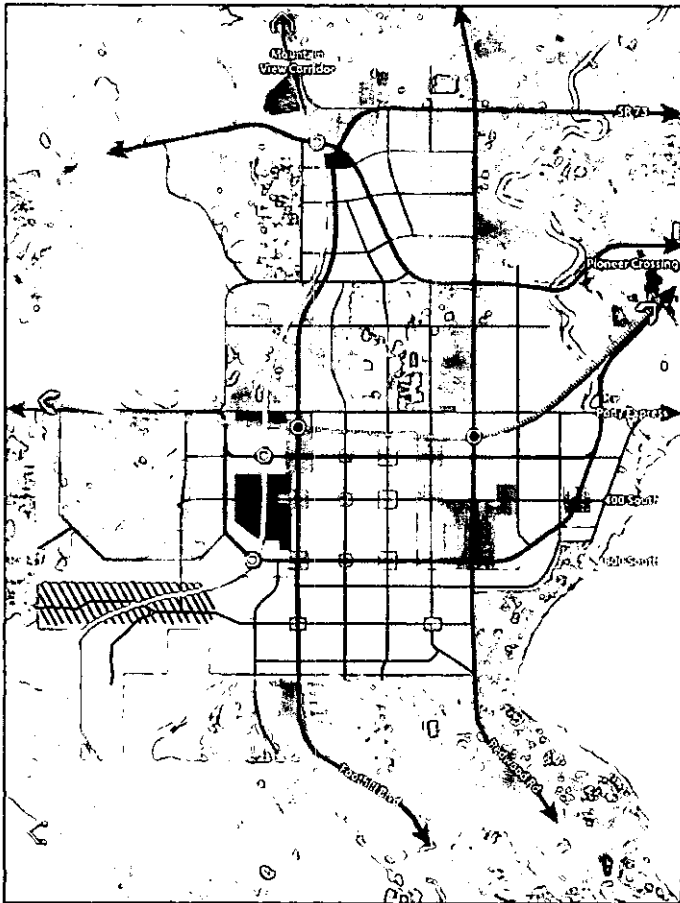
SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

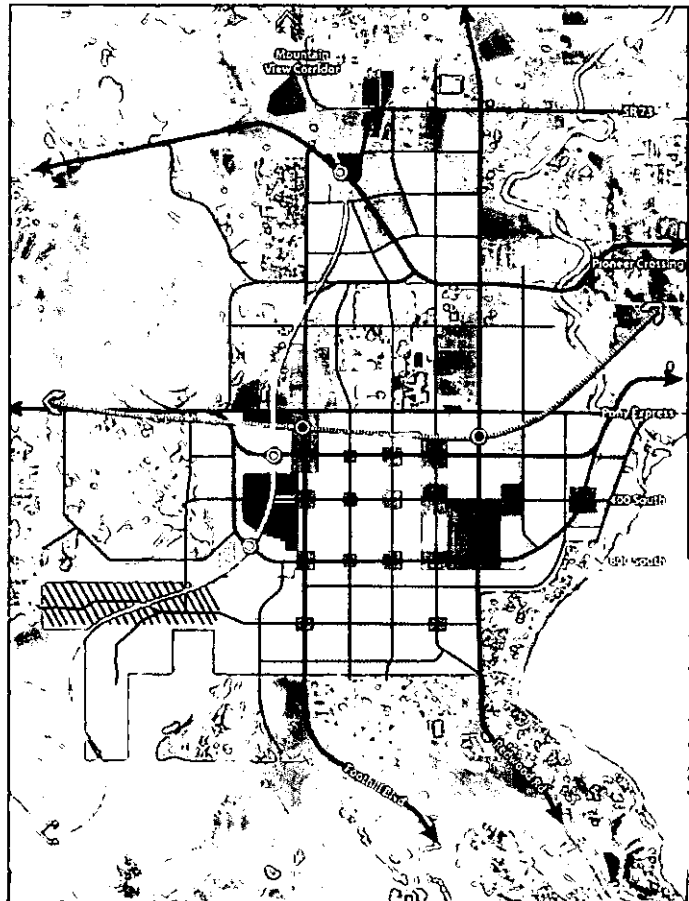
TOWN CENTERS

Town centers create the hearts of activity in the Plan. Urban centers, regional retail, and transit oriented development cluster together to create these town centers. Town centers have a mix of local serving uses as well as retail that provides a regional draw. The larger town center of the plan area is surrounded by a mix of employment opportunities and higher density housing options and is well served by major transportation routes such as Redwood Road, Pony Express Parkway and commuter rail. The smaller town centers have a mix of retail, office and residential and are located on the major corridors in the Plan. Each town center will grow and evolve over time, probably beginning as a one to two story mixed use area and eventually growing to support four to six story buildings. A town center environment provides a good location for a compact, urban community college. Nearby housing and transportation options provide students with easy commutes to school.

Proposed Concept Map - Option 5



Proposed Concept Map - Option 6



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

SECONDARY NEIGHBORHOOD COMMERCIAL CENTERS

In addition to town centers, neighborhood commercial centers have been located at key intersections throughout the Plan, so that most households are anticipated to be within half a mile of retail and services. This is a distance easily covered by car, transit or bicycle in a matter of minutes while also being accessible by pedestrians. Successful development of the town and neighborhood centers will require careful management of nearby uses to ensure, for example, that strip commercial uses outside the plan area do not capture the demand for retail development that is otherwise planned for the town centers.

RESIDENTIAL AREAS

The plan area will provide a mix of housing choices. This mix provides housing opportunities to a variety of ages and incomes. The town and neighborhood centers are conceived as mixed use and contain a sizable portion of the housing. The housing in these centers is a mix of multifamily units in mixed-use and apartment buildings as well as townhomes and small lot single family homes. Large areas of primarily residential neighborhoods surround the commercial centers. These are identified as traditional neighborhood and master planned community on the map and consist of a mix of single family homes, townhomes and apartments of varying sizes.



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

OPEN SPACE

Among its many qualities, open space serves as recreation and gathering places, and provides pedestrian and bicycle access to employment, shopping and education. The Saratoga Springs City Center is surrounded by bountiful open space, including mountains, the Jordan River, Utah County Inlet Park and Utah Lake. Extensive trails and diversity of open space will afford residents a high quality of life and promote a healthy lifestyle. Rigid adherence to this Plan is not contemplated or desirable. This Plan is intended to allow flexibility and creativity in the planning of open space.

Open space fulfills many different functions for a community; therefore, different ratios and designs of open space are appropriate for different areas in the Plan. The Open Space Type table identifies a wide range of possible open space types to be considered within the Saratoga Springs City Center.



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Open Space Type Table

Open Space Type	General Description	Typical Size	Service Radius	Examples
Square	A public space, seldom larger than a block, at the intersection of important streets, and circumscribed spatially by building frontages. Its landscape consisting of paths, lawns, trees, and civic buildings all formally disposed, and requiring substantial maintenance. Often understood as the heart or center of a neighborhood or district.	1 to 3 acres	1/8 to 1/4 mile radius	Pioneer Square (Portland Square)
Plaza	Available for civic purposes and commercial activities. Spatially defined by building frontages. Design consists primarily of pavement with optional trees. Located at intersections of important streets. Programmed with passive uses and serves as point of respite.	up to 2 acres	1/4 to 1/2 mile radius	Olympic Plaza @ Gateway (Salt Lake City, UT)
Entrance park	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity.	up to 1 acre		Daybreak (South Jordan, UT)
Pocket park	Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.	2,500 SF to 1 acres	1/4 mile radius	Davis Park (Salt Lake City, UT)
Neighborhood park	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.	3 to 10 acres	1/4 to 1/2 mile radius	Reservoir Park (Salt Lake City, UT)
Community park	The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow for group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods.	10 to 20 acres	1/2 to 2 mile radius	Scera Park (Orem, UT)

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Open Space Type	General Description	Typical Size	Service Radius	Examples
Regional park	Serves a broader purpose than community parks and is used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.	20+ acres	2 mile radius	Liberty Park (Salt Lake City, UT)
School park	School site that can be classified as fulfilling specific public space requirements for other classes of parks such as neighborhood, community, sports complex, and special use. Joint-use agreement required.	5 to 8 acres	1/2 mile radius	Farmington Elementary - Main City Park (Farmington, UT)
Sports complex	Heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. Locate with good automotive and pedestrian access.	40 to 150 acres	2 to 5 mile radius	Sunnyside Park (Salt Lake City, UT)
Special use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e. either specialized or single purpose facilities) fall into this category; for example, community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently community buildings and recreational facilities are located within neighborhood parks and community parks.	Varies	Varies	Pioneer Monument State Park (Salt Lake City, UT)
Waterfront	Waterfront space serving as public access to open water. It is located with community and regional access in mind. Uses include trailheads, boat launches, day picnicking, and fishing.	Varies	Varies	Daybreak - Oquirrh Lake (South Jordan, UT)

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Open Space Type	General Description	Typical Size	Service Radius	Examples
Community garden	Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas, where residential yards are rare.	up to 1 acre	1/8 to 1/4 mile radius	Daybreak (South Jordan, UT)
Greenway	The space is located around or within a natural resource area (stream; wetlands) but is user based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.	Varies	Varies	Boise River Greenbelt (Boise, ID)
Waterway/Channel	Linear space defined by a waterway. The space serves as a pedestrian connection, recreational opportunity, and property value creation (waterfront property). It can serve as a secondary connection to a greenway or parkway. Typically less than 100 feet in width.	Varies	Varies	Daybreak (South Jordan, UT)
Parkway (Boulevard)	Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or off street bikeways, and seating.	Varies	Varies	300 South 600 East (Salt Lake City, UT)
Park lawns	Open space within a Public ROW that allows for passive use, bus stops, shade trees and ornamental landscaping.	Varies	Varies	South Temple (Salt Lake City, UT)
Connector trail	Secondary public connections for pedestrians and cyclists. Located as mid-block connections, linkages between other park spaces. Typically less than 30 feet in width with minimal landscaping.	Varies	Varies	Boise Greenbelt (Boise, ID)
Paseo	Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, half court ball games.	0.5 to 2 acres	Varies	Daybreak (South Jordan, UT)

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

It is anticipated that other types of open space, not included on the table on previous pages, might be applicable and appropriate for consideration in Saratoga Springs. Other open space types may be proposed by the applicant and added to this list at the discretion and approval of the City Council. As programming develops at the Community Plan and Village Plan stage, the open space needs for each of the proposed place types will be satisfied by assigning one or more of the various open space types identified above to each place type, generally following the matrix set forth below.

Open Space Types	Place Types									
	Urban Center	Transit-Oriented Development	Town Neighborhood	Traditional Neighborhood	Neighborhood Commercial	Master Planned Community	Regional Retail	Office Warehouse	Business Park	Resort/Hospitality
Square	■	■								
Plaza	■	■					■	■	■	■
Entrance Park			■	■			■	■	■	■
Pocket Park			■	■	■		■		■	
Neighborhood Park			■	■	■					
Community Park			■	■	■					
Regional Park										
School Park		■	■							
Sports Complex										
Special Use	■	■	■	■	■		■	■	■	■
Waterfront										■
Community Garden	■	■	■	■	■					
Greenway			■	■	■		■	■	■	■
Waterway/Channel			■	■	■					■
Parkway (Boulevard)	■	■	■	■	■		■	■	■	■
Park Lawns			■	■	■		■	■	■	■
Connector Trail	■	■	■	■	■		■	■	■	■
Paseo			■	■	■					

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Assuming a blend of place types consistent with the concept maps on pages 32-34, this Plan would provide total open space acreage and percentages as follows:

Place Types	Total Acreage by Place Type	Public Space Ranges		Acreage	
		Low	High	Low	High
Urban Center	256	8%	9%	20.48	23.04
Transit-Oriented Development	92	8%	9%	7.28	8.19
Town Neighborhood	341	13%	15%	44.2	51
Traditional Neighborhood	655	18%	24%	117.9	157.2
Neighborhood Commercial	200	13%	15%	26	30
Master Planned Community	567	22%	28%	124.74	158.76
Regional Retail	234	11%	14%	25.74	32.76
Office Warehouse	97	15%	17%	14.55	16.49
Business Park	341	15%	17%	51.15	57.97
Resort/Hospitality	50	25%	33%	12.5	16.5
	2,833			444.75	552.15
				15.7%	19.5%

DETERMINING OPEN SPACE REQUIREMENTS

When determining precise open space requirements at the Community Plan and/or Village Plan stage, within the ranges identified above, the City Council will take into account the following factors:

- The desirability and balance, within certain place types, between active open space and passive open space;
- The intensity of programmed uses within the proposed open space (by way of example, a public swimming pool on 3 acres may provide the same open space benefit to the City as a park on 10 acres);
- The capital requirements of the open space features (by way of example, a skate park may satisfy the same open space requirement as a much larger soccer field);
- The shifting of open space from one place type to another (by way of example, open space in a retail place type may be reduced to offset a larger community park in another location within the District);
- The accessibility and proximity of the open space;
- The quality of the open space; and
- Requirements for land dedication, capital improvement, maintenance, and impact fees should ensure that cross-subsidization between the project and the remainder of the City does not occur, in order that all City residents bear their fair burden of the costs associated with such requirements.

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Open space within the Saratoga Springs City Center will be planned and programmed from a needs-driven perspective across the entire plan area. For example, while a community park may not be justified or required within the open space ranges for the proposed place types for any single Community Plan area, a community park may nevertheless be required at an appropriate stage of plan development. The landowner will cooperate with the City in a process of master planning the Saratoga Springs City Center park and open space needs. Variances from the ranges may be granted in order to either defer or accelerate the provision of open space. The City of Saratoga Springs has identified the need for the following open space features:

- Community Park
- Public Swimming Pool
- Community Center
- Interconnected Trail Network

The precise location, character, and financing structure of such features would need to be worked out over time. Furthermore, to the extent such open space features are sized and designed to serve a population outside of the plan area, appropriate allocation of the costs will need to be worked out. Such open space will be disbursed through the plan area, allowing easy and convenient access by residents and visitors.

To ensure that open space will be used, certain points of design criteria will be considered. The following list applies particularly to urban and neighborhood public spaces.

- Create intimate places - "outdoor rooms"
- Too much space disperses people - encourage higher intensity use per park
- Make it easily accessible for pedestrians - make it walkable
- Surround with development that will support the use of public space
- Know the community needs - what population are you building for?
- Create a destination
- Locate in areas of high visibility

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

PLANNING CRITERIA AND GUIDELINES

Resort/Hospitality/Recreation

Resort/Hospitality/Recreation refers to a development type that may include hotels, marinas, retail, restaurants, recreation activities, hot springs and boardwalks. This development type is located to take advantage of Utah County Inlet Park, Utah Lake and the Jordan River, as well as active commercial centers and spectacular lake and mountain views. Lake and riverfront recreation opportunities make this a natural location for a destination, which builds on the history of Saratoga Springs as a resort destination for its hot springs.

Other Major Uses

Other uses will be included over time in Community and Village Plan stages that are not located in the Plan such as schools and churches. An area that includes this size of population will eventually contain medical centers, and potentially an urban style community college near commuter line. The Plan should be flexible enough to accommodate these needed uses at the time the opportunity arises. The applicant recognizes that the city will be updating its Capital Facilities Plan and will cooperate in providing any requested information to aid in the process.

SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Square



Description

A public space, seldom larger than a block, at the intersection of important streets, and circumscribed spatially by building frontages. Its landscape consisting of paths, lawns, trees, and civic buildings all formally disposed, and requiring substantial maintenance. Often understood as the heart or center of a neighborhood or district.

Size

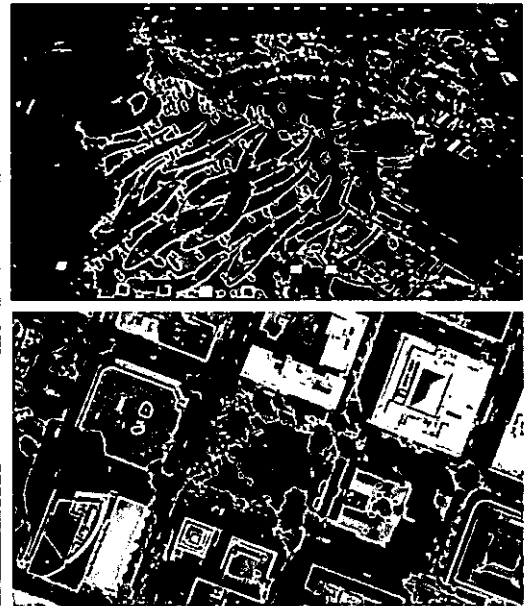
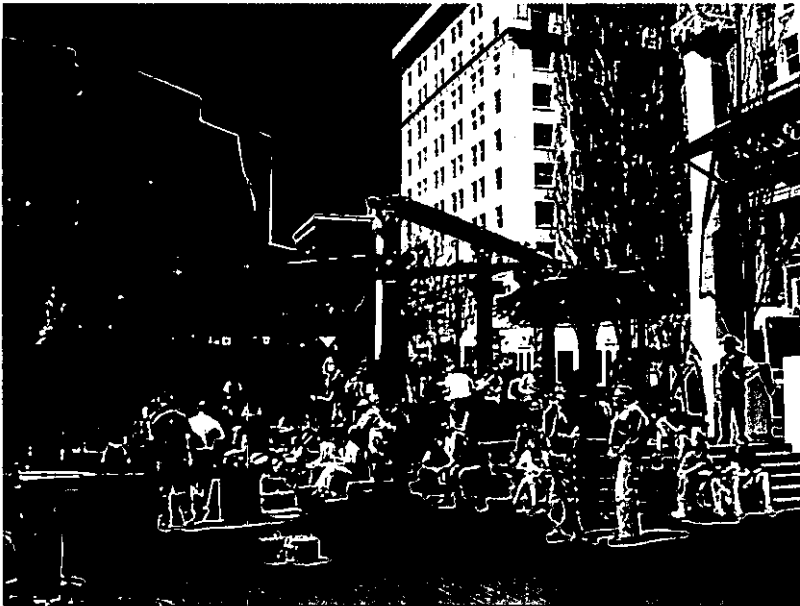
1 to 3 acres

Service

1/8 to 1/4 mile radius

Examples

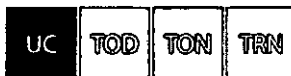
Pioneer Square - Portland, Oregon



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Plaza



Description

Available for civic purposes and commercial activities. Spatially defined by building frontages. Design consists primarily of pavement with optional trees. Located at intersections of important streets. Programmed with passive uses and serves as point of respite.

Size

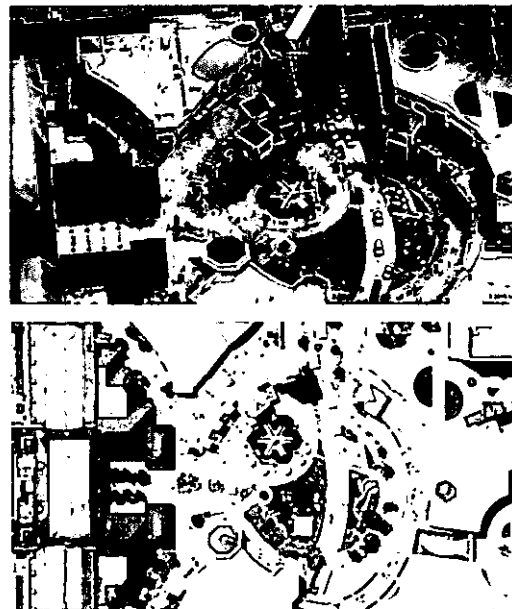
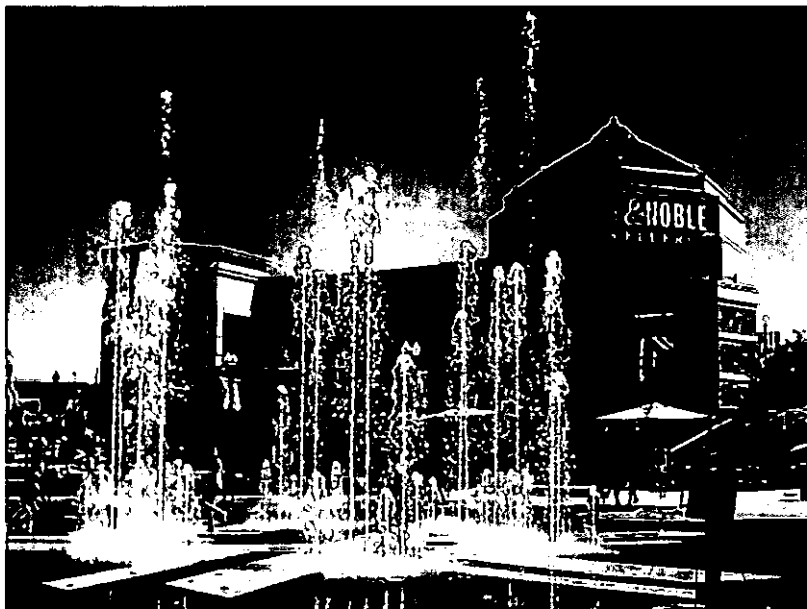
up to 2 acres

Service

1/4 to 1/2 mile radius

Examples

Olympic Plaza- Gateway Lifestyle Center Salt Lake City, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Entrance Park



Description

Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity.

Size

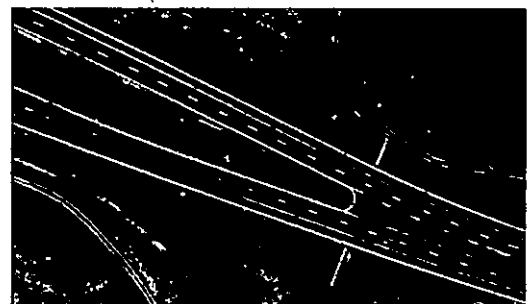
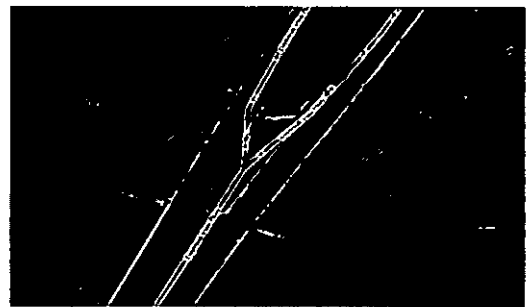
up to 1 acre

Service

Varies

Examples

Entrance @ Daybreak - South Jordan, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Pocket Park

TOD	TON	TRN	NC	MPC	RR	OW	RH
-----	-----	-----	----	-----	----	----	----

Description

Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.

Size

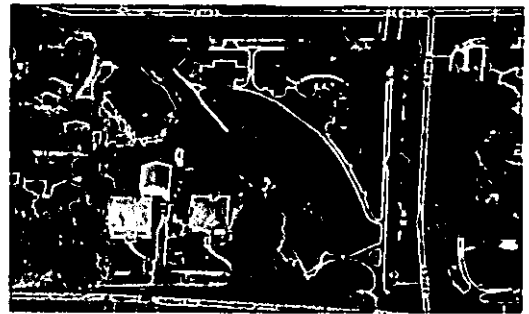
2,500 SF to 1.0 Acre

Service

1/4 mile radius

Examples

Davis Park - Salt Lake City, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Neighborhood Park



Description

The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.

Size

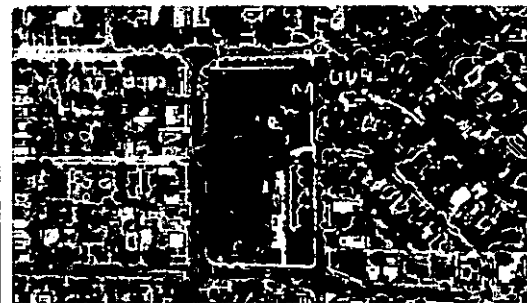
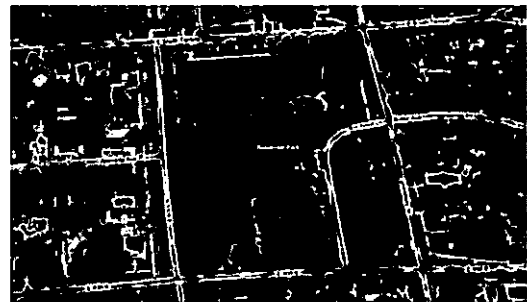
3 to 10 acres

Service

1/4 to 1/2 mile radius

Examples

Reservoir Park - Salt Lake City, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Community Park

TON	TRN	NC	MPC
-----	-----	----	-----

Description

The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow for group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods.

Size

10 to 20 acres

Service

1/2 to 2 mile radius

Examples

Scera Park - Orem, Utah



APPENDIX-OPEN SPACE TYPES

Regional Park



Description

Serves a broader purpose than community parks and is used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.

Size

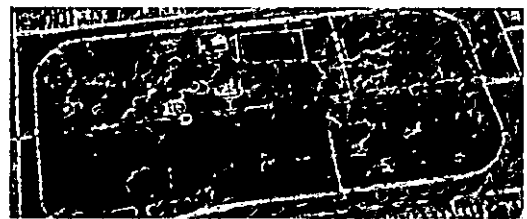
20+ acres

Service

2 mile radius

Examples

Liberty Park - Salt Lake City, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

School Park



Description

School site that can be classified as fulfilling specific public space requirements for other classes of parks such as neighborhood, community, sports complex, and special use. Joint-use agreement required.

Size

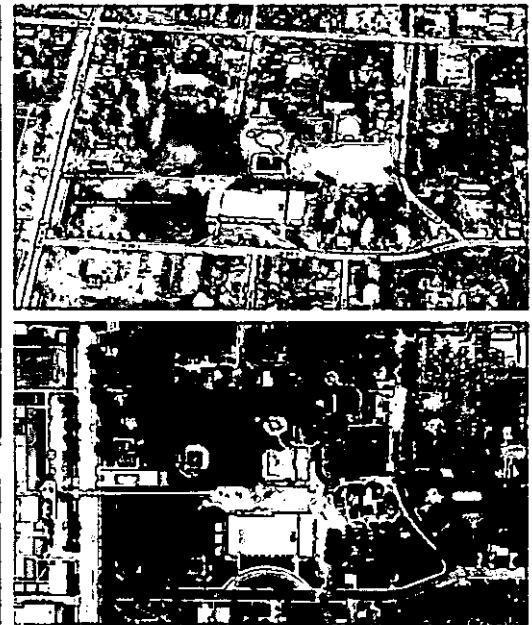
5 to 8 acres

Service

1/2 mile radius

Examples

Farmington Elementary School - Farmington, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Sports Complex

Description

Heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. Locate with good automotive and pedestrian access.



Size

40 to 150 acres

Service

2 to 5 mile radius

Examples

Sunny Side Park - Salt Lake City, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Special Use

UC	TOD	TON	TRN	NC	MPC	RR	OW	BP	RH
----	-----	-----	-----	----	-----	----	----	----	----

Description

Covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e. either specialized or single purpose facilities) fall into this category; for example, community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently community buildings and recreational facilities are located within neighborhood parks and community parks.

Size

Varies

Service

Varies

Examples

Pioneer Monument State Park



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Waterfront

RH

Description

Waterfront space serving as public access to open water. It is located with community and regional access in mind. Uses include trailheads, boat launches, day picnicking, and fishing.

Size

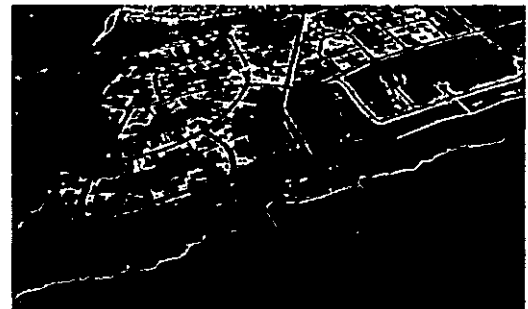
Varies

Service

Varies

Examples

Pelican Bay Marina - Saratoga Springs, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Community Garden

UC	TOD	TON	TRN	NC	MPC
----	-----	-----	-----	----	-----

Description

Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas, where residential yards are rare.

Size

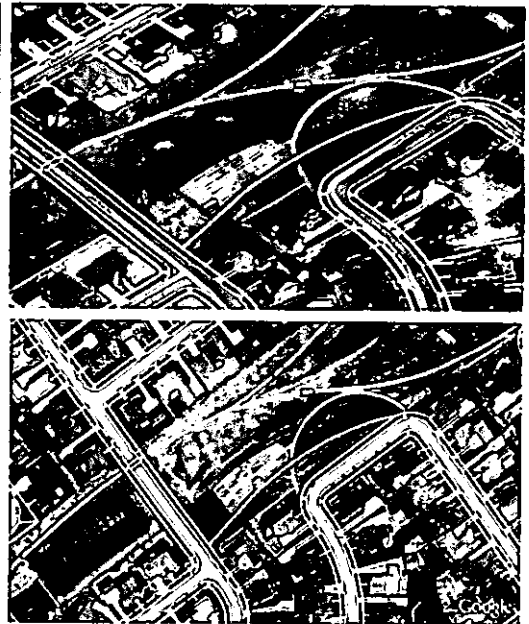
up to 1 acre

Service

1/8 to 1/4 mile radius

Examples

Daybreak Community Garden - South Jordan, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Greenway

TON	TRN	NC	MPC	RR	OW	BP	RH
-----	-----	----	-----	----	----	----	----

Description

The space is located around or within a natural resource area (stream; wetlands) but is user based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.

Size

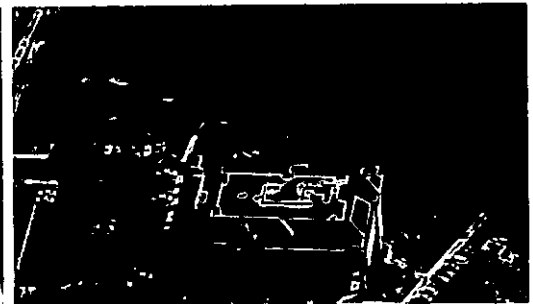
Varies

Service

Varies

Examples

Boise River Greenbelt - Boise, Idaho



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Waterway/Channel

Description

Linear space defined by a waterway. The space serves as a pedestrian connection, recreational opportunity, and property value creation (waterfront property). It can serve as a secondary connection to a greenway or parkway.



Size

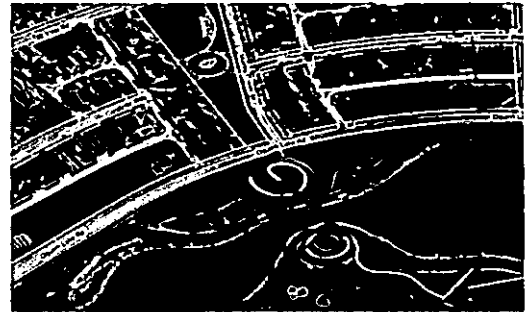
Typically less than 100 feet in width. Length varies.

Service

Varies

Examples

Daybreak - South Jordan, Utah



APPENDIX-OPEN SPACE TYPES

Parkway (Boulevard)

UC	TOD	TON	TRN	NC	MPC	RR	OW	BP	RH
----	-----	-----	-----	----	-----	----	----	----	----

Description

Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or off street bikeways, and seating.

Size

Varies

Service

Varies

Examples

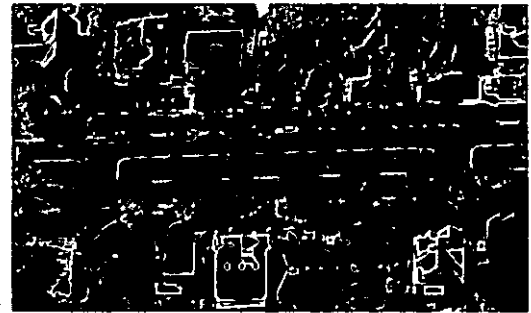
600 East, 300 South (Broadway)



Urban - 300 South SLC, Utah



Suburban - 600 East SLC, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Park Lawns

Description

Open space within a public right-of-way that allows for passive use, bus stops, shade trees and ornamental landscaping.



Size

Varies

Service

Varies

Examples

South Temple - Salt Lake City, Utah



APPENDIX-OPEN SPACE TYPES

Connector Trail



Description

Secondary public connections for pedestrians and cyclists. Located as mid-block connections, linkages between other park spaces. Typically less than 30 feet in width with minimal landscaping.

Size

Varies

Service

Varies

Examples

Jordan River Trail - Lehi, Utah



SARATOGA SPRINGS CITY CENTER DISTRICT AREA PLAN

APPENDIX-OPEN SPACE TYPES

Paseo



Description

Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, and half court ball games.

Size

0.5 to 2 acres

Service

Varies

Examples

Daybreak - South Jordan, Utah



EXHIBIT F
(to Annexation Agreement)

[Here attach copy of Zoning Ordinance.]

ORDINANCE NO. 10-15 (8-31-10)

AN ORDINANCE ASSIGNING ZONE DESIGNATIONS TO CERTAIN PROPERTIES WITHIN THE CITY OF SARATOGA SPRINGS, UTAH, INCLUDING CERTAIN PROPERTY ANNEXED INTO THE CITY CONCURRENTLY HEREWITH; ACCEPTING A DISTRICT AREA PLAN SUBMITTED TO THE CITY BY THE PROPERTY OWNER; VESTING PROPERTY OWNERS WITH CERTAIN DEVELOPMENT RIGHTS UNDER THE ZONE DESIGNATIONS, THE ZONING ORDINANCES AND THE DISTRICT AREA PLAN; APPROVING THE EXECUTION AND DELIVERY OF AN ANNEXATION AGREEMENT BETWEEN THE CITY AND THE PROPERTY OWNERS; AND RELATED MATTERS.

WHEREAS, by Ordinance No. 10-12 (8-31-10), considered and adopted by the City Council of the City of Saratoga Springs, Utah (the "City") concurrently with this Ordinance, the City has annexed approximately 1,803 acres of land into the City (the "Annexed Property") pursuant to an annexation application (the "Petition") submitted to the City by Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole ("CPB"); and

WHEREAS, the Annexed Property consists of (i) approximately 1,601 acres of certain property owned by CPB, as described in Exhibit A attached hereto (the "Annexed CPB Property"), and (ii) approximately 202 acres of additional property owned by others, as described in Exhibit B attached hereto; and

WHEREAS CPB owns approximately 1,107 acres of other property presently situated within City boundaries (the "Incorporated CPB Property") (the Annexed CPB Property and the Incorporated CPB Property being sometimes referred to herein collectively as the "CPB Property"); and

WHEREAS, the Incorporated CPB Property is presently subject to the Residential Agriculture 5 zoning designation; and

WHEREAS, the Petition submitted to the City was accompanied by and was subject to a document entitled "Written Statement and Conditions of Submittal" (the "Statement and Conditions"); and

WHEREAS, the provisions of the City's Planned Community Zone Ordinance (the "PC Zone Ordinance") allow property owners desiring a change to the PC Zone designation, where

such owners own land in excess of 2,000 acres in size, to submit to the City a District Area Plan, which District Area Plan guides future planning and development efforts relating to such property, and the approval of which District Area Plan is a condition precedent to the granting of vested development rights under the PC Zone Ordinance for such property; and

WHEREAS, CPB, in anticipation of the annexation of the Annexed CPB Property and the adoption of Ordinance No. 10-12 (8-31-10), submitted to the City, on July 27, 2010, a draft District Area Plan, and a request to apply the PC Zone designation to the CPB Property, a copy of which draft District Area Plan, as later amended and supplemented, being attached hereto as Exhibit C; and

WHEREAS, attached hereto as Exhibit D is a proposed form of Annexation Agreement between the City and CPB (the "Annexation Agreement") which, among other things, documents the vested development rights to be granted to CPB under Section 19.26.130.7 of the PC Zone Ordinance, upon acceptance by the City of the District Area Plan; and

WHEREAS, the City's Planning Commission met on August 17, 2010 to (i) conduct a public hearing, (ii) consider and review the proposed District Area Plan, and the request to apply the PC Zone designation to the CPB Property; and (iii) to consider the zoning designations to be applied to the non-CPB property to be annexed; and to forward a recommendation to the City Council regarding the same; and

WHEREAS, the Planning Commission has found that the requested zone designations, and the proposed District Area Plan for the CPB Property, are consistent with the City's General Plan, as amended concurrent herewith, pursuant to Ordinance No. 10-13 (8-31-10); and

WHEREAS, on August 24, 2010, the City Council conducted a public hearing regarding the proposed annexation and zoning designations;

NOW THEREFORE, be it ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Findings. The City Council hereby finds and determines that the actions to be taken by the City Council herein are taken after giving full and careful consideration to the recommendations of the Planning Commission, and after conducting a public hearing in connection with the District Area Plan, and after full and careful discussion and deliberation by the members of the City Council, and are in the best interests of and will promote the welfare of the residents of the City.

SECTION 2. Zoning Designation for Annexed CPB Property. The Planned Community Zone designation (PC) is hereby applied to the Annexed CPB Property, effective immediately upon the effective date of the annexation of such property into the City.

SECTION 3. Change of Zoning for Incorporated CPB Property. The existing zoning designation for the Incorporated CPB Property is hereby changed from the Residential Agriculture 5 Zone to the Planned Community Zone, effective upon the effective date of this Ordinance.

SECTION 4. Zoning Designation for Annexed Non-CPB Property. The Residential Agriculture Zone designation (A) is hereby applied to the Annexed Non-CPB Property, excepting that property zoned in Section 5, below, effective immediately upon the effective date of the annexation of such property into the City.

SECTION 5. Concord Holding Properties. That certain property currently owned by Concord Holdings, LC, as more particularly shown on the attached Exhibit E is hereby zoned and designated as High Density Residential (R18) and Medium Density Residential (R6) as more particularly shown in Exhibit E, effective immediately upon the effective date of the annexation of such property into the City.

SECTION 6. Zoning Map. The Zoning Map of the City is hereby amended to reflect the zoning decisions referenced in Sections 2, 3, 4 and 5, above.

SECTION 7. District Area Plan; Vesting.

(a) The District Area Plan for the CPB Property, in the form attached hereto as Exhibit C, is hereby accepted, approved and adopted.

(b) Under the City's PC Zone Ordinance, such District Area Plan, together with the companion application submitted by CPB, constitutes a "land use application" as such term is defined in Section 10-9a-509 of the Utah Code. By so accepting, approving and adopting the District Area Plan, the City Council grants to CPB, on and with respect to the CPB Property, and subject to the provisions of the District Area Plan and the City's Ordinances, the vested development rights described in the District Area Plan, including specifically the right to: (i) develop 16,000 residential dwelling units and 10 million square feet of non-residential space, which includes the right to develop 20,620 equivalent residential units, (ii) develop the land uses; and (iii) provide open space within the ranges set forth in the District Area Plan.

(c) The City Council may exercise legislative discretion at the Community Plan and Village Plan approval stages (described in the PC Zone Ordinance) consistent with the District Area Plan, to determine and establish the development standards, design guidelines, and specific land use locations, configurations and allocations, provided that in exercising such discretion, the City Council shall not direct development patterns in a manner that unreasonably inhibits realization of the vested rights described above and in the approved District Area Plan.

SECTION 8. Annexation Agreement. The Annexation Agreement is hereby approved, and the Mayor and City Recorder are hereby authorized and directed to execute and deliver the same, with such minor changes from the form thereof attached hereto as Exhibit D as shall be approved by the Mayor and as shall not materially alter the rights, privileges and obligations of the City and CPB, the Mayor's execution of the Annexation Agreement to constitute evidence of any such approval. The Annexation Agreement shall constitute a "development agreement" for all purposes of Section 19.26.130.7 of the PC Zone Ordinance.

SECTION 9. Effective Date. In the interest of preserving property values and promoting public welfare, this Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 31st day of August, 2010.



Mayor

ATTEST:



City Recorder

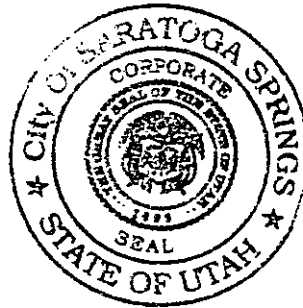


EXHIBIT A

(to ORDINANCE NO. 10-15 (8-31-10))

CPB Property in the Saratoga Annex

All of Section 27 and a portion of Sections 21, 22, 26, 33, 34 and 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located Utah County, Utah, more particularly described as follows:

Beginning at the North 1/4 Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the existing corporate limits of Saratoga Springs City according to THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT, recorded in Entry No. 103823:1997, Map No. 7374 in the office of the Utah County Recorder; thence along said Saratoga Springs City boundary the following twenty (20) courses: S0°30'21"W along the Quarter Section line 1,452.41 feet; thence N89°25'24"W 703.07 feet; thence S0°04'27"E 585.07 feet; thence N89°55'35"E 337.43 feet; thence S7°37'23"W 56.91 feet; thence S9°49'19"W 269.07 feet; thence S5°01'37"W 112.79 feet; thence S6°02'54"E 204.16 feet; thence S10°58'08"E 860.03 feet; thence S89°29'39"E 224.85 feet to the intersection with the Quarter Section line; thence S0°30'21"W along said Quarter Section line 1,823.67 feet to the South 1/4 Corner of said Section 26; thence S2°05'25"E along the Quarter Section line in Section 35, T5S, R1W, SLB&M 2,643.20 feet; thence N89°36'11"W along the Quarter Section line of said Section 35, 1,352.48 feet; thence S89°20'32"W 118.07 feet; thence S77°52'11"W 175.55 feet; thence N50°23'56"W 1,225.92 feet; thence N39°09'56"W 166.00 feet; thence S89°16'04"W 24.11 feet to the West line of said Section 35; thence S0°44'04"E along said West line 897.81 feet to the West 1/4 Corner of said Section 35; thence N89°47'59"W along the Quarter Section line of Section 34, T5S, R1W, SLB&M, 2,702.95 feet to the center of said Section 34; thence N89°47'59"W along the Quarter Section line 2,702.72 feet to the West 1/4 Corner of said Section 34; thence N0°28'11"E along the West line of said Section 34, 2,663.16 feet to the Northwest Corner of said Section said point also being on the East line of the corporate limits of Eagle Mountain City as shown on the EVANS RANCH ANNEXION PLAT, recorded in Entry No. 142608:2002, Map No. 9802 in the office of the Utah County Recorder; thence along said Eagle Mountain City boundary the following four (3) courses: N0°36'03"E along the West line of Section 27, T5S, R1W, Salt Lake Base and Meridian, 2,659.06 feet to the West 1/4 Corner of said Section; thence N0°08'18"E along the West line of said Section 2,647.75 feet to the Northwest Corner of said Section; thence N89°33'20"E along the North line of said Section 2,668.50 feet to the North Quarter Corner of said Section; thence S89°42'00"E along the north line of said Section 2,666.93 feet to the Northeast Corner of said Section; thence S89°59'27"E along the north line of Section 26, T5S, R1W, SLB&M, 2,669.07 feet to the point of beginning. Also beginning at a point 1326.37 feet N89°19'18"W along the Quarter Section line from the East 1/4 Corner of Section 33, T5S, R1W, SLB&M; thence N89°19'18"W 1326.37 feet to the center of said Section; thence S0°28'16"W along the Quarter Section line of said Section, 2,679.39 feet to the South 1/4 Corner of said Section; thence N89°36'03"W along the south line of said Section, 1,330.31 feet to the Southwest Corner of the East Half of the Southwest Quarter of said Section; thence N0°24'29"E along the West line of said East Half, 2,685.88 feet to the Northwest Corner of said East Half; thence N0°39'30"E along the West line of the Southeast Quarter of the Northwest Quarter of said Section 33, 1,331.72 feet to the Northwest Corner of said Southeast Quarter; thence S89°17'58"E along the North line of said Southeast Quarter 1,328.91 feet to the Northeast Corner of said Southeast Quarter; thence S89°19'47"E along the North line of the South Half of the Northeast Quarter of said Section 33, 1326.35 feet; thence S0°28'10"W 1331.40 feet to the point of beginning.

Contains:±1600.81 Acres

EXHIBIT B

(to ORDINANCE NO. 10-15 (8-31-10))

Other Property Owners Saratoga Annex

All of Section 27 and a portion of Sections 21, 22, 26, 33, 34 and 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located Utah County, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point said point also being on the East line of the corporate limits of Eagle Mountain City as shown on the EVANS RANCH ANNEXATION PLAT, recorded in Entry No. 142608:2002, Map No. 9802 in the office of the Utah County Recorder; thence N89°50'55"W along the North line of Section 28, T5S, R1W, Salt Lake Base and Meridian, 1,377.92 feet to the intersection with the existing corporate limits of Saratoga Springs City according to the MT. SARATOGA ANNEXATION PLAT, recorded in Entry No. 17527:2004 Map No. 10346 in the office of the Utah County Recorder; thence along said Saratoga Springs City boundary the following seven (7) courses: N52°37'59"E 1,068.92 feet; thence N81°35'15"E 60.89 feet; thence N0°44'33"W 309.40 feet; thence N57°12'37"E 170.67 feet; thence N38°52'35"E 335.86 feet; thence S89°31'14"E 126.82 feet to the West line of Section 22, T5S, R1W, Salt Lake Base and Meridian; thence N0°23'14"E along the west line of said Section 782.68 feet to the intersection with the southerly corporate limits of Saratoga Springs City according to the SARATOGA MEADOWS ANNEXATION PLAT recorded in Entry No. 31355:2007 Map No. 12148 in the office of the Utah County Recorder; thence along said Saratoga City boundary the following four (4) courses: N89°52'13"E 284.95 feet; thence N89°54'51"E 170.09 feet; thence N1°06'45"E 69.13 feet; thence N89°53'12"E 610.76 feet; thence N0°06'48"W 56.00 feet to the north side of 12000 West Street according to Plat "D", WEST LAKE ESTATES subdivision recorded in Entry No. 35823:1997 Map No. 7049 in the office of the Utah County Recorder; thence N89°53'12"E along the north line of 12000 West Street 216.84 feet; thence S0°11'49"W along the east line of 12000 West Street 124.88 feet; thence N89°53'12"E 1,371.37 feet; thence N0°29'54"E 180.11 feet; thence S89°30'06"E 5.51 feet to the westerly line of the corporate limits of Saratoga Springs City according to the SARATOGA SPRINGS MIDDLE SCHOOL ANNEXATION PLAT recorded in Entry No. 72511:2009 Map No. 13051 in the office of the Utah County Recorder, thence along said Saratoga City boundary the following seven (7) courses: S33°01'06"E 249.31 feet; thence S1°17'44"W 399.53 feet; thence S7°48'12"E 960.72 feet; thence S20°27'06"E 592.08 feet; thence S30°33'06"E 184.54 feet to the intersection with the north line of Section 27, T5S, R1W, SLB&M; thence N89°42'00"W along the north line of said Section 565.64 feet to the North 1/4 Corner of said Section; thence S89°33'20"W along the north line of said Section 2,668.50 feet to the point of beginning. Also beginning at a the East 1/4 Corner of Section 33, T5S, R1W, SLB&M; thence N89°19'18"W 1326.37 feet; thence N0°28'10"E 1331.40 feet; thence S89°19'47" E 1326.38 feet; thence S0°28'11"W 1331.58 to the point of beginning.

Contains:±202.91 Acres

EXHIBIT C

(to ORDINANCE NO. 10-15 (8-31-10))

(See Exhibit E of Annexation Agreement.)

EXHIBIT D

(to ORDINANCE NO. 10-15 (8-31-10))

This Ordinance is attached as an Exhibit to the Annexation Agreement in the form in which the Annexation was approved.

EXHIBIT E

(to ORDINANCE NO. 10-15 (8-31-10))

[Here attach map of Concord Holdings, L.C. property.]

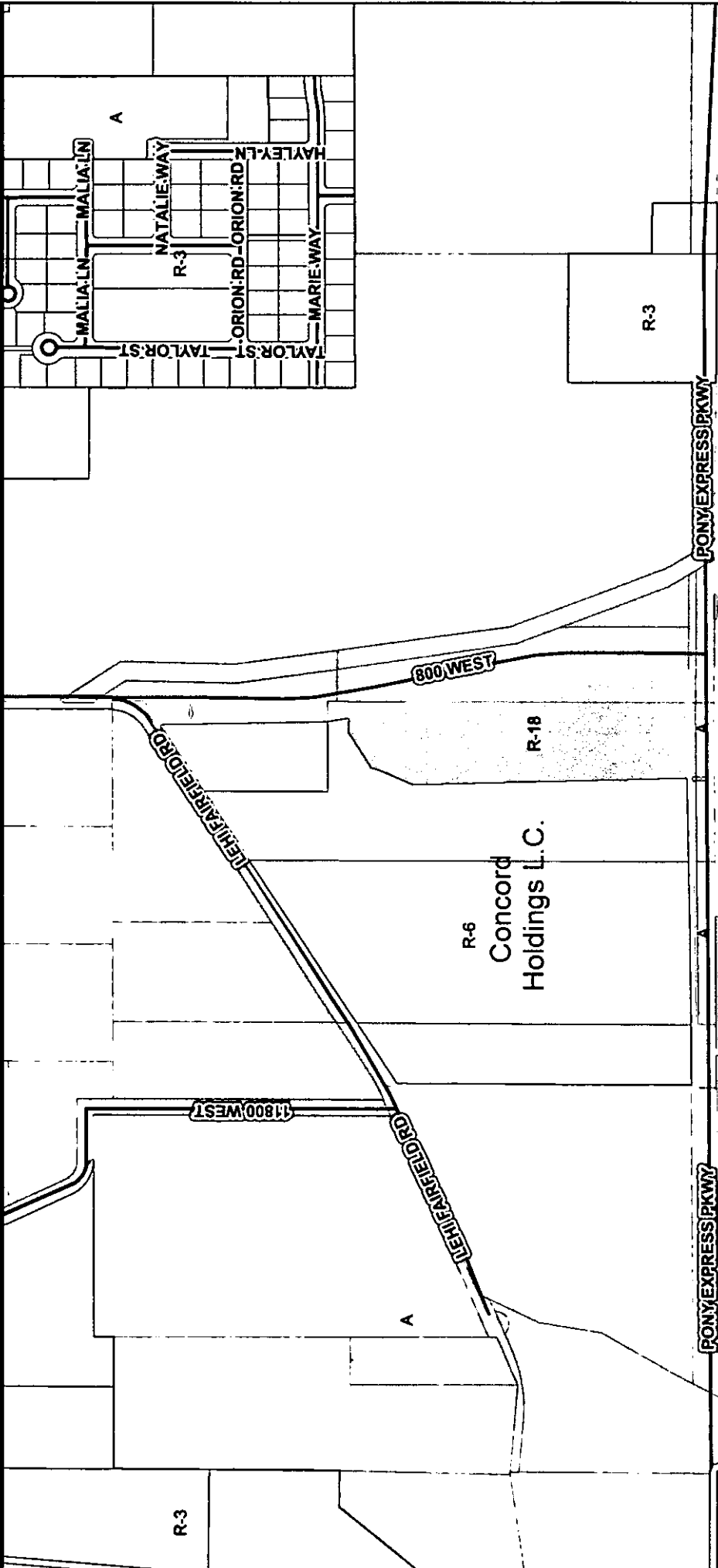


EXHIBIT G
(to Annexation Agreement)

[Here attach copy of General Plan Ordinance.]

ORDINANCE NO. 10-13 (8-31-10)

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-9a-404 OF THE UTAH CODE, AMENDING THE LAND USE MAP OF THE CITY GENERAL PLAN IN CONNECTION WITH THE ANNEXATION OF APPROXIMATELY 1,803 ACRES OF LAND; AND RELATED MATTERS.

WHEREAS, concurrent with the consideration of this Ordinance, the City Council of the City of Saratoga Springs, Utah (the "City"), is considering the annexation of approximately 1,803 acres of land (the "Annexed Property") pursuant to an Annexation Application (the "Petition") submitted at the request of the City by Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole ("CPB"); and

WHEREAS, in connection with such annexation, it is necessary for the City to amend the Land Use Map of the City General Plan, to accommodate the application of the City's Planned Community Zone to certain of the Annexed Property; and

WHEREAS, the Planning Commission met on August 17, 2010 to review the proposed amended Land Use Map 4 and provide a recommendation to the City Council; and

WHEREAS, during such meeting, the Planning Commission held a public hearing on the proposed amendment, after which public hearing the Planning Commission, forwarded the amended Land Use Map, in the form attached hereto as Exhibit A, to the City Council with the Planning Commission's recommendation for approval; and

WHEREAS, the City Council desires to accept and adopt the amended Land Use Map in connection with the approval of the Petition and the annexation and zoning of the Annexed Property,

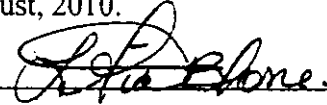
NOW THEREFORE, be it and it is hereby ordained by the City Council of the City of Saratoga Springs, Utah, as follows:

SECTION 1. Amendment of General Plan. The City Council does hereby amend the City's General Plan through the adoption of the new Land Use Map attached hereto as Exhibit A.

SECTION 2. Further Actions. The City Recorder, the City Manager, and all other appropriate City administrative personnel, boards and committees are hereby authorized and directed to take all actions required or advisable to be taken to implement the use of the new Land Use Map.


SECTION 3. Effective Date. In the interest of promoting public welfare and preserving property values, this Ordinance shall become effective on publication or posting, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 31st day of August, 2010.



Mayor

ATTEST:



City Recorder

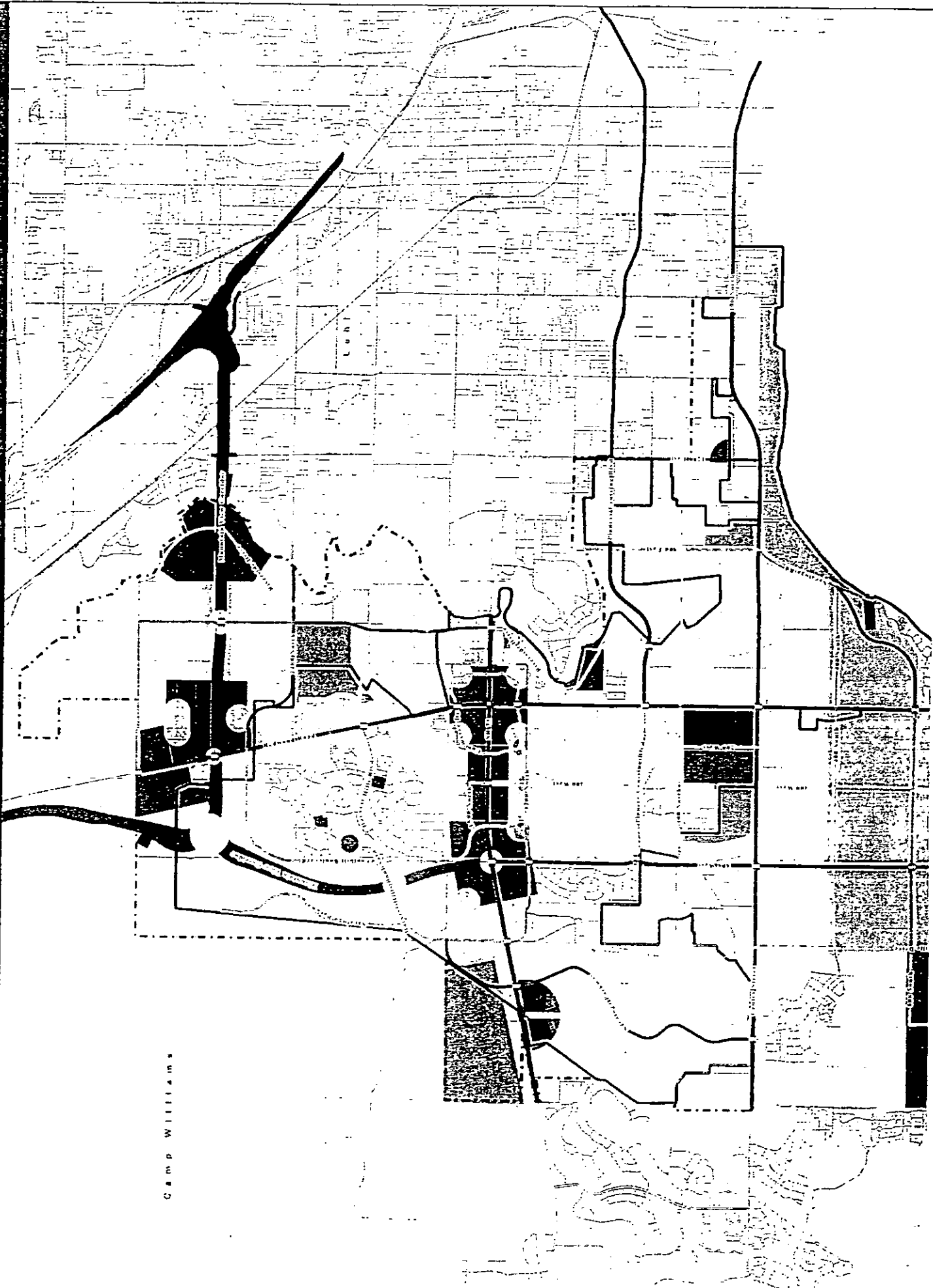


EXHIBIT A

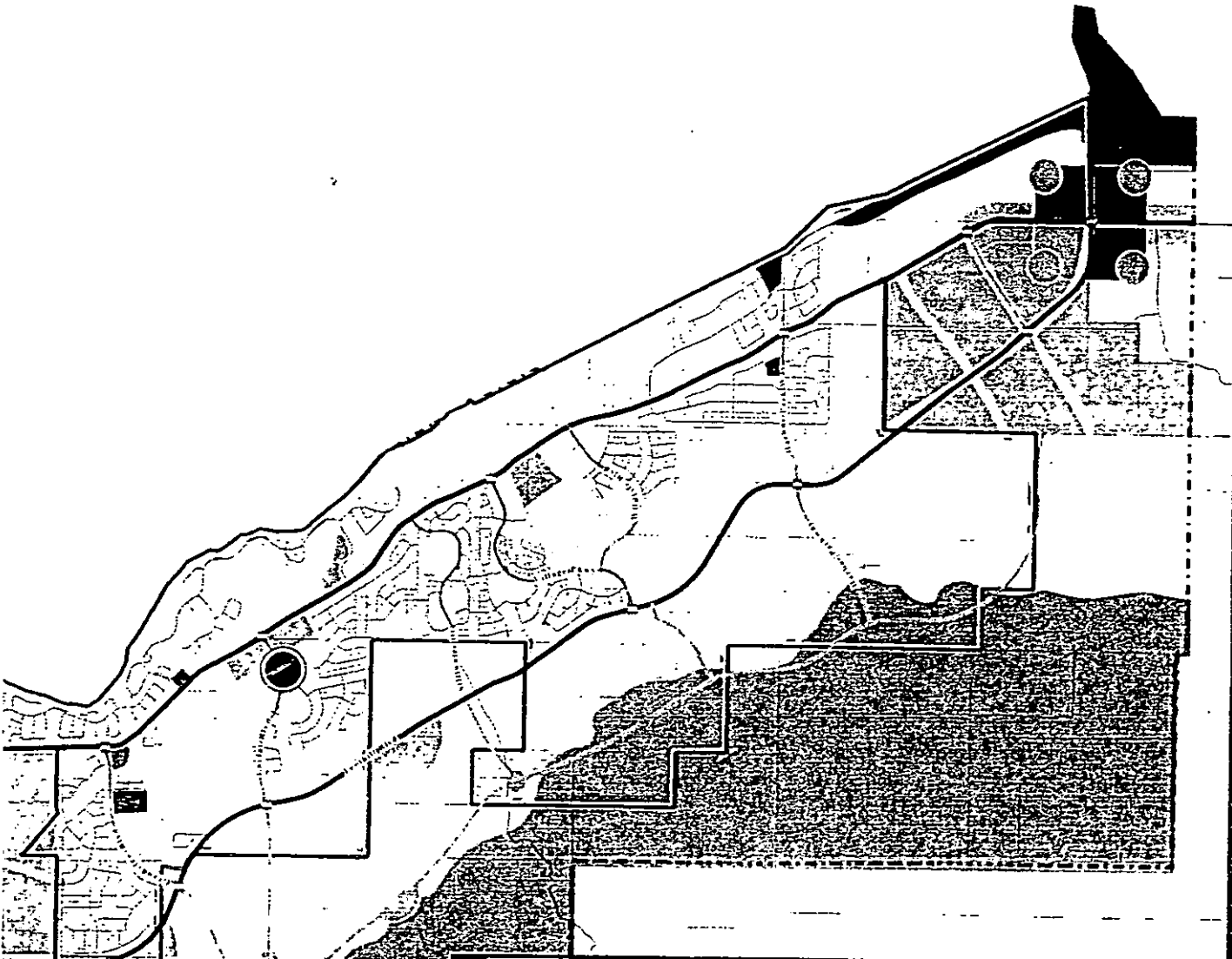
(to ORDINANCE NO. 10-13 (8-31-10))

[Here attach amended Land Use Map of the City.]

LAND USE PLAN



Camp Williams

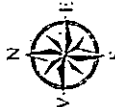


Eagle Mountain


<p>Future Land Use</p> <ul style="list-style-type: none"> Mixed Use Regional Commercial Neighborhood Commercial Office Warehouse Business Park Urban Center Industrial Institutional 	<ul style="list-style-type: none"> High Density Residential Medium Density Residential Low Density Residential Mixed Residential Rural Residential Agricultural Mixed Lakeshore Natural Open Space
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Transportation Master Plan

- Arterial (180' ROW)
- Minor Arterial (108' ROW)
- Major Collector (104' ROW)
- Minor Collector (68' ROW)



0 2000 4000
Feet



CITY OF SARASOTA