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RESOLUTION

Number 01-0510-01

A RESOLUTION OF THE TOWN OF SARATOGA SPRINGS CREATING A  
STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT.

WHEREAS, *Utah Code Ann.* 17A-Part 3 provides for the establishment of Municipal Special Improvement Districts including special improvement districts to pay for the maintenance of street lighting.

WHEREAS on March 8, 2001, the Town Council approved giving notice of intention of the Town of Saratoga Springs to create a street lighting special improvement district (the "Lighting SID") for the maintenance of street lighting within the subdivisions included in the Lighting SID.

WHEREAS the proposed Lighting SID consists of all lots and parcels included within the following Subdivisions:

Loch Lomond Phase 1 Subdivision; Loch Lomond Phase 2 Subdivision; Pelican Bay, Plat A Subdivision; Plat A Lyons Subdivision; Lake Mountain Estates Plat D Subdivision; Lake Mountain Estates Plat E Subdivision; Lake Mountain Estates Plat F Subdivision; Lake Mountain Estates Plat G Subdivision; Lake Mountain Estates Plat H Subdivision; Lake Mountain Estates Plat I Subdivision; Lake View Terrace Plat 1 Subdivision; Saratoga Hills Subdivision Plat A; Harvest Hills Plat A Subdivision; Harvest Hills Plat B Subdivision; Harvest Hills Plat C Subdivision; Harvest Hills Plat D Subdivision; Harvest Hills Entry Road Plat; Jacobs Ranch Plat A Subdivision

WHEREAS, Notice of the Intention of the Town of Saratoga Springs to create the Lighting SID (the "Notice") was published and was mailed to the affected property owners as required by Utah Law. The Notice indicated that any protests to establishing the Lighting SID must be filed with the Town no later than April 20, 2001 and that a public hearing on the establishment of the Lighting SID would be held on April 26, 2001 at 7:00 pm. ( A copy of the Notice is attached to this Ordinance.)

WHEREAS, only one protest was filed by an owner of less than half of the lots in the above Subdivisions and the public hearing was held as provided in the Notice and no additional owners of lots in the above subdivisions objected to the creation of the Lighting SID.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SARATOGA SPRINGS THAT:

1. The Town of Saratoga Springs hereby creates a street lighting special improvement district (the "Lighting SID") consisting of all lots and parcels included within the following Subdivisions:

Loch Lomond Phase 1 Subdivision; Loch Lomond Phase 2 Subdivision; Pelican Bay, Plat A Subdivision; Plat A Lyons Subdivision; Lake Mountain Estates Plat D Subdivision; Lake Mountain Estates Plat E Subdivision; Lake Mountain Estates Plat F Subdivision; Lake Mountain Estates Plat G Subdivision; Lake Mountain Estates Plat H Subdivision; Lake Mountain Estates Plat I Subdivision; Lake View Terrace Plat 1 Subdivision; Saratoga Hills Subdivision Plat A; Harvest Hills Plat A Subdivision; Harvest Hills Plat B Subdivision; Harvest Hills Plat C Subdivision; Harvest Hills Plat D Subdivision; Harvest Hills Entry Road Plat; Jacobs Ranch Plat A Subdivision

2. That Additional subdivisions may hereafter be added to the Lighting SID after the Town Council finds that inclusion of the lots in the subdivision will not adversely affect the owners of properties already within the Lighting SID and the owners of the property within the additional subdivisions consent to being included in the Lighting SID.

3. The improvements to be made shall be the maintenance by the Town of the street lights installed by the developers of the subdivisions included within the Lighting SID. Such maintenance shall include payment of utility costs and other costs of operating the street lights; replacement of failed bulbs, photo sensors and other parts of such street lights; establishment of a sinking fund to replace street lights that are damaged by persons who the Town is not able to require to pay for such damage and to install additional street lights the Town may determine are necessary for the health and safety of residents within said subdivisions; and, overhead costs.

4. Town staff is directed to file a copy of this Resolution, the Notice and a list of the properties to be assessed with the County Recorders office as required by *Utah Code Ann.* § 17A-3-307.

5. Assessments will be hereafter levied against owners of lots within the Lighting SID in the manner provided by *Utah Code Ann.* 17A-Part 3.

6. The provisions of this Resolution shall take effect and the Lighting SID shall be created upon the passage and publication of this Resolution as required by law.

Passed this 10th day of May, 2001 on motion by

Councilor Taylor, seconded by Councilor Hubbard.

Signed: [Signature] 5/15/01  
Mayor Date

Attest: [Signature] 5/15/01  
Recorder Date



NOTICE OF INTENTION OF  
TOWN OF SARATOGA SPRINGS  
TO CREATE STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT

The Town of Saratoga Springs (the "Town"), through its Town Council, intends to create a special improvement district to pay for the maintenance of street lighting (the "Lighting SID") within the subdivisions included within the Lighting SID. Through the creation of the Lighting SID, the Town proposes to pay for the maintenance of street lights installed within the Lighting SID and to assess property owners within the Lighting SID on a per lot basis for reimbursement of the costs to maintain street lighting.

The Lighting SID shall consist of all lots and parcels included within the following Subdivisions:

Loch Lomond Phase 1 Subdivision; Loch Lomond Phase 2 Subdivision; Pelican Bay, Plat A Subdivision; Plat A Lyons Subdivision; Lake Mountain Estates Plat D Subdivision; Lake Mountain Estates Plat E Subdivision; Lake Mountain Estates Plat F Subdivision; Lake Mountain Estates Plat G Subdivision; Lake Mountain Estates Plat H Subdivision; Lake Mountain Estates Plat I Subdivision; Lake View Terrace Plat 1 Subdivision; Saratoga Hills Subdivision Plat A; Harvest Hills Plat A Subdivision; Harvest Hills Plat B Subdivision; Harvest Hills Plat C Subdivision; Harvest Hills Plat D Subdivision; Harvest Hills Entry Road Plat; Jacobs Ranch Plat A Subdivision.

Additional subdivisions may hereafter be added to the Lighting SID after the Town Council finds that inclusion of the lots in the subdivision will not adversely affect the owners of properties already within the Lighting SID and the owners of the property within the additional subdivisions consent to being included in the Lighting SID.

The improvements to be made shall be the maintenance by the Town of the street lights installed by the developers of the subdivisions included within the Lighting SID. Such maintenance shall include payment of utility costs and other costs of operating the street lights; replacement of failed bulbs, photo sensors and other parts of such street lights; establishment of a sinking fund to replace street lights that are damaged by persons who the Town is not able to require to pay for such damage and to install additional street lights the Town may determine are necessary for the health and safety of residents within said subdivisions and overhead costs.

The estimated cost of the improvements for the above subdivisions, as determined by the Town Engineer, is \$31,376.45 per year based upon an annual cost of \$203.74 per street light. With an average of one street light for every six lots within the above subdivisions the estimated annual assessment is \$33.96 per lot. The Town proposes to levy assessments on all lots within the Lighting SID to pay for those improvements.

Any protests to the establishing of the Lighting SID and the proposed assessment must be filed not later than April 20, 2001 at 5:00 p.m. at the offices of the Town at 9484 West 7350 North Lehi, Utah 84043. The Town Council will conduct a public hearing on April 26, 2001 at 7:00 p.m. at the Town Office to consider all protests filed. In order to defeat the proposed Lighting SID, the Town must receive protests from the owners of one-half or more of the lots in the proposed Lighting SID.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH, 336.67 FEET AND WEST, 618.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE  $S0^{\circ}50'16''W$ , 56.30 FEET; THENCE  $S0^{\circ}14'50''W$ , 477.30 FEET; THENCE  $S0^{\circ}30'22''W$ , 437.93 FEET; THENCE  $N89^{\circ}37'58''W$ , 238.04 FEET; THENCE  $S86^{\circ}54'58''W$ , 314.89 FEET; THENCE  $S32^{\circ}20'33''W$ , 134.30 FEET; THENCE NORTH, 83.12 FEET; THENCE  $N89^{\circ}08'26''W$ , 398.23 FEET; THENCE  $N1^{\circ}15'17''E$ , 1011.53 FEET; THENCE EAST, 87.66 FEET; THENCE  $N81^{\circ}34'23''E$ , 54.59 FEET; THENCE EAST, 200.00 FEET; THENCE  $N66^{\circ}02'15''E$ , 59.09 FEET; THENCE EAST, 223.97 FEET; THENCE  $S69^{\circ}00'30''E$ , 55.83 FEET; THENCE EAST, 191.50 FEET; THENCE  $S77^{\circ}25'59''E$ , 55.15 FEET; THENCE EAST, 90.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 23.5021 ACRES - 73 LOTS

Loch Lomond Phase 2

BOUNDARY DESCRIPTION

Beginning at a point that is 4190.34 feet East and 2188.50 feet South from the North Quarter Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence N 89°53'49" E 232.19 feet to the westerly Right-of-way line of Redwood Road (State Road 68); thence along said Right-of-way S 12°01'50" E 223.46 feet; thence leaving said Right-of-way S 69°35'52" W 760.38 feet; thence S 12°44'00" W 62.90 feet; thence N 77°22'38" W 95.57 feet to a point on a 1211.00 foot radius curve to the right (long chord bears S 81°51'07" W 231.11 feet); thence westerly along the arc of said curve 231.47 feet through a central angle of 10°57'05"; thence N 47°14'01" W 14.09 feet to an point on a 1049.59 foot radius curve to the right (long chord bears N 88°55'43" W 110.65 feet); thence westerly along the arc of said curve 110.70 feet through a central angle of 6°02'35"; thence N 85°54'25" W 106.96 feet; thence S 49°05'35" W 16.13 feet; thence N 85°54'25" W 110.80 feet; thence S 54°42'08" W 171.04 feet; thence S 9°42'08" W 547.56 feet; thence N 80°17'52" W 66.00 feet; thence N 9°42'08" E 543.64 feet; thence N 35°17'52" W 160.71 feet to a point on a 2060.62 foot radius curve to the right (long chord bears N 76°01'09" W 168.52 feet); thence westerly along the arc of said curve 168.57 feet through a central angle of 4°41'13"; thence S 61°21'02" W 18.46 feet; thence N 70°01'33" W 169.93 feet; thence N 21°23'03" E 130.49 feet; thence S 23°39'36" E 12.10 feet to a point on a 1949.00 foot radius curve to the left (long chord bears S 73°38'58" E 324.94 feet); thence easterly along the arc of said curve 325.31 feet through a central angle of 9°33'48"; thence N 55°42'33" E 160.61 feet; thence N 9°42'08" E 112.14 feet; thence N 54°42'08" E 14.14 feet; thence N 9°42'08" E 365.38 feet to a point on a 976.00 foot radius curve left (long chord bears N 0°50'57" E 300.42 feet); thence northerly along the arc of said curve 301.62 feet through a central angle of 17°42'33"; thence S 89°00'00" E 66.77 feet to a point on a 1042.00 foot radius curve to the right (long chord bears S 1°08'11" W 310.40 feet); thence southerly along the arc of said curve 311.56 feet through a central angle of 17°07'54"; thence S 9°42'08" W 540.52 feet to a point on a 57.50 foot radius curve to the left (long chord bears S 38°06'08" E 85.20 feet); thence southeasterly along the arc of said curve 95.95 feet through a central angle of 95°36'33"; thence S 85°54'25" E 258.87 feet to a point on a 956.00 foot radius curve to the left (long chord bears N 81°50'23" E 405.79 feet); thence easterly along the arc of said curve 408.90 feet through a central angle of 24°30'24"; thence N 69°35'11" E 515.22 feet; thence N 0°06'52" W 214.13 feet to the point of beginning. Contains 9.00 acres.

Harvest Hills Entry Road Plat

LOCH LOMOND PHASE 1 AMENDED SUBDIVISION

BOOK 45 PAGE 320 LOTS #101-180

PELICAN BAY PLAT A SUBDIVISION

BOOK 49 PAGE 389 LOTS #1-107

LYONS PLAT A SUBDIVISION

BOOK 45 PAGE 284 LOTS #1-5

LAKE MOUNTAIN ESTATES PLAT D SUBDIVISION

BOOK 45 PAGE 316 LOTS #1-10

LAKE MOUNTAIN ESTATES PLAT E SUBDIVISION

BOOK 45 PAGE 282 LOTS #11-42, 56-67, 92-101

LAKE MOUNTAIN ESTATES PLAT F SUBDIVISION

BOOK 45 PAGE 317 LOTS #43-54, 68-91, 102-125

LAKE MOUNTAIN ESTATES PLAT G SUBDIVISION

BOOK 45 PAGE 318 LOTS #232-247, 263-271

LAKE MOUNTAIN ESTATES PLAT H SUBDIVISION

BOOK 45 PAGE 319 LOTS #248-262, 272-300

LAKE MOUNTAIN ESTATES PLAT I SUBDIVISION

BOOK 45 PAGE 283 LOTS #126-231

LAKE VIEW TERRACE PLAT ONE PUD SUBDIVISION

BOOK 45 PAGE 313 LOTS #1-22

SARATOGA HILLS PHASE 1 SUBDIVISION (SARATOGA HILLS PLAT A)

BOOK 52 PAGE 842 LOTS #1-~~73~~ 77

HARVEST HILLS PUD PLAT A SUBDIVISION

BOOK 41 PAGE 451 LOTS #101-165

HARVEST HILLS PUD PLAT B SUBDIVISION

BOOK 41 PAGE 462 LOTS #201-265

HARVEST HILLS PUD PLAT C SUBDIVISION

BOOK 41 PAGE 451 LOTS #301-359

HARVEST HILLS PUD PLAT D SUBDIVISION

BOOK 41 PAGE 463 LOTS #401-460

JACOBS RANCH PLAT A SUBDIVISION

BOOK 43 PAGE 111 LOTS #1-15