



AGENDA – City Council Meeting

Mayor Chris Carn
Mayor Pro Tempore Lance Wadman
Council Member Audrey Barton
Council Member Edon Davenport
Council Member Robert Taylor
Council Member Emma Wilson

CITY OF SARATOGA SPRINGS
Tuesday, March 3, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 South Saratoga Road, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Moment of Reflection.
3. Pledge of Allegiance.
4. Public Input – *This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Department Reports: Public Works/Engineering, Finance.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Award of Contract for 2026 Saratoga Springs Pavement Maintenance Projects to Asphalt Preservation for Bid Schedule A, and to Morgan Pavement Maintenance for Bid Schedule B. Resolution R26-11 (03-03-26).
2. Appointment of Owen Jackson to the North Utah Valley Animal Services Special Service District Board. Resolution R26-12 (03-03-26).
3. Approval of Minutes: February 17, 2026; February 21, 2026.

BUSINESS ITEMS

The Council will discuss (without public comment) and may approve the following items:

1. Award of Proposal for Architectural Services for design and construction of City of Saratoga Springs Fire Station, and authorization for staff to negotiate and enter into a contract with the selected party. Resolution R26-13 (03-03-26).

2. Award of Proposal for Construction Manager/General Contractor services on construction for City of Saratoga Springs Fire Station, and authorization for staff to negotiate and enter into a contract with the selected party. Resolution R26-14 (03-03-26).
3. Canyon Hollow Development Agreement amendment, located at 1498 N. Summer Village Rd. Ordinance 26-06 (03-03-26).
4. Amendments to Title 19.09 Land Development Code of the City of Saratoga Springs, Chapter 19.09 – Off-Street Parking Requirements. Ordinance 26-07 (03-03-26).
5. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.08 – Home Occupations, and 19.02 – Definitions. Ordinance 26-08 (03-03-26).
6. Trails Master Plan Amendment, City initiated, citywide. Ordinance 26-09 (03-03-26).

CLOSED MEETING

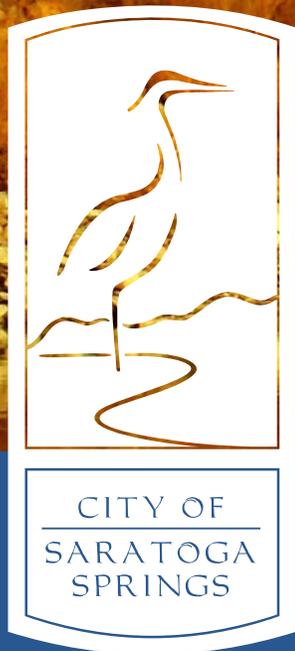
Possible motion to enter into closed meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

ADJOURNMENT

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov. Meetings are streamed live at <https://www.youtube.com/c/CityofSaratogaSprings>.

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.



Public Works - Engineering FY25-26 Q3 Update



Parks Division

Recent Accomplishments

- Completed field repairs and winterization at Patriot Park
- Installed Stop-n-Waste systems at Saratoga Ridge and new Marina restrooms
- Updated CityWorks storeroom irrigation Conex parts with costs
- Replaced the fish cleaning station at South Marina
- Implemented OT code in CityWorks for time tracking
- Completed Shay Berm Trail improvements
- Supported four Saturday funeral service burials



First Funeral Service

Upcoming Projects

- Start of irrigation system
- Easter event
- Playground mulch replacement
- Safety surface maintenance
- Move office trailers and set for next season staff
- Sod repairs at the Cemetery and other damaged sites
- Annual inspections of SWPPP drains in parks



Shay Park after Improvements

City Works (December - February)

Work Orders – 107
Service Requests – 10
Work Hours—5,808.9 hours



Parks Staff



Water Division

Recent Accomplishments

- PI Well 5 (Jacob's Ranch) - upgraded electrical/control system (to be completed next quarter).
- Seismic retrofit project completed at various DW wellhouses and Sewer locations.
- Pond cleaning complete
- Managing vegetation in drainage ditches, including phragmites (ongoing).
- Install new access road and gate for DW Tank 4 and PI Pond 4.
- Repair compressor airline at DW Booster 9/Pond 9.
- Pond cleaning complete
- Repaired canal screens, drums, filters etc. for operation of Welby-Jacob and ULDC Canal supply.
- DW Well 2 new motor and pump
- PI Well 5 (Jacob's Ranch) - upgraded electrical/control system (to be completed next quarter).



Water Maintenance

Ongoing & Upcoming Projects

- Evaluate and upgrade DW Well 6.
- Update SOPs / EAPs for dams at Ponds 6 and 8.
- Bring DW Booster 8 online when power is completed.
- Evaluate upgrade options for DW Tank 2 overflow piping.
- Repair mechanical seals at PI Booster 32 (ULDC), Booster 8, and Church Booster.
- Repair pump seal at PI Booster 8.
- Pond 1 concrete lining to start, with completion by April 15, 2026. (On-going)
- Complete lean-to shed siding repairs.
- SCADA /AVEVA patches and network improvements for SCADA (ongoing).
- DW Booster 8 start-up
- Sec well 5 Evaluation



Water Maintenance

City Works (December - February)

- Work Orders – 1,031 (excludes hydrant inspections)
- Service Requests – 91
- Blue Stake Requests – 1,470
- Keeping up with 463 New Meter Install WOs
- Keeping up with Total Endpoints Replaced/Installed

Fixed Network Meter Read System

- Fixed network mitigation of no reads- Ongoing
- 19 Collectors in Service
- 27442 Endpoints/Meters



Water Staff



Sewer – Storm Drain Division

Recent Sewer Projects

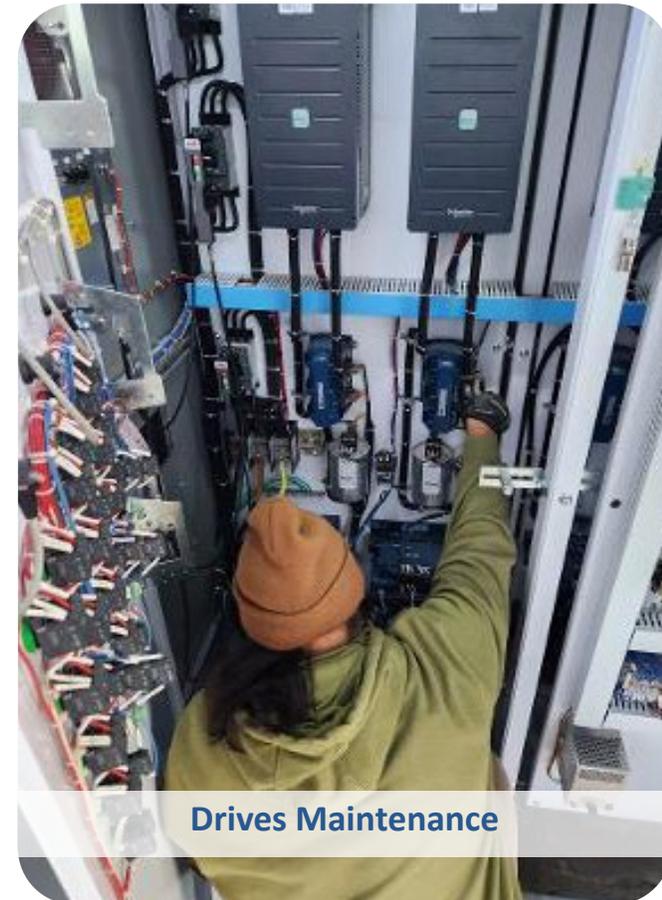
- Installation of new “hatch style” surface access for FM vault for lift 1 completed
- Northshore project completed (new SMH and raised sewer line)
- Spare pumps for lifts 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10
- Grinders serviced at LS-1 and LS-2. Spare grinder is ready to replace old one @ lift 2
- Established responsibilities and management plans for Sewer and Storm Drain (2 interacting/cross-trained teams).
- Completed backlog of open work orders for Storm Drain since October 2025.

City Works (September - November)

- Work Orders – 439
- Service Requests – 3

Sewer Goals in the next few months

- Work internally to evaluate Scupper Lane and Pilot Street Sewer concerns; plan for fixes.
- Replace grinder at LS-2.
- Upgrade/Repair detention basin inlets at Harvest Hills and Granary area.
- Continue locating inflow and infiltration issues within sewer system.
- Continue to inspect and service cleaning of SD inlets, outfalls, MHs.



Sewer & Storm Drain Staff



Electrical Division

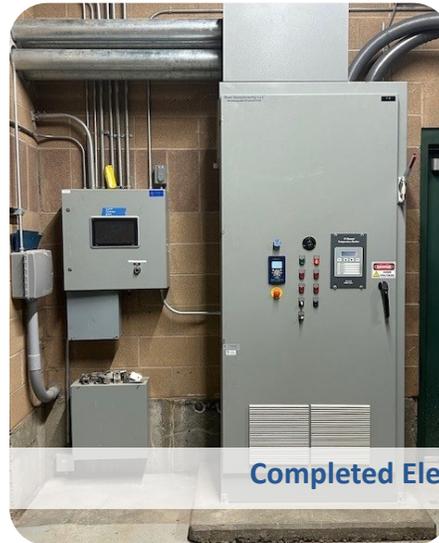
Recent Accomplishments

- Completed lift station improvements, including scrubber motor rebuild and silencer installations at Lifts 9 and 10, heater replacement at Lift 1 (code-compliant model), and power installation to the LS-2 storage shed.
- Advanced Well 5 upgrades, including new service and drive cabinet installation, RTU cabinet delivery, demolition of outdated equipment, and conversion to Cannon plug for improved maintenance efficiency.
- Replaced spare VFD at Lift 1 and overhauled Pond 31 level sensor controls.
- Upgraded city infrastructure, including 144-strand fiber replacement from City Hall to the Shop, ongoing GIS/SCADA fiber expansion, and large-diameter fan installation in the shop building.
- Completed roadway and streetlight repairs on Redwood Road and improved the streetlight acceptance process in coordination with inspectors.



Upcoming Goals

- Ongoing installation of fiber infrastructure to support GIS/SCADA and continued SCADA system development and improvements.
- Completion of capital improvements, including PI Wells 1 and 3 soft start rehabilitation, DW Booster 5N upgrades, DW Well 2 VFD and cabinet replacement, and Jacob's Ranch PI Well 5 A/C upgrade.
- Utility preparation activities for new Sewer Lift Station 11 (LS-11).
- Coordination with contractors to complete warranty-related repairs.
- Ongoing cybersecurity audits and system security enhancements.



Completed Electrical Projects: SW5 Drive Cabinet, SW5 Service Gear, Lift 9 Silencer

City Works (Dec - Feb)

Work Orders – 121

Service Requests – 10





Streets Division

Recent Projects

- Various Concrete projects completed
- Asphalt Patching repairs City-Wide
- Tree trimming Maintenance
- CDL Driver Training PW Departments
- Pony Express (City Hall) Wetland Cut off ditch and grading
- Potholes, Striping, and Shoulders Maintenance (Ongoing)
- Multiple Sign exhibit installs from engineering (School zone) & Residential and Roadway striping.

Ongoing & Upcoming Projects

- Snow Removal
- Snow Removal Training for employees
- Snow Equipment preparation/ Maintenance inspections
- Finish Mastic operations
- CDL Class A Training PW Departments (ongoing)
- Asphalt & Concrete Maintenance (Winter Operation)
- Parks/ Streets Sidewalk replacement Project upcoming

City Works (December - February)

- Work Orders – 425
- Service Requests - 248





Capital Projects & Public Improvements Division

Active Projects

- Drinking Water Booster 8- Scheduled start-up & flush
- Well 5 Electrical Upgrades- Ready for irrigation start-up & landscape
- Lakeshore Trail- Amanda Ln
- Lakeshore Trail- Hotpot (UDOT)
- Pond 1 Concrete Liner
- North Marina Parking Lot & Jetty- Memorial Day Grand Opening
- 400 S. Patriot Park RRFB crossing signal
- Pioneer Flex Lanes
- Lift Station 11 (Fairway Blvd)

Recently Completed

- South Marina stormwater treatment device
- Tank 4 Access Road

City Works

- Encroachment permits – 26 YTD
- Driveway Approach permits – 18 FY25
- 171 Construction/Warranty Development Projects
- 15 Accepted Development Projects YTD
- 7 Major Capital Projects
- Improvement Bond Total of \$99+ Million

Quarterly Goals

- Hire & Train two new improvements inspectors
- Procurement for City-wide Pavement Project, Pony Express Parkway Completion, and Pony Express from 145 N to Pioneering Crossing

Development Projects

- Residential Development:
 - Subdivisions: Beacon Point, Wander, Fox Hollow open space, Mallard Bay, Catalina Bay, Northshore, Heron Hills, Starhaven, Hawks Estate, Wildflower, Mount Saratoga, Jacobs Ranch, Lakeside, Arcadia Springs, Western Hills, Westview, Coyote Hills, Canton Ridge, Sierra Estates, Alpine Springs, Freedom Cove, The Hub, Brixton Park, Canton Ridge, Saratoga Town Center, Jacob Ranch
- Commercial Developments:
 - DI and Bishop Store House, River View Complex, Bank of America, Timp Rental, Mount Saratoga Commercial Pre-Grading, Saratoga Springs Commercial Complex; Jacobs Ranch Marketplace; Dignity Care



Public Improvements & Capital Projects Staff (some not pictured)



Stormwater (MS4) Division

Recent Stormwater Projects & Accomplishments

- Currently coordinating with Business Licensing on LTSWMP submission requirements.
- Working with the new deputy recorder (Heather Washburn) for releasing business licenses to current and upcoming businesses
- Construction site inspection per new permit law requirements (81 total active sites; 7 future sites coming online)
- Storm drain system inspections and work orders citywide.

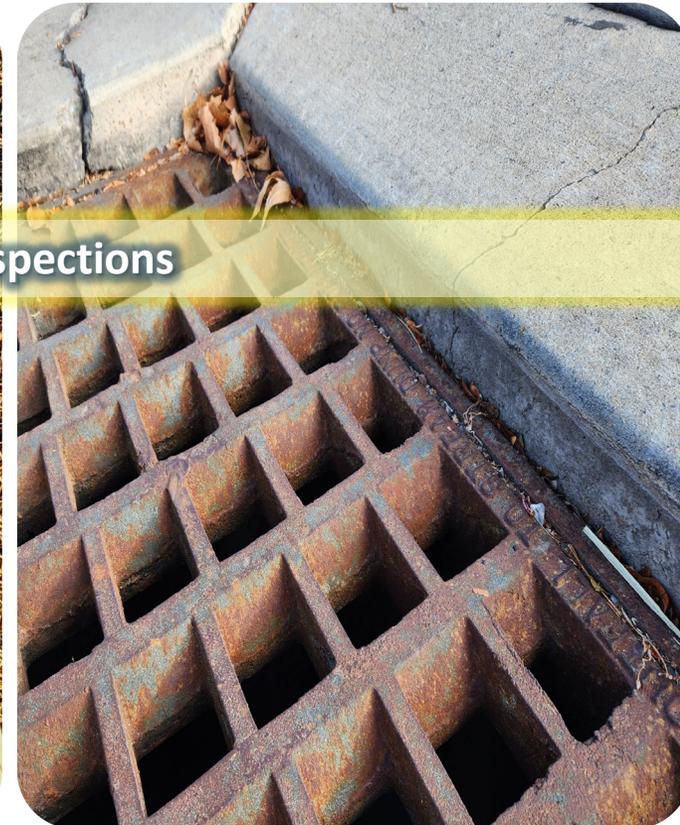
Stormwater Goals in the next few months

- Coordinating with Legal on ordinance updates related to new legislation
- Developing SOPs for completed projects not yet stabilized
- Finalizing inspections of City-owned facilities in coordination with other departments
- Coordinating inlet cleanouts with the storm drain maintenance team
- Conducting LTSWMP stormwater audits

Stormwater (MS4) Staff



Inlet Inspections



City Works (December - February)

- 81 total active sites
- 7 future sites coming online



Fleet Division

Accomplishments

- Reconfigured shelving to create additional open workspace
- Reviewed and organized existing parts inventory
- Installed and completed training for Stertil-Koni Mobile Column Lifts
- Completed RepairLink training for Ford, Chevy, and Ram
- Completed RTA 360 online training
- Installed Conex shelving and relocated Police inventory indoors
- Completed repairs on multiple fleet vehicles, including Police units, K9 unit, sewer vehicle, and plow trucks (crane repair, hydraulic hose replacement, brake repairs, and radiator replacement)

Quarterly Goals

- Improve shop tool organization and ensure proper equipment availability
- Begin scheduling more repairs in-house to reduce external costs
- Increase proficiency with RTA and improve tracking of mechanic time and labor hours
- Gain greater familiarity with fleet vehicles, equipment, and operators
- Develop proficiency with the Bosch diagnostic tool to improve repair efficiency and reduce costs
- Transition to bulk oil purchasing to bring more services in-house and lower operating costs



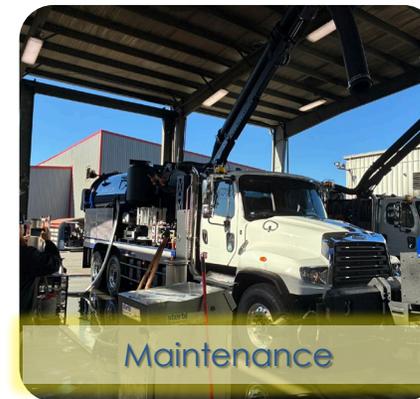
Special Truck Training



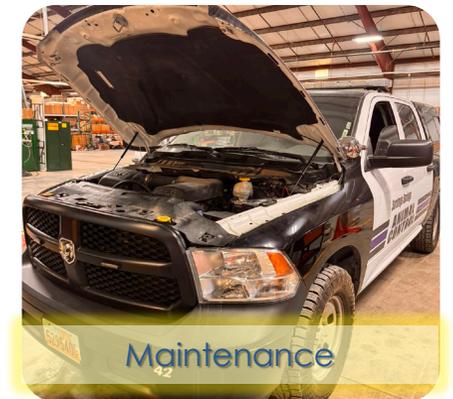
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298 North Main
P
Iron
Warranty Maintenance



Maintenance



Maintenance

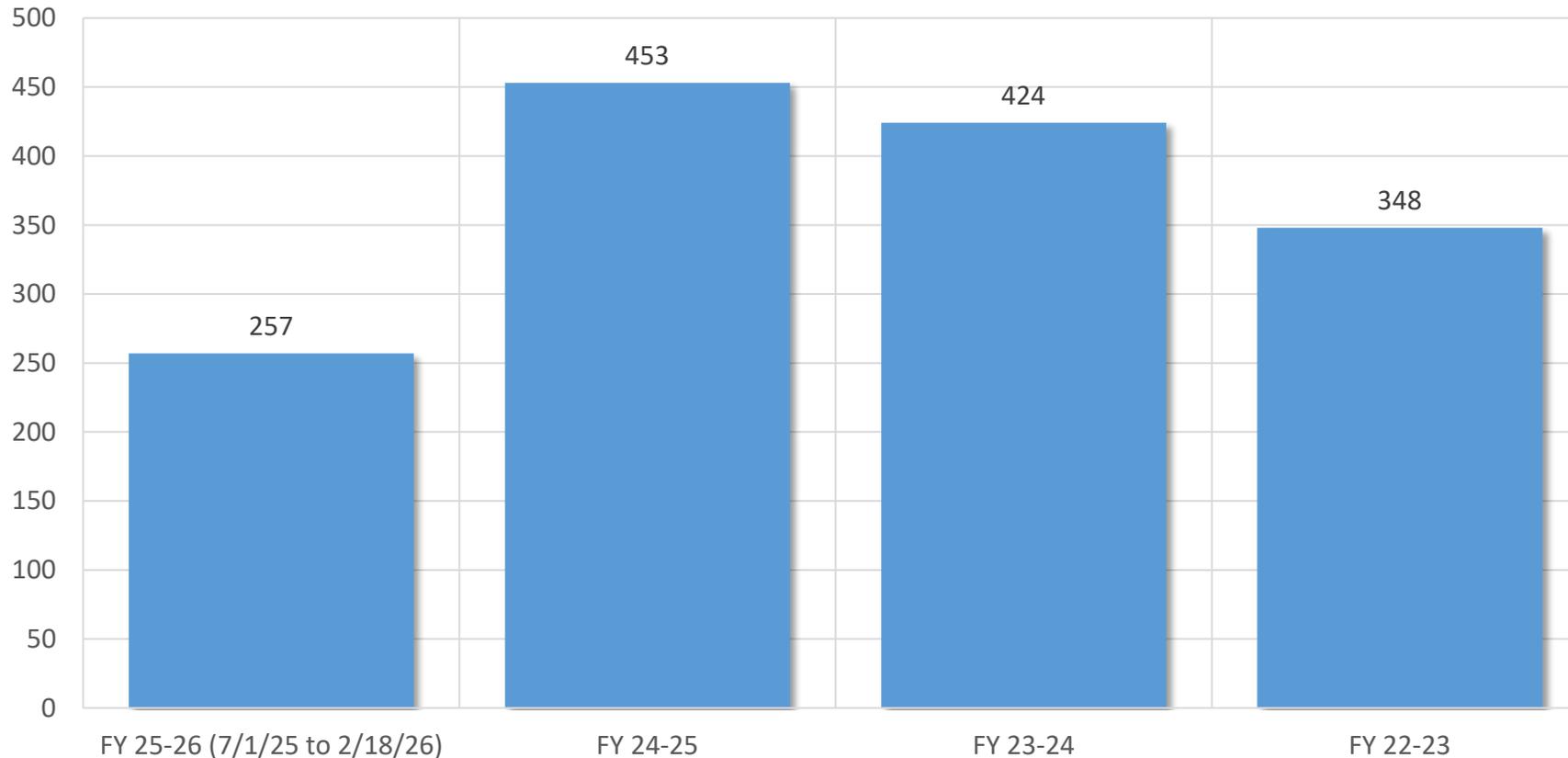


Maintenance



Engineering Department

Workload (Reviews of Concept, Prelim, Final, Prelim/Final, Site, & Permits)



Recent Accomplishments

- Updated the Traffic Calming Policy
- Transitioned traffic calming study results from static PDF sheets to an interactive map layer.
- Updated DW & PI Master Plans

Upcoming Goals

- Update submittal checklists
- Update the technical specifications and drawings.





Engineering Department

FY 25-26 Performance Measures

Measure	7/1/25 to 2/18/26 FY 25-26 Actual/Target	FY 24-25 Actual/Target	FY 23-24 Actual/Target	FY 22-23 Actual/Target	FY 21-22 Actual/Target
Reviews completed on time	79%/90%	63%/90%	72%/90%	54%/90% <small>(exceeds target by avg 1.5 calendar days)</small>	50%/90% <small>(exceeds target by avg. 2.9 calendar days)</small>
Average Review Time <small>(calendar days)</small>	12.5/14	14.8/14	13.3/14	15.5/14	16.9/14
# of Applications	149	239	221	215	244
# of Reviews	257	453	424	348	515
Employees with PE License	100%/75%	100%/75%	80%/75%	80%/75%	80%/75%
# Traffic Studies Completed	20/20	9/10	21/10	14/10	20/10

New System Implemented with increased accuracy of tracking Review Completion Dates



CITY COUNCIL STAFF REPORT

Author: Chelese Rawlings, Finance Manager
Subject: 2nd Quarter FY 2026 Budget Financial Statements
Date: March 3, 2026
Type of Item: Informational

Topic

Attached are the second quarter budget financial statements for the fiscal year 2025-26.

Background

The Council adopted the budget on May 6, 2025. The attached reports show the actuals in comparison to the budget up to December 31, 2025.

Analysis/Overview of the General Fund

Revenues in comparison to last year second quarter:

- Property Tax revenue collected is more by \$396,091.
- Sales tax revenue collection is more by over \$42,666.
- Franchise and energy taxes are more by \$256,008.
- Licenses and Permits are less by \$264,321.
- Collected \$48,394 more in charges for services.
- Collected approximately \$164,413 more in other revenue
- Overall, revenue is more by \$871,986.

Expenditures in comparison to last year second quarter:

- Total General Fund expenditures increased by \$2,391,569 in comparison to the prior year.
The following table breaks out the disparity

Expenditures by Major Object	
Personnel	1,172,527
Materials, Supplies, and Services	555,110
Capital Outlay and Transfers	663,932



Summary

The City of Saratoga Springs has two investment accounts: The Public Treasurers' Investment Fund (PTIF) which holds 90.7% of our investments and Moreton Investment Group which holds 9.3%. As of December 31, 2025 investments in the PTIF had a current yield of 4.01%, Moreton had a current yield of 4.04%.

The City of Saratoga Springs is under the 50 percent threshold of expenditures to date. The threshold is determined to be 50 percent because the second quarter reflects one-half of our budget. In the General Fund, we are currently at 32.0 percent of budgeted expenses.

The revenues are under the 50 percent threshold, we are currently at 36.8 percent of budgeted revenues. This includes contributions and transfers without that category the actual general fund revenues are 46.6 percent of budget.

City of Saratoga Springs KRI Analysis

2025-2026 (Q2)

Revenue Type	\$ Variance Prior Year (YTD)	% Variance Prior Year (YTD)	\$ Variance Multi-Year* (YTD)	% Variance Multi- Year* (YTD)	Comments
TAX REVENUE	\$ 1,002,062.32	9.1%	\$ 2,452,184.14	32.3%	Sales Tax and Property tax increased, also up when compared to multi year
Property Tax/Fee in Lieu	\$ 396,091.20	8.1%	\$ 995,030.33	23.1%	Increased Property Tax Collected when compared to last year and multi-year. A majority of our property tax is collected in the 2nd qtr of the FY.
Sales Tax	\$ 42,666.05	0.9%	\$ 927,307.46	25.6%	Increased sales tax collection, up when compared to previous and multi year
Franchise & Energy Tax	\$ 256,008.02	17.4%	\$ 578,990.03	50.5%	More energy tax collection compared to last fiscal year, up when compared to multi year.
LICENSES AND PERMITS	\$ (264,321.60)	-18.0%	\$ (203,095.20)	-14.5%	Building permits decreased in comparison to last fiscal year and multi-year for the second quarter.
INTERGOVERNMENTAL	\$ 64,687.28	7.5%	\$ (87,096.58)	-8.5%	Class C road fund for the General Fund was up in comparison to prior year and down compared to multi year mainly due to receiving stimulus monies in FY2020 and FY2021.
CHARGES FOR SERVICE	\$ 48,394.49	1.6%	\$ 426,195.48	15.8%	Increase in developmental fees collected mostly in review fees, construction inspection fees and engineer's inspection fees.
Planning Fees	\$ (134,239.81)	-11.7%	\$ (90,918.88)	-8.2%	Planning fees are down compared to last fiscal year and in multi year comparison mainly in plan checking fees.
Engineering Fees	\$ 18,771.63	2.5%	\$ (7,334.61)	-0.9%	More Engineer fees collected in comparison to 2nd qtr last fiscal year as well as an decrease in multi-year, mostly in protective inspection fees
Building Fees	\$ 385.48	2.6%	\$ (10,226.55)	-40.4%	The increase is due to more slightly more building activity than last year at this time, down when compared to multi year.
Other Charges	\$ 164,413.19	14.4%	\$ 533,232.63	69.1%	Other Charges are up from prior year due to receiving an increase in the Bluffdale Contract, as well as for multi-year.
OTHER REVENUE	\$ 26,745.49	1.1%	\$ 169,255.43	7.7%	Other Revenue increase is due to the Bluffdale Contract as well as Citations.

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAX REVENUE	12,052,752	25,815,654	13,762,902	46.7
LICENSES AND PERMITS	1,201,148	2,379,864	1,178,716	50.5
INTERGOVERNMENTAL REVENUE	931,916	2,602,456	1,670,540	35.8
CHARGES FOR SERVICES	3,119,034	5,780,089	2,661,055	54.0
OTHER REVENUE	2,359,374	6,072,983	3,713,608	38.9
ADMINISTRATIVE CHARGES	2,628,612	5,257,217	2,628,605	50.0
CONTRIBUTIONS & TRANSFERS	0	12,193,667	12,193,667	.0
	<u>22,292,837</u>	<u>60,101,930</u>	<u>37,809,092</u>	<u>37.1</u>
<u>EXPENDITURES</u>				
LEGISLATIVE DEPARTMENT	125,910	261,112	135,202	48.2
ADMINISTRATIVE DEPARTMENT	665,486	1,784,558	1,119,072	37.3
UTILITY BILLING DEPARTMENT	208,608	527,556	318,948	39.5
TREASURER DEPARTMENT	363,075	791,321	428,246	45.9
RECORDER DEPARTMENT	115,638	384,820	269,182	30.1
ATTORNEY DEPARTMENT	350,996	882,049	531,053	39.8
JUSTICE COURT DEPARTMENT	196,929	487,900	290,971	40.4
HUMAN RESOURCES DEPARTMENT	278,315	759,291	480,976	36.7
FACILITIES MAINTENANCE DEPT	262,875	689,795	426,920	38.1
NON-DEPARTMENTAL	683,499	1,121,230	437,731	61.0
GENERAL GOV'T BLDGS & GROUNDS	133,444	330,764	197,320	40.3
ELECTIONS DEPARTMENT	14	160,000	159,986	.0
PLANNING AND ZONING DEPARTMENT	549,351	1,408,091	858,740	39.0
COMMUNITY DEVELOPMENT	189,359	532,068	342,709	35.6
POLICE DEPARTMENT	3,271,262	7,849,501	4,578,239	41.7
POLICE DEPARTMENT - BLUFFDALE	1,318,134	3,276,135	1,958,001	40.2
FIRE DEPARTMENT	2,979,653	6,887,151	3,907,498	43.3
BUILDING INSPECTION	652,163	1,846,611	1,194,448	35.3
GRANT EXPENDITURES	2,224	71,250	69,026	3.1
STREETS DEPARTMENT	744,959	2,062,730	1,317,771	36.1
PUBLIC WORKS DEPARTMENT	431,189	870,133	438,944	49.6
ENGINEERING DEPARTMENT	398,098	966,298	568,200	41.2
INFORMATION TECHNOLOGY SERVICE	541,953	1,086,338	544,384	49.9
PUBLIC IMPROVEMENTS	274,650	790,408	515,758	34.8
PARKS & OPEN SPACES DEPT	1,581,534	3,641,499	2,059,965	43.4
RECREATION DEPARTMENT	537,390	1,498,400	961,010	35.9
PUBLIC REL & COMM OUTREACH	156,039	704,728	548,689	22.1
LIBRARY SERVICES	552,188	1,589,295	1,037,107	34.7
OTHER USES	0	10,045,817	10,045,817	.0
TRANSFERS	1,529,000	6,795,080	5,266,080	22.5
	<u>19,093,934</u>	<u>60,101,930</u>	<u>41,007,995</u>	<u>31.8</u>
	<u>3,198,903</u>	<u>0</u>	<u>(3,198,903)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

ZONE 2 WATER IMPROVEMENT SID

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
WATER SID REVENUE	54,744	140,000	85,256	39.1
INTEREST REVENUE	5,080	193,000	187,920	2.6
	<u>59,823</u>	<u>333,000</u>	<u>273,177</u>	<u>18.0</u>
<u>EXPENDITURES</u>				
WATER SID EXPENSES	7,329	333,000	325,671	2.2
	<u>7,329</u>	<u>333,000</u>	<u>325,671</u>	<u>2.2</u>
	<u>52,494</u>	<u>0</u>	<u>(52,494)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

FLEET FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
TRANSFERS IN	0	715,356	715,356	.0
	<u>0</u>	<u>715,356</u>	<u>715,356</u>	<u>.0</u>
<u>EXPENDITURES</u>				
FLEET DEPARTMENT EXPENSES	371,965	715,356	343,391	52.0
	<u>371,965</u>	<u>715,356</u>	<u>343,391</u>	<u>52.0</u>
	<u>(371,965)</u>	<u>0</u>	<u>371,965</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

STORM DRAIN-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
INTERGOVERNMENTAL REVENUE	0	115,286	115,286	.0
CONTRIBUTIONS & OTHER SOURCES	0	2,242,889	2,242,889	.0
IMPACT FEES REVENUE	82,507	250,000	167,493	33.0
	<u>82,507</u>	<u>2,608,175</u>	<u>2,525,669</u>	<u>3.2</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	100,360	2,534,631	2,434,271	4.0
TRANSFERS AND OTHER USES	0	73,544	73,544	.0
	<u>100,360</u>	<u>2,608,175</u>	<u>2,507,815</u>	<u>3.9</u>
	<u>(17,854)</u>	<u>0</u>	<u>17,854</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

PARKS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
INTERGOVERNMENTAL REVENUE	0	5,600,000	5,600,000	.0
CONTRIBUTIONS & OTHER SOURCES	0	1,081,931	1,081,931	.0
IMPACT FEES REVENUE	1,294,809	2,450,529	1,155,720	52.8
	<u>1,294,809</u>	<u>9,132,460</u>	<u>7,837,651</u>	<u>14.2</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	4,581,768	7,976,194	3,394,426	57.4
TRANSFERS AND OTHER USES	0	1,156,266	1,156,266	.0
	<u>4,581,768</u>	<u>9,132,460</u>	<u>4,550,692</u>	<u>50.2</u>
	<u>(3,286,959)</u>	<u>0</u>	<u>3,286,959</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

ROADS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
SOURCE 33	0	12,015,359	12,015,359	.0
IMPACT FEES REVENUE	4,741,339	18,246,061	13,504,722	26.0
	<u>4,741,339</u>	<u>30,261,420</u>	<u>25,520,081</u>	<u>15.7</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	1,816,542	21,789,123	19,972,581	8.3
TRANSFERS AND OTHER USES	0	8,472,297	8,472,297	.0
	<u>1,816,542</u>	<u>30,261,420</u>	<u>28,444,878</u>	<u>6.0</u>
	<u>2,924,797</u>	<u>0</u>	<u>(2,924,797)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

PUBLIC SAFE-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	400,273	2,403,484	2,003,211	16.7
	<u>400,273</u>	<u>2,403,484</u>	<u>2,003,211</u>	<u>16.7</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	1,716,126	2,358,832	642,706	72.8
TRANSFERS AND OTHER USES	0	44,652	44,652	.0
	<u>1,716,126</u>	<u>2,403,484</u>	<u>687,358</u>	<u>71.4</u>
	<u>(1,315,853)</u>	<u>0</u>	<u>1,315,853</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TRANSFERS AND OTHER SOURCES	3,140,000	12,980,000	9,840,000	24.2
CONTRIBUTIONS & OTHER REVENUE	893,004	17,361,142	16,468,138	5.1
	<u>4,033,004</u>	<u>30,341,142</u>	<u>26,308,138</u>	<u>13.3</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	3,288,807	30,341,142	27,052,335	10.8
	<u>3,288,807</u>	<u>30,341,142</u>	<u>27,052,335</u>	<u>10.8</u>
	<u>744,197</u>	<u>0</u>	<u>(744,197)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

DEBT SERVICE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
ADMIN FEES	107,500	215,000	107,500	50.0
CONTRIBUTIONS AND TRANSFERS	39,000	78,000	39,000	50.0
	<u>146,500</u>	<u>293,000</u>	<u>146,500</u>	<u>50.0</u>
<u>EXPENDITURES</u>				
DEBT SERVICE	30,944	293,000	262,056	10.6
	<u>30,944</u>	<u>293,000</u>	<u>262,056</u>	<u>10.6</u>
	<u>115,556</u>	<u>0</u>	<u>(115,556)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

FUND 44

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
SOURCE 37	305,199	0	(305,199)	.0
TRANSFERS FROM OTHER FUNDS	0	3,210,000	3,210,000	.0
	<u>305,199</u>	<u>3,210,000</u>	<u>2,904,801</u>	<u>9.5</u>
<u>EXPENDITURES</u>				
GENERAL GOVERNMENT BUILDINGS	14,887,488	16,892,231	2,004,743	88.1
	<u>14,887,488</u>	<u>16,892,231</u>	<u>2,004,743</u>	<u>88.1</u>
	<u>(14,582,289)</u>	<u>(13,682,231)</u>	<u>900,058</u>	<u>(106.6)</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

STREET LIGHTING FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
STREET LIGHTING	331,421	701,399	369,978	47.3
FUND BALANCE	42,724	154,350	111,626	27.7
	<u>374,146</u>	<u>855,749</u>	<u>481,603</u>	<u>43.7</u>
<u>EXPENDITURES</u>				
STREET LIGHTING	232,602	700,749	468,147	33.2
TRANSFERS	0	5,000	5,000	.0
DEPARTMENT 5500	0	150,000	150,000	.0
	<u>232,602</u>	<u>855,749</u>	<u>623,147</u>	<u>27.2</u>
	<u>141,544</u>	<u>0</u>	<u>(141,544)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
SOURCE 33	0	1,394,465	1,394,465	.0
UTILITY OPERATING REVENUE	6,007,492	10,798,933	4,791,441	55.6
WATER	0	3,615,354	3,615,354	.0
	<u>6,007,492</u>	<u>15,808,752</u>	<u>9,801,260</u>	<u>38.0</u>
 <u>EXPENDITURES</u>				
TRANSFERS	0	83,138	83,138	.0
WATER OPERATIONS	2,863,814	5,657,384	2,793,570	50.6
SECONDARY WATER OPERATIONS	2,415,516	5,120,509	2,704,993	47.2
DEPRECIATION	0	4,000,000	4,000,000	.0
FUND BALANCE TO APPROP	0	947,721	947,721	.0
	<u>5,279,331</u>	<u>15,808,752</u>	<u>10,529,421</u>	<u>33.4</u>
	<u><u>728,161</u></u>	<u><u>0</u></u>	<u><u>(728,161)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING & NON-OPERATING REV	4,907,464	8,997,662	4,090,198	54.5
FUND BALANCE	0	1,158,431	1,158,431	.0
	<u>4,907,464</u>	<u>10,156,093</u>	<u>5,248,629</u>	<u>48.3</u>
<u>EXPENDITURES</u>				
TRANSFERS	0	71,510	71,510	.0
SEWER OPERATIONS	3,793,563	8,084,583	4,291,020	46.9
DEPRECIATION	0	2,000,000	2,000,000	.0
	<u>3,793,563</u>	<u>10,156,093</u>	<u>6,362,530</u>	<u>37.4</u>
	<u>1,113,901</u>	<u>0</u>	<u>(1,113,901)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
SOURCE 33	10,438	0	(10,438)	.0
IMPACT FEES REVENUE	540,685	2,082,852	1,542,166	26.0
	<u>551,123</u>	<u>2,082,852</u>	<u>1,531,728</u>	<u>26.5</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	216,866	882,852	665,986	24.6
DEPRECIATION	0	1,200,000	1,200,000	.0
	<u>216,866</u>	<u>2,082,852</u>	<u>1,865,986</u>	<u>10.4</u>
	<u><u>334,257</u></u>	<u><u>0</u></u>	<u><u>(334,257)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

STORM DRAIN ENTERPRISE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	753,491	1,567,672	814,181	48.1
CONTRIBUTIONS & OTHER SOURCES	81,529	2,505,223	2,423,694	3.3
	<u>835,020</u>	<u>4,072,895</u>	<u>3,237,875</u>	<u>20.5</u>
<u>EXPENDITURES</u>				
TRANSFERS	0	28,628	28,628	.0
STORM DRAIN OPERATIONS	848,434	1,996,267	1,147,833	42.5
DEPRECIATION	0	2,000,000	2,000,000	.0
TRANSFERS AND OTHER USES	0	48,000	48,000	.0
	<u>848,434</u>	<u>4,072,895</u>	<u>3,224,461</u>	<u>20.8</u>
	<u>(13,413)</u>	<u>0</u>	<u>13,413</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

GARBAGE UTILITY FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
OPERATING REVENUE	1,548,986	3,850,000	2,301,014	40.2
INTEREST REVENUE	61,597	41,274	(20,323)	149.2
	<u>1,610,583</u>	<u>3,891,274</u>	<u>2,280,691</u>	<u>41.4</u>
<u>EXPENDITURES</u>				
GARBAGE OPERATIONS	1,336,191	3,865,148	2,528,957	34.6
TRANSFERS AND OTHER USES	0	26,126	26,126	.0
	<u>1,336,191</u>	<u>3,891,274</u>	<u>2,555,083</u>	<u>34.3</u>
	<u>274,392</u>	<u>0</u>	<u>(274,392)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

CUL WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONNECTION FEES REVENUE	1,397,077	4,152,592	2,755,515	33.6
	<u>1,397,077</u>	<u>4,152,592</u>	<u>2,755,515</u>	<u>33.6</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	361,362	2,952,592	2,591,230	12.2
DEPRECIATION/AMORTIZATION	0	1,200,000	1,200,000	.0
	<u>361,362</u>	<u>4,152,592</u>	<u>3,791,230</u>	<u>8.7</u>
	<u>1,035,715</u>	<u>0</u>	<u>(1,035,715)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

2NDARY WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
SOURCE 33	0	622,167	622,167	.0
CONNECTION FEES REVENUE	(217,274)	2,509,960	2,727,234	(8.7)
	<u>(217,274)</u>	<u>3,132,127</u>	<u>3,349,401</u>	<u>(6.9)</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	652,927	1,519,895	866,968	43.0
TRANSFERS AND OTHER USES	0	112,232	112,232	.0
DEPRECIATION	0	1,500,000	1,500,000	.0
	<u>652,927</u>	<u>3,132,127</u>	<u>2,479,200</u>	<u>20.9</u>
	<u>(870,201)</u>	<u>0</u>	<u>870,201</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2025

WATER RIGHTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
WATER RIGHTS	925,329	2,346,795	1,421,466	39.4
INTEREST REVENUE	289,298	3,455,717	3,166,419	8.4
	1,214,627	5,802,512	4,587,885	20.9
<u>EXPENDITURES</u>				
WATER RIGHTS EXPENSES	33,661	5,802,512	5,768,851	.6
	33,661	5,802,512	5,768,851	.6
	1,180,966	0	(1,180,966)	.0



City Council Staff Report

Author: Jeremy Lapin, Public Works Director

Subject: 2026 Pavement Maintenance Project

Date: March 3, 2026

Type of Item: Resolution

Description: Award of Contract

A. Topic:

This item is for the approval of contracts for the 2026 Pavement Maintenance Projects.

B. Background:

Public Works has utilized various reconditioning techniques to preserve and extend the life of City pavements. The City's engineering consultant, CMT Technical Services LLC, assessed the condition of the City's roadways and prepared construction drawings and project specifications. Bid documents were posted to Utah Public Procurement Place (Bonfire) and opened February 19, 2026.

C. Analysis:

In accordance with State requirements that govern B and C road funds, this project was advertised for the 3-week minimum time period. A complete bid summary is attached within the Bid Acceptance Recommendation letter from CMT Technical Services LLC.

D. Fiscal Impact:

The funding for this project has been previously appropriated by the City Council with the approval of FY2026 budget under GL#s 35-4000-744 and 10-4410-740.

E. Recommendation

Staff recommends the City Council approve the resolution awarding the contract for the 2026 Pavement Maintenance Projects to Asphalt Preservation for Bid Schedule A in the amount of \$357,712.00, and to Morgan Pavement Maintenance for Bid Schedule B in the amount of \$109,495.27.

February 23, 2026

Chris Klingel
 Assistant Public Works Director
 City of Saratoga Springs
 213 N 900 East
 Saratoga Springs, UT 84045

Re: 2026 Pavement Maintenance Project – Bid Acceptance Recommendation

Chris,
 We have reviewed the submitted bids and accompanying documentation for the 2026 Pavement Maintenance Project. All bidders are local contractors with history in and around Saratoga Springs, are deemed compliant and considered reputable. The summary of bids is as follows:

Item	American Pavement Preservation		Asphalt Preservation, LLC		M&M Asphalt Services		Morgan Pavement Maintenance	
	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Bid Schedule A - Slurry Seal		\$568,642.96		\$357,712.00		\$395,748.56		\$373,115.88
Bid Schedule B - Microsurface Seal		\$180,450.40		\$111,736.16		N/A		\$109,495.27

Submitted low bids for each schedule are highlighted in the table above in yellow, and review of the bid submittals and bid numbers has identified no discrepancies. All winning bids are within 10% or below of the Engineer’s Estimate. ***Based on the review of the submitted documents and bid numbers, we are recommending that Saratoga Springs accept the following bids as submitted.***

Bid Schedule A: Asphalt Preservation, LLC at \$357,712.00
 Bid Schedule B: Morgan Pavement Maintenance at \$109,495.27

The full bid tabulation is attached. Should you have any further questions, please feel free to contact us.

Sincerely,



Kevin Biel, EIT
 Project Engineer
 CMT Technical Services

Bids have been compiled and tabulated, with the final results displayed below. Low bids have been highlighted in yellow.

2026 Saratoga Springs Pavement Maintenance Project

Bid Opening Date: February 19, 2026

Item #	Item	Unit	QTY	American Pavement Preservation		Asphalt Preservation, LLC		M&M Asphalt Services		Morgan Pavement Maintenance	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1A	Mobilization	LS	1	\$ 16,000.00	\$ 16,000.00	\$ 4,000.00	\$ 4,000.00	\$ 17,250.00	\$ 17,250.00	\$ 5,000.00	\$ 5,000.00
2A	Traffic Control	LS	1	\$ 27,000.00	\$ 27,000.00	\$ 10,000.00	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00
3	Bituminous Type II Slurry Seal	SY	227,308	\$ 2.12	\$ 481,892.96	\$ 1.50	\$ 340,962.00	\$ 1.57	\$ 356,873.56	\$ 1.5970	\$ 363,010.88
4	Bituminous Type II Slurry Seal - Parking Lot	SF	12,500	\$ 3.50	\$ 43,750.00	\$ 0.22	\$ 2,750.00	\$ 1.57	\$ 19,625.00	\$ 0.2084	\$ 2,605.00
A Total					\$ 568,642.96		\$ 357,712.00		\$ 395,748.56		\$ 373,115.88
1B	Mobilization	LS	1	\$ 16,000.00	\$ 16,000.00	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ 2,900.00	\$ 2,900.00
2B	Traffic Control	LS	1	\$ 8,700.00	\$ 8,700.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 6,300.00	\$ 6,300.00
5	Type III Micro-Surface Seal	SY	39,936	\$ 3.90	\$ 155,750.40	\$ 2.56	\$ 102,236.16	\$ -	\$ -	\$ 2.5114	\$ 100,295.27
B Total					\$ 180,450.40		\$ 111,736.16		\$ -		\$ 109,495.27

This will tabulation will be shared until 3:15 PM

RESOLUTION NO. R26-11 (03-03-26)

A RESOLUTION APPROVING CONTRACTS WITH ASPHALT PRESERVATION AND MORGAN PAVEMENT MAINTENANCE FOR THE 2026 PAVEMENT MAINTENANCE PROJECTS

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified contractors to provide services in accordance with the 2026 Pavement Maintenance Projects; and

WHEREAS, the City advertised a bid document on Bonfire for the 2026 Pavement Maintenance Projects in order to acquire services from qualified contractors; and

WHEREAS, the City's engineering consultant, CMT Technical Services L.L.C, provided an analysis of all quotations to determine the lowest responsible contractor, which was determined to be Asphalt Preservation for Bid Schedules A, and Morgan Pavement Maintenance for Bid Schedule B; and

WHEREAS, the City Council has determined that awarding the project to the lowest responsible contractor is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Saratoga Springs, Utah, that Bid Schedule A of the 2026 Pavement Maintenance Project is awarded to Asphalt Preservation in the amount of \$ \$357,712.00 and Bid Schedule B of the 2026 Pavement Maintenance Project is awarded to Morgan Pavement Maintenance in the amount of \$ 109,495.27, and the City Manager is authorized to enter into these contracts accordingly. This resolution shall take effect immediately upon passage.

PASSED on the 3rd day of March, 2026

**CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION**

Chris Carn, Mayor

Attest: _____
City Recorder

RESOLUTION NO. R26-12 (03-03-26)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS APPOINTING A REPRESENTATIVE TO THE NORTH UTAH VALLEY ANIMAL SERVICES SPECIAL SERVICE DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs, Utah County is a member of the North Utah Valley Animal Services Special Service District; and

WHEREAS, a City of Saratoga Springs representative should be appointed to serve on the District Board to fill a vacancy.

NOW THEREFORE, BE IT RESOLVED that Assistant City Manager Owen Jackson is hereby appointed as the City of Saratoga Springs' District Board Member for the North Utah Valley Animal Services Special Service District, for a four-year term.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

DATED this 3rd day of March, 2026.

Signed: _____
Christopher Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder



MINUTES – City Council Meeting

Tuesday, February 17, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:01 p.m. by Mayor Chris Carn

1. **Roll Call** – A quorum was present

Present:

Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.

Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, City Engineer/Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, Long Range Planner Tippe Morlan, Police Chief Andy Burton, Assistant City Attorney Rulon Hopkins, Code Enforcement Supervisor Brad Davis, PR Manager AnnElise Harrison, Police Officer Alvaro Nicolia, Police Officer Collin Larsen, Deputy Recorder Wendy Wells, Deputy Recorder Heather Washburn.

Others: Charlie Carn, Jack Mangum, Gregg Vandergriff, Sierra and Mindy Parry.

2. **Moment of Reflection** – given by Councilmember Rob Taylor.
3. **Pledge of Allegiance** – led by Councilmember Wadman.
4. **Recognition: Outgoing Planning Commissioners Charlie Carn and Jack Mangum** - Staff recognized Charlie Carn and Jack Mangum for their work and dedication to the City. Awards were presented.
5. **Oath of Office: Police Officers: Alvaro Nicolia & Collin Larsen** - Police Chief Andy Burton introduced Officers Nicolia and Larsen.
6. **Public Input** – Gregg Vandergriff expressed concerns regarding the proposed Patriot Park concept plan and requested updated project information be added to the city website.

Diane Bradshaw, Ruth and Nathan Hale Saratoga Springs Ambassador, announced that a “Saratoga Springs Week” would be held May 4-9 at The Ruth in Pleasant Grove, during which they hope to offer Saratoga Springs residents discounted tickets. She noted that she will coordinate with PR Manager AnnElise.

REPORTS

1. **Mayor.** No report.
2. **City Council.** Councilmember Wilson reported from the Library Board that library circulation remained strong and mentioned that many programs were in high demand, with many on the waitlist. She suggested that the City consider opportunities to expand programming as additional resources become available.
3. **Administration.** City Manager Mark Christensen provided an update on the current legislative session. He noted they had been monitoring bills that could impact the City and thanked Mayor Carn and Councilmember Wilson for their efforts in communicating with the legislators and advocating for the City.

CONSENT ITEMS

1. **Approval of Minutes: February 3, 2026**

Motion by Councilmember Wilson to approve the items on the Consent Calendar. Seconded by Councilmember Barton.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

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BUSINESS ITEMS

60

1. Amendments to City of Saratoga Springs City Code, Title 20 – Administrative Code Enforcement; and Updates to the Code Enforcement Manual. Ordinance 26-05 (02-17-26) and Resolution R26-09 (02-17-26).

Assistant City Attorney Rulon Hopkins, joined by Code Enforcement Supervisor Brad Davis, presented updates to Title 20 and the Code Enforcement Manual, highlighting changes to the administrative roles, fee policies, and lien requirements.

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Councilmember Barton expressed appreciation for the changes, acknowledged that code enforcement can be challenging, and said she valued the updates.

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Councilmember Davenport suggested clarifying language on page four, part B, to specify “calendar days” rather than just “days” for civil penalties. She asked how a new property owner would be notified if a lien had been placed on a property for unpaid fines or unresolved violations.

75

City Attorney Kevin Thurman advised they would review the code for legislative intent regarding “calendar days” so we are not conflicting. If needed, staff could make a non-substantive clarification. He explained that the notice process described was a remnant of past practice and is now rarely used but could be revised as well. He advised that the Council could either adopt the proposed changes, table the item to allow Staff to make additional updates or adopt the changes and direct Staff to bring back further revisions, noting that only 24-hour notice is required for Title 20 ordinances.

80

Mayor Carn noted some of the suggested changes were not in the red-lines recommended tonight and received confirmation that Staff would review the code to ensure any updates align with legislative intent and make changes where appropriate, and that the administrative enforcement manual could also be updated to reflect current practices.

85

Councilmember Taylor addressed Section 20.3.08, paragraph 3B, regarding interest on unpaid citations, and questioned why the City charges up to 20% per annum before applying the state post-judgment interest rate. He was okay with the changes proposed and requested that Staff review and provide clarification on the rates being applied and stated that he would like the proposed changes brought back to Council.

90

Assistant City Attorney Rulon Hopkins stated that he does not believe interest is currently being charged.

95

Councilmember Wilson expressed appreciation for the proposed changes and asked whether the code could allow discretion in assessing fines for general city code violations. She noted that the first administrative citation carries a \$100 fine and questioned whether flexibility could be considered for minor violations.

Assistant City Attorney Rulon Hopkins responded that allowing discretion is possible but would need to be specifically defined in the code to avoid potential selective enforcement issues.

100

City Manager Mark Christensen confirmed with the Council that they would like to see an amendment to the Fee Schedule which considers specificity but is more balanced between civil and criminal offenses.

105

Code Enforcement Supervisor Brad Davis indicated he supports reviewing the proposed changes with Legal Staff, but cautioned that creating a minor/severe classification for administrative citations could eliminate the limited discretion currently available to officers, who can now choose whether to issue a warning or citation. He further explained that the Code Enforcement code was revised a few years ago to allow more signage.

110 City Attorney Kevin Thurman confirmed that Staff would review the Fee Schedule and potential changes for small signs, noting that House Bill 33, recently passed by both chambers, limits the City's ability to prohibit certain signs.

115 **Motion made by Councilmember Barton to approve the Amendments to City of Saratoga Springs City Code, Title 20 – Administrative Code Enforcement; and Updates to the Code Enforcement Manual. Ordinance 26-05 (02-17-26) and Resolution R26-09 (02-17-26), with any Staff findings and Conditions. Seconded by Councilmember Wadman.**

Vote:

120 **Council Member Barton Yes**

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

125 **2. Award of Contract for Construction Management Services for the Saratoga Springs Saratoga Road & Pony Express Parkway Widening Project. Resolution R26-10 (02-17-26).**

130 City Engineer/Public Works Director Jeremy Lapin explained that construction management involves a firm overseeing a project from bidding through construction, performing quality control, daily inspections, and resolving technical issues. He stated that the firm being awarded services would assist with the Pony Express and Saratoga Road widening projects, including taking the project to bid, performing quality control, and managing construction, with billing based on actual hours spent rather than the not-to-exceed estimate of approximately \$385,000.

135 Mayor Carn clarified with Staff that the construction management services would cover upgrading Pony Express and Old Saratoga Road to a five-lane cross section and installing the traffic signal at that intersection.

140 City Engineer/Public Works Director Jeremy Lapin confirmed that funding had been secured to make the project a five-lane roadway. He noted that Staff were currently reviewing signal warrants at 1100 West in coordination with Lehi, and depending on final discussions and bid results, a second signal may be added. He mentioned that the only remaining potential issue was final negotiation with the state land property. He explained that while there were some unknowns, the funding and intent were in place. He noted that the state land, managed by Forestry Fire & State Lands, is a willing seller but must navigate internal processes with the Attorney General's office, as they rarely sell property.

145 Councilmember Wilson received clarification that while unforeseen delays such as weather or supply chain issues could extend the project timeline, a buffer had been built in to account for such unknowns, and Staff's goal is to complete the project before the 2027 school year.

150 **Motion made by Councilmember Taylor to approve Award of Contract for Construction Management Services for the Saratoga Springs Saratoga Road & Pony Express Parkway Widening Project, authorizing the City to enter into a professional services agreement with Methods Consulting, Inc., for Construction Management, Inspection, and Materials Testing services for the Saratoga Road and Pony Express Widening project. Resolution R26-10 (02-17-26). Seconded by Councilmember Davenport.**

Vote:

160 **Council Member Barton Yes**

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

165 **Motion passed 5-0**

3. Discussion on Trails Master Plan.

170

Long Range Planner Tippe Morlan, presenting on behalf of Joel Temple, reviewed updates to the Trails Master Plan chapter of the Parks, Recreation, Trails, and Open Space Master Plan. She explained that the updates codify recent trail and trailhead completions and help secure MAG funding. She highlighted two proposed projects for Council feedback: an underpass along Pony Express at Saratoga Road and the Jordan River and a potential new bridge across the Jordan River near Pioneer.

175

The Council and Staff discussed Jordan River trail and bridge projects, coordination with neighboring cities, alignment options, structural and funding considerations, timelines, public safety, and confirmed next steps for the Trails Master Plan update.

CLOSED MEETING – No closed meeting was held.

180

ADJOURNMENT

Meeting Adjourned Without Objection at 6:55 p.m. by Mayor Chris Carn.

185

Mayor Chris Carn

Date

190

City Recorder



MINUTES – City Council Workshop Meeting

February 21, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Rd., Saratoga Springs, Utah 84045

CITY OF SARATOGA SPRINGS

Saturday February 21, 2026

319 S. Saratoga Rd. Saratoga Springs, UT 84045

Saturday February 21, 2026 – 8:00 a.m.

Present:

Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, Admin Asst. Tina Fairbourn, PR Manager AnnElise Harrison, Johnathan Ward from Zions Public Finance.

1. Welcome by Mayor Chris Carn.

2. Presentation: Municipal Debt - Infrastructure Financing: Tools, Process and Problems.

Johnathan Ward, Zions Public Finance gave a presentation to the City Council. Some of the following items were discussed:

- City Credit Ratings and Management Focus.
- Rating Scales and Recession Actions.
- Water and Sewer Infrastructure Lifecycles and Materials Risks.
- Municipal Financing Tools.
- Economic Development Incentives.
- Public Infrastructure Districts (PIDs).
- Fiscal Health Indicators and Transparency.

3. Budget Review: Continued from previous work session.

City Manager Mark Christensen presented the Budget Review. He discussed the budget timeline in conjunction with the Legislative session, and reviewed several department budgets and upcoming projects.

4. Review and Update of Council Goals:

Assistant City Manager Owen Jackson led a discussion regarding goals and priorities for the City Council.

5. Topics for Future Discussions:

Reimbursement Resolution and Tentative Budget will be discussed at a future meeting in March.

No actions were taken during this City Council Workshop Meeting.

ADJOURNMENT:

Mayor Chris Carn adjourned the meeting at 12:04 p.m.

Mayor Chris Carn

Date

City Recorder



City Council Staff Report

Author: Owen Jackson, Assistant City Manager
Subject: Award of Proposal for Architecture and Design Services for Future Fire Station
Date: March 3, 2026
Type of Item: Resolution

Introduction:

Staff is requesting Council's approval to award a proposal to the selected firm for professional services for the architecture, design, and construction of a fire station and allow staff to enter into a contract with the selected firm.

Background:

Due to growing population and to improve response times, the City is beginning design and construction of a new fire station. Staff issued a Request for Proposals (RFP) for architect and design services and a construction manager/general contractor (CM/GC) services at the same time similar to other City projects. This method of hiring both firms at the beginning of a project has proven very effective for the city.

Staff requested proposals from qualified companies and received six (6) proposals. The review committee met and evaluated the firms based on a variety of factors including: overall qualifications, key personnel, project approach, project and client experience, and fee and schedule. The committee narrowed the proposals down to four firms to interview. Proposals were reviewed on February 24, 2026 and interviews with selected firms were conducted on March 2, 2026.

All six firms could provide quality work services for the City. However, the review committee determined that AJC Architects offered the most qualified proposal to meet the needs of the project to provide a quality building design for architectural and design services based on the above evaluation criteria.

Budget Impact:

AJC Architects proposed a fee of \$649,993 for design services.

Department Review:

The review committee included staff from Administration, Fire & Rescue, Facilities, and Councilmember Taylor.

Recommendation:

Staff recommends approving the selection of AJC Architects for architectural and design services and to negotiate a contract with AJC Architects. The contract will be approved through the process outlined in the City's Contracting and Purchasing Policy.

Proposer Name	Qualifications Score (0–100)	Key Personnel Score (0–100)	Project Approach Score (0–100)	Project & Client Experience Score (0–100)	Fee & Schedule Score (0–100)	Interview	Avg. Score	Fee
ajc architects	92	90	93	92	94	100	93.50	\$ 649,993.00
MSR Design	90	90	92	92	88	90	90.33	\$ 1,143,668.00
CRSA	92	90	93	92	92	80	89.83	\$ 700,250.00
Babcock Design	91	90	92	92	90	80	89.17	\$ 869,130.00
Galloway	85	90	88	90	92	-	89.00	\$ 635,025.00
VCBO	85	88	89	90	92	-	88.80	\$ 698,250.00

RESOLUTION NO. R26-13 (03-03-26)

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SARATOGA SPRINGS, UTAH
AWARDING A PROPOSAL FOR ARCHITECTURAL
DESIGN SERVICES**

WHEREAS, the City Council of the City of Saratoga Springs, Utah has found it necessary to further the public health, safety, and welfare of its residents to provide for architectural design services for a fire station facility (“Project”);

WHEREAS, the City of Saratoga Springs has solicited bids through a Request for Proposal dated February 4, 2026, and six (6) bids were received;

WHEREAS, a City committee reviewed the bids submitted for the Project and recommended that the City of Saratoga Springs award the bid and contract to AJC Architects, a qualified and responsible bidder;

WHEREAS, the City Council has determined that the Project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs, Utah does hereby award the Project to AJC Architects.
2. The City Manager is authorized to negotiate contract documents, which contract documents shall be approved based on the City’s Contracting and Purchasing Policy.
3. The contractor shall be required to comply with all requirements in the Request for Proposals including entering into all required agreements and contracts with the City.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 3rd day of March, 2026.

Signed: _____
Christopher Carn, Mayor

Attest: _____
City Recorder



Staff Report - Meeting

Author: Owen Jackson, Assistant City Manager
Subject: Award of Proposal for Construction Manager/General Contractor Services for Future Fire Station
Date: March 3, 2026
Type of Item: Resolution

Introduction:

Staff is requesting Council's approval to award a proposal to the selected firm for Construction Manager/General Contractor services for a fire station and allow staff to enter into a contract with the selected firm.

Background:

Due to growing population and to improve response times, the City is beginning design and construction of a new fire station. Staff issued a Request for Proposals (RFP) for architect and design services and a construction manager/general contractor (CM/GC) services at the same time similar to other City projects. This method of hiring both firms at the beginning of a project has proven very effective for the city.

Staff requested proposals from qualified companies and received ten (10) proposals. The review committee met and evaluated the firms based on a variety of factors including: overall qualifications, key personnel, project approach, project and client experience, and fee and schedule. The committee narrowed the proposals down to four firms to interview. Proposals were reviewed on February 24, 2026 and interviews with selected firms were conducted on March 2, 2026.

All ten firms could provide quality work services for the City. However, the review committee determined that Big-D Construction offered the most qualified proposal to meet the needs of the project to provide a quality building design for architectural and design services based on the above evaluation criteria.

Budget Impact:

Big-D Construction proposed a design services fee of \$14,500, with a GM/GC Fee of \$722,552 based on a \$13 million facility that included a 2.75% overhead and profit percentage. Big-D proposed a cost savings share option that would reduce that percentage to 2.50%.

Department Review:

The review committee included staff from Administration, Fire & Rescue, Facilities, and Councilmember Taylor.

Recommendation:

Staff recommends approving the selection of Big-D Construction for Construction Manager/General Contractor services and to negotiate a contract with Big-D Construction. The contract will be approved through the process outlined in the City's Contracting and Purchasing Policy.

Proposer Name	Qualifications Score (0–100)	Key Personnel Score (0–100)	Project Approach Score (0–100)	Project & Client Experience Score (0–100)	Fee Proposal Score (0–100)	Interview	Avg. Score	Fee
Big-D Construction	92	93	91	90	90	100	92.67	\$ 1,038,972
Willmeng Construction	92	93	90	88	92	90	90.83	\$ 772,900
SIRQ Construction	90	85	93	85	90	95	89.67	\$ 1,196,475
Westland Construction	90	90	93	80	85	90	88.00	\$ 1,144,419
Hogan & Associates Construction	88	86	87	86	90	-	87.40	\$ 927,452
Paulsen Construction LLC	90	90	90	88	70	-	85.60	\$ 1,157,404
Kier Construction	86	85	85	84	85	-	85.00	\$ 1,325,000
North Ridge Construction, Inc.	85	84	84	83	85	-	84.20	\$ 952,000
Stout Building Contractors	83	81	82	81	90	-	83.40	\$ 917,232
Warner & Associates Construction	82	80	80	82	92	-	83.20	\$ 839,504

RESOLUTION NO. R26-14 (03-03-26)

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SARATOGA SPRINGS, UTAH
AWARDING A PROPOSAL FOR CONSTRUCTION
MANAGEMENT/GENERAL CONTRACTOR
SERVICES**

WHEREAS, the City Council of the City of Saratoga Springs, Utah has found it necessary to further the public health, safety, and welfare of its residents by awarding a bid for construction manager/general contractor services for a fire station facility (“Project”);

WHEREAS, the City of Saratoga Springs has solicited bids through a Request for Proposal dated February 4, 2026, and ten (10) bids were received;

WHEREAS, a City committee reviewed the bids submitted for the Project and recommended that the City of Saratoga Springs award the bid and begin contract negotiations with Big-D Construction, a qualified and responsible bidder, in accordance with the City’s Contracting and Purchasing Policy;

WHEREAS, the City Council has determined that the Project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs, Utah does hereby accept the bid of Big-D Construction.
2. The City Manager is authorized to negotiate a contract with Big-D Construction, with the approval of the final contract document and execution of the same done in accordance with the City’s Contracting and Purchasing Policy.
3. The contractor shall be required to comply with all requirements in the Request for Proposals including entering into all required agreements and contracts with the City.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 3rd day of March, 2026.

Signed: _____
Christopher Carn, Mayor

Attest: _____
City Recorder



City Council Memorandum

From: Kendal Black, Planner II
Memo Date: February 25, 2026
Meeting Date: March 3, 2026
RE: Canyon Hollow Development Agreement – Revocation or Extension

Background

The Development Agreement (DA) for the Canyon Hollow Development was entered into on March 15, 2022 and recorded with the County on March 16, 2022. The DA allowed for a rezone from Agricultural to MF-10 and included a Concept Plan as an attachment.

At the February 3, 2026 meeting, the developer asked for an extension to the DA. The City Council agreed with the extension with the condition that there was a restriction on the units to be owner-occupied for a period of time. These items have been addressed and added to the DA amendment.

Planning Overview

The amendment to the original DA described in the background section proposes two changes.

- Section 8 of the Agreement is hereby amended as follows, with all other provisions of such section remaining unchanged:
 - The term of this Agreement shall commence on the effective date of this Amendment and shall continue for a period of two years.
- Deed and Ownership Restrictions. The Parties agree that, upon issuance of a certificate of occupancy for each unit within the development, the deed for such unit shall include a restriction requiring the unit to be owner-occupied for a period of 365 days following the date of issuance. This requirement shall not prohibit the owner from selling the unit during such period to another individual who intends to occupy the unit as a primary residence; provided, however, that any purchaser who acquires title during such 365-day period shall be subject to and bound by the remainder of such owner-occupancy requirement for the balance of the 365-day term.

The extension of 2 years allows the developer to apply for and get the proper approvals for the proposed project and the owner-occupied clause meets what was asked for by the City Council at the February 3, 2026 meeting.

Recommendation

Staff recommends that the City Council review and choose from the following two options:



- Approval of the amendment to the DA that allows the property to remain zoned MF-10, approves the Concept Plan in the exhibits, restarts the two-year timeframe from Section 8 of the original DA, and provides the clause for owner-occupied units for a year
- Deny the amendment

Possible Motions

Option 1 – Approval of Amendment

“I move that the City Council approve the requested Development Agreement Amendment for the Canyon Hollow Development located at 1498 North Summer Village Drive.”

Option 2 – Denial of Development Agreement

“I move that the City Council deny the Development Agreement for the Canyon Hollow Development located at 1498 North Summer Village Drive and that staff bring an item to revert zoning to Agricultural.”

Attachments

Approved Development Agreement for Canyon Hollow Development
Amendment to the Development Agreement for Canyon Hollow Development



ENT 33286:2022 PG 1 of 18
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 16 1:07 pm FEE 0.00 BY CH
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on this 15th Day of March 2022, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and Canyon Hollow Development, a Utah corporation/limited liability company; hereinafter referred to as "Developer."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 1.58 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Property"); and

WHEREAS, the Property is currently zoned Agricultural. Developer wishes to develop the project known as Canyon Hollow Summer Village, which will potentially consist of a thirteen townhome units ("Project"). Currently, the proposed Project does not meet the Agricultural zone requirements and therefore would not be allowed in the Agricultural zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the MF-10 zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

WHEREAS, to assist City in its review of the Rezoning Request and to ensure development of the Project in accordance with Developer's representations to City, Developer

and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, on July 18, 2017, City adopted a comprehensive update to its general plan (“General Plan”) pursuant to Utah Code Annotated §§ 10-9a-401, et seq. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

WHEREAS, on March 11, 2021, after a duly noticed public hearing, City’s Planning Commission recommended approval of Developer’s Zoning Request and reviewed the conceptual project plans, attached hereto as Exhibit D (“Concept Plan”), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

WHEREAS, on March 15, 2022, the Saratoga Springs City Council (“City Council”), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer’s Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report and written minutes attached hereto as Exhibit C; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City’s General Plan, and Title 19 of the City code (collectively, the “Public Purposes”). As a result of such determination, City has elected to process the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.
2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
3. Zone Change, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the MF-10 zone. Except to the extent this Agreement is more restrictive, the Property shall comply with all "City Regulations," which is defined as "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat, site plan, or development plan application is filed and all application fees are paid. City Regulations may include but are not limited to regulations regarding permitted uses, conditional uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements."
4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.
5. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements

necessary to service the Property, including without limitation the dedication of water rights and sources. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

- a. **Water Rights and Sources.** Developer shall convey to the City water rights and sources sufficient for the development of the Property according to City Regulations. The City may, but is not required to, sell to Developer water rights if the City has sufficient water rights and sources.

- b. **Water Facilities for Development.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.

- c. **Sewer, Storm Drainage, and Roads.** At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law. In addition to improvements required at the time of site plan and/or plat approval per City regulations, the Developer shall install the following at Developer's sole cost:
 - i. Improvements along the west side of the Summer Village Road right-of-way to include asphalt, curb, gutter, sidewalk, and parkstrip landscaping constructed to meet existing infrastructure at Sunshine Drive, as well as meeting City's regulations for that of a local road cross-section;
 - ii. Improvements to the east side of the Summer Village Road right-of-way to include asphalt, curb, gutter, and sidewalk along the frontage of Parcel 58:032:0022. A pioneering agreement may be entered into with the owner of this parcel regarding installation of improvements;

- iii. Access easement obtained from the Jordan View Landing HOA to tie into the Alameda Way private right-of-way; and
 - iv. Commercial drive approach at the private ROW connection at Alameda Way.
- d. **Landscaping/Open Space and Trail Improvements.** Developer shall be required to install and improve open space areas per City regulations in effect at the time of preliminary plat approval. Developer, or current owner(s) of the Property, shall maintain the open space improvements in perpetuity including repairing and replacing the vegetation and replacing all necessary infrastructure, amenities, and improvements. Such improvements shall remain in perpetuity as open space improvements meeting City regulations for the benefit of homeowners in the Project. Developer shall be required to pay all impact fees and shall not be entitled to any credits or reimbursements for the installation, improvement, and perpetual maintenance of the open space improvements.
- e. **Power Lines.** As an express condition of this Agreement and the Zoning Request, Developer shall be required to bury or terminate all power lines at Developer's own expense that are located on the Property. Furthermore, as an express condition of this Agreement and the Zoning Request, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.
6. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations. Such plans shall meet all architectural standards applicable to attached residential development as contained in Chapter 19.16 of the Saratoga Springs Land Development Code as it existed in the Code on March 11, 2021, or later date as mutually agreed by the parties. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.
7. Standards for Approval. City Council shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations to record a Final Plat with the Utah County Recorder and pay all recording fees.
8. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement may

terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. If this Agreement is terminated due to Developer's failure to proceed with the Project, then this Agreement and the zoning on the Property shall revert to the Agricultural zone. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City Council and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing.

9. Successors and Assigns.

- a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.
- b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

- a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:
 - i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;

- ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
 - iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.
- b. Procedure Upon Default.
- i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
 - ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.
- c. Breach of Agreement. Upon Default as set forth in Subparagraphs 10.a. and 10.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

11. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable) and Planning Commission Written Minutes

Exhibit C: Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

Exhibit D: Concept Plan

12. General Terms and Conditions.

- a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.
- c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.
- d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.
- e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

- f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.
- g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.
- h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.
- i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement.
- j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings,

and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

- k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer: Canyon Hollow Development
c/o Jason Scarbrough
3090 S. 2700 E.
Millcreek, UT 84109

To the City: City Manager
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

- l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.
- m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.
- n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes

any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

- i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance
- ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.
- o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.
- p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.
- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain

any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah. Legal action against the City shall be limited to specific performance only.

- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.
- s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

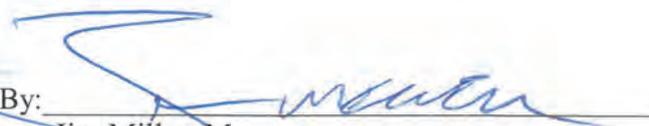
IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah


 Cindy L. Piccolo, City Recorder




 By: _____
 Jim Miller, Mayor

DEVELOPER, CANYON HOLLOW DEVELOPMENT, LLC, a Utah corporation/limited liability company/partnership.

By:  _____
 Its: MANAGER

State of Utah

County of Utah

The foregoing instrument was acknowledged before me this 16 day of MARCH 2022 by ^{JASON}SCALBROUGH, of CANYON HOLLOW DEVELOPMENT, LLC, a Utah corporation/limited liability company/partnership.

Lucinda Lopiccolo
Notary Public



Exhibit "A"

Property Ownership map, Vicinity Map, and/or Legal Descriptions

Legal Description: COM S 447.22 FT & W 764.06 FT & S 83 DEG 11' 0" E 1 FT FR NE COR. SEC. 14, T5S, R1W, SLB&M.; S 83 DEG 11' 0" E 198 FT; S 0 DEG 28' 0" E 226.2 FT; S 89 DEG 28' 0" W 285 FT; N 0 DEG 28' 0" W 244.32 FT; N 85 DEG 48' 7" E 88.76 FT; N 0 DEG 2' 1" E 1.54 FT TO BEG. AREA 1.579 AC.

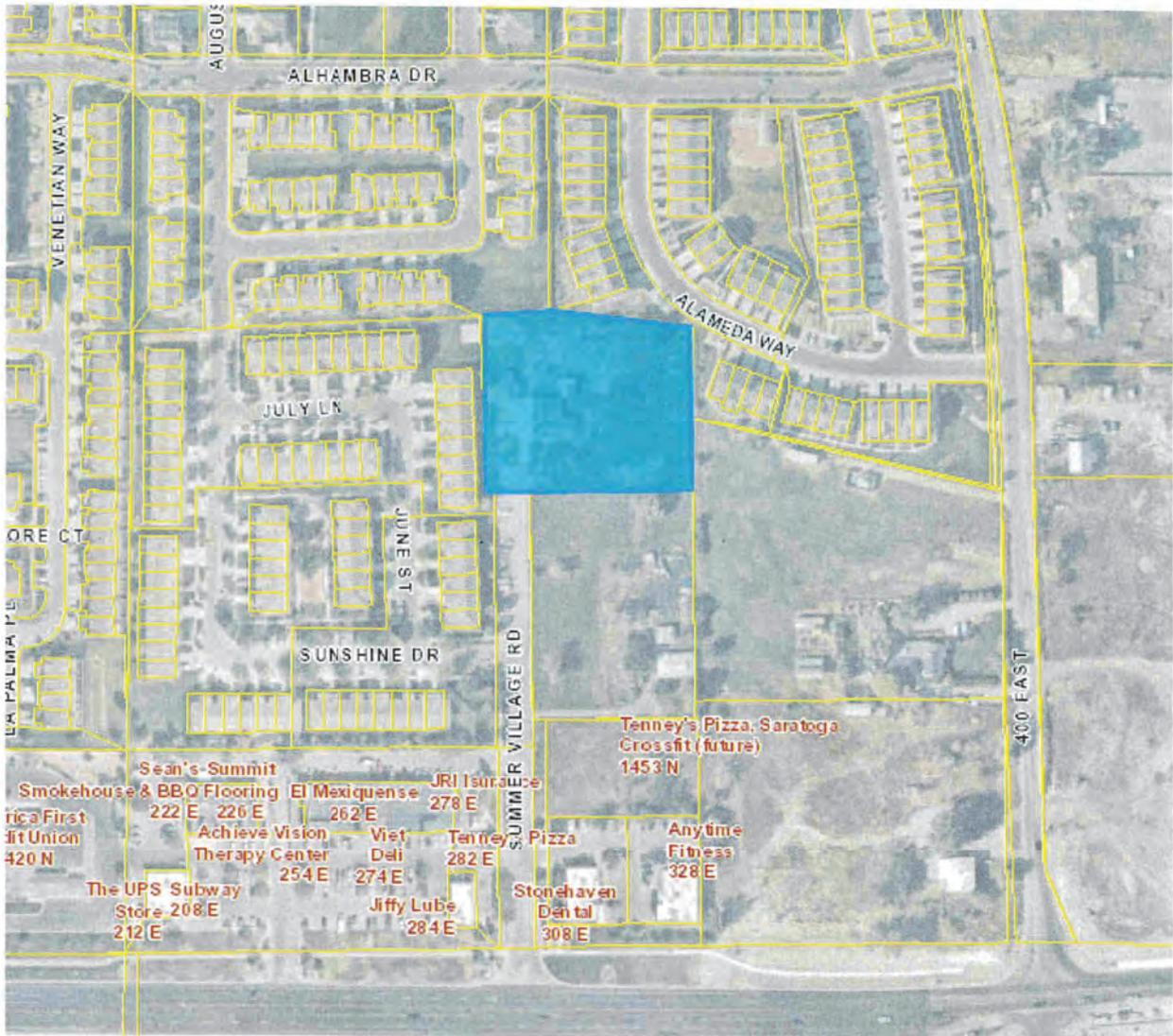


Exhibit "B"

**Staff Report with Adopted Planning Commission Findings and Conditions of Approval,
Report of Action (if applicable), and Written Minutes**

[ON FILE WITH THE CITY RECORDER]

Exhibit "C"

Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.

[ON FILE WITH THE CITY RECORDER]

Amendment to Development Agreement

This Amendment to Development Agreement is made this ___ day of _____, 2026 (“Effective Date”), by and between the City of Saratoga Springs, Utah, a municipal corporation of the State of Utah (hereinafter “City”) and Canyon Hollow Development, a Utah corporation/limited liability company; (hereinafter “Developer”).

WITNESSETH:

WHEREAS, on March 15, 2022, the City entered into the Canyon Hollow Summer Village Development Agreement, Utah County Entry #33286:2022 (“Agreement”) to govern the development of property within the limits of the City of Saratoga Springs; and

WHEREAS, it is the desire of the City to modify certain terms of the Agreement so that the Agreement may continue beyond its expiration and additional terms related to owner occupied housing may be added; and

WHEREAS, this Amendment shall replace and supersede certain portions of the Agreement as provided for herein.

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

AGREEMENT:

1. Amendments.

- a. Section 8 of the Agreement is hereby amended as follows, with all other provisions of such section remaining unchanged:

The term of this Agreement shall commence on the effective date of this Amendment and shall continue for a period of two years.

- b. Section 13 of the Agreement is hereby added in its entirety to read as follows:

13. Deed and Ownership Restrictions. The Parties agree that, upon issuance of a certificate of occupancy for each unit within the development, the deed for such unit shall include a restriction requiring the unit to be owner-occupied for a period of 365 days following the date of issuance. This requirement shall not prohibit the owner from selling the unit during such period to another individual who intends to occupy the unit as a primary residence; provided, however, that any purchaser who acquires title during such 365-day period shall be subject to and bound by the remainder of such owner-occupancy requirement for the balance of the 365-day term.

Notwithstanding the foregoing, this restriction shall not prohibit or limit the Developer's use of any unit as a rental property during such 365-day period. However, in the event the Developer conveys title to any unit during the 365-day period following issuance of the certificate of occupancy, the deed conveying such unit shall include the owner-occupancy restriction, and the transferee shall be required to comply with such restriction for the remainder of the 365-day period.

Upon expiration of the 365-day period following issuance of the certificate of occupancy for a unit, no further deed restrictions shall apply to such unit.

2. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same document and agreement. A copy, facsimile or email transmission of any part of this Amendment, including the signature page, shall have the same force and effect as an original.
3. Effect of Amendment. The Parties acknowledge that the Agreement expired pursuant to its terms. The Parties hereby reinstate and revive the Agreement in its entirety as of the Effective Date of this Amendment. From and after the Effective Date, the Agreement shall continue in full force and effect, as amended herein. In the event of any inconsistency between this Amendment and the Agreement, the terms of this Amendment shall control. Except as expressly modified by this Amendment, all other terms and conditions of the Agreement remain unchanged and in full force and effect. This Amendment may be amended only by a written instrument executed by the parties.
4. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS WHEREOF, the City of Saratoga Springs and Developer have signed and executed this Agreement as of the day and year first above written.

SIGNATURE PAGE FOLLOWS

City of Saratoga Springs

Attest:

City Manager

City Recorder

Mark J. Christensen

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of _____, a Utah municipal corporation.

Notary Public

Developer -Canyon Hollow Development, LLC

By:_____

Its:_____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of _____, a Utah corporation/limited liability company/partnership.

Notary Public

ORDINANCE NO. 26-06 (03-03-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, AMENDING THE DEVELOPMENT AGREEMENT
FOR THE CANYON HOLLOW DEVELOPMENT; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, pursuant to Utah Code § 10-20-101, the City Council is authorized to enter into and modify development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City entered into a Development Agreement dated March 15, 2022 and recorded in the Office of the Utah County Recorder on March 16, 2022 as Document No. 33286:2022 with regard to certain real property located within the City boundaries (“Development Agreement”); and

WHEREAS, the City and the Developer desire to amend the Development Agreement to renew its expired term and reinstate the Agreement, thereby allowing the Developer to proceed with the project;

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., and after all required public notice and hearings, the City Council, in exercising its legislative discretion, has determined that amending the Development Agreement furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Amendment to the Development Agreement for the Canyon Hollow Development, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of March, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Amendment to Development Agreement



Code Amendment
Amending Section 19.09
March 3, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated code amendment to define development standards for the provision of bicycle parking including design standards and parking ratios.

Recommendation:

On February 12, 2025, the Planning Commission unanimously forwarded a positive recommendation to the City Council for the proposed amendments to Title 19.09, with the findings and conditions in the staff report. They advanced the motion with the condition that Section 19.09.11(4) SHALL NOT be included and that language be added to ensure fees are not charged for City-required bicycle parking facilities.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

Bicycle infrastructure has demonstrable impacts on the economic, social, health, and environmental well-being of a community. In addition to trails, wayfinding signage, and striping, adequate parking measures are essential for a bicycle network to be effective. The proposed Code Amendment establishes design standards aligned with industry best practices to deter theft and provide safe structures for employees and patrons alike.

In addition to these design standards, we propose parking ratios based on widely accepted ratios of travel mode-share for different uses.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

***Complies.** This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

***Complies.** Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.

***Complies.** Please see Section D of this report.*

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods support the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments support the goals of the General Plan.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section D of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;

- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

***Consistent.** The proposed amendments will encourage the orderly growth of the City, foster a wholesome social environment, facilitate adequate provisions for transportation, and encourage the development of an attractive and beautiful community.*

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Consistent.** The amendments will promote the public interest.*

- 5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the City Council take public input, discuss the application, and choose from the following options.

Option 1 – Approval “I move that the City Council approve the requested **Code Amendment**, with the Findings and Conditions in the Staff Report.”

Findings

- 1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
- 2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

- 1. Section 19.09.11(4) [SHALL/SHALL NOT] be included.
- 2. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

“I move to **continue** the **Code Amendment** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

- 1. _____
- 2. _____

Option 3 – Denial

"I move that the City Council deny the requested **Code Amendment** with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____.

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.09. Off-Street Parking Requirements.

...

19.09.04. Submittal and Approval of Parking Areas.

1. Plans depicting the parking areas for newly constructed buildings and expanded structures or uses shall be submitted:
 - a. in conjunction with a Site Plan for all non-residential and multi-family residential developments; or
 - b. in conjunction with a preliminary plat application for residential and multi-family residential developments, or
 - c. in conjunction with a building permit application for all single-family homes.
2. Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; ~~and~~ pedestrian walkways; and bicycle parking spaces.

(Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9))

19.09.05. Parking Requirements and Shared Parking

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.10, Required Minimum Parking, when determining required parking for any project:

....

8. Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.
9. Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25 percent of the parking requirements and shall be based on the following criteria:
 - a. the intensity of the proposed use;
 - b. times of operation and use;
 - c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
 - d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;
 - e. trip generation; ~~and~~
 - f. peak demands; ~~and~~
 - f.g. bicycle amenities.
10. Shared Parking. Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:

- a. an agreement granting shared parking or mutual access to the entire parking lot; and
- b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.

...
19.09.09. Pedestrian Walkways and Accesses.

Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty feet. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.

(Ord. 12-9, Ord. 11-9)

19.09.10. Required Minimum Parking.

The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25 percent. Up to half of the required Short-Term Bicycle Parking Spaces may be replaced with Long-Term Bicycle Parking Spaces.

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Agriculture	To be determined by the Land Use Authority (See 19.09.05.7)		
Alcoholic Beverage, State Liquor Store	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Animal Hospital, Large/Large Veterinary Office	4 stalls per 1000 sq. ft.		
Animal Hospital, small / Small Veterinary Office	4 stalls per 1000 sq. ft.		
Arts and Crafts Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Athletic Coaching	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Refueling Station	1 stall per 100 sq. ft.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Automobile Rental & Leasing Agency	4 stalls per 1000 sq. ft. of office space.		
Automobile Repair, Major	3 stalls for every bay plus 1 stall per person employed on highest employee shift.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Repair, Minor	2 stalls for every bay plus 1 stall per person employed on highest employee shift.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Sales	1 stall per person employed on highest employee shift plus 1 stall for every 15 items on display.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	1 stall per person employed on highest employee shift, plus 1 stall per bay, plus 1 stall for every 15 items on display.		
Bakery, Commercial	1.5 stalls per person employed on highest employee shift.		
Bakery, Retail	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Bed and Breakfast	2 stalls per bedroom		
Bookstore	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Building Material Sales (with outdoor storage)	4 stalls per 1000 sq. ft.		
Building Material Sales (without outdoor storage)	4 stalls per 1000 sq. ft.		
Bus Lot	2 stalls per 1000 sq. ft. of any office, plus 1 stall per employee originating from that location.		
Car Wash (full service)	3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay,		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
	plus 1 stall per person employed on highest employee shift.		
Car Wash (self service)	2 parking stalls, plus 2 stacking stalls per bay including stall inside bay, plus 1 post-stacking space per bay.		
Cemetery	To be determined by the Land Use Authority (See 19.09.05.7)		
Child care center	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.		
Church	1 stall per 3 seats. **	<u>Spaces for 2% of maximum expected daily attendance.</u>	<u>1 space for each 20 employees.***</u>
Commercial and industrial laundries	1.5 stalls per person employed on highest employee shift.		
Commercial Recreation	1 stall per 100 sq. ft. plus 1 stall per each 3 seats of spectator seating at maximum capacity.		
Commuter/Light Rail Station	To be determined by the Land Use Authority (See 19.09.05.7)	<u>Spaces for 1.5% of a.m. peak period daily ridership.</u>	<u>Spaces for 5% of projected a.m. peak period daily ridership.</u>
Contractor Construction Services Establishments	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Convenience Store	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Convenience Store/Fast Food Combination	Based on sq. ft. of each separate use.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Copy Center	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Crematory/Embalming Facility	1.5 stalls per person employed on highest employee shift. **		
Dairy Farm	To be determined by the Land Use Authority (See 19.09.05.7)		
Distribution Center	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.		
Drive-thru**	Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane Food or beverage establishment: minimum of 5 stacking spaces		
Dry Cleaners	2 stalls per 1000 sq. ft., plus 1 stall per employee on highest employee shift.		
Dwelling, above commercial*	1 stall per bedroom or 2 stalls per unit, one of which must be covered*, whichever is lower, plus required guest stalls.	<u>0.05 spaces for each unit.</u>	<u>0.5 spaces for each bedroom.***</u>
Dwelling, Multi-Family*	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus required guest stalls.	<u>0.05 spaces for each unit.</u>	<u>0.5 spaces for each bedroom.***</u>
Dwelling, Single Family	2 stalls per dwelling enclosed in garages.		
Dwelling, Three-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower,		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
	one of which must be enclosed, plus required guest stalls.		
Dwelling, Two-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus required guest stalls.		
Educational Center	4 stalls per 1000 sq. ft.		
Electronic Media Rental and Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Electronic Sales and Repair	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Equestrian Center	To be determined by the Land Use Authority (See 19.09.05.7)		
Equipment Sales & Services (with indoor storage)	4 stalls per 1000 sq. ft.		
Equipment Sales & Services (with outdoor storage)	4 stalls per 1000 sq. ft.		
Exhibition Center	To be determined by the Land Use Authority (see 19.09.05.7)		
Financial Institution	2 stalls per 1000 sq. ft. **		
Fitness Center	1 stall per 150 sq. ft.	<u>1 space for each 3,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Floral Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Fueling Station	Stalls at the pump will meet the requirement.		
Fueling Station, Cardlock Facility	Stalls at the pump will meet the requirement.		
Funeral Home	1 stall per 3 seats.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Golf Course	3 stalls per hole, plus 1 stall per driving range station, plus 1 stall per employee employed on highest shift. Parking for any reception center, restaurant, or other ancillary use to be calculated separately based on the requirement for that use.		
Grocery Store	4 stalls per 1000 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Hardware and Home Improvement Retail	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Home Occupations	Same as for the dwelling, plus 1 stall per each employee that lives outside the home.		
Hospitals	To be determined by the Land Use Authority (See 19.09.05.7)	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 20 employees or 1 space for each 70,000 s.f. of floor area, whichever is greater.***</u>
Hotels	1 stall per bedroom, plus 1 stall per employee at the highest staffing level. If hotel contains a restaurant, restaurant parking shall be calculated separately based on the restaurant square footage.		
Ice Cream Parlor	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Impound Yard	1.5 stalls per person employed on highest employee shift. **		
Kennel, Commercial	4 stalls per 1000 sq. ft.		
Laundromat	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	
Library	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Light Industrial/Manufacturing	1.5 stalls per person employed on highest employee shift.		
Livestock Auction Yard	To be determined by the Land Use Authority (See 19.09.05.7)		
Marina	To be determined by the Land Use Authority (See 19.09.05.7)		
Mixed Use, Commercial, Office & Residential Use	Residential: see Dwelling requirements. Nonresidential: Based on the sq. ft. of each individual use.	<u>Residential: see Dwelling requirements.</u> <u>Nonresidential: Based on the sq. ft. of each individual use.</u>	<u>Residential: see Dwelling requirements.</u> <u>Nonresidential: Based on the sq. ft. of each individual use.</u>
Non-Depository Institutions	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Office, High-Intensity	6 stalls per 1000 sq. ft. **	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>
Office, Medical and Health Care	5 stalls per 1000 sq. ft. **	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>
Office, Professional	4 stalls per 1000 sq. ft.	<u>1 space for each 20,000</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
		<u>s.f. of floor area.</u>	
Parks, playgrounds, or community recreation - Private	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.5 spaces per acre. Minimum is 2 spaces per park.</u>	
Parks, playgrounds, Recreation areas, or Other Park Improvements - Public	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.5 spaces per acre. Minimum is 2 spaces per park.</u>	
Pawn Shop	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Personal Service Establishment	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Plant & Tree Nursery	To be determined by the Land Use Authority (See 19.09.05.7)		
Postal Center	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time. **		
Printing, lithography, and publishing establishments	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Public and private utility buildings and facilities	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Public Building or Facilities (City Owned)	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Reception Centers	1 stall per 100 sq. ft.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Recreation Center	1 stall per 100 sq. ft. plus 1 stall per each 3 seats of spectator seating at maximum capacity.	<u>1 space for each 3,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Recreation Rentals	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off.		
Research and Development	1.5 stalls per person employed on highest employee shift.		
Residential Facilities for Elderly Persons	To be determined by the Land Use Authority (See 19.09.05.7)		
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees.		
Restaurant, Takeout	5 stalls per 1000 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Restaurant	1 stall per 100 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Big Box	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Specialty	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Tobacco Specialty Store	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Riding Arena (Commercial)	To be determined by the Land Use Authority (See 19.09.05.7)		
Riding Arena (Private)	To be determined by the Land Use Authority (See 19.09.05.7)		
School, Private and Quasi-Public	To be determined by the Land Use Authority (See 19.09.05.7)	<u>1 space for each 20 students of planned capacity. Minimum is 2 spaces per project.</u>	<u>1 space for each 10 employees.***</u>
School, Trade or Vocational	To be determined by the Land Use Authority (See 19.09.05.7)		
Self-storage or mini storage units	1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.		
Sexually Oriented Businesses	To be determined by the Land Use Authority (See 19.09.05.7)		
Shooting Range, Indoor	1 stall per shooting lane, plus 4 stalls per 1000 sq. ft. of office/retail space.		
Stables	To be determined by the Land Use Authority (See 19.09.05.7)		
Tattoo Shop	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Theater	To be determined by the Land Use Authority (See 19.09.05.7)	<u>Spaces for 2% of maximum expected daily attendance.</u>	<u>1 space for each 20 employees.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Transit-Oriented Development (TOD) - <u>multi-family residential</u>	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.05 spaces for each bedroom</u>	<u>1 space/dwelling unit</u>
<u>Transit-Oriented Development (TOD) - retail</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>0.5 space/1,000 square feet</u>	<u>1 space for each 6,000 s.f. of floor area.***</u>
<u>Transit-Oriented Development (TOD) - office</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>0.25 space/1,000 square feet</u>	<u>1 space for each 5,000 s.f. of floor area.***</u>
Truck and Large Equipment Center	3 stalls for every bay plus 1 stall per person employed on the highest employee shift.		
Warehouse/Flex	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.	<u>Number of spaces to be prescribed by the Director of City Planning. Consider minimum of 2 spaces at each public building entrance.</u>	<u>1 space for each 15,000 s.f. of floor area.***</u>
<p>* Tandem parking spaces within a garage will only be counted as one parking space for residential uses. <u>No long-term bicycle spaces required if a sheltered garage is provided for each unit.</u></p> <p>** Exception – the parking minimum for these uses may be exceeded by more than 25 percent.</p> <p>*** <u>Minimum of 2 spaces required unless listed otherwise.</u></p>			

(Ord. 25-12, Ord. 23-36, Ord. 22-13, Ord. 22-5, Ord. 21-14, Ord. 20-07, Ord. 19-38, Ord. 18-30, Ord. 17-14, Ord. 16-17, Ord. 16-01, Ord. 15-03, Ord. 14-23-1, Ord. 14-13, Ord. 14-1, Ord. 13-16, Ord. 12-9, Ord. 12-3, Ord. 11-9)

19.09.11 Bicycle Parking Design Standards

All off-street bicycle parking facilities shall be built consistent with the following recommendations. Developers are encouraged to use the Association of Pedestrian and Bicycle Professionals’ Essentials of Bike Parking guide for bike parking facility selection.

- 1. Short-Term Bicycle Parking.** Short-term bicycle parking serves trips less than two hours in length such as errands and quick activities.

- a. Short-term racks shall be:
 - i. bike docks, inverted U racks, post and ring racks, stadium racks, and bike corrals, unless given approval from Saratoga Springs City Planning (see figures);
 - ii. secured to the ground by mounting them below the grade in concrete, or using either concrete spikes or concrete wedge anchors to mount them into existing concrete, asphalt, pavers, or similar hardscaping;
 - iii. galvanized or stainless steel, coated with PVC or thermoplastic, and resistant to rust, corrosion, hammers, and saws;
 - iv. secure racks in which both the bicycle frame and wheel may be locked by the user using a U-lock;
 - v. designed to prevent damage to the bicycle and to facilitate easy and secure bicycle parking without interference from or to adjacent bicycles;
 - vi. installed no more than fifty feet from the primary entrance;
 - vii. shall be distributed throughout a development;
 - viii. spaced a minimum of thirty-six inches away from any other fixed object (including other bike racks) and twenty-four inches from the curb to allow easy loading and unloading;
 - ix. placed on sidewalks, in front of stores, or within parking structures and shall not obstruct pedestrian movements, ADA accessibility, or block doors;:
 - x. located in convenient, highly visible, active, well-lighted areas that are easily accessible from the Right-of-Way, bicycle lanes, and/or trails and pathways;
 - xi. weather-protected by siting racks under existing structures such as overhangs or awnings or by natural elements such as a tree canopy when possible;
 - xii. maintained in good condition, appearance, and repair.
- b. One percent or minimum of one bicycle parking space of the outdoor bicycle parking shall provide parking at least three feet by ten feet per space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers

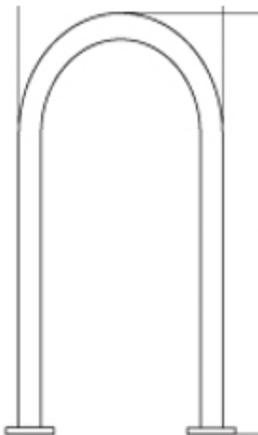


Figure 1. Inverted U-Rack

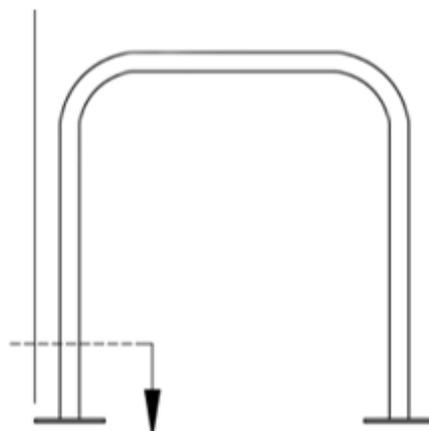


Figure 2. Bike Dock

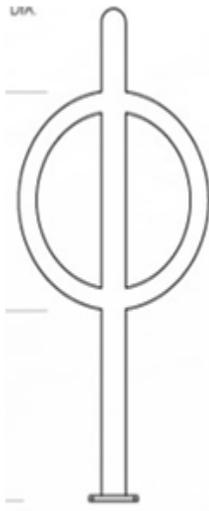


Figure 3. Post and Ring Rack

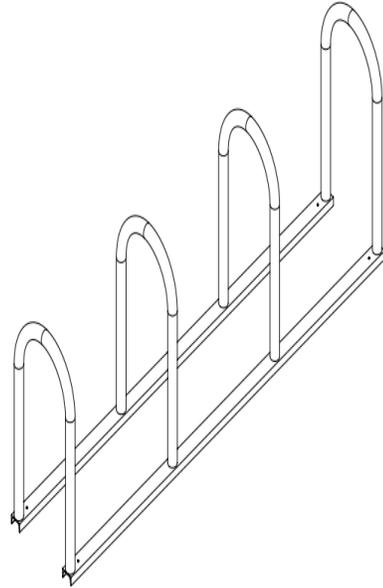


Figure 4. Bike Corral or Stadium Rack

2. Long-Term Bicycle Parking. Long-term bicycle parking provides bicycle storage for stays longer than two hours, all day for a work commuter, or even overnight. It should protect the entire bicycle against theft and inclement weather, including snow and wind-driven rain.

a. Long-term facilities shall:

- i. be located within the Parking Structure or Building for which it is required;
- ii. be enclosed with solid walls or floor-to-ceiling fencing;
- iii. be securely locked and access-controlled;
- iv. contain racks for support and locking of individual bicycles.
- v. be bike rooms, dedicated parking areas, or bicycle lockers;
- vi. be spaced a minimum of thirty-six inches away from any other fixed object (including other bike racks) to allow easy loading and unloading;
- vii. be on the ground level of the building, accessible with an elevator with interior dimensions of at least eighty inches by fifty-four inches, or inside a ramped garage. Users shall not be expected to carry their bicycle over stairs to use the parking facility.

b. Five percent of the Enclosed Bicycle Storage shall be at least three feet by ten feet per parking space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.

3. Additional development standards. The following standards shall apply to sites with more than 20 long-term bicycle parking spaces:

- a. **Minimum number of horizontal bicycle parking spaces.** At least 30 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack. For Schools (K-9), all spaces located outside of the building must be in a horizontal rack.

- b. Parking for larger bicycle space. At least 5 percent of spaces must accommodate a larger bicycle space, placed in a horizontal rack. These spaces may be included to meet the requirement for 19.09.11.3(a)
- c. Electrical outlet requirement. At least 5 percent of spaces must have electrical sockets accessible to the spaces. Each electrical socket must be accessible to horizontal bicycle parking spaces.

4. Requirements for Shower Facilities and Lockers

- a. Except as otherwise provided in this Title, the requirements of shower facilities and lockers for varied uses/areas shall be as follows:

<u>Uses</u>	<u>Minimum Shower Facility and Lockers Required</u>
<u>Entertainment, Arts and Recreation Uses; Industrial Uses; Institutional Uses; Non-Retail Sales and Services Uses; Utility and Infrastructure Uses; Small Enterprise Workspace; and Trade Shop</u>	<ul style="list-style-type: none"> - <u>One shower and six clothes lockers where the Occupied Floor Area exceeds 10,000 square feet but is no greater than 20,000 square feet,</u> - <u>Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet,</u> - <u>Four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.</u>
<u>Retail Sales and Services Uses, except as listed above</u>	<ul style="list-style-type: none"> - <u>One shower and six clothes lockers where the Occupied Floor Area exceeds 25,000 square feet but is no greater than 50,000 square feet,</u> - <u>Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 50,000 square feet.</u>

19.09.412. Drive-thru Requirements

19.09.4213 Gateway Overlay Parking

ORDINANCE NO. 26-07 (03-03-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, (“CITY”) ADOPTING AN AMENDMENT TO TITLE
19 OF THE SARATOGA SPRINGS CITY CODE AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah (“City Council”) previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on February 12, 2026, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission’s recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of March, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments



Code Amendment
Amending Section 19.08
March 3, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated code amendment to define consistent performance standards for all home businesses and promote equitable opportunities for residents.

Recommendation:

On February 12, 2025, the Planning Commission unanimously forwarded a positive recommendation to the City Council for the proposed amendments to Title 19.08, with the findings and conditions in the staff report.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

Title 19 at present delineates Class 1, 2, and 3 Home Occupations depending on the level of intensity of the home business. Class 1, the lowest impact, are permitted in all homes. Class 2 and 3, which are higher intensity, are only permitted in single-family homes. This designation means that residents living in townhomes or apartments cannot operate a business with more than 2 patrons per day. They also cannot operate a landscaping or construction-type business from their home if they park their work vehicle at the home.

The proposed Code Amendment would remove these restrictions and instead emphasize Performance Standards such as off-street parking and screening requirements for all Home Occupations regardless of home or business type. This would promote more equitable access to

Joel Temple, Planner I

jtemple@saratogasprings-ut.gov

economic opportunity for residents while continuing to ensure that negative impacts of home occupations are regulated.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
Complies. This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
Complies. Please see Sections E and F of this report.
3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
Complies. Please see Section D of this report.

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City’s website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

“Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.”

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments will allow for residents to access economic opportunities.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section D of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;

- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will enhance the economic well-being of the municipality and its inhabitants.*

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

- 5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the City Council take public input, discuss the application, and choose from the following options.

Option 1 – Approval“I move that the City Council approve the proposed **Code Amendment**, with the Findings and Conditions in the Staff Report.”

Findings

- 1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
- 2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

- 1. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

“I move to **continue** the **Code Amendment** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

- 1. _____
- 2. _____

Option 3 – Denial

“I move that the City Council deny the requested **Code Amendment** with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____.

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.02. Definitions.

XXX. “Vehicle, Commercial” means a vehicle that is used for commercial or business activity.

Chapter 19.08. Home Occupations.

Sections:

- 19.08.01. Purpose.**
- 19.08.02. Categories**
- 19.08.03. Performance Standards.**
- 19.08.04. Approval Process.**
- 19.08.05. Noncompliance.**

19.08.02. Categories.

1. Class 1: A low impact Home Occupation that:
 - a. does not receive more than two patrons, customers, clients, deliveries, or students, on any given day and
 - b. does not increase odors or noise, and
 - c. does not have any on-premise employees that are not members of the resident family or household.

2. Class 2: A Home Occupation that:
 - a. receives between three and eight total patrons, customers, clients, deliveries, or students at any given time, up to a maximum of 16 total patrons, customers, clients, deliveries, or students in any given day, or
 - b. has up to two on-premise employees that are not members of the resident family or household, or
 - c. is the office for a construction, landscaping, delivery, installation, or similar business and one or more business vehicle are parked or dispatched from the home, or-
 - e.d. has a commercial vehicle parked at the home.

3. Class 3: All other Home Occupations.

(Ord. 16-07)

19.08.03. Performance Standards.

Proposed Home Occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved. Home Occupations are to be clearly incidental and secondary to the residential use of the property. All Home Occupations may be allowed if approved and in compliance with the

terms of this Chapter and may be revoked if these performance standards are not maintained. Performance standards include:

1. Dwelling Type.

~~2. Class 1, 2, and 3~~ Home Occupations are permitted in any single or multi-family dwelling, or an accessory building to such a dwelling.

~~3.1. Class 2 and 3 Home Occupations are only permitted in single family dwellings, or an accessory building to such a dwelling.~~

~~4.2. Floor Area.~~ A Home Occupation shall not occupy or use more than 40 percent of the finished square footage of the dwelling at any given time.

~~5.3. Prohibited Uses.~~ Restaurants, or any uses in Section 19.04. that are permitted uses solely in the Heavy Commercial, Office Warehouse, and/or Industrial Zones, are prohibited as Home Occupations.

~~6.4. Building and Fire Codes.~~ A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.

~~7.5. Employees.~~ Home Occupations may have no more than two on-premise employees who are not members of the resident family or household. Off-street parking is to be made available and used by any non-resident employees.

6. Parking. Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. ~~Vehicles, trailers, or equipment used in the operation of occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.~~ Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09.

7. Commercial Equipment. Vehicles, trailers, or equipment used in the operation of occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicle equipment from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.

8. Commercial Vehicles.

a. All commercial vehicles used in the operation of occupation shall be parked in off-street parking. Home Occupations shall be limited to a maximum gross vehicle weight rating of seventeen thousand five hundred (17,500) pounds. No

more than one commercial vehicle shall be permitted in connection with any home occupation.

8.—

9. **Outdoor Storage.** Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.
10. **Outdoor Activity.** Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties.
11. **Signs.** A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of a proposed sign must receive approval per Chapter 19.18. Signs that in any manner are electronic, electric, lighted, or back-lit are strictly prohibited.
12. **Hours of Operation.** Class 2 and 3 Home Occupations shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m.
13. **Hazardous Materials.** No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.
14. **Exterior Appearance.** No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.
15. **Retail Sales.** Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.
16. **Capacity.**
 - a. Class 2 Home Occupations shall not exceed eight patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 16 patrons, customers, clients, deliveries, or students in one day.
 - b. Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.
17. **Traffic and Utilities Use.**
 - a. Class 1 Home Occupations shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses.
 - b. Class 2 and 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. Traffic and parking for the Home Occupation shall not impede access to neighboring driveways. Traffic plans shall demonstrate how pick up and drop off will occur. For example, a pre-

school may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.

18. **Business License.** A business license is required for all Home Occupations as allowable per State Code.

19. **Additional Home Occupations.** More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.

(Ord. 23-25, Ord. 22-07, Ord. 21-14, Ord. 16.07, Ord. 13-16, Ord. 12-9, Ord. 11-9,)

19.08.04. Approval Process.

1. Class 1 applicants are not required to obtain a Home Occupation Permit.
2. All Class 2 and 3 applicants are required to submit a Home Occupation application, sketch of the floor plan, signed affidavit of meeting and maintaining the requirements of this Section, and an application review fee. If applicable, the applicant shall be required to show required licenses and reviews of other governmental agencies or City departments to legitimize the proposed Home Occupation.
3. Decisions regarding Class 2 Home Occupations are made by the Planning Director.
 - a. The Planning Director shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. The Planning Director may approve the application, approve the application with conditions, or deny the application.
4. Decisions regarding Class 3 Home Occupations are made by the Planning Commission.
 - a. The Planning Commission shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. After conducting a public meeting and reviewing the application, the Planning Commission may approve the application, approve the application with conditions, or deny the application.

(Ord. 21-14, Ord. 16-07, Ord. 13-16, Ord. 12-9, Ord. 11-09)

19.08.05. Noncompliance.

A Home Occupation that violates the City Code, Title 19, this Chapter, or any condition imposed by City Staff or the Planning Commission may have its business license revoked in accordance with Chapter 5.01 of the City Code. City staff may investigate non-compliance and forward any complaints to the License Officer, Code Enforcement Officer, or any other responsible City department or employee.

Termination of Home Occupation: The City may terminate any home occupation use upon making findings that support either or both of the following conclusions:

1. Any of the required licenses or permits necessary for the operation of the business have been revoked or suspended; or
2. Any of the provisions of this section have been violated.

The City shall review all administrative approvals on an annual basis when the business license is up for renewal. If the City finds that the business has expanded beyond the approval, then the business license and home occupation may be terminated.

(Ord. 16-07, Ord. 12-9, Ord. 11-09)

ORDINANCE NO. 26-08 (03-03-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, (“CITY”) ADOPTING AN AMENDMENT TO TITLE
19 OF THE SARATOGA SPRINGS CITY CODE AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah (“City Council”) previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on February 12, 2026, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission’s recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of March, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments



General Plan Amendment
Amending the Parks, Open Space, and Trails Master Plan
February 26, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated update to the Trails chapter of the Parks, Open Space, and Trails Master Plan. This includes updated city-wide maps of trails, trailheads, and bicycle lanes, and updated tables and figures to more accurately reflect these networks.

Recommendation:

The Planning Commission will hear this item on February 26, 2026. Comments from that meeting will be provided once it is held. Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

The Parks, Recreation, Trails, and Open Space Master Plan was adopted May 5, 2020. The City has since installed a number of the proposed facilities. Staff have updated “Chapter 4: Trails” in this document to reflect updated maps and figures with facilities that have been built as well as additional proposed trail facilities. In order to be eligible for MAG funding, these facilities must be included in a City-approved Master Plan. A committee composed of City staff has reviewed this document and found it to accurately reflect the added facilities and needed gaps in the trails network.

According to the latest US Census, more than 40% of Saratoga Springs’ population is under the age of 18. Family-friendly, active infrastructure is a lifeline for children and families navigating their community and exercising self-reliance. Multimodal infrastructure has demonstrable impacts on the economic, social, health, and environmental well-being of a community. A key part of this is developing a comprehensive active transportation network that seamlessly connects residential areas, commercial districts, and key destinations through a well-designed

trail system that prioritizes safety, accessibility, and multi-modal connectivity. This network should serve both recreational users and daily commuters, reducing reliance on single-occupancy vehicles while promoting public health and environmental sustainability.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

***Complies.** This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

***Complies.** Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.

***Complies.** Please see Section D of this report.*

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall.

Public Comment: At the February 12, 2026 Planning Commission, resident Emily Pulham, expressed a desire for updated cross sections that allow for fully separated bike lanes, especially near critical areas such as near the new High School, or other areas with large volumes of children.

The proposed update only addresses standard bike lanes. However, a more in-depth review and update is anticipated in the future.

E. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

“Land Use and Neighborhoods support the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.”

Land Use Goal

Future development in Saratoga Springs reflects the community’s preferred vision.

Staff conclusion: Consistent. *The proposed amendments support the goals of the General Plan.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section D of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common

requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;

- d. enhance the economic well-being of the municipality and its inhabitants;
- e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
- f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
- g. stabilize and conserve property values;
- h. encourage the development of an attractive and beautiful community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

***Consistent.** The proposed amendments will encourage the orderly growth of the City, foster a wholesome social environment, facilitate adequate provisions for transportation, and encourage the development of an attractive and beautiful community.*

- 4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Consistent.** The amendments will promote the public interest.*

- 5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the City Council take public input, discuss the application, and choose from the following options.

Option 1 – Approval “I move that the City Council approve the requested **General Plan Amendment** with the Findings and Conditions in the Staff Report.”

Findings

- 1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
- 2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

- 1. Any other conditions or changes as articulated by the City Council:
-

Option 2 – Continuance

“I move to **continue** the **General Plan Amendment** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

“I move that the City Council deny the requested **General Plan Amendment** with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____.

H. Exhibits:

1. Proposed Trails Master Plan Update

CITY OF SARATOGA SPRINGS

PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN



SARATOGA
SPRINGS

Life's just better here



ADOPTED MAY 5, 2020

CHAPTER 4

TRAILS

Amended January 2026



Utah Lake Shoreline Trail

Trails are an essential component of a thriving, comprehensive recreation system. They provide opportunities for exercise and connections with the natural environment, linking neighborhoods to parks, open spaces and other key community destinations. Trails also serve as active transportation infrastructure and facilitate connections to transit. They are a key component of the City’s “Safe Routes to School” network, providing options for the City’s youth to get to and from school.

This chapter examines the existing trail network, establishing a vision for future trail development. The process begins by analyzing the disparate information and ideas related to trails, concluding with the development of a unified set of standards and policies to lead implementation of the future trail system.

PUBLIC INPUT: TRAILS

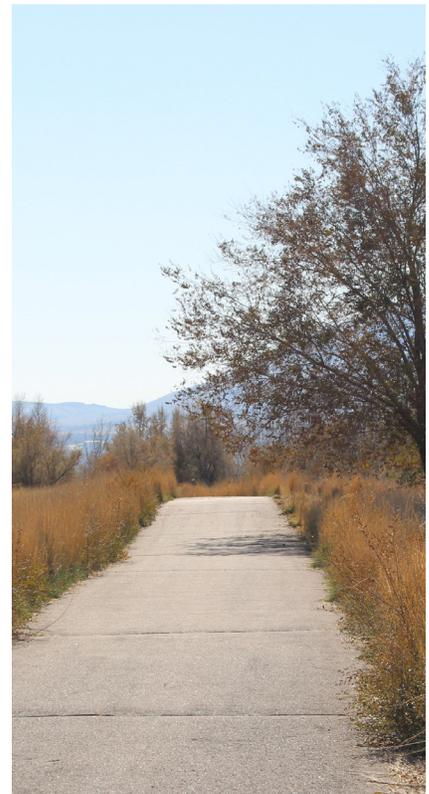
Significant input was received through a variety of outreach methods as described in Chapter 1, page 7. The following is a summary of the public comments specifically related to trails (details can be viewed in the Appendix). The results identify specific needs and desires that should be addressed as the trail system is enhanced.

Web Page and Email Comments

There is a desire to keep the existing equestrian trails. The Jordan River Trail needs more parking and a trailhead near Pioneer Crossing. A desire for more single track trails to accommodate mountain biking was expressed, and the provision of direct, safe trail connections from home to school was supported.

Social Pinpoint Comments

According to the responses received, there is a pressing need for safer street crossings, including grade-separated crossings at busy roads. Connecting trails, filling gaps and providing connections to parks and other key destinations is important. It was also indicated that off-street trails are more comfortable to use than trails located on or along roads. The provision of trails along both sides of the Jordan River was supported, in addition to regional trail connections in the foothills and along the Utah Lake shoreline. Routes to schools need to be as direct and safe as possible. The provision of safe options for pedestrians and bicyclists was a general theme.



Utah Lake Shoreline Trail



Online Survey Results

Nearly two-thirds of survey respondents use the City's trail system. One in three respondents indicate they use trails daily or weekly, and almost a quarter of additional respondents indicate they use trails monthly.

More than four out of five respondents said they would use City trails more often if the system was more complete and connected. Walking, jogging and hiking are the most popular trail uses (76.5-percent), followed by recreational biking (53.3-percent), in-line skating/skateboarding (7.9-percent), motorized uses (7.6-percent) and commuter biking (5.5-percent).

The Jordan River Parkway, Harvest Hills Trails and Redwood Road Pathway are the three most-used trails in the City. The most requested improvements to City trails include connecting gaps in the existing system, linking neighborhoods, and providing more lighting, safer crossings and restrooms.

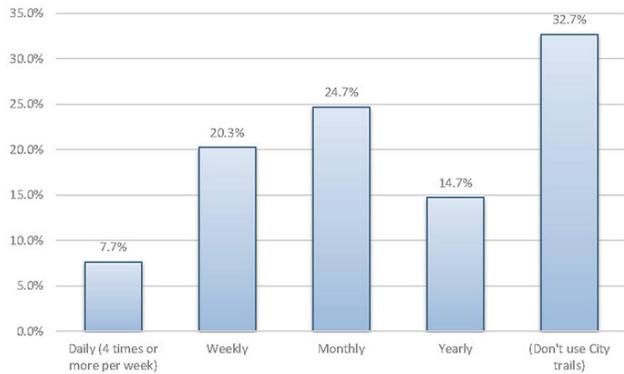
When asked how satisfied they are with the City's provision of trails, two out of five respondents indicated they are satisfied or very satisfied, with most or all of their needs met. Slightly more respondents (44.5-percent) were neutral, indicating that some of their needs are met, and 14.5-percent indicated they are dissatisfied or very dissatisfied, with only minor or no needs being met.

Public Scoping Meeting Comments

According to the **few participants** who attended the meeting, the future priority for trails should be to fill gaps and connect trails. Safer crossings of major roads were also supported, as were safer on-street bike lanes. Additional single track trails for mountain biking were supported, and it was indicated that the Jordan River Trail needs additional parking. It was expressed that the Patriot Park area should be established as a pedestrian-oriented center, and that the City's trails should include regulatory, directional and informational signage.

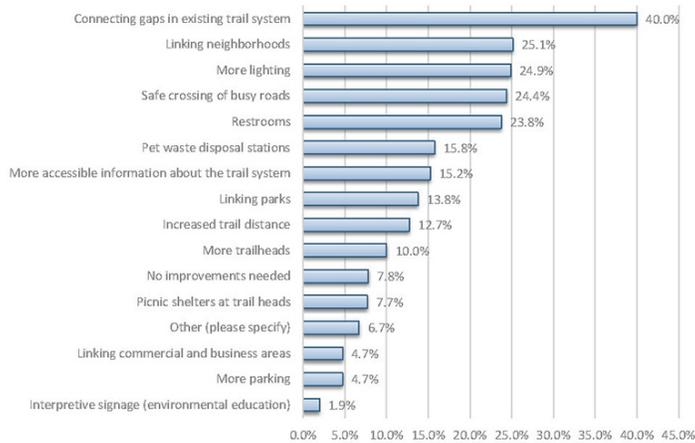
Q20: How often do you use City Trails?

Answered: 1,842 Skipped 298



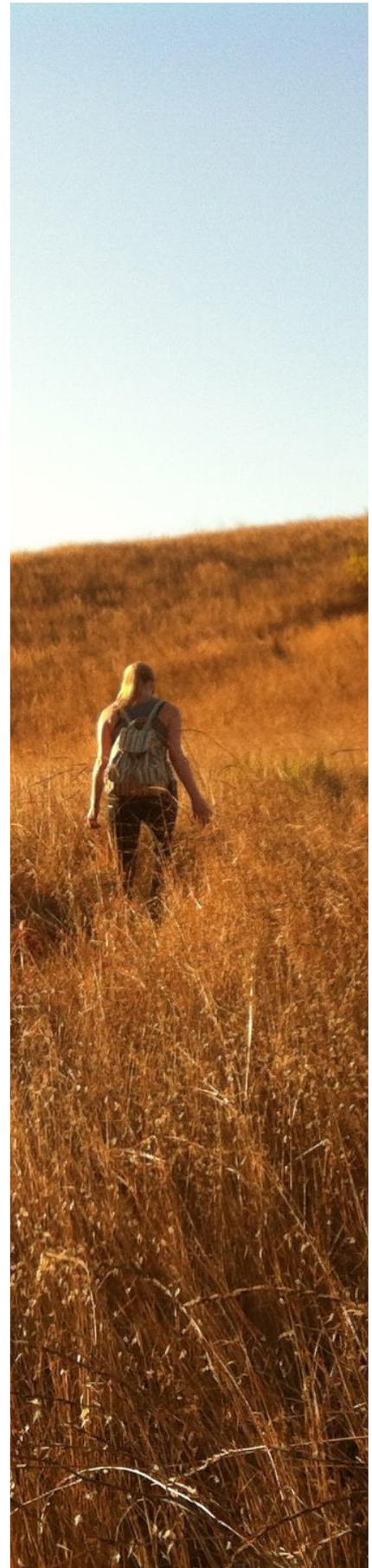
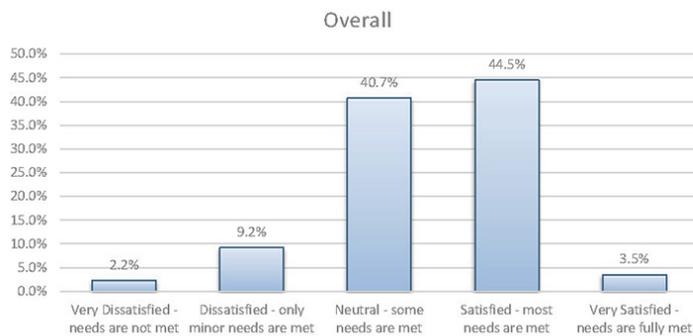
Q24: What improvements should be made to the trail system? (select up to three)

Answered: 1,911 Skipped 229

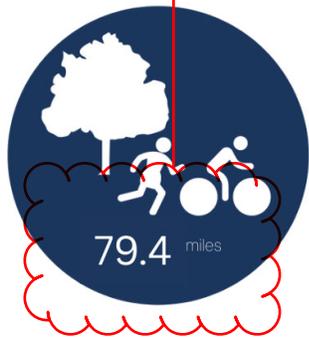


Q25: How satisfied are you with City's provision of trails?

Answered: 1,746 Skipped 394



37.1
Existing Paved Trails



Existing Unpaved Trails



Existing Bike Lanes



11.6 Existing Motorized Trails



EXISTING TRAILS AND BIKE LAVNES

As shown in table 4.1 and Map 7, Saratoga Springs has approximately 79.4 miles of existing paved trails, 4.9 miles of unpaved trails, and 4.2 miles of existing motorized trails. There are also 20.6 miles of existing bike lanes, as shown on Map 8.

Table 4.1: Existing Trails

Existing Trails	Miles
Paved Trails	79.4 total
Regional	14.2
Separated	19.7
Street Adjacent	45.5
Unpaved Trails	4.9 total
Regional	1.9
Local	3.0
Bike Lanes	20.6 total

37.1
6.1
11.2
19.5

PAVED TRAILS

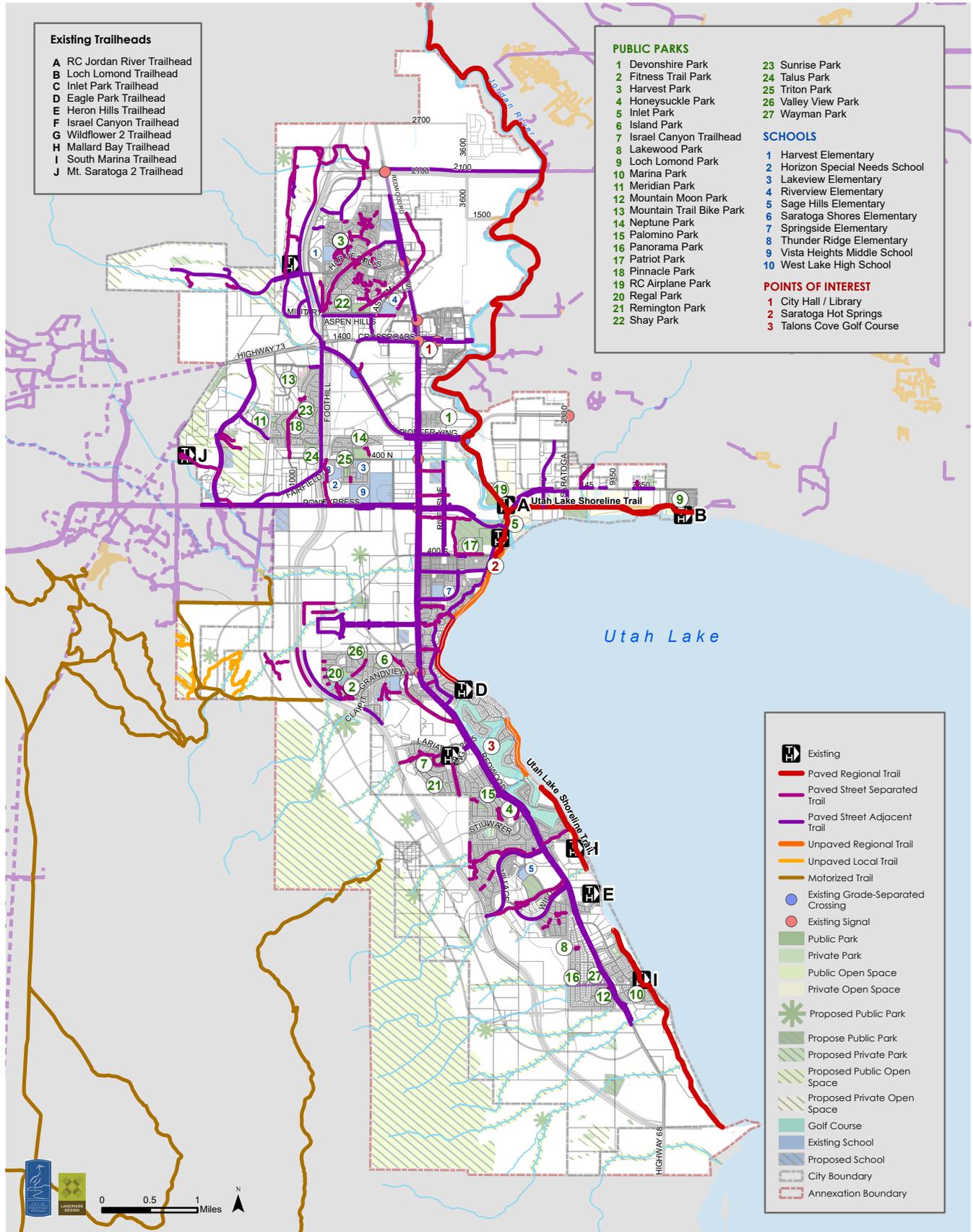
Saratoga Springs has a good start on its paved trail system, with more than 79 miles of paved trails facilitating non-motorized uses including walking, running and cycling.

37.1



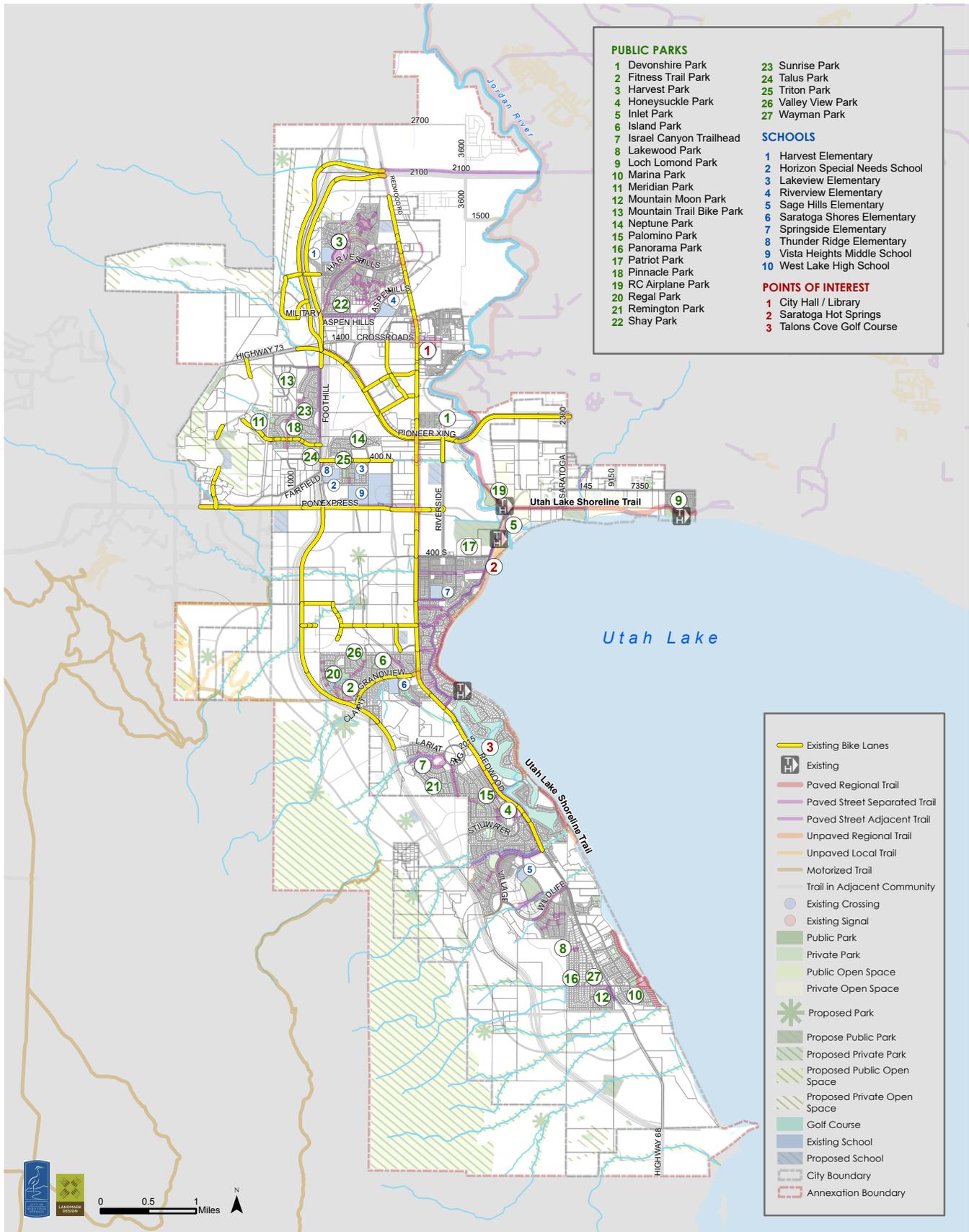
Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 7: Existing Trails



Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 8: Existing Bike Lanes





The Jordan River Trail



Regional Paved Trails

Jordan River Trail - A 40+ mile contiguous non-motorized trail that runs north from the river’s headwaters near Inlet Park and continues through Salt Lake County, eventually connecting to the Legacy Trail in Davis County.

Utah Lake Shoreline Trail - A multi-use recreational trail system that will eventually surround Utah Lake. Existing sections in Saratoga Springs run from the eastern City boundary on the north end of the lake to the Jordan River Trail, then south to Inlet Park. There are some paved segments along the western shore of the lake, with several large gaps that are lacking either paved or unpaved trails. Once complete, the Utah Lake Shoreline Trail will link the City with major regional trails on the east side of Utah Lake, including the Provo River Parkway and Murdock Canal Trails.

Redwood Road Pathway - A separated multi-use trail that parallels the east and west side of Redwood Road. On the east, the trail runs from Pioneer Crossing to the south just past Village Parkway. On the west, segments of the trail are in place and additional segments will be completed as development occurs or grant money is obtained. The trail is slated to eventually trace both sides of Redwood Road for the entire length of the City, providing a critical north-south connection.

Saratoga Springs has 14.2 miles of Regional Paved Trails which are typically located along major transportation routes and along water corridors (i.e. Utah Lake shoreline, Jordan River, and Mountain View Corridor) and are part of regional connections. The City’s Regional Paved Trails are described above. The City also has 19.7 miles of Paved Separated Trails which are typically located in natural drainages or natural open space, and 45.5 miles of Paved Street Adjacent Trails which are located within road rights-of-way. Street Adjacent Trails must still be at least five feet minimum from the back of curb.

6.4

11.2

19.5

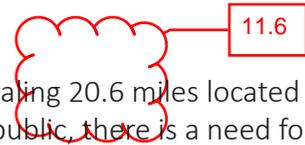
UNPAVED TRAILS

There are a handful of existing unpaved trails in the City. These total 4.9 miles, and are located in the foothills on the western edge of the City and along the Utah Lake shoreline. There are 1.9 miles

of Unpaved Regional Trails which are located along the shores of Utah Lake and nine miles of Unpaved Local Trails located in the Lake Mountain foothills.

BIKE LANES

Saratoga Springs currently has several segments of road with bike lanes, totaling 20.6 miles located in the central core of the City. As indicated from the input provided by the public, there is a need for additional safe on-street bike lanes. Since Redwood Road is a heavily-trafficked street, additional bike lane improvements may be needed to improve safety. Connections with future bike lanes on other less-trafficked roads in the vicinity should also be considered.



MOTORIZED TRAILS

There are 4.2 miles of motorized trails in the City or within the declared annexation area. Access to one of these trails is located in the south end of the City along Lake Mountain Communications Road. Additional access points are located (1) on the western municipal boundary near the middle of the City, (2) behind Fitness Trail Park where the trail extends from Grand View Boulevard to Reformation Canyon and the Eagle Mountain motorized trail system beyond, and (3) along a gravel road south of Tickville Gulch, which connects with the motorized trail system in Reformation Canyon.

EQUESTRIAN TRAILS

Saratoga Springs is a rapidly-urbanizing community. While equestrian trail use was common in the past and the City currently has three equestrian centers, local riding needs and patterns are shifting in line with population growth and the urbanization. For example, one of the local equestrian centers is relocating to a more rural community, and a second is leasing their site with no guarantee that their equestrian operations will be able to remain in place. Discussions with local equestrian facility owners indicated that the Saratoga Spring foothills are not particularly good riding sites, and that horses are typically transported in trailers to destinations outside of the City that are more conducive to horse riding. These sites are located south of the City or in mountain locations.

Increased vehicle traffic and the steady urbanization of the local street system has further impacted traditional horse riding activities and patterns in the City. The emerging urban road system, rising traffic volumes and fast moving traffic results in roadways that do not easily facilitate safe horse riding; crossings can be particularly challenging. Urban roadways are typically not designed with horse riding needs in mind, and even when they are, well-trained horses can easily become spooked by an unexpected horn or other traffic noise. As a city with rapidly-growing traffic levels, increasing speeds on major roadways, and more major roads planned for the future (including the extension of Foothill Boulevard south through the City), traditional horse riding activities will need to adjust.

This plan recommends limiting equestrian use of trails to unpaved and motorized trails, which are primarily located west of the City in the foothills, west of the planned Foothills Boulevard extension. If user conflicts continue to be an issue in the foothills, management techniques such as designating user-specific trails (bike-only or equestrian-only), or limiting specific uses to certain days, similar to the Forest Service's policy of alternating bike/off-leash dog use on trails in Millcreek Canyon in Salt Lake County should be investigated.

Equestrian use should be limited to the unpaved and motorized trail system west of Redwood Road utilizing three of the trailheads proposed in the foothills (see Map 9 and Table 4.3)

TRAILHEADS

As illustrated on Map 7 and described below, there are eleven existing trailheads in Saratoga Springs.



RC Jordan River Trailhead



Loch Lomond Trailhead



Inlet Park Trailhead Restrooms



Eagle Park Trailhead

Existing Trailheads

A. RC Jordan River Trailhead - Located north of Saratoga Road at the entrance to the Utah County Radio Controlled Park, just east of the Jordan River. This trailhead offers paved off-street parking and direct access to the Jordan River Trail and the Utah Lake Shoreline Trail. It does not include other amenities.

B. Loch Lomond Trailhead - Located on the northern shoreline of Utah Lake on Lakeview Drive at the eastern end of the City. On-street parking along Lakeview Drive allows direct access to the Utah Lake Shoreline Trail, which connects the eastern boundary of the City to the Jordan River Trail. There are no amenities at this trailhead.

C. Inlet Park Trailhead - Located at Inlet Park, the trailhead includes both paved and unpaved parking areas, with restrooms located at the south end of Inlet Park. The trailhead offers direct access to the Jordan River Trail and a trail that heads south to the Saratoga Hot Springs. Inlet Park also links to trails that head south to the neighborhood surrounding Springside Elementary, and links to the Utah Lake Shoreline Trail.

D. Eagle Park Trailhead - Located north of Talon's Cove Golf Course in Eagle Park, which is a private residential park. This trailhead includes a paved parking lot and provides direct access to the Utah Lake Shoreline Trail. The park includes restrooms and a playground.



Israel Canyon Trailhead



Heron Hills Trailhead Pavilion



Mallard Bay Trailhead Pavilion



South Marina Trailhead Boat Ramp



Mt. Saratoga 2 Trailhead

Existing Trailheads (cont.)

E. Heron Hills Park Trailhead - Located at Heron Bay Park, the trailhead includes paved parking, a small boat ramp, and a picnic table. The trailhead will offer direct access to the Utah Lake Shoreline Trail as it is constructed.

F. Israel Canyon Trailhead - Located at Grasslands Park west of the South Fire Station on the southern end of the City. This trailhead provides paved parking. There are no amenities at this trailhead.

G. Wildflower 2 Trailhead - Located west of Mountain View Corridor at the intersection of Wild Blossom Boulevard and Chianti Street, this trailhead includes a paved parking lot and access to trails that reach the northern and western boundaries of the City. There are no amenities at this trailhead.

H. Mallard Bay Trailhead - Located in the Mallard Bay neighborhood on the southern end of the City. This trailhead includes a paved parking lot and provides direct access to the Utah Lake Shoreline Trail. The trailhead includes a pavilion with picnic tables and dog waste stations.

I. South Marina Trailhead - Located at Marina Park on the southern end of the City. This trailhead includes a paved parking lot with spaces for trailers and provides direct access to the Utah Lake Shoreline Trail. The park includes restrooms, pavilions, a boat launch ramp, and dock.

J. Mt. Saratoga 2 Trailhead - Located by Saratoga Ridge Park in the Mt. Saratoga neighborhood. This trailhead includes a paved parking lot and access to the Quailhead Trail. The park includes fitness equipment, pickleball courts, restrooms, water fountains, and playground equipment.

TRAIL CROSSINGS

There are two existing grade-separated trail crossings in the City. The first passes under Pioneer Crossing, providing unhindered and safe passage for users on the Jordan River Trail. The second grade-separated crossing is an underpass that was installed when Pioneer Crossing was constructed at approximately 300 West. While there is not a trail in this location at present, a paved trail is proposed.

There are proposed grade-separated crossings near Market Street connecting to the Jordan River Trail and Lehi's 700 South separated bike facility. The second proposed grade-separated crossing is near Inlet Park under Pony Express to be completed with the road-widening project and bridge replacement.

TRAIL NEEDS ANALYSIS

As indicated in the summary of public involvement, there is strong resident support for trails in the City. Nearly 65-percent of survey respondents use the City's trails, with more than half using trails daily, weekly or monthly. More than 83-percent of survey respondents indicated that they would use trails more often if they were more complete or connected. Residents also indicated there is a need to provide safer crossings where trails cross busy roads, to fill gaps in the trail network, to connect neighborhoods to local and regional destinations with trails, to provide more trailheads and parking, and to provide more trails of all types. Connecting gaps and linking neighborhoods were the top two desired trail improvements in the online survey. Survey participants would also like to see more direct "Safe Routes to Schools".

In addition to the trails themselves, the public indicated a desire for more trail amenities, including signage, lighting, restrooms and pet waste disposal stations, some of which are specifically discussed in the *Bicycle and Pedestrian Master Plan*. Residents also expressed a desire for more accessible information about the trail system.



Pedestrian crossing near Inlet Park



Pedestrian underpass at Pioneer Crossing

PROPOSED TRAILS AND TRAILHEADS

Saratoga Springs has grown so rapidly in recent years that many of the proposed routes in the *Bicycle and Pedestrian Master Plan* are already out-of-date. In order to provide a new vision and to help lead investment and implementation priorities in the short and long term, the following trail and trailhead enhancements are proposed, replacing those currently proposed in the *Bicycle and Pedestrian Master Plan*.

PROPOSED TRAILS

Maps 9 and 10 and Table 4.2 illustrate the proposed public network of public trails and on-street bike lanes. It should be noted that a variety of additional trails may be provided as part of private developments.

The maps do not include additional proposed motorized trails, since such facilities require a more detailed level of study due to the complexity of issues involved. A small study focused solely on the provision of motorized trails in the foothills is recommended.

Table 4.2 summarizes proposed trails, which expands the City's trail system to more than 260 miles including 190 miles of paved trails and 35 miles of unpaved trails. As shown on Map 9, the proposed facilities fill key gaps in the trail system, providing critical connections to key destinations in the community. The proposed trail system takes advantage of natural drainages and utility corridors where possible, providing pleasant off-street trail alignments throughout the City. Regional and street separated trails are the most desirable trail types, as they meet the needs of recreational cyclists and pedestrians.

Proposed Paved Trails



Proposed Unpaved Trails



Proposed Bike Lanes



Table 4.2: Proposed Trails

Proposed Trails	Miles
Paved Trails	126.9 total
Regional	9.5
Separated	46.4
Street Adjacent	70.7
Unpaved Trails	26.1 total
Regional	5.6
Local	20.5
Bike Lanes	96.6 total

180

160

20

14.6

56.2

8.8
36.9
81.2

9.0

56.2

Paved Trails serve the broadest set of user groups, including pedestrians, recreational cyclists and people that need or desire accessible routes. The City should partner with community stakeholders to plan and develop new accessible routes and upgrade existing routes, ensuring they meet federally-mandated Americans with Disability Act (ADA) standards where feasible. It is imperative that existing trail routes not get abandoned or cut-off by new development, such as the trail located south of Aspen Hills Boulevard.

The completion of the Bonneville Shoreline Trail through Saratoga Springs should be one of the top **Unpaved Trails** priorities, as it will facilitate trail access to the foothills, regional amenities and other community destinations. Unpaved trails are intended to serve a range of user groups, including hikers, mountain bikers and equestrians. Each user group has specific design and material (trail surfacing) preferences, which makes it imperative that standards are applied with a level of flexibility.

While various user groups will utilize the unpaved trail system together, the City should explore the possibility of providing a selection of user-specific trails, perhaps adding bike-only trails in some locations and unpaved trails specifically for hikers and equestrian users in other locations. It is also recommended that the City develop a small portion of backcountry trails that are suitable for new and/or young trail users, where they can develop their skills on less challenging terrain.

While no additional **Motorized Trails** are indicated on the map, an extensive existing motorized trail network is already established, which is well-connected to the motorized trail system in Eagle Mountain and other trails further south. There was some discussion that additional motorized trails might be constructed in the vicinity of Camp Williams, perhaps circumnavigating the perimeter of the military base. A separate study is recommended to verify the needs and requirements of additional motorized trails in the foothills and establish the City's policies on motorized trail use.

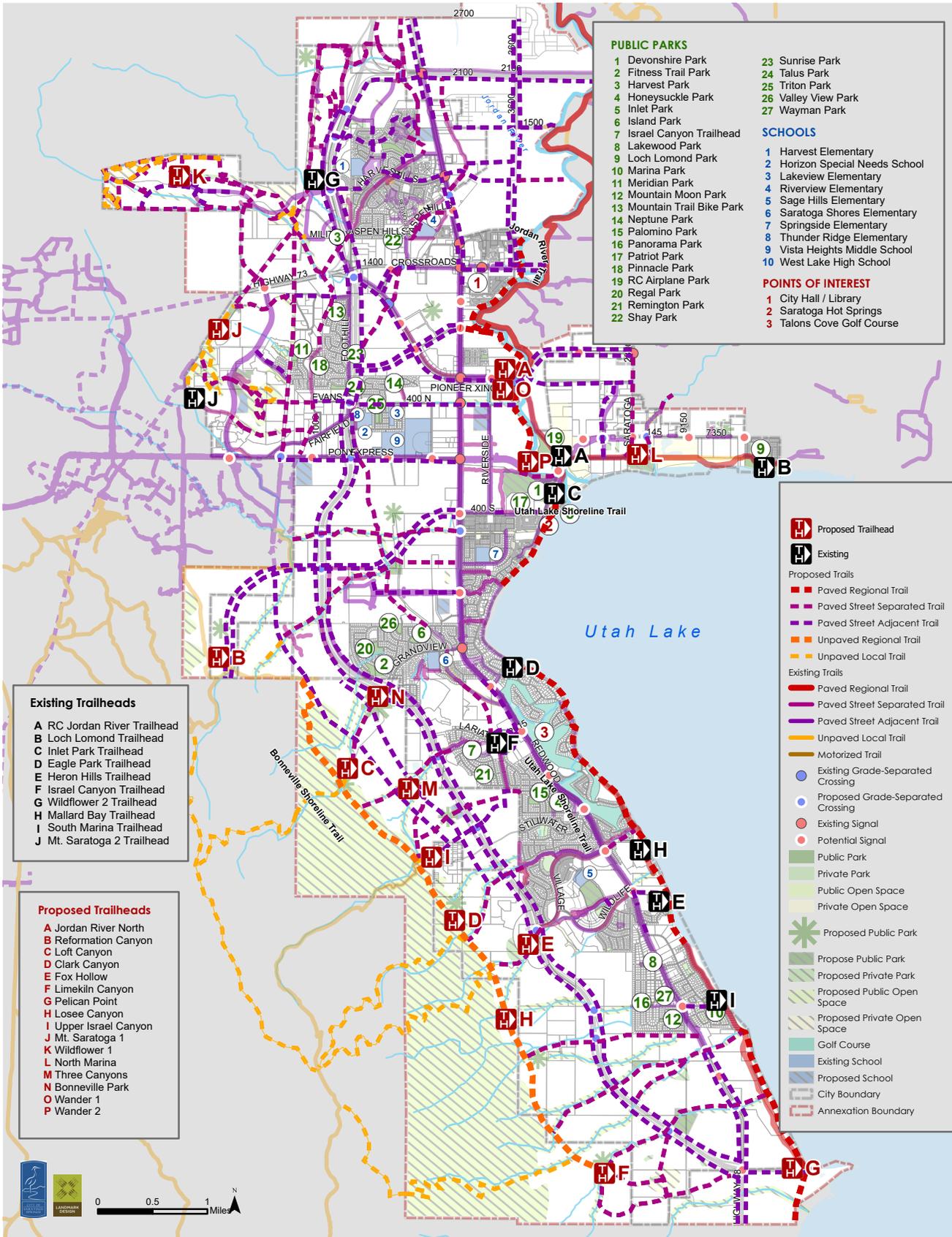
Map 10 indicates that approximately 96.6 miles of new **On-street Bike Lanes** will be located on major and minor collectors and arterial roadways. These facilities are intended to serve the needs of commuter bicyclists, who are skilled and confident cycling adjacent to automobiles, in addition to more confident recreational bicyclists.



56.2

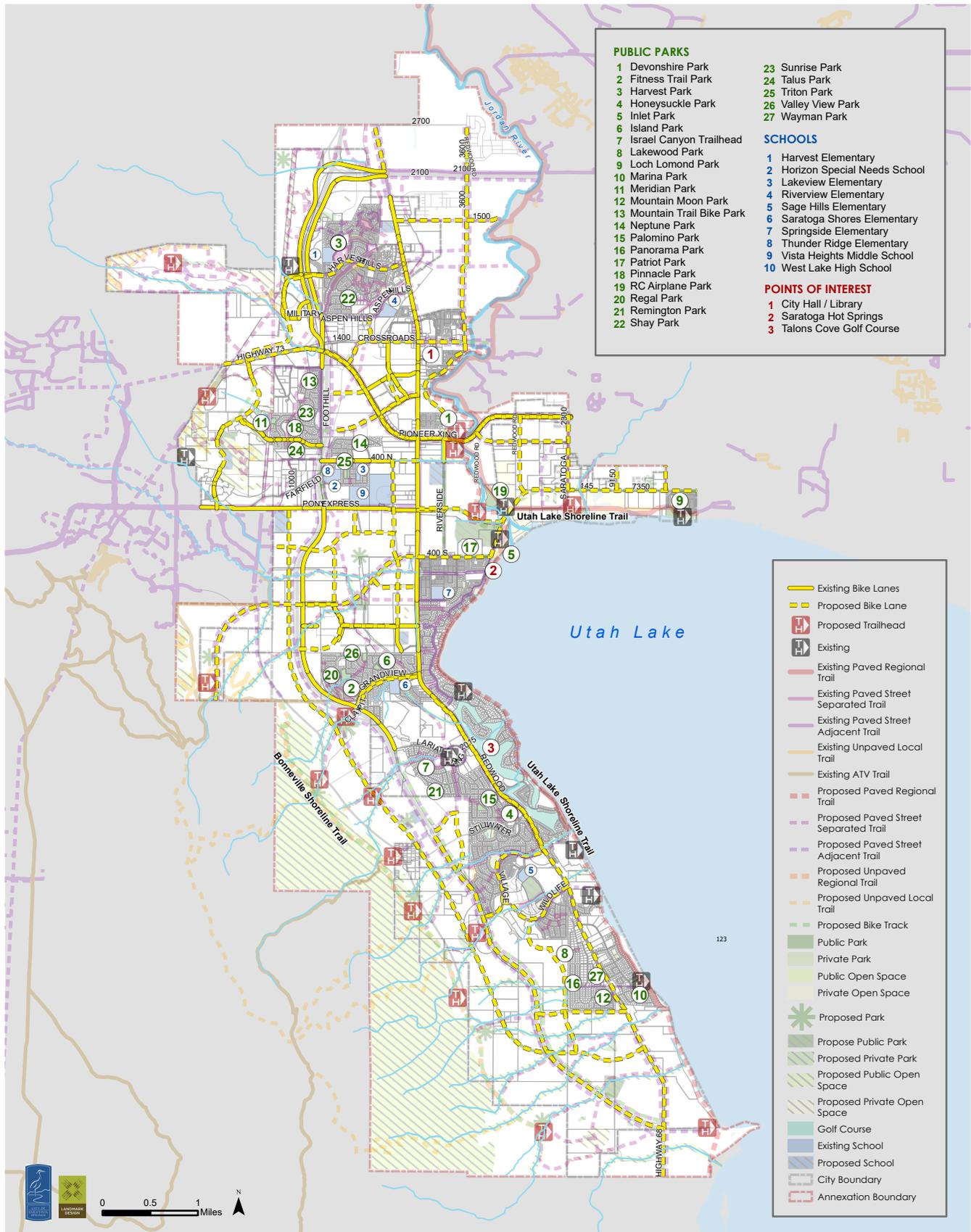
Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 9: Existing & Proposed Trails



Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 10: Existing & Proposed Bike Lanes



PROPOSED TRAILHEADS

Sixteen trailheads (shown in red) are proposed to provide better and safer access to the City's growing trail network (see Maps 9 and 10 and Table 4.3). Map 11 illustrates the distribution of existing and proposed trails and trailheads throughout the City. The proposed trailheads are Class 1 and 2, which are medium to large facilities. Class 3 trailheads may be better suited in areas that need minimal developed parking. Additional trailheads may be required in the future as development progresses throughout the community and unforeseen opportunities arise.

The provision of restrooms at a trailhead is dependent on the anticipated use and location within the City's water zones. Trailheads outside of the uppermost City water zone are required to utilize pit toilets or other non-flush systems.

Table 4.3: Proposed Trailheads

Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
A – Jordan River North	Class 1: Standard Paved Parking	<ul style="list-style-type: none"> Restrooms w/ drinking fountain/bottle filler Picnic tables Small picnic pavilion Bike Repair Station Dog waste station Trail map/rules kiosk Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
B – Reformation Canyon	Class 1: Equestrian/ Motorized Paved Parking	<ul style="list-style-type: none"> Equestrian/Motorized Trailer Parking Restrooms (pit toilets) Dog waste station Trail map/rules kiosk Trail access 	Off-Highway Vehicles, Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
C – Loft Canyon	Class 2 Unpaved Parking	<ul style="list-style-type: none"> Neighborhood Park with Standard Amenities Restrooms w/ drinking fountain/bottle filler Dog waste station Trail map/rules kiosk Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
D – Clark Canyon	Class 2 Unpaved Parking	<ul style="list-style-type: none"> Dog waste station Trail map/rules kiosk Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
E – Fox Hollow	Class 1: Standard Unpaved Parking	<ul style="list-style-type: none"> Neighborhood Park with Standard Amenities Restrooms w/ drinking fountain/bottle filler Picnic tables Small picnic pavilion Dog waste station Trail map/rules kiosk Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses

Table 4.3: Proposed Trailheads (continued)

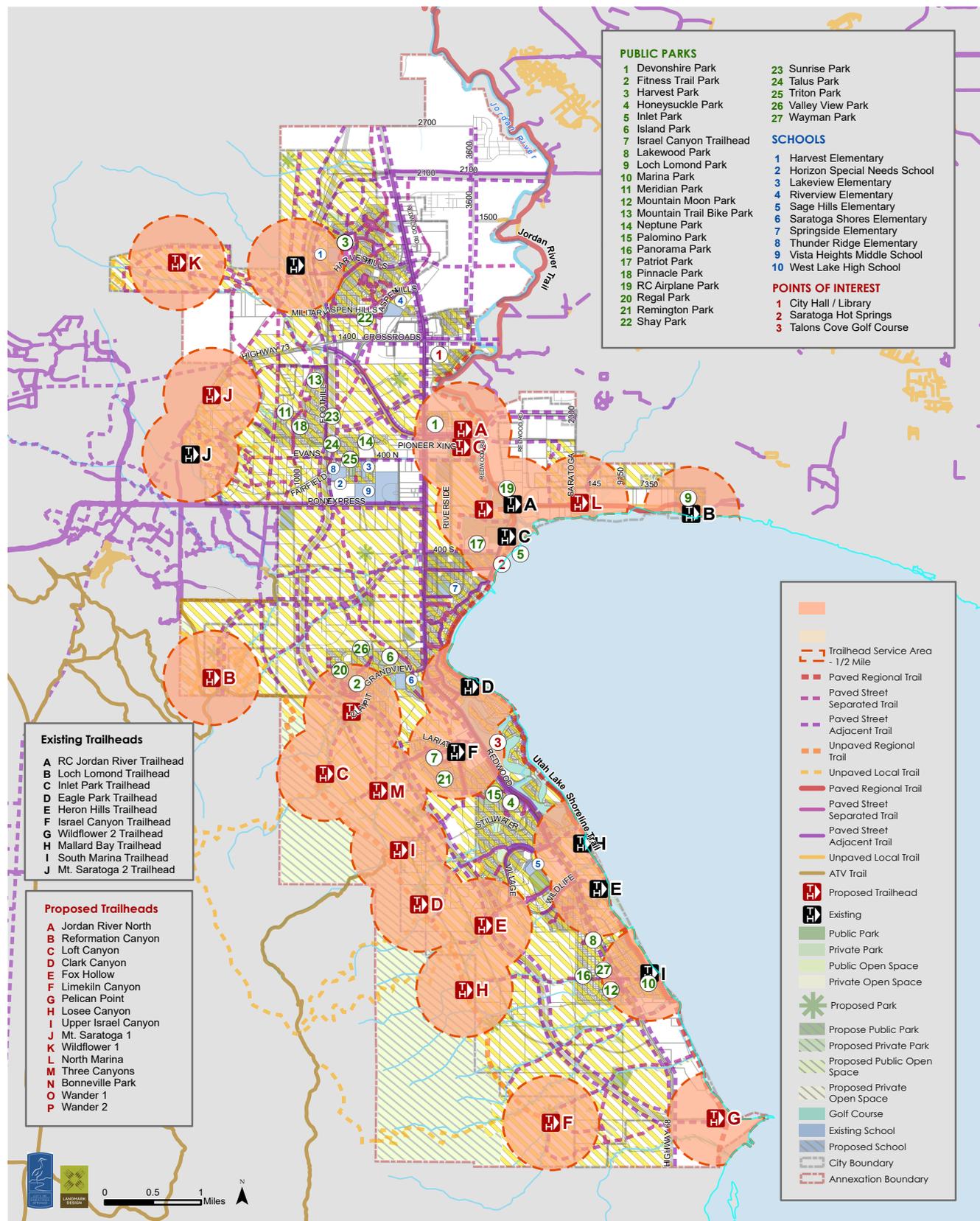
Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
F – Limekiln Canyon	Class 1: Equestrian/ Motorized Paved Parking	<ul style="list-style-type: none"> • Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
G – Pelican Point	Class 1: Standard Paved Parking	<ul style="list-style-type: none"> • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Bike Repair Station • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
H – Losee Canyon	Class 3 Paved Parking	<ul style="list-style-type: none"> • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
I – Upper Israel Canyon	Class 1: Equestrian/ Motorized Unpaved Parking	<ul style="list-style-type: none"> • Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access 	Off-Highway Vehicles, Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
J – Mt. Saratoga 1	Class 3 Unpaved Parking	<ul style="list-style-type: none"> • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
K – Wildflower 1	Class 3 Paved Parking	<ul style="list-style-type: none"> • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
L - North Marina	Class 1 Paved Parking	<ul style="list-style-type: none"> • Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses

Table 4.3: Proposed Trailheads (continued)

Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
M - Three Canyons	Class 1: Equestrian/ Motorized Paved Parking	<ul style="list-style-type: none"> • Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists, equestrians, and other non-motorized uses
N - Bonneville Park	Class 1: Equestrian/ Motorized Paved Parking	<ul style="list-style-type: none"> • Equestrian/Motorized Trailer Parking • Neighborhood Park with Standard Amenitie • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access 	Pedestrians, recreational and commuter bicyclists, equestrians, and other non-motorized uses
O - Wander 1	Class 1: Standard Paved Parking	<ul style="list-style-type: none"> • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access • River access 	Pedestrians, recreational and commuter bicyclists, and other non-motorized uses
P - Wander 2	Class 1: Standard Paved Parking	<ul style="list-style-type: none"> • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access • River access 	Pedestrians, recreational and commuter bicyclists, and other non-motorized uses

Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 11: Trail & Trailhead Distribution



PROPOSED TRAIL CROSSINGS

Safe road crossings were one of the main concerns expressed during the public involvement process, ranking just behind connecting gaps, linking neighborhoods and more trail lighting.

Map 9 shows the location existing and proposed crossings and signal locations in the City. To determine the preferred crossing type (underpass or overpass), this plan references the Crosswalk Decision Matrix located in Appendix E of the *Bicycle and Pedestrian Master Plan* (provided below in Table 4.4 for convenience).

Table 4.4: Crosswalk Decision Matrix from the Bicycle and Pedestrian Master Plan

Facility Type	Local Streets <30 MPH	Collector Streets 25-45 MPH		Arterial Streets/Parkway 45+ MPH				
	2 Lanes	2 Lanes	2 Lanes with Median	4 Lanes	4 Lanes with Median	5 Lanes	6 Lanes	6 Lanes with Median
Crosswalk Only (high visibility)	Green	Yellow	Yellow	Red	Red	Red	Red	Red
Crosswalk with Warning Signage and Yield Lines	Yellow	Green	Green	Red	Red	Red	Red	Red
Active Warning Beacon (RRFB)	Red	Green	Green	Red	Green	Red	Red	Red
Hybrid Beacon	Red	Yellow	Yellow	Green	Green	Green	Green	Green
Full Traffic Signal	Red	Yellow	Yellow	Green	Green	Green	Green	Green
Grade Separation	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green

Saratoga Springs Bicycle and Pedestrian Master Plan

- Most Desirable**
- Engineering Judgment**
- Not Recommended**

As stated in the *Bicycle and Pedestrian Master Plan*, the intent of the decision matrix is to:

“Provide guidance for determining where to install crosswalks at uncontrolled locations. The Crosswalk Decision Matrix is a toolbox of elements to improve pedestrian mobility, visibility, and safety at uncontrolled locations. It will assist the City in making decisions about where basic crosswalks (two stripes) can be marked; where crosswalks with special treatments, such as high visibility crosswalks, flashing beacons, and other special features, should be employed; and where crosswalks will not be marked due to safety concerns resulting from volume, speed, or sight distance issues. This matrix provides guidance about the type of treatments appropriate on various streets and under various conditions. While the strategies in the matrix reflect best practices, the guidance is not meant to replace engineering judgment. Each situation is unique and walking safety treatments must be selected on a case-by-case basis.”

TRAIL DESIGN STANDARDS

A number of City documents and regulations reference trail design, standards and uses, although they are inconsistent and unaligned. This section provides a coordinated set of standards for City trails and trailheads. The standards are intended to ensure a consistent and unified trail system is implemented. A level of flexibility and “common-sense” adjustments may be required as specific needs are identified and site conditions encountered.

TRAIL STANDARDS

The trail standards contained Table 4.5 are for Paved Trail Types, indicating the permitted widths, materials, maximum grades and uses. The indicated widths are minimums, with wider trails to be

Table 4.5: Proposed Paved Trail Standards

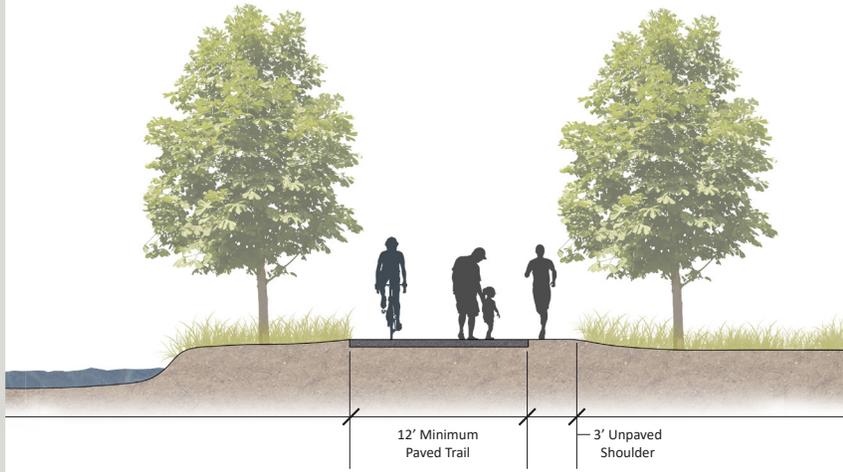
Trail Type	Width	Typical Materials	Maximum Grade	User Groups/ Allowed Uses
Paved Trails				
Regional	12' minimum	Concrete is required in all riparian corridors (i.e. Utah Lake Shoreline and Jordan River), Asphalt is allowed in non-riparian areas	8% Steeper grades (up to 20%) may be allowed where needed in unique situations, beyond which switchbacks will be required	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Separated	8' minimum	Concrete is required in all riparian corridors (i.e. Utah Lake Shoreline and Jordan River), Asphalt is allowed in non-riparian areas	8% Steeper grades (up to 20%) may be allowed where needed in unique situations, beyond which switchbacks will be required	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Street Adjacent: Local or Collector	5' sidewalk	Concrete		
Street Adjacent: Minor Arterial	10' minimum	Concrete is required in all riparian corridors (i.e. Utah Lake Shoreline and Jordan River), Asphalt is allowed in non-riparian areas	Per roadway engineering standards	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Street Adjacent: Major or Principal Arterial	10' minimum			



Table 4.6: Proposed Unpaved Trail, Motorized Trail and Bike Lane Standards

Trail Type	Width	Typical Materials	Maximum Grade	User Groups/ Allowed Uses
Unpaved Trails				
Regional	3' minimum	Natural surface	10-20% 17-20% slopes are desirable for short distances only, refer to IMBA standards	Pedestrians, recreational bicyclists, equestrians and other non-motorized uses
Local	2' minimum	Natural surface	10-20% 17-20% slopes are desirable for short distances only, refer to IMBA standards	Pedestrians, recreational bicyclists, equestrians and other non-motorized uses
Other Trails				
Motorized Trails	4' minimum	Natural surface with some imported materials for tread stabilization	3-35% Steepest pitch maximums between 10-40% of total trail length depending on class, refer to USFS standards	Off-Highway Vehicles (ATVs, UTVs and single-track motorized vehicles), pedestrians, recreational bicyclists and equestrians
Bike Lanes	per Bicycle and Pedestrian Master Plan	Roadway	As per roadway design standards	Bicyclists

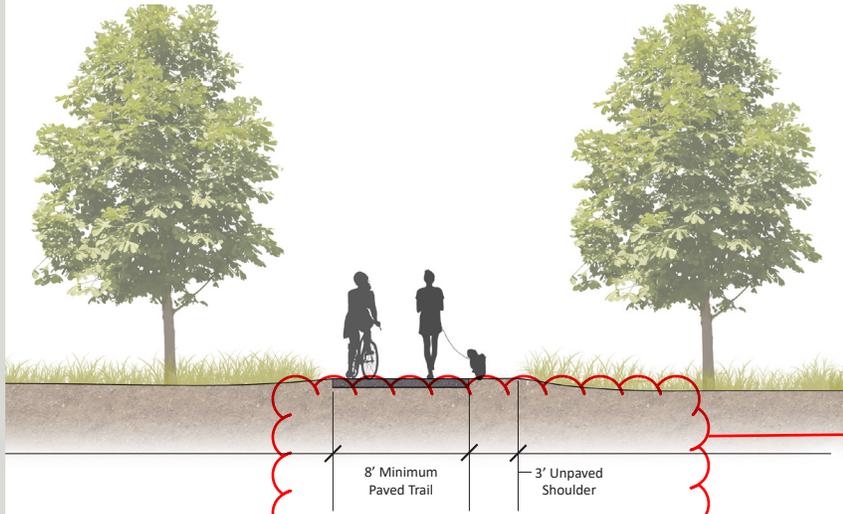
Typical Section: Paved Trail - Regional



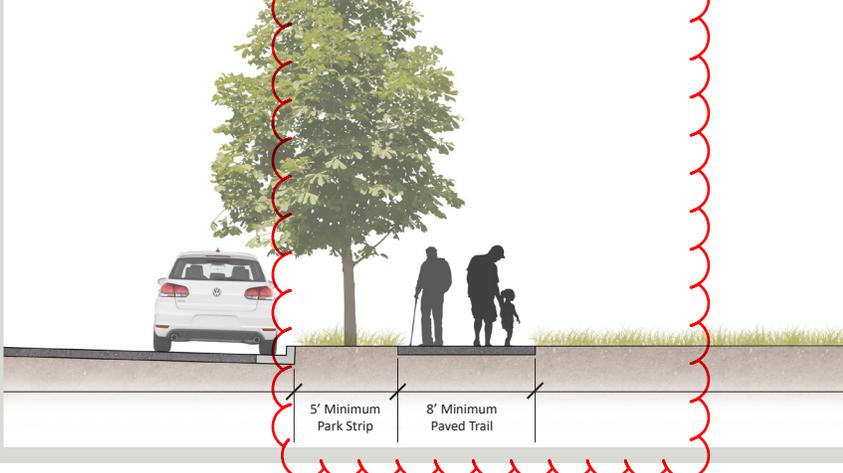
considered if specific conditions, needs, funding and intent warrant. Table 4.6 indicates trail standards for unpaved trails, motorized trails and bike lanes. The proposed Trail Types and associated standards are illustrated in the corresponding cross sections.

The *Transportation Master Plan* and other City documents and standards should be updated to reflect the trail standards in this plan.

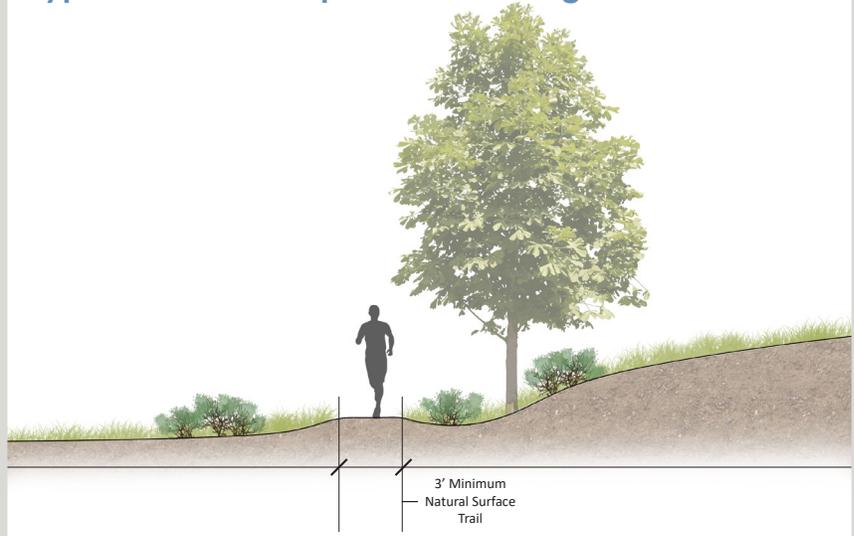
Typical Section: Paved Trail - Separated



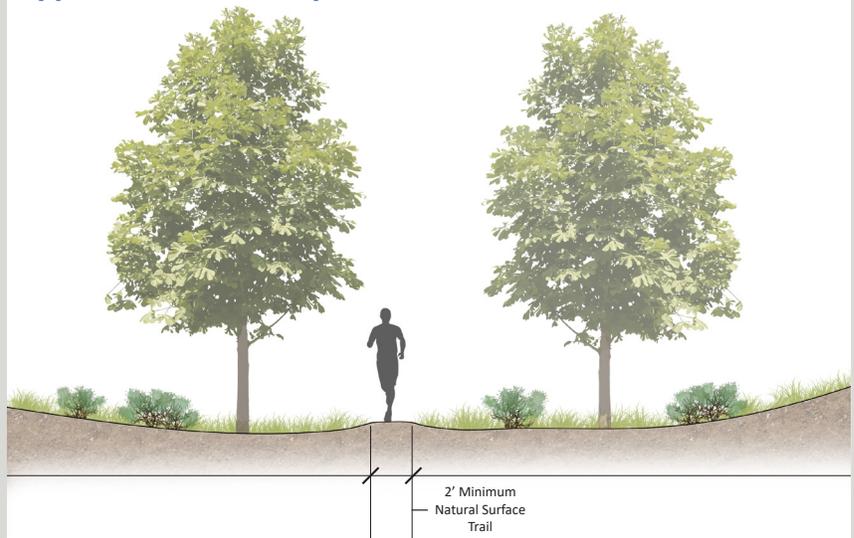
Typical Section: Paved Trail - Street Adjacent



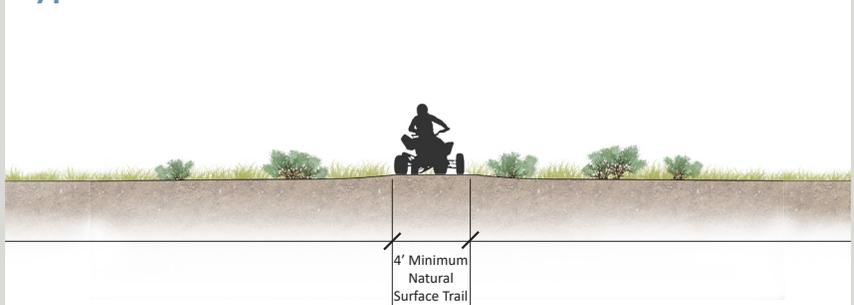
Typical Section: Unpaved Trail - Regional



Typical Section: Unpaved Trail - Local



Typical Section: Motorized Trail



TRAILHEAD STANDARDS

The trailhead standards in Table 4.7 are intended to guide the design and construction of existing trailhead improvements as well as new trailhead development. It should be noted that Class 1 trailheads provide the highest level of access and amenities and Class 3 Trailheads have the lowest level. Class 3 trailheads are intended for situations where higher-level trailheads are not feasible. For instance, a Class 3 trailhead might be required where spatial or access constraints limit the amount of parking or amenities. They may also be used where smaller trailheads are desired.

Table 4.7: Proposed Trailhead Standards

Trailhead Type	Description
Class 1: Standard Large Trailhead	<ul style="list-style-type: none"> Major developed paved parking hub for community and regional trails 25 parking stalls minimum (paved or unpaved) Restrooms, drinking water, information kiosk with trail map and other amenities
Class 1: Equestrian/ Motorized Large Trailhead	<ul style="list-style-type: none"> Major developed paved parking hub for community and regional unpaved and motorized trails 10 stalls for horse/motorized trailer parking 25 parking stalls minimum (paved or unpaved) Restrooms, information kiosk with trail map and other amenities
Class 2: Medium Trailhead	<ul style="list-style-type: none"> Trail parking area 5-24 off-street parking stalls (paved or unpaved) May include restrooms, information kiosk with trail map and other amenities
Class 3: Small Trailhead or Trail Access Point	<ul style="list-style-type: none"> Small, minimally-developed, fewer than 5 parking stalls, on-street parking, or no on-site parking May include trail map or trail marker

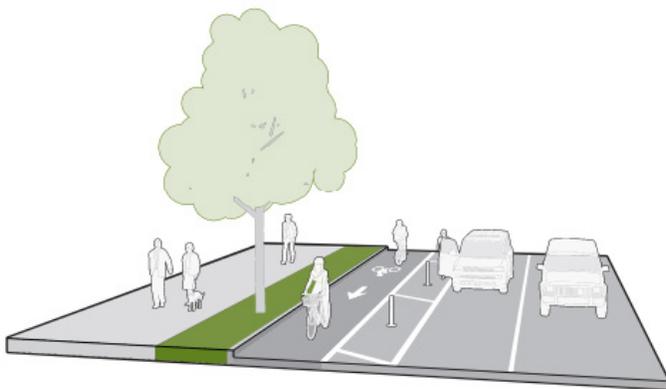


An example of a trailhead that has been well-integrated into an existing neighborhood

ACTIVE TRANSPORTATION

A comprehensive separated bike path network serves as critical infrastructure that enhances both transportation efficiency and community health outcomes. By providing dedicated, protected corridors for cyclists, these networks create safe, continuous routes that connect residential areas to employment centers, schools, retail districts, and recreational facilities. This infrastructure reduces dependence on automobile travel for short-to-medium distance trips, decreasing traffic congestion and improving air quality while offering residents a reliable, cost-effective transportation alternative. The separation from vehicular traffic eliminates the primary safety concern that deters many potential cyclists, particularly families with children and less confident riders, thereby expanding the demographic reach of active transportation.

The figures below illustrate the difference between buffered and protected bike facilities. Buffered facilities offer a greater sense of comfort for bicyclists than conventional bike lanes by way of a lateral painted buffer between the bike lane and the travel lane. Protected bike facilities offer a means of physical separation. This can be accomplished in a number of ways such as planters, curbing, or flexposts. Such facilities offer the greatest level of comfort and safety for users. This makes them particularly attractive for cities with a wide demographic range and ability level seeking to utilize the active transportation network. Saratoga Springs' young population is particularly well served by such facilities.



Protected bike facility



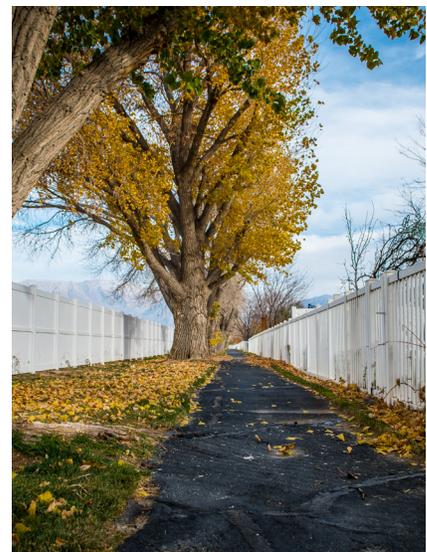
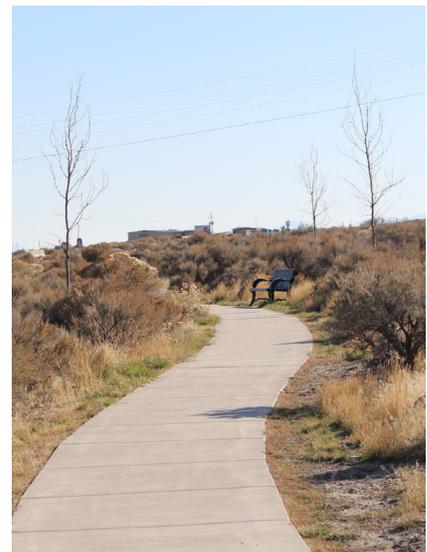
Buffered bike facility

RECOMMENDATIONS: TRAILS

- **The proposed trail network, including paved trails, unpaved trails and on-street bike lanes should be implemented by build-out**, which is projected to take place by 2060. It is assumed that **on-street bicycle facilities will be constructed as part of associated roadway projects. Trails should be developed as indicated in Map 9**, working with property owners, as needed, to realize the complete trail network. Phasing of the proposed systems should be applied strategically, ensuring that opportunities to acquire land and install specific trail segments are utilized, even if short-term connectivity gap results.
- **Explore the possibility of providing trails that serve specific users groups** including accessible routes, beginner routes and use-specific trail segments.
- Continue partnering with the School District in **support the “Safe Routes to School” (SRTS) program**, thereby helping to ensure the youth of Saratoga Springs have a safe route to walk or bike to school. The SRTS program is facilitated and managed by UDOT, which provides funding resources to schools and communities that “can be used for both non-infrastructure (education and encouragement programs), and infrastructure (physical improvements - primarily new sidewalks, but also school pavement markings, signage, bicycle parking, etc.) type projects”.

The City’s current policy for SRTS is that (1) Schools are responsible to develop SRTS, (2) the City wants to be involved in the School Community Council meetings when SRTS is discussed, and (3) the City will install traffic controls as warranted and verify through City involvement with the School Community Council.

- **Update the design standards for trails and trailheads** as described, making adjustments as the needs and desires of the community evolve over time.
- **Pursue development of the recommended trailhead amenities and improvements** described, which includes several new trailheads to help ensure access to trails is equitably distributed as the trail system grows.
- **Pursue the implementation of proposed crossings**, and continue to evaluate safety needs as roadway and trail systems are developed in the future. In particular, the City should continue to coordinate and **partner with Utah Department of**



Transportation to ensure trail crossings at major roadways are safe and well-distributed.

- **Develop a comprehensive signage and wayfinding system and publish and distribute information about the City’s trail system** to promote safety and stewardship. Proper trail maintenance is required to ensure that the trail system functions as intended, which will require that adequate maintenance resources are provided as the trail system grows and expands.
- **Update the proposed facilities and standards contained in this Chapter on a regular basis** in concert with the *Transportation Master Plan*. The transportation plan should incorporate the proposed crossings and signals contained in this plan, updating them to reflect current roadway improvement plans. The next update to the *Transportation Master Plan* should also incorporate and update the Crosswalk Decision Matrix contained in Appendix E of the *Bicycle and Pedestrian Master Plan*.
- **Develop a comprehensive active transportation network** that seamlessly connects residential areas, commercial districts, and key destinations through a well-designed trail system that prioritizes safety, accessibility, and multi-modal connectivity. This network should serve both recreational users and daily commuters, reducing reliance on single-occupancy vehicles while promoting public health and environmental sustainability.



ORDINANCE NO. 26-09 (03-03-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, ADOPTING AMENDMENTS TO THE TRAILS
ELEMENT OF THE GENERAL PLAN AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, Utah Code Chapter 10-20 allows municipalities to amend the general plan, including but not limited to the trails element; and

WHEREAS, the City's Development Review Committee has found a need to update the Trails Master Plan, an element of the General Plan; and

WHEREAS, before the City Council approves any general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation; and

WHEREAS, on February 26, 2026, the Planning Commission held a public hearing after proper notice and publication to consider the proposed amendments to the Trails Element of the General Plan, attached as Exhibit A, and forwarded the item with a favorable recommendation; and

WHEREAS, on March 3, 2026, the City Council held a public meeting to consider the updated and amended Trails Element of the General Plan; and

WHEREAS, the City Council voted to approve the updated and amended Trails Element of the General Plan; and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that the updated and amended Trails Element of the General Plan attached as Exhibit A be adopted.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The updated and amended Trails Element of the General Plan attached as Exhibit A is hereby adopted, and City Staff is hereby directed to replace the previous General Plan accordingly.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710—711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701; or
 - ii. post a complete copy of this ordinance in 3 public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of March, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____	_____	_____

EXHIBIT A