AGENDA – City Council Meeting - Amended Amd.

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, April 14, 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: Library, Recreation, Public Relations/Community Outreach.

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. Fireworks Restriction Map Update. Ordinance 26-13 (04-14-26).
2. Approval of Minutes: March 24, 2026 & March 31, 2026.

PUBLIC HEARINGS

The Council will accept public comment and may approve the following items:

1. Updates to the City of Saratoga Springs' Water Conservation Plan. Ordinance 26-14 (04-14-26).

BUSINESS ITEMS

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

1. Tentative Budget Presentation, FY 2026-27 Balanced Budget Report, and Summary of Budget Requests for FY 2026-27, including proposed tax rate increase to fund public safety.
2. Award of Contract for Construction for the Saratoga Road and Pony Express Widening Project with Geneva Rock. Resolution R26-17 (04-14-26).
3. Reimbursement Agreement for Meadows at North Lake with Alpine Homes LLC. Resolution R26-18 (04-14-26).

4. Reimbursement Agreement for Fox Hollow Neighborhood 4 with Grnobl Fox Hollow Owner, LLC. Resolution R26-19 (04-14-26).
5. North Marina Site Plan, located at 1192 E Saratoga Road. City initiated.
6. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities. Citywide, City initiated. Ordinance 26-15 (04-14-26).
7. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide. Ordinance 26-16 (04-14-26).
8. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay**.** Citywide, City initiated. Ordinance 26-17 (04-14-26).

WORK SESSION

1. Utah Lake Authority – Utah Lake Access Point Master Plans Project, Sam Braegger, Deputy Director.

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.

CITY OF SARATOGA SPRINGS

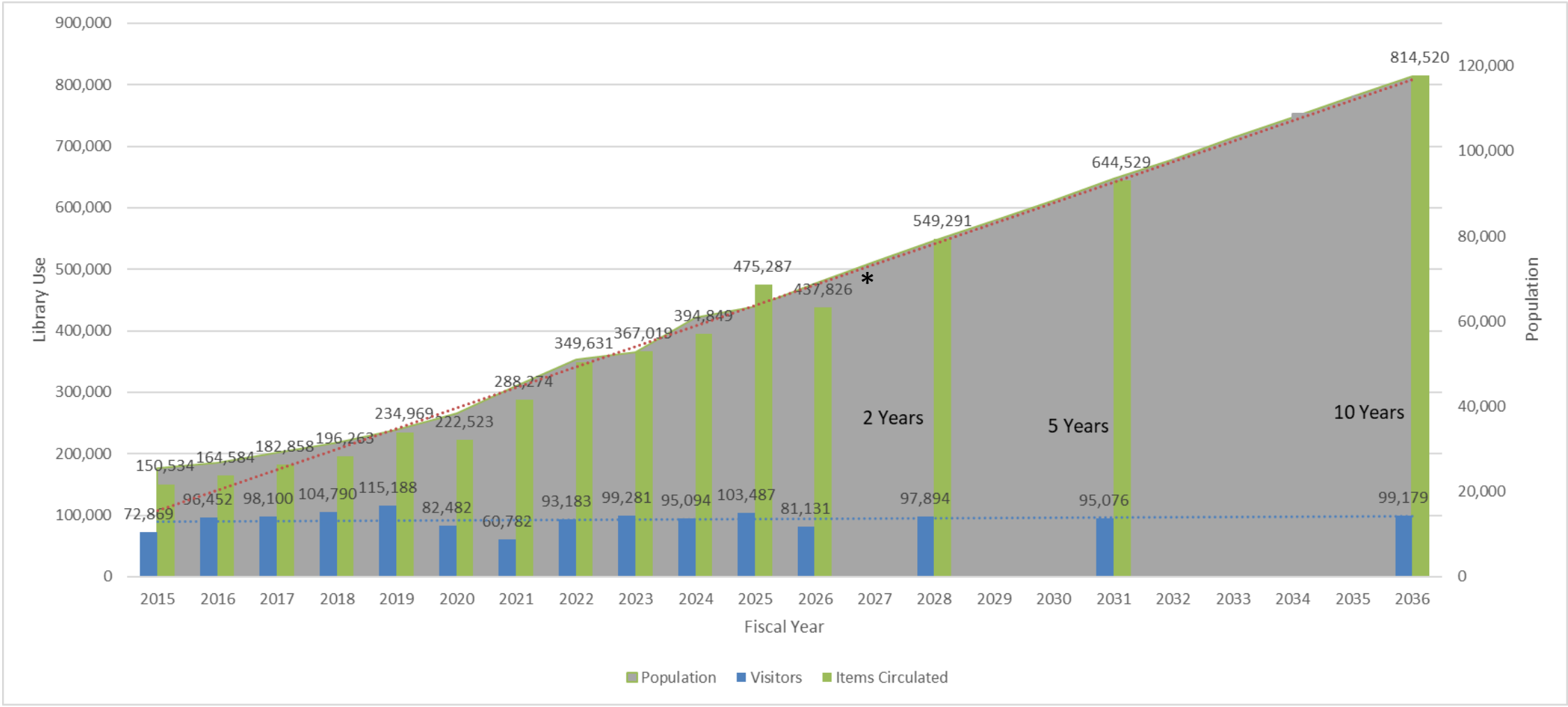
Library

Departmental Performance Indicators

Name	2021	2022	2023	2024	2025	2026*
Visitors	60,782	65,266	99,281	95,094	103,487	81,131
Items Circulated	288,274	284,327	367,019	394,849	475,287	437,826
Internet Terminals	32	32	32	32	32	32
Number of Internet Terminal Users	200	850	1,219	1,392	1,756	1,283
Number of Wi-Fi Users	2,140	1,605	1,283	1,916	2,530	9,013
Number of Programs	153	414	749	719	654	433
Number of Program Attendees	10, 289	13,498	21,173	16,613	22,232	16,923
Number of Registered Users	6,602	7,525	8,874	10,792	12,050	14,299
Proctored Exams	1	4	1	9	3	6
Reference Transactions	1,482	5,401	5,660	3,039	4,819	5,461
Database Research	-	-	-	-	-	206

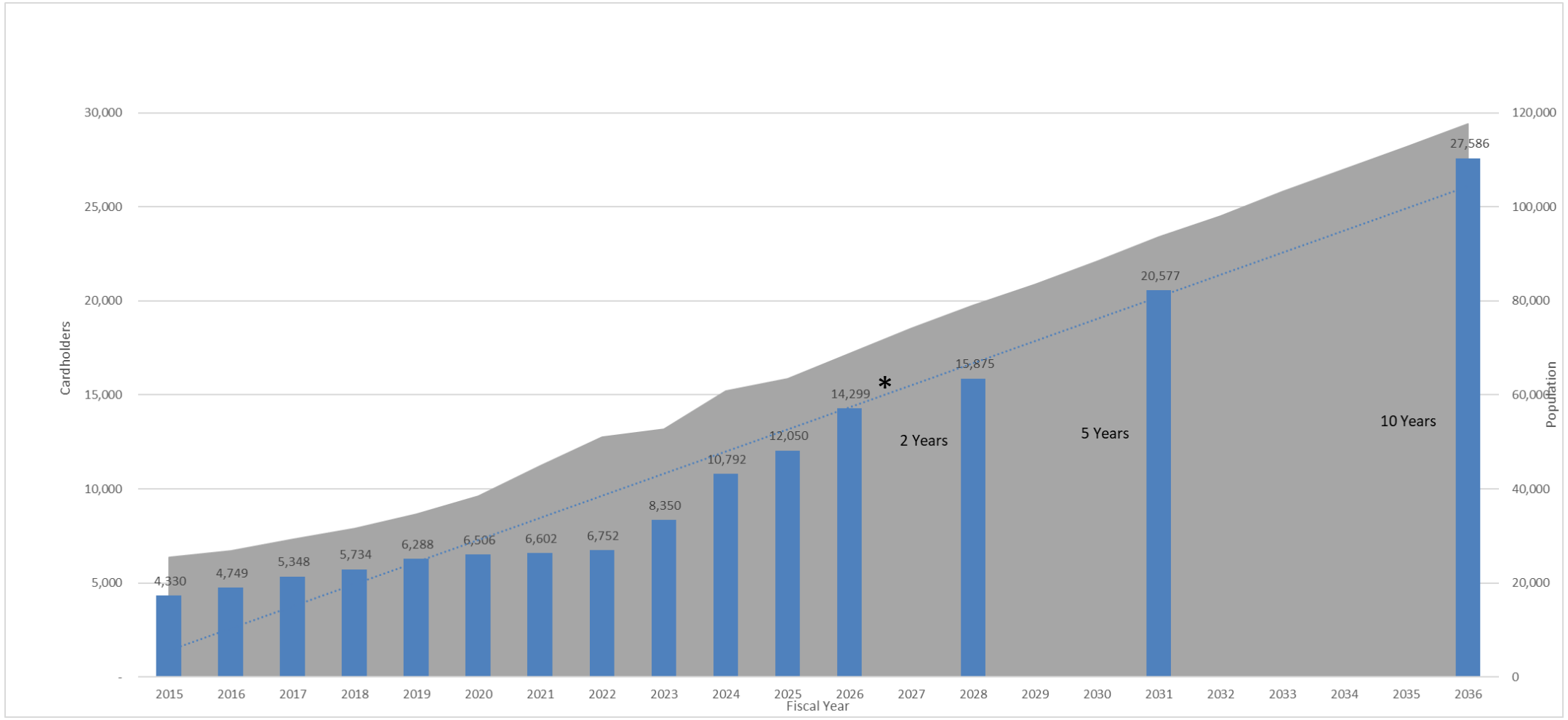
*Data to March 31, 2026

Annual Visitors and Checkouts



*Data to March 31, 2026

Registered Cardholders



*Data to August 31, 2025

Card Holder Registration 2024-2025

2024-2025	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Adult	141	144	125	123	79	88	179	119	152	129	165	165	1,601
Limited Use	0	0	0	0	0	0	0	0	0	0	0	0	0
Youth	59	61	39	22	17	24	42	44	53	36	80	80	557
Non-Resident- Fee	1	2	2	0	0	0	3	3	1	0	0	0	12
Self-Registered	47	71	54	55	41	47	73	52	79	69	104	73	765
Total	201	207	167	145	96	112	224	166	206	165	245	245	2,179

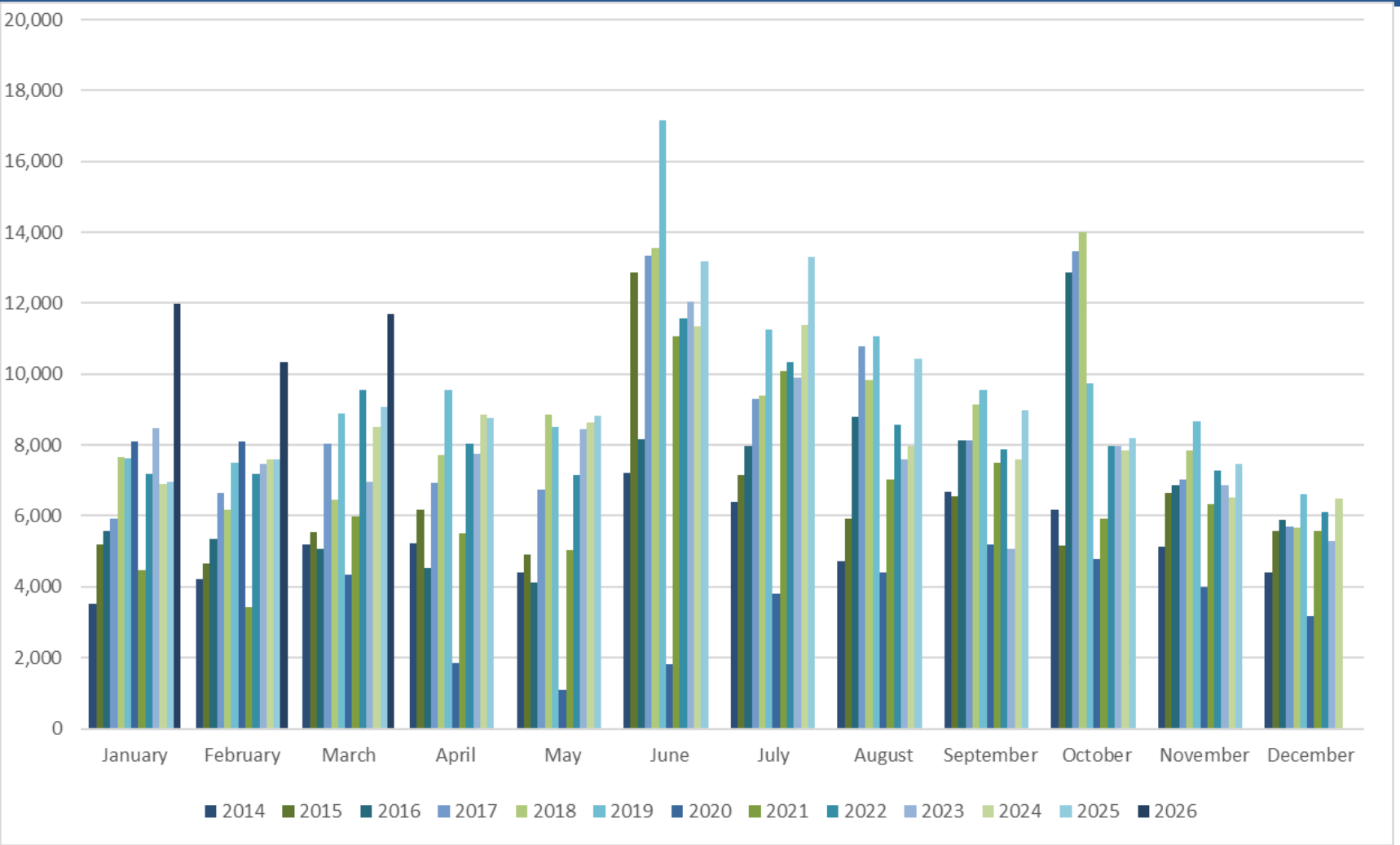
A large percentage of the self-registered but not picked up are non-residents.
Approximately 75% of them live in Eagle Mountain and Lehi.
Non-resident card fee increased in November 2025 prior to moving the Library.

Card Holder Registration 2025-2026

2025-2026	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Adult	174	155	139	124	109	10	706	345	310	0	0	0	1,601
Limited Use	0	0	1	0	1	0	0	0	1	0	0	0	0
Youth	48	60	38	35	30	1	329	120	111	0	0	0	772
Non-Resident- Fee	2	6	3	5	0	1	12	9	5	0	0	0	43
Self-Registered	71	0	0	0	0	0	0	0	0	0	0	0	869
Staff Use	1	1	0	0	0	0	6	0	4	0	0	0	12
Total	266	222	181	164	140	1	1,053	474	431	0	0	0	2,903
% Increase in Total Cardholders	1.88%	1.86%	1.49%	1.34%	1.13%	0.10%	8.44%	3.52%	3.11%	0	0	0	0

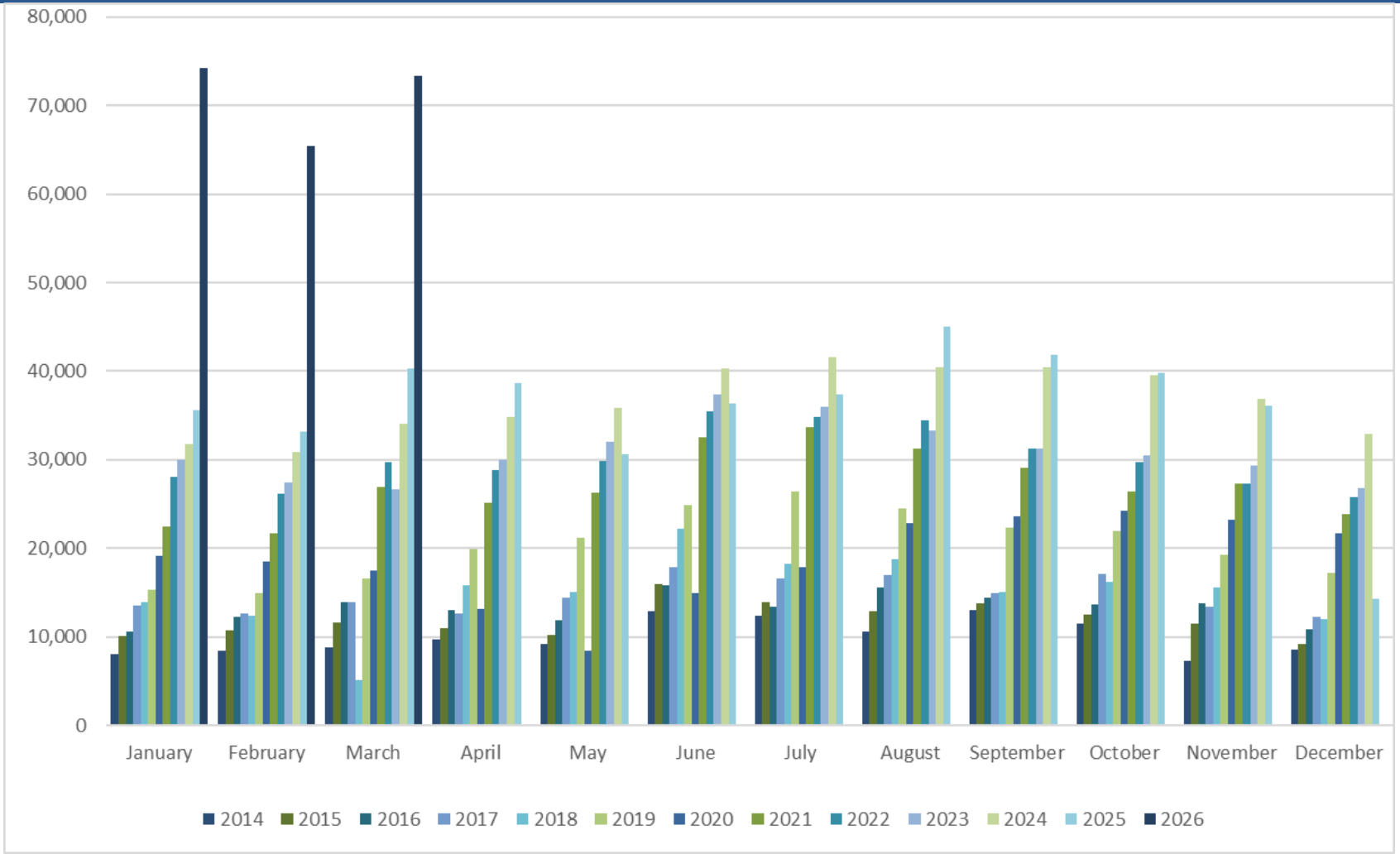
*Data to March 31, 2026

Library Visitors



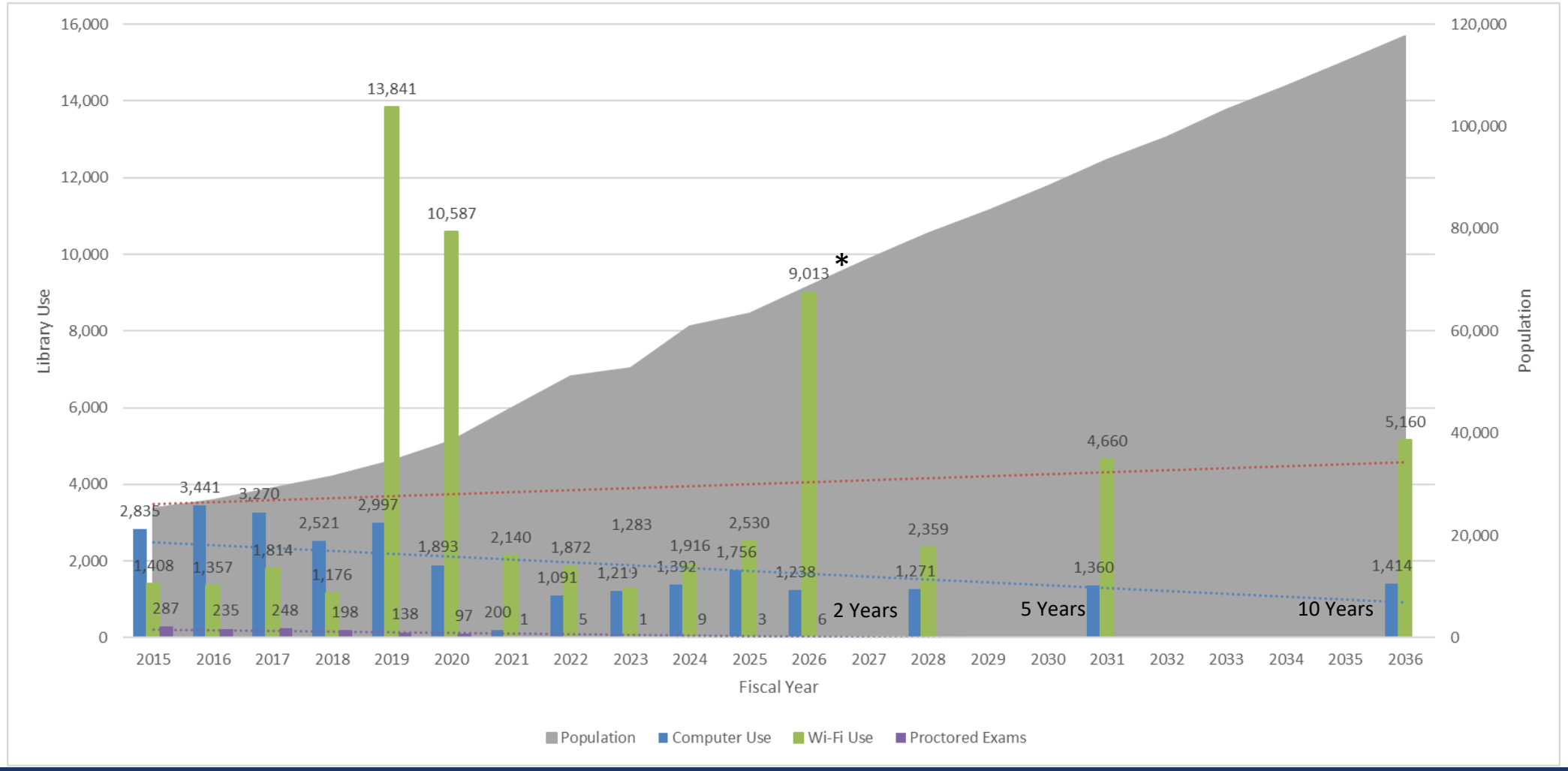
*Data to March 31, 2026

Checked Out Items



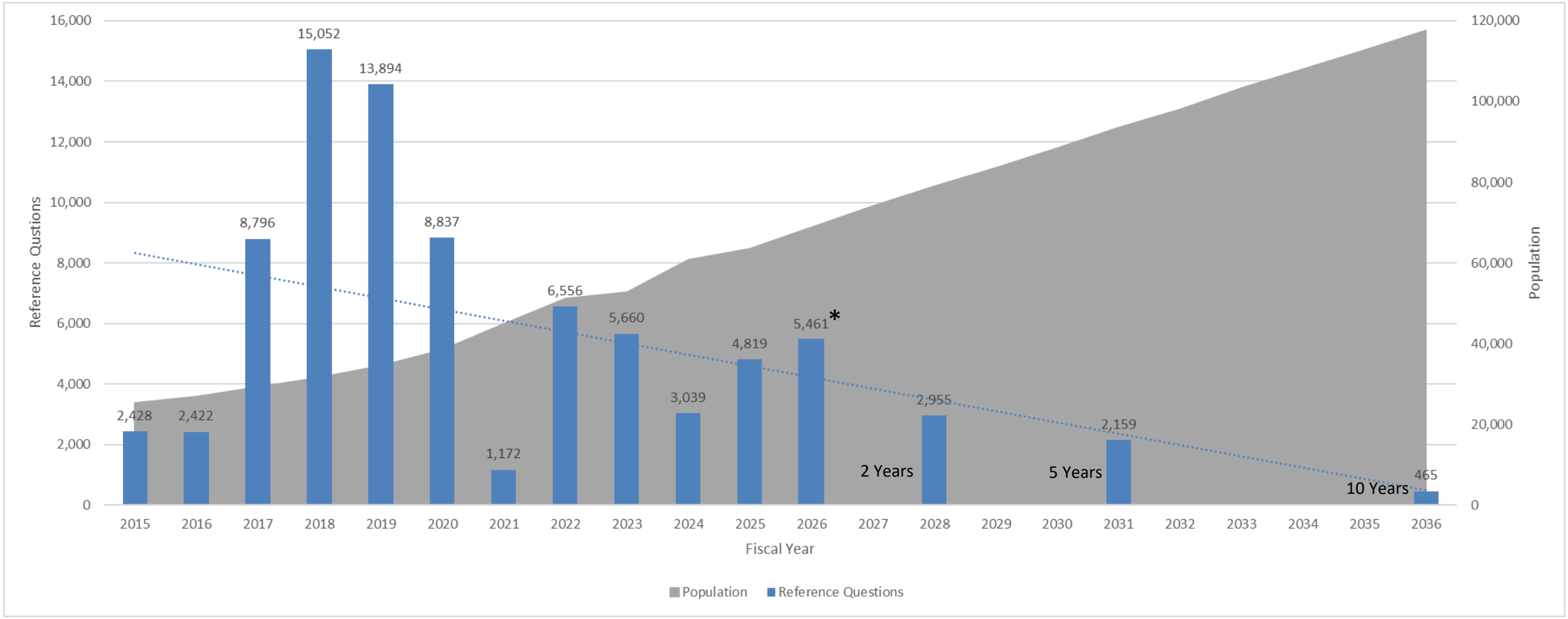
*Data to March 31, 2026

Technology Services for Customers



*Data to March 31, 2026

Reference Questions



*Data to March 31, 2026

Programming

- Transitioned to Communico for registration for events and meeting rooms for Fall 2025.
- Broadcast through Communico will manage advertisements on the way into the Library.
- 2026 Summer Reading is a work in progress; we're hoping to have details posted on the website by May 15th.
- 8% of help desk interactions are regarding more programming.

How are we meeting community demands?

- Daily operations are occurring.
- Staff are asked to prioritize the customer in the building.
  - Phone calls, cataloging, repairs, ordering, etc. is second to the people present.
- Calculated help desk transactions 11.5% of transactions require more than 10 minutes of staff time.
  - These are not account, programming, or directional questions.
- % of error from customer miss-use of AMH and the RFID tags not reading properly is unknown. However, staff have been unable to inventory wand to find those items not checked in on a routine basis. Instead, we are filling out item search requests approximately 3-5 times a day.
- Book drop has service tickets opened due to text and email functionality not working.
- Unboxing and shelving is still in process as backorders arrive.
  - The DVD's ordered for the new building still need catalogued.
- Cataloging and processing for orders from December-present are still a work in progress.

Threats

- Staffing
- Digital content
- Programming scheduling and space limitations
- Growing circulation and shelving
- Growing community
- Non-resident use in new facility
  - If we rejoin the North Utah County Library Cooperative.

Year	Population	Current FTE	Minimum Recommended FTE
2015-2016	24,356	3.88	6.78
2016-2017	25,407	3.48	7.00
2017-2018	26,887	4.55	7.42
2018-2019	29,608	5.75	8.59
2019-2020	32,843	7.85	9.95
2020-2021	33,282	7.00	10.00
2021-2022	38,070	8.60	11.44
2022-2023	44,164	8.31	12.80
2022-2023	49,354	8.15	13.50
2023-2024	52,532	7.65	13.86
2024-2025	57,411	10.57	15.70

Value Delivered

Monetary Value	Service Type	Usage
$8,079,879	Items checked out x $17.00 per checkout	475,287
$93,072	Program attendance at $7.00 per person	13,296
$33,733	Reference questions at $7.00 per question	4,819
$21,072	Computer users at $12.00 per user	1,756

$ 8,227,756 Total Monetary Value 2024-2025 FY

Return on Investment

Year	Value Delivered	Expenditures	Return on Investment
FY 2024-2025	$8,227,756	$881,455	833.42%
FY 2023-2024	$6,866,701	$850,621	807.26%
FY 2022-2023	$6,441,782	$637,619	1,010.29%
FY 2021-2022	$6,117,462	$585,166	1,045.32%
FY 2020-2021	$4,985,455	$480,344	1,037.89%
FY 2019-2020	$3,937,949	$461,819	852.70%
FY 2018-2019	$3,617,396	$350,532	1,031.97%
FY 2017-2018	$4,140,020	$302,250	1,369.73%
FY 2016-2017	$ 3,475,755	$252,506	1,376.50%
FY 2015-2016	$ 3,116,870	$248,728	1,253.12%

Library Use Value Calculate Explanation of Values

Library Service	Value of Service	Based On
Adult Books Borrowed	$17.00	Amazon.com average price
Young Adult Books Borrowed	$12.00	Amazon.com average price
Children Books Borrowed	$17.00	Amazon.com average price
Audiobooks Borrowed	$9.95	Audible.com download average
Interlibrary Loan Requests	$25.00	Amazon.com average price plus shipping
eBooks Downloaded	$15.00	Estimated B&N/Amazon average
Magazines Read	$5.00	Estimated purchase price average
Newspapers Read	$9.50	Boston Globe subscription (outside city)
Movies Borrowed	$4.00	Estimated Netflix average
CDs Borrowed	$9.95	iTunes download album average
Music Downloaded	$1.00	iTunes download song average
Meeting Room Use (per hour)	$25.00	Estimated value
Adult Programs Attended	$15.00	Entertainment/program admission fee - estimated average per adult
Young Adult Programs Attended	$12.00	Entertainment/program admission fee - estimated average per youth
Children's Programs Attended	$7.00	Entertainment/program admission fee - estimated average per child
Museum Passes Borrowed	$20.00	Museum admission fee - estimated average for two adults
Computer Use (per hour)	$12.00	FedEx/Kinkos price
Database Searches	$19.95	Average cost for online article search
Reference Assistance	$7.00	Average library cost

CITY OF SARATOGA SPRINGS

Recreation

Recreation

Winter Program Participation

Season	Program	2021-22	2022-23	2023-24	2024-25	2025-26	Waitlist*	Volunteers	Volunteer Hours
Winter	Jr. Jazz Basketball	2087	2147	2212	2510	2480	35*/ 9**	224	3,584

*Waitlist is how many kids who signed up late could not get into the program. There are two reasons we may have not been able to get them in. The first is they signed up so late that all teams were finalized and there was no more room to add to existing teams. The second is the program has limited space due to court/field space so we can only have so many teams and when those teams fill, we are full.

**These were high school teams and not one player. With our high school age group Vista Heights took one night away this year that we had last year. So that reduced our capacity for teams by 8 teams, approximately 80 kids. If not for that we would have grown our numbers instead of dropping by 30 kids.

Recreation

Department Highlights

Jersey Sponsors

- This year we increased our jersey sponsors from two to eight. Bringing in approximately $21,000.

3rd/4th Grade Adjustments

- This year we made some adjustments to our instructional 3rd/4th grade Jr. Jazz. Previously participants went from 4th grade basketball with a do over approach when making mistakes. Then in 5th grade it was full basketball. So now we have made adjustments that halfway through the 4th grade season we move away from do overs to give kids a more natural transition from instructional to full on basketball.

Growth in Girl's Divisions

- We are excited in the growth of our girl's Jr. Jazz divisions. We are seeing increasingly more girl's participate. This will allow us next year instead of doing a 5th/6th grade combined division to split them out to just 5th and just 6th similar to how the boys are running. We also saw an increase from 6 teams to 8 teams in both the 7th/8th and 9th-12th grade divisions.

Recreation

Upcoming Spring Programs

- Youth Baseball
- Girl's Fastpitch Softball
- Adult Softball
- Track & Field
- Pickleball Clinics
- Pickleball Leagues
- Instructional Baseball
- Tennis Lessons
- Tennis League
- Summer Sports Camps
- Summer Recreation Camps
- Fishing Lessons

CITY OF SARATOGA SPRINGS

PR and Community Development

Public Relations

Public Relations Focus

- Implementing Website Redesign
- Moving Into the New City Hall
- Communication Plans for Spring and Summer Messaging
  - Spring Clean-Up
  - Water Conservation
  - Landscaping Code
- Publications
  - Newsletter
  - City Guide
- Updating the Special Event Permit Application and the Filming Application and Fee Schedules
- Website ADA Compliance
- Social Media Campaigns
  - Recreation Programs
  - Winter and Spring Events
  - Spring Pressurized Irrigation
  - Office Holiday Closures
  - Healthy Saratoga Springs Coalition
    - Seasonal Depression Disorder
    - National Kindness Day
    - Heart Health
    - Radon Awareness

Looking for a prize egg

Public Relations

Social Media Presence

Followers:

- X - 4,464 ↓
- Instagram - 6,343 ↑
- Facebook - 18,881 ↑

Social Media Statistics:

- Posting to all three platforms on average - 8 times a week
- Views - 1.1 Million Content Views
- Page visits - 57K
- Followers Breakdown
  - 39% Saratoga Springs residents
  - 16% Eagle Mountain Residents
  - 9% Lehi Residents

Top Posts:

Rocky Mountain Power Outage
Widening Of Pony Express East of Saratoga Rd to 5 Lanes
Pressurized Irrigation Update
City Hall & Library Grand Opening
Semi-Annual City Guides Spring/Summer 2026

Royalty & Splash

Public Relations

Website Statistics

- Active Users over the Last Quarter - 79K ↑
- Average Page Engagement - 1 Minute
- Page Views - 287K

Most viewed pages

- Main Page - Timely Information
- Library
- Agenda Center
- Recreation
- Youth Programs in the City
- Garbage and Recycling

3 & 4 Yr old field at go time

Public Relations

Frase Statistics

Splash - Bot on Website

- Self Resolution Rate: 74%
  - The self resolution dropped when the update of the website went live. It is starting to come back up.
  - Unanswered questions are sent to me so I can teach Splash when needed.
- Total Enquiries Over the Last Quarter: 1191
- Unique Users: 803
- Unknown Answer Rate: 20%

Adaptive Needs section of Spring Festival

Community Outreach

Events

Events This Quarter With Attendance

- Miss Saratoga Springs - 5 Participants
  - 500 in Attendance
- Spring Festival - 4,516 in Attendance
  - 25 business and community groups hosted activity booths
- Saratoga Springs Orchestra Participants -

Upcoming Events

- Summer Monday Fundays begin - June 1
- Saratoga Splash Days - June 10-13
- Youth Theatre Program
  - We have added an additional morning session this year doubling the number of kids that can participate in this program. We anticipate about 100 kids per session between Teen Theatre Mentors and Participants.

Sponsorship and Revenue Stats for Calendar Year

- Cash Sponsorships to date: $22,499
- In Kind Donations: $1,500
- Revenue: $2,936

Vendor Booths and Crowd

City Council Staff Report
Author: Kenny Johnson, Fire Chief
Subject: Amending Fireworks Restrictions Map
Date: April 14, 2026
Type of Item: Ordinance

A. Topic:

This item is for the approval of the updated fireworks restrictions map.

B. **Background:**

Utah Code requires a municipal legislative body to identify areas where the discharge of fireworks is prohibited and to provide such a map to the respective county by May 1st of each year.

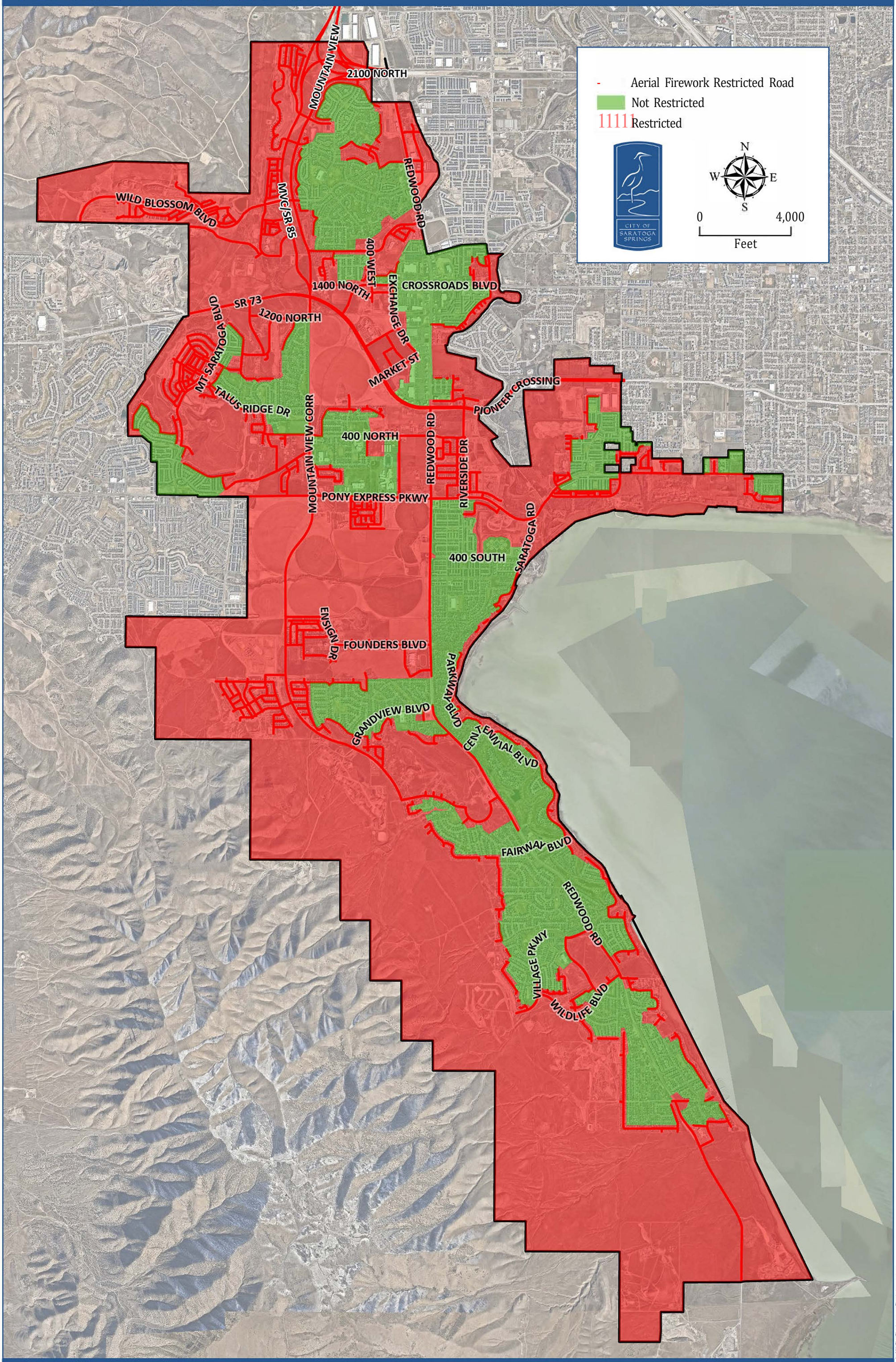
Staff have identified areas where the use of certain ignition sources would be hazardous. Staff advise the Council that existing hazardous environmental conditions necessitate controlled use of any ignition source including fireworks, lighters, matches, sky lanterns, and smoking materials in bush-covered, dry grass-covered, and mountainous areas, within 200 feet of waterways, trails, canyons, washes, ravines, or similar area, in Wildland-Urban Interface areas in the City, or in a limited area outside the hazardous areas described above.

Staff have produced a map that identifies the recommended restricted areas in the City.

C. Recommendation:

Staff recommend adopting the updated map and ordinance.

Fireworks Restrictions 2026



31 March 2026

Restricted Roads for Aerial Fireworks 2026

Road Name

1000 WEST
1140 NORTH
1200 NORTH
1400 NORTH
145 NORTH
1500 NORTH
1650 EAST (1700 W Lehi coor.)
2015 SOUTH
2090 EAST
2100 NORTH (Lehi coord.)
2400 NORTH
400 EAST
400 NORTH
400 WEST
665 WEST
80 EAST
ALAMEDA WAY
ALDER LN
ALHAMBRA DR
ALLEN LN
ALPINE DR
ALPINE GOLD LN
ALTA VIEW DR
AMANDA LN
AMBER KISS LN
APPALOOSA DR
APPLE AVE
ARABIAN WAY
ARCADE DR
ARCHES ST
ARCHMORE ST
ARROWHEAD PL
ASPEN HILLS BLVD
AUGUST BEAUTY LN
AUTUMN CREEK DR
AZIMUTH WAY
BADLANDS LN
BALCONY PL
BANNER DR
BARBARA BELLE LN
BARLOW CT
BARLOW LN
BARRELMAN CT
BARTON DR
BARTON DR
BARTZELLA WAY
BATTALION BAY CIR
BATTEN CT
BAYSIDE DR
BEAR RIVER RD
BEARING DR
BEECHWOOD DR
BELAY CT
BELLWEATHER DR
BENNEDICT DR
BERETTA DR
BERTHA DR
BETH CIR
BETTANY DR
BIG BEN LN
BISCAYNE RD
BLACK BITTERN WAY
BLACK TAIL ST
BLACKCOMB LN
BLAIR WAY
BLAZE LN
BLISS DR
BLUE DAWN LN
BLUE FLAX DR
BLUE HERON DR
BLUE MOUNTAIN DR
BLUE VIOLET DR
BLUE WATER LN
BLUEBELL DR
BOND ST
BONNEVILLE DR
BOSEMAN WAY
BOXELDER DR
BOXWOOD LN
BRAVO DR
BRIGHT EYES LN
BRIXTON AVE
BROADWAY DR
BROCKET ST
BROLIN WAY
BROOKSHIRE DR
BROWNING DR
BUCKEYE WAY
BUTTERFLY LN
CABRILLO WAY
CAHILL AVE
CALICO ASTER DR
CALYPSO LN
CAMBRIA DR
CAMERON ST
CANDLELIGHT DR
CANNAVALE CT
CANTERBURY CT
CANYONLANDS ST
CAPTAINS ST
CARACARA ST
CARLSBAD WAY
CARLTON AVE
CARNABY ST
CAROLINE DR
CASCADE CT
CASI WAY
CENTENNIAL BLVD
CHADWICK LN
CHARMER LN
CHIANTI ST
CHICKADEE LN
CHICO LN
CHOKECHERRY ST
CIMARRON AVE
CLARK DR
CLOVERLEAF WAY
COLONNADE RD
COLT DR
COMMERCIAL WAY
CONCORD VIEW WAY
CONGAREE PL
CONSTITUTION DR
CORAL CHARM WAY
CORDOBA DR
CORRIDOR LN
COTTONWOOD LN
COULSEN DR
COUNTRY RD

COYOTE RUN
COZY LN
CRATER LAKE ST
CROSSROADS BLVD
CUYAHOGA WAY
DANCING LADY LN
DANDELION DR
DANVERSE DR
DEER CANYON DR
DENALI RD
DEVONSHIRE CIR
DEVONSHIRE DR
DIANOLLA LN
DIPPER CT
DRY CREEK RD
DUNN DR
EAGLES NEST WAY
EDEN CT
EL NAUTICA BOAT CLUB DR
ELDERBERRY CIR
ELDERBERRY DR
ELIZABETH ST
EMPIRE SPRING DR
ENSIGN DR
EVANS LN
EVERGLADES LN
EXCHANGE DR
FAIRFIELD RD
FALL HARVEST DR
FALLOW DR
FAVREAU LN
FEDERAL WAY
FESTIVE WAY
FIREBALL LN
FIRST LOVE DR
FLORA DR
FLOTSAM WAY
FORECOURT LN
FOREST AVE
FOUNDERS BLVD
FOX HOLLOW DR
FOYER ROW
FREEMAN DR
FREMONT ST
GALLERY ST
GARDEN LN
GARDENIA DR
GILLAN WAY
GLACIER ST
GLAMBERT LN
GOLD BERET DR
GOLDEN MAGIC LN
GOLDEN RUBY DR
GOLDENROD WAY
GOSSAMER LN
GRAND SIERRA WAY
GRAND TOUR DR
GRANDVIEW BLVD
GREEN HILL CT
GREEN RIVER RD
GREENHEAD DR
GREYHOUND RD
HACKBERRY ST
HALLMARK DR
HALLS CREEK RD
HALVORSEN PKWY
HARBOR PKWY
HARKER CREEK ST
HARNESS WAY
HARRIER DR
HARVEST HILLS BLVD
HARVEST MOON DR
HATCH ROW
HAWTHORNE ST
HAYFIELD LN
HEADING CT
HEATHERCREST DR
HEMSWORTH WAY
HEPPLER LN
HERALD DR
HERON HILLS AVE
HICKORY ST
HIDDLESTONE WAY
HIGH RIDGE RD
HIGHPASS DR
HILL VIEW DR
HILLS CT
HILLS DR
HOLLOW WAY
HUMMINGBIRD CT
HUNTER DR
HUSKER LN
INDEPENDENCE WAY
INTERMOUNTAIN DR
ISLAND RD
JAKE DR
JAMAICA WAY
JAMES DR
JORDAN COVE LN
JOSHUA TREE ST
JUNE ST
KANAB CREEK DR
KELP LN
KENAI FJORDS ST
KERN AVE
KINGS CANYON RD
KINTAIL ST
KOLLMAN LN
LADY SLIPPER LN
LAKE COVE CIR
LAKE DR
LAKE VIEW TERRACE RD
LAKE VISTA DR
LAKESIDE CT
LAKEVIEW DR
LANDROCK DR
LANDVIEW DR
LANG CT
LARIAT BLVD
LAUNCH CT
LAZARET AVE
LEMONGRASS DR
LEROY CIR
LEXINGTON WAY
LIGHTHOUSE DR
LITTLE TIGER CT
LIVI LN
LOCH LOMOND DR
LONE TREE LN
LORI LN
LOTT CANYON LN
LOUISA DR
LOVELAND LN
LUBBER LN
LUCKY CLOVER DR

LUKAS LN
MAHOGANY ST
MAJESTIC DR
MAMMOTH LN
MANDALYN WAY
MARCH CV
MARIE WAY
MARIGOLD DR
MARKET ST
MARLIN AVE
MARSH HAWK DR
MATHILDA DR
MEADOW CREST WAY
MEADOW SIDE DR
MEDICAL DR
MERCHANT RD
MERGANSER CV
MERIDIAN DR
MEZZANINE LN
MIA CV
MIDLAND DR
MIDSHIP WAY
MILITARY RD
MINUTEMAN LN
MISTY SAGE WAY
MONTEGO DR
MOUNTAIN SHADOW LN
MOUNTAIN VIEW CORR/MVC/SR 85
MT SARATOGA BLVD
NARROWS LN
NETLEAF ST
NIGHT HERON CV
NORTHGATE
NORTHSHORE DR
OAKUM LN
OAKWOOD LN
OLD FARM RD
OLIVIA LN
OLSON DR
OLYMPUS DR
ORCHARD WAY
ORCHID DR
OVERLOOK CIR
PARADE AVE
PARK LN
PARKSIDE DR
PARKWAY BLVD
PARLEY DR
PATIO CT
PEAR PL
PEDESTRIAN PL
PELICAN LN
PEONY DR
PERELLE LN
PERTH ST
PILOT ST
PINE MOUNTAIN DR
PINNACLE CT
PINNACLE LN
PIONEER CROSSING
PLAZA CV
PLUM PL
POLARIS DR
PONDSIDE DR
PONY EXPRESS PKWY
PORCH ST
PORTICO LN
PORTMAN WAY
PRAIRIE BLUE DR
PRAIRIE MOON WAY
PRATT LN
PRINCE DR
PROVIDENCE DR
PROVO RIVER RD
PUDDLE LN
PUGH LN
PURPLE VELVET LN
PURPLEDISK CT
PURPLETOP LN
PYRE DR
QUAILHILL RD
RAINIER ST
RAMBLE AVE
RANKEN LN
RED TAILED CRESCENT
RED VELVET LN
RED WOLF DR
RED YEARLING DR
REDWOOD RD
REGENT ST
RING RD
RIVER VIEW DR
RIVERSIDE DR
ROAN AVE
ROCKY CREEK WAY
ROCKY RIDGE CT
ROLLING DR
ROMAN ST
ROSA LN
ROSE GLOW DR
ROUNDABOUT ST
ROYAL CLOAK DR
RUDDY CLOVER LN
RUDDY WAY
RUSSO DR
SADDLE BROOK DR
SAGE RIDGE LN
SAGE VIEW CT
SAGEHILL DR
SALVIA DR
SAMBER CIR
SANCTUARY LN
SAND DOLLAR WAY
SANDBAR WAY
SARA DR
SARATOGA DR
SARATOGA RD
SARATOGA VIEW LN
SAVILE ROW
SCARLET DR
SCHOONER DR
SCOTTS CV
SCUTTLEBUTT LN
SEA HORSE CT
SEAGULL LN
SEASIDE ST
SEGO LILY DR
SEQUOIA ST
SERVICEBERRY ST
SHARRY BABY DR
SHOREWOOD DR
SIKA CIR
SKIFF WAY
SKYLINE DR

SNOWBERRY DR
SNOWY EGRET AVE
SONGBIRD LN
SPARROW CT
SPIDER GREEN WAY
SPINNAKER BAY DR
SPRING MEADOW DR
SR 73
STAGECOACH DR
STARK DR
STARRY WAY
STETSON AVE
STILLWATER DR
STROLL AVE
SUMMER VILLAGE RD
SUMMIT VIEW DR
SUNGLEAM LN
SUNRISE DR
SUNRISE PEAK CIR
SUNSHINE DR
SUNSPEAR DR
SWAINSON AVE
SWEET CLOVER DR
TACK LN
TALLULAH LN
TALUS RIDGE DR
TANNER LN
TANSY CT
TERRACE CT
TERRACE RD
TERRACOTTA DR
TETON WAY
THOROUGHBRED DR
THRIVE DR
THUNDER BLVD
TRAPPER CT
TRIDENT DR
TUNDRA CIR
TUNDRA SWAN CT
TYTUS LN
UPLAND DR
UTAH COTTAGE DR
VALLEY VIEW DR
VAN DYNE DR
VELVET MOON DR
VERANDA CT
VERVAIN LN
VILLAGE PKWY
VIOLA LN
VIOLETTA DR
WALKABLE CT
WARBLER CT
WASATCH DR
WATERSIDE DR
WEATHERBY DR
WESTERN HILLS DR
WHITE GEM LN
WHITE ST
WIGEON LN
WILD BLOSSOM BLVD
WILD HORSE POINT
WILD HYACINTH DR
WILD YARROW DR
WILDLIFE BLVD
WILTSHIRE LN
WINDWARD CT
WINTER WHEAT WAY
WOOD DUCK CV
WOODLAND RD
WOODRUN WAY
WRANGLER AVE
YELENA DR
YELLOW BILL DR
YELLOWSTONE PL
YOSEMITE RD
ZIGZAG HERON DR

* indicates partial road restriction, see map for details

ORDINANCE NO. 26-13 (04-14-26)

AN ORDINANCE OF THE SARATOGA SPRINGS CITY COUNCIL PURSUANT TO UTAH CODE SECTIONS 53-7-225 AND 15A-5-202.5 AMENDING THE MAP OF FIREWORKS RESTRICTIONS WITHIN THE CITY OF SARATOGA SPRINGS, UTAH, AND AMENDING CHAPTER 10.09 OF THE CITY CODE ACCORDINGLY

WHEREAS, Utah Code Sections 53-7-225 and 15A-5-202.5 require, among other things, a municipal legislative body to identify areas where the discharge of fireworks is prohibited and to provide such a map to the respective county by May 1st of each year; and

WHEREAS, the Saratoga Springs City Council (the "Council") met in regular session on April 14, 2026, to consider among other things, regulating, preventing, and banning the discharge of fireworks or use any ignition source including lighters, matches, sky lanterns, and smoking materials within certain areas of the city; and

WHEREAS, the Saratoga Springs Fire Chief ("Fire Chief") has advised the Council that existing hazardous environmental conditions necessitate controlled use of any ignition source including fireworks, lighters, matches, sky lanterns, and smoking materials in bush-covered, dry grass-covered, and mountainous areas, within 200 feet of waterways, trails, canyons, washes, ravines, or similar area, in Wildland-Urban Interface areas in the City, or in a limited area outside the hazardous areas described above to facilitate a readily identifiable closed area ("Restricted Areas"); and

WHEREAS, the Fire Chief has produced a map ("Map") that identifies the Restricted Areas in the City, which has been amended from time-to-time; and

WHEREAS, the Council finds that the amended Restricted Areas on the Map designated for closure are closed areas along readily identifiable features like major roadways, waterways, or geographic features; and

WHEREAS, the Council finds that based on the Map the boundary of the Restricted Areas is as close as is practical to the defined hazardous area, provided that the closed area may include areas outside of the hazardous area to facilitate a readily identifiable line; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of Saratoga Springs to ban the use of fireworks and other ignition sources within the Restricted Areas shown on the amended Map in the City of Saratoga Springs, Utah.

NOW, THEREFORE, BE IT ORDAINED by the City Council as follows:

SECTION I – ENACTMENT

Pursuant to Utah Code Sections 53-7-225 and 15A-502.5, the City Council hereby amends the Map of the boundary of Restricted Areas with the City of Saratoga Springs, Utah, where the discharge of fireworks is prohibited. Chapter 10.09 of the City Code is hereby amended to update the map identified therein as Figure 1.

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 14th day of April, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Fireworks Restricted Areas

MINUTES – City Council Meeting

Tuesday, March 24, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:00 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 Attorney Kevin Thurman, Assistant City Manager Owen Jackson, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Senior Planner Austin Roy, Senior Planner David Jellen, Economic Development Director Doug Meldrum, Civic Events Assistant Lexi Christopherson.
   Others: Coach Nate Carling and team members, Saratoga Springs Royalty Sadie Dyal, Lydia Prestwich, Sara Cloward, Kyle Cluff, Julie King, Joylin Lincoln, Matt Isaacson, Joanna Kekuaokalani, Avery Cluff, London Okomoto, Camille Cloward, Chloe Scott, Melissa Clark, Hannah Wertz, Darcy Williams, Frank Pulley, Jed Pryor.
2. **Moment of Reflection –** given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Wilson.
4. **Presentation:** Miss Saratoga Springs Royalty. Queen: Sadie Dyal, 1st Attendant: Lydia Prestwich, 2nd Attendant: Sara Cloward, Junior Misses: Avery Cluff & London Okomoto, Little Misses: Camille Cloward & Chloe Scott. Miss Saratoga shared about the project she will be working on this year, activities at the Saratoga View Senior Living Center.
5. **Proclamation:** Westlake High School Boys Basketball Day. – Mayor Carn recognized the Westlake Highschool Boys' Basketball team and Coach Carling for their State Championship.
   Mayor Carn asked the team to introduce themselves and congratulated them on winning the state championship.
   Councilmember Barton added her congratulations to the team and noted her involvement from the beginning of the team at the high school and affirmed her pride in their accomplishment.
6. **Report:** Valley Crossroads Chamber of Commerce Report on 2025. Melissa Clark, Hannah Wertz, and shared a presentation highlighting the 2025 year in review and noted some of the resources they provide. They noted bringing on a new board member to work specifically with Saratoga Springs.
   Mayor Carn thanked them for their time and asked that they communicate when there were ribbon cuttings for Council to attend.
   Councilmember Barton thanked the Chamber for all they do for small businesses.
7. **Public Input** – No public input was given.

REPORTS

1. **Mayor.** Mayor Carn reported on their time at the National League of Cities in Washington D.C. last week and shared the opportunity he had to testify before committee to the need for a post office in Saratoga Springs.
2. **City Council.**
   Councilmember Davenport shared that she and Councilmember Barton attended the groundbreaking for the 2100 N freeway expansion. They talked about how the new road would save the average commuter 24 minutes a day - almost 4 days a year. She noted the project was expected to be wrapped up in 2028.

   Mayor Carn noted the City will continue to advocate on our behalf for roads needed.

   Councilmember Wilson shared the great learning experience the Conference in D.C. was and had learned more about things like federal grants that may be something to look at in the future.

DRAFT

3. **Administration.** – No reports given.

CONSENT ITEMS

1. **Change orders 1 – 8 for the Lakeshore Trail, Amanda Lane segment project with MC Contractors. Resolution R26-15 (03-24-26).**
2. **Award of Contract for the Saratoga Springs Pony Express Parkway Completion Project with CMT Technical Services. Resolution R26-16 (03-24-26).**
3. **Approval of Minutes: March 03, 2026.**

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

BUSINESS ITEMS

1. **ASD High School 722 General Plan Amendment from Planned Community and Low Density Residential to Institutional/Civic, Rezone from Planned Community and Agricultural to Institutional/Civic, and Development Agreement, with concept plan. Located approximately at the northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant. Ordinance 26-12 (03-24-26).**

Senior Planner David Jellen presented the item. A Development Agreement is proposed to address infrastructure requirements. The rezone of the high school property from PC to I/C is being requested to remove the high school site from the DAP. This eliminates the requirement for a Community Plan and Village Plan, allowing the school to be reviewed with a standard plat and subdivision application.

Frank Pulley and Jed Pryor were present as applicants.

Councilmember Taylor asked about the longer timeline to get to City Council for the rezone request.

Frank Pulley responded that it was time to work through the Development Agreement. He noted that was not typical with other cities. They were doing this as part of the process to be in the right zone; however, schools are allowed in any zone. He noted their approvals come from the state, which is why they started building, this agreement was mainly for the off-site plans.

Councilmember Barton noted there has already been a new principal hired and she was excited to see the new school.

Councilmember Wilson commented that we do want to be good partners, that the City wants to make sure they can adequately plan for service in the area. She asked if they were planning on adding the engineering-level site-plans.

In response to the question, Public Works Director Lapin advised that we do have more infrastructure challenges that other built out cities don't have, such as lack of infrastructure or topography. Two big challenges are secondary water and transportation. The water will be handled by the prior landowner, the Church of Jesus Christ of Latter-Day Saints, they will need to build a pond and connecting infrastructure. Transportation was a bigger negotiation. They made good effort to be fair with all parties; some capacity would be needed for the school and some for building out the area. Details of that are in the Development Agreement. The various infrastructures will be either built by the School, the Church, or the City based on items they discussed in the agreement.

DRAFT

Motion made by Councilmember Wilson to approve the ASD High School 722 General Plan Amendment from Planned Community and Low Density Residential to Institutional/Civic, Rezone from Planned Community and Agricultural to Institutional/Civic, and Development Agreement, with concept plan. Located approximately at the northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant; Ordinance 26-12 (03-24-26); with all staff findings and conditions. 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

2. **Preliminary Plat and Site plan for ASD High School 722. Located approximately at the Northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley, Alpine School District as applicant.**

Senior Planner David Jellen introduced the preliminary plat and site plan for the High School. The total area to be platted is 177.87 acres, though the new high school site encompasses a total of 61.56 acres. The remaining acreage consists of non-developable parcels, roadways, and a second lot that is under separate ownership and not included with the proposed site plan. The high school site will consist of the new 391,000 square-foot building, with a projected enrollment of 2,000 students, in addition to 1,276 parking stalls and various sports fields. The construction of the school site will include the extension and construction of several new roads, with access from Mountain View Corridor. He noted regarding off-street parking where there is no comparative land use standard for parking is found.

Frank Pulley and Jed Pryor were present as applicants. In response to a question Frank noted there were around 900 parking spaces at Westlake High. This was considerably more; both numbers include driving range spots.

Councilmember Davenport noted where there was space for portables in the future and asked how many parking stalls would take up when those were needed. She asked how the transfer would happen for the ownership from Alpine School District to Lake Mt. School District.

Frank Pulley responded that he didn't know when trailers might be needed and that they would need to evaluate additional parking at that time. He noted that the Development Agreement had language in it to make the transition to the new district.

Councilmember Wilson noted the football field, knowing it had the most light and sound associated with it, and that it was near houses, and wondered about the impact.

Frank Pulley noted there was 60 ft of elevation change across the site; the field sits down lower which should help mitigate the impacts on neighbors.

Councilmember Barton noted at Lehi High, the administration as a courtesy would give near neighbors a heads up for special events and felt the new principal would be good at that.

Councilmember Wilson thought it would be nice to have a separated bike lane/trail for kids to get to school that way.

Councilmember Wadman received clarification from Public Works Director Lapin that there are always a lot of last minute cleans up on plans and it's a regular condition that helps to be clear that the applicant is not entitled to final approvals until they complete the construction drawings and other engineering requirements.

DRAFT

Motion made by Councilmember Davenport Preliminary Plat and Site plan for ASD High School 722. Located approximately at the Northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley, Alpine School District as applicant, with all staff findings and conditions. Seconded by Councilmember Wadman.
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

3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02, 19.04, & 19.05 regarding Auto Repair and Car Wash Standards. City Initiated, Citywide. Ordinance 26-10 (03-24-26). Senior Planner David Jellen presented the item, noting it is to clarify regulations related to auto repair shops and car washes.

Councilmember Wilson asked if they run into these types of regulations often. She also asked if it would limit self-service car washes to only be self-service.

Senior Planner David Jellen noted it does happen fairly often; they came about because there was a time when they were getting quite a few applications at one time. He advised it did limit self-service to be only self-service.

Senior Planner Austin Roy advised they have seen a couple applications in the last year. He noted full-service have things like loud dryers which are more of an impact on neighborhoods, so self-service has fewer regulations.

Mayor Carn reminded Council of the distance regulation between car washes to help mitigate impact.

Motion made by Councilmember Taylor to approve amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02, 19.04, & 19.05 regarding Auto Repair and Car Wash Standards. City initiated, citywide. Ordinance 26-10 (03-24-26) with all staff findings and conditions. Seconded by Councilmember Davenport.
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

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02 & 19.05 regarding city-owned office trailers. City Initiated, Citywide. Ordinance 26-11 (03-24-26).** Senior Planner David Jellen noted that City Code does not currently address the use of trailers on city-owned property. An office trailer was approved as part of the site plan for the City Cemetery with the condition that code be amended to add regulations for the trailer. The proposed Code Amendment provides regulations to address these structures.

Motion made by Councilmember Wilson to approve amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02 & 19.05 regarding city-owned office trailers. City Initiated, Citywide. Ordinance 26-11 (03-24-26), with all staff findings and conditions. Seconded by Councilmember Wadman.
Vote:

DRAFT

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

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:07 p.m. by Mayor Chris Carn.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

DRAFT

MINUTES – City Council Workshop Meeting

March 30, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

CITY OF SARATOGA SPRINGS
Saturday March 30, 2026
319 S. Saratoga Rd. Saratoga Springs, UT 84045

Meeting Commenced at 6:35 p.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, PR Manager AnnElise Harrison, City Recorder Nicolette Fike.

1. **Welcome by Mayor Chris Carn.**

The Fire station item was moved first.

3. **Fire Station**
   City Manager Mark J. Christensen started a discussion of the proposed new fire station including possible site location, funding, and training facility.

A shore break was taken at this time. Meeting resumed at 7:45 p.m.

2. **Budget**
   City Manager Mark Christensen led discussion on the budget. He shared about how property taxes are calculated and reviewed numbers from the last several years. It was noted that as the population has increased, the amount of property tax per house has decreased. Comparisons were given for surrounding cities. Discussion was had over the need for tax increase or not.

No actions were taken during this City Council Workshop Meeting.

ADJOURNMENT:
Mayor Chris Carn adjourned the meeting at 9:45 p.m.

_____ _____
Mayor Chris Carn Date

_____
City Recorder

DRAFT

City Council Staff Report

Author: Jeremy Lapin, City Engineer & Public Works Director
Subject: Water Conservation
Date: May 5, 2026
Type of Item: Ordinance
Description: Updates to the City's Water Conservation Plan

A. Topic:

This item is for approval of an ordinance to adopt updates to the City's Water Conservation Plan.

B. Background:

Title 73 Chapter 10 Section 32 of the Utah Code requires water agencies with more than 500 service connections, as well as all water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources. The code also requires that the plans be updated no less than every five years and that before adopting or amending a water conservation plan, each water conservancy district or retail water provider shall hold a public hearing with reasonable, advance public notice.

The "Water conservation Plan" is a written document that contains existing and proposed water conservation measures describing what will be done by the City and Residents to help conserve water and limit or reduce our per capita consumption so that adequate supplies of water are available for future needs.

The City's current water conservation plan was last updated in 2021

C. Analysis:

Staff has updated the 2021 Water Conservation Plan and, with the anticipated adoption by the City Council, Saratoga Springs will remain in compliance with State rules and regulations as a retail water provider. Below is a list of items that were updated or were added to this conservation plan.

- Growth estimates and buildout projections were changed to match the 40 Year Plan.
- Additional discussion about reliable water supply was added
- Calculations for gpcd and total water use were updated
- Adopted a formal water conservation goal
- Added a copy of the system's adopted water rate structure, compliant with Utah Code 73-10-32.5
- Updated efficiency graph inputs to use 2015–present data
- Summarized progress made toward goals and BMPs from the previous plan
- Listed leak detection and repair methods, and include a loss prevention plan if applicable

D. Fiscal Impact:

There are no direct fiscal impacts with the adoption of this updated plan.

E. Recommendation

I recommend that the City Council hold a public hearing and approve the Ordinance adopting the 2026 Water Conservation Plan for the City of Saratoga Springs

SARATOGA SPRINGS

Life's just better here

WATER CONSERVATION PLAN

(HAL Project No.: 360.24.200)

APRIL 2026

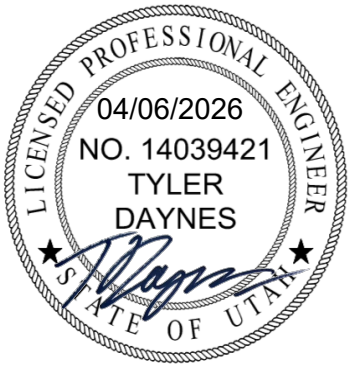
HANSEN ALLEN & LUCE inc

ENGINEERS

CITY OF SARATOGA SPRINGS

WATER CONSERVATION PLAN

(HAL Project No.: 360.24.200)



Tyler Daynes, P.E.
Project Engineer

HANSEN ALLEN & LUCE INC
ENGINEERS

April 2026

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CHAPTER 1 INTRODUCTION

INTRODUCTION

The Saratoga Springs 2026 Water Conservation Plan has been developed in accordance with the Water Conservation Act (Section 73-10-32 Utah State Code) as an update to the Saratoga Springs 2021 Water Conservation Plan. The City of Saratoga Springs (City) has continued to experience rapid growth and is one of the fastest growing communities in both Utah County and the Wasatch Front.

Growth affects the future cost and availability of both drinking water (DW) and pressurized irrigation (PI) supplies. These concerns are identified and addressed in this Water Conservation Plan. This plan contains a summary of the current DW and PI systems, identifies existing water conservation measures that have been implemented, and provides recommendations the City and community can pursue to build upon and improve water conservation efforts.

POPULATION GROWTH

The population in the City has rapidly increased since incorporation in 1997. The first census data for the City reports a population of 1,003 from the 2000 census. The U.S. Census in 2010 and 2020 showed a population increase of 119.8%, much greater than the rest of Utah County which during the same census years increased 28%. Figure 1-1 shows the historical and forecasted population from 2000 to 2060.

According to the City's General Plan, the population is expected to continue its rapid growth in the future (General Plan, 2022). Mountainland Association of Governments (MAG) population projections were used to project population growth, with projections extended beyond 2050 based on previous growth rates (MAG, 2025). Build-out population is estimated to be 165,000 based on the City's General Plan assumptions and is used in Figure 1-1 as the cutoff for all projections. Although population projections are important for planning purposes, land-use changes, new development, regulatory changes, and City choices will ultimately serve as the trigger for when the City reaches build-out.

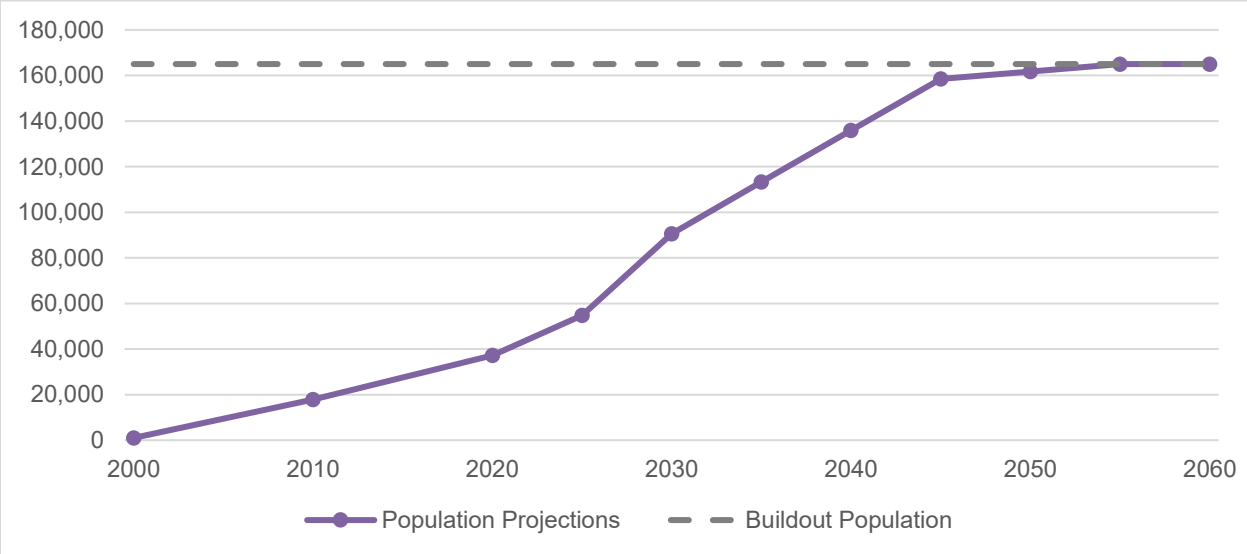

Figure 1-1: Saratoga Springs Historic and Projected Population

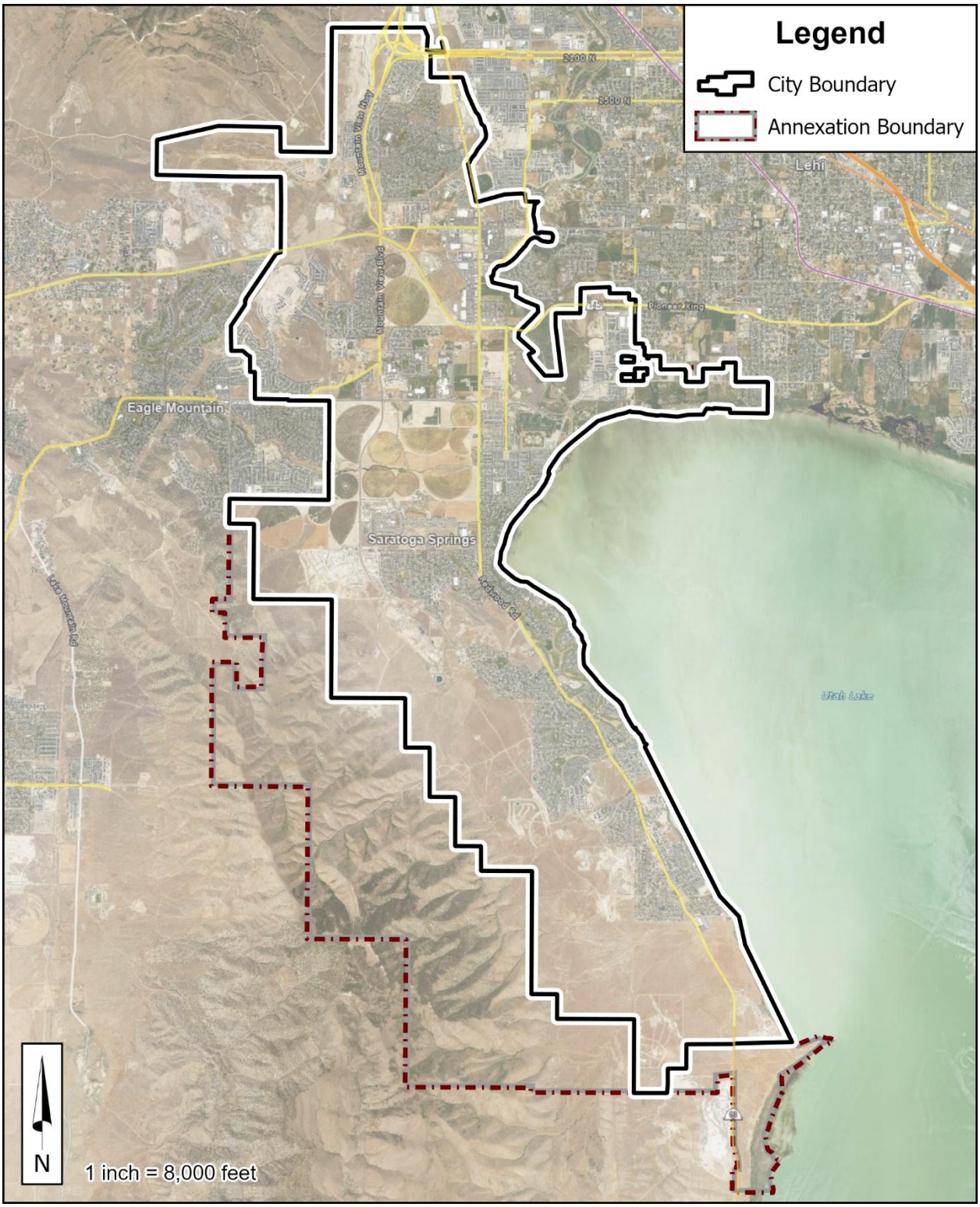

Figure 1-2: Service Area Boundary

CHAPTER 2 EXISTING WATER SYSTEMS

The City owns and operates a DW system to deliver potable water for indoor use, and a PI system to deliver non-potable water for outdoor use. While drinking water is occasionally used to supplement the PI system under current conditions, both systems are master planned to operate independently and to have adequate capacity for their own purposes.

The City has master planned to service the annexation boundary as shown on Figure 1-2. Due to steep slopes, some areas of the annexation boundary will not be serviceable, and development is not expected in these areas.

SYSTEM CONNECTIONS

According to City GIS records, there are 17,420 metered DW connections and 11,200 metered PI connections in the City as of December 2025. The connection types and corresponding connection totals for both water systems are shown in Table 2-1.

Table 2-1: 2025 Metered Connections

Connection Type	DW Connections	PI Connections
Domestic	16,844	10,912
Industrial	0	0
Commercial	506	188
Institutional	68	100
Agricultural	2	0
Total	**17,420**	**11,200**

INVENTORY OF WATER RESOURCES

The DW system is served by four underground wells located east of the Jordan River and three wholesale connections (turnouts) from Central Utah Water Conservancy District (CUWCD). The peak day source capacity from these sources is 13,870 gallons per minute (gpm). The capacity of each DW source is listed in Table 2-2.

Table 2-2: Existing Drinking Water Sources

Source	Peak Day Source Capacity (gpm)	Annual Source Capacity[1] (ac-ft)
Well No. 2 – Vessel	1,020	748
Well No. 3 – 145 North	1,750	1,283
Well No. 4 – Crossroads	1,000	733
Well No. 6 - Scuttlebutt	1,100	807
CUWCD 1 – 2400 North	3,000	2,760[2]
CUWCD 2 – 2300 Pioneer	3,000	
CUWCD 3 – Redwood	3,000	
Total	**13,870**	**6,331**

1. Annual well capacity assumes about half of the year-round flow at the given flow rate which matches the current drinking water right diversion capacity. Actual volume may be limited by demand or hydrologic constraints.
2. The annual source capacity of the CUWCD connections is determined by the agreement between the City and CUWCD. This value represents the annual purchase volume for the 2025-2026 fiscal year (July 1, 2025-June 30-2026).

Five wells and four surface water sources currently supply water for the City's PI system. The sources have a total production capacity of 19,030 gpm or 7,694 ac-ft. The DW system also supplements the PI system at several cross-connections throughout the city. The capacity of each PI source is listed in Table 2-3.

Table 2-3: Existing Pressurized Irrigation Sources

Source	Peak Day Source Capacity (gpm)	Annual Source Capacity[1] (ac-ft)
Well 1 - Parkway Trail	800	404
Well 2 - Bike Bark	900	364
Well 3 - 145 North Well	500	202
Well 4 - HH 2	800	323
Well 5 - Jacobs Ranch (Western Dr.)	3,500	1,415
Booster 1 – ULDC Source	1,100	1,617
Booster 36 – Marina	4,000	445
Booster 32 - 400 North	5,000	2,022
Booster 31 - Jacob Canal	2,230	902
Total	**19,030**	**7,694**

1. In the absence of other data, annual well capacity assumes half of the irrigation season flow at the given flow rate. Actual volume may be limited by water rights or hydrologic constraints.

Water Rights Supply

The City completed a 40-Year plan for their water rights in September 2025. This plan evaluates the capacity of the City's currently owned water rights portfolio with projected demands. Table 2-

4 includes the estimated supply from the City's water rights portfolio. A copy of the 40-Year plan is included in Appendix E.

Table 2-4: Estimated Supply of Water Rights

Water Rights/Shares	Approved Quantity (acre-feet)	Source	Reliable Supply Quantity (acre-feet)
Well Water Rights[1]	10,016	Groundwater	10,016
Surface Water Rights	5,041	Utah Lake & Jordan River	4,105
Deliverable CUP Water[2]	3,060	Central Utah Water (CUWCD)	3,060
Reserved CUP Water by Contract[3]	7,240	Central Utah Water (CUWCD)	7,240
		Total	**24,421**

1. It is assumed that all groundwater water rights will be available for future use.
2. Deliverable water purchased for the 2025-2026 season which started July 1, 2025 according to the 2009 and 2018 CUP and City Water Supply Agreements.
3. Reserved CUP water for the City according to the 2009 and 2018 CUP and City Water Supply Agreements.

WATER USE

Figure 2-1 summarizes the water supplied to the DW and PI systems from 2005 to 2025. Water supply data for the PI system was not recorded prior to 2016 and is therefore not included.

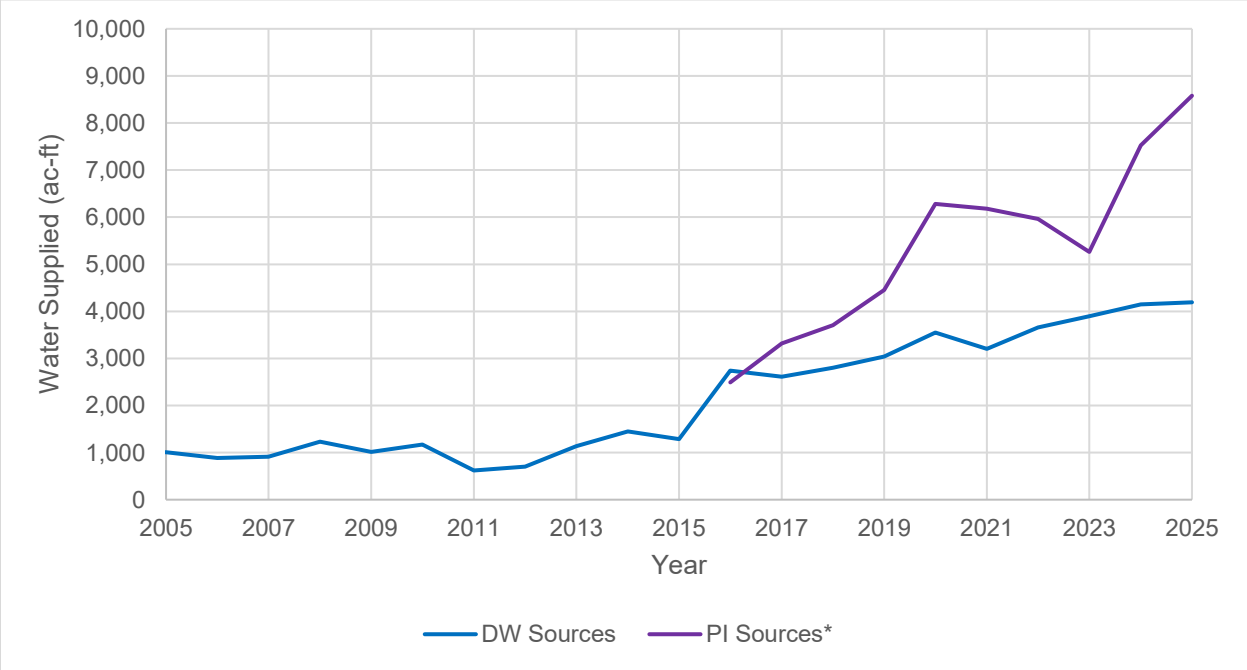

Figure 2-1: Historical Water Supply

*PI Sources shown on Figure 2-1 include supplemental water provided by the drinking water system.

In 2016, the City updated their tracking system to be more consistent with the categories reported to the Utah Division of Water Rights. Prior to 2019, PI usage was not reported separately to the Utah Division of Water Rights. Table 2-5 lists the annual water use for the DW system from 2011

to 2025 as reported to the Utah Division of Water Rights. Table 2-6 lists the annual water use for the PI system from 2019 to 2025 as reported to the Utah Division of Water Rights.

Table 2-5: Drinking Water Use by Type

Year	Annual Use in ac-ft (% of Total)				
	Residential	Commercial	Industrial	Institutional	Other
2025	2,686.73 (91%)	215.48 (7%)	-	51.94 (2%)	-
2024	2,459.60 (91%)	204.27 (8%)	-	52.63 (2%)	-
2023	2,167.52 (90%)	163.01 (7%)	-	82.36 (3%)	-
2022	1,889.55 (92%)	107.69 (5%)	-	51.27 (3%)	-
2021	1,805.98 (92%)	92.38 (5%)	-	58.28 (3%)	-
2020	1,714.22 (94%)	80.15 (4%)	-	29.42 (2%)	-
2019	1,382.38 (88%)	170.67 (11%)	-	25.12 (2%)	-
2018	1,261.00 (83%)	216.00 (14%)	-	40.13 (3%)	-
2017	1,240.68 (95%)	11.05 (1%)	-	58.88 (4%)	-
2016	1,174.70 (95%)	53.00 (4%)	-	7.21 (1%)	-
2015	1,174.43 (31%)	38.35 (1%)	0.39 (0%)	22.68 (1%)	2,576.14 (68%)
2014	1,087.99 (45%)	76.88 (3%)	0.55 (0%)	20.70 (1%)	1,231.45 (51%)
2013	1,116.54 (62%)	58.52 (3%)	0.41 (0%)	23.63 (1%)	598.03 (33%)
2012	980.90 (60%)	54.12 (3%)	0.37 (0%)	23.71 (1%)	571.24 (35%)
2011	907.30 (67%)	50.41 (4%)	0.20 (0%)	21.45 (2%)	377.10 (28%)

Table 2-6: Pressurized Irrigation Use by Type

Year	Annual Use in ac-ft (% of Total)				
	Residential	Commercial	Industrial	Institutional	Other
2025	6,181 (93%)	180 (3%)	-	251 (4%)	-
2024	5,482 (90%)	291 (5%)	-	282 (5%)	-
2023	4,353 (91%)	206 (4%)	-	222 (5%)	-
2022	4,133 (92%)	184 (4%)	-	199 (4%)	-
2021	4,227 (93%)	140 (3%)	-	179 (4%)	-
2020	4,501 (97%)	98 (2%)	-	35 (1%)	-
2019	2,748 (92%)	216 (7%)	-	23 (1%)	-

Table 2-7 shows a comparison of the water produced by City sources and the water used each year for both the DW and PI systems from 2016 through 2025. Possible explanations for the unaccounted water use include leaks in the systems, meter inaccuracies, PI system charging and draining at the start and end of the irrigation season, and miscellaneous unmetered water use (such as pipe flushing).

Table 2-7: System Losses

Year	DW Supply (ac-ft)	PI Crossover[1] (ac-ft)	PI Supply[2] (ac-ft)	DW Use (ac-ft)	PI Use[2] (ac-ft)	DW Loss	PI Loss[2]
2025	4,191	817	8,579	2,954	6,613	10%	30%
2024	4,146	1,043	7,525	2,717	6,054	9%	29%
2023	3,894	1,200	5,265	2,413	4,781	7%	26%
2022	3,656	1,122	5,965	2,049	4,515	13%	36%
2021	3,200	765	6,180	1,957	4,597	15%	34%
2020	3,552	1,210	6,281	1,824	4,633	15%	38%
2019	3,039	869	4,451	1,578	2,986	19%	44%
2018	2,799	934	3,703	1,517		12%	
2017	2,614	1,039	3,320	1,311		10%	
2016	2,744	1,185	2,491	1,235		12%	

1. Crossover water from the DW system to the PI system is not included in the DW loss calculations, but is included in the PI loss calculations.
2. PI Usage was not reported to the Utah Division of Water Rights until 2019, while supply was reported starting in 2016. For this reason, PI system loss was only calculated beginning in 2019.

Figure 2-2 shows the percentage of loss between water supply and use for both systems as shown in Table 2-7. Losses for the DW system have remained generally consistent, while losses for the PI system have generally decreased. Improvements are likely due to improved metering accuracy, proactive leak detection and improvements in PI system startup and shutdown efficiency.

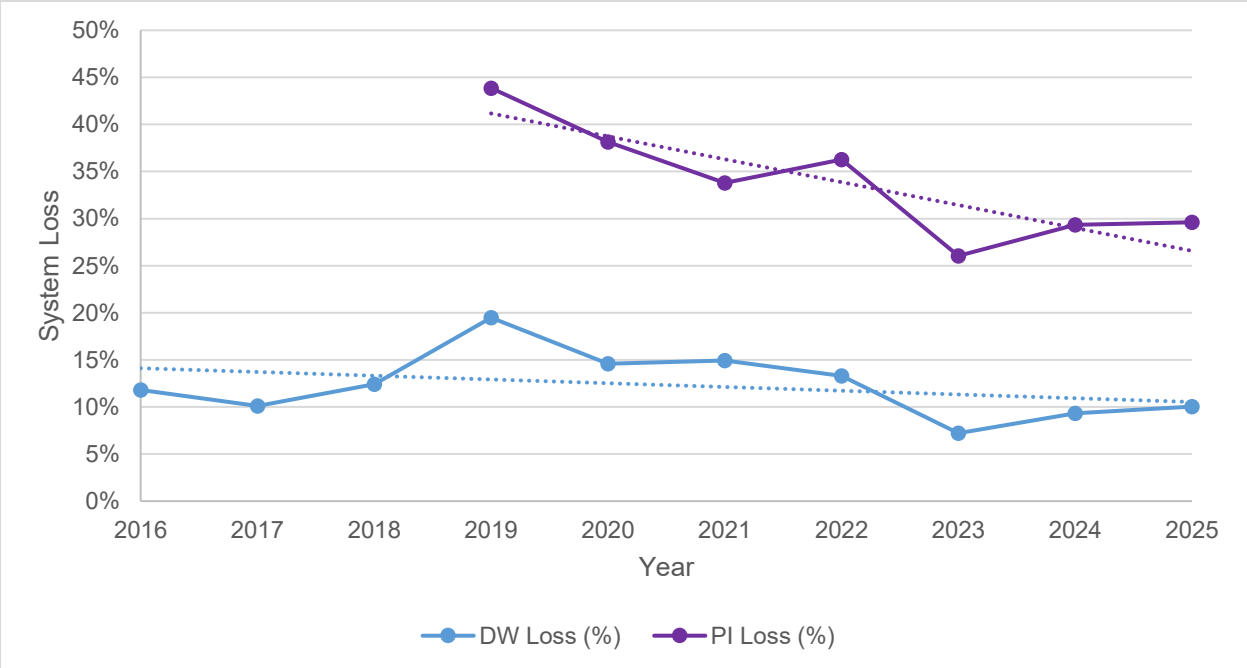

Figure 2-2: System Losses

EXISTING AND FUTURE WATER USE

Figure 2-3 shows the historical, per-capita water use for the DW and PI systems from 2015 through 2025. The average total per-capita water usage from 2022 through 2025 is 142 gpcd, with the DW system averaging 44 gpcd, and the PI system averaging 98 gpcd. As shown in Figure 2-3, per-capita water usage is generally increasing city-wide, with larger increases seen on the PI system.

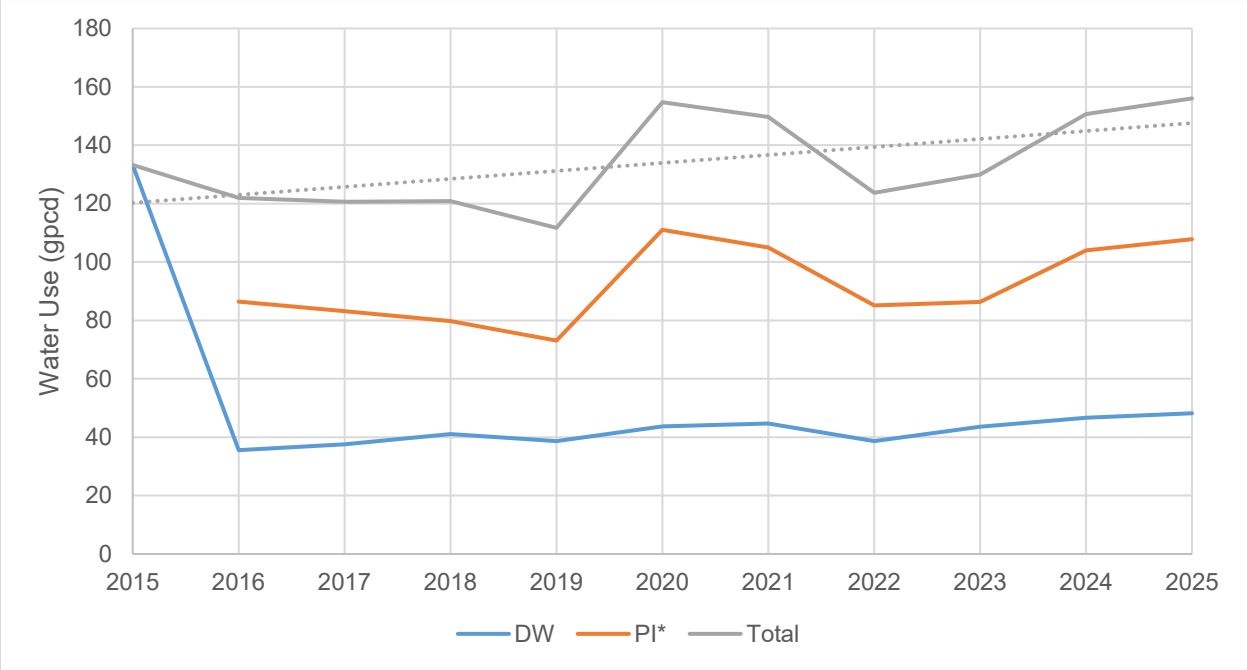

Figure 2-3: Historical Water Use

*PI usage was estimated for 2016 through 2018 as usage records are unavailable.

Although the average per-capita water usage is generally increasing, water use in the City is lower than the regional average. Future water use was projected using the average per-capita water use of 142 gpcd with the population projections from Figure 1-1. Figure 2-4 shows the future water use projections, alongside the Provo River regional water conservation goals from Utah's Regional M&I Water Conservation Goals (HAL & BC&A, 2019).

Additionally, the expected reliable water supply from all current and planned water sources for both systems is included on Figure 2-4. The reliable water supply is based on current and expected capacity of all existing and planned water sources, and current contracts with CUWCD for wholesale deliveries. Increases in the reliable water supply represent approximate construction dates of existing and future facilities. It is important to note that the water use and supply shown on Figure 2-4 combines both the DW and PI systems. Each water system is planned to function independently, and future sources have been planned to supply enough water to each system.

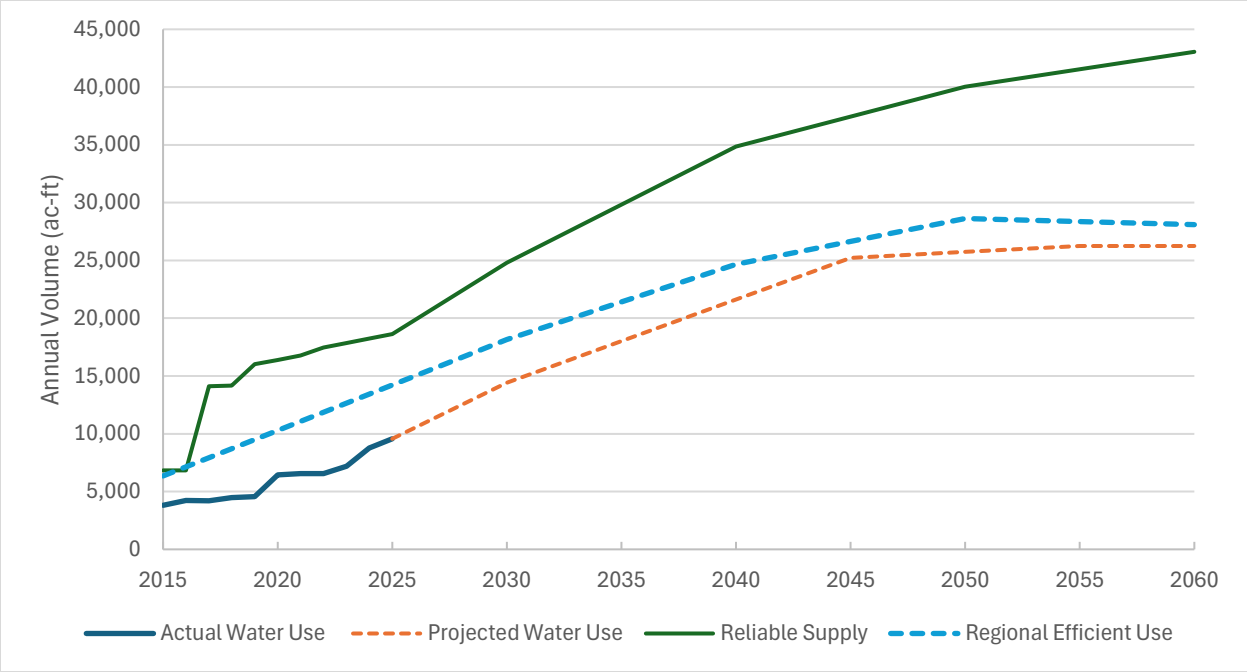

Figure 2-4: Historic and Projected Water Use

As shown on Figure 2-4, by maintaining current water conservation levels, the projected City water use is expected to remain below the regional efficient use. The projected reliable supply is expected to remain adequate for current water conservation levels.

WATER RATES

In 2014, the City adopted changes to the DW and PI water rates that were recommended by Zion's Public Finance. In 2015, the City adopted a tiered rate system for the PI system which considers the amount of irrigatable area for each lot.

DW Rates

Table 2-8 provides a breakdown of the DW rates. For residential connections, a base rate of $17.75 is charged per month for both single and master metered units which includes the first 3,000 gallons of water used. Residential water usage that exceeds 3,000 gallons per month incurs an additional usage rate proportional to the amount of water used. For non-residential customers there is a flat rate of $2.40 per 1,000 gallons of water used and a monthly minimum charge based on the size of the meter.

Table 2-8: Drinking Water Rates

Residential Minimum Monthly Charge (Single Unit)
$17.75 (Includes 1st 3,000 gal.)

Residential Minimum Monthly Charge (Master Metered)
$17.75 times # of Units Served (Includes 1st 3,000 gal. multiplied by # of Units Served)

Residential Monthly Usage Rate (Per 1,000 gal.) (For Master Metered systems multiply gal. by # of Units)	
3,001 – 7,000 gallons	$2.40
7,001 – 12,000 gallons	$3.25
≥12,001 gallons	$4.00

Non-Residential Monthly Usage Rate (Per 1,000 gal.) (For Master Metered systems multiply gal. by # of Units)
$2.40

Non-Residential Minimum Monthly Charge (Based on meter size)	
¾”	$17.75
1”	$23.08
1.5”	$28.40
2”	$46.15
3”	$177.50
4”	$225.43
6”	$339.03
8”	$468.60

PI Rates

Table 2-9 provides a breakdown of the pricing for PI rates. A base fee is charged to single family residential and non-single family residential (includes commercial, industrial, institutional, and all others) of $16.25 per quarter acre and $65.00 per acre, respectively. Additionally, each unit or property is provided a monthly allotment of water based upon the total lot acreage for single family residential and the irrigable lot area for non-single family residential.

Table 2-9: Pressurized Irrigation Rates

Single Family Residential Irrigation Base Fee (Per ¼ Acre)
$16.25
Non-Single Family Residential Irrigation Base Fee (Per Acre)
$65.00

Single Family Residential Monthly Allotment (Per 1,000 gal.)	
Gross lot acreage x 108.79	
Non-single Family Residential Monthly Allotment (Per 1,000 gal.)	
Irrigable lot area x 152.99	
Allotment Usage Rate (Per 1,000 gal.)	
0 to 75%	$0.35
75 to 100%	$1.00
100 to 150%	$1.25
150 to 200%	$2.04
200 to 250%	$3.09
Above 250%	$3.95

CHAPTER 3 CONSERVATION ISSUES AND GOALS

IDENTIFIED PROBLEMS

The City is concerned with the potential waste of water from inefficient indoor water use, outdoor water use, and from system wide losses. While these factors are seemingly negligible due to the City's relatively new water system, when combined with growth projections and the associated demands that may be placed on the system, these losses may be magnified. The following water management concerns have been identified:

- Water loss from line breaks
- Water theft from hydrants or contractors
- Illegal connections
- Water loss from leaks on the customer and City side
- Inefficient indoor and outdoor water use
- Limited water available within the Utah Lake aquifer (main source utilized)
- A growing population and associated demands

The City's future DW and PI systems will continue to utilize deep groundwater sources from the Utah Lake aquifer to meet the needs of its growing community. The City will also meet this need by providing more water to the drinking system via the Central Water Project (CWP) from CUWCD.

It is evident that alternate water sources will need to be developed to meet the long-term water service needs of the City. Physical groundwater availability is also becoming an issue. Even if additional ground water rights were available, the physical water may not be.

Surface water is the primary remaining source of water for the City's PI water system. The only planned additional source of drinking water is from CUWCD. The use of reclaimed water is also a potential option to meet future irrigation demands in the City's PI water system. This reclaimed water could be brought in from an off-site treatment plant or could be part of a future treatment option that is constructed within Saratoga Springs. Coordination with the Timpanogos Special Service District (TSSD) and the Utah Division of Water Rights (DWRi) would be required to implement such a plan.

The City has adopted drinking and PI water master plans that provide guidelines on how to fully develop the DW and PI systems to meet the future needs of the City. These plans discuss options for the development of water sources as well as future storage and distribution needs. It is expected that future drinking water wells will continue to be located on the east side of the Jordan River due to the higher quality of the water. Future PI wells could be on either side of the Jordan River, however the best and most efficient distribution system would result from having PI water sources evenly distributed throughout the City.

CONSERVATION GOALS

With plans for extensive future growth, the management of the City's water supply is vital to the development of the City as a whole. It is estimated that water conservation efforts will require the administrative effort of at least one City staff member. Below are the goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City.

Overall Water Use Reduction Goals

Match PI Water Use to Adopted Level of Service

One of the City's water use reduction goals is to sustain the level of service adopted in the City's PI IFFP and the amount of water being used by residents and businesses.

Maintain Current Water Conservation Levels

The City's current water conservation level currently exceeds the water conservation goals for the Provo River region in Utah's Regional M&I Water Conservation Goals (HAL & BC&A, 2019). Maintaining this current level is also expected to keep water demand below the planned reliable supply. The City's goal is to maintain a water conservation level of 142 gpcd over the next 5 years.

CHAPTER 4 CONSERVATION MEASURES & IMPLEMENTATION

The City has adopted ordinances that help reduce water consumption, installed infrastructure to address water supply shortages, and implemented metered water use rates with tiers to incentivize residents to conserve water. Currently, the Public Works Department oversees water conservation for the City. Contact information for the City is listed below:

Address:	319 S Saratoga Rd, Saratoga Springs, UT 84045
Phone Number:	801-766-9793
Public Works Director:	Jeremy Lapin, jlapin@saratogasprings-ut.gov
Assistant Public Works Director:	Dean Free, dfree@saratogasprings-ut.gov
Mayor:	Christopher Carn, ccarn@saratogasprings-ut.gov

After adopting this water conservation plan, the City will post and make publicly available the adopted plan on the City's website. The City will provide links and notification on social media pages to ensure the public and local media are properly notified and can receive delivery of the plan by accessing it and if they so choose, downloading it.

EXISTING AND PROPOSED CONSERVATION MEASURES

Below are the water conservation measures that the City has adopted or are planning to adopt to help improve water conservation efforts and meet the City's overall water use reduction goals.

Completed Master Plans

The City has created hydraulic models and master plans of the DW and PI systems. These adopted master plans account for the growth of the system and the need to expand water supply sources to meet future demands in an efficient and economical way.

Tiered Non-Residential Drinking Water Rate

Currently, the City uses a flat rate for DW use for non-residential connections. To deter further excessive water use, the City has a goal to create a tiered system that can be applied to non-residential connections in the hopes that they can be incentivized to conserve water.

24-hour On Call Emergency Phone

The City has a 24-hour phone number for residents to call in the event of an emergency. This can be used for rapid identification and response to water leaks to help eliminate water waste.

Customer Water Usage Portal

The City has created an online portal that can be accessed by residents that have a metered property registered under their name. Residents can track and monitor their water use in real time, giving them the power to identify any issues or leaks in their own system. The portal can display historical data and will notify residents of leaks or other issues in

their system. This was implemented with the goal of reducing residential water use while also making the identification of water waste in the system a more efficient and accessible process. Figures 4-1, 4-2, and 4-3 demonstrate a few of the portal's capabilities.

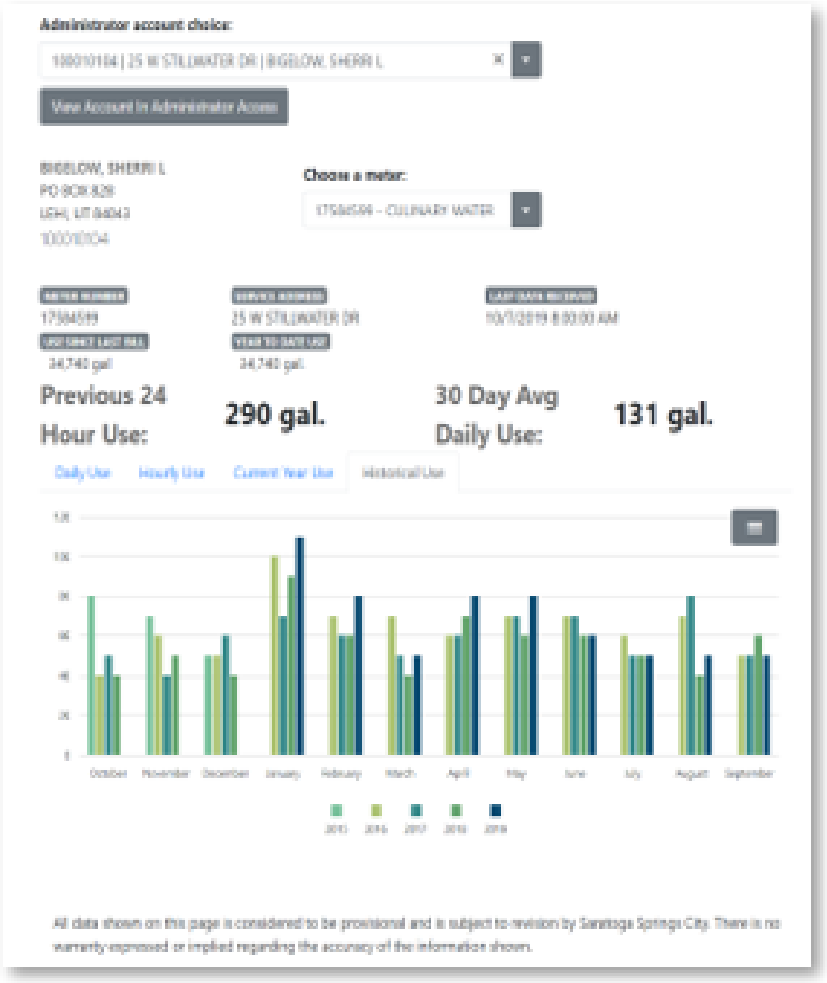

Figure 4-1: Comparison of Resident Water Use Each Month

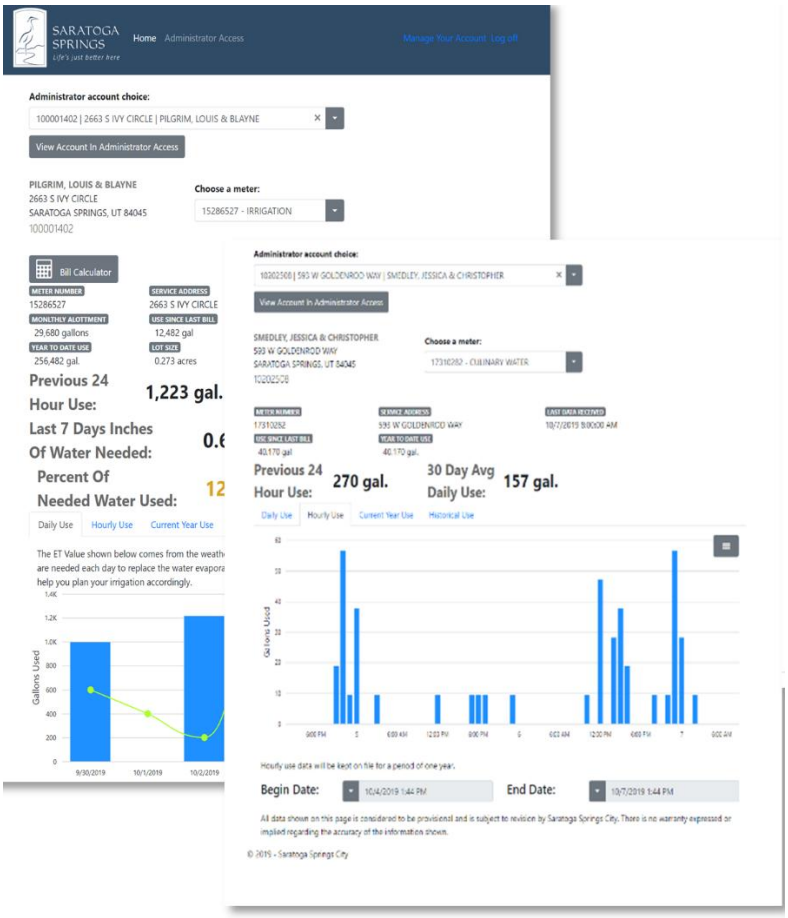

Figure 4-2: Resident Water Use Over a 24-Hour Period

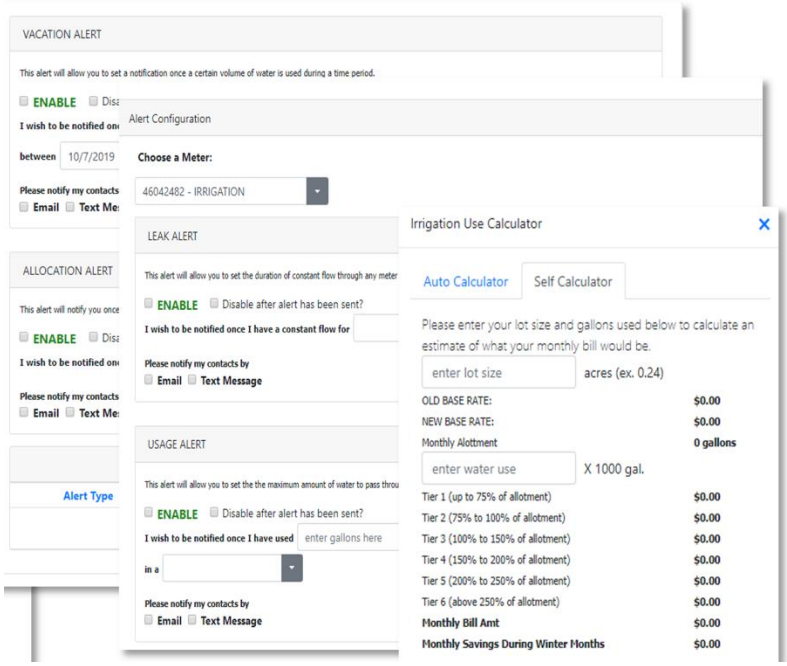

Figure 4-3: Smart Controls for Turning Sprinkler System On and Off

PI System

The City has completed the installation of a PI system that is separate from the DW system. The PI system supplies irrigation demands for residential and non-residential developments. Its separation from the drinking system conserves higher quality water (treated) for future growth and allows the City to utilize lower quality water for irrigation (untreated).

Metered PI Water Rate with Tiers

The City has successfully transitioned from a flat rate for PI use to a metered rate with tiers for residential use. The tiers set an increasing rate for water use that helps deter excessive use. Rates can be found in Chapter 2.

Installation of PI Water Meters

The City has installed meters at all known PI water connections. This allows the City to bill residents according to their water use rather than a flat rate as was administered prior to 2015. The recently installed meters, along with tiered rates, have resulted in lower water use among residents. Table 4-1 shows the difference in residential water use before and after the installation of meters.

Table 4-1: Residential PI Water Use Before and After Meters

	Before Meters		After Meters	
	Per Residence	**Per Irrigated Acre**	**Per Residence**	**Per Irrigated Acre**
Average Yearly Water Use (acre-feet)	0.97	4.46	0.78	2.54
Average Peak Day Water Use (gpm)	2.53	11.50	1.57	5.11

Locate Unknown PI Connections

The City is aware that there are PI water connections within the city that have not been documented or had meters placed on them. The City is determined to continue to locate and meter all unknown PI connections within the next 5 years.

Remove Remaining Crossover Locations

Although the City has an independent PI system, there are a few remaining locations throughout the city where drinking water is used to supplement the PI system. The City is focused on locating these remaining crossover points and installing the infrastructure that is needed for the PI system to become fully independent from the DW system. The City's PI Master Plan details the planned infrastructure for the system to become fully independent. Crossovers will be removed as additional PI sources and transmission pipelines are constructed.

Smart Irrigation Systems

The Saratoga Springs Parks Department is moving toward using the smart irrigation system, *weatherTRAK*, to monitor and track water use according to the watering needs

throughout the city. This is now standard practice for all new parks and open space within the City. In addition, existing public parks are actively being converted to the *weatherTRAK* system. W*eatherTRAK* can be precisely controlled, monitored, and adjusted remotely through a central cloud-based system. Smart irrigation systems can track flows and send notifications on malfunctions in real time which allows damaged irrigation to be shut off immediately. This in turn allows the City to make timely repairs, avoiding unnecessary water waste.

City-Wide Fixed Network System

The City has successfully installed a wireless city-wide fixed network that uses strategically placed towers to gather meter data in real-time. The meters send signals to the towers to collect water use data and store it in the City's database that is accessible to residents. Having a fixed network enables customers to better understand and manage their water use and associated water bill. Water leaks on the homeowner's side of the water meter can be identified and repaired quickly by the homeowner themselves. The fixed network improves the accuracy of meter reads, eliminates the need for on-site readings, and enhances the efficiency of how meter data is used in the overall water system. Figure 4-4 is an example of how the city-wide fixed network system operates.

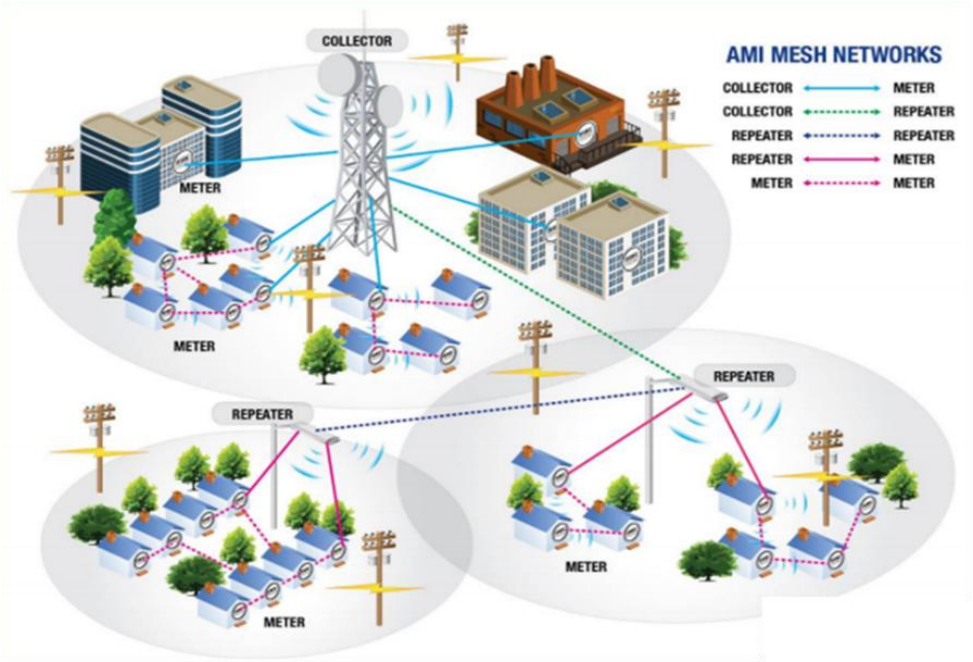

Figure 4-4: Example of a City-Wide Fixed Network System

Conservation Measures Summary

Table 4-2 summarizes the existing and proposed water conservation measures for the City. Additional conservation measures recommended by the Utah Division of Water Resources are included in Appendix A for reference.

Table 4-2: Water Conservation Measures

Conservation Measures	Summary
Existing Conservation Measures	
24-hour On Call Emergency Phone	The City has a 24-hour phone number for residents to call for emergencies. This phone number can be used for identifying water leaks.
City-Wide Fixed Network System	The City has installed a wireless city-wide fixed network that collects meter data in real time. This allows the City and City residents to better understand water use and identify any leaks.
Completed Master Plans	The City completed updated master plans for the DW and PI systems in 2026. These plans will guide the City on the infrastructure required to support both systems as the City continues to grow.
Customer Water Usage Portal	The City has created an online portal that residents can use to track water use in real time.
Installation of PI Meters	The City has installed meters at all known PI system connections.
PI System	The City has completed the install of a separate pressurized irrigation system to utilize lower quality water for outdoor water use and preserve higher quality water for indoor uses.
Tiered Pressurized Irrigation Rates	The City has adopted tiered, allotment-based, rates for the PI system.
Tiered Residential Drinking Water Rates	The City has adopted tiered residential water rates for the Drinking Water System.
Proposed Conservation Measures	
Locate Unknown PI Connections	The City has metered all known PI system connections but is aware that there are connections that have not been documented or had meters installed. The City is determined to locate and meter these connections within the next 5 years.
Remove Remaining Crossover Locations	The City currently supplements the PI system with drinking water due to infrastructure limitations. The PI system is planned to be fully independent, and the City is focused on installing the necessary infrastructure to remove the need for the remaining crossovers. The City's master plan for the PI system details planned infrastructure for the system. As the system grows and additional sources are constructed, crossovers will be removed accordingly.
Smart Irrigation Systems	The City is currently replacing existing irrigation controllers for City parks and open spaces with smart systems to reduce water waste. All new parks and open spaces will use smart irrigation systems as they are constructed.
Tiered Non-Residential Drinking Water Rates	The City already uses a tiered water rate system for residential connections for the DW system. The City plans to implement a tiered water rate for non-residential connections within 5 years.

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APPENDIX A

Additional Best Management Practices

Conservation Best Management Practices (BMP's)

Water Conservation Coordinator, Committee or Team
Hire or designate a Water Conservation Coordinator.
Create a committee/team/board with a chair that includes a combination of the following participants; Water Conservation Coordinator, Public Works Director, City Council Member, and/or applicable local advocacy group member to help research, coordinate, create and implement public information campaign(s), water conservation programs and incentives.
Water Conservation Plan (WCP)
Develop a WCP. More information at www.conservewater.utah.gov/wcp.html.
Provide contact information, system profile, water use history and detail specific ongoing and new conservation programs.
Public Awareness & Public Outreach
Develop or utilize existing messaging from Slow The Flow, Water Resources, CWEL and WaterSense.
Display educational materials & resources on agency website(s), social media & bills.
Offer agency materials and resources to community partners for distribution.
Hold or collaborate events, programs and/or presentations.
Education & Training
Provide adult efficient water use education and training. Or, direct them to available local training(s) such as Localscapes.
Provide or support youth education programs for elementary school students.
Provide or recommend a waterwise demonstration garden.
Educate customers about new water-saving technology. Example: weather based smart controllers.
Provide new homeowner water-efficient landscape information.
Participate and promote large efficient landscape training and programs: https://www.qwelutah.com/training/
Create and/or distribute "how to videos". Example: switching to drip.
Rebates | Incentives |Rewards
Offer or collaborate on rebates for high efficiency appliances, fixtures, irrigation smart controllers, drip irrigation, nozzles, shut off hose valves, and landscape conversions.
Promote rebates offered in your service area

Conservation Best Management Practices (BMP's)

Public Involvement
Offer or collaborate on residential water audit programs.
Offer or collaborate on landscape consultation programs.
Offer residential water budgeting programs.
Offer indoor and outdoor retrofit kits.
Perform outdoor high water use inquiries and resolution techniques.
Address water waste complaints
Identify structures built before 1992 and organize low efficiency fixture replacements.
Ordinances & Standards
Adopt a time-of-day watering ordinance. Example: no watering between 10-6pm and alternating watering days
Adopt an ordinance requiring a water-efficient landscaping in all new residential developments.
Review existing plumbing codes and revise them as necessary to ensure water-conserving measures in all new construction.
Adopt an ordinance requiring water-efficient landscaping in all new commercial development.
Change business license requirements to require water reuse and recycling in new facilities.
Mandate retrofit upon resale.
Water Pricing
Utah SB28 requires water rates to rise for higher tiers of consumption
Charge for secondary water based on individual use.
High water use notification.
Physical System
Install & maintain efficient irrigation, utilize water-wise landscaping & smart controller technology at agency facilities.
Perform agency water system audit and implement a leak detection program
Meter all connections (UT SCR 1), repair and replacement program, read meters on a regular basis.
Consider water reuse.

APPENDIX B

Resolution Amending the Water Conservation Plan

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APPENDIX C

Public Meeting Notification

SARATOGA SPRINGS
Life's just better here

Notice of Public Hearing

The City of Saratoga Springs, Utah, proposes an update to the Water Conservation Plan ("Plan") pursuant to Utah Code Section 73-10-32.

The City Council will hold a public hearing during its regular meeting on April 14th, 2026, beginning at 6:00 p.m. Held in the City Council Chambers at 319 S. Saratoga Road, Saratoga Springs UT, 84045, to discuss the proposed update to the Plan.

Comments & questions about the Plan may be directed to the Public Works Dept. 801-766-6506.

Comments may be submitted to comments@saratogasprings-ut.com.

/s/ Nicolette Fike, City Recorder
Published March 30, 2026

APPENDIX D

Public Meeting Minutes

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APPENDIX E

40-Year Plan

MEMORANDUM

DATE: September 30, 2025

TO: Jeremy Lapin, P.E.
City Engineer and Public Works Director
City of Saratoga Springs
1307 N Commerce Drive
Saratoga Springs, UT 84045

FROM: Celinda F. Jensen, P.E.
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy – Suite 200
South Jordan, Utah 84095

SUBJECT: City of Saratoga Springs 40-Year Plan

PROJECT NO.: 360.09.300 Water Rights Assistance

PURPOSE

The City of Saratoga Springs was incorporated in 1997 and has experienced rapid growth. Securing water resources has been a primary focus from the beginning. Continued growth depends on strategic planning for obtaining, managing, and protecting City water rights and resources.

The purpose of this memorandum is to satisfy the requirements of a 40-Year Plan as specified in Utah Code 73-1-4. Utah Code protects the City's water rights from forfeiture, provided the City can show the water will be needed for future use through the year 2065.

REQUIREMENTS OF A 40-YEAR PLAN

The reasonable future water requirement of the public is defined by statute as the amount of water needed in the next 40 years by the persons within the public water supplier's projected service area, based on anticipated population growth or other water use demand. To show this comparison, standards for a 40-Year Plan are specifically defined in Administrative Code Reference R655-18 as summarized below:

- The amount of physical water currently diverted and used in their water system;
- Description of the systems and sources of water;
- Projected future water requirements for the system.
- Comprehensive inventory list for water rights, shares in water companies, or any contracts or documents evidencing its right to receive water from other entities to use in the system.
- Explanation of how each specific water right, for which the 40-Year Plan is being submitted, is needed to meet the projected future water requirements of the system;

- Population projection within a Public Water Supplier's service area.
- Projected water use per capita and other water demand estimates based upon established engineering principles, actual water use data, or other reliable measures.

In the following sections and addressed in this memorandum for the City summarizes the water rights the City will need to sustain itself through at least the next 40 years.

WATER RIGHT DATA REFERENCE

Information on water rights listed in this report was obtained from the DWRi's database accessed through January 2025. Original documents on each water right such as memorandum decisions and certificates issued by the State Engineer, decrees, etc. are the controlling source of this summarized information and can be found in the scanned documents of the DWRi's website for each water right unless otherwise cited (DWRi, 2025).

PUBLIC WATER SUPPLIER

Physical Water Diverted

The City is a public water supplier. They own and operate separate drinking water and secondary pressurized irrigation (PI) water systems.

As a public water supplier, the City annually reports water diverted into its water systems to the Division of Water Rights (DWRi). Table 1 and Table 2 summarize the City's reported water use for the past five years for the drinking water system and their irrigation systems respectively.

TABLE 1
REPORTED DRINKING WATER USE (DWRI 2025)

Drinking Water Source Name	2020 (acre-feet)	2021 (acre-feet)	2022 (acre-feet)	2023 (acre-feet)	2024 (acre-feet)
Drinking Water Well #2	185.74	437.30	221.85	10.91	187.45
Drinking Water Well #3	1,000.20	827.60	556.25	747.14	614.64
Drinking Water Well #4	595.63	351.88	246.43	503.13	262.05
Drinking Water Well #6	494.58	598.78	520.03	521.14	144.37
Drinking Water Well #7	0.00	0.00	0.00	0.00	0.00
Drinking Water Well #8	0.00	0.00	0.00	0.00	0.00
Subtotal Wells	2,276.15	2,215.56	1,544.56	1,782.32	1,208.51
Purchased from CUWCD	1,275.53	984.25	2,111.82	2,111.40	2,937.9
Crossover to Irrigation	-1,209.53	-765.13	-1,121.54	-1,199.79	-1,043.48
Total:	**2,342.15**	**2,434.68**	**2,534.84**	**2,693.93**	**3,102.93**

Drinking Water System

The City diverts groundwater from wells on the east side of the Jordan River to supply its drinking water system. Drinking Water Wells #7 and #8 are drilled but not completed and have not provided water to the City's drinking water system in the past five years.

Drinking Water Well #1 was renamed Secondary Well #1 and is used today in the PI system. Water rights approved on this point of diversion may refer to the common name as Drinking Water Well #1 (HAL DW Master Plan, 2020).

The City is dedicated to maintaining and constructing new wells and supporting infrastructure to have the capacity necessary to deliver their portfolio of groundwater water rights at buildout.

The City also has a multi-year service agreement to purchase water from Central Utah Water Conservancy District (CWP Water). The amount of water required by the City increases each year up to 10,300 acre-feet.

For the past five years, as shown in Table 1, the City uses some of the water from its drinking water sources in its secondary water system. Drinking water usage has steadily increased in the past five years due to rapid development.

TABLE 2
REPORTED IRRIGATION WATER USE (DWRI 2025)

PI Source Name	2020 (acre-feet)	2021 (acre-feet)	2022 (acre-feet)	2023 (acre-feet)	2024 (acre-feet)
Marina Pump Station	1,543.96	1,042.67	1,468.56	1,107.33	1,353.88
Welby Jacob Pump Station	0.00	197.77	346.24	383.02	726.02
ULDC Pump Station	1,028.18	1,162.21	1,499.57	1,415.71	1,675.44
Crossover from Drinking Water Sources	1,209.53	765.13	1,121.54	1,199.79	1,043.48
Surface Water	3,781.67	3,167.78	4,435.91	4,105.85	4,798.82
Secondary Well #1	0.00	0.00	231.81	0.00	704.01
Secondary Well #2 (Sunrise)	613.79	535.86	258.19	396.96	340.36
Secondary Well #3 (Vinyard)	351.66	181.60	187.18	162.54	182.26
Secondary Well #4 (Mink)	403.36	162.54	265.81	926.32	265.33
Secondary Well #5 (Jacobs)	1,028.18	1,162.21	1,499.57	1,415.71	1,439.72
Groundwater	2,822.22	2,614.83	1,877.68	1,759.34	2,931.68
Total:	**6,603.89**	**5,782.61**	**6,313.59**	**5,865.19**	**7,730.5**

Pressurized Irrigation System

The City uses five wells and surface water sources in their PI system as shown in Table 2 as reported by the City to the DWRi. The City also uses water from their drinking water sources that cross over to the PI system.

Secondary Well #1 was used prior to 2020 in the drinking water system, but as of 2022 has been used solely as a source for the PI system. The secondary wells are located on the west side of the Jordan River except Secondary Well #1, which is located on the east side of the Jordan River near the City drinking water wells.

The City collects water in ponds and has pump stations adjacent to a Utah Lake Distributing Company (ULDC) canal and Welby Jacob Water Users Association (WJWUA) canal respectively. This water is pumped into the PI system. The Marina Pump Station on the north west side of Utah Lake pumps water directly from the Lake into the PI system.

Total Reported Use

The City reported its highest use of water on record last year, with **3,103 acre-feet** of water from the drinking water system and **7,731 acre-feet** from the PI system. The total use from both systems was **10,833 acre-feet** in 2024.

MUNICIPAL WATER RIGHTS

Groundwater

City groundwater rights are summarized in Table 3 from the full list of groundwater water rights found in Attachment A. Attachment A lists the groundwater rights recognized by the State Engineer for diversion from City well sources (DWRi, 2025).

In Table 3, water rights approved for diversion on a drinking water source are counted as drinking water rights in the subtotal of water rights. All water rights in Table 3 are approved for municipal use within the service area of the City.

The DWRi defines a perfected water right as, “a fully developed water right that has been certificated by the State Engineer, decreed by a court of law, or has been legislated as such.” Table 1 lists municipal groundwater water rights in the name of the City of Saratoga Springs that are recognized by the State Engineer as approved for municipal use from City wells as recorded by the Division of Water Rights, (DWRi, 2025).

TABLE 3
MUNICIPAL GROUNDWATER WATER RIGHTS SUMMARY
(DWRI, 2025)

Municipal Ground Water Rights	Water System	Quantity (acre-feet)
Perfected (Culinary Wells)	Drinking	3,660
Perfected (Secondary Wells)	PI	654
Perfected	**PI and Drinking**	**4,313**
Elections Recommended for Approval	Drinking	703
Perfected and Recommended Elections	**PI and Drinking**	**5,016**
Approved Change Application (Culinary Wells)	Drinking	4,393
Approved Change Application (Secondary Wells)	PI	1,010
Approved Change Applications	PI and Drinking	5,403
Subtotal (Culinary Wells)	Drinking	8,352

Municipal Ground Water Rights	Water System	Quantity (acre-feet)
Subtotal (Secondary Wells)	PI	1,664
TOTAL	**PI and Drinking**	**10,016**

Perfected
A Perfected water right is a fully developed water right that has been certificated by the State Engineer and decreed by a court of law. Water rights perfected for municipal use on City groundwater sources in Table 3 are separated out by those approved on drinking water sources and those approved only on secondary wells. The total diversion from perfected water rights is **4,313 acre-feet**.

Elections
During an active adjudication, an election can be filed in lieu of submitting proof on a change application. When an adjudication was opened in 2021 in the Lehi Subdivision, Area 55 Book 4, the City submitted elections on several water rights. The State has recommended to the State Engineer that the City can perfect the quantity of water shown in Table 3 as elections. The City has filed signed WUC claiming the elections for about 703 acre-feet of water on several water rights. When the Proposed Determination is published, the City anticipates a total of approximately **5,016 acre-feet** of perfected water rights.

Approved
Approved change applications for municipal use on active City sources make up most groundwater water rights approved on City wells. Table 3 summarizes how many water rights are approved on at least one drinking water source and water rights approved on secondary wells only. The total amount of groundwater water rights in approved change applications for municipal use on active City wells is about **5,403 acre-feet**, as listed in Table 3.

All Groundwater Water Rights
The City has a total of about **10,016 acre-feet** of water approved for diversion from City wells for municipal use in the service area of the City. This total includes water rights with approved change applications, perfected that are perfected, and water rights with recommended elections of water rights for municipal use. Most of these water rights, 8,352 acre-feet, can be used in the drinking water system.

Surface Water

The City has filed municipal change applications on all surface water rights listed in Attachment B. Table 4 is a summary of their surface water rights approved for municipal use. The water rights are approved for diversion at the Marina Pump Station on Utah Lake and the City's pump station adjacent to the Utah Lake Distributing Company (ULDC) canal known as the ULDC Pump Station. The City also has municipal water rights that can be diverted at the pump station off the Welby Jacob Water Users Association (WJWUA) canal known as the Welby Jacob Pump Station.

TABLE 4
MUNICIPAL SURFACE WATER RIGHTS SUMMARY
(DWRI, 2025)

Municipal Surface Water Rights	Water System	Depletion (acre-feet)	Diversion (acre-feet)
Marina Pump Station Only	PI	166	345
ULDC Pump Station	PI	2,208	4,150
Marina Pump Station	**PI**	**2,374**	**4,494**
Welby Jacob Pump Station	PI	258	547
TOTAL	**PI**	**2,632**	**5,041**

RELIABLE SUPPLY

For the City's well water rights, we assume additional infrastructure can be constructed as needed and the aquifer can deliver the City's portfolio of groundwater water rights. Table 3 shows the City has the right to divert 10,016 acre-feet per year from City wells.

It is understood that groundwater water rights in North Utah County are overallocated, it is possible that in the future, priority dates may be used to determine what water rights can be used. A study by HAL, used June 24, 1952, as a proposed cut-off date as an exercise to show how overallocated groundwater water rights may be managed in the future. Evaluating the City's well water rights with their base priority date, this would render some of their groundwater supply unavailable. This, however, was not considered in Table 5.

TABLE 5
ESTIMATED RELIABLE SUPPLY OF WATER RIGHTS

Water Rights/Shares	Reference	Approved Quantity (acre-feet)	Source	Reliable Supply Quantity (acre-feet)
Well Water Rights[1]	Table 3	10,016	Groundwater	10,016
Surface Water Rights	Table 4	5,041	Utah Lake & Jordan River	4,105
Deliverable CUP Water[2]	Attachment B	3,060	Central Utah Water (CUWCD)	3,060
Reserved CUP Water by Contract[3]	Attachment B	7,240	Central Utah Water (CUWCD)	7,240
			Total	**24,421**

[1]It is assumed that all groundwater water rights will be available for future use.

[2]Deliverable water purchased for the 2025-2026 season which started July 1, 2025 according to the 2009 and 2018 CUP and City Water Supply Agreements found in Attachment B.

[3]Reserved CUP water for the City according to the 2009 and 2018 CUP and City Water Supply Agreements found in Attachment B.

As shown in Table 4, the City has the right to divert 5,041 acre-feet from Utah Lake and the Jordan

River through approved surface water rights as recognized by the State Engineer. The depletion limit as specifically stated on each approved change application by the Order of the State Engineer is 52.2% as an average of depletion limits on approved surface change applications.

The City, however, is more efficient at using water in their secondary system than historical irrigation and returns a smaller percentage of the water to Utah Lake, thus depleting more than the historical use. To account for this, the City understands it must divert less than allowed on the water right to keep within their depletion allowance. It is estimated to be about 81.5% less, reducing the reliable supply in Table 5 for surface water rights to 4,105 acre-feet.

The result of considering reliable supply for the City's water right portfolio, reduces the amount of available water rights for well and surface sources to 10,514 acre-feet.

The City's agreements with Central Utah Water Conservancy District (CUWCD) dictate the amount of water available for the City to purchase and have delivered in their service area according to "Take Down and Delivery Schedules" found in Attachment B from agreements with CUWCD from 2009 and 2018. From the 2018 agreement, the City receives the annual delivery of 300 acre-feet of water. The 2009 contract includes incremental blocks of water available for purchase annually through 2045.

As of July 1st, 2025, the City purchased a cumulative annual volume of 2,760 acre-feet of deliverable water from the 2009 contract and 300 acre-feet from the 2018 contract for a total delivery in the 2025-2026 season of 3,060 acre-feet of water. In twenty years, the full allotment of 10,300 acre-feet of water is expected to be available.

REUSE WATER

Available Water For Reuse

The City along with other cities of northern Utah County that send their sewage effluent to Timpanogos Special Service District (TSSD), filed a Notice of Sewage Effluent to the Division of Water Rights. The City's Water Reuse Application NS039 (Reuse Application) was filed on September 25, 2023. The application is pending.

The City's Reuse Application to the State Engineer proposes a quantity of 13,717 acre-feet of water be allowed for reuse based on the City's water rights and diversion and depletion limits. The purpose of the Reuse Application is to augment the secondary irrigation water supply with a drought resistant water source.

If the City's reuse application is rejected, additional water from Utah Lake will need to be acquired to meet future water demand requirements.

FUTURE WATER REQUIREMENTS

40-Year Projected Demand

The reasonable future water requirement of the public is defined by the statute as the amount of water needed in the next 40 years by the persons within the public water supplier's projected service area based on projected population growth and other water use demands.

Population Projection

The population in the City has rapidly increased since incorporation in 1997. The first census data for the City reports a population of 1,003 from the 2000 census as illustrated in Figure 1. The U.S. Census in 2010 and 2020 showed the population increase of 17,781 to 39,085, a rate of increase of 119.8%, much greater than the rest of Utah County which during the same census years increased 28%. Figure 1 shows the historical and forecasted population from 2000 to 2065.

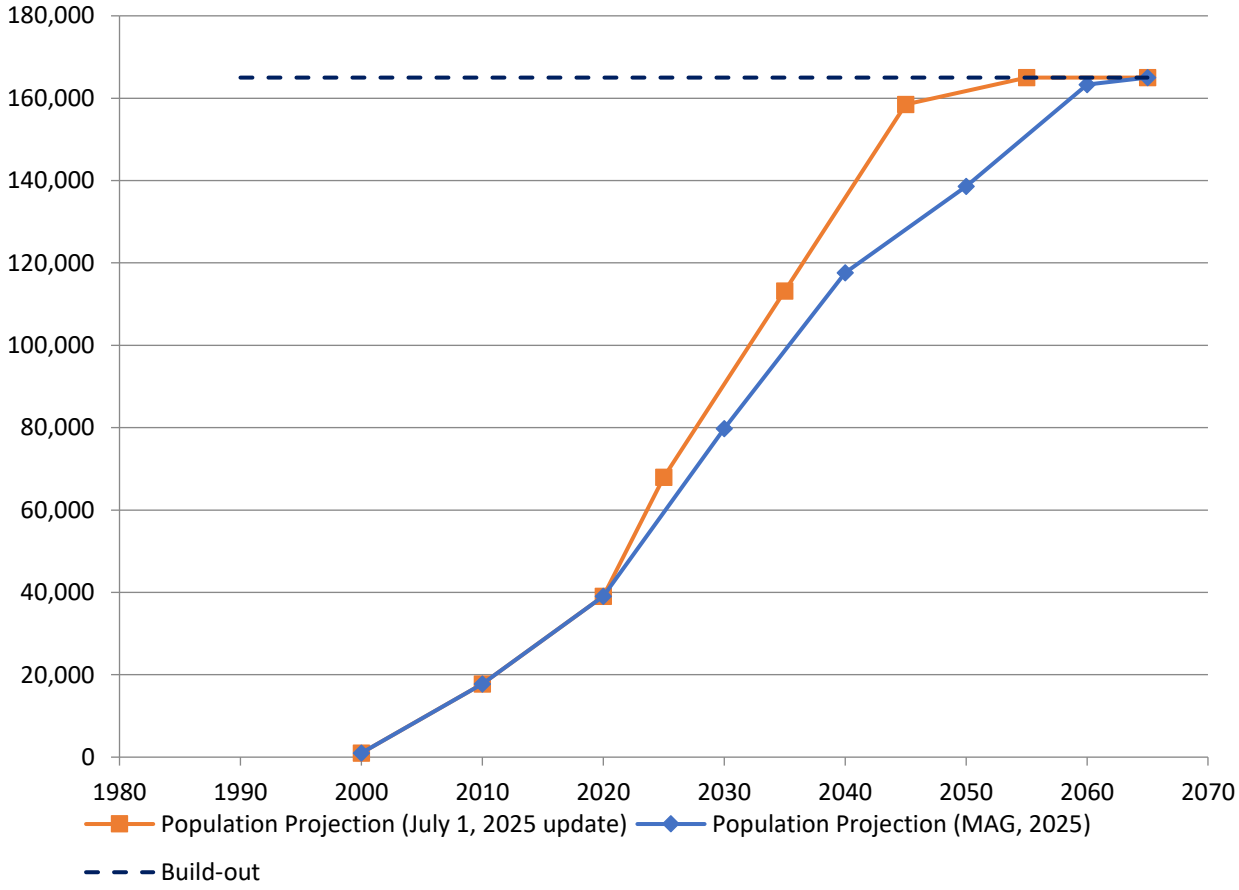

FIGURE 1 SARATOGA SPRINGS HISTORICAL AND PROJECTED POPULATION

According to the City's General Plan, the population is expected to continue its rapid growth in the future (General Plan, 2022). Mountainland Association of Governments (MAG) population projections were used to project population growth, with projections extended beyond 2050 based on previous growth rates (MAG, 2025). The MAG population projection was adjusted based on a household count on July 1, 2025 of 68,000 residents, exceeding the projected growth. Build-out population is estimated to be 165,000 based on the City's General Plan assumptions and is used

in Figure 1 as the cutoff for all projections. Although population projections are important for planning purposes, land-use changes, new development, regulatory changes, and City choices will ultimately serve as the trigger for when the City reaches build-out. The build-out population of 165,000 is based on the availability of drinking water.

Average Yearly Demand

Average yearly demand is the volume of water used during an entire year and is used to ensure the water rights can supply enough volume to meet demand under existing and future conditions. The City is in the process of updating their Master Plans for their drinking water and PI system. The average yearly future demand for the drinking water system and PI system were estimated based on build out conditions which is estimated to be reached prior to 2065.

Drinking Water System

The most recent Drinking Water Master Plan was prepared for the City in 2017 by HAL (HAL DW Master Plan, 2017). The City is in the process of updating their master plan for 2025. In these plans, future average yearly demand for the City was calculated by computing the demand from actual water use data with a level of service of 0.30 acre-feet/ERC, where ERC stands for Equivalent Residential Connections. This future demand is based on build-out conditions according to the current general plan which is assumed to be reached prior to the year 2065 for the 40 Year Plan. The break down of ERCs at build-out for residential, commercial, institutional, and industrial use, shown in Table 6, is also based on the City's General Plan adopted in 2022 (General Plan, 2022).

In future master plans for drinking water, the City plans to use the amount of water available for diversion on City water rights approved on drinking water wells along with the maximum contracted supply of CUP Water as build-out conditions. With this definition of build-out, Table 6 shows the number of ERCs and average annual demand for drinking water at build-out.

TABLE 6
FUTURE AVERAGE YEARLY DEMAND

Water System	Connections at Build-out (ERCs)	Irrigated Acres at Build-out	Level of Service	Average Yearly Demand (acre-feet)
Drinking Water	62,173 (48,705 Residential, 12,161 Commercial, 917 Institutional 390 Industrial)	N/A	0.30 acre-feet per ERC	18,652
PI System	N/A	7,500	3.2 acre-feet per acre	24,000

PI Water System

The future demand for the PI Water System was estimated in the PI Water System Master Plan completed in 2017 (HAL PI Master Plan 2017) and is being updated for 2025. Estimating 7,500 irrigated acres at build out conditions, and applying the future level of service of 3.2 acre-

feet/irrigated acre the average yearly demand per the City's level of service is projected to be 24,000 acre-feet as shown in Table 6.

This future demand is based on build-out conditions according to the current general plan and build-out is assumed to be reached prior to the year 2065 for the 40-Year Plan.

WATER SUPPLY VS. PROJECTED WATER DEMAND

The City expects to reach build-out prior to 2065. Growth over the coming decades will result in an increase in water demand. Based on a decision by the City, build-out is assumed to be reached when the availability of reliable drinking water for the City has been reached. Table 7 compares reliable supply of various City sources of water to projected demand.

In addition to the City as a whole, Table 7 shows the projected water requirements for both their drinking water and irrigation systems.

TABLE 7
WATER SUPPLY VS. PROJECTED WATER DEMAND

	Drinking Water System Volume (acre-feet)	Pressurized Irrigation System Volume (acre-feet)
Existing Water Rights[1]	8,352	6,705
Deliverable CUP Water[2]	3,060	0.0
Reserved CUP Water by Contract[3]	7,240	0.0
Subtotal	18,652	6,705
Reliable Water Supply[4]	18,652	5,769
Potential Reuse[5]	0.0	13,717
City Projected Water Demand	-18,652[6]	-24,000
Additional Source Needed:	**0.0**	**-4,514**

[1]Total approved quantity in acre-feet of well and surface water rights summarized in Table 3 and Table 4.
[2]Contracted deliverable water by CUWCD as shown in Appendix B as of the 2025-2026 season.
[3]Additional contracted CUP water to be available for purchase and delivery to the City by 2045.
[4]Amount of reliable water supply based on water rights and availability of source from Table 5.
[5]The City has a pending reuse application submitted to the DWRi which, if approved, would allow reuse of effluent from TSSD, not to exceed approved depletion limits on the City's water rights.
[6]In future Drinking Water Master Plans, the City plans to use the reliable water supply from water rights and contracted CUP Water as the build-out water demand for the future.

The City plans to use the amount of water available for diversion on City water rights approved on drinking water wells along with the maximum contracted supply of CUP Water as build-out conditions for the drinking water system. All CUWCD contract water is assumed to serve the drinking water system at build-out.

The City has a pending reuse application submitted to the DWRi which, if approved would allow

reuse of effluent from TSSD and supplement the City's secondary water supply with up to 13,717 acre-feet of water. The CUP water reserved by contract should become fully available by 2045.

As shown in Table 7, the PI system has insufficient water rights and sources to meet projected future demands at build-out. It is crucial that the City preserve and protect all existing City water rights to meet future demand for water. The contract for CUP Water is also essential for future drinking water needs. Understanding that additional water from CUWCD is not available, the City's plan is to continue to acquire water rights with development, for surface water to meet the projected future demand for the PI system. Reuse is also being pursued as a possible option for the City.

The City's plans to meet future water demand shown in Table 7 is directly affected by State legislation and policy decisions. It is recommended that the City continue to work with legislators and federal and state agencies to provide input and perspective to shape laws and policy that support the water resources the City is relying on to meet future demand. This includes but isn't limited to involvement with water reuse, contracted CUP water, and groundwater management plans.

This analysis does not include the potential scenario that one or more of the major water sources is rendered unusable. Individual water systems can be affected by terrorist activities, accidental chemical spills, forest fires, impacts involving direct water contamination or turbidity, water treatment plant failures, earthquakes, etc. The City should consider system interconnections, constructing redundant facilities, and other measures to provide backup supplies in emergency situations.

CONCLUSIONS AND RECOMMENDATIONS

The City has a clear need to protect its existing water rights and acquire additional access to water to meet anticipated demands through at least the next 40 years. To that end, HAL offers the following recommendations:

- Take all necessary actions to preserve existing water rights. Such actions include updating ownership records with the DWRi, filing change applications to establish municipal use in irrigation company shares, and filing proof of beneficial use or extension of time requests as dictated by Utah law.
- Consider exchanges, purchases, or other options to continue to acquire water rights.
- Continue to file change applications to convert shares in irrigation companies acquired by the City to municipal use.
- Prepare Proof of Beneficial Use applications to submit to the DWRi for as many rights as possible without exceeding the City's record of use.
- Continue to support efforts for reuse of sewer effluent, fulfillment of contracts for CUP water distribution, and groundwater management plans that consider City water assets.

The City can submit this report to the DWRi when required to show reasonable future water requirements and a 40-Year Plan. When submitting a 40-Year Plan, regulation states, each part of the Plan must be up-to-date and current.

The report becomes the water rights action plan going forward, and it is important that the City track actionable changes to their water rights, sources, etc., so that the 40-Year Plan can be easily

updated as actions are implemented, or a supplement to the plan prepared, for future required submission. The 40-Year Plan becomes the water asset road map for the City as it pertains to water rights and water supply.

REFERENCES

City of Saratoga Springs Drinking Water Master Plan and Capital Facility Plan, prepared by Hansen, Allen & Luce. Adopted in 2017. (HAL DW Master Plan, 2017)

City of Saratoga Springs Secondary Water Master Plan and Capital Facility Plan, prepared by Hansen, Allen & Luce. Project 360.07.400. Adopted in 2017. (HAL PI Master Plan, 2017)

DWRi (Utah Division of Water Rights). 2025. Water Rights Database. Accessed July 2025. https://waterrights.utah.gov/search/ (DWRi, 2025)

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ATTACHMENT A – MUNICIPAL WATER RIGHTS

CITY OF SARATOGA SPRINGS MUNICIPAL GROUNDWATER WATER RIGHTS (DWRI, 2025)

Water Right Number	Change Application Number or Status[1]	Basis[2]	Base Priority/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Well Source[3]
54-1226	Certificated	SHAR – NJIC	1853	294.12	132.940	C & S
54-1086	Certificated	SHAR - USLCC	1870	201.96	85.630	C & S
54-1227	Certificated	SHAR - USLCC	1870	82.62	37.340	C & S
54-1223	Certificated	SHAR - USLCC	1870	330.48	149.400	C & S
54-1214	Certificated	SHAR - USLCC	1870	142.29	64.315	C & S
54-1360	Certificated	SHAR - USLCC	1870	64.26	29.046	C & S
55-9343	Certificated	SHAR - EJIC	1877	401.72	170.330	C & S
54-1088	Certificated	SHAR - EJIC	1877	15.488	10.938	C & S
54-1204	Certificated	SHAR - EJIC	1877	62.92	26.678	C & S
54-1203	Certificated	SHAR - EJIC	1877	62.92	26.678	C & S
54-1212	Certificated	SHAR - EJIC	1877	579.59	261.945	C & S
55-9726	Certificated	SHAR - ULDC	1908	246.00	104.300	C & S
55-11899	Certificated	SHAR - ULDC	1908	270.81	114.810	C & S
55-11913	Certificated	SHAR - ULDC	1908	235.06	99.670	C & S
54-1141	Certificated	SHAR – ULDC	1908	444.57	188.500	C & S
54-1195	Certificated	SHAR - ULDC	1908	224.84	101.630	C & S
Perfected (Culinary Wells) - Subtotal				3,659.648	1,604.15	
54-1134	Certificated	SHAR – SJCC	1870/2004	69.16	29.320	S
54-1085	Certificated	SHAR - USLCC	1870/2007	270.81	114.82	S
54-1136	Certificated	SHAR - EJIC	1877/2004	58.08	30.780	S
55-11924	Certificated	SHAR - ULDC	1908/2003	255.5	108.332	S
Perfected (Secondary Wells Only) - Subtotal				653.55	283.252	
Perfected Water Rights				4,313.20	1,887.402	
55-963	Election	A31503	1959	3.25	2.89	C
55-542 55-9680	Election	A21900 U11123	1899	67.36	38.546	C & S
55-2905	Election	U11123	1899	16.00	9.040	C & S

Water Right Number	Change Application Number or Status[1]	Basis[2]	Base Priority/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Well Source[3]
55-9727	Election	A29064	1957	30.882	17.448	C & S
55-695 55-860 55-2433 55-2820 55-2821 55-3303 55-3304 55-3541	Election	A26026 A29311 U6867 U11013 U11014 U13549 U13550 U16970	1954 1957 1936 1936 1890 1895 1895 1895	203.384	119.875	C & S
55-1849 55-2398 55-4016	Election	U2650 U6484 U21583	1910 1910 1900	150.12	85.3	C & S
55-2799	Election	U10992	1906	15.952	9.159	C & S
55-3556	Election	U17027	1905	2.94	2.84	C & S
55-2913 55-3667 55-6488	Election	U11131 U17594 A54380	1919 1900 1980	44.47	27.216	C & S
55-9250 55-9229	Election	U4955 A57606	1905 1994	3.996	2.240	C & S
55-2907 55-6091 55-8193 55-12957	Election	U11125 U22900 A65256 U11130	1899 1934 1991 1899	94.794	55.075	C & S
55-12896 55-12898	Election	A23522 U4935	1894 1952	28.458	16.292	C & S
55-12918	Election	A31728	1905	6.79	3.836	C & S
55-11977	Election	U11123	1899	7.000	3.955	C & S
55-13151	Election	A23276	1951	16.315	9.355	C & S
55-2807	Election	U11000	1890	8.940	6.330	C & S
55-6613	Election	A55941	1981	1.898	1.103	C & S
Recommended Elections (Culinary wells) - Subtotal				702.55	410.5	
Perfected and Recommended Elections - Subtotal				5,015.75	2,297.902	
55-9572	a48409	SHAR – ULDC	1908/2022	638.75	288.720	C & S
55-9582	a26478	SHAR – EJIC	1877/2002	101.64	43.100	C & S
54-863 54-864 54-865 54-866 54-867 54-868	a29654	A26748b	1955/2004	187.91	99.589	C & S

Water Right Number	Change Application Number or Status[1]	Basis[2]	Base Priority/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Well Source[3]
54-869 54-870 54-871 54-872 54-873 54-874 54-875 54-876 54-877 54-878 54-879 54-880 54-881 54-882 54-916 54-917 54-918 54-975 54-976 54-977 54-978						
54-39 54-68 54-100 54-102 54-126 54-127 54-1097 54-1098 55-2242 55-3828 55-11969	a28929	A23385 A33356 U6139 U8360 U11068 U11071 A33112 A37227 U5029 U19680 U13562	1952/2004 1976/2004 1932/2004 1934/2004 1930/2004 1930/2004 1961/2004 1965/2004 1899/2004 1909/2004 1917/2004	107.849	82.855	C & S
51-8050	a36936	Decree	1889/2010	50	28.250	C & S
53-1686	a36127	A33374b	1961/2009	450	237.656	C & S
54-623	a36309	A26748	1955/2010	239.25	135.180	C & S
57-10880	a45314	SHAR - EJIC	1877/2019	231.06	107.892	C & S
55-243 55-373	a45861	A15823 A18488	1944/2020 1947/2020	18.280	10.450	C & S
55-1975 55-1974 55-2436 55-3783	a45904	U3231 U3230 U6878 U19055	1901/2020 1899/2020 1900/2020 1910/2020	74.072	42.752	C & S
55-13261	a46561	D2236	1870/2021	100.000	56.500	C & S
55-13267	a46602	U13560	1890/2021	9.000	5.085	C & S
54-364	a47572	A43033	1973/2021	2.000	1.130	C & S

Water Right Number	Change Application Number or Status[1]	Basis[2]	Base Priority/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Well Source[3]
55-9488	a47578	SHAR - WJWUC	1877/2021	384	173.570	C & S
55-9490	a47579	SHAR - EJIC	1877/2021	48.4	21.880	C & S
55-13310 55-13312 55-13313 55-13314	a49246	A29311 U6867 U11013 U11014	1957/2022 1910/2022 1890/2022 1890/2022	66.242	37.311	C & S
55-11959	a48410	SHAR - ULDC	1908/2022	71.54	32.34	C & S
55-8950	a18982	SHAR - WJWUC, EJIC	1877/1995	394.4	167.36	C & S
55-8873	a19096	SHAR – HCFF, SJCC	1870/1995	420	225.75	C
55-1961	a22239	U3199	1895/1998	393.3	209.07	C & S
55-8999	a50345	A69304	1995/2023	1.87	1.075	C & S
Approved Water Rights (Culinary wells) – Subtotal				4,392.553	2,007.515	
54-887 54-888 54-889 54-890 54-891 54-892 54-893 54-894 54-895 54-896 54-897 54-903 54-905 54-906 54-907 54-908 54-909 54-910 54-912 54-915	a31062	A26748b	1955/2006	161.8556	82.626	S
54-904	a31944	A26748b	1955/2006	1.078	0.588	S
54-622	a33123	A26748b	1955/2007	282.83	159.800	S
55-3117	a28772	U12177	1910/2007	31	27.580	S
54-1278	a37898	A26748b	1955/2012	42.187	22.433	S
54-1209	a43672	A26748b	1955/2018	5.9594	3.367	S
54-1347	a47553	A2136a	1908/2021	80.38	36.330	S

Water Right Number	Change Application Number or Status[1]	Basis[2]	Base Priority/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Well Source[3]
54-301	a47571	A42442	1977/2021	2.178	1.383	S
55-9693	a26962	SHAR - ULDC	1908/2002	402.99	170.830	S
Approved Water Rights (Secondary Only) - Subtotal				1,010.46	504.937	S
Groundwater Water Rights (Culinary wells)				8,351.76	3,611.3	C & S
Total Groundwater Water Rights				10,015.77	4,399.489	

[1] Certificated means the water right is perfected for municipal use. Approved means a change application for municipal use has been approved. Election means the right has been recommended to the State Engineer to be perfected.
[2]SHAR – Share Statement on canal company shares for the following companies:
USLCC-Utah and Salt Lake Canal Company,
WJWUC - Welby Jacob Water Users Company
EJIC-East Jordan Irrigation Company,
SJCC - South Jordan Canal Company
ULDC-Utah Lake Distributing Company
[3]Well Source “C” refers to Culinary Wells and “S” refers to Secondary Wells.

CITY OF SARATOGA SPRINGS MUNICIPAL SURFACE WATER RIGHTS (DWRI, 2025)

Water Right Number	Change Application Number	Basis[1]	Base/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Source[2]
57-10462	a50755	SHAR – EJIC	1877/2023	43.56	19.69	MPS
57-10703	a43884	SHAR - EJIC	1977/2018	113.74	51.410	MPS
55-2060 55-12783	a43438	D1450 D1450	1965/2018	81.636	47.013	MPS
51-8622 59-5926	a50898	SHAR - USLCC	1870/2023	105.57	47.72	MPS
Marina Pump Station - Subtotal				344.506	165.833	MPS
59-6034	a47641	SHAR - ULDC	1908/2021	766.500	346.460	MPS & ULDC
59-5923	a42686	SHAR - ULDC	1908/2017	605.32	341.840	MPS & ULDC
59-5961	a43584	SHAR - ULDC	1908/2018	98.16	55.430	MPS & ULDC
59-5982	a44302	SHAR - ULDC	1908/2019	102.250	57.743	MPS & ULDC
59-5991	a45243	SHAR - ULDC	1908/2019	73.584	41.575	MPS & ULDC
59-5990	a45242	SHAR - ULDC	1908/2019	2064.440	1166.409	MPS & ULDC
55-11962	a46500	SHAR - ULDC	1908/2021	275.940	124.725	MPS & ULDC
59-6012	a46502	SHAR - ULDC	1908/2020	30.66	13.860	MPS & ULDC
59-6035	a48426	SHAR - ULDC	1908/2022	35.77	16.17	MPS & ULDC
59-6054	a50260	SHAR - ULDC	1908/2023	51.1	23.10	MPS & ULDC
59-6077	a45252	SHAR - ULDC	1908/2024	45.90	20.66	MPS & ULDC
Marina Pump Station and ULDC Canal- Subtotal				4,149.624	2,207.972	MPS & ULDC
59-5994	a45311	SHAR - WJWUC	1853-1908/2019	96.0	43.392	WJWUA
59-5949	a44383	SHAR – WJWUC	2017/2019	107	60.455	WJWUA
59-6022	a47554	SHAR – WJWUC	1853-1908/2021	3.000	1.356	WJWUA
59-6028	a47855	SHAR – WJWUC	1853-1908/2021	45.000	20.340	WJWUA
59-6036	a47857	SHAR – WJWUC	1853-1908/2021	7.000	3.164	WJWUA

Water Right Number	Change Application Number	Basis[1]	Base/ Change Priority	Quantity (acre-feet)	Depletion (acre-feet)	Source[2]
59-6062	a49996	SHAR – WJWUC	1877/2023	50	21.22	WJWUA
59-6038	a49232	SHAR – WJWUC	1877/2022	239	108.03	WJWUA
WJWUA Pond - Subtotal				547	257.957	WJWUA
			TOTAL	5,041.13	2,631.762	

[1] SHAR – Share Statement on canal company shares for the following companies:
USLCC-Utah and Salt Lake Canal Company,
WJWUC - Welby Jacob Water Users Company
EJIC-East Jordan Irrigation Company,
SJCC - South Jordan Canal Company
ULDC-Utah Lake Distributing Company

[2]Source "MPS" refers to the Marina Pump Station, "ULDC" refers to the ULDC Pond, "WJWUA" refers to the Welby Jacob Pond.

ATTACHMENT B – CUWCD AGREEMENT FOR WATER DELIVERY

WATER SUPPLY AGREEMENT BETWEEN CENTRAL UTAH WATER CONSERVANCY DISTRICT AND THE CITY OF SARATOGA SPRINGS FOR SALE OF CWP MUNICIPAL AND INDUSTRIAL WATER

This Water Supply Agreement ("Agreement") is made as of this 25th of November, 2009, by and between the Central Utah Water Conservancy District, a water conservancy district organized under the laws of the State of Utah ("District"), and The City of Saratoga Springs, a municipal corporation ("Purchaser"). The District and the Purchaser are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. The District is organized and exists pursuant to the Utah Water Conservancy Act, Utah Code Annotated §17B-2a-1001, et seq., and those provisions of §17B-1-101, et seq., applicable to all local districts, both sections as amended (collectively, the "Act"), for the purpose, among others, of making water available to contract holders residing within its boundaries and of entering into agreements with water users for the purchase and sale of water and its delivery.

B. The Purchaser is a water user organized under the laws of the State of Utah that utilizes and/or provides water service to its customers within its boundaries, and which desires to purchase an additional supply of municipal and industrial ("M&I") water from the District.

C. The District shall design, construct, operate, maintain, repair and replace the Central Utah Water Conservancy District Water Development Project ("CWP"), and has developed and obtained and will develop and obtain sources of water supply for sale and delivery to contract purchasers through the CWP.

D. The Parties enter into this Agreement to set forth the terms and conditions pursuant to which CWP water may be reserved by, purchased by and delivered to the Purchaser at the point or points designated herein, for sale and distribution by the Purchaser to meet a portion of the needs of its customers.

NOW, THEREFORE, IN CONSIDERATION of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS

1. **Sale and Purchase of CWP Water**

(a) The District hereby agrees to sell and the Purchaser hereby agrees to purchase annually, or in any event pay for, as described herein, Ten Thousand (10,000) acre-feet of M&I water developed from the CWP ("Purchased Water"), consisting of Ten Thousand (10,000) acre-feet of Deliverable Water, as defined in Paragraph 2(b)(1)(B) below, delivered using CWP or District operated infrastructure ("CWP Infrastructure Water") and Zero (0) acre-feet of Deliverable Water delivered to Purchaser by means other than CWP or District operated infrastructure ("CWP Non-Infrastructure Water").

(b) Subject to the terms and conditions of this Agreement, the Purchased Water shall be reserved and made available by the District to the Purchaser in accordance with the Take-down Schedule attached as Exhibit "A" hereto. The Deliverable Water shall then be delivered to the Purchaser at the specified point or points of delivery, and within the maximum daily flow rates ("Contract Capacity") set forth on the Delivery Schedule attached as Exhibit "B" hereto. The Parties hereby understand and acknowledge that in establishing the Contract Capacity, the District must

consider both the capacity of the available CWP water supply and the capacity of the available CWP infrastructure, including the capacity of all available reservoirs, wells, treatment plants, transmission lines, meters and meter stations, and pumps and pump stations within the CWP system (collectively, the "CWP System Capacity").

(c) The District and the Purchaser agree and understand that the sale of Purchased Water under this Agreement is under terms and conditions that are the same for similarly situated customers entering into CWP water supply agreements during the period July 1, 2009 through September 30, 2009 (said grouping of water supply agreements being referred to for purpose of identification as "CWP FY2010 A").

(d) In the event the District shall enter into any CWP supply agreement(s) having a pricing structure or terms of sale more favorable to the purchaser therein than those set forth in Paragraph 2 below, the Parties agree that this Agreement shall be amended so as to apply the same pricing structure or terms of sale herein.

2. **Sales Price of Purchased Water**

(a) General.

(1) CWP water is sold and delivered pursuant to a pricing structure containing the following four components: (i) a One-time Development Charge; (ii) an Annual Reservation Fee, (iii) an Annual Water Fee, and (iv) an Annual Service Fee, all as described in Paragraph 2(b) below. (The One-time Development Charge, the Annual Reservation Fee, the Annual Water Fee and the Annual Service Fee are sometimes referred to herein collectively as the "CWP Fees").

(2) Factors that will influence the amount for each of the four components of the pricing structure may include: (i) whether a purchaser uses or does not use any of the District's

infrastructure; and (ii) the grouping, by year, of water purchase agreements for CWP water. At the sole discretion of the District, the cost of some of the four components of the pricing structure may be zero based on the factors described above.

(3) The CWP Fees set forth herein are imposed for the sole purpose of developing and providing the CWP water supply and providing the infrastructure necessary to deliver the Purchased Water to the Purchaser and other water users and customer agencies that enter into similarly situated and dated CWP water supply agreements. CWP Fees will not include District costs from projects not directly related to the CWP. The District shall treat all CWP water purchasers, similarly situated within water sales agreements grouped according to the effective dates of said agreements as may be determined by the District, in an equal, fair and non-discriminatory manner.

(4) CWP Fees under this Agreement shall be due and payable by the Purchaser, as provided herein, regardless of whether the Purchaser calls for or uses any of the Purchased Water in any given year, subject to annual adjustment as provided in Paragraph 7 herein. Notwithstanding the foregoing, in the unlikely event the CWP infrastructure is not capable of delivering Purchased water to Purchaser in the fiscal year first set forth in the Take Down Schedule, Exhibit "A" hereto, the obligation of the Purchaser to pay the One-time Development Charge and the Reservation Fee shall be suspended, the volume of water scheduled to be removed from reserved status and become Deliverable Water, as defined in Paragraph 2(b)(1)(B), in that fiscal year shall be set back and added onto the next succeeding year, until Purchased water is available for delivery, at which time payment of the One-time Development Charge, as provided herein, shall be due for the fiscal year in which Purchased Water first becomes Deliverable Water and for each fiscal year added on thereto.

(5) Notwithstanding any provision herein to the contrary with regard to payment of

CWP Fees, the Purchaser may request in writing that it be authorized to pre-pay, in whole or in part, any one or all of the CWP Fees due and owing hereunder. The pre-payment request shall be analyzed on a case-by-case basis, and be authorized at the sole discretion of the District, subject to such terms and conditions as the District shall determine at the time. The District's authorization to pre-pay and the terms and conditions of pre-payment shall be set forth in a separate written agreement to be executed between the District and the Purchaser.

(b) CWP Pricing Structure. The pricing structure for the CWP FY2010 A water supply agreements is as follows:

(1) One-time Development Charge.

(A) The District must recover from all purchasers that enter into water supply agreements the costs of the District to develop the CWP, including the acquisition and development of the CWP water supply and the planning, design and construction of the CWP infrastructure ("CWP Development Cost"). The One-time Development Charge is charged on a per acre-foot basis as provided in Paragraph 2(c) below, and covers the majority of the Purchaser's proportionate share of the CWP Development Cost. The One-time Development Charge is fixed by this Agreement and not subject to change for CWP water reserved under this Agreement.

(B) The One-time Development Charge is paid one-time only by the Purchaser for the total volume of Purchased Water, and is due and payable on June 1 prior to the fiscal year Purchased Water is removed from reserved status as provided in Paragraph 2(b)(2)(A) below and made available to the Purchaser for delivery each year ("Deliverable Water") in accordance with the Take-down Schedule, Exhibit A.

(C) The One-time Development Charge for the CWP Infrastructure Water

reserved for Purchaser hereunder is fixed during the term of this Agreement in the amount set forth in the table under Paragraph 2 (c)(1).

(2) Annual Reservation Fee.

(A) The Annual Reservation Fee applies to Purchased Water held in reserve status for the Purchaser pursuant to the provisions of Paragraph 4 ("Reserved Water"), and is imposed inasmuch as the CWP Development Cost must be paid by the District regardless of whether the Purchaser takes delivery of Purchased Water or not. The Annual Reservation Fee is charged on a per acre-foot basis as provided in Paragraph 2(b) below and covers an additional portion of the Purchaser's proportionate share of the CWP Development Cost during the period the Purchased Water remains in reserved status. As Purchased Water is removed from its reserved status and becomes Deliverable Water pursuant to the Take-down Schedule, Exhibit A, the District will no longer impose an Annual Reservation Fee on said water. The Purchaser will then pay the One-time Development Charge on the Deliverable Water as provided in Paragraph 2(b)(1) and commence payment of the Annual Water Fee as provided in Paragraph 2(b)(3) and the Annual Service Fee as provided in Paragraph 2(b)(4). The District will continue to impose the Annual Reservation Fee on any and all Purchased Water that remains in Reserved Water status for the Purchaser.

(B) The Annual Reservation Fee is charged on a per acre-foot basis for each acre-foot of Purchased Water held in reserved status for the Purchaser pursuant to Paragraph 4 as of December 31st of the preceding calendar year, and is due and payable annually on or before February 15th of the current year.

(C) The Annual Reservation Fee for the CWP Infrastructure Water reserved for Purchaser hereunder is fixed during the term of this Agreement in the amount set forth in the table

under Paragraph 2(c)(1).

(3) Annual Water Fee.

(A) The Annual Water Fee is charged on a per acre-foot basis as provided in Paragraph 2(c) below and is imposed to cover costs associated with the operation, maintenance, repair and replacement ("O&M") of the CWP infrastructure, to fund O&M reserves for the CWP, to pay the remaining portion of the Purchaser's proportionate share of the CWP Development Cost not covered by the One-time Development Charge and the Annual Reservation Fee (proportionate share for this purpose being defined as Purchaser's total volume of CWP Infrastructure Water under this Agreement divided by the total capacity of the CWP attributable to CWP Infrastructure Water, estimated by the Parties as of the date hereof to be 53,312 acre-feet, averaged over a five-year rolling period), and to cover other related costs of the District pertaining solely to the CWP infrastructure.

(B) In payment of the Annual Water Fee, the Purchaser will only pay that amount attributed to a proportionate share of costs incurred for O&M, to fund the O&M Reserve and other related costs pertaining to CWP infrastructure, apportioned to the Purchaser based upon the annual cumulative volume of Deliverable Water, in acre-feet.

(C) The initial amount of the Annual Water Fee for the CWP Infrastructure Water reserved for Purchaser hereunder is set forth in the table under Paragraph 2 (c)(1). Payment shall be made in conformance with the following:

(i) The District will invoice the Purchaser for the Annual Water Fee commencing the end of the month following the payment of the One-time Development Charge.

(ii) Subject to the provisions of Paragraph 2(b)(3)(D) below, the Annual Water Fee is payable by the Purchaser on a monthly basis within 30 days of the date of the

District's invoice for actual water deliveries made in months prior to the date of the invoice.

(iii) Subject to the provisions of Paragraph 7 below, the Annual Water Fee is to be paid by the Purchaser as provided herein regardless of whether the Purchaser calls for or uses any of the Deliverable Water in any given year. In the event the amount paid by the Purchaser under invoices for actual water delivered in conformance with Paragraph 2(b)(3)(C)(ii) is less than the total Annual Water Fee due hereunder, the remaining balance shall be invoiced by the District in the June billing each fiscal year.

(D) Notwithstanding the provisions of Paragraph 2(b)(3)(C) above, the Purchaser, at its option, may give written notice to the District that it desires to capitalize the Annual Water Fee. The District is willing to accept an up-front capitalized payment ("Capitalized Annual Water Fee"), for a period of not to exceed five years ("Capitalization Period"), under terms and conditions established by the District in its sole discretion, subject to the following:

(i) Upon receipt of notice from the Purchaser, the District will calculate the total estimated amount of the Capitalized Annual Water Fee to be due and payable over the Capitalization Period commencing the date Deliverable Water becomes available to the Purchaser. The District will thereupon notify the Purchaser, in writing, of the amount of the Capitalized Annual Water Fee to be charged, which shall be due and payable by the Purchaser within thirty (30) days from the date it receives said notice.

(ii) Within sixty (60) days of the end of the Capitalization Period, the District shall reconcile with the Purchaser the difference between the Capitalized Annual Water Fee paid by the Purchaser and the actual amount that would have been paid had the Purchaser paid the Annual Water Fee on an annual basis. If the Capitalized Annual Water Fee paid by the Purchaser is

higher than the actual annual payments would have been pursuant to Paragraph 2(b)(3)(C), the District shall credit the difference to the Purchaser against future Annual Water Fees payable by the Purchaser as determined by the District . If the Capitalized Annual Water Fee paid by the Purchaser is lower than the actual annual payments would have been pursuant to Paragraph 2(b)(3)(C), the Purchaser shall pay the difference to the District within ninety (90) days from the end of the Capitalization Period.

(4) Annual Service Fee.

(A) The Annual Service Fee is charged on a per acre-foot basis as provided in Paragraph 2(c) below and is imposed to cover a portion of the District's CWP administrative costs and expenses.

(B) The Annual Service Fee is due and payable annually on or before February 15th of the current year for the annual cumulative volume, in acre-feet, of Deliverable Water pursuant to this Agreement as of December 31st of the preceding year. The Annual Service Fee will be due and payable regardless of whether the Purchaser calls for or uses any of the Deliverable Water in any given year.

(C) The initial amount of the Annual Service Fee for the CWP Infrastructure Water reserved for Purchaser hereunder is fixed during the term of this Agreement in the amount set forth in the table under Paragraph 2 (c)(1).

(c) Pricing Structure Applicable to the Purchaser Hereunder.

(1) The pricing structure for the CWP 2010A water supply agreements is as follows:

(A) For CWP Infrastructure Water Delivered to the Point(s) of Delivery Identified in Exhibit B:

Price Component	Price per acre-foot
(i) One-time Development Charge	$6,200

(ii)	Annual Reservation Fee	$ 0
(iii)	Annual Water Fee	$ 314**
(iv)	Annual Service Fee	$ 0

** Subject to change. The amount to be charged under the Annual Water Fee is anticipated to fluctuate based upon the District's actual costs, and as such, the amount to be charged for the Annual Water Fee will be set annually by the District.

(B) For CWP Non-Infrastructure Water Delivered to the Point(s) of Delivery Identified in Exhibit B:

Price Component		Price per acre-foot
(i)	One-time Development Charge	$5,000
(ii)	Annual Reservation Fee	$ 0
(iii)	Annual Water Fee	$ 0
(iv)	Annual Service Fee	$ 20**

** Subject to change. The amount to be charged under the Annual Service Fee is anticipated to fluctuate based upon the District's actual costs, and as such, the amount to be charged for the Annual Service Fee will be set annually by the District.

(2) Interest on Delinquent Accounts. Any CWP Fee that remains unpaid after it shall have become due and payable as provided herein shall be subject to simple interest at the rate of one and one-half percent (1.5%) of the delinquent amount per month. Interest will begin to accrue from the date of delinquency and will continue to accrue until such time as the delinquent CWP Fees and all accrued interest have been paid in full; provided, however, that no interest shall be charged to or paid by the Purchaser unless such delinquency continues for more than thirty (30) days or more beyond the date of delinquency.

3. **Quality of Water Delivered**

CWP culinary water shall be delivered to the Purchaser in conformance with standards for public drinking water set by applicable law and regulation, including the Utah Division of Drinking

Water and/or the Utah Drinking Water Board of the Department of Environmental Quality; provided, however, that the District shall not be liable, or otherwise in breach of this Agreement, for failure to meet those standards unless the failure is due to the District's willful misconduct or gross negligence. The District and Purchaser agree that the CWP water sources will be Provo River water, high quality deep groundwater from a well field in or near Vineyard, Utah, or other sources of comparable quality. Deliveries from any other sources shall be of comparable quality.

4. **Reservation of Water**

(a) The District shall hold Purchased Water in reserve for the Purchaser pursuant to the Take-down Schedule, Exhibit A. Purchased Water must be removed from Reserved Water status based on said schedule. As Reserved Water is removed from reserved status, payments will be required for each acre-foot of Deliverable Water as set forth in Paragraph 2.

(b) The Purchaser may conclude that it has reserved more Purchased Water than it will eventually require. The District may consider an application from the Purchaser to transfer or otherwise reduce all or a portion of the amount of CWP water contracted for hereunder; however, the District will not approve the application unless and until another water user in North Utah County or Salt Lake County ("Replacement Purchaser") applies for a new contract, in an equal or greater quantity, to simultaneously replace the reduction hereunder. In such event, the District may approve such a replacement transaction, on the basis of the same terms or on differing terms, in the best interest of the District at its sole discretion. The District agrees, however, that it will not unreasonably deny Purchaser's application for or alter the terms of the replacement transaction under a new contract. The limitations and conditions that shall apply, however, to such a replacement transaction include the following:

(1) A reduction in contract volume to be taken down by Purchaser and/or the timing thereof, as set forth in Exhibit A, hereto must include a corresponding, proportional reduction in Contract Capacity under Exhibit B hereto.

(2) The reduction of contract volume and/or the timing thereof under Exhibit A hereto is limited to the corresponding amount and/or timing of the new or increased contract volume of the Replacement Purchaser.

(3) The reduction of Contract Capacity under Exhibit B hereto must be at least as great as the Contract Capacity increase of the new or increased contract of the Replacement Purchaser, except for variations in maximum daily delivery as between the Purchaser and the Replacement Purchaser.

(c) At the Purchaser's request, and provided that the District has developed the required CWP System Capacity:

(1) Purchased Water may become deliverable to the Purchaser on a year-to-year basis according to an accelerated schedule from that shown in Exhibit A, subject to terms and conditions mutually agreed to in writing by the Parties, or

(2) Purchased Water may become deliverable on a permanent basis according to an accelerated schedule from that shown in Exhibit A pursuant to the terms and conditions set forth in this Agreement;

(d) In the event of a reduction in the take-down as a result of a reduction or transfer of Purchased Water by the Purchaser as provided in subparagraph 4 (b) above, or an acceleration in the delivery of the Purchased Water as provided in subparagraph 4 (c) above, the applicable CWP Fees due and payable by the Purchaser to the District as provided in Paragraph 2 shall be correspondingly

accelerated or reduced as the case may be, as determined in the sole discretion of the District in conformance with the provisions of Paragraph 2(b).

5. **Point of Delivery**

(a) The District will deliver the Purchased Water to the Purchaser in conformance with the following:

(1) For CWP Infrastructure Water: CWP Infrastructure Water will be measured and delivered to the Purchaser only at the point or points of delivery identified in Exhibit B. The infrastructure to be constructed by the District for the purpose of delivering CWP Infrastructure Water from its main transmission lines at said point(s) of delivery include a vault, valve(s), meter(s), piping and related facilities and equipment ("Delivery Infrastructure"), as determined to be necessary by the District to deliver and measure the CWP Infrastructure Water at said point(s). The Delivery Infrastructure will be constructed and installed at the District's sole expense in connection with the development of the CWP, and the District shall own, operate, maintain, repair and replace the same for the term of this Agreement.

(2) For CWP Non-Infrastructure Water: CWP Non-infrastructure Water will be measured and delivered by the Purchaser at its infrastructure. The District will administer water right change applications as necessary to designate points of diversion for delivery of CWP Non-infrastructure Water to the Purchaser at the Purchaser's sources. The Purchaser will meter and tabulate totals of CWP water delivered on a monthly basis from Purchasers sources and report that to the District for each contract year.

(b) Once the District delivers CWP Infrastructure Water to the point(s) of delivery, or CWP Non-infrastructure water is delivered at the Purchaser's sources, it shall be the responsibility of the

Purchaser to provide its own facilities as needed to take this water from the Delivery Infrastructure or Purchasers sources into the Purchaser's own delivery and/or distribution system for its use. No new points of delivery will be allowed without the prior written approval of the District. All Purchased Water delivered by the District under this Agreement will be measured through measuring devices installed in the Delivery Infrastructure or the Purchasers infrastructure at its sources.

6. **System Capacity**

(a) It is understood by the Purchaser that the delivery of Deliverable Water by the District to the Purchaser is limited to the Contract Capacity set forth in Exhibit B.

(b) If CWP System Capacity is available to deliver water beyond the Contract Capacity, and the Purchaser so requests, the Purchaser may, with the prior written approval of the District, receive delivery of Deliverable Water at a flow rate higher than the Contract Capacity provided in Exhibit B, subject to the following:

(1) The maximum flow rate at which the Deliverable Water shall be delivered and resulting adjustments in the applicable CWP Fees set forth in Paragraph 2 (c) herein for said year or other costs to be applied, if any, shall be negotiated and agreed upon by the Parties prior to the delivery of Deliverable Water in the increased amount.

(2) A request by the Purchaser to exceed the Contract Capacity shall be made on an annual basis no later than April 30th.

(3) Notwithstanding the foregoing, if the Contract Capacity is exceeded by the Purchaser without receiving the prior written approval of the District, then a monthly surcharge will be assessed to the Purchaser in an amount per acre-foot set annually by the District for each acre-foot of water exceeding Contract Capacity or Contract Capacity modified in accordance with Paragraph

6(b)(1), calculated on a daily basis.

7. **Quantity of Water Delivered**

(a) The District is not a guarantor of CWP water supply or of CWP delivery capacity. It is understood by the Parties that the District's ability to deliver CWP water to the Purchaser depends, in part, on the available CWP System Capacity. Therefore, in its reasonable discretion and pursuant to its interpretation and the application of its policies, rules, and procedures as they may be amended periodically:

(1) in times of CWP water shortage due to lack of runoff or other conditions which may be beyond the control of the District, the District may make a ratable allocation of CWP water among the various CWP purchasers, which allocation shall be based on the then-current amount of Deliverable Water in proportion to the District's CWP water purchase commitments under all of its CWP water supply agreements, and the amount of Deliverable Water for that year shall be reduced pro-rata; and

(2) in the event of CWP System Capacity shortages due to potential failures of equipment and infrastructure, and limitations in water source and infrastructure capacities, and in peak demand periods and other times of limited delivery capacity, the District may allocate the available CWP System Capacity among the District's CWP purchasers, which allocation shall be based on the then-current amount of CWP System Capacity available in proportion to the total CWP delivery capacity set forth in Exhibit B.

(b) No liability shall accrue against the District or any of its trustees, officers, agents, or employees, for any damages, direct or indirect, sustained by the Purchaser and/or its customers in the event of shortages of CWP System Capacity, or the District's inability to deliver the Purchased Water to the Purchaser not resulting from the District's own negligence, or due to shortages caused by drought,

hostile diversion, prior or superior claims, or other similar causes not within the control of the District.

(c) In the event the Purchaser does not take delivery during any contract year of all of the Deliverable Water for which the One-time Development Fee has been paid in conformance with the provisions of Paragraph 2 (b) (1), the Purchaser may take delivery in the immediately following contract year of so much of the Deliverable Water not taken as does not exceed five percent (5%) of the total Deliverable Water for that year ("Deferred Water"), subject to the following:

(1) Calculation of the amount of Deferred Water shall not include any water besides Deliverable Water as of the end of the previous contract year.

(2) Deferred Water cannot be accumulated on a multi-year basis.

(3) Deferral is subject to the availability of CWP System Capacity, as reasonably determined by the District;

(4) Delivery of Deferred Water shall have a lower priority than delivery of Deliverable Water for that year;

(5) The Purchaser may take delivery of Deferred Water only after it has taken delivery of all of the Deliverable Water for the contract year in which the Deferred Water is to be taken.

8. **Use and Delivery of Purchased Water by the Purchaser**

(a) The Purchaser shall use the Purchased Water made available to it under this Agreement only for M&I purposes. No other use of Purchased Water shall be made without the prior written consent of the District.

(b) The portfolio of water rights the District has acquired for the CWP requires that a percentage of water represented by the CWP water rights be returned to the hydrologic system in Utah and Salt Lake counties in order to avoid interference with other water right appropriators and with

other District water supply operations. As such, the Purchaser shall not recycle nor otherwise utilize the Purchased Water in a manner that depletes the Purchased Water in amounts greater than fifty percent (50%), without the prior written consent of the District.

(c) Subject to the prior written consent of the District, all or some portion of the CWP Non-infrastructure Water may be utilized by the Purchaser by change application or exchange application under Utah law filed by the District. The Purchaser shall reimburse the District for any legal, engineering or other professional and consulting fees and all related costs and expenses it reasonably incurs in prosecuting any such change or exchange application to decision before the State Engineer, and through any subsequent judicial or administrative review proceedings or appeal.

(d) The Purchaser shall build its own infrastructure as required by it to take delivery of the Purchased Water from the District and utilize and distribute the same to its customers. All cost for O&M of the Purchaser's facilities shall be paid by the Purchaser and not the District.

(e) The Purchaser shall not use, deliver for use, sell, lease or otherwise dispose of any Purchased Water outside Purchaser's political boundaries or its recognized service area, without the prior written consent of the District. No user of the Purchased Water will use the Purchased Water on any basis other than the same basis as the general public.

(f) The facilities to be used to provide and deliver the Purchased Water may be financed, in whole or in part, with the proceeds of tax-exempt bonds ("Tax-exempt Bonds") of the District.

(1) The Purchaser acknowledges that in the event the District issues or has issued Tax-exempt Bonds related to the Purchased Water or its delivery, the use of Purchased Water by the Purchaser may be subject to various limitations imposed under the Internal Revenue Code of 1986 (the "Code"), and United States Treasury Regulations dealing with the tax-exempt bond provisions of the

Code (the "Regulations"), that must be complied with in order to protect the tax-exempt status of interest on the Tax-exempt Bonds; and as such, the Purchaser agrees as follows:

(A) The Purchaser shall not, without the prior written approval of the District, supply or enter into any arrangement to supply any of the Purchased Water to any person or entity, other than a state or local government, that conveys any preferential benefits, or that supplies water other than on the basis of rates that are generally applicable and uniformly applied or supplies the water to any person or entity who will resell the water in such a manner as to establish a "Private Business Use" under applicable provisions of Section 141(a) of the Code and the Regulations, thereby jeopardizing the tax-exempt status of the Tax-Exempt Bonds.

(B) The Purchaser shall not establish any fund or otherwise set aside any money or investments that it reasonably expects to use to make payments due and owing to the District under this Agreement without the prior written approval of the District (which approval may, among other requirements, limit the maximum yield for the investment of any such amounts pursuant to certain arbitrage rules under applicable provisions of Section 148(f) of the Code and the Regulations).

(2) The Purchaser shall, on an annual basis, provide to the District written verification of compliance with the requirements of this Subparagraph 8 (f).

9. **Water Conservation**

The Purchaser covenants that it shall prepare and file with the District a water conservation plan promulgated by the Purchaser which addresses, among other things, pricing, technical assistance and public education as components of the water conservation plan. Such plan shall be submitted to the District within one year of first delivery of Purchased Water to the Purchaser and shall be updated biennially.

10. **Collection of Fees and Charges**

In order to assure full and continuous performance of the Purchaser's obligations as set forth herein, the Purchaser hereby covenants and agrees that it will levy and collect all necessary fees, charges and assessments and reasonable contingencies in amounts which, together with other legally available funds, are sufficient to pay in full to the District all of its CWP Fee obligations under this Agreement. The Purchaser shall timely pay to the District the full amount of CWP Fees as they become due regardless of whether the Purchaser collects the full amount of its fees, charges, and assessments from its customers.

11. **Refusal of Water in the Event of Default and Termination**

(a) The District may withhold the delivery of all or any portion of the Purchased Water to the Purchaser if the Purchaser is in arrears for more than sixty (60) days in the payment to the District of any CWP Fee to be paid pursuant to Paragraph 2(b). Deliveries shall resume upon payment in full of any such arrearage including any and all accrued interest imposed by the District pursuant to this Agreement. Funds received to cure any arrearage shall be first applied by the District to payment of accrued interest and then towards the reduction of the principal on any such outstanding CWP Fee.

(b) If the Purchaser is in default under any provision of this Agreement and the default remains uncured for more than sixty (60) days after the date of written notice of default, the Parties shall reasonably mediate the dispute. However, if the dispute remains unresolved notwithstanding mediation, this Agreement may be terminated at the sole discretion of the District, subject to the following:

(1) The Purchaser shall have up to one (1) year after the date of written notice of default to seek judicial resolution of the dispute following mediation. This Agreement may not be terminated

by the District during the pendency of any judicial action, including any subsequent appeal.

(2) Should the Purchaser fail to bring legal action within said one year period and the dispute otherwise remains unresolved, the District may thereupon proceed to terminate the Agreement, effective upon written notice to the Purchaser.

(3) Upon termination of the Agreement, the Purchased Water will revert to the District for reallocation to other purchasers as determined by the District.

(4) Termination will not relieve the Purchaser of its obligations to pay any past due CWP Fees, together with any and all accrued interest; however, the Purchaser will be relieved of any future payment obligations after the termination of this Agreement.

12. **Term of Agreement**

The term of this Agreement shall be perpetual so long as the required payments are paid in accordance with the terms of this Agreement. However, nothing herein shall prohibit the Parties from amending or terminating this Agreement if the Parties mutually agree to do so. There are no third party beneficiaries of this Agreement, and no one other than the Parties hereto may enforce its terms and conditions.

13. **Assignment Limited**

Neither Party may assign this Agreement or any of its rights under it without the prior written consent of the other Party; provided, however, that the District may pledge and assign any monies received pursuant to this Agreement to the payment of the District's bonds.

14. **Exhibits**

All exhibits attached to this Agreement are incorporated into and made a part of this Agreement as though fully set forth herein.

15. **Binding Effect**

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

16. **Severability**

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

17. **Construction**

This Agreement is the result of negotiations between the Parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Each Party hereby waives the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the Party who (or who's attorney) prepared the executed Agreement or any earlier draft of the same. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

18. **Further Action**

The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

19. **Business Relationship**

This Agreement neither acknowledges the existence of nor is it intended nor shall it be construed to establish, create or organize any principal-agent relationship, partnership, joint venture, or any other legal entity or form of business relationship between the Parties, and is limited solely to the purposes and interests expressed herein.

20. **Entire Agreement**

This Agreement, including exhibits, constitutes the entire agreement of the Parties and supersedes all prior undertakings, representations, or agreements of the Parties regarding the subject matter hereof.

21. **Warranty of Authority**

Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified herein. The District and the Purchaser each represent and warrant that it has full legal right and authority to enter into this Agreement.

22. **Notices**

Notices given by or to the Parties shall be in writing and may be served personally or served by depositing them in the United States mail, postage prepaid, certified or registered mail with return receipt requested, addressed to the Parties at the addresses set forth below, or at such other addresses as the Parties may designate in writing:

DISTRICT:

Central Utah Water Conservancy District
Attention: General Manager
355 West University Parkway
Orem, Utah 84058

PURCHASER:

THE CITY OF SARATOGA SPRINGS
Attention: Mayor
3700 North Commerce Drive
Suite 200
Saratoga Springs, UT 84045

23. **Rules and Regulations Governing Service**

Subject to the terms and conditions of this Agreement, the District reserves the right to adopt rules and regulations governing the delivery of water under this Agreement, and to exercise its full statutory powers, including specifically the right to amend its rates, fees, charges, and its rules and regulations in the future, and the right to exercise its statutory powers, as they now exist or are amended or enacted in the future. It is expressly agreed that the District, by signing this Agreement, has not surrendered any of its rights in this regard.

24. Subject to Act

Subject to the terms and conditions of this Agreement, any commitment of CWP water, and payment to the District for CWP water so committed pursuant to this Agreement, shall be subject to the Act and the rules and regulations of the District's Board of Trustees now existing or hereafter legally promulgated, as the same may be supplemented or amended.

IN WITNESS WHEREOFF, the Parties hereto have executed this Agreement effective as of the day and year first written above.

CENTRAL UTAH WATER CONSERVANCY DISTRICT

By: _____

Its: President

Attest: _____

Secretary

THE CITY OF SARATOGA SPRINGS

By: _____

Its: Mayor

Attest: _____

Its:

City of Saratoga Springs Corporate Seal State of Utah

EXHIBIT A

PURCHASED WATER TAKE DOWN SCHEDULE (BY VOLUME) FOR CWP INFRASTRUCTURE WATER UNDER THIS AGREEMENT

FISCAL YEAR (eg. FY 2009 = July 1, 2008 through June 30, 2009)	ANNUAL VOLUME OF CWP INFRASTRUCTURE WATER REMOVED FROM RESERVED STATUS - DELIVERABLE WATER (AF)	CUMULATIVE ANNUAL VOLUME OF CWP INFRASTRUCTURE WATER DELIVERED (AF)
2009		
2010		
2011		
2012		
2013		
2014		
2015		
2016		
2017		
2018		
2019		
2020	10,000	
2021 and thereafter		10,000
TOTAL VOLUME OF CWP INFRASTRUCTURE WATER RESERVED UNDER THIS AGREEMENT (AF)	10,000	

PURCHASED WATER TAKE DOWN SCHEDULE (BY VOLUME) FOR CWP NON-INFRASTRUCTURE WATER UNDER THIS AGREEMENT

CALENDER YEAR	ANNUAL VOLUME OF CWP NON-INFRASTRUCTURE WATER REMOVED FROM RESERVED STATUS (AF)	CUMULATIVE ANNUAL VOLUME OF CWP NON-INFRASTRUCTURE WATER DELIVERED (AF)
2009		
2010		
2011		
2012		
2013		

2014		
2015		
2016		
2017		
2018		
2019		
2020		
2021 and thereafter		
TOTAL VOLUME OF CWP NON-INFRASTRUCTURE WATER RESERVED UNDER THIS AGREEMENT(AF)	None	

EXHIBIT B

DELIVERY LOCATION AND RATE OF DELIVERY CAPACITY UNDER THIS AGREEMENT

I. FOR CWP INFRASTRUCTURE WATER

Delivery Location See Note (1)	Ultimate Contract Capacity (Maximum Daily Flow Rate in GPM But Limited by Annual Deliverable Volume) See Note (2)
1. Turnout at approximately 2300 West Pioneer Crossing, Lehi	
2. Turnout at approximately Pony Express Parkway and 800 West, Saratoga Springs	
3. Turnout at approximately 1500 North and Utah Lake Distribution Canal, Lehi	
4. Turnout at approximately Pioneer Crossing and Redwood Road, Saratoga Springs	
See attached Figure 1	For Combined Total of up to 13,140 GPM

II. FOR CWP NON-INFRASTRUCTURE WATER

Delivery Location See Note (1)	Contract Capacity (Maximum Daily Flow Rate in GPM) See Note (3)
1. None	

Notes:

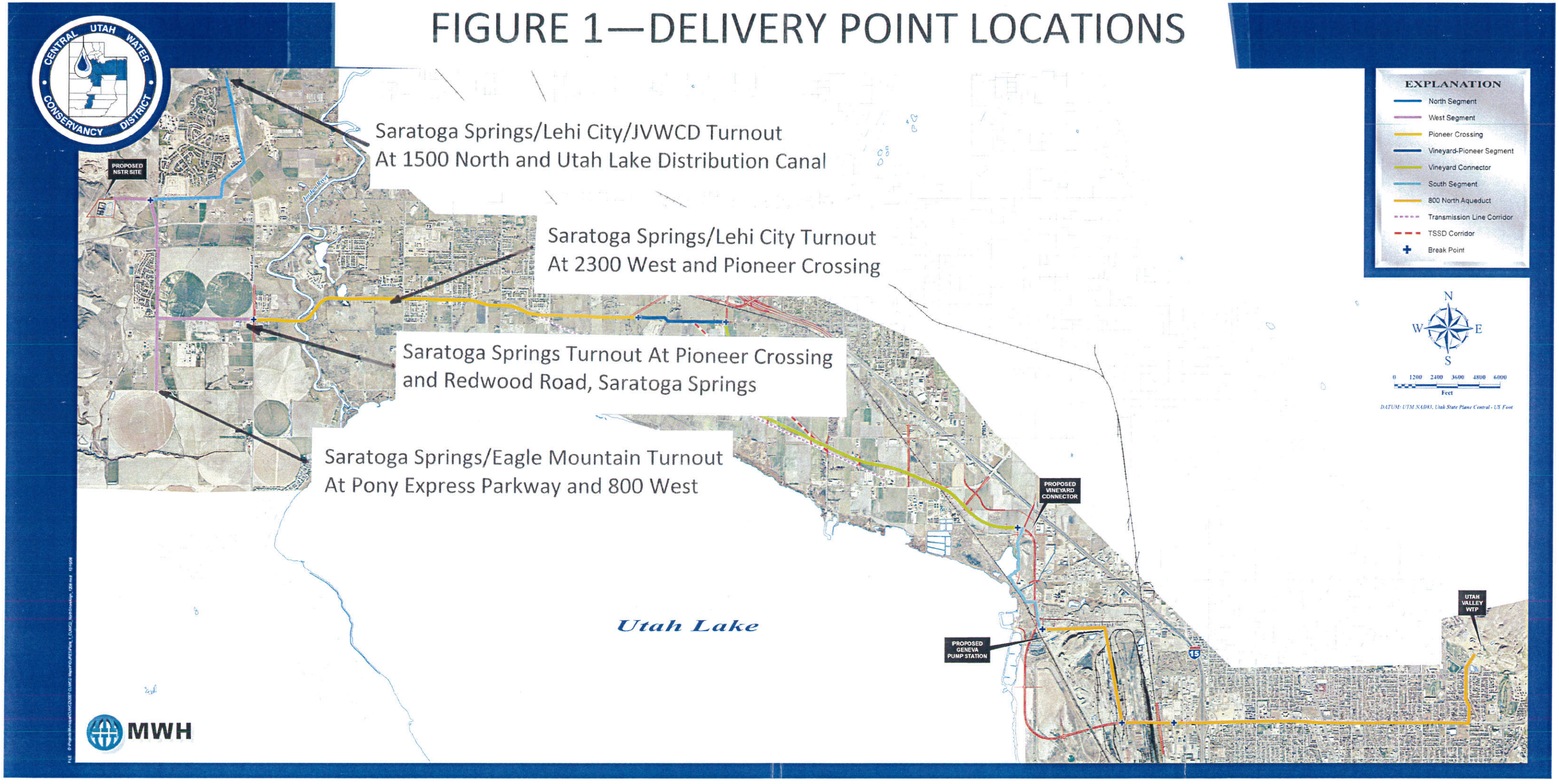
(1) The delivery location referenced herein is preliminary. A final delivery location or locations will be determined by the Parties and designated herein after final design and prior

to the commencement of construction of the CWP infrastructure or approval of water right change application.

(2) The total Contract Capacity corresponds to the Cumulative Annual Volume Delivered shown in Exhibit A in each year multiplied by 18% and divided by 31 days and converted to a gallons per minute flow rate, i.e. Delivered Water amount in AF multiplied by 0.18 divided by 31 days multiplied by 325,829 gallons per AF divided by 24 hours per day divided by 60 minutes per hour.

(3) The total Contract Capacity is anticipated to be identified in the approved water right change application.

FIGURE 1—DELIVERY POINT LOCATIONS



CENTRAL UTAH WATER CONSERVANCY DISTRICT

MWH

EXHIBIT A

February, 2017

Take-Down Schedule - Purchased Water Take-Down Schedule (By Volume) for Purchased Water Under this Agreement

COLUMN	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Fiscal Year (ie FY2008-09 = July 1, 2008 - June 30, 2009)	Annual Volume (Block) of Purchased Water For Which One-Time Development Fee is Due (AF)	One Time Development Charge for Blocks of Purchased Water (per AF)	Annual Volume of Purchased Water Subject to Capital Recovery Component of Annual Fee (AF)	*Actual* and Estimated Capital Recovery Component of Annual Fee for Volume of Water in Column C (per AF)	Annual Volume of Purchased Water which becomes Deliverable Water (AF)	Cumulative Annual Volume of Deliverable Water (AF)	*Actual* and Estimated OM&R Component of Annual Fee for Deliverable Water in Column (F) (per AF)	*Actual* and Estimated Future Annual Fee (As set annually by the District) (Fee includes the OM&R and Capital Recovery Components in Columns D & G
2008-09	0	*$6,200*	0		0	0		*$300*
2009-10	0	*$6,200*	0		0	0		*$314*
2010-11	0	*$6,200*	0		0	0		*$328*
2011-12	0	*$6,200*	0		0	0		*$343*
2012-13	0	*$6,200*	0		0	0		*$358*
2013-14	0	*$6,200*	0		0	0		*$374*
2014-15	0	*$6,200*	0	*$222*	0	0	*$169*	*$391*
2015-16	0	*$6,200*	0	*$203*	0	0	*$205*	*$408*
2016-17	0	*$6,200*	0	*$252*	0	0	*$175*	*$427*
2017-18	50	$6,200	50	$280	50	50	$166	$446
2018-19	50	$6,200	100	$310	50	100	$156	$466
2019-20	9900	$6,200	10,000	$346	380	480	$141	$487
2020-21	0		10,000	$364	380	860	$145	$509
2021-22	0		10,000	$383	380	1,240	$149	$532
2022-23	0		10,000	$400	380	1,620	$156	$556
2023-24	0		10,000	$421	380	2,000	$160	$581
2024-25	0		10,000	$442	380	2,380	$165	$607
2025-26	0		10,000	$464	380	2,760	$170	$634
2026-27	0		10,000	$484	380	3,140	$179	$663
2027-28	0		10,000	$508	380	3,520	$185	$693
2028-29	0		10,000	$530	380	3,900	$194	$724
2029-30	0		10,000	$556	380	4,280	$200	$756
2030-31	0		10,000	$583	380	4,660	$207	$790
2031-32	0		10,000	$609	380	5,040	$217	$826
2032-33	0		10,000	$639	380	5,420	$224	$863
2033-34	0		10,000	$668	380	5,800	$234	$902
2034-35	0		10,000	$702	380	6,180	$241	$943
2035-36	0		10,000	$733	380	6,560	$252	$985
2036-37	0		10,000	$7	380	6,940	$259	$266
2037-38	0		10,000	$8	380	7,320	$271	$279
2038-39	0		10,000	$11	380	7,700	$280	$291
2039-40	0		10,000	$12	380	8,080	$293	$305
2040-41	0		10,000	$16	380	8,460	$302	$318
2041-42	0		10,000	$16	380	8,840	$316	$332
2042-43	0		10,000	$20	380	9,220	$327	$347
2043-44	0		10,000	$21	380	9,600	$342	$363
2044-45	0		10,000	$25	400	10,000	$355	$380

- Actual previous or present fee amounts are in Italics and Blue as set by District Board of Trustees

Continues at 10,000 AF

- Fee amounts are estimated amounts and set annually by District Board of Trustees

CWP-Saratoga Springs Exhibit A Summary and Calculation

Fiscal Year (ie FY2008-09 = July 1, 2008 - June 30, 2009)	CWP One Time Development Charge Removed from Reserved Status (AF)	Actual and Estimated Capital Recovery Portion of Annual Fee (per AF)	Actual and Estimated OM&R Portion of Annual Fee (per AF)	Actual and Estimated Future Annual Fee (As set annually by the District) (Fee Includes the OM&R and Capital Recovery Components (per AF)	Capital Prepayment No Discount (per AF)	Capital Prepayment with 2.5% Discount (per AF)	Cost per Discounted Typical Single Family = .45 AF = WFSU .40
2008-09	$5,850				$15,949	$12,827	$5,772
2009-10	$6,200				$16,299	$13,168	$5,926
2010-11	$7,000				$17,099	$13,949	$6,277
2011-12	$7,800				$17,899	$14,729	$6,628
2012-13	$8,400				$18,499	$15,314	$6,891
2013-14	$8,500				$18,599	$15,412	$6,935
2014-15	$9,100	$222	$169	$391	$19,199	$15,997	$7,199
2015-16	$9,370	$203	$205	$408	$19,247	$16,222	$7,300
2016-17	$9,600	$252	$175	$427	$19,274	$16,426	$7,391
2017-18	$9,840	$280	$166	$446	$19,262	$16,590	$7,466
2018-19	$10,090	$310	$156	$466	$19,232	$16,736	$7,531
2019-20	$10,340	$346	$141	$487	$19,172	$16,850	$7,582
2020-21	$10,600	$364	$145	$509	$19,086	$16,935	$7,621
2021-22	$10,870	$383	$149	$532	$18,992	$17,008	$7,654
2022-23	$11,140	$400	$156	$556	$18,879	$17,058	$7,676
2023-24	$11,420	$421	$160	$581	$18,759	$17,095	$7,693
2024-25	$11,720	$442	$165	$607	$18,638	$17,126	$7,707

WATER SUPPLY AGREEMENT BETWEEN CENTRAL UTAH WATER CONSERVANCY DISTRICT AND THE CITY OF SARATOGA SPRINGS FOR SALE OF CWP MUNICIPAL AND INDUSTRIAL WATER

THIS WATER SUPPLY AGREEMENT ("Agreement") is made effective as of this 21 of August, 2018 (the "Effective Date"), by and between the Central Utah Water Conservancy District, a water conservancy district organized under the laws of the State of Utah ("District"), and the City of Saratoga Springs, a municipal corporation ("Purchaser"). The District and the Purchaser are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. The District is organized and exists pursuant to the Utah Water Conservancy Act, Utah Code Annotated §17B-2a-1001, et seq., and those provisions of §17B-1-101, et seq., applicable to all local districts, both sections as amended (collectively, the "Act"), for the purpose, among others, of making water available to contract holders residing within its boundaries and of entering into agreements with water users for the purchase and sale of water and its delivery.

B. The Purchaser is a water user organized under the laws of the State of Utah that utilizes and/or provides water service to its customers within its boundaries, and which desires to purchase an additional supply of municipal and industrial ("M&I") water from the District.

C. The District shall design, construct, operate, maintain, repair and replace the Central Utah Water Conservancy District Water Development Project ("CWP"), and has developed and obtained and will develop and obtain sources of water supply for sale and delivery to contract purchasers through the CWP.

D. The Parties enter into this Agreement to set forth the terms and conditions pursuant to which CWP water may be reserved by, purchased by and delivered to the Purchaser at the point or points designated herein, for sale and distribution by the Purchaser to meet a portion of the needs of its customers.

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS

1. **Sale and Purchase of Purchased Water**

(a) Purchase Water; Block Subscriptions; Take-down and Payment. The District hereby agrees to sell and the Purchaser hereby agrees to purchase in a given District fiscal year (July 1 – June 30) as provided below, or in any event pay for, in a given fiscal year (defined for purposes of the District as July 1 – June 30) an annual original supply and optional additional supply of District M&I water developed from the CWP (collectively, the "Purchased Water"). Purchased Water hereunder shall be made available and subscribed for in Blocks of Fifty (50) acre-feet (each, a "Block"), which shall be held in reserve for the benefit of Purchaser, and be taken-down for delivery using CWP or District operated infrastructure, in conformance with the following:

(1) Block Subscriptions.

(A) Original Contract Supply. The original contract supply of Purchased Water, which Purchaser subscribes for and agrees to purchase hereunder, shall consist of two (2) 50 acre-foot Blocks (the "Original Contract Supply").

(B) Optional Additional Contract Supply. Subject to the availability of additional CWP water, as determined in the sole discretion of the District, the Purchaser has the option of increasing the contract supply of Purchased Water hereunder up to an additional amount of Two Hundred (200) acre-feet (the "Optional Contract Supply"), for a total contract supply of Purchased Water hereunder in the amount of Three Hundred (300) acre-feet, including both the Original Contract Supply and the Optional Contract Supply.

(i) The Optional Contract Supply of Purchased Water shall be made available and may be subscribed for by Purchaser in up to a total of Four (4) additional Blocks.

(ii) The Purchaser's option to increase the contract supply of Purchased Water hereunder as provided in this Paragraph shall terminate on June 30, 2021.

(iii) Purchaser may subscribe for one or more additional Blocks of water per year, at any time in those fiscal years identified in the Take-down Schedule attached as EXHIBIT "A" hereto (the "Take-down Schedule"), by submitting to the District one or more written Block requests (each a "Block Request") for that fiscal year, duly authorized by the Purchaser and approved by the District.

(2) Take-down of Block Water. The Purchaser may take-down water (i.e. remove water subscribed for under each Block from Reserved Status to Deliverable Water), in amounts not less than ten (10) acre-feet, at any time by submitting to the District a written take-down request ("Take-down Request"), duly authorized by the Purchaser and approved by the District. Notwithstanding the foregoing, the total water supply within each Block subscribed for in any given fiscal year shall be taken-down by Purchaser within that fiscal year or in any event paid for in full as provided below as set forth in Paragraph 2(b)(1)(B).

(3) Payment. Payment of the One-time Development Charge for each additional Block shall be due and payable in conformance with the provisions of Paragraph 2(b)(1) herein, and payment of the Annual Fee for each additional Block shall be due and payable commencing with the year in which the Block request is submitted, in conformance with the provisions of Paragraph 2(b)(2) herein.

(b) Take-down and Delivery Schedule. Subject to the terms and conditions of this Agreement, Purchased Water, including the Original Contract Supply and the Optional Contract Supply, shall be held by the District in reserved status ("Reserved Status"), and be made available for delivery by the District to the Purchaser in accordance with the Take-down Schedule, and the scheduling provisions set forth in Paragraph 7. Purchased Water scheduled to be delivered in a given fiscal year which is removed from Purchased Water status to become "Deliverable Water" according to the Take-down Schedule, shall then be delivered to the Purchaser at the specified point or points of delivery, and within the maximum daily flow rates ("Contract Capacity") set forth on the Delivery Schedule attached as EXHIBIT "B" hereto (the "Delivery Schedule"). The Parties hereby understand and acknowledge that in establishing the Contract Capacity, the District must consider both the capacity of the available Purchased Water supply and the capacity of the available CWP infrastructure, including the capacity of all available reservoirs, wells, treatment plants, transmission lines, meters and meter

stations, and pumps and pump stations within the CWP system (collectively, the "CWP System Capacity").

(c) Substantially Similarly Situated Customers Offer. The District and the Purchaser agree and understand that the sale of Purchased Water under this Agreement is under terms and conditions that are substantially the same for similarly situated customers entering into CWP water supply agreements during the period July 1, 2017 through June 30, 2018 (said grouping of water supply agreements being referred to for purpose of identification as "CWP FY2018 A"), and offered to all other existing CWP Water Supply Agreement Customers as of January 1, 2018.

(d) Similar Pricing Structure Amendment. In the event the District shall enter into any CWP water supply agreement(s) having a pricing structure or terms of sale more favorable to the purchaser therein than those set forth in Paragraph 2 below, the Parties agree that this Agreement shall be amended so as to apply the same pricing structure or terms of sale herein.

2. **Sales Price of Purchased Water**

(a) General.

(1) The Purchased Water is sold and delivered pursuant to a pricing structure containing the following two components: (i) a One-time Development Charge; and (ii) an Annual Fee, with its two subcomponents, as described in Paragraph 2(b) below. (The One-time Development Charge and the Annual Fee, including its two subcomponents, are sometimes referred to herein collectively as the "CWP Fees").

(2) Factors that will influence the amount for each of the two components of the pricing structure may include among other things, the grouping, by year, of water purchase agreements for CWP water.

(3) The CWP Fees set forth herein are imposed for the sole purpose of developing and providing the CWP water supply and providing the infrastructure necessary to deliver the Purchased Water to the Purchaser and other water users and customer agencies that enter into similarly situated and dated CWP water supply agreements. CWP Fees will not include District costs from projects not directly related to the CWP. The District shall treat all CWP water purchasers, similarly situated within water sales agreements

grouped according to the effective dates of said agreements as may be determined by the District, in an equal, fair and non-discriminatory manner.

(4) CWP Fees under this Agreement shall be due and payable by the Purchaser, as provided herein, regardless of whether the Purchaser calls for or uses any of the Purchased Water in any given fiscal year, subject to monthly and annual adjustments as provided in Paragraph 7 herein. Notwithstanding the foregoing, in the unlikely event the CWP infrastructure is not capable of delivering Purchased Water to Purchaser in the amount set forth in Column C of the Take-down Schedule, in the corresponding fiscal year, the obligation of the Purchaser to pay the One-time Development Charge due and payable that fiscal year shall be suspended, and the volume of water scheduled to be delivered in that fiscal year shall be set back and added onto the next succeeding year until the Deliverable Water is available for delivery to the Purchaser, at which time payment of any unpaid One-time Development Charges, in the amount(s) set forth in Column D of the Take-down Schedule shall be due, as billed by the District.

(5) Notwithstanding any provision herein to the contrary with regard to payment of CWP Fees, the Purchaser may request in writing that it be authorized to pre-pay, in whole or in part, any one or both of the CWP Fees due and owing hereunder. The pre-payment request shall be analyzed on a case-by-case basis,and be authorized at the sole discretion of the District, subject to such terms and conditions as the District shall determine at the time. The District's authorization to pre-pay and the terms and conditions of pre-payment shall be set forth in a separate written agreement to be executed between the District and the Purchaser.

(b) CWP Pricing Structure. The pricing structure for the CWP FY2018 A water supply under this Agreement is as follows:

(1) One-time Development Charge.

(A) The District must recover from all purchasers that enter into water supply agreements the costs of the District to develop the CWP, including the acquisition and development of the CWP water supply and the planning, design and construction of the CWP infrastructure ("CWP Development Cost"). The One-time Development Charge is charged on a per acre-foot basis as provided in Paragraph 2

below, and covers a portion of the Purchaser's proportionate share of the CWP Development Cost. The respective One-time Development Charges to be paid by Purchaser for the Purchased Water reserved under this Agreement are fixed in the amounts shown in Column D of the Take-down Schedule during the term of this Agreement for each Block of Purchased Water in Column A and Column B.

(B) The One-time Development Charge due and owing for each Block designated in the Take-down Schedule is paid one-time only by the Purchaser for the Block of water constituting the Original Contract Supply of Purchased Water set forth in Column A, and the Blocks of water constituting the Optional Contract Supply set forth in Column B of the Takedown Schedule. The One-time Development Charge in the amount set forth in Column D of the Takedown Schedule shall be paid in installments when Purchased Water subscribed for under a Block is taken-down pursuant to the provisions of Paragraph 1(a)(2) herein and removed from Reserved Status to become Deliverable Water as set forth in Column C of the Takedown Schedule. The amount due shall be payable on the first day of the month next succeeding the month in which Purchased Water is taken down and removed from reserved status to become Deliverable Water pursuant to the provisions of Paragraph 1(a)(2) herein. Notwithstanding the foregoing, the total amount of the One-time Development Charge due and owing for each Block of Purchased Water set forth in Column A and Column B shall be payable for the entire Block, in full, by June 30 of the fiscal year in which the Block of water is subscribed for by the Purchaser, whether or not the full amount of said Block is taken-down within that fiscal year by the Purchaser.

(2) Annual Fee.

(A) The Annual Fee is charged on a per acre-foot basis as provided in Paragraph 2(c) below, and is imposed to cover costs associated with the operation, maintenance, repair and replacement ("OM&R") of the CWP infrastructure, to fund OM&R reserves for the CWP, to pay the remaining portion of the Purchaser's proportionate share of the CWP Development Cost not covered by the One-time Development Charge ("proportionate share" for this purpose being defined as Purchaser's total volume of Purchased Water under this Agreement divided by the total capacity of the CWP attributable to all water capable

of being delivered through CWP infrastructure, estimated by the Parties as of the date hereof to be 53,312 acre-feet, averaged over a five-year rolling period). The amount of the Annual Fee to be charged is set annually by the District's Board of Trustees and may change from year-to-year.

(B) The Annual Fee, for the purpose of this Agreement, is comprised of two separate components, as follows:

(i) The Annual OM&R Fee Subcomponent ("OM&R Component"). This subcomponent is imposed to cover costs associated with the operation, maintenance, repair and replacement of the CWP infrastructure in operation status and to fund OM&R reserves for the CWP. The OM&R Component is estimated and shall be imposed in a reasonable amount in conformance with applicable State law, annually at the beginning of each Fiscal Year (which may change from year-to-year), and is charged on a per acre-foot basis for the then cumulative total of the amount of Deliverable Water as of that Fiscal Year, as shown in "Column C" of the Take-down Schedule. The Purchaser will only pay that amount attributed to a proportionate share of costs incurred for OM&R, and to fund the OM&R reserve, apportioned to the Purchaser based upon the annual cumulative volume of Deliverable Water, in acre-feet.

(ii) The Annual Capital Recovery Fee Subcomponent (the "Capital Recovery Component"). This subcomponent is imposed to pay the remaining portion of the Purchaser's proportionate share of the CWP Development Cost not covered by the One-time Development Charge, as defined above. The Capital Recovery Component is estimated from time to time by the District as it updates its CWP System financial status (which may change from year-to-year), taking into account, among other things, the timing of additional capital facilities, if any, needed to satisfy future customer demands on the CWP System, and is charged on a per acre-foot basis for the then cumulative total amount of Purchased Water identified as of that Fiscal Year, as shown in "Column A" and "Column B" of the Take-down Schedule. The Purchaser will only pay that amount attributed to a proportionate share of capital development costs incurred in financing the CWP, apportioned to the Purchaser based upon the annual volume of Purchased Water, in acre-feet, as shown each year under Columns A and B of the Take-down Schedule, as amended from time to time.

(C) The estimated amount of the OM&R Component and the Capital Recovery Component of the Annual Fee is set forth in the Take-down Schedule, Exhibit A. Subject to the provisions of Paragraph 2(b)(2)(D) below, the Annual Fee shall be calculated, invoiced and be payable by the Purchaser as follows:

(i) The OM&R Component of the Annual Fee shall be calculated by multiplying the volume of actual water delivered in the prior month by the estimated OM&R Component amount set forth in Column F of Exhibit A, and be payable on a monthly basis within 30 days of the date of the District's invoice for actual water deliveries made in months prior to the date of the invoice. The District will invoice the Purchaser for the OM&R component of the Annual Fee commencing the end of the month following the payment of the One-time Development Charge and Capital Recovery Component.

(ii) The Capital Recovery Component of the Annual Fee shall be calculated based upon the volume of Purchased Water subscribed for under a Block which is taken-down pursuant to the provisions of Paragraph 1(a)(b) and removed from Reserved Status to become Deliverable Water, as shown in Column C of the Takedown Schedule, multiplied by the estimated Capital Recovery Component amount of the Annual Fee set forth in Column E of the Takedown Schedule. The amount due shall be payable on the first day of the month next succeeding the month in which Purchased Water is removed from Reserved Status to become Deliverable Water pursuant to the provisions of Paragraph 1(a)(2) herein.

(iii) Subject to the provisions of Paragraph 7 below, the Annual Fee is to be paid by the Purchaser as provided herein regardless of whether the Purchaser calls for or uses any of the Purchased Water in any given year. In the event the amount paid by the Purchaser under invoices for actual water delivered in conformance with Paragraph 2(b)(2)(C) is less than the total Annual Fee due hereunder, the remaining balance shall be invoiced by the District in the June billing each fiscal year.

(D) Notwithstanding the provisions of Paragraph 2(b)(2)(C) above, the Purchaser, at its option, may give written notice to the District that it desires to capitalize components of the Annual Fee. The District is willing to accept an up-front capitalized payment ("Capitalized Annual Fee"), for a

period of years agreeable to the District and Purchaser ("Capitalization Period"), under terms and conditions established by the District in its sole discretion, subject to the following:

(i) Upon receipt of notice from the Purchaser, the District will calculate the total estimated amount of the Capital Recovery Component of the Annual Fee to be due and payable over the Capitalization Period commencing the date Deliverable Water becomes available to the Purchaser. The District will thereupon notify the Purchaser, in writing, of the amount of the Capital Recovery Component of the Annual Fee to be charged, which shall be due and payable by the Purchaser within thirty (30) days from the date it receives said notice.

(ii) The Parties agree that upon payment of the Capital Recovery Component of the Annual Fee no credit or additional payment is due whether the actual amounts vary from the estimated amounts which were paid. It is agreed that "Column H" contains the calculated Capital Prepayment amount per acre-foot of the One-time Development Fee and the Estimated Capital Recovery Component of the Annual Fee as of the date of this Agreement.

(c) Pricing Structure Applicable to the Purchaser Hereunder.

(1) The pricing structure for the CWP Fees due and owing for Purchased Water hereunder, including the One-time Development Charge and the Annual Fee (including the OM&R Component and the Capital Recovery Component), is set forth in the Take-down Schedule.

(2) Interest on Delinquent Accounts. Any CWP Fee that remains unpaid after it shall have become due and payable as provided herein shall be subject to simple interest at the rate of one and one-half percent (1.5%) of the delinquent amount per month. Interest will begin to accrue from the date of delinquency and will continue to accrue until such time as the delinquent CWP Fees and all accrued interest have been paid in full; provided, however, that no inter shall be charged to or paid by the Purchaser unless such delinquency continues for more than thirty (30) days or more beyond the date of delinquency.

3. **Quality of Water Delivered**

CWP culinary water shall be delivered to the Purchaser in conformance with standards for public

drinking water set by applicable law and regulation, including the Utah Division of Drinking Water and/or the Utah Drinking Water Board of the Department of Environmental Quality; provided, however, that the District shall not be liable, or otherwise in breach of this Agreement, for failure to meet those standards unless the failure is due to the District's willful misconduct or gross negligence. The District and Purchaser agree that the CWP water sources will be Provo River water, high quality deep groundwater from a well field in or near Vineyard, Utah, or other sources of comparable quality. Deliveries from any other sources shall be of comparable quality.

4. **Reservation of Water**

The District shall hold Purchased Water in Reserved Status for the Purchaser pursuant to the Take-down Schedule, which shall be amended as each additional Block of water is requested by the Purchaser pursuant to Paragraph 1(a)(2) herein. The total Optional Contract Supply of Purchased Water must be removed from Reserved Status and become Deliverable Water based upon the Takedown Schedule, subject to the provisions of Paragraph 1(a)(1)(B)(ii) herein. As Purchased Water becomes Deliverable Water, payments will be required for each acre-foot of Deliverable Water pursuant to the provisions of Paragraph 2.

5. **Point of Delivery**

(a) Purchased Water will be measured and delivered to the Purchaser only at the point or points of delivery identified in the Delivery Schedule. The infrastructure to be constructed by the District for the purpose of delivering Purchased Water from its main transmission lines at said point(s) of delivery include a vault, valve(s), meter(s), piping and related facilities and equipment ("Delivery Infrastructure"), as determined to be necessary by the District to deliver and measure the Purchased Water at said point(s). The Delivery Infrastructure will be constructed and installed at the District's sole expense in connection with the development of the CWP, and the District shall own, operate, maintain, repair and replace the same for the term of this Agreement.

(b) Once the District delivers Purchased Water to the point(s) of delivery, it shall be the responsibility of the Purchaser to provide its own facilities as needed to take this water from the Delivery Infrastructure or Purchasers sources into the Purchaser's own delivery and/or distribution system for its use. No

new points of delivery will be allowed without the prior written approval of the District. All Purchased Water delivered by the District under this Agreement will be measured through measuring devices installed in the Delivery Infrastructure or the Purchasers infrastructure at its sources.

6. **System Capacity**

(a) It is understood by the Purchaser that the delivery of Deliverable Water by the District to the Purchaser is limited to the Contract Capacity set forth in the Delivery Schedule.

(b) If CWP System Capacity is available to deliver water beyond the Contract Capacity, and the Purchaser so requests, the Purchaser may, with the prior written approval of the District, receive delivery of Deliverable Water at a flow rate higher than the Contract Capacity provided in the Delivery Schedule, subject to the following:

(1) The maximum flow rate at which the Deliverable Water shall be delivered and resulting adjustments in the applicable CWP Fees set forth in Paragraph 2 (c) herein for said year or other costs to be applied, if any, shall be negotiated and agreed upon by the Parties prior to the delivery of Deliverable Water in the increased amount.

(2) A request by the Purchaser to exceed the Contract Capacity shall be made on an annual basis no later than April 30th.

(3) Notwithstanding the foregoing, if the Contract Capacity is exceeded by the Purchaser without receiving the prior written approval of the District, then a monthly surcharge will be assessed to the Purchaser in an amount per acre-foot set annually by the District for each acre-foot of water exceeding Contract Capacity or Contract Capacity modified in accordance with Paragraph 6(b)(1), calculated on a daily basis.

7. **Quantity of Water Delivered**

(a) The District is not a guarantor of CWP water supply or of CWP delivery capacity. It is understood by the Parties that the District's ability to deliver CWP water to the Purchaser depends, in part, on the

available CWP System Capacity. Therefore, in its reasonable discretion and pursuant to its interpretation and the application of its policies, rules, and procedures as they may be amended periodically:

(1) in times of CWP water shortage due to lack of runoff or other conditions which may be beyond the control of the District, the District may make a ratable allocation of CWP water among the various CWP purchasers, which allocation shall be based on the then-current amount of Deliverable Water in proportion to the District's CWP water purchase commitments under all of its CWP water supply agreements, and the amount of Deliverable Water for that year shall be reduced pro-rata; and

(2) in the event of CWP System Capacity shortages due to potential failures of equipment and infrastructure, and limitations in water source and infrastructure capacities, and in peak demand periods and other times of limited delivery capacity, the District may allocate the available CWP System Capacity among the District's CWP purchasers, which allocation shall be based on the then-current amount of CWP System Capacity available in proportion to the total CWP delivery capacity set forth in the Delivery Schedule.

(b) No liability shall accrue against the District or any of its trustees, officers, agents, or employees, for any damages, direct or indirect, sustained by the Purchaser and/or its customers in the event of shortages of CWP System Capacity, or the District's inability to deliver the Purchased Water to the Purchaser not resulting from the District's own negligence, or due to shortages caused by drought, hostile diversion, prior or superior claims, or other similar causes not within the control of the District.

(c) In the event the Purchaser does not take delivery during any contract year of all of the Deliverable Water for which the One-time Development Charge has been paid in conformance with the provisions of Paragraph 2 (b) (1), the Purchaser may take delivery in the immediately following contract year of so much of the Deliverable Water not taken as does not exceed five percent (5%) of the total Deliverable Water for that year ("Deferred Water"), subject to the following:

(1) Calculation of the amount of Deferred Water shall not include any water besides Deliverable Water as of the end of the previous contract year.

(2) Deferred Water cannot be accumulated on a multi-year basis.

(3) Deferral is subject to the availability of CWP System Capacity, as reasonably determined by the District;

(4) Delivery of Deferred Water shall have a lower priority than delivery of Deliverable Water for that year;

(5) The Purchaser may take delivery of Deferred Water only after it has taken delivery of all of the Deliverable Water for the contract year in which the Deferred Water is to be taken.

8. **Use and Delivery of Purchased Water by the Purchaser**

(a) The Purchaser shall use the Purchased Water made available to it under this Agreement only for M&I purposes. No other use of Purchased Water shall be made without the prior written consent of the District.

(b) The portfolio of water rights the District has acquired for the CWP requires that a percentage of water represented by the CWP water rights be returned to the hydrologic system in Utah County in order to avoid interference with other water right appropriators and with other District water supply operations. As such, the Purchaser shall not recycle nor otherwise utilize the Purchased Water in a manner that depletes the Purchased Water in amounts greater than fifty percent (50%), without the prior written consent of the District.

(c) The Purchaser shall build its own infrastructure as required by it to take delivery of the Purchased Water from the District and utilize and distribute the same to its customers. All cost for O&M of the Purchaser's facilities shall be paid by the Purchaser and not the District.

(d) The Purchaser shall not use, deliver for use, sell, lease or otherwise dispose of any Purchased Water outside Purchaser's political boundaries or its recognized service area, without the prior written consent of the District. No user of the Purchased Water will use the Purchased Water on any basis other than the same basis as the general public.

(e) The facilities to be used to provide and deliver the Purchased Water may be financed, in whole or in part, with the proceeds of tax-exempt bonds ("Tax-exempt Bonds") of the District.

(1) The Purchaser acknowledges that in the event the District issues or has issued Tax-exempt Bonds related to the Purchased Water or its delivery, the use of Purchased Water by the Purchaser may be subject to various limitations imposed under the Internal Revenue Code of 1986 (the "Code"), and United States Treasury Regulations dealing with the tax-exempt bond provisions of the Code (the "Regulations"), that must be complied with in order to protect the tax-exempt status of interest on the Tax-exempt Bonds; and as such, the Purchaser agrees as follows:

(A) The Purchaser shall not, without the prior written approval of the District, supply or enter into any arrangement to supply any of the Purchased Water to any person or entity, other than a state or local government, that conveys any preferential benefits, or that supplies water other than on the basis of rates that are generally applicable and uniformly applied or supplies the water to any person or entity who will resell the water in such a manner as to establish a "Private Business Use" under applicable provisions of Section 141(a) of the Code and the Regulations, thereby jeopardizing the tax-exempt status of the Tax-Exempt Bonds.

(B) The Purchaser shall not establish any fund or otherwise set aside any money or investments that it reasonably expects to use to make payments due and owing to the District under this Agreement without the prior written approval of the District (which approval may, among other requirements, limit the maximum yield for the investment of any such amounts pursuant to certain arbitrage rules under applicable provisions of Section 148(f) of the Code and the Regulations).

(2) The Purchaser shall, on an annual basis, provide to the District written verification of compliance with the requirements of this Subparagraph 8 (e).

9. **Water Conservation**

The Purchaser covenants that it shall prepare and file with the District a water conservation plan promulgated by the Purchaser which addresses, among other things, pricing, technical assistance and public education as components of the water conservation plan. Such plan shall be submitted to the District within one year of first delivery of Purchased Water to the Purchaser and shall be updated biennially.

10. **Collection of Fees and Charges**

In order to assure full and continuous performance of the Purchaser's obligations as set forth herein, the Purchaser hereby covenants and agrees that it will levy and collect all necessary fees, charges and assessments and reasonable contingencies in amounts which, together with other legally available funds, are sufficient to pay in full to the District all of its CWP Fee obligations under this Agreement. The Purchaser shall timely pay to the District the full amount of CWP Fees as they become due regardless of whether the Purchaser collects the full amount of its fees, charges, and assessments from its customers.

11. **Refusal of Water in the Event of Default and Termination**

(a) The District may withhold the delivery of all or any portion of the Purchased Water to the Purchaser if the Purchaser is in arrears for more than sixty (60) days in the payment to the District of any CWP Fee to be paid pursuant to Paragraph 2(b). Deliveries shall resume upon payment in full of any such arrearage including any and all accrued interest imposed by the District pursuant to this Agreement. Funds received to cure any arrearage shall be first applied by the District to payment of accrued interest and then towards the reduction of the principal on any such outstanding CWP Fee.

(b) If the Purchaser is in default under any provision of this Agreement and the default remains uncured for more than sixty (60) days after the date of written notice of default, the Parties shall reasonably mediate the dispute. However, if the dispute remains unresolved notwithstanding mediation, this Agreement may be terminated at the sole discretion of the District, subject to the following:

(1) The Purchaser shall have up to one (1) year after the date of written notice of default to seek judicial resolution of the dispute following mediation. This Agreement may not be terminated by the District during the pendency of any judicial action, including any subsequent appeal.

(2) Should the Purchaser fail to bring legal action within said one year period and the dispute otherwise remains unresolved, the District may thereupon proceed to terminate the Agreement, effective upon written notice to the Purchaser.

. (3) Upon termination of the Agreement, the Purchased Water will revert to the District for reallocation to other purchasers as determined by the District.

(4) Termination will not relieve the Purchaser of its obligations to pay any past due CWP Fees, together with any and all accrued interest; however, the Purchaser will be relieved of any future payment obligations after the termination of this Agreement.

12. **Term of Agreement**

The term of this Agreement shall be perpetual so long as the required payments are paid in accordance with the terms of this Agreement. However, nothing herein shall prohibit the Parties from amending or terminating this Agreement if the Parties mutually agree to do so. There are no third party beneficiaries of this Agreement, and no one other than the Parties hereto may enforce its terms and conditions.

13. **Assignment Limited**

Neither Party may assign this Agreement or any of its rights under it without the prior written consent of the other Party; provided, however, that the District may pledge and assign any monies received pursuant to this Agreement to the payment of the District's bonds.

14. **Exhibits**

All exhibits attached to this Agreement are incorporated into and made a part of this Agreement as though fully set forth herein.

15. **Binding Effect**

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

16. **Severability**

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

17. **Construction**

This Agreement is the result of negotiations between the Parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall

be construed in accordance with their usual and customary meanings. Each Party hereby waives the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the Party who (or who's attorney) prepared the executed Agreement or any earlier draft of the same. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

18. **Further Action**

The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

19. **Business Relationship**

This Agreement neither acknowledges the existence of nor is it intended nor shall it be construed to establish, create or organize any principal-agent relationship, partnership, joint venture, or any other legal entity or form of business relationship between the Parties, and is limited solely to the purposes and interests expressed herein.

20. **Entire Agreement**

This Agreement, including exhibits, constitutes the entire agreement of the Parties and supersedes all prior undertakings, representations, or agreements of the Parties regarding the subject matter hereof.

21. **Warranty of Authority**

Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified herein. The District and the Purchaser each represent and warrant that it has full legal right and authority to enter into this Agreement.

22. **Notices**

Notices given by or to the Parties shall be in writing and may be served personally or served by depositing them in the United States mail, postage prepaid, certified or registered mail with return receipt requested, addressed to the Parties at the addresses set forth below, or at such other addresses as the Parties may

designate in writing:

DISTRICT:

Central Utah Water Conservancy District
Attention: General Manager
355 West University Parkway
Orem, Utah 84058

PURCHASER:
THE CITY OF SARATOGA SPRINGS
Attention: Mayor
And to:
Attention: City Recorder
3700 North Commerce Drive, Suite 200
Saratoga Springs, UT 84045

23. **Rules and Regulations Governing Service**

Subject to the terms and conditions of this Agreement, the District reserves the right to adopt rules and regulations governing the delivery of water under this Agreement, and to exercise its full statutory powers, including specifically the right to amend its rates, fees, charges, and its rules and regulations in the future, and the right to exercise its statutory powers, as they now exist or are amended or enacted in the future. It is expressly agreed that the District, by signing this Agreement, has not surrendered any of its rights in this regard.

24. **Subject to the Act**

Subject to the terms and conditions of this Agreement, any commitment of Purchased Water, and payment to the District for Purchased Water so committed pursuant to this Agreement, shall be subject to the Act and the rules and regulations of the District's Board of Trustees now existing or hereafter legally promulgated, as the same may be supplemented or amended.

IN WITNESS WHEREOFF, the Parties hereto have executed this Agreement effective as of the day and year first written above.

CENTRAL UTAH WATER CONSERVANCY DISTRICT	**CITY OF SARATOGA SPRINGS**
By: _____	By: _____
Its: President	Its: Mayor
Attest:	Attest:
_____	_____
Secretary	City Recorder
8/15/18	8-21-2018

EXHIBIT A

TAKE-DOWN SCHEDULE

**PURCHASED WATER TAKE-DOWN SCHEDULE (BY VOLUME)
FOR PURCHASED WATER UNDER THIS AGREEMENT**

EXHIBIT A

August, 2018

Take-Down Schedule - Purchased Water Take-Down Schedule (By Volume) for Purchased Water Under this Agreement

COLUMN	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Fiscal Year (ie FY2008-09 = July 1, 2008 - June 30, 2009)	Annual Volume (Block) of Purchased Water For Which One-Time Development Fee is Due (AF)	Annual Volume (Block) of Additional CWP Water Available to Be Removed from Reserved Status (AF)	Volume of Purchased Water Removed from Reserved Status which becomes Deliverable Water (AF)	One Time Development Charge for Blocks of Purchased Water (per AF)	*Actual* and Estimated Capital Recovery Component of Annual Fee for Volume of Water in Column C (per AF)	*Actual* and Estimated OM&R Component of Annual Fee for Deliverable Water in Column (F) (per AF)	*Actual* and Estimated Future Annual Fee (As set annually by the District) (Fee includes the OM&R and Capital Recovery Components in Columns D & G	Capital Prepayment with 2.5% Discount of One-Time Development Fee and Estimated Capital Recovery Component of Annual Fee (per AF)
2008-09	0	0	0	*$5,850*			*$300*	
2009-10	0	0	0	*$6,200*			*$314*	
2010-11	0	0	0	*$7,000*			*$328*	
2011-12	0	0	0	*$7,800*			*$343*	
2012-13	0	0	0	*$8,400*			*$358*	
2013-14	0	0	0	*$8,500*			*$374*	
2014-15	0	0	0	*$9,100*	*$222*	*$169*	*$391*	
2015-16	0	0	0	*$9,370*	*$203*	*$205*	*$408*	
2016-17	0	0	0	*$9,600*	*$252*	*$175*	*$427*	*$16,426*
2017-18	0	0	0	*$9,840*	*$280*	*$166*	*$446*	*$16,590*
2018-19	100	200	60	$10,090	$310	$156	$466	$16,736
2019-20	0	200		$10,340	$346	$141	$487	$16,850
2020-21	200	0		$10,600	$364	$145	$509	$16,935
2021-22	0	0		$10,870	$383	$149	$532	$17,008
2022-23	0	0		$11,140	$400	$156	$556	$17,058
2023-24	0	0		$11,420	$421	$160	$581	$17,095
2024-25	0	0		$11,720	$442	$165	$607	$17,126

- Actual previous or present fee amounts are in Italics and Blue as set by District Board of Trustees

 # - Fee amounts are estimated amounts and set annually by District Board of Trustees

EXHIBIT B

DELIVERY SCHEDULE

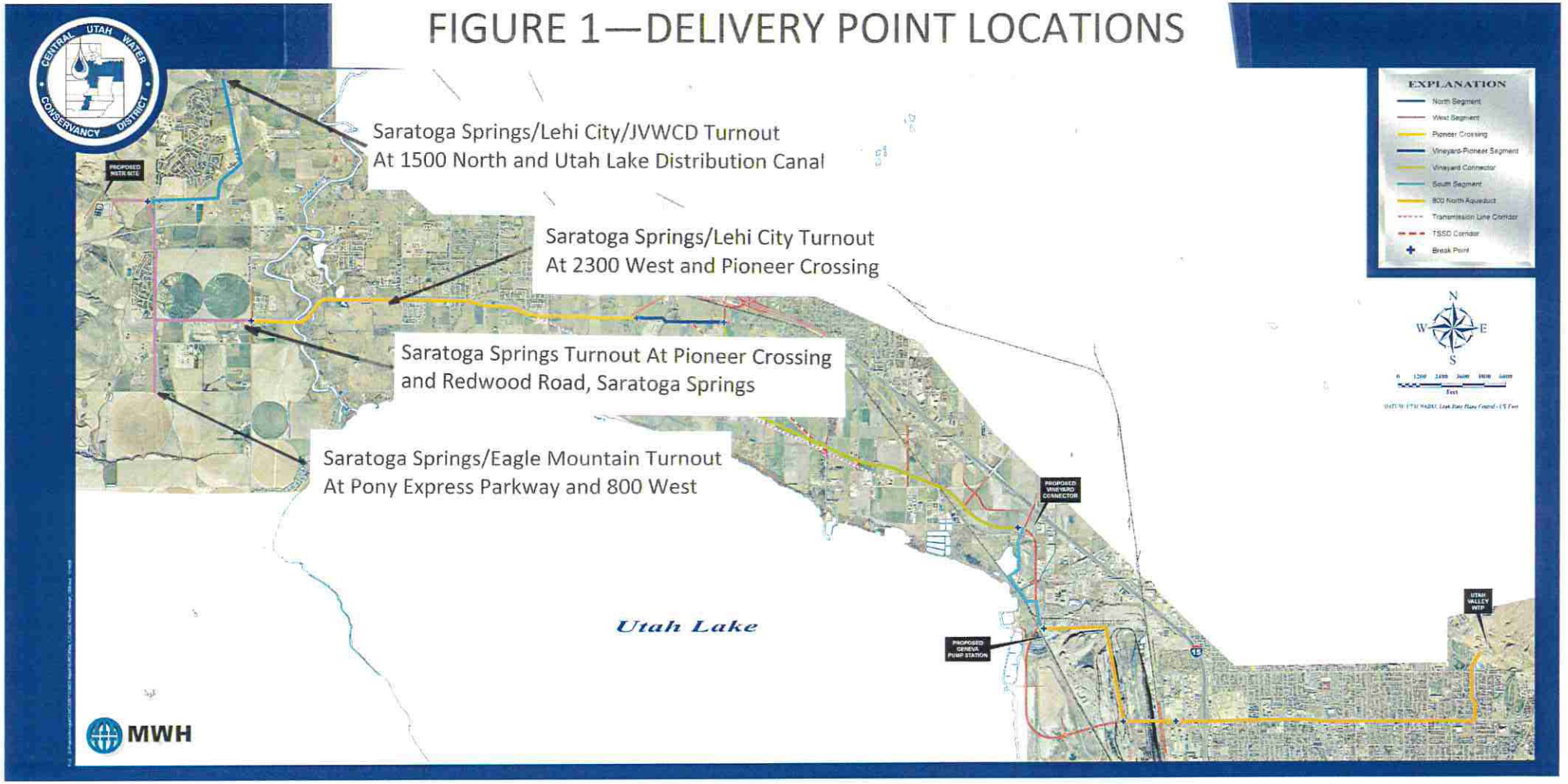
DELIVERY LOCATION AND RATE OF DELIVERY CAPACITY UNDER THIS AGREEMENT

I. FOR PURCHASED WATER

Delivery Location See Figure 1	Ultimate Contract Capacity (Maximum Daily Flow Rate in GPM But Limited by Annual Deliverable Volume) See Note (1)
1. Turnout at approximately 2300 West Pioneer Crossing, Lehi	
2. Turnout at approximately Pony Express Parkway and 800 West, Saratoga Springs	
3. Turnout at approximately 1500 North and Utah Lake Distribution Canal, Lehi	
4. Turnout at approximately Pioneer Crossing and Redwood Road, Saratoga Springs	
See attached Figure 1	For Combined Total of up to 394 GPM

Notes:
(1) The total Contract Capacity corresponds to the Cumulative Annual Volume Delivered shown in Exhibit A in each year multiplied by 18% and divided by 31 days and converted to a gallons per minute flow rate, i.e. Delivered Water amount in AF multiplied by 0.18 divided by 31 days multiplied by 325,829 gallons per AF divided by 24 hours per day divided by 60 minutes per hour.

FIGURE 1—DELIVERY POINT LOCATIONS



ORDINANCE NO. 26-14 (04-14-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING THE 2026 WATER CONSERVATION PLAN; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code§ 73-10-32 the City of Saratoga Springs ("City") is required by the State of Utah to adopt a water conservation plan and update its plan at least every five years; and

WHEREAS, the City previously adopted a water conservation plan in 2021 and now wishes to update the same by adopting the 2026 Water Conservation Plan; and

WHEREAS, the City has established a conservation goal to reduce water use within its service area to match the levels of service adopted as part of the City's Culinary and Secondary Impact Fee Facilities Plans; and

WHEREAS, the City desires to sustain existing water supplies, eliminate or delay more expensive water supply and infrastructure projects, and assist in providing an adequate water supply for future generations; and

WHEREAS, the City Council has determined that the City's water supply serves as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs, and is a critical link in economic development for the community, and that specific water conservation measures and strategies should be adopted at this time.

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

SECTION I - ENACTMENT

The City Council hereby adopts the attached 2026 Water Conservation Plan.

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§§ 73-10-32 (3), to do as follows:

a. File a Copy of the Water Conservation Plan with the Division
b. Post the Water Conservation Plan on the City Website

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 14th day of April, 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

[2021 Water Conservation Plan Attached Hereto]

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Tentative Budget Presentation-Fiscal Year 2026-2027, Balanced Budget Report and Summary of Budget Requests for FY 206-27, including proposed tax rate increase to fund public safety**
Date: **April 14th, 2026**
Type of Item: **Public Presentation**

Summary Recommendation: Staff recommends a preliminary presentation of the budget for fiscal year 2026-2027.

Description

A. Topic

Presentation on April 14th, 2026, for the Fiscal Year 2027-2028 Budget. This budget includes a proposed property tax increase of $3.1 million to help narrow the funding gap for public safety to maintain reliable police and fire safety services.

B. Background

The City of Saratoga Springs is legally required to adopt a Budget every fiscal year (unlike the regular calendar year, the city's fiscal year starts on July 1st and ends on June 30th). The Budget determines how the City will allocate its resources over the course of the fiscal year. The calendar below shows a typical budget preparation cycle

- November
    - Departments submit budget requests (with input from HR for personnel requests and the Fleet Administrator for vehicle requests).
    - City Finance staff meet and project out City revenues for the next fiscal year based on historical data.
    - City Human Resources staff meet and determine adjustments that need to be made to the City's Pay Plan to ensure the City stays market competitive.
    - The Fleet Administrator updates the City's Fleet Management Plan to ensure that the City's Vehicle Fleet stays in proper working condition.
    - City Public Works staff update the City's Capital Facilities Plan.
- December

    - City Administration and department heads meet to review department budget requests.
    - City Administration and City Human Resources meet to review changes to the Pay Plan.
    - City Administration and the Fleet Administrator meet to review changes to the Fleet Management Plan.
    - City Administration and Public Works staff meet to review changes to the City's Capital Facilities Plan.
- January
    - City Administration and City Finance staff meet to review budget requests to ensure that any proposed changes are financially sustainable.
- February
    - Meetings are held between City Administration, City Council Members, and department heads to review department budget requests.
    - The City Manager meets with Finance staff to review financial projections for the next Fiscal Year and determines what requests are financially sustainable for the next Fiscal Year and into the future.
- March
    - The City Manager's budget recommendations are presented to the City Council as part of the Preliminary Budget Report. Also attached are the Balanced Budget Summary and the Department Budget Change Over Time Summary.
    - In a following City Council Meeting, the City Council is presented with and adopts a Tentative Budget.
- April
    - The City Council is presented and adopts a Final Budget, effective July 1st.

This report is the Preliminary Budget Presentation, which shows the City Manager's recommendations and how those recommendations change the City's budget for Fiscal Year 26-27.

There are three attachments to this report:

1. Budget Request Summary: shows all the requests, as well as Budget Amendments from this Fiscal Year and the City Manager's recommendation for Fiscal Year 27-28.
2. Balanced Budget Summary: shows all City Funds overall budgets for the past 2 years, the current year, and the proposed budget for next year. Also breaks down revenues and expenses in each fund by type (capital expenses, personnel expenses, etc.).
3. Department Budget Change Over Time Summary: shows all operating departments expenses over the last couple years, the original budget for this current fiscal year (FY 25-26), the amended budget for this fiscal year (FY 25-26), the total budget if all requests were approved, and the recommended budget for next fiscal year (FY 26-27).

C. Analysis

The City of Saratoga Springs has historically taken a conservative approach to staffing and budgeting, resulting in measured personnel growth over time despite significant population increases. In the upcoming fiscal year, personnel costs reflect a planned increase primarily

associated with the need to open and staff a new fire station. These additional personnel are necessary to maintain appropriate emergency response times and continue providing reliable service to current and future residents.

The City has not implemented a property tax increase since 2008 and has reduced property taxes twice during that period. Since that time, property tax revenue has funded an average of approximately 56% of public safety expenditure. In recent years, that proportion has declined to approximately 42% as costs have continued to rise faster than property tax revenue has grown. The proposed property tax increase is intended to partially restore this funding level, bringing it to approximately 52%.

Overall, this proposal is intended to maintain current public safety service levels while supporting the City's long-term ability to address rising operational costs and meet ongoing staffing needs necessary to sustain those services.

Recommendation: Staff recommends a public presentation on April 14th, 2026, concerning the Fiscal Year 2026-2027 Budget.

FY2027 Budget Requests								
Y/N City Manager Recommended	**Request**	**Budget Amendments**	**FY 2026 Adjusted Budget**	**FY 2027 Dept. Request**	**FY 2028 Dept. Request**	**Recommended FY 2027 with one time 2026 Revenues**	**Recommended FY 2027 Ongoing**	**Recommended FY 2028 Ongoing**
GENERAL FUND								
Administration								
Y	Payplan			$ 98,229	$ 98,229		$ 98,229	$ 98,229
Y	New Senior Account Payable/Accounts Receivable			$ 102,779	$ 102,779		$ 102,779	$ 102,779
N	New Financial Software				$ 700,000			
N	Phone System Upgrade			$ 50,000				
N	Management Analyst		$ 54,511	$ 109,021	$ 109,023			
HR								
Y	Payplan			$ 18,794	$ 18,794		$ 18,794	$ 18,794
Y	Consulting Budget			$ 30,000		$ 30,000		
Facilities Maintenance								
BA #4	New Senior Maintenance Technician		$ 93,141	$ 105,483	$ 109,233		$ 105,483	$ 109,233
BA #4	New FT Custodian		$ 39,618	$ 79,246	$ 79,246		$ 79,246	$ 79,246
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
Y	Payplan			$ 15,242	$ 15,242		$ 15,242	$ 15,242
Y	UTV		$ 28,336			$ 28,336		
Building Inspection								
Y	Payplan			$ (55,409)	$ (55,409)		$ (55,409)	$ (55,409)
N	New Building Inspector III			$ 114,583	$ 114,583			
Y	2 New PT Building Technicians			$ 77,282	$ 77,282		$ 77,282	$ 77,282
Treasurer								
Y	Payplan			$ 2,961	$ 2,961		$ 2,961	$ 2,961
Y	Increase Admin Bank Charges Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
City Recorder								
Y	Payplan			$ 48,144	$ 48,144		$ 48,144	$ 48,144
Y	PT Business License Administrator			$ 38,634	$ 38,634		$ 38,634	$ 38,634
Existing Budget	Business License Fee Study		$ 5,000					
Public Relations & Communications								
Y	Payplan			$ 8,097	$ 8,097		$ 8,097	$ 8,097
Y	PT Civic Events Coordinator Converted to FT			$ 31,893	$ 63,786		$ 31,893	$ 63,786
Y	Increase Events Budget			$ 25,500	$ 37,000		$ 25,500	$ 37,000
Y	30th Anniversary City Float			$ 25,000	$ 10,000		$ 25,000	$ 10,000
Community Development Department								
BA #4	Convert Community Development Director to Assistant City Manager		$ 1,781	$ 3,543	$ 3,543		$ 3,543	$ 3,543
Y	Payplan			$ 10,135	$ 10,135		$ 10,135	$ 10,135

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Elections								
Y	Adjust off-election year			$ (160,000)			$ (160,000)	
Engineering								
Y	Payplan			$ 41,243	$ 41,243		$ 41,243	$ 41,243
Y	Reclass Engineer I to a II			$ 6,313	$ 6,313		$ 6,313	$ 6,313
Fire								
BA #2	Ambulance Purchase	$ 346,210						
BA #3	New Battalion Chief		$ 84,814	$ 176,277	$ 176,277		$ 176,277	$ 176,277
BA #3	Fire Chief Vehicle		$ 61,000					
BA #4	Staffing for 3rd Ambulance		$ 128,797	$ 772,782	$ 740,482		$ 772,782	$ 740,482
BA #4	Temporary Station (Remodel/Temporary Structure) (Bay-$70,000 Gate-$35,000		$ 105,000					
Y	Payplan			$ 60,903	$ 60,903		$ 60,903	$ 60,903
Y	Additional Fire Apparatus Staffing (2 additional FF per shift) (per OSHA standards)			$ 689,166	$ 656,866		$ 689,166	$ 656,866
Y	Reclassify current FT Admin I to Admin III			$ 3,413	$ 3,413		$ 3,413	$ 3,413
Y	New Annual Physical Screening			$ 26,000	$ 26,000		$ 26,000	$ 26,000
Y	Reclass Paramedics and AEMTs to Senior Paramedics and Senior AEMTs			$ 115,258	$ 115,258		$ 115,258	$ 115,258
Y	New Admin Assistant II			$ 37,137	$ 37,137		$ 37,137	$ 37,137
Y	Senior AEMTs			$ 115,258	$ 115,258		$ 115,258	$ 115,258
Y	New Admin Assistant II			$ 37,137	$ 37,137		$ 37,137	$ 37,137
Y	Fire Engine for Station #3				$ 1,350,000		$ -	$ 1,350,000
General Govt. Building and Grounds								
BA #1	Create Utilities-Gas Budget	$ 32,000						
IT Services								
BA #1	311 Software	$ 29,842						
Y	Payplan			$ 46,224	$ 46,224		$ 46,224	$ 46,224
N	Convert GIS Intern to GIS Technician			$ 59,835	$ 59,835			
N	LiDAR Capable Drone			$ 25,000				
Justice Court								
Y	Payplan			$ 223	$ 223		$ 223	$ 223
Legal Department								
Y	Payplan			$ 40,306	$ 40,306		$ 40,306	$ 40,306
N	Reclass Legal Assistants			$ 11,902	$ 11,902			
Y	Westlaw AI			$ 3,400	$ 3,570		$ 3,400	$ 3,400
Y	IMLA Conference			$ 600	$ 2,600		$ 600	$ 600
N	Contracts Management Software			$ 5,000	$ 5,250			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Legislative Department								
Y	Payplan			$ 14,703	$ 14,703		$ 14,703	$ 14,703
Library Services								
Y	Payplan			$ 208,613	$ 208,613		$ 208,613	$ 208,613
Y	New Librarian			$ 94,404	$ 94,404		$ 94,404	$ 94,404
Y	PT Librarian			$ 39,268	$ 39,268		$ 39,268	$ 39,268
Y	Library Clerk 3			$ 82,898	$ 82,898		$ 82,898	$ 82,898
Y	2 PT Library Clerk 2s			$ 55,950	$ 55,950		$ 55,950	$ 55,950
Y	2 PT Library Clerk 1s			$ 40,748	$ 40,748		$ 40,748	$ 40,748
N	Library Copy Machines and Printers			$ 17,000	$ -			
Y	Increase Library Programs Budget			$ 10,000	$ 10,000		$ 10,000	$ 10,000
N	Increase Physical Collection Budget			$ 50,000	$ 50,000			
N	Increase Digital Collection Budget			$ 150,000	$ 150,000			
Y	Increase Library Supplies Budget			$ 20,000	$ 20,000		$ 20,000	$ 20,000
Non-Departmental								
Y	Increase Insurance Budget			$ 60,000	$ 60,000		$ 60,000	$ 60,000
Y	Reduce Payroll Contigency Fund						$ (100,000)	$ (100,000)
Parks & Open Spaces								
BA #3	Increase Landscape Equipment Maintenance Budget	$ 3,500						
BA #3	Increase Special Events Budget	$ 4,000						
BA #4	Increase Overtime Budget		$ 22,000	$ 22,000	$ 22,000		$ 22,000	$ 22,000
BA #4	New Vehicles		$ 47,800					
Y	Payplan			$ 57,844	$ 57,844		$ 57,844	$ 57,844
N	Cemetery Office			$ 90,000				
N	New Maintenance 4			$ 177,624	$ 105,424			
Y	New Maintenance 1 (Irrigation)			$ 129,254	$ 91,084	$ 38,170	$ 91,084	$ 91,084
Y	New Maintenance 1 (Waterfront)			$ 161,554	$ 94,234	$ 73,800	$ 87,754	$ 94,234
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	Reclass 2 Maintenance 2s to 3s			$ 20,804	$ 20,804			
N	Reclass 3 Maintenance 3s to 4s			$ 20,274	$ 20,274			
Y	New Maintenance 2 (Mowing)			$ 154,882	$ 97,582	$ 57,300	$ 97,582	$ 97,582
N	New Maintenance 2			$ 158,382	$ 91,482			
Y	New Seasonals (Mowing)			$ 196,245	$ 92,457	$ 103,788	$ 92,457	$ 92,457
Y	New Seasonals (Open Space)			$ 65,726	$ 32,876	$ 36,500	$ 29,226	$ 32,876
Y	New Seasonals (Winter)			$ 29,226	$ 29,226		$ 29,226	$ 29,226
Y	Facility Maintenance Budget			$ 20,780	$ 20,780		$ 20,780	$ 20,780
Partial	Increase Irrigation Maintenance Budget			$ 78,352	$ 78,352		$ 30,000	$ 30,000
N	Landscape Equipment Purchase			$ 116,346				
N	Vole Control			$ 20,000	$ 5,000			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Planning & Zoning								
Y	Payplan			$ 11,690	$ 11,690		$ 11,690	$ 11,690
N	Assistant Planning Director		$ 73,857	$ 147,715	$ 147,715		$ 147,715	$ 147,715
N	PT Admin Assistant		$ 17,307	$ 34,614	$ 34,614			
Y	Code Enforcement Expenses			$ 1,450	$ -		$ 1,450	$ -
Y	Code Enforcement Education			$ 450	$ 300		$ 450	$ 300
Y	Planning Membership		$ 3,000	$ 3,000	$ 3,000		$ 3,000	$ 3,000
Existing Budget	AICP Certification		$ 6,060	$ -	$ -			
Police - Bluffdale								
BA #1	Bluffdale Contract Update	$ 413,104						
Y	Payplan			$ 22,058	$ 22,058		$ 22,058	$ 22,058
TBD	Additional Bluffdale Staffing (offsetting contract revenue)							
Police								
BA #1	Convert 3 PT Reserve Officer Positions into 1 Regular FT Officer Position	$ 49,172						
BA #1	Increase Animal Control Budget	$ 4,000						
BA #3	Convert PT Victims Advocate to PT Records Clerk	$ (2,631)		$ (5,512)	$ (5,512)		$ (5,512)	$ (5,512)
Y	Payplan			$ (143,582)	$ (143,582)		$ (143,582)	$ (143,582)
N	K9 Maintenance Budget		$ 9,750	$ 9,750	$ 9,750			
Y	4 New Police Officers			$ 963,908	$ 645,908	$ 348,000	$ 615,908	$ 645,908
Y	New Police Lieutenant			$ 270,423	$ 195,423	$ 82,000	$ 188,423	$ 195,423
Y	New Police Sergeant			$ 271,301	$ 196,301	$ 82,000	$ 189,301	$ 196,301
Y-no midyear	Convert PT Forensics Tech to FT		$ 31,022	$ 62,044	$ 62,044		$ 62,044	$ 62,044
Y	New PT Logistics Tech			$ 29,236	$ 29,236		$ 29,236	$ 29,236
N	Increase Consumable Supplies Budget			$ 23,314	$ 12,614			
Y	Increase Budget for Major Crimes Task Force			$ 10,000	$ 10,000		$ 10,000	$ 10,000
Y	Radio Budget			$ 8,000	$ 8,000		$ 8,000	$ 8,000
Public Improvements								
Y	Payplan			$ 5,214	$ 5,214		$ 5,214	$ 5,214
Y	New Inspector 2			$ 156,678	$ 112,758	$ 48,800	$ 107,878	$ 112,758
Public Works								
BA #3	Increase Overtime Budget	$ 3,500						
Y	Payplan			$ 29,539	$ 29,539		$ 29,539	$ 29,539
Y	Increase Overtime Budget			$ 12,500	$ 12,500		$ 12,500	$ 12,500
Y	Increase Education/Training Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	New Uniform/Clothing Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
N	Back-up Generator for PW Facility			$ 115,000				
N	New PT Admin Assistant 1			$ 34,614	$ 34,614			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Recreation								
Y	Payplan			$ 34,794	$ 34,794		$ 34,794	$ 34,794
Y	Increase Site Supervisor Hours			$ 6,890	$ 6,890		$ 6,890	$ 6,890
Y	Increase Sports Official Hours			$ 23,424	$ 23,424		$ 23,424	$ 23,424
Y	Increase Adult Sport Official Hours			$ 5,598	$ 5,598		$ 5,598	$ 5,598
Y	Increase Basketball Program Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Y	Increase Soccer Program Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Increase Tennis Program Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Existing Budget	Marina Kayak Storage			$ 10,000	$ 500			
Streets								
BA #2	Increase Snow Removal Budget	$ 46,500						
BA #3	Increase Street Signal Budget	$ 80,000						
Y	Payplan			$ 12,628	$ 12,628		$ 12,628	$ 12,628
Y	New Maintenance 1			$ 199,494	$ 97,808	$ 110,540	$ 88,954	$ 97,808
N	New Maintenance 1			$ 88,954	$ 88,954			
N	New Maintenance 3			$ 211,106	$ 100,566			
Y	John Deer Gator			$ 37,500	$ 3,100	$ 37,500		$ 3,100
Y	Crack Seal Machine			$ 100,000	$ 10,000	$ 100,000		$ 10,000
N	Increase Road Maintenance Budget			$ 80,000	$ 80,000			
Y	Increase Sign Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Utility Billing								
Y	Payplan			$ 12,519	$ 12,519		$ 12,519	$ 12,519
Y	PT Utility Billing Clerk to FT			$ 51,398	$ 51,398		$ 51,398	$ 51,398
Transfers								
Y	Transfers to Fleet Fund			$ 94,472	$ 94,472		$ 94,472	$ 94,472
General Fund Total		**$ 1,009,197**	**$ 834,478**	**$ 8,472,466**	**$ 8,885,211**	**$ 1,176,734**	**$ 5,365,289**	**$ 6,922,196**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
FLEET SERVICE FUND								
Y	Payplan			$ 34,490	$ 34,490		$ 34,490	$ 34,490
N	Oil Tank Equipment			$ 39,956	$ -			
Y	Add ZONAR GPS to 200 Fleet Vehicles			$ 47,963	$ 38,400		$ 47,963	$ 38,400
Y	Increase Vehicle Maintenance Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Parts and Supplies Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Tire Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Fleet Replacement Fund moved over			$ 1,600,000			$ 1,600,000	
Y	Equipment Replacement Fund moved over			$ 250,000			$ 250,000	
N	Add 2 Bay Doors			$ 51,301				
N	Light Duty Service Lift			$ 46,100				
N	Fleet Service Truck			$ 226,000				
Fleet Service Fund Total		**$ -**	**$ -**	**$ 2,370,810**	**$ 147,890**	**$ -**	**$ 2,007,453**	**$ 147,890**
STORM DRAIN CAPITAL PROJ FUND								
BA #3	Lake Mountain Estates Debris Basin	$ 41,742						
Y	Developer Reimbursement			$ 50,000	$ 50,000		$ 50,000	$ 50,000
Y	PW/Seaside Outfall			$ 350,000			$ 350,000	
Storm Drain Impact Fund Total		**$ 41,742**	**$ -**	**$ 400,000**	**$ 50,000**	**$ -**	**$ 400,000**	**$ 50,000**
PARKS CAPITAL PROJECTS FUND								
BA #3	Patriot Park Phase 3 Concept	$ 274						
BA #3	South Marina	$ 965,000						
BA #3	North Marina	$ 3,268,801						
BA #3	Cemetery	$ 458,026						
BA #3	Heron Bay Park Ph1	$ (8,367)						
BA #3	BLM ROW Permit	$ 10,000						
Y	Fox Hollow Park (Encore Park)			$ 100,000	$ 1,000,000		$ 100,000	$ 1,000,000
Y	Update Parks, Trail, Recreation and Open Space Master Plan			$ 90,000	$ -		$ 90,000	
Parks Impact Fund Total		**$ 4,693,734**	**$ -**	**$ 190,000**	**$ 1,000,000**	**$ -**	**$ 190,000**	**$ 1,000,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
ROADS CAPITAL PROJECTS FUND								
BA #1	Traffic Signal at MVC & 400 N	$ 800,000						
BA #3	Traffic Signal at MVC and 400 N	$ (1,251,000)						
BA #3	South Elementary Underpass	$ (811,800)						
BA #3	Pony Express & Saratoga Road Widening	$ 6,596,180						
BA #3	MVC Widening - Pony to SR-73	$ (3,300,318)						
BA #3	Pony Express Completion - Tallulah to Saratoga Rd	$ 2,000,000						
BA #3	800 W (Seaside St) - Public Works West Frontage	$ 300,000						
BA #3	Traffic Signal at MVC and Grandview Boulevard	$ 10,000						
Y	800 West: Saratoga Road to 550 N (Lazarat and Seaside)			$ 1,000,000			$ 1,000,000	
Y	Traffic Signal - MVC and Grandview Blvd			$ 450,000			$ 450,000	
Y	High School Traffic Signal			$ 250,000			$ 250,000	
Y	Foothill Blvd and Ensign Drive			$ 250,000			$ 250,000	
Roads Impact Fund Total		**$ 4,343,062**	**$ -**	**$ 1,950,000**	**$ -**	**$ -**	**$ 1,950,000**	**$ -**
PUBLIC SAFETY CAPITAL PROJ FUND								
BA #1	3rd Fire Station Design	$ 300,000						
BA #3	Payment to Fund 35	$ 1,250,000						
Y	3rd Fire Station		$ 200,000	$ 15,000,000			$ 200,000	$ 15,000,000
Public Safety Impact Fund Total		**$ 1,550,000**	**$ 200,000**	**$ 15,000,000**	**$ -**	**$ -**	**$ 200,000**	**$ 15,000,000**
CAPITAL PROJECTS FUND								
BA #1	Crosswalk at 400 N	$ 200,000						
BA #1	Remodel of North Fire Station Bathrooms	$ 149,000						
BA #1	Defund Pelican Bay Frontage Landscaping (Project Finished)	$ (56,000)						
BA #3	Pedestrian Crossing at 400 S by Patriot Park.	$ 64,742						
Y	Increase Parks Capital Projects Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Partial	Facility Repair Budget (New)			$ 33,000	$ 33,000		$ 25,000	$ 25,000
Depends on Grant Funding	Patriot Parks Soccer Fields			$ 641,506		$ 641,506		
?	Old City Hall Remodel			$ 5,000,000				
Partial	Replace Turf at Patriot Park			$ 70,000	$ 70,000		$ 10,000	$ 10,000
Y	Saratoga Ridge Mainline Upsize			$ 150,328		$ 150,328		
Y	Patriot Park Baseball Field Upgrades			$ 35,500		$ 35,500		
Y	Fleet Replacement Fund moved over to Fleet			$ (1,600,000)			$ (1,600,000)	
Y	Equipment Replacement Fund moved over to Fleet			$ (250,000)			$ (250,000)	
General Capital Fund Total		**$ 357,742**	**$ -**	**$ 4,110,334**	**$ 133,000**	**$ 827,334**	**$ (1,785,000)**	**$ 65,000**
GARBAGE UTILITY FUND								
Y	Increase Garbage Contract Budget			$ 200,000	$ 200,000		$ 200,000	$ 200,000
Garbage Utility Fund Total		**$ -**	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ 200,000**	**$ 200,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
CDRA FUND								
	None							
CDRA Fund Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LBA FUND								
Y	3rd Fire Station			$ 500,000	$ 1,100,000		$ 500,000	$ 1,100,000
LBA Fund Total		**$ -**	**$ -**	**$ 500,000**	**$ 1,100,000**	**$ -**	**$ 500,000**	**$ 1,100,000**
STREET LIGHTING FUND								
BA #3	RMP Street Light Fees	$ 10,000						
BA #3	Depreciation	$ 60,000						
Y	Payroll			$ 14,344	$ 14,344		$ 14,344	$ 14,344
Y	Utility Fee Study			$ 10,000		$ 10,000		
Y	New Apprentice Electrician 2			$ 185,888	$ 112,988	$ 81,000	$ 104,888	$ 112,988
Y	Boring Tool			$ 6,200	$ 620	$ 6,200		$ 620
N	Increase Painting Budget			$ 10,000	$ 10,000			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Streetlighting Fund Total		**$ 70,000**	**$ -**	**$ 242,178**	**$ 153,698**	**$ 97,200**	**$ 134,978**	**$ 143,698**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
WATER FUND								
Culinary Water								
BA #3	Power and Pumping	$ 50,000						
BA #3	Purification	$ 45,000						
BA #3	Principal - Debt Payments	$ 100,000						
Y	Payplan			$ 19,336	$ 19,336		$ 19,336	$ 19,336
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Improvements to Booster 5N			$ 185,000		$ 185,000		
Y	PW Site Backup Generator			$ 57,500	$ 3,000	$ 57,500		$ 3,000
Y	3 Backup Generators (for Culinary Water Stations 2, 3, 5s)			$ 250,000	$ 13,500	$ 250,000		$ 13,500
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 18,569	$ 18,569		$ 18,569	$ 18,569
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Install Fencing for Well #3			$ 45,000				
N	PRV Pressure Monitoring System			$ 180,000				
N	New Maintenance 1			$ 152,354	$ 87,354			
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
Secondary Water								
BA #1	Line Ponds with Concrete	$ 150,000						
BA #3	Depreciation	$ 1,200,000						
Y	Payplan			$ 35,058	$ 35,058		$ 35,058	$ 35,058
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Pond 2 Concrete Lining			$ 650,000		$ 650,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Fiber Optics System			$ 71,667	$ 31,667		$ 71,667	$ 31,667
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 2			$ 155,282	$ 98,132	$ 63,500	$ 91,782	$ 98,132
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	New Maintenance 4			$ 167,345	$ 102,345			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Water Operations Fund Total		**$ 1,545,000**	**$ -**	**$ 2,589,889**	**$ 788,969**	**$ 1,402,050**	**$ 503,532**	**$ 459,662**
CULINARY WATER CAPITAL PROJ FUND								
Y	Mt Saratoga/Wildflower Zone 3 Pipeline			$ 2,000,000			$ 2,000,000	
Water Culinary Impact Fund Total		**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
2NDARY WATER CAPITAL PROJ FUND								
BA #3	Interest Expenses	$ 112,775						
BA #3	South Zone 2 Pond	$ 52,160						
BA #3	Principal - Debt Payments	$ 45,000						
BA #3	Depreciation	$ 300,000						
Y	Grandview Zone 3 Pond			$ 20,000			$ 20,000	
Y	South Marina Expansion- 2,000 gpm Pump and 16-in pipeline in Redwood			$ 2,100,000			$ 2,100,000	
Water Secondary Impact Fund Total		**$ 509,935**	**$ -**	**$ 2,120,000**	**$ -**	**$ -**	**$ 2,120,000**	**$ -**
SEWER FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 11,166	$ 11,166		$ 11,166	$ 11,166
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	PW Site Backup Generator			$ 57,500	$ 3,000	$ 57,500		$ 3,000
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Increase Sewage Treatment Budget			$ 500,000	$ 500,000		$ 500,000	$ 500,000
Y	Camera Truck (Split 50%-50% with Storm Drain)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Lift Station Aeration Systems (5 total)			$ 100,000	$ -	$ 100,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Add Flow and Pressure Measuring to Lift Stations (Stations 1 through 8)			$ 108,000		$ 108,000		$ -
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 14,855	$ 14,855		$ 14,855	$ 14,855
N	Increase SCADA Budget			$ 62,500				
N	Increase Uniforms Budget			$ 8,000	$ 8,000			
N	Increase Training Budget			$ 1,600	$ 1,600			
N	Install Fence around Lift Station #2			$ 90,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Sewer Operations Fund Total		**$ 800,000**	**$ -**	**$ 1,277,883**	**$ 607,893**	**$ 497,350**	**$ 618,433**	**$ 598,293**
WASTEWATER CAPITAL PROJ FUND								
BA #3	Master Planning	$ 30,000						
BA #3	Northshore Lift station	$ 4,500						
BA #3	Depreciation	$ 800,000						
Y	North Trunk-Posey Force Main Tie-in			$ 20,000			$ 20,000	
Y	Redwood Road Replacement (in-between Wildlife Blvd and Silver Fox Lane.			$ 50,000			$ 50,000	
Sewer Impact Fee Fund Total		**$ 834,500**	**$ -**	**$ 70,000**	**$ -**	**$ -**	**$ 70,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
STORM DRAIN ENTERPRISE FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 14,107	$ 14,107		$ 14,107	$ 14,107
Y	Pump Truck Dewatering Facility			$ 63,250	$ -	$ 63,250		$ -
Y	Camera Truck (Split 50%-50% with Sewer)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Increase Maintenance Budget			$ 69,000	$ 69,000		$ 69,000	$ 69,000
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 3,714	$ 3,714			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Phragmites Control			$ 35,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Storm Drain Operations Fund Total		**$ 800,000**	**$ -**	**$ 413,316**	**$ 180,066**	**$ 213,250**	**$ 98,852**	**$ 113,852**
WATER RIGHTS FUND								
BA #2	Increase Water Rights Purchase	$ 250,000						
Water Rights Operations Fund Total		**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Grand Totals		$ 16,804,912	$ 1,034,478	$ 41,906,875	$ 13,246,726	$ 4,213,918	$ 14,573,536	$ 25,800,590

FY2027 Budget Requests-Alternative								
Y/N City Manager Recommended	**Request**	**Budget Amendments**	**FY 2026 Adjusted Budget**	**FY 2027 Dept. Request**	**FY 2028 Dept. Request**	**Recommended FY 2027 with one time 2026 Revenues**	**Recommended FY 2027 Ongoing**	**Recommended FY 2028 Ongoing**
GENERAL FUND								
Administration								
Y	Payplan			$ 98,229	$ 98,229		$ 98,229	$ 98,229
N	New Senior Account Payable/Accounts Receivable			$ 102,779	$ 102,779			
N	New Financial Software				$ 700,000			
N	Phone System Upgrade			$ 50,000				
N	Management Analyst		$ 54,511	$ 109,021	$ 109,023			
HR								
Y	Payplan			$ 18,794	$ 18,794		$ 18,794	$ 18,794
Y	Consulting Budget			$ 30,000		$ 30,000		
Facilities Maintenance								
BA #4	New Senior Maintenance Technician		$ 93,141	$ 105,483	$ 109,233		$ 105,483	$ 109,233
BA #4	New FT Custodian		$ 39,618	$ 79,246	$ 79,246		$ 79,246	$ 79,246
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
Y	Payplan			$ 15,242	$ 15,242		$ 15,242	$ 15,242
Y	UTV		$ 28,336			$ 28,336		
Building Inspection								
Y	Payplan			$ (55,409)	$ (55,409)		$ (55,409)	$ (55,409)
N	New Building Inspector III			$ 114,583	$ 114,583			
Partial	2 New PT Building Technicians			$ 77,282	$ 77,282		$ 38,641	$ 38,641
Treasurer								
Y	Payplan			$ 2,961	$ 2,961		$ 2,961	$ 2,961
Y	Increase Admin Bank Charges Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
City Recorder								
Y	Payplan			$ 48,144	$ 48,144		$ 48,144	$ 48,144
N	PT Business License Administrator			$ 38,634	$ 38,634			
Existing Budget	Business License Fee Study		$ 5,000					
Public Relations & Communications								
Y	Payplan			$ 8,097	$ 8,097		$ 8,097	$ 8,097
N	PT Civic Events Coordinator Converted to FT			$ 31,893	$ 63,786			
N	Increase Events Budget			$ 25,500	$ 37,000			
Y	30th Anniversary City Float			$ 25,000	$ 10,000		$ 25,000	$ 10,000
Community Development Department								
BA #4	Convert Community Development Director to Assistant City Manager		$ 1,781	$ 3,543	$ 3,543		$ 3,543	$ 3,543
Y	Payplan			$ 10,135	$ 10,135		$ 10,135	$ 10,135

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Elections								
Y	Adjust off-election year			$ (160,000)			$ (160,000)	
Engineering								
Y	Payplan			$ 41,243	$ 41,243		$ 41,243	$ 41,243
Y	Reclass Engineer I to a II			$ 6,313	$ 6,313		$ 6,313	$ 6,313
Fire								
BA #2	Ambulance Purchase	$ 346,210						
BA #3	New Battalion Chief		$ 84,814	$ 176,277	$ 176,277		$ 176,277	$ 176,277
BA #3	Fire Chief Vehicle		$ 61,000					
BA #4	Staffing for 3rd Ambulance		$ 128,797	$ 772,782	$ 740,482		$ 772,782	$ 740,482
BA #4	Temporary Station (Remodel/Temporary Structure) (Bay-$70,000 Gate-$35,000		$ 105,000					
Y	Payplan			$ 60,903	$ 60,903		$ 60,903	$ 60,903
Y	Additional Fire Apparatus Staffing (2 additional FF per shift) (per OSHA standards)			$ 689,166	$ 656,866		$ 689,166	$ 656,866
Y	Reclassify current FT Admin I to Admin III			$ 3,413	$ 3,413		$ 3,413	$ 3,413
N	New Annual Physical Screening			$ 26,000	$ 26,000			
N	Reclass Paramedics and AEMTs to Senior Paramedics and Senior AEMTs			$ 115,258	$ 115,258			
N	New Admin Assistant II			$ 37,137	$ 37,137			
Y	Fire Engine for Station #3				$ 1,350,000		$ -	$ 1,350,000
General Govt. Building and Grounds								
BA #1	Create Utilities-Gas Budget	$ 32,000						
IT Services								
BA #1	311 Software	$ 29,842						
Y	Payplan			$ 46,224	$ 46,224		$ 46,224	$ 46,224
N	Convert GIS Intern to GIS Technician			$ 59,835	$ 59,835			
N	LiDAR Capable Drone			$ 25,000				
Justice Court								
Y	Payplan			$ 223	$ 223		$ 223	$ 223
Legal Department								
Y	Payplan			$ 40,306	$ 40,306		$ 40,306	$ 40,306
N	Reclass Legal Assistants			$ 11,902	$ 11,902			
Y	Westlaw AI			$ 3,400	$ 3,570		$ 3,400	$ 3,400
Y	IMLA Conference			$ 600	$ 2,600		$ 600	$ 600
N	Contracts Management Software			$ 5,000	$ 5,250			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Legislative Department								
Y	Payplan			$ 14,703	$ 14,703		$ 14,703	$ 14,703
Library Services								
Y	Payplan			$ 208,613	$ 208,613		$ 208,613	$ 208,613
Y	New Librarian			$ 94,404	$ 94,404		$ 94,404	$ 94,404
N	PT Librarian			$ 39,268	$ 39,268			
N	Library Clerk 3			$ 82,898	$ 82,898			
Partial	2 PT Library Clerk 2s			$ 55,950	$ 55,950		$ 27,975	$ 27,975
Partial	2 PT Library Clerk 1s			$ 40,748	$ 40,748		$ 20,374	$ 20,374
N	Library Copy Machines and Printers			$ 17,000	$ -			
N	Increase Library Programs Budget			$ 10,000	$ 10,000			
N	Increase Physical Collection Budget			$ 50,000	$ 50,000			
N	Increase Digital Collection Budget			$ 150,000	$ 150,000			
N	Increase Library Supplies Budget			$ 20,000	$ 20,000			
Non-Departmental								
Y	Increase Insurance Budget			$ 60,000	$ 60,000		$ 60,000	$ 60,000
Y	Reduce Payroll Contigency Fund						$ (250,000)	$ (250,000)
Parks & Open Spaces								
BA #3	Increase Landscape Equipment Maintenance Budget	$ 3,500						
BA #3	Increase Special Events Budget	$ 4,000						
BA #4	Increase Overtime Budget		$ 22,000	$ 22,000	$ 22,000		$ 22,000	$ 22,000
BA #4	New Vehicles		$ 47,800					
Y	Payplan			$ 57,844	$ 57,844		$ 57,844	$ 57,844
N	Cemetery Office			$ 90,000				
N	New Maintenance 4			$ 177,624	$ 105,424			
N	New Maintenance 1 (Irrigation)			$ 129,254	$ 91,084			
Y	New Maintenance 1 (Waterfront)			$ 161,554	$ 94,234	$ 73,800	$ 87,754	$ 94,234
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	Reclass 2 Maintenance 2s to 3s			$ 20,804	$ 20,804			
N	Reclass 3 Maintenance 3s to 4s			$ 20,274	$ 20,274			
N	New Maintenance 2 (Mowing)			$ 154,882	$ 97,582			
N	New Maintenance 2			$ 158,382	$ 91,482			
N	New Seasonals (Mowing)			$ 196,245	$ 92,457			
Y	New Seasonals (Open Space)			$ 65,726	$ 32,876	$ 36,500	$ 29,226	$ 32,876
N	New Seasonals (Winter)			$ 29,226	$ 29,226			
Y	Facility Maintenance Budget			$ 20,780	$ 20,780		$ 20,780	$ 20,780
Partial	Increase Irrigation Maintenance Budget			$ 78,352	$ 78,352		$ 30,000	$ 30,000
N	Landscape Equipment Purchase			$ 116,346				
N	Vole Control			$ 20,000	$ 5,000			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Planning & Zoning								
Y	Payplan			$ 11,690	$ 11,690		$ 11,690	$ 11,690
N	Assistant Planning Director		$ 73,857	$ 147,715	$ 147,715			
N	PT Admin Assistant		$ 17,307	$ 34,614	$ 34,614			
Y	Code Enforcement Expenses			$ 1,450	$ -		$ 1,450	$ -
Y	Code Enforcement Education			$ 450	$ 300		$ 450	$ 300
Y	Planning Membership		$ 3,000	$ 3,000	$ 3,000		$ 3,000	$ 3,000
Existing Budget	AICP Certification		$ 6,060	$ -	$ -			
Police - Bluffdale								
BA #1	Bluffdale Contract Update	$ 413,104						
Y	Payplan			$ 22,058	$ 22,058		$ 22,058	$ 22,058
TBD	Additional Bluffdale Staffing (offsetting contract revenue)							
Police								
BA #1	Convert 3 PT Reserve Officer Positions into 1 Regular FT Officer Position	$ 49,172						
BA #1	Increase Animal Control Budget	$ 4,000						
BA #3	Convert PT Victims Advocate to PT Records Clerk	$ (2,631)		$ (5,512)	$ (5,512)		$ (5,512)	$ (5,512)
Y	Payplan			$ (143,582)	$ (143,582)		$ (143,582)	$ (143,582)
N	K9 Maintenance Budget		$ 9,750	$ 9,750	$ 9,750			
Partial	4 New Police Officers			$ 963,908	$ 645,908	$ 174,000	$ 307,954	$ 322,954
N	New Police Lieutenant			$ 270,423	$ 195,423			
N	New Police Sergeant			$ 271,301	$ 196,301			
Y-no midyear	Convert PT Forensics Tech to FT		$ 31,022	$ 62,044	$ 62,044		$ 62,044	$ 62,044
Y	New PT Logistics Tech			$ 29,236	$ 29,236		$ 29,236	$ 29,236
N	Increase Consumable Supplies Budget			$ 23,314	$ 12,614			
Y	Increase Budget for Major Crimes Task Force			$ 10,000	$ 10,000		$ 10,000	$ 10,000
Y	Radio Budget			$ 8,000	$ 8,000		$ 8,000	$ 8,000
Public Improvements								
Y	Payplan			$ 5,214	$ 5,214		$ 5,214	$ 5,214
N	New Inspector 2			$ 156,678	$ 112,758			
Public Works								
BA #3	Increase Overtime Budget	$ 3,500						
Y	Payplan			$ 29,539	$ 29,539		$ 29,539	$ 29,539
Y	Increase Overtime Budget			$ 12,500	$ 12,500		$ 12,500	$ 12,500
Y	Increase Education/Training Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	New Uniform/Clothing Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	Back-up Generator for PW Facility			$ 38,333		$ 38,333		
N	New PT Admin Assistant 1			$ 34,614	$ 34,614			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Recreation								
Y	Payplan			$ 34,794	$ 34,794		$ 34,794	$ 34,794
Y	Increase Site Supervisor Hours			$ 6,890	$ 6,890		$ 6,890	$ 6,890
Y	Increase Sports Official Hours			$ 23,424	$ 23,424		$ 23,424	$ 23,424
Y	Increase Adult Sport Official Hours			$ 5,598	$ 5,598		$ 5,598	$ 5,598
Y	Increase Basketball Program Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Y	Increase Soccer Program Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Increase Tennis Program Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Existing Budget	Marina Kayak Storage			$ 10,000	$ 500			
Streets								
BA #2	Increase Snow Removal Budget	$ 46,500						
BA #3	Increase Street Signal Budget	$ 80,000						
Y	Payplan			$ 12,628	$ 12,628		$ 12,628	$ 12,628
N	New Maintenance 1			$ 199,494	$ 97,808			
N	New Maintenance 1			$ 88,954	$ 88,954			
N	New Maintenance 3			$ 211,106	$ 100,566			
Y	John Deer Gator			$ 37,500	$ 3,100	$ 37,500		$ 3,100
N	Crack Seal Machine			$ 100,000	$ 10,000			
N	Increase Road Maintenance Budget			$ 80,000	$ 80,000			
Y	Increase Sign Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Utility Billing								
Y	Payplan			$ 12,519	$ 12,519		$ 12,519	$ 12,519
N	PT Utility Billing Clerk to FT			$ 51,398	$ 51,398			
Transfers								
Y	Transfers to Fleet Fund			$ 94,472	$ 94,472		$ 94,472	$ 94,472
General Fund Total		**$ 1,009,197**	**$ 834,478**	**$ 8,395,800**	**$ 8,885,211**	**$ 418,469**	**$ 3,206,961**	**$ 4,667,741**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
FLEET SERVICE FUND								
Y	Payplan			$ 34,490	$ 34,490		$ 34,490	$ 34,490
N	Oil Tank Equipment			$ 39,956	$ -			
Y	Add ZONAR GPS to 200 Fleet Vehicles			$ 47,963	$ 38,400		$ 47,963	$ 38,400
Y	Increase Vehicle Maintenance Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Parts and Supplies Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Tire Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Fleet Replacement Fund moved over			$ 1,600,000			$ 1,600,000	
Y	Equipment Replacement Fund moved over			$ 250,000			$ 250,000	
N	Add 2 Bay Doors			$ 51,301				
N	Light Duty Service Lift			$ 46,100				
N	Fleet Service Truck			$ 226,000				
Fleet Service Fund Total		**$ -**	**$ -**	**$ 2,370,810**	**$ 147,890**	**$ -**	**$ 2,007,453**	**$ 147,890**
STORM DRAIN CAPITAL PROJ FUND								
BA #3	Lake Mountain Estates Debris Basin	$ 41,742						
Y	Developer Reimbursement			$ 50,000	$ 50,000		$ 50,000	$ 50,000
Y	PW/Seaside Outfall			$ 350,000			$ 350,000	
Storm Drain Impact Fund Total		**$ 41,742**	**$ -**	**$ 400,000**	**$ 50,000**	**$ -**	**$ 400,000**	**$ 50,000**
PARKS CAPITAL PROJECTS FUND								
BA #3	Patriot Park Phase 3 Concept	$ 274						
BA #3	South Marina	$ 965,000						
BA #3	North Marina	$ 3,268,801						
BA #3	Cemetery	$ 458,026						
BA #3	Heron Bay Park Ph1	$ (8,367)						
BA #3	BLM ROW Permit	$ 10,000						
Y	Fox Hollow Park (Encore Park)			$ 100,000	$ 1,000,000		$ 100,000	$ 1,000,000
Y	Update Parks, Trail, Recreation and Open Space Master Plan			$ 90,000	$ -		$ 90,000	
Parks Impact Fund Total		**$ 4,693,734**	**$ -**	**$ 190,000**	**$ 1,000,000**	**$ -**	**$ 190,000**	**$ 1,000,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
ROADS CAPITAL PROJECTS FUND								
BA #1	Traffic Signal at MVC & 400 N	$ 800,000						
BA #3	Traffic Signal at MVC and 400 N	$ (1,251,000)						
BA #3	South Elementary Underpass	$ (811,800)						
BA #3	Pony Express & Saratoga Road Widening	$ 6,596,180						
BA #3	MVC Widening - Pony to SR-73	$ (3,300,318)						
BA #3	Pony Express Completion - Tallulah to Saratoga Rd	$ 2,000,000						
BA #3	800 W (Seaside St) - Public Works West Frontage	$ 300,000						
BA #3	Traffic Signal at MVC and Grandview Boulevard	$ 10,000						
Y	800 West: Saratoga Road to 550 N (Lazarat and Seaside)			$ 1,000,000			$ 1,000,000	
Y	Traffic Signal - MVC and Grandview Blvd			$ 450,000			$ 450,000	
Y	High School Traffic Signal			$ 250,000			$ 250,000	
Y	Foothill Blvd and Ensign Drive			$ 250,000			$ 250,000	
Roads Impact Fund Total		**$ 4,343,062**	**$ -**	**$ 1,950,000**	**$ -**	**$ -**	**$ 1,950,000**	**$ -**
PUBLIC SAFETY CAPITAL PROJ FUND								
BA #1	3rd Fire Station Design	$ 300,000						
BA #3	Payment to Fund 35	$ 1,250,000						
Y	3rd Fire Station		$ 200,000	$ 15,000,000			$ 200,000	$ 15,000,000
Public Safety Impact Fund Total		**$ 1,550,000**	**$ 200,000**	**$ 15,000,000**	**$ -**	**$ -**	**$ 200,000**	**$ 15,000,000**
CAPITAL PROJECTS FUND								
BA #1	Crosswalk at 400 N	$ 200,000						
BA #1	Remodel of North Fire Station Bathrooms	$ 149,000						
BA #1	Defund Pelican Bay Frontage Landscaping (Project Finished)	$ (56,000)						
BA #3	Pedestrian Crossing at 400 S by Patriot Park.	$ 64,742						
Y	Increase Parks Capital Projects Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Partial	Facility Repair Budget (New)			$ 33,000	$ 33,000		$ 25,000	$ 25,000
Depends on Grant Funding	Patriot Parks Soccer Fields			$ 641,506		$ 641,506		
?	Old City Hall Remodel			$ 5,000,000				
Partial	Replace Turf at Patriot Park			$ 70,000	$ 70,000		$ 10,000	$ 10,000
Y	Saratoga Ridge Mainline Upsize			$ 150,328		$ 150,328		
Y	Patriot Park Baseball Field Upgrades			$ 35,500		$ 35,500		
Y	Fleet Replacement Fund moved over to Fleet			$ (1,600,000)			$ (1,600,000)	
Y	Equipment Replacement Fund moved over to Fleet			$ (250,000)			$ (250,000)	
General Capital Fund Total		**$ 357,742**	**$ -**	**$ 4,110,334**	**$ 133,000**	**$ 827,334**	**$ (1,785,000)**	**$ 65,000**
GARBAGE UTILITY FUND								
Y	Increase Garbage Contract Budget			$ 200,000	$ 200,000		$ 200,000	$ 200,000
Garbage Utility Fund Total		**$ -**	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ 200,000**	**$ 200,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
CDRA FUND								
	None							
CDRA Fund Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LBA FUND								
Y	3rd Fire Station			$ 500,000	$ 1,100,000		$ 500,000	$ 1,100,000
LBA Fund Total		**$ -**	**$ -**	**$ 500,000**	**$ 1,100,000**	**$ -**	**$ 500,000**	**$ 1,100,000**
STREET LIGHTING FUND								
BA #3	RMP Street Light Fees	$ 10,000						
BA #3	Depreciation	$ 60,000						
Y	Payroll			$ 14,344	$ 14,344		$ 14,344	$ 14,344
Y	Utility Fee Study			$ 10,000		$ 10,000		
Y	New Apprentice Electrician 2			$ 185,888	$ 112,988	$ 81,000	$ 104,888	$ 112,988
Y	Boring Tool			$ 6,200	$ 620	$ 6,200		$ 620
N	Increase Painting Budget			$ 10,000	$ 10,000			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Streetlighting Fund Total		**$ 70,000**	**$ -**	**$ 242,178**	**$ 153,698**	**$ 97,200**	**$ 134,978**	**$ 143,698**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
WATER FUND								
Culinary Water								
BA #3	Power and Pumping	$ 50,000						
BA #3	Purification	$ 45,000						
BA #3	Principal - Debt Payments	$ 100,000						
Y	Payplan			$ 19,336	$ 19,336		$ 19,336	$ 19,336
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Improvements to Booster 5N			$ 185,000		$ 185,000		
Y	PW Site Backup Generator			$ 38,333	$ 3,000	$ 38,333		$ 3,000
Y	3 Backup Generators (for Culinary Water Stations 2, 3, 5s)			$ 250,000	$ 13,500	$ 250,000		$ 13,500
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 18,569	$ 18,569		$ 18,569	$ 18,569
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Install Fencing for Well #3			$ 45,000				
N	PRV Pressure Monitoring System			$ 180,000				
N	New Maintenance 1			$ 152,354	$ 87,354			
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
Secondary Water								
BA #1	Line Ponds with Concrete	$ 150,000						
BA #3	Depreciation	$ 1,200,000						
Y	Payplan			$ 35,058	$ 35,058		$ 35,058	$ 35,058
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Pond 2 Concrete Lining			$ 650,000		$ 650,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Fiber Optics System			$ 71,667	$ 31,667		$ 71,667	$ 31,667
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 2			$ 155,282	$ 98,132	$ 63,500	$ 91,782	$ 98,132
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	New Maintenance 4			$ 167,345	$ 102,345			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Water Operations Fund Total		**$ 1,545,000**	**$ -**	**$ 2,570,722**	**$ 788,969**	**$ 1,382,883**	**$ 503,532**	**$ 459,662**
CULINARY WATER CAPITAL PROJ FUND								
Y	Mt Saratoga/Wildflower Zone 3 Pipeline			$ 2,000,000			$ 2,000,000	
Water Culinary Impact Fund Total		**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
2NDARY WATER CAPITAL PROJ FUND								
BA #3	Interest Expenses	$ 112,775						
BA #3	South Zone 2 Pond	$ 52,160						
BA #3	Principal - Debt Payments	$ 45,000						
BA #3	Depreciation	$ 300,000						
Y	Grandview Zone 3 Pond			$ 20,000			$ 20,000	
Y	South Marina Expansion- 2,000 gpm Pump and 16-in pipeline in Redwood			$ 2,100,000			$ 2,100,000	
Water Secondary Impact Fund Total		**$ 509,935**	**$ -**	**$ 2,120,000**	**$ -**	**$ -**	**$ 2,120,000**	**$ -**
SEWER FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 11,166	$ 11,166		$ 11,166	$ 11,166
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	PW Site Backup Generator			$ 38,333	$ 3,000	$ 38,333		$ 3,000
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Increase Sewage Treatment Budget			$ 500,000	$ 500,000		$ 500,000	$ 500,000
Y	Camera Truck (Split 50%-50% with Storm Drain)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Lift Station Aeration Systems (5 total)			$ 100,000	$ -	$ 100,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Add Flow and Pressure Measuring to Lift Stations (Stations 1 through 8)			$ 108,000		$ 108,000		$ -
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 14,855	$ 14,855		$ 14,855	$ 14,855
N	Increase SCADA Budget			$ 62,500				
N	Increase Uniforms Budget			$ 8,000	$ 8,000			
N	Increase Training Budget			$ 1,600	$ 1,600			
N	Install Fence around Lift Station #2			$ 90,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Sewer Operations Fund Total		**$ 800,000**	**$ -**	**$ 1,258,716**	**$ 607,893**	**$ 478,183**	**$ 618,433**	**$ 598,293**
WASTEWATER CAPITAL PROJ FUND								
BA #3	Master Planning	$ 30,000						
BA #3	Northshore Lift station	$ 4,500						
BA #3	Depreciation	$ 800,000						
Y	North Trunk-Posey Force Main Tie-in			$ 20,000			$ 20,000	
Y	Redwood Road Replacement (in-between Wildlife Blvd and Silver Fox Lane.			$ 50,000			$ 50,000	
Sewer Impact Fee Fund Total		**$ 834,500**	**$ -**	**$ 70,000**	**$ -**	**$ -**	**$ 70,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
STORM DRAIN ENTERPRISE FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 14,107	$ 14,107		$ 14,107	$ 14,107
Y	Pump Truck Dewatering Facility			$ 63,250	$ -	$ 63,250		$ -
Y	Camera Truck (Split 50%-50% with Sewer)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Increase Maintenance Budget			$ 69,000	$ 69,000		$ 69,000	$ 69,000
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 3,714	$ 3,714			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Phragmites Control			$ 35,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Storm Drain Operations Fund Total		**$ 800,000**	**$ -**	**$ 413,316**	**$ 180,066**	**$ 213,250**	**$ 98,852**	**$ 113,852**
WATER RIGHTS FUND								
BA #2	Increase Water Rights Purchase	$ 250,000						
Water Rights Operations Fund Total		**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Grand Totals		$ 16,804,912	$ 1,034,478	$ 41,791,875	$ 13,246,726	$ 3,417,320	$ 12,415,208	$ 23,546,135

FY 2027 Final Budget

Staff have determined that 2027 expenditures are covered by projected revenues

General Fund

Revenue	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Taxes	$ 20,695,750	$ 21,976,512	$ 24,433,189	$ 25,815,654	$ 30,843,715	16%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	23%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	15%
Charges for Service	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	14%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	10%
Administrative Charges	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 5,257,217	$ 5,530,116	5%
Contributions & Transfers	$ -	$ -	$ -	$ 11,754,501	$ 9,592,234	-23%
Total General Fund Revenue	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**9%**

Department	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Legislative	$ 190,750	$ 206,894	$ 256,446	$ 261,112	$ 275,815	5%
Administrative	$ 1,639,050	$ 2,017,200	$ 2,297,335	$ 1,775,621	$ 1,945,915	9%
HR				$ 759,291	$ 808,085	6%
Utility Billing	$ 337,267	$ 369,583	$ 410,667	$ 527,556	$ 591,473	11%
Treasurer	$ 373,501	$ 475,476	$ 681,592	$ 791,322	$ 824,282	4%
Recorder	$ 206,385	$ 231,775	$ 228,481	$ 384,820	$ 471,598	18%
Attorney	$ 666,839	$ 682,520	$ 755,033	$ 882,049	$ 922,955	4%
Justice Court	$ 330,622	$ 311,521	$ 405,677	$ 487,900	$ 488,123	0%
Facilities				$ 689,795	$ 965,068	29%
Non-Departmental	$ 917,697	$ 820,955	$ 1,069,762	$ 1,099,550	$ 1,081,230	-2%
General Gov. Bldings & Grounds	$ 385,857	$ 349,412	$ 393,610	$ 243,000	$ 275,000	12%
Elections	$ 6,789	$ 49,172	$ 21,136	$ 160,000	$ -	#DIV/0!
Planning & Zoning	$ 850,405	$ 984,899	$ 1,073,745	$ 1,373,092	$ 1,537,396	11%
Community Development	$ 323,290	$ 457,987	$ 392,141	$ 532,068	$ 545,746	3%
Police	$ 5,060,125	$ 5,347,190	$ 6,931,440	$ 7,775,125	$ 9,162,414	15%
Police-Bluffdale	$ 1,996,845	$ 1,983,956	$ 2,587,947	$ 2,863,031	$ 3,298,193	13%
Fire	$ 4,227,067	$ 4,507,901	$ 5,383,219	$ 6,395,127	$ 8,138,962	21%
Building Inspection	$ 1,291,568	$ 1,298,182	$ 1,298,767	$ 1,846,611	$ 1,868,484	1%
Grant Expenditures	$ -	$ 5,165	$ 4,550	$ 71,250	$ 71,250	0%
Streets	$ 1,040,991	$ 1,111,589	$ 1,398,638	$ 1,784,539	$ 2,133,083	16%
Public Works	$ 873,113	$ 885,416	$ 1,018,411	$ 866,633	$ 956,506	9%
Engineering	$ 867,890	$ 794,496	$ 907,690	$ 966,299	$ 1,013,854	5%
IT	$ 480,064	$ 555,313	$ 617,775	$ 1,017,261	$ 1,096,726	7%
Public Improvements	$ 544,192	$ 590,083	$ 603,612	$ 790,408	$ 952,300	17%
Parks	$ 1,709,354	$ 1,833,876	$ 2,600,288	$ 3,479,768	$ 3,906,903	11%
Recreation	$ 910,898	$ 1,013,631	$ 1,185,543	$ 1,452,119	$ 1,568,826	7%
Public Relations and Community Outreach	$ 297,438	$ 327,612	$ 399,767	$ 684,728	$ 775,218	12%
Library	$ 680,016	$ 814,617	$ 937,292	$ 1,589,075	$ 2,140,956	26%
Transfers	$ 8,276,559	$ 14,958,024	$ 14,053,820	$ 16,795,080	$ 16,250,173	-3%
Total General Fund Expenditures	**$ 34,004,508**	**$ 42,429,132**	**$ 47,914,573**	**$ 58,344,226**	**$ 64,066,534**	**9%**

Net Revenue Over Expenditures	**$ 4,664,453**	**$ (157,989)**	**$ (1,058,142)**	**$ -**	**$ -**	

General Fund Summary

Revenues by Major Object	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Tax Revenue	$ 20,695,750	$ 21,976,512	$ 24,433,189	$ 25,815,654	$ 30,843,715	16%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	23%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	15%
Charges for Services	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	14%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	10%
Contributions and Transfers	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 17,011,718	$ 15,122,350	-12%
Total Revenues	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**9%**

General Fund Expenditures by Major Object

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Personnel	$ 19,393,284	$ 21,238,989	$ 24,651,499	$ 31,447,954	$ 36,832,096	15%
Materials, Supplies, and Services	$ 6,096,260	$ 6,024,015	$ 8,747,557	$ 9,597,768	$ 9,862,588	3%
Capital Outlay	$ 238,405	$ 208,104	$ 461,698	$ 503,424	$ 1,121,677	55%
Transfers	$ 8,276,559	$ 14,958,024	$ 14,053,820	$ 16,795,080	$ 16,250,173	-3%
Total Expenditures	**$ 34,004,508**	**$ 42,429,132**	**$ 47,914,573**	**$ 58,344,226**	**$ 64,066,534**	**9%**

Zone 2 SID (24)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Water SID Revenue	$ 91,444	$ 123,587	$ 74,713	$ 320,000	$ 320,000	0%
Interest Revenue	$ 9,500	$ 14,478	$ 11,550	$ 13,000	$ 13,000	0%
Total Revenue	**$ 100,944**	**$ 138,065**	**$ 86,263**	**$ 333,000**	**$ 333,000**	**0%**
Water SID Expenses	$ 97,206	$ 135,326	$ 80,476	$ 333,000	$ 333,000	0%
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 97,206**	**$ 135,326**	**$ 80,476**	**$ 333,000**	**$ 333,000**	**0%**
Net Revenue Over Expenditures	**$ 3,738**	**$ 2,739**	**$ 5,787**	**$ -**	**$ -**	

Fleet (25)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ -	$ -	$ -	$ 715,356	$ 2,591,781	72%
Total Revenues	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**72%**
Fleet Operations	$ -	$ -	$ -	$ 715,356	$ 2,591,781	72%
Fleet Capital	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**72%**
Net Revenue over Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	

Storm Drain Capital Projects (31)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ 128,979	$ -	$ -	$ -	$ -	
Contributions & Other Sources	$ 568	$ (217)	$ 27,979	$ -	$ 252,021	100%
Transfers	$ -	$ 571,464	$ -	$ -	$ -	
Impact Fees Revenues	$ 671,588	$ 314,817	$ 585,959	$ 2,450,529	$ 277,979	-782%
Total Revenue	**$ 801,135**	**$ 886,064**	**$ 613,938**	**$ 2,450,529**	**$ 530,000**	**-362%**
Capital Project Expenditures	$ 694,407	$ 182,532	$ 223,240	$ 2,190,529	$ 530,000	-313%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	
Total Expenses	**$ 694,407**	**$ 182,532**	**$ 223,240**	**$ 2,450,529**	**$ 530,000**	**-362%**
Net Revenue Over Expenditures	**$ 106,728**	**$ 703,532**	**$ 390,698**	**$ -**	**$ -**	

Parks Capital Projects (32)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ 1,668,092	$ 1,445,785	$ 906,541	$ -	$ -	
Transfers	$ -	$ 2,071,996	$ -	$ -	$ -	
Contributions & Other Sources	$ -	$ -	$ -	$ -	$ -	
Impact Fees Revenues	$ 2,147,838	$ 2,461,362	$ 3,216,413	$ 2,450,529	$ 2,442,537	0%
Total Revenue	**$ 3,815,930**	**$ 5,979,143**	**$ 4,122,954**	**$ 2,450,529**	**$ 2,442,537**	**0%**
Capital Project Expenditures	$ 12,364,451	$ 6,374,915	$ 7,317,606	$ 2,190,529	$ 2,442,537	10%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	
Total Expenses	**$ 4,140,745**	**$ 2,239,751**	**$ 5,107,958**	**$ 2,450,529**	**$ 2,442,537**	**0%**
Net Revenue Over Expenditures	**$ (324,815)**	**$ 3,739,392**	**$ (985,005)**	**$ -**	**$ -**	

Roads Capital Projects (33)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ -	$ -	$ -	$ -	$ -	
Impact Fees Revenues	$ 3,019,072	$ 12,687,005	$ 8,646,103	$ 2,618,667	$ 2,568,667	-2%
Total Revenue	**$ 3,019,072**	**$ 12,687,005**	**$ 8,646,103**	**$ 2,618,667**	**$ 2,568,667**	**-2%**
Capital Project Expenditures	$ 10,340,076	$ 6,257,001	$ 5,105,981	$ 2,618,667	$ 2,568,667	-2%
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 10,340,076**	**$ 6,257,001**	**$ 5,105,981**	**$ 2,618,667**	**$ 2,568,667**	**-2%**
Net Revenue Over Expenditures	**$ (7,321,004)**	**$ 6,430,004**	**$ 3,540,123**	**$ -**	**$ -**	

Public Safety Capital Projects (34)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Impact Fees Revenues	$ 812,337	$ 881,849	$ 1,007,452	$ 853,484	$ 15,813,484	95%
Transfers	$ -	$ 375,978	$ -	$ -	$ -	
Total Revenue	**$ 812,337**	**$ 1,257,827**	**$ 1,007,452**	**$ 853,484**	**$ 15,813,484**	**95%**
Capital Project Expenditures	$ 261,337	$ 499,630	$ 1,339,923	$ 453,484	$ 15,813,484	97%
Transfers	$ -	$ 523,000	$ -	$ 400,000	$ -	
Total Expenses	**$ 261,337**	**$ 1,022,630**	**$ 1,339,923**	**$ 853,484**	**$ 15,813,484**	**95%**
Net Revenue Over Expenditures	**$ 551,000**	**$ 235,197**	**$ (332,471)**	**$ -**	**$ -**	

Capital Projects (35)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	$ 1,398,000	$ 14,578,445	$ 8,937,148	$ 12,980,000	$ 10,000,000	-30%
Contributions & Other Revenues	$ 760,420	$ 1,244,606	$ 1,650,853	$ 1,922,091	$ 1,650,853	-16%
Total Revenue	**$ 2,158,420**	**$ 15,823,051**	**$ 10,588,001**	**$ 14,902,091**	**$ 11,650,853**	**-28%**
Capital Project Expenditures	$ 2,691,053	$ 5,760,029	$ 5,203,796	$ 14,902,091	$ 11,650,853	-28%
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 2,691,053**	**$ 5,760,029**	**$ 5,203,796**	**$ 14,902,091**	**$ 11,650,853**	**-28%**
Net Revenue Over Expenditures	**$ (532,633)**	**$ 10,063,022**	**$ 5,384,204**	**$ -**	**$ -**	

Debt Service (40)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Admin Fees	$ 213,773	$ 213,764	$ 215,000	$ 215,000	$ 215,000	0%
Contributions and Transfers	$ 78,027	$ 78,024	$ 78,000	$ 78,000	$ 78,000	0%
Total Revenue	**$ 291,800**	**$ 291,788**	**$ 293,000**	**$ 293,000**	**$ 293,000**	**0%**
Debt Service	$ 290,567	$ 290,639	$ 293,188	$ 293,000	$ 293,000	0%
Total Expenses	**$ 290,567**	**$ 290,639**	**$ 293,188**	**$ 293,000**	**$ 293,000**	**0%**
Net Revenue Over Expenditures	**$ 1,233**	**$ 1,149**	**$ (188)**	**$ -**	**$ -**	

Community Development Renewal Agency (42)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	$ 760,000	$ 880,000	$ 1,775,820	$ -	$ -	
Total Revenue	**$ 760,000**	**$ 880,000**	**$ 1,775,820**	**$ -**	**$ -**	
Materials, Supplies and Services	$ 729,649.69	$ 808,401.00	$ 896,649.83	$ -	$ -	
Total Expenses	**$ 729,649.69**	**$ 808,401.00**	**$ 896,649.83**	**$ -**	**$ -**	
Net Revenue Over Expenditures	**$ 30,350.31**	**$ 71,599.00**	**$ 879,170.17**	**$ -**	**$ -**	

Local Building Authority (44)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	-	$ 1,296,711	$ 4,844,863	$ 3,210,000	$ 3,800,000	16%
Total Revenue	**-**	**$ 1,296,711**	**$ 4,844,863**	**$ 3,210,000**	**$ 3,800,000**	**16%**
Capital Project Expenditures	-	$ 2,638,689	$ 23,407,859	$ -	$ -	
Debt Service	-	$ 3,199,362	$ -	$ 3,210,000	$ 3,800,000	16%
Total Expenses	**-**	**$ 5,838,051**	**$ 23,407,859**	**$ 3,210,000**	**$ 3,800,000**	**16%**
Net Revenue Over Expenditures	**-**	**$ (4,541,340)**	**$ (18,562,996)**	**$ -**	**$ -**	

Street Lighting (50)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Street Lighting	$ 583,216	$ 669,645	$ 1,006,740	$ 701,399	$ 721,181	3%
Transfers	$ 28,063	$ 83,188	$ 72,533	$ 53,716	$ 165,713	68%
Total Revenue	**$ 611,279**	**$ 752,833**	**$ 1,079,272**	**$ 755,115**	**$ 894,894**	**16%**
Street Lighting Operations	$ 211,576	$ 204,782	$ 228,659	$ 462,277	$ 553,976	17%
Street Lighting Capital	$ 119,841	$ 12,600	$ 39,434	$ 128,837	$ 87,200	-48%
Transfers	$ 53,236	$ 58,716	$ 85,562	$ 69,002	$ 103,718	33%
Depreciation	$ -	$ -	$ -	$ 90,000	$ 150,000	40%
Total Expenses	**$ 384,653**	**$ 276,098**	**$ 353,655**	**$ 755,115**	**$ 894,894**	**16%**
Net Revenue Over Expenditures	**$ 226,626**	**$ 476,735**	**$ 725,617**	**$ -**	**$ -**	

Water (51)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Utility Operating Revenue	$ 9,034,013	$ 10,072,079	$ 11,029,504	$ 10,798,933	$ 11,793,977	8%
Water	$ -	$ -	$ -	$ 2,220,355	$ 3,422,786	35%
Total Revenue	**$ 9,034,013**	**$ 10,072,079**	**$ 11,029,504**	**$ 13,019,288**	**$ 15,216,763**	**14%**
Water Operations	$ 4,014,991	$ 4,023,335	$ 4,625,646	$ 5,237,529	$ 5,956,201	12%
Secondary Water Operations	$ 1,919,496	$ 1,855,322	$ 3,531,781	$ 3,611,073	$ 3,836,644	6%
Depreciation	$ -	$ -	$ -	$ 2,883,138	$ 4,064,721	29%
Transfers	$ 842,635	$ 955,180	$ 1,073,726	$ 1,287,548	$ 1,359,197	5%
Total Water Fund Expenses	**$ 6,777,123**	**$ 6,833,837**	**$ 9,231,153**	**$ 13,019,288**	**$ 15,216,763**	**14%**
Net Revenue Over Expenditures	**$ 2,256,891**	**$ 3,238,242**	**$ 1,798,351**	**$ -**	**$ -**	

Sewer (52)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating & Non-Operating Revenue	$ 7,023,592	$ 9,105,270	$ 9,955,240	$ 8,997,662	$ 11,163,274	19%
Total Revenue	**$ 7,023,592**	**$ 9,105,270**	**$ 9,955,240**	**$ 9,306,234**	**$ 11,163,274**	**17%**
Sewer Operations	$ 3,742,692	$ 4,166,392	$ 6,403,791	$ 6,467,625	$ 7,412,757	13%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	40%
Transfers	$ 979,829	$ 1,180,420	$ 1,337,004	$ 1,567,099	$ 1,750,517	10%
Total Expenses	**$ 4,722,521**	**$ 5,346,812**	**$ 7,740,795**	**$ 9,306,234**	**$ 11,163,274**	**17%**
Net Revenue Over Expenditures	**$ 2,301,072**	**$ 3,758,458**	**$ 2,214,445**	**$ -**	**$ -**	

Wastewater Capital Projects (53)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers	$ -	$ 735,593	$ -	$ -	$ -	
Impact Fees Revenue	$ 2,420,217	$ 709,821	$ 1,425,718	$ 1,095,000	$ 1,895,000	42%
Total Revenue	**$ 2,420,217**	**$ 1,445,414**	**$ 1,425,718**	**$ 1,095,000**	**$ 1,895,000**	**42%**
Capital Project Expenditures	$ 3,084,524	$ 1,815,769	$ 667,923	$ 695,000	$ 695,000	0%
Depreciation	$ -	$ -	$ -	$ 400,000	$ 1,200,000	67%
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 3,084,524**	**$ 1,815,769**	**$ 667,923**	**$ 1,095,000**	**$ 1,895,000**	**42%**
Net Revenue Over Expenditures	**$ (664,307)**	**$ (370,355)**	**$ 757,795**	**-**	**-**	

Storm Drain (54)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating Revenue	$ 1,372,324	$ 1,511,305	$ 1,537,463	$ 1,567,672	$ 1,680,030	7%
Contributions & Other Sources	$ 91,418	$ 158,743	$ 163,719	$ 1,705,222	$ 2,323,206	27%
Total Revenue	**$ 1,488,661**	**$ 1,674,246**	**$ 1,701,182**	**$ 3,272,894**	**$ 4,003,237**	**18%**
Storm Drain Operations	$ 356,291	$ 409,583	$ 601,746	$ 1,156,324	$ 1,075,560	-8%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	40%
Transfers and Other Uses	$ 527,851	$ 604,272	$ 736,001	$ 916,570	$ 927,677	1%
Total Expenses	**$ 884,142**	**$ 1,013,855**	**$ 1,337,747**	**$ 3,272,894**	**$ 4,003,237**	**18%**
Net Revenue Over Expenditures	**$ 604,519**	**$ 660,391**	**$ 363,435**	**$ -**	**$ -**	

Garbage (55)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating Revenue	$ 2,688,811	$ 3,005,820	$ 3,169,266	$ 3,850,000	$ 4,378,530	12%
Interest Revenue & Other Sources	$ 23,789	$ 41,274	$ 65,598	$ 41,274	$ 65,598	37%
Total Revenue	**$ 2,712,600**	**$ 3,072,094**	**$ 3,234,864**	**$ 3,891,274**	**$ 4,444,129**	**12%**
Garbage Operations	$ 2,384,726	$ 2,265,621	$ 2,848,966	$ 3,637,196	$ 4,163,431	13%
Transfers	$ 195,188	$ 176,576	$ 204,450	$ 254,078	$ 280,698	9%
Total Expenses	**$ 2,579,914**	**$ 2,442,197**	**$ 3,053,416**	**$ 3,891,274**	**$ 4,444,129**	**12%**
Net Revenue Over Expenditures	**$ 132,686**	**$ 629,897**	**$ 181,448**	**$ -**	**$ -**	

Culinary Water Capital Projects (56)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Connection Fees Revenue	$ 2,096,144	$ 2,102,328	$ 3,140,230	$ 2,152,341	$ 3,350,000	36%
Intergovernmental Revenues	$ -	$ -	$ 605,535	$ -	$ -	
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Revenue	**$ 2,096,144**	**$ 2,102,328**	**$ 3,745,765**	**$ 2,152,341**	**$ 3,350,000**	**36%**
Capital Project Expenditures	$ 4,327,810	$ 343,071	$ 5,446,048	$ 150,000	$ 2,150,000	93%
Transfers and Other Uses	$ -	$ -	$ -	$ 802,341	$ -	
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000	0%
Total Expenses	**$ 4,356,856**	**$ 343,071**	**$ 5,446,048**	**$ 2,152,341**	**$ 3,350,000**	**36%**
Net Revenue Over Expenditures	**$ (2,260,713)**	**$ 1,759,257**	**$ (1,700,283)**	**$ -**	**$ -**	

Secondary Water Capital Projects (57)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Connection Fees Revenues	$ 1,709,075	$ 1,224,847	$ 2,225,418	$ 1,965,000	$ 4,345,000	55%
Transfers	$ -	$ 173,774	$ -	$ -	$ -	
Total Revenue	**$ 1,717,870**	**$ 1,425,408**	**$ 2,230,243**	**$ 1,965,000**	**$ 4,345,000**	**55%**
Capital Project Expenditures	$ 2,912,383	$ 1,487,046	$ 2,991,812	$ 765,000	$ 2,845,000	73%
Transfers Out	$ -	$ -	$ -	$ -	$ -	
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,500,000	20%
Transfers and Other Uses	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 2,912,383**	**$ 1,487,046**	**$ 2,991,812**	**$ 1,965,000**	**$ 4,345,000**	**55%**
Net Revenue Over Expenditures	**$ (1,194,513)**	**$ (61,638)**	**$ (761,569)**	**$ -**	**$ -**	

Water Rights (58)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Water Rights	$ 6,172,530	$ 2,214,350	$ 9,168,986	$ 2,346,795	$ 1,098,398	-114%
Interest Revenue & Other Sources	$ 352,039	$ 512,295	$ 718,834	$ 380,000	$ 718,834	47%
Total Revenue	**$ 6,524,569**	**$ 2,726,645**	**$ 9,887,820**	**$ 2,726,795**	**$ 1,817,232**	**-50%**
Water Rights Expenses	$ 3,741,682	$ 118,936	$ 9,344,826	$ 2,726,795	$ 1,817,232	-50%
Transfers	$ -	$ -	$ -	$ -	$ -	
Total Expenses	**$ 3,741,682**	**$ 118,936**	**$ 9,344,826**	**$ 2,726,795**	**$ 1,817,232**	**-50%**
Net Revenue Over Expenditures	**$ 2,782,886**	**$ 2,607,709**	**$ 542,994**	**$ -**	**$ -**	

Total Budget

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Total Budgeted Revenues	$ 84,057,543	$ 112,590,403	$ 118,279,571	$ 120,429,468	$ 148,627,603	19%
Total Budgeted Expenditures	$ 82,693,347	$ 78,803,062	$ 106,333,161	$ 120,429,468	$ 148,627,603	19%
Total Net Revenues Over Expenditures	**$ 1,364,197**	**$ 33,787,341**	**$ 11,946,410**	**$ -**	**$ -**	

Statistical Information

	2021	2022	2023	2024	2025	% Difference
Population (according to the US Census)	44,164	49,354	53,949	59,103	65,269	9%

Operating Departments/Divisions (does not include Capital Funds)

Department/Division	2023 Actuals	2024 Actuals	2025 Actuals	2026 Original Budget	2026 Amended Budget	2027 Total Requested Budget	2027 Recommended Budget
Legislative	$ 190,750	$ 206,894	$ 256,446	$ 261,112	$ 261,112	$ 275,815	$ 275,815
% Change from Prior Year	15%	8%	19%	2%	2%	5%	5%
Administrative	$ 1,639,050	$ 2,017,200	$ 2,297,335	$ 1,775,621	$ 1,784,558	$ 2,104,936	$ 1,945,915
% Change	4%	19%	12%	-29%	-29%	15%	8%
Facilities Maintenance (New in 2026)				$ 689,795	$ 844,238	965,068	$ 965,068
% Change						13%	0%
Human Resources (New in 2026)				$ 759,291	$ 759,291	808,085	$ 808,085
% Change						6%	0%
Utility Billing	$ 337,267	$ 369,583	$ 410,667	$ 527,556	$ 527,556	$ 591,473	$ 591,473
% Change	4%	9%	10%	22%	22%	11%	11%
Treasurer	$ 373,501	$ 475,476	$ 681,592	$ 791,322	$ 791,321	$ 824,282	$ 824,282
% Change	-23%	21%	30%	14%	14%	4%	4%
Recorder	$ 206,385	$ 231,775	$ 228,481	$ 384,820	$ 384,820	$ 471,598	$ 471,598
% Change	9%	11%	-1%	41%	41%	18%	18%
Attorney	$ 666,839	$ 682,520	$ 755,033	$ 882,049	$ 882,049	$ 933,906	$ 922,955
% Change	4%	2%	10%	14%	14%	6%	4%
Justice Court	$ 330,622	$ 311,521	$ 405,677	$ 487,900	$ 487,900	$ 488,123	$ 488,123
% Change	13%	-6%	23%	17%	17%	0%	0%
Non-Departmental	$ 917,697	$ 820,955	$ 1,069,762	$ 1,099,550	$ 1,121,230	$ 1,081,230	$ 1,081,230
% Change	16%	-12%	23%	3%	5%	-4%	-4%
General Gov.	$ 385,857	$ 349,412	$ 393,610	$ 243,000	$ 330,764	$ 275,000	$ 275,000
% Change	23%	-10%	11%	-62%	-19%	-20%	-20%
Planning	$ 850,405	$ 984,899	$ 1,073,745	$ 1,373,092	$ 1,408,091	$ 1,572,010	$ 1,537,396
% Change	-3%	14%	8%	22%	24%	10%	8%
Community Development	$ 323,290	$ 457,987	$ 392,141	$ 532,068	$ 533,839	$ 545,746	$ 545,746
% Change	0%	29%	-17%	26%	27%	2%	2%

Police	$ 5,060,125	$ 5,347,190	$ 6,931,440	$ 7,775,125	$ 7,849,501	$ 9,195,478	$ 9,162,414
% Change	9%	5%	23%	11%	12%	15%	14%
Bluffdale Police	$ 1,996,845	$ 1,983,956	$ 2,587,947	$ 2,863,031	$ 3,276,135	$ 3,298,193	$ 3,298,193
% Change	-2%	-1%	23%	10%	21%	1%	1%
Fire	$ 4,227,067	$ 4,507,901	$ 5,383,219	$ 6,395,127	$ 7,120,948	$ 8,138,962	$ 8,138,962
% Change	6%	6%	16%	16%	24%	13%	13%
Building Inspection	$ 1,291,568	$ 1,298,182	$ 1,298,767	$ 1,846,611	$ 1,846,611	$ 1,983,067	$ 1,868,484
% Change	1%	1%	0%	30%	30%	7%	1%
Streets	$ 1,040,991	$ 1,111,589	$ 1,398,638	$ 1,784,539	$ 2,062,730	$ 2,513,143	$ 2,133,083
% Change	13%	6%	21%	22%	32%	18%	3%
Public Works	$ 873,113	$ 885,416	$ 1,018,411	$ 866,633	$ 870,133	$ 991,120	$ 956,506
% Change	-5%	1%	13%	-18%	-17%	12%	9%
Engineering	$ 867,890	$ 794,496	$ 907,690	$ 966,299	$ 966,298	$ 1,013,854	$ 1,013,854
% Change	15%	-9%	12%	6%	6%	5%	5%
Information Technology	$ 480,064	$ 555,313	$ 617,775	$ 1,017,261	$ 1,086,338	$ 1,181,561	$ 1,096,726
% Change	20%	14%	10%	39%	43%	8%	1%
Public Improvements	$ 544,192	$ 590,083	$ 603,612	$ 790,408	$ 790,408	$ 952,300	$ 952,300
% Change	-19%	8%	2%	24%	24%	17%	17%
Parks	$ 1,709,354	$ 1,833,876	$ 2,600,288	$ 3,479,768	$ 3,711,299	$ 4,497,363	$ 3,906,903
% Change	7%	7%	29%	25%	30%	17%	5%
Recreation	$ 910,898	$ 1,013,631	$ 1,185,543	$ 1,452,119	$ 1,488,400	$ 1,568,826	$ 1,568,826
% Change	0%	10%	15%	18%	20%	5%	5%
Public Relations and Civic Events	$ 297,438	$ 327,612	$ 399,767	$ 684,728	$ 704,728	$ 775,218	$ 775,218
% Change	-10%	9%	18%	42%	43%	9%	9%
Library	$ 680,016	$ 814,617	$ 937,292	$ 1,589,075	$ 1,589,295	$ 2,357,956	$ 2,140,956
% Change	13%	17%	13%	41%	41%	33%	26%

Street Lighting (Fund 50)	$ 384,653	$ 276,098	$ 353,655	$ 755,115	$ 700,749	$ 904,894	$ 894,894
% Change	-1%	-39%	22%	53%	50%	23%	22%
Culinary Water (Fund 51)	$ 4,014,991	$ 4,023,335	$ 4,625,646	$ 5,237,529	$ 5,657,384	$ 6,403,359	$ 5,956,201
% Change	0%	0%	13%	12%	18%	12%	5%
Secondary Water (Fund 51)	$ 2,762,131	$ 2,810,502	$ 4,605,507	$ 4,898,621	$ 5,120,509	$ 5,449,592	$ 5,195,840
% Change	29%	2%	39%	6%	10%	6%	1%
Sewer (Fund 52)	$ 4,722,521	$ 5,346,812	$ 7,740,795	$ 9,306,234	$ 8,084,583	$ 11,325,374	$ 11,163,274
% Change	17%	12%	31%	17%	4%	29%	28%
Storm Drain (Fund 54)	$ 884,142	$ 1,013,855	$ 1,013,855	$ 3,272,894	$ 1,996,267	$ 4,100,737	$ 4,003,237
% Change	25%	13%	0%	69%	49%	51%	50%
Fleet (New in 2026)				$ 715,356	$ 715,356	$ 2,955,138	$ 2,591,781
% Change						76%	72%

Total (General Fund)	**$ 26,201,224**	**$ 27,972,084**	**$ 33,834,879**	**$ 41,317,896**	**$ 43,479,593**	**$ 49,404,313**	**$ 47,745,111**
% Change	5%	6%	17%	32%	36%	12%	9%
Total Operating Budget	**$ 38,969,662**	**$ 41,442,686**	**$ 52,174,337**	**$ 65,503,646**	**$ 65,754,441**	**$ 80,543,408**	**$ 77,550,339**
% Change	8%	6%	21%	37%	37%	18%	15%

City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director
Subject: Saratoga Road and Pony Express Widening project
Date: April 14, 2026
Type of Item: Resolution
Description: Award of Construction Contract

A. Topic:

This item is for the approval of a contract for Construction for the Saratoga Road and Pony Express Widening project.

B. Background:

This project consists of Widening to 5 lanes both Saratoga Road (from Pony Express Parkway to Pioneer Crossing – a distance of approximately 0.8 miles) and Pony Express Parkway (from Saratoga Road to 100 West – a distance of approximately 1.1 miles) and was funded through the Transportation Improvement Program (TIP) that the City applied for and received from the Mountainland Association of Governments (MAG). Over the last year the City has worked with its engineering and design consultant CMT to complete the design, permitting and ROW acquisition for the project.

C. Analysis:

The project was posted to Sci-quest on March 12, 2026. Bids were received on April 7, 2026 and 8 bids were received. The highest bid was received from Beck Construction in the amount of $16,300,267.00 and the low bid was from Geneva Rock in the amount of $10,905,407.50, including all additive alternates (net). The Engineer's estimate for this project was $14,545,272.50.

D. Fiscal Impact:

The funding for this project was allocated with the FY2025-26 fiscal year budget in GL 33-4000-764. No budget amendment is anticipated being needed at this time.

E. Recommendation

Staff recommends the City Council approve the Resolution awarding the project to Geneva Rock in the amount of $10,905,407.50.

CMT TECHNICAL SERVICES

Project #: 105262.001 *By:* RPB/JJM
Project: Saratoga Road & 145 North *Date:* 4/7/2026
Location: Saratoga Springs, UT *Filename:* Saratoga Road & 145 North_Bid Tabulation 4-7-26.xls

Saratoga Road & 145 North Bid Tabulation (Summary)

Contractor	Base Bid	Bid Alt 1 (Full Widening)	Bid Alt 2 (1100 W. Traffic Signal)	Bid Alt 3 (Street Lighting)	[1]Bid Alt 4 (Bid Item E1) (Box Culvert Upsize)	*[1] Bid Item 50 (Box Culvert Ext.)*	Total
GENEVA ROCK	$9,091,187.50	$1,216,220.00	$115,000.00	$194,000.00	$506,000.00	*$217,000.00*	**$10,905,407.50**
MC CONTRACTORS	$10,036,343.65	$1,181,315.45	$92,000.00	$298,458.00	$52,000.00	*$20,500.00*	**$11,639,617.10**
ACME CONSTRUCTION	$10,111,516.00	$1,460,076.50	$68,160.00	$183,360.00	$435,350.00	*$181,450.00*	**$12,077,012.50**
BH INC.	$10,570,093.50	$1,232,695.00	$110,000.00	$186,400.00	$612,000.00	*$290,000.00*	**$12,421,188.50**
NEWMAN CONSTRUCTION	$10,756,904.50	$1,305,745.00	$106,000.00	$330,000.00	$530,000.00	*$240,000.00*	**$12,788,649.50**
CONDIE CONSTRUCTION	$10,990,918.00	$1,352,123.00	$95,653.00	$306,658.00	$639,994.00	*$429,000.00*	**$12,956,346.00**
RED PINE CONSTRUCTION	$11,548,625.00	$1,262,200.00	$110,000.00	$195,000.00	$585,000.00	*$320,000.00*	**$13,380,825.00**
BECK CONSTRUCTION	$13,807,774.00	$1,822,493.00	$96,000.00	$339,000.00	$535,000.00	*$300,000.00*	**$16,300,267.00**

Notes:
1. Bid Item E1 replaces Bid Item 50
2. Total = Base Bid + Bid Alt 1 + Bid Alt 2 + Bid Alt 3 + Bid Alt 4 - Bid Item 50

RESOLUTION NO. R26-17 (04-14-26)

A RESOLUTION APPROVING A CONTRACT WITH GENEVA ROCK FOR THE SARATOGA ROAD AND PONY EXPRESS WIDENING PROJECT

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 Saratoga Road and Pony Express Widening Project ("Project"); and

WHEREAS, the City advertised a bid document on SciQuest and in a public newspaper for the Project in order to acquire services from qualified contractors; and

WHEREAS, the City's engineering consultants, CMT, provided an analysis of all quotations to determine the lowest responsible contractor; 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 the Saratoga Road and Pony Express Widening Project is awarded to the lowest responsible bidder, Geneva Rock in the amount of $10,905,407.50. This resolution shall take effect immediately upon passage.

PASSED on the 14th of April, 2026

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

City Council Staff Report

Author: Scott Petrik, Engineer I
Subject: Reimbursement Agreement for Meadows at North Lake
Date: April 14, 2026
Type of Item: Legislative Action

CITY OF SARATOGA SPRINGS

1. **Summary:** The developer of the subject plat(s), Alpine Homes LLC, will install City system improvements.

2. **Funding Sources:** Impact fee credits, impact fee funds and cash in a funded budget cycle.

   A. Drinking Water: $0
   B. Secondary Water: $63,852.00
   C. Sewer: $0
   D. Storm Drain: $32,869.50
   E. Transportation: $19,304.00
   F. Open Space (Trails): $0

3. **Review:** The engineering plans will be accepted for construction. The Engineering Department found the improvements listed in the reimbursement agreement to be consistent with the accepted engineering plans. The City Attorney found the agreement to be acceptable as to form.

4. **Alternatives:** The following alternative motions are available to the Council in consideration of the proposed reimbursement agreement:

   Adoption

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Alpine Homes LLC, for system improvements being installed with the subject development."

   Alternative Motion with Modifications

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Alpine Homes LLC, for system improvements being installed with the subject development, with the following modifications:"

   A. _____
   B. _____
   C. _____

Negative Motion

"I move to deny the attached resolution for the City to enter into this reimbursement agreement."

5. Attachments:

A. Proposed Reimbursement Agreement
B. Proposed Resolution

REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the ___ day of _____, 202__, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and Alpine Homes LLC, a Utah Limited Liability (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as Meadows at North Lake ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements that are necessary to meet the needs only of the Project ("Project Improvements"); and

WHEREAS, Developer has agreed to complete certain improvements, or portions thereof, within the Project, that are above and beyond what are required to service the Project and that provide a benefit to the City and the community at large ("System Improvements"), which improvements or portions thereof are more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in full and complete satisfaction of any additional expenses incurred by Developer relating to the System Improvements.

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

AGREEMENT

1. CONSIDERATION

As a compromise and full settlement of all claims which Developer may have against the City with respect to the installation of all improvements for the Project, whether or not such improvements are System Improvements, Developer agrees to accept the consideration provided for in this Agreement and to withdraw with prejudice and waive any and all claims it may have against the City for compensation, reimbursement, capacity reservations, and credits with regard to the System Improvements and any and all other improvements required for the Project. Developer agrees to comply with the provisions in this Agreement, to install the Project and System Improvements in a timely manner, and to grant City and other developers reasonable and convenient access at no charge to said Project and System Improvements.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that Developer's bid attached hereto as **Exhibit A**, which is incorporated herein by this reference, enumerates in full the estimated additional expenses incurred by Developer to install the System Improvements which are eligible for reimbursement (the "Reimbursable Expenses").

Subject to the terms of this Agreement, Developer agrees to accept a reimbursement in an amount up to the total eligible reimbursable expenses of **$116,025.50** ("Reimbursement" or "Reimbursement

Amount") as satisfaction in whole of City's obligations under this Agreement and with respect to the installation of any and all Project and System Improvements. Reimbursement shall only be in the form of impact fee reimbursements to Developer and payments by City through impact fee funds collected from other developers as more fully specified in this Agreement. In all cases, reimbursements pursuant to this Agreement shall be subject to the Utah Impact Fees Act, including the obligation to only reimburse Developer through impact fee credits and impact fee payments for the actual costs of the System Improvements.

3. ADDITIONAL TERMS OF REIMBURSEMENT

As material consideration of the Reimbursement, installation of the System Improvements, and other provisions of this Agreement, Developer and City agrees as follows:

A. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit A. Exhibit A represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the System Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted System Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed one hundred ten percent (110%) of the Reimbursement Amount. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, financing costs, commissions, developer fees, or any item not listed in Exhibit A. Prior to reimbursement, the following requirements must be met:

   i. Developer shall submit a request for reimbursement in writing after full installation.

   ii. Prior to any reimbursement, Developer shall post applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and workmanship of the System Improvements and to ensure that the System Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

   iii. Prior to any reimbursement, City must approve the System Improvements in writing in connection with the standard inspections conducted by City to ensure that the System Improvements are constructed per City standards.

   iv. Prior to any reimbursement, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

   v. City shall first issue impact fee credits for up to the Reimbursement Amount. If the Reimbursement Amount exceeds impact fees owed by the Developer, the City shall issue payment to Developer for the remaining difference, subject to previously-executed reimbursement agreements for other impact fee projects, the availability of impact fee funds, and all City policies and state law requirements with respect to budgeting for capital expenses. Payments may be made on the remaining difference to allow the City to meet other reimbursement obligations and governmental needs. Developer understands, acknowledges, and agrees that City has or may have preexisting reimbursement obligations pursuant to other reimbursement agreements

executed prior to this Agreement to which Developer's rights are subordinate. Subject to these stipulations, City will make its best efforts to reimburse the Reimbursement Amount as soon as impact fee funds are made available.

vi. Reimbursement shall not include any overhead, financing costs, commissions, developer fees, or any similar fees that are not actual costs of the System Improvements.

B. As an express condition of this Agreement, Developer shall grant City and other developers reasonable and convenient access at no charge to the Project and System Improvements listed in this Agreement through the granting of express easements or other instruments deemed necessary by City. Developer shall not create or cause to be created spite strips (e.g., private strips of land, etc.), barriers, or any other impediments to prevent City, adjacent landowners, or other developers in the City from using or accessing the Project and System Improvements in this Agreement.

C. Due to the Utah Impact Fees Act's limitation on charging impact fees that exceed the City's actual costs, Developer hereby agrees that if any portion of the Reimbursement Amount is for reimbursements for land dedications to the City, Developer shall only be entitled to reimbursements based on appraisals dated either on the date the Impact Fee Facilities Plan and Impact Fee Analysis for the applicable system improvement were enacted by the City or the date the construction drawings were approved by the City, whichever results in the lowest appraised amount for the land. In no case shall Developer be entitled to reimbursements based on appraisals performed when the reimbursements requests are made.

4. NON-WAIVER OF FEES

Nothing in this Agreement shall be interpreted to mean that Developer is not responsible for the payment of all applicable review, application, inspection, and impact fees due at the time of application submittal, plat recordation, or building permit issuance, as applicable. Developer shall pay all applicable fees at the time of application submittal, plat recordation, or building permit issuance in effect at such time without delay, except as otherwise provided herein. Developer hereby accepts the consideration in this Agreement as satisfaction in whole of any claims for fee waivers or reductions that Developer may have against the City and agrees to waive and release City from all such claims.

5. RELEASE OF CLAIMS

In return for the Reimbursement and installation of the System Improvements, as well as all other promises, covenants, and consideration in this Agreement, the receipt and sufficiency of which is hereby acknowledged and accepted, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for System Improvements and other Project Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of System Improvements and Project Improvements.

6. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of this Agreement, the signor below represents and warrants that he or she and Developer:

A. have the power to enter into and perform this Agreement;
B. are the lawful representatives of the Developer;
C. are the sole owner(s), assignee(s), heir(s), obligor(s), beneficiary(ies), etc. of the Project and the consideration in this Agreement;
D. have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in the Project; and
E. shall indemnify, defend, and hold harmless the City with respect to any future claim related to this Agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the System Improvements or Project Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

7. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:

_____
_____
_____
_____

If to City:

City of Saratoga Springs
Attn: City Manager – Mark J. Christensen
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

8. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the parties.

9. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

A. voluntarily enters into it of its own free will;
B. has had ample opportunity to review this Agreement with legal counsel;

C. is a legally incorporated entity;
D. has performed all corporate formalities to execute this Agreement; and
E. accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

10. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

11. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

12. MISCELLANEOUS PROVISIONS

A. If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that gives effect to the original intent of this Agreement and is legal, valid, and enforceable.
B. The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.
C. All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.
D. Each party has participated in the drafting of this Agreement, which each party acknowledges is the result of extensive negotiations between the parties. Accordingly, the parties agree that in the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties, and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Agreement.
E. This Agreement and release given hereunder shall be effective upon execution by both parties.

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

ATTEST:

By:_____
City Recorder

CITY OF SARATOGA SPRINGS

_____
Mark J. Christensen
City Manager

Approved as to Form:

_____
City Attorney

DEVELOPER

By:_____

Its:_____

State of Utah)
:ss
County of Utah)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of _____, a Utah _____, and said document was signed by him/her in behalf of said company/corporation by proper authority, and he/she acknowledged to me that said company/corporation executed the same.

_____
Notary Public

EXHIBIT A

SARATOGA SPRINGS

Saratoga Springs Reimbursement Exhibit Summary
Project: Meadows at North Lake
By: Scott Petrik
Date: 3/9/2026

Reimbursable Item Category		**Total Cost**
Drinking Water	$	-
Secondary Water	$	63,852.00
Sanitary Sewer	$	-
Storm Drain	$	32,869.50
Transportation	$	19,304.00
Parks		
Total Reimbursable Cost	$	116,025.50

PEACOCK EXCAVATING

To:	Keaton Morton	**Contact:**	
Address:	Sandy, UT	**Phone:**	
		Fax:	
Project Name:	Meadows At North Lake Reimbursement	**Bid Number:**	
Project Location:		**Bid Date:**	3/9/2026

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Storm Drain 30" (Pony Express)				
30" Storm Drain Pipe	621.00	LF	$112.00	$69,552.00
15" Storm Drain Pipe	-621.00	LF	$60.00	($37,260.00)
Select Import Fill Material For 30" Pipe	95.00	TON	$16.50	$1,567.50
Select Import Fill Material For 15" Pipe	-60.00	TON	$16.50	($990.00)
Total Price for above Storm Drain 30" (Pony Express) Items:				**$32,869.50**
Secondary Water (Pony Express)				
Secondary Water 16" Pipe	567.00	LF	$78.00	$44,226.00
Secondary Water 6" Pipe	-567.00	LF	$27.00	($15,309.00)
Secondary Water 16" Gate Valve	2.00	EACH	$16,950.00	$33,900.00
Secondary Water 6" Gate Valve	-2.00	EACH	$1,750.00	($3,500.00)
Secondary Water 16" Tee	1.00	EACH	$3,175.00	$3,175.00
Secondary Water 6" Tee	-1.00	EACH	$890.00	($890.00)
Secondary Water Irrigation Blowoff 16"	1.00	EACH	$3,750.00	$3,750.00
Secondary Water Irrigation Blowoff 6"	-1.00	EACH	$1,500.00	($1,500.00)
Total Price for above Secondary Water (Pony Express) Items:				**$63,852.00**
Road Upsizing				
Road Base, Asphalt For Upsizing 1600 East	5,412.00	SF	$6.17	$33,392.04
Road Base, Asphalt For 62' ROW 1600 East	-2,697.00	SF	$6.17	($16,640.49)
Road Base, Asphalt For Upsizing Pony Express	7,881.00	SF	$6.17	$48,625.77
Road Base, Asphalt For 62' ROW Pony Express	-2,641.00	SF	$6.17	($16,294.97)
Total Price for above Road Upsizing Items:				**$49,082.35**

Per development agreement the upsize eligible credits are not to exceed the impact fees for the Property and Developer shall be solely responsible for upsizing costs that exceed the impact fees for the Property.

Allowable transportation credits 19 lots x $1,016.00 = $19,304

Total Bid Price: **$145,803.85**

Reimbursable costs $116,025.50

Notes:

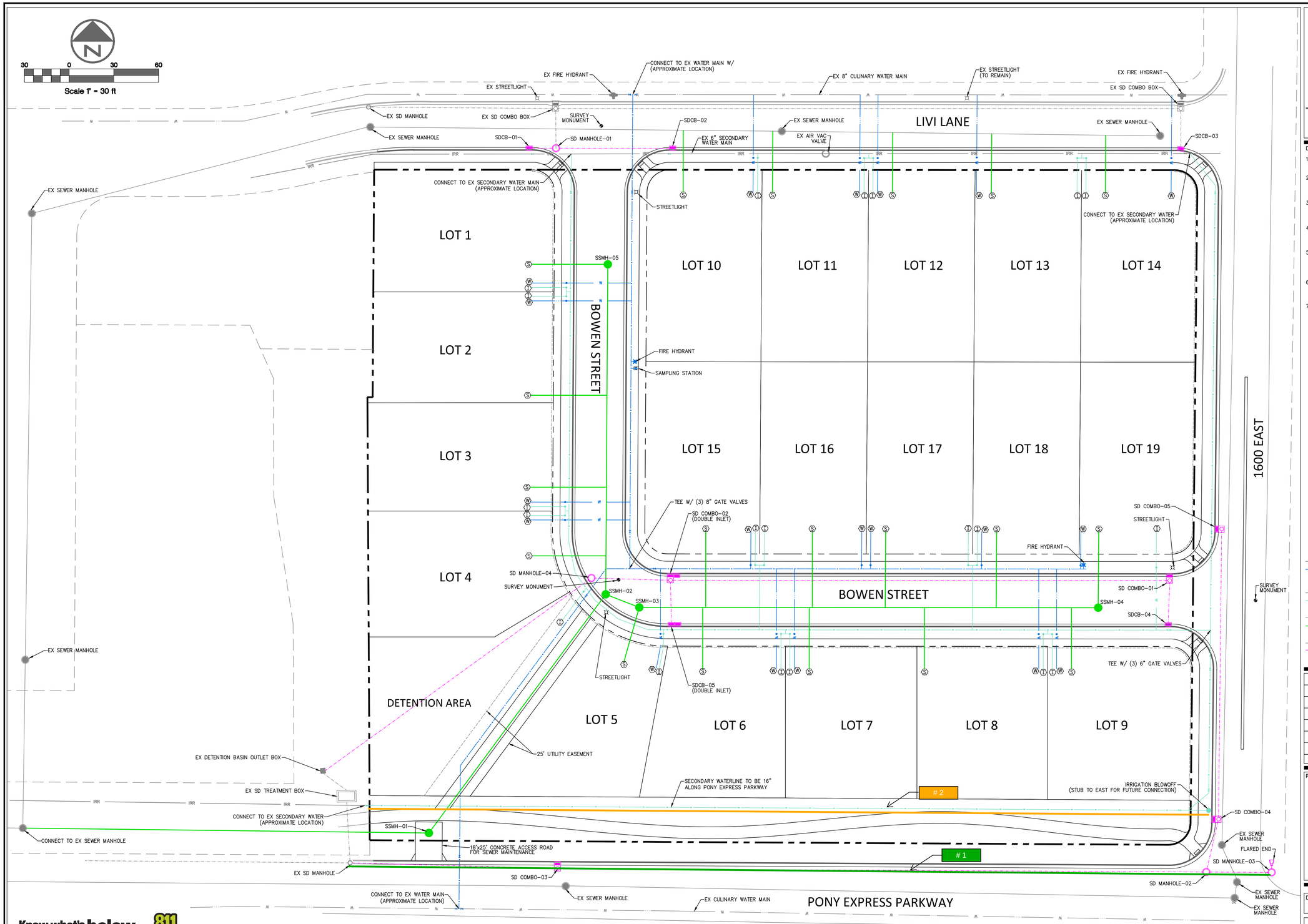
- Bid excludes: survey, bonds, permits, fees, soil testing, traffic control, clear & grubbing, winterization, export of grub, rock excavation, saw cuts, dewatering, curb & gutter tie-ins at boxes, manhole/valve/box collars, asphalt patching, trench plates, and construction water unless otherwise noted on the proposal.
- This is a Unit Price Proposal, All Items and Quantities Should be Verified and will be billed on actual footages installed.
- All manholes and structures are quoted as precast.
- We assume all spoil material can be lost on site.
- No hard rock excavation is included unless otherwise stated in this proposal.
- This proposal is based on working 5 10-hour shifts per week if weather conditions allow the work to be performed in an efficient manner.

- We are not responsible for breaking concrete or damaging landscaping if it is the only access to the job.
- Bid DOES NOT include modifications of any existing utilities (Gas, Power, Fiber Optic, etc.).
- Bid excludes the handling or removal of hazardous waste (OWNER IS TO NOTIFY US OF ANY CONTAMINATES BEFORE WORK BEGINS-WE TAKE NO LIABILITY FOR CLEANUP)
- Bid proposal reflects the current price for ALL materials required for this project. We can only hold the suppliers price for 7 days from the date of this proposal. We reserve the right to pass on any price increases to the owner.
- Due to unstable energy prices, this contract is subject to a fuel surcharge per ton for all materials included in the contract. Buyer agrees, increases or decreases to fuel costs above or below the listed Bench Mark Price, at the date of this proposal, is cause for adjustment to this contract.
- The company shall not be liable for any delay or failure in performance resulting, in whole or in part, from any cause or event of Force Majeure. The term "Force Majeure" means any event or events or any cause or causes which are not within the control of the Company, which make it impossible or commercially impractical for the Company to perform its obligations within the time(s) contemplated by this agreement, including without limitation events of riot, war, rebellion, blockage, insurrection, interruption of utilities, terrorism, vandalism, fire, acts of God, flood, frost, extreme temperatures, landslide, washout, atmospheric disturbances, lightning, storm, tornado, earthquake, and civil disturbances, availability of materials, strikes, or lockouts, and requirements of law, and acts or orders of governmental authorities.
- We may withdraw this proposal if not accepted within 10 (ten) days after bid opening. To assure that this bid is scheduled in a timely manor, please remit this signed proposal immediately.
- Changes in the described work and/or additional work will be handled as a change order. All changes or additional work must be approved by the owner and contractor prior to construction. All down time from unmarked utilities, project owner or GC will be billed at a T&M rate to the general contractor.
- The Contents contained in this estimate are both proprietary and confidential and are intended solely for the use of the individual or entity to which they are addressed. Any party who misuses the information contained within the contents or divulges the contents to any party unintended to receive this information will be prosecuted to the fullest extent allowed by law.

Payment Terms:

Drafts (Completed work) will be paid within 10 days after payment is made by Owner. Any past due amount will be subject to a FINANCE CHARGE of 1-1/2% per month which is an ANNUAL PERCENTAGE RATE OF 18%, plus collection cost and reasonable attorney's fee if this account is referred to an attorney for collection.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Peacock Excavating LLC** **Authorized Signature:** _____ **Estimator:** Cole Carter 435-610-0228 cole@peacockx.com



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

SECONDARY WATER IMPROVEMENT QUANTITIES	
6" AWWA C900 DR-18 PIPE	1,177.1 LF
16" AWWA C900 DR-18 PIPE	566.6 LF
6" GATE VALVE	8
16" GATE VALVE	2
SINGLE IRRIGATION LATERAL	4
DUAL IRRIGATION LATERAL	8
BLOW OFF	1

CULINARY WATER IMPROVEMENT QUANTITIES	
8" AWWA C900 DR-18 PIPE	901.4 LF
8" GATE VALVE	9
FIRE HYDRANT	2
WATER SERVICE LATERAL	19

SEWER IMPROVEMENT QUANTITIES	
8" SDR-35 PIPE	1,023.9 LF
4' SEWER MANHOLE	3
5' SEWER MANHOLE	2
SEWER SERVICE LATERAL	19

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. ALL CONSTRUCTION IS TO COMPLY WITH SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER MAIN TO BE 8" PVC AWWA C900 DR-18 PIPE. CULINARY WATER SERVICES ARE TO BE 3/4" AND CONSTRUCTED PER SARATOGA SPRINGS CITY STANDARDS.
3. SECONDARY WATER MAIN TO BE 6" AWWA PVC C900 DR-18 PIPE. SECONDARY WATER SERVICES ARE TO BE 1" AND CONSTRUCTED PER SARATOGA SPRINGS CITY STANDARDS.
4. SEWER MAIN TO BE 8" PVC SDR-35 PIPE. SEWER SERVICE LATERALS ARE TO BE 4" AND CONSTRUCTED PER SARATOGA SPRINGS CITY STANDARDS.
5. STORM DRAIN MAINS WITHIN THE ROADWAY ARE TO BE REINFORCED CONCRETE PIPE AND CONSTRUCTED PER SARATOGA SPRINGS CITY STANDARDS. PIPE SIZES VARY. SEE PLAN AND PROFILE SHEETS FOR DETAILS.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES.
7. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT https: //cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

LEGEND
- EXISTING CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- (W) 3/4" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SECONDARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- (I) 1" SECONDARY WATER SERVICE
- EXISTING SEWER
- PROPOSED SEWER
- (S) 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREETLIGHT

G:\DATA\25176 North Lake Meadows PH 2\dwg\25176 North Lake Meadows PH2 C101 Overall.dwg
PLOT DATE: Feb 13, 2026

NO.	REVISION	DATE
3	CITY COMMENTS	2.17.26
2	CITY COMMENTS	1.26.26
1	CITY COMMENTS	12.18.25

PROJECT INFORMATION

MEADOWS AT NORTH LAKE

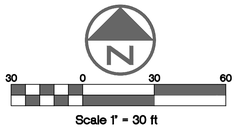
UTILITY PLAN

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	25176

LICENSED PROFESSIONAL ENGINEER
No. 9697160
MITCHELL S. SMITH
STATE OF UTAH
02/17/2026
ENGINEER'S STAMP

DATE 11/3/25
SCALE 1" = 30'
SHEET C203



Meadows at North Lake Reimbursements

Key Color	CFP #	Description	Distance/Unit
	PE4A	30" Storm Drain	621 LF
	PE4A	Storm Drain Import Fill	
	SW01- Zone 1	16" Secondary Water Line	567 LF
	SW01- Zone 1	16" Secondary Gate Valve	2 Unit
	SW01- Zone 1	16" Secondary Water Tee	1 Unit
	SW01- Zone 1	Secondary Water Irrigation Blowoff (Pony Express)	1 Unit
	SW01- Zone 1	Road Upsizing 1600 East	2715 SQ FT
	SW01- Zone 1	Road Upsizing Pony Express	5240 SQ FT

LIVI LANE

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19

LOT 2

LOT 3

LOT 4

LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

1600 EAST

ASPHALT REIMBURSEMENT AREA
TOTAL= 7955 SQ FT
FROM PONY EXPRESS= 5240 SQ FT
FROM 1600 EAST= 2715 SQ FT

PONY EXPRESS PARKWAY

Know what's **below.** **Call 811** before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.

G:\DATA\25176 North Lake Meadows PH 2\dwg\25176 North Lake Meadows - Exhibits.dwg
PLOT DATE: Mar 04, 2026

NO.	REVISION	DATE

PROJECT INFORMATION

MEADOWS AT NORTH LAKE

ASPHALT REIMBURSEMENT EXHIBIT

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
BDA		25176

DATE 3/4/26

SCALE 1" = 30'

SHEET EXHIBIT

ENGINEER'S STAMP

RESOLUTION NO. R26-18 (04-14-26)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A REIMBURSEMENT AGREEMENT.

WHEREAS, Developer is developing a subdivision within the City, which subdivision plats will be recorded as Meadows at North Lake ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements; and

WHEREAS, Developer has agreed to complete certain improvements ("System Improvements") within the Project above and beyond what is required to service the Project, which are more particularly enumerated in the Reimbursement Agreement and Release of all Claims, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in satisfaction in whole of any additional expenses incurred by Developer relating to the System Improvements that will benefit other neighboring properties and the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the Reimbursement Agreement and Release of all Claims attached as Exhibit A is approved and the City Manager or Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 14th day of April, 2026.

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT A

City Council Staff Report

Author: Jeffrey Pearson, Civil Engineer II
Department: Engineering
Subject: Reimbursement Agreement for Fox Hollow N4
Date: April 14, 2026
Type of Item: Legislative Action

---

1. **Introduction:** The developer of the Subject plat, DR Horton, Inc., will install City system improvements.

2. **Funding Sources:** Impact fee credits, impact fee funds and cash in a funded budget cycle.

   A. Transportation: $366,159.99

3. **Review:** The Engineering Department found the improvements listed in the reimbursement agreement to be consistent with the accepted engineering plans. The City Attorney found the agreement to be acceptable as to form.

4. **Alternatives:** The following alternative motions are available to the Council in consideration of the proposed reimbursement agreement:

   Adoption

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with DR Horton, Inc., for system improvements being installed with the subject development."

   Alternative Motion with Modifications

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with DR Horton, Inc., for system improvements being installed with the subject development, with the following modifications:"

   A. _____
   B. _____
   C. _____

   Negative Motion

   "I move to deny the attached resolution for the City to enter into this reimbursement agreement."

5. **Attachments:**

   B. Proposed Reimbursement Agreement
   C. Proposed Resolution

REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the 31 day of March, 2026, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and Grnobl Fox Hollow Owner, LLC, a Utah Limited Liability Company (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as Fox Hollow Neighborhood 4 Residential Phase 1 Plat, Fox Hollow Neighborhood 4 Residential Phase 2 Plat, and Fox Hollow Neighborhood 4 Residential Phase 3 Plat ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements that are necessary to meet the needs only of the Project ("Project Improvements"); and

WHEREAS, Developer has agreed to complete certain improvements, or portions thereof, within the Project, that are above and beyond what are required to service the Project and that provide a benefit to the City and the community at large ("System Improvements"), which improvements or portions thereof are more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in full and complete satisfaction of any additional expenses incurred by Developer relating to the System Improvements.

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

AGREEMENT

1. CONSIDERATION

As a compromise and full settlement of all claims which Developer may have against the City with respect to the installation of all improvements for the Project, whether or not such improvements are System Improvements, Developer agrees to accept the consideration provided for in this Agreement and to withdraw with prejudice and waive any and all claims it may have against the City for compensation, reimbursement, capacity reservations, and credits with regard to the System Improvements and any and all other improvements required for the Project. Developer agrees to comply with the provisions in this Agreement, to install the Project and System Improvements in a timely manner, and to grant City and other developers reasonable and convenient access at no charge to said Project and System Improvements.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that Developer's bid attached hereto as **Exhibit A**, which is incorporated herein by this reference, enumerates in full the estimated additional expenses incurred by Developer to install the System Improvements which are eligible for reimbursement (the "Reimbursable Expenses").

Subject to the terms of this Agreement, Developer agrees to accept a reimbursement in an amount up to the total eligible reimbursable expenses of **$366,159.99** ("Reimbursement" or "Reimbursement Amount") as satisfaction in whole of City's obligations under this Agreement and with respect to the installation of any and all Project and System Improvements. Reimbursement shall only be in the form of impact fee reimbursements to Developer and payments by City through impact fee funds collected from other developers as more fully specified in this Agreement. In all cases, reimbursements pursuant to this Agreement shall be subject to the Utah Impact Fees Act, including the obligation to only reimburse Developer through impact fee credits and impact fee payments for the actual costs of the System Improvements.

3. ADDITIONAL TERMS OF REIMBURSEMENT

As material consideration of the Reimbursement, installation of the System Improvements, and other provisions of this Agreement, Developer and City agrees as follows:

A. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit A. Exhibit A represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the System Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted System Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed one hundred ten percent (110%) of the Reimbursement Amount. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, financing costs, commissions, developer fees, or any item not listed in Exhibit A. Prior to reimbursement, the following requirements must be met:

   i. Developer shall submit a request for reimbursement in writing after full installation.

   ii. Prior to any reimbursement, Developer shall post applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and workmanship of the System Improvements and to ensure that the System Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

   iii. Prior to any reimbursement, City must approve the System Improvements in writing in connection with the standard inspections conducted by City to ensure that the System Improvements are constructed per City standards.

   iv. Prior to any reimbursement, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

   v. City shall first issue impact fee credits for up to the Reimbursement Amount. If the Reimbursement Amount exceeds impact fees owed by the Developer, the City shall issue payment to Developer for the remaining difference, subject to previously-executed reimbursement agreements for other impact fee projects, the availability of impact fee funds, and all City policies and state law requirements with respect to budgeting for capital expenses. Payments may be made on the remaining difference to allow the City to meet other reimbursement obligations and governmental needs.

Developer understands, acknowledges, and agrees that City has or may have preexisting reimbursement obligations pursuant to other reimbursement agreements executed prior to this Agreement to which Developer's rights are subordinate. Subject to these stipulations, City will make its best efforts to reimburse the Reimbursement Amount as soon as impact fee funds are made available.

vi. Reimbursement shall not include any overhead, financing costs, commissions, developer fees, or any similar fees that are not actual costs of the System Improvements.

B. As an express condition of this Agreement, Developer shall grant City and other developers reasonable and convenient access at no charge to the Project and System Improvements listed in this Agreement through the granting of express easements or other instruments deemed necessary by City. Developer shall not create or cause to be created spite strips (e.g., private strips of land, etc.), barriers, or any other impediments to prevent City, adjacent landowners, or other developers in the City from using or accessing the Project and System Improvements in this Agreement.

C. In accordance with the Utah Impact Fees Act, which limits impact fee reimbursements to the actual infrastructure costs and expenditures, Developer agrees that to the extent any portion of the Reimbursement Amount relates to land dedicated to the City, reimbursement shall be limited to one of the following, whichever is less:
   i. The Developer's documented actual acquisition cost for the land, as evidenced by a bona fide purchase agreement and closing documents; or
   ii. The fair market value of the land as determined by an independent appraisal prepared in accordance with generally accepted appraisal standards and MAI methodology, valuing the property on a before-entitlement basis, assuming no zoning, land use, or development approvals attributable to the proposed project.

   In no event shall reimbursement be based on appraisals prepared as of the date a reimbursement request is submitted, nor on valuations reflecting the entitled, developed, or project-specific condition of the property.

   Notwithstanding the foregoing, the City shall not be required to pay an amount in excess of an established cost of $10.00 per square foot for such land unless a separate appraisal of the property is obtained, in which case the City shall pay the appraised value as determined by such appraisal.

4. NON-WAIVER OF FEES

Nothing in this Agreement shall be interpreted to mean that Developer is not responsible for the payment of all applicable review, application, inspection, and impact fees due at the time of application submittal, plat recordation, or building permit issuance, as applicable. Developer shall pay all applicable fees at the time of application submittal, plat recordation, or building permit issuance in effect at such time without delay, except as otherwise provided herein. Developer hereby accepts the consideration in this Agreement as satisfaction in whole of any claims for fee waivers or reductions that Developer may have against the City and agrees to waive and release City from all such claims.

5. RELEASE OF CLAIMS

In return for the Reimbursement and installation of the System Improvements, as well as all other promises, covenants, and consideration in this Agreement, the receipt and sufficiency of which is hereby

acknowledged and accepted, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for System Improvements and other Project Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of System Improvements and Project Improvements.

6. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of this Agreement, the signor below represents and warrants that he or she and Developer:

A. have the power to enter into and perform this Agreement;
B. are the lawful representatives of the Developer;
C. are the sole owner(s), assignee(s), heir(s), obligor(s), beneficiary(ies), etc. of the Project and the consideration in this Agreement;
D. have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in the Project; and
E. shall indemnify, defend, and hold harmless the City with respect to any future claim related to this Agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the System Improvements or Project Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

7. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:

Grnobl Fox Hollow Owner, LLC
Attn: Manager – AJ Green
1148 W. Legacy Crossing Blvd., Suite 320
Centerville, UT, 84014
Telephone: (801) 870-4483

If to City:

City of Saratoga Springs
Attn: City Manager – Mark J. Christensen
319 S. Saratoga Road
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

8. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the parties.

9. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

A. voluntarily enters into it of its own free will;
B. has had ample opportunity to review this Agreement with legal counsel;
C. is a legally incorporated entity;
D. has performed all corporate formalities to execute this Agreement; and
E. accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

10. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

11. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

12. MISCELLANEOUS PROVISIONS

A. If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that gives effect to the original intent of this Agreement and is legal, valid, and enforceable.
B. The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.
C. All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.
D. Each party has participated in the drafting of this Agreement, which each party acknowledges is the result of extensive negotiations between the parties. Accordingly, the parties agree that in the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties, and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Agreement.
E. This Agreement and release given hereunder shall be effective upon execution by both parties.

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

ATTEST:

By:_____
City Recorder

Approved as to Form:

_____
City Attorney

CITY OF SARATOGA SPRINGS

_____
Mark J. Christensen
City Manager

GRNOBL FOX HOLLOW OWNER, LLC
By: Grnobl GPFH, LLC
Its: Manager

By: Grnobl Capital, L.C.
Its: Manager

By:_____
Name: Jaran Nicholls
Its: Authorized Person

State of Utah)
:ss
County of Utah)

On this 31ST day of MARCH, 2026, personally appeared before me JARAN NICHOLLS, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of Grnobl Capital, L.C. the Manager of Grnobl GPFH, LLC, the sole member and Manager of Grnobl Fox Hollow Owner, LLC, a Utah limited liability company, and said document was signed by him in behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

_____
Notary Public

ASHLEY ALLSOP
Notary Public State of Utah
My Commission Expires on:
September 06, 2028
Comm. Number: 739056

EXHIBIT A

Fox Hollow Neighborhood 4
Saratoga Springs, Utah
Reimbursement Table - Contractor Bid

Item	Est. Quantity	Unit	Unit Price	Total Amount
Preconstruction Tasks				
Mobilization	1	LS	$5,000.00	$5,000.00
Traffic Control	1	LS	$32,996.40	$32,996.40
SWPPP	1	LS	$6,973.58	$6,973.58
Subtotal Site Preparation				**$44,969.98**
Demolition				
Asphalt Cutting	1,670	LF	$5.50	$9,185.00
Asphalt Demo and Removal	4,250	SF	$2.04	$8,670.00
Concrete Curb Demo and Removal	1,545	LF	$15.84	$24,472.80
Concrete Flatwork Demo and Removal	2,925	SF	$2.03	$5,937.75
Subtotal Demolition				**$48,265.55**
Storm Drain System				
Relocate Existing Curb Inlet Catch Basin	2	EA	$2,779.95	$5,559.90
Subtotal Storm Drain System				**$5,559.90**
Culinary Water System				
Relocate PRV Gooseneck to Parkstrip	1	EA	$4,289.06	$4,289.06
Subtotal Culinary Water System				**$4,289.06**
Secondary Water System				
Relocate PRV LID	1	EA	$10,121.19	$10,121.19
Subtotal Secondary Water System				**$10,121.19**
Municipal Site Work				
Sub Base Installation, 12"	3,455	SF	$2.24	$7,739.20
Sub Base Installation, 9"	14,120	SF	$1.94	$27,392.80
Curb and Gutter Prep	1,035	LF	$9.29	$9,615.15
Backfill and Grade Behind Curb	1,035	LF	$5.53	$5,723.55
Sidewalk Prep	3,670	SF	$3.15	$11,560.50
Concrete Approach Prep	145	SF	$5.02	$727.90
Curb and Gutter, 30" Highback	570	LF	$36.08	$20,565.60
Curb and Gutter, 24" Highback	465	LF	$32.78	$15,242.70
Curb Tie Ins	2	EA	$494.95	$989.90
Concrete Approach	145	SF	$10.18	$1,476.10
City Sidewalk, 5" Thick	3,670	SF	$7.70	$28,259.00
ADA Truncated Dome Panel	8	EA	$1,649.82	$13,198.56
Paving Prep, Asphalt, 8" Road Base	11,750	SF	$1.94	$22,795.00
Paving Prep, Asphalt, 6" Road Base	2,595	SF	$1.68	$4,359.60
Asphalt Paving, 3"	11,750	SF	$2.63	$30,902.50
Asphalt Paving, 7"	2,595	SF	$6.67	$17,308.65
Remove Existing Striping	1	LS	$3,849.58	$3,849.58
New Striping	1	LS	$18,148.02	$18,148.02
Subtotal Municipal Site Work				**$239,854.31**
Propery Acquisitions				
Additioal ROW from Mallard Bay HOA	1,310	SF	$10.00	$13,100.00
Subtotal Property Acquisitions				**$13,100.00**
TOTAL CONSTRUCTION COST				**$366,159.99**

3/25/2026

NOTES:

1. EXCLUSIONS: STAKING, SURVEY, SOIL/COMPACTION TESTING, DRY UTILITIES, STREET SIGNS, TRAFFIC LIGHTS/SIGNALS, MILL AND OVERLAY, SLURRY SEAL, WINTER FEES, LANDSCAPING.

RESOLUTION NO. R26-19 (04-14-26)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A REIMBURSEMENT AGREEMENT.

WHEREAS, Developer is developing a subdivision within the City, which subdivision plats will be recorded as Fox Hollow Neighborhood 4 ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, storm drain, and other improvements; and

WHEREAS, Developer has agreed to complete certain improvements ("System Improvements") within the Project above and beyond what was required to service the Project, which are more particularly enumerated in the REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in satisfaction in whole of any additional expenses incurred by Developer relating to the System Improvements that will benefit other neighboring properties and the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS attached as Exhibit A is approved and the City Manager or Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 14th day of April, 2026.

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT A

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan
NORTH MARINA
April 14, 2026
PUBLIC MEETING

Applicant:	City of Saratoga Springs / Attn: Jeremy Lapin
Owner:	City of Saratoga Springs
Location:	1192 East Saratoga Road
Project Acreage:	5 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Institutional
Parcel Zoning:	Institutional / Civic
Adjacent Zoning:	Institutional / Civic and Agricultural
Adjacent Uses:	Low Density Residential and Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for the North Marina located at 1192 East Saratoga Road. The marina will include a boat ramp, a floating dock, 30 long parking stalls for vehicles with boat trailers, 19 normal parking stalls (2 are ADA compliant), a toll booth, bathroom facilities (a portion of which will be used for storage), and trail connections. According to Chapter 19.09 of the Land Development Code for marina required parking, the parking standard will be determined by the Land Use Authority (City Council). There are 44 stalls provided. The property is 5 acres in size. The only proposed buildings are the toll booth and the bathroom facilities.

Recommendation:

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, continuation, or denial.

B. Background:

The North Marina is a City project that is located on the north edge of Utah Lake, on City-owned property. Access to the marina will be provided off Saratoga Road.

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

C. Process: City Code Chapter 19.14.05.8 outlines the process for a site plan review.

Site Plan Application and Approval Process.

a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC). **Complete.**
b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings reviewed.**
c. New site plans shall follow the process below:
    i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.**
    ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Scheduled.**
    iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.**
    iv. The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.**
    v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.**

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

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

E. General Plan:

The General Plan outlines the importance for having a mix of uses within the City, which include:

- Areas designated for civic or institutional space, including municipal buildings and schools.

Staff conclusion: Consistent. The City seeks to provide the North Marina as a civic gathering and recreation space for the residents of Saratoga Springs.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Complies.**

- 19.06, Landscaping and Fencing: **Shall Comply.**
  - Prior to approval of the construction drawings, add a note to landscape plan stating that there will be a 3' diameter around each tree that will be kept clear of turf and rock mulch.
  - A partial landscape plan was provided, additional landscaping will be reviewed with future phases and applications.
  - Additional evergreen and deciduous trees will be provided with future phasing and landscape plans to meet tree count requirements.
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
  - Lighting is city standard commercial LP-2, details are available on the city website.
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Shall Comply.**
  - Data table will be added to drawings prior to approval of Construction Drawings.
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.25, Waterfront Buffer Requirements: **Shall Comply.**
  - Required bicycle parking will be purchased and installed by City staff prior to marina opening.

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 Site Plan for the North Marina located at 1192 East Saratoga Road, 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 can comply with the criteria of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Prior to approval of the construction drawings, the following items are required:

a. A note shall be added to the landscape plan stating, "3' diameter around each tree shall be kept clear of turf and rock mulch."
b. The landscaping for the eastern portion of the project is mostly native area which will be improved and shall be included in future phasing plan submittals.
c. The required number of evergreen and deciduous trees shall be met with future phases.
d. A photometric plan and lighting detail shall be provided and reviewed for compliance.
e. The data table shall be added to the drawings.
f. Bicycle parking shall be added as required.

5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for the North Marina 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 Site Plan for the North Marina located at 1192 East Saratoga Road 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. _____, and/or

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape Plan
6. Elevations

Staff Report

Author: Dan McRae, Assistant City Engineer
Subject: North Marina– Site Plan
Date: 2/26/2026
Type of Item: Site Plan Approval

Description:

A. Topic: The City has submitted a Site Plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Jeremy Lapin – City of Saratoga Springs*
Request:	*Site Plan Approval*
Location:	*1192 E Saratoga Road*
Acreage:	*~6 Acres of project construction area. Total parcel area is 19.58 acres.*

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.

2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.

3. Project shall comply with all ADA standards and requirements.

4. Ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

5. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

Exhibit 2: Location and Zone Map

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

Site Plan
North Marina

Applicant:	Jeremy Lapin
Owner:	City of Saratoga Springs / Attention: Jeremy Lapin
Location:	1192 East Saratoga Road
Project Acreage:	5 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Institutional
Parcel Zoning:	Institutional/Civic
Adjacent Zoning:	Institutional / Civic and Agricultural
Adjacent Uses:	Undeveloped and Single-Family Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II
In Waterfront Buffer:	Choose an item.
Wetlands:	Choose an item.
Floodplain:	Choose an item.

Date Received:	**1st submittal:** October 30, 2024
	2nd submittal: April 8, 2025
	3rd submittal: October 23, 2025
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal: November 4, 2024**
	2nd submittal: May 27, 2025
	3rd submittal: November 18, 2025
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	13:074:0022 / 19.58 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 30, 2024

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No

- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: **No**. The one resident within the 300-foot buffer for noticing a neighborhood meeting was talked to about the project and she is fine with it.

Code Review

- 19.04, Land Use Zones
  - Zone: Institutional/Civic
  - General Plan Land Use: Institutional

19.04.01 Requirements		**Institutional/Civic**	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*217,800 square feet*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Interior Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Rear Setback (Minimum)	25'	**Complies**	*More than 25'*
Building Separation (Minimum)	20'	**Complies**	*Much more than 20'*
Lot Width (Minimum)	80'	**Complies**	*Much more than 80'*
Lot Frontage (Minimum)	80'	**Complies**	*Much more than 80'*
Building Height (Maximum)	50'	**Complies**	*Less than 50' tall*
Lot coverage (Maximum)	50%	**Complies**	*Less than 50% coverage*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	N/A	**N/A**	
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*More than 105' from arterial*

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies.**	*More than 20% provided*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Marina	**Complies.**	*Permitted in I/C*

A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**Complies.**	*Notified the one neighbor within the 300' and she said she is fine with it.*

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	*Not intended for human occupancy*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connected*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Not located in any of these*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Saratoga Road*

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Robert S. Haslam*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See demolition sheets*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See landscape plan*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See landscape plan*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See GR-2.0 – GR-4.0*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See irrigation plan*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*See fencing detail and site plan*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*See sheet LS1.0*

Planting Standards

Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies.**	*See landscape plan*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See landscape plan*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips	**Shall Comply.**	*Add as condition of approval*

where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.		
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*All 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*All drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*Two sizes, two colors*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt weed barrier to be used*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Decorative rock to be used*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf but concrete edging to be used*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See irrigation plan*
Artificial Turf is not permitted	**Complies.**	*None proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**N/A.**	
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*See landscape plan*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See landscape plan*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*Drip lines only*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	*See landscape plan*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*See Demolition Plan*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	*See Demolition Plan*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*See Demolition Plan*

The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*See Demolition Plan*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**Complies.**	*See Demolition Plan*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**Complies.**	*See Demolition Plan*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See Demolition Plan*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*See Demolition Plan*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See landscape plan*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*See landscape plan*

Required Landscaped Area[1]	Minimum Deciduous Trees[2]	Minimum Evergreen Trees[2]	Minimum Shrubs
< than 1,000	1	1	7
1,001 - 3,000	3	1	10
3,001 - 5,000	5	2	13
5,001 - 7,000	5	3	14
7,001 - 9,000	6	3	17
9,001 - 11,000	6	4	19
11,001 - 13,000	6	4	22
13,001 - 15,000	7	5	25
15,001>	7 + 1 per additional 3000 sq. ft.	5 + 1 per additional 3000 sq. ft.	25 + 1 per additional 3000 sq. ft.

[1]Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

[2] This number shall be increased per the requirements of Section 19.06.06 above.

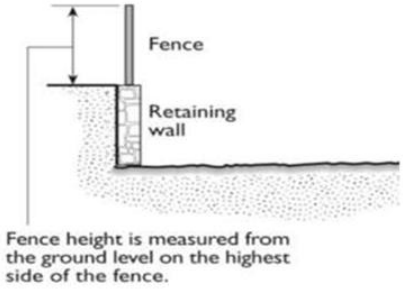
Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	*217,800*		
Required Landscaping	43,560	**Shall Comply**	*All additional landscaping needs will be addressed in the future phases.*
Required Deciduous Trees	16	**Shall Comply**	*Provide details. Only 6 Proposed. All additional landscaping needs will be addressed in the future phases.*

Required Evergreen Trees	14	**Shall Comply**	*Provide details. Only 6 Proposed. All additional landscaping needs will be addressed in the future phases.*
Required Shrubs	34	**Complies**	*See landscaping plan*
Drought Tolerant Plants	32	**Complies**	*See landscaping plan*

Screening and Fencing

Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	*None proposed*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*6' tall wall proposed*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements:	**N/A.**	

1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.		
The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied: a. compatibility with fences or walls of surrounding uses; b. aesthetics of proposed materials; c. requirements of applicable development agreements; d. intensity of existing surrounding uses; and e. applicable conditions of approval	**Complies.**	*6' wall*
Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:  	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Nothing in Clear Sight Triangle*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**N/A.**	

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt and concrete*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*See site plan*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*Lighting is City standard commercial LP-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.	**Complies.**	*See sheet SS-1.0*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*See sheet SS-1.0*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*See sheet SS-1.0*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	*See landscape plan*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*See landscape plan*
Clear Sight Triangles must be followed.	**Complies.**	*See landscape plan*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See landscape plan*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*See landscape plan*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island.	**Complies.**	*See landscape plan*

i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.		
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See landscape plan*
Required Minimum Parking		
See table in 19.09	**Shall Comply.**	*Determined by Land Use Authority*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	21'-6"	31'-6"	31'-6"
60° Parking				
Required	9'	18'	25'	18'
Provided	12'	53'	32'	32'

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Angle: Shall be directed downward.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See City Standard*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See City Standard*
Nonresidential Lighting		

All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0 and City standards*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0 and City standards*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**N/A.**	*Lighting is City Standard Commercial LP-2*

19.12 Subdivision		
Subdivision Layout		
Trails Master Plan: Shows required trails	**Complies.**	*See site plan*

Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*See site plan*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*Talked with one resident within noticing area and she is good with the project*
Notice/Land Use Authority.	*N/A / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See site plan*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See Sheet CS-1.0*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See Sheet CS-1.0 and Demolition Plans*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of	**Complies.**	*See Sheet CS-1.0 and Demolition Plans*

the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.		
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.	**N/A.**	*No dumpster enclosures proposed at this time. May be addressed in future phases if need.*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Does Not Comply.**	*Missing this table but will be added to sheets prior to approval of Construction Drawings*

k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See landscaping plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Lighting is City Standard Commercial LP-2*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**N/A.**	*No trash enclosure proposed in this phase.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**N/A.**	*No signs proposed at this time*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Trails Master Plan: Shows required trails	**Complies.**	*See site plan*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives shall be submitted that indicate all colors, styles, materials, and other proposed building treatments.	**Complies.**	*See details for guard shack and bathroom*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Trails connecting everything*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Trails and walkways connecting everything*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or	**N/A.**	*No buildings other than the bathroom and the guard shack*

v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*See site plan*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*See site plan*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See landscape plan*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Trails connected with neighboring properties. Vehicle connections not required.*
Site Design Standards: Non-Residential Development		
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Less than 40'*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*14' provided*
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*All well over 5' away*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color).	**Complies.**	*See building details*

iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.		
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	Item.	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Item.	
Backlighting is not permitted.	**N/A.**	*None proposed*
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See building details*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*See building details*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*See building details*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**N/A.**	*None proposed*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See building details*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See electrical details*
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**N/A.**	*Not viewed from public street*

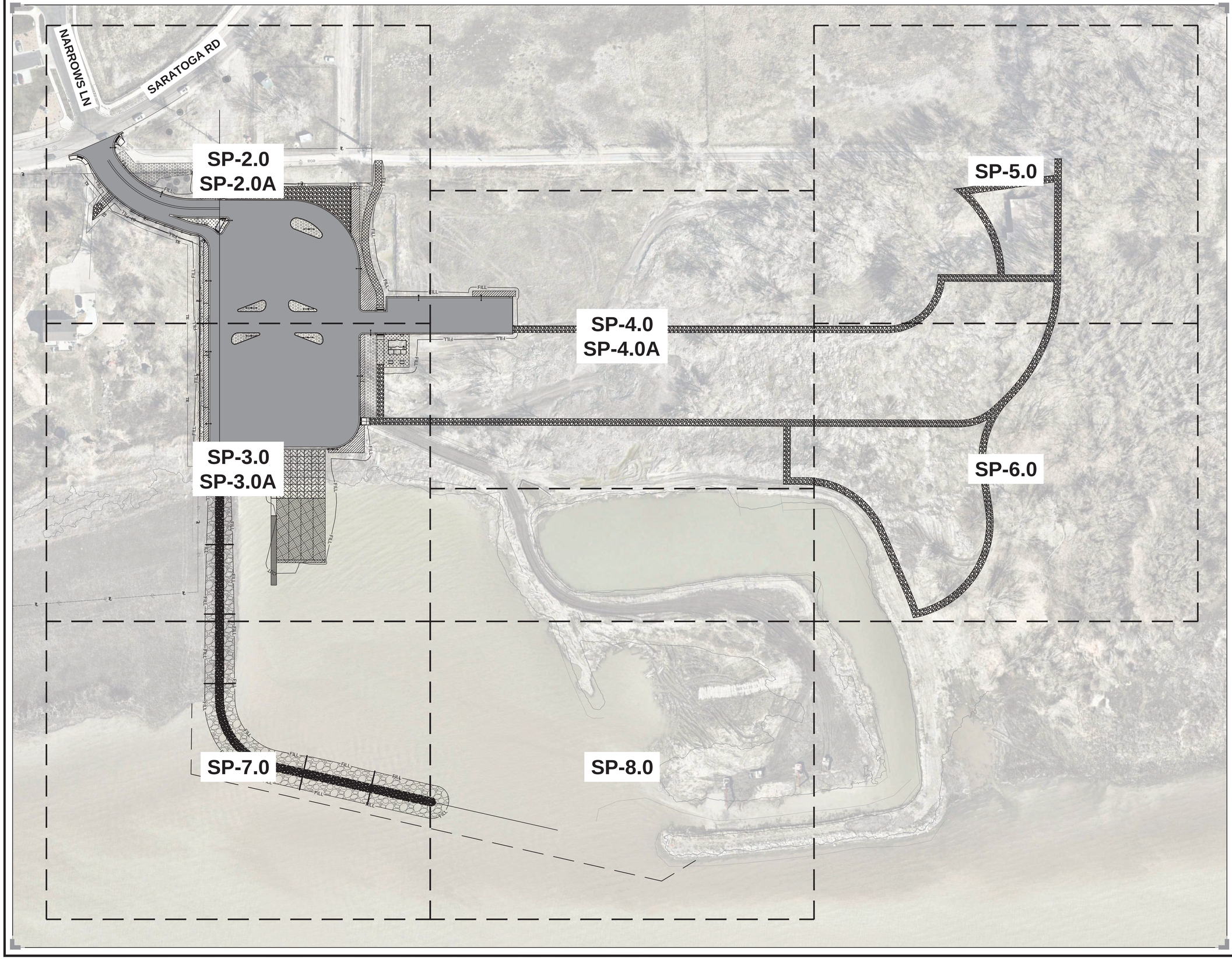
19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**N/A.**	*Unknown at this point*
Monument sign location meets code and sign details provided	**N/A.**	*Unknown at this point*
Wall signs and potential locations and details	**N/A.**	*Unknown at this point*

19.25 Waterfront Buffer Requirements		
Waterway Setbacks		
Regulation	**Compliance**	**Findings**
Riparian Setback: No disturbance shall occur within 50' of the Jordan River ordinary high-water mark or the Utah Lake Compromise line. **Exception:** Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such areas shall not exceed 300 square feet.	**Complies.**	*Any permissions or permits required will be obtained by Public Works*
Shoreline Trails: Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20' in width measured landward from the edge of the riparian setback.	**Complies.**	*Meets 20' requirement*
Patio/Lawn Area: A minimum of 15' shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. Roads shall not be located between the first row of buildings and the waterway.	**Complies.**	*Only buildings are bathrooms, guard shack, and possibly maintenance sheds*
Landscaping in Riparian and Trail Setbacks: Native and naturalized plants allowed. Manicured landscaping and lawns are prohibited.	**Complies.**	*Native landscaping left within this area*
Bank Stabilization: Industry-accepted bioengineering designs shall be used to meld structural features with the environment and may include the use of features such as live plants, willow cuttings, logs, woody debris, coir fabrics, straw bales etc. The use of riprap or other hard armoring techniques is discouraged and may only be approved by the State of Utah.	**Complies.**	*Taken care of by Public Works*
Utah Lake and Jordan River Shoreline Trails		
All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project. i. The shoreline trail shall at all times be accessible to the public. ii. The developer will work with the City and any other agency whose approval is necessary, to determine the exact location of the trail. iii. The developer shall construct the trail as close to the waterway as reasonably possible. iv. The trail shall be hard surfaced and shall be a minimum of 12' in width.	**Complies.**	*20' wide*
In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible.	**Complies.**	
The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project. a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the	**Complies.**	*City will maintain*

developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement. b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations.		
If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.	**Complies.**	*City will maintain*
Public Access and Parking		
Developments shall provide a public access to the Shoreline or Jordan River trail.	**Complies.**	*See site plan*
Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.	**Shall Comply.**	*Need to provide bicycle parking facilities. Will be purchased and installed by City staff*
Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.	**Complies.**	*See site plan*
Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3' in height.	**Complies.**	*See landscape plan*
Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.	**Complies.**	*See landscape plan*
Site Coverage and Building Permeability		
On lots or sites with a width greater than 100' that are generally parallel to the river corridor, structures shall not exceed 70% of the width of the site.	**Complies.**	*Very small buildings*
On lots or sites with a 50' to 80' width that are generally parallel to the river, structures shall not exceed 50' in width or 70% of the width of the site, whichever is greater.	**N/A.**	
At a maximum interval of 300' that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that provide the ability to see through a building, and other features with a similar effect.	**Complies.**	*See site plan*
The visual and pedestrian connection shall not be less than 30' wide.	**Complies.**	*See site plan*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*Yes*
What is the anticipated cost to the City?	*?*
When will City maintenance begin?	*Upon completion of construction?*

Exhibit 4: Site Plan



OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

consor

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR

SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

SUBMISSION DATE 8/21/2025 — **PROJECT #** UT 22-021

NO.	REVISION	DATE
1		
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PLAN INFORMATION

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N

0 60 120 Feet

(24"x36" SHEET)

SHEET NAME

SITE PLAN

SHEET NUMBER

SP-1.0

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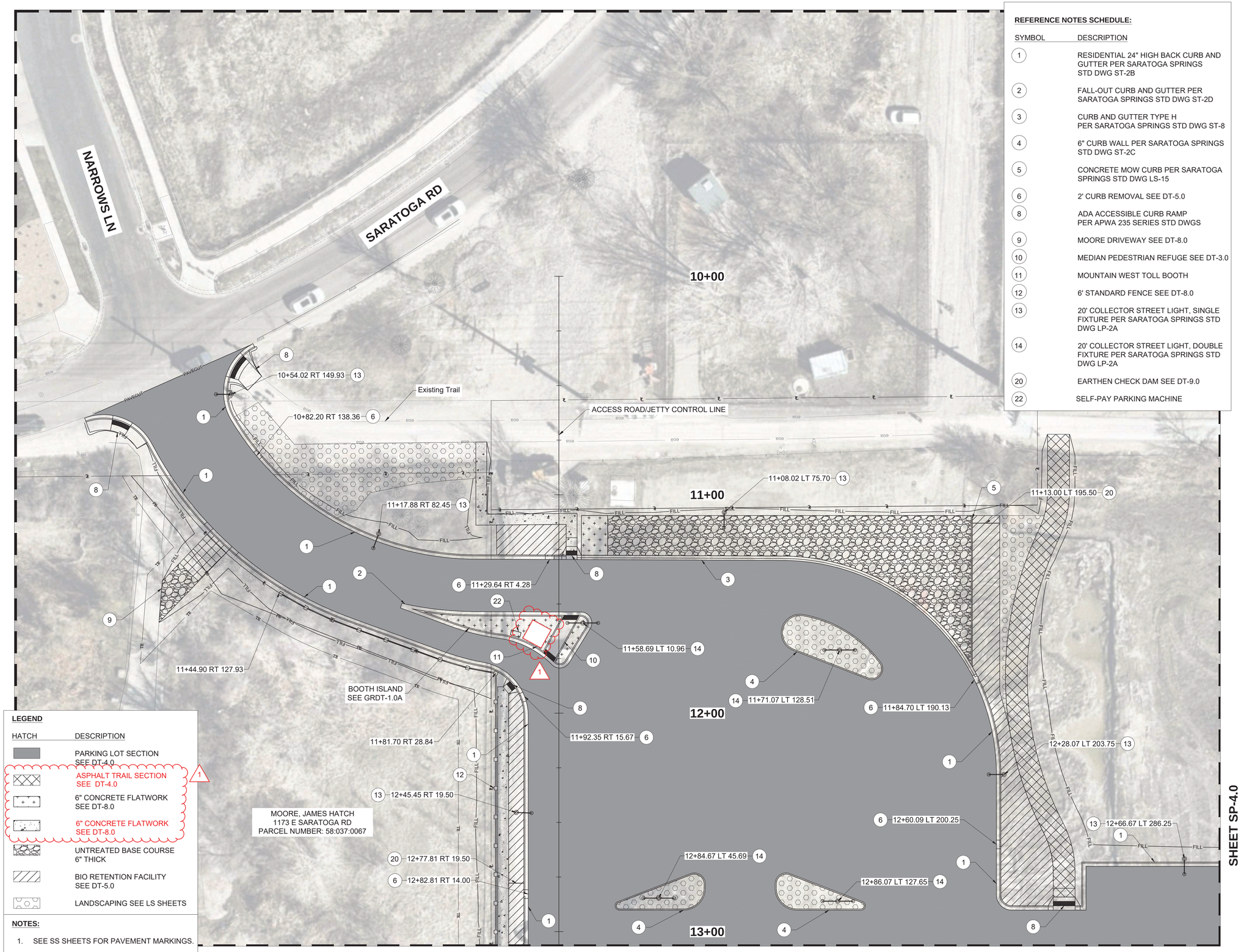

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
1	RESIDENTIAL 24" HIGH BACK CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2B
2	FALL-OUT CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2D
3	CURB AND GUTTER TYPE H PER SARATOGA SPRINGS STD DWG ST-8
4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
5	CONCRETE MOW CURB PER SARATOGA SPRINGS STD DWG LS-15
6	2' CURB REMOVAL SEE DT-5.0
8	ADA ACCESSIBLE CURB RAMP PER APWA 235 SERIES STD DWGS
9	MOORE DRIVEWAY SEE DT-8.0
10	MEDIAN PEDESTRIAN REFUGE SEE DT-3.0
11	MOUNTAIN WEST TOLL BOOTH
12	6' STANDARD FENCE SEE DT-8.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
14	20' COLLECTOR STREET LIGHT, DOUBLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
20	EARTHEN CHECK DAM SEE DT-9.0
22	SELF-PAY PARKING MACHINE

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
1	ASPHALT TRAIL SECTION SEE DT-4.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0
	UNTREATED BASE COURSE 6" THICK
	BIO RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR

SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

SUBMISSION DATE 8/21/2025 **PROJECT #** UT 22-021

NO.	REVISION	DATE
1	ADDENDUM 2 UPDATES	9/11/25
2		
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SHEET NAME

SITE PLAN

SHEET NUMBER

SP-2.0

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NARROWS LN

SARATOGA RD

10+00

11+00

12+00

13+00

ACCESS ROAD/JETTY CONTROL LINE

Existing Trail

10+30.87 RT 140.00

10+40.99 RT 148.04

R = 25'

10+64.91 RT 217.03

R = 25'

10+66.87 RT 200.12

10+65.87 RT 149.91

10+57.72 RT 137.63

R = 131'

MATCH EXISTING
10+75.85 RT 33.00

MATCH EXISTING
10+75.88 RT 38.00

10+76.93 RT 121.05

10+94.80 RT 64.28

10+75.67 RT 186.81

R = 168'

10+82.29 RT 183.17

10+92.47 RT 38.00

11+13.86 RT 28.53

10+99.12 RT 86.37

11+13.94 RT 37.99

11+10.55 RT 101.58

11+06.92 RT 92.58

11+29.50 RT 38.27

11+13.58 LT 3.33

11+08.54 LT 8.33

11+09.52 LT 10.32

11+09.52 LT 22.32

11+27.68 LT 5.83

MOORE DRIVEWAY
SEE DT-8.0

11+56.38 RT 95.11

11+86.94 RT 21.06

BOOTH ISLAND SEE GRDT-1.0
FOR GRADING DETAIL A

R = 25'

11+71.63 RT 53.25

R = 117.5'

11+76.75 RT 34.45

11+87.94 RT 28.00

11+87.94 RT 25.50

11+91.05 RT 23.00

12+01.33 RT 14.00

MOORE, JAMES HATCH
1173 E SARATOGA RD
PARCEL NUMBER: 58:037:0067

MATCH EXISTING
10+72.34 LT 223.65

MATCH EXISTING
10+72.31 LT 233.65

11+09.52 LT 201.75

11+09.52 LT 188.98

11+30.07 LT 102.65

R = 98'

NORTH EAST ISLAND
SEE GRDT-1.0

10'

SEE HC-1.0 FOR EASTERN
TRAIL CONTROL LINE

11+78.29 LT 188.98

11+89.77 LT 201.75

12+05.85 LT 206.03

12+28.07 LT 200.25

12+70.17 LT 241.25

CENTRAL ISLAND
SEE GRDT-2.0

CENTRAL ISLAND
SEE GRDT-2.0

12+83.17 LT 200.25

R = 7'

12+90.17 LT 207.25

12+88.17 LT 231.25

12+90.17 LT 241.25

FILL

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
1	ASPHALT TRAIL SECTION SEE DT-4.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0
	UNTREATED BASE COURSE 6" THICK
	BIO RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB

SHEET SP-3.0A

SHEET SP-4.0A

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OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

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PROJECT INFORMATION

NORTH MARINA HARBOR

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SARATOGA SPRINGS, UT 84045

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No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI: MJB

PM: SJQ

DRAWN BY: ML

CHECKED BY: JCW

PLOT DATE: 8/22/25

SUBMISSION DATE 8/21/2025 *PROJECT #* UT 22-021

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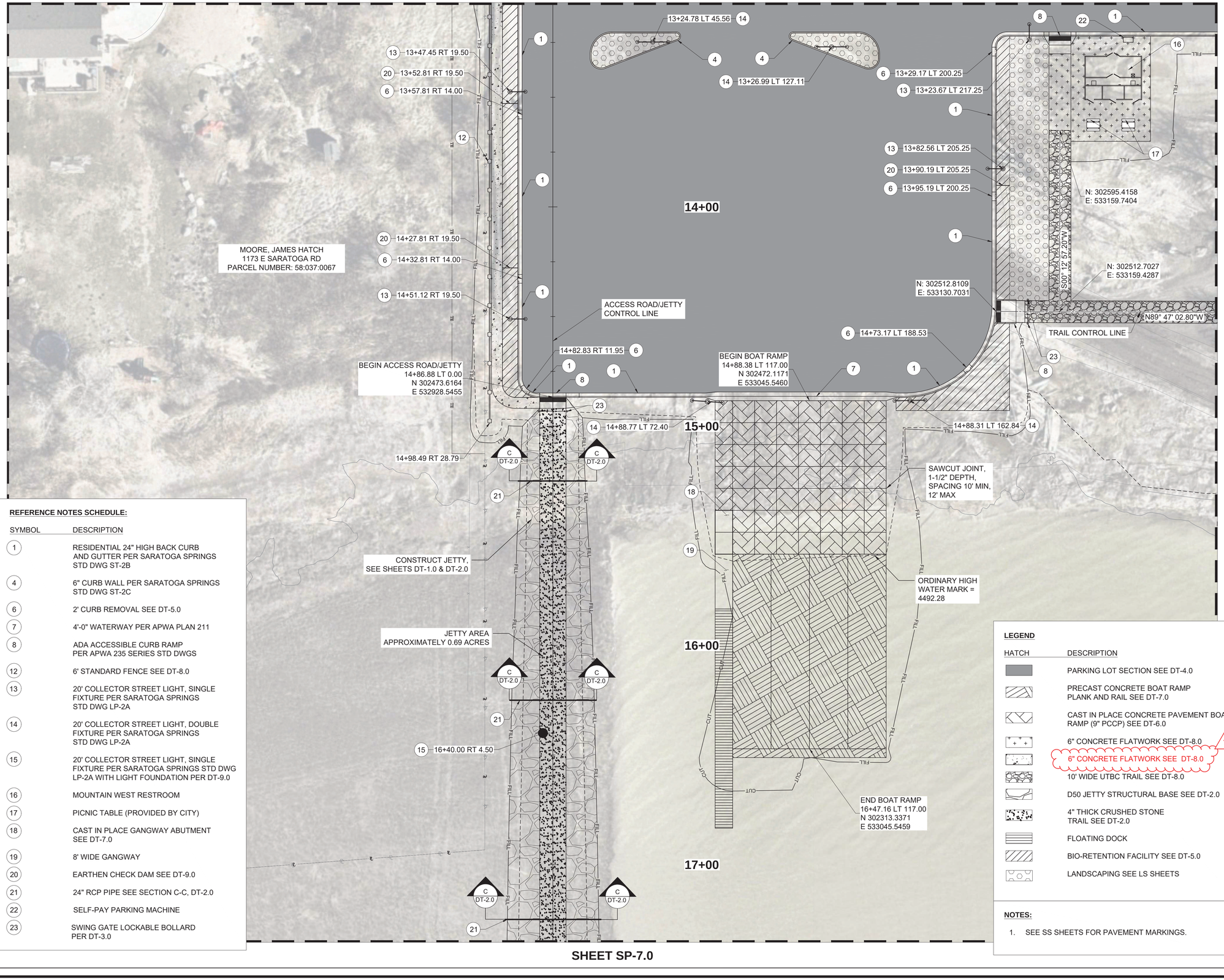
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-2.0A

SHEET SP-2.0



REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
1	RESIDENTIAL 24" HIGH BACK CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2B
4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
6	2' CURB REMOVAL SEE DT-5.0
7	4'-0" WATERWAY PER APWA PLAN 211
8	ADA ACCESSIBLE CURB RAMP PER APWA 235 SERIES STD DWGS
12	6' STANDARD FENCE SEE DT-8.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
14	20' COLLECTOR STREET LIGHT, DOUBLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
16	MOUNTAIN WEST RESTROOM
17	PICNIC TABLE (PROVIDED BY CITY)
18	CAST IN PLACE GANGWAY ABUTMENT SEE DT-7.0
19	8' WIDE GANGWAY
20	EARTHEN CHECK DAM SEE DT-9.0
21	24" RCP PIPE SEE SECTION C-C, DT-2.0
22	SELF-PAY PARKING MACHINE
23	SWING GATE LOCKABLE BOLLARD PER DT-3.0

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	PRECAST CONCRETE BOAT RAMP PLANK AND RAIL SEE DT-7.0
	CAST IN PLACE CONCRETE PAVEMENT BOAT RAMP (9" PCCP) SEE DT-6.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0 (1)
	10' WIDE UTBC TRAIL SEE DT-8.0
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0
	FLOATING DOCK
	BIO-RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

SHEET SP-4.0

SHEET SP-7.0

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PROJECT INFORMATION

NORTH MARINA HARBOR
SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER — No. 5048238 — ROBERT S. HASLAM — 8/22/2025 — ELECTRONIC SEAL — STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

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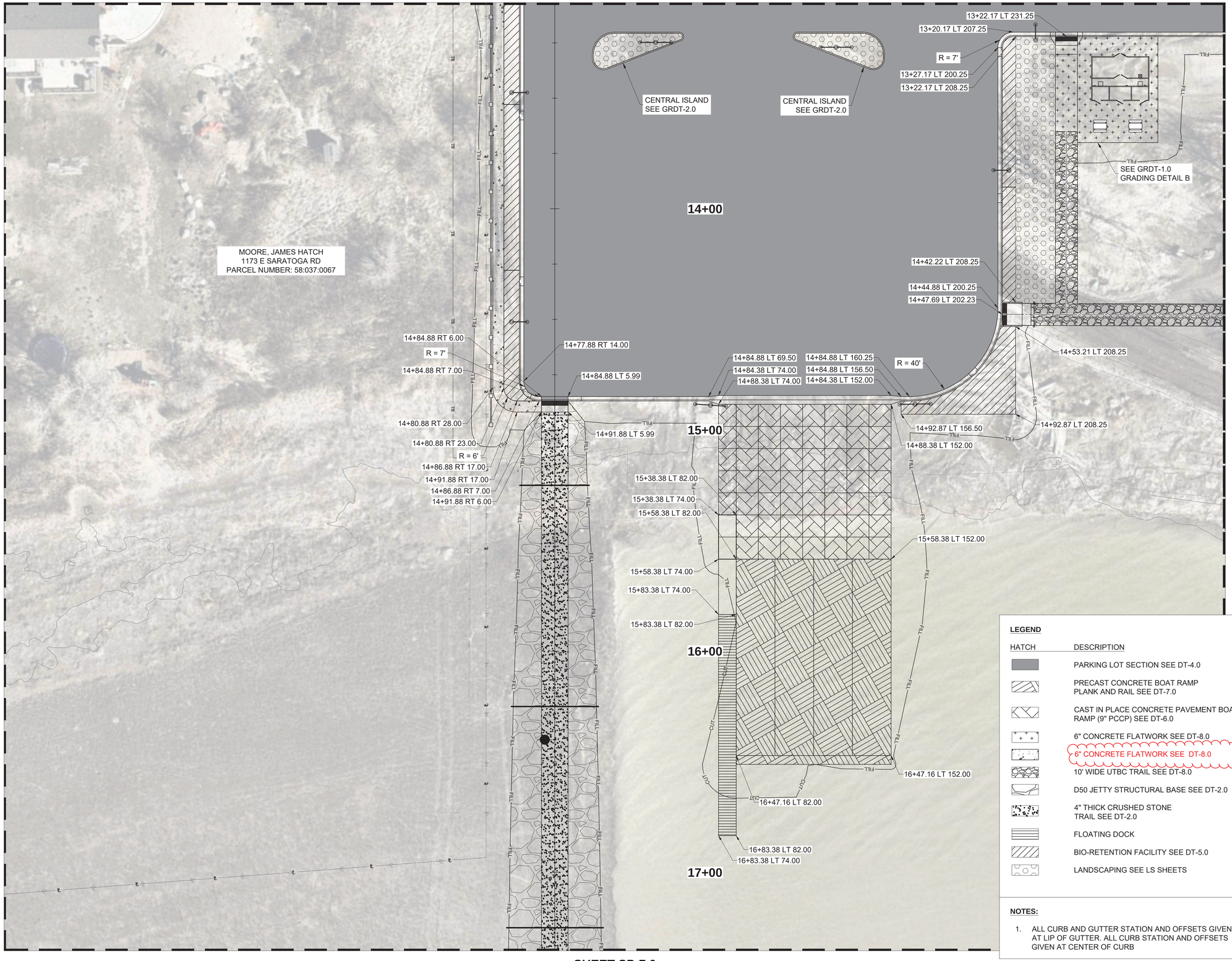

SHEET SP-4.0A

SHEET SP-7.0

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	PRECAST CONCRETE BOAT RAMP PLANK AND RAIL SEE DT-7.0
	CAST IN PLACE CONCRETE PAVEMENT BOAT RAMP (9" PCCP) SEE DT-6.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0
	10' WIDE UTBC TRAIL SEE DT-8.0
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0
	FLOATING DOCK
	BIO-RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

1

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB

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SARATOGA SPRINGS, UT 84045

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ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

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SHEET SP-2.0

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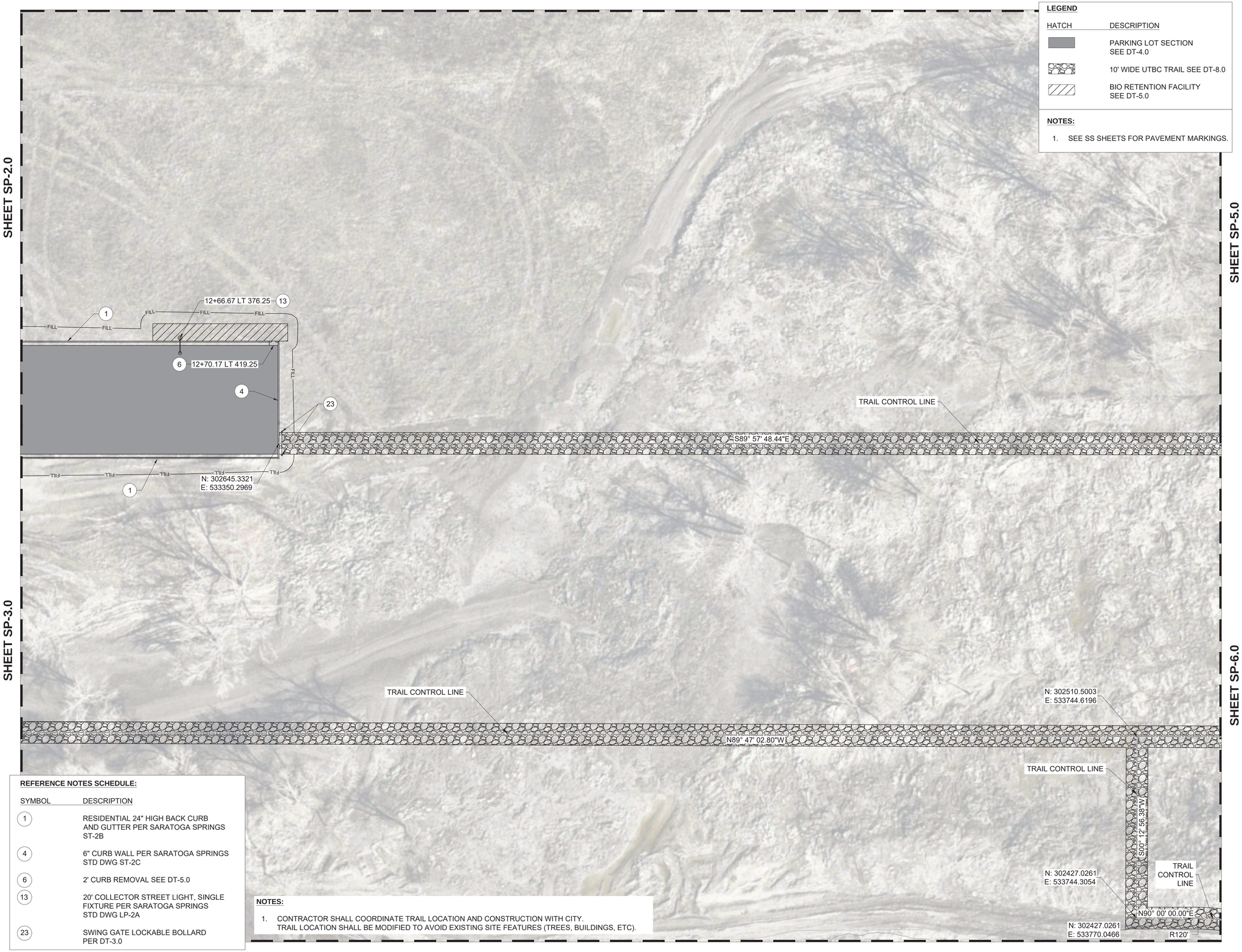
SHEET SP-5.0

SHEET SP-6.0



LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	10' WIDE UTBC TRAIL SEE DT-8.0
	BIO RETENTION FACILITY SEE DT-5.0

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
1	RESIDENTIAL 24" HIGH BACK CURB AND GUTTER PER SARATOGA SPRINGS ST-2B
4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
6	2' CURB REMOVAL SEE DT-5.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
23	SWING GATE LOCKABLE BOLLARD PER DT-3.0

NOTES:

1. CONTRACTOR SHALL COORDINATE TRAIL LOCATION AND CONSTRUCTION WITH CITY. TRAIL LOCATION SHALL BE MODIFIED TO AVOID EXISTING SITE FEATURES (TREES, BUILDINGS, ETC).

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

consor

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DRAPER, UTAH 84020
OFFICE: 801-495-4240
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SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
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SHEET NUMBER

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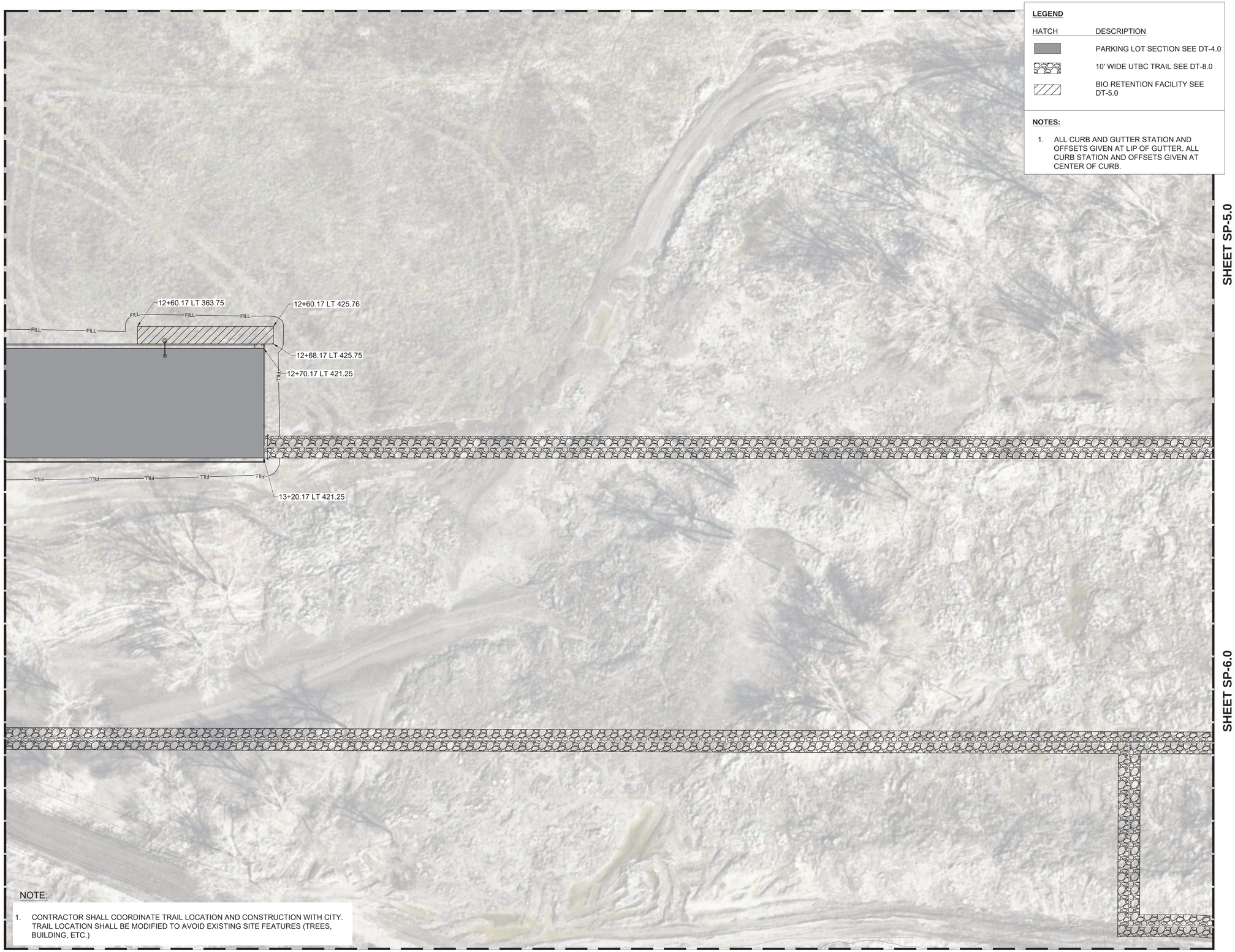

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	10' WIDE UTBC TRAIL SEE DT-8.0
	BIO RETENTION FACILITY SEE DT-5.0

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB.

NOTE:

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1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

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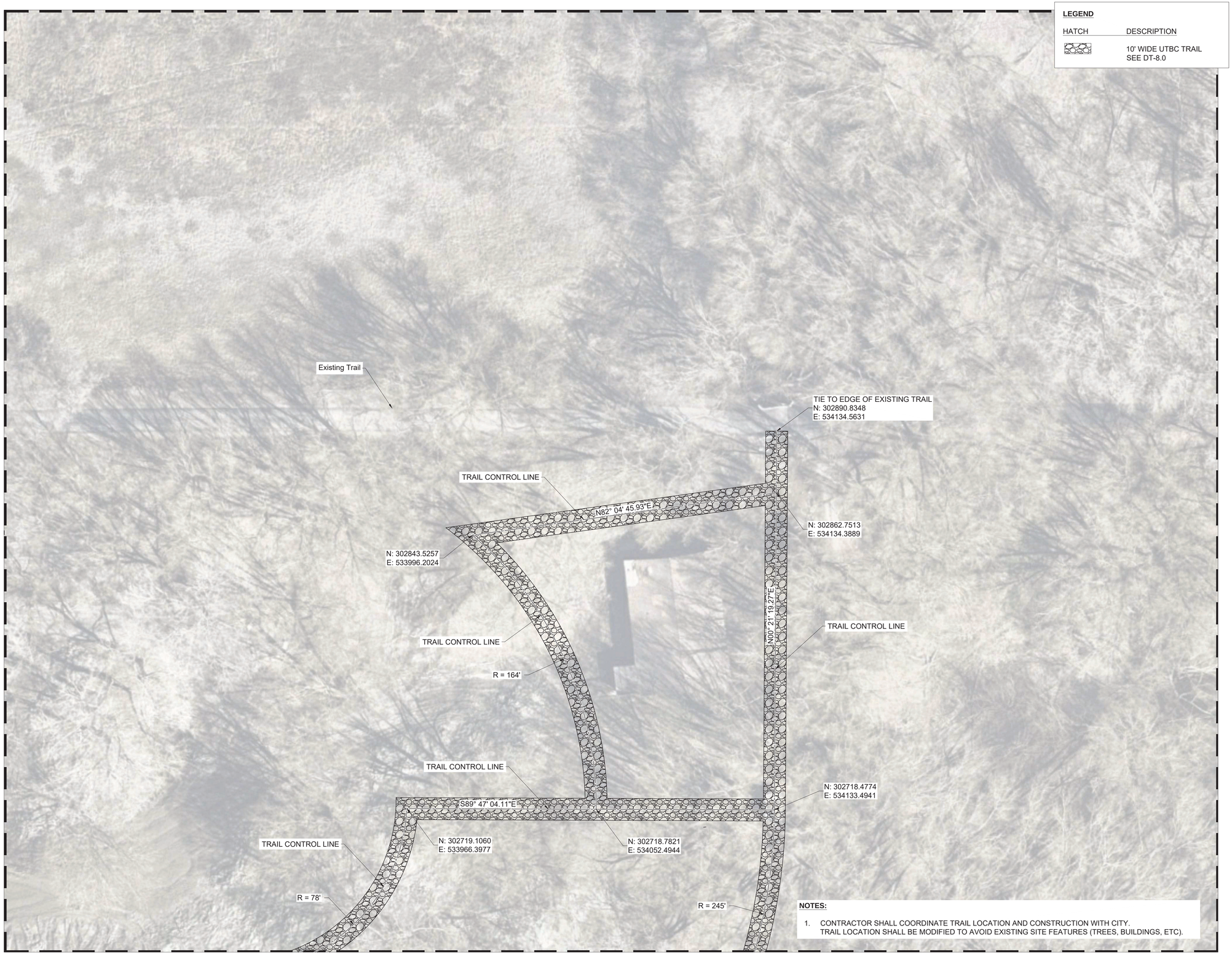

LEGEND

HATCH	DESCRIPTION
	10' WIDE UTBC TRAIL SEE DT-8.0

NOTES:

1. CONTRACTOR SHALL COORDINATE TRAIL LOCATION AND CONSTRUCTION WITH CITY. TRAIL LOCATION SHALL BE MODIFIED TO AVOID EXISTING SITE FEATURES (TREES, BUILDINGS, ETC).

SHEET SP-4.0

SHEET SP-6.0

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SHEET NAME

SITE PLAN

SHEET NUMBER

SP-5.0

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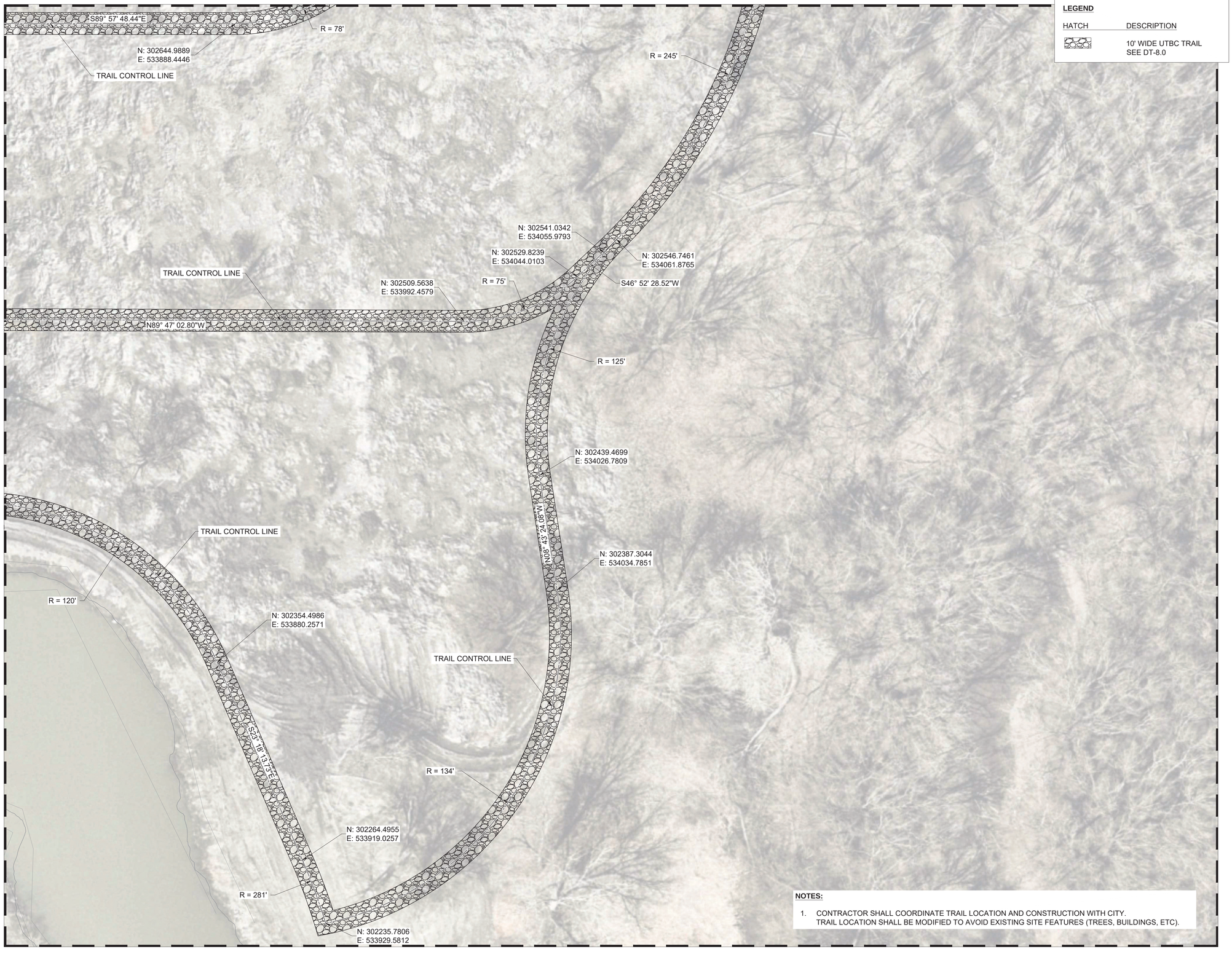
SHEET SP-4.0



LEGEND

HATCH	DESCRIPTION
	10' WIDE UTBC TRAIL SEE DT-8.0

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811

N

0 20 40 Feet

(24"x36" SHEET)

SHEET NAME

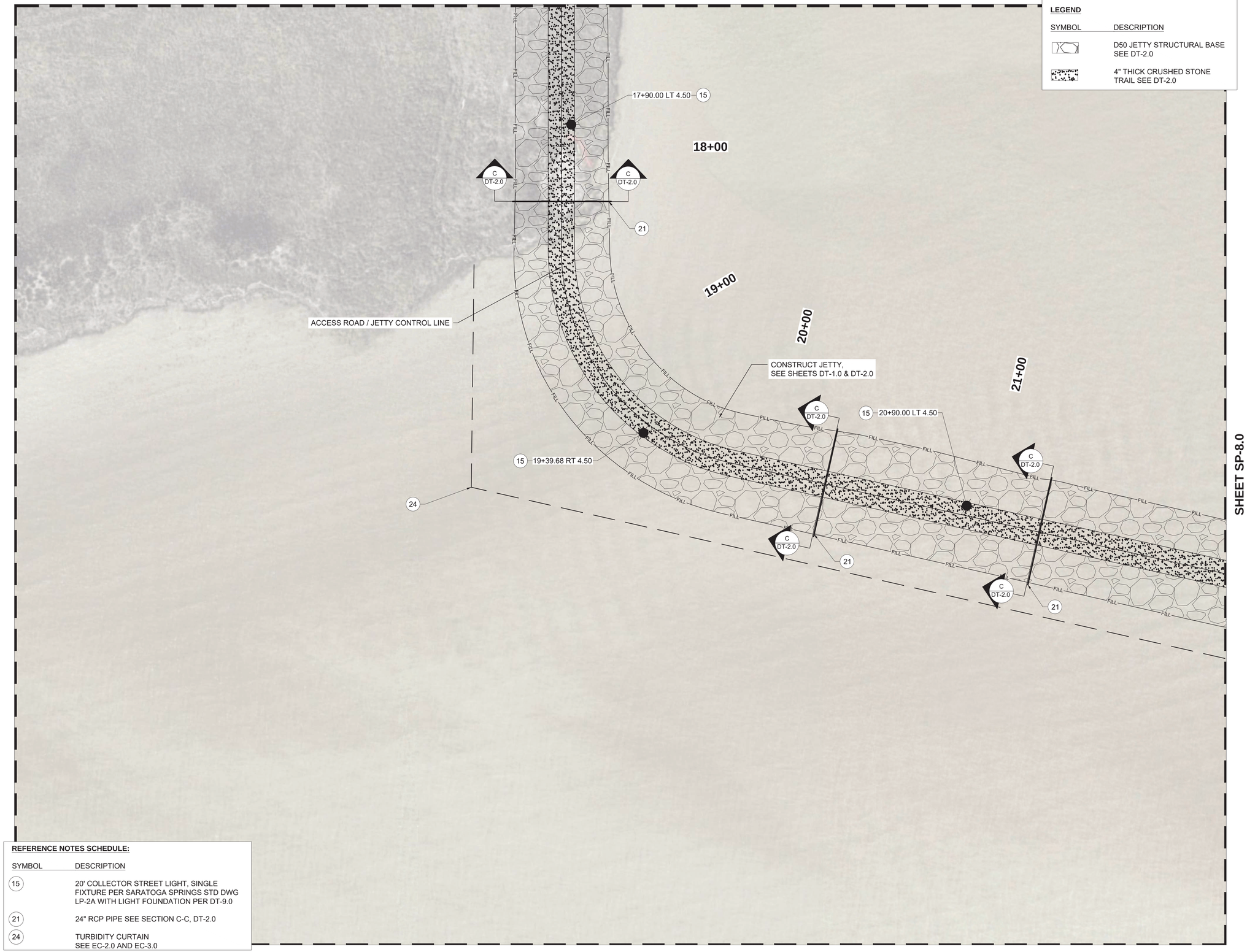
SITE PLAN

SHEET NUMBER

SP-6.0

P:\West Jordan\2022\Projects\UT 22-021 Saratoga Springs- North Marina ROW and Design\Drawing Files\CAD\Sheets\UT 22-021 Site Sheets .dwg Aug 22, 2025 - 1:33pm

SHEET SP-3.0



LEGEND

SYMBOL	DESCRIPTION
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
21	24" RCP PIPE SEE SECTION C-C, DT-2.0
24	TURBIDITY CURTAIN SEE EC-2.0 AND EC-3.0

SHEET SP-8.0

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR
SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

SUBMISSION DATE 8/21/2025 *PROJECT #* UT 22-021

NO.	REVISION	DATE
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PLAN INFORMATION

BLUE STAKES OF UTAH
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N

0 20 40 Feet

(24"x36" SHEET)

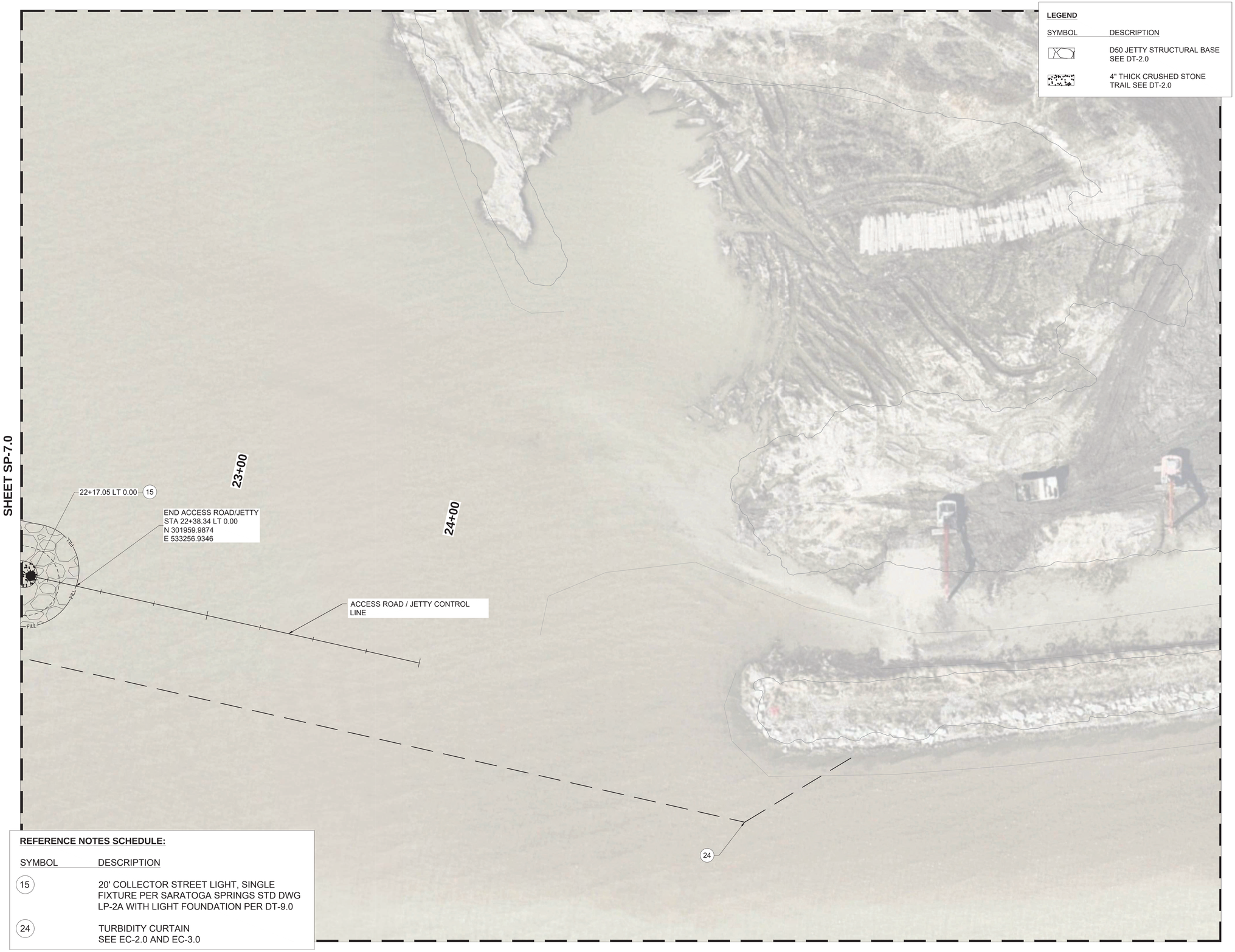
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-7.0

P:\West Jordan\2022\Projects\UT 22-021 Saratoga Springs- North Marina ROW and Design\Drawing Files\CAD\Sheets\UT 22-021 Site Sheets.dwg Aug 22, 2025 - 1:33pm



LEGEND

SYMBOL	DESCRIPTION
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
24	TURBIDITY CURTAIN SEE EC-2.0 AND EC-3.0

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR
SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

SUBMISSION DATE 8/21/2025 *PROJECT #* UT 22-021

NO.	REVISION	DATE
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PLAN INFORMATION

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N

0 20 40 Feet

(24"x36" SHEET)

SHEET NAME

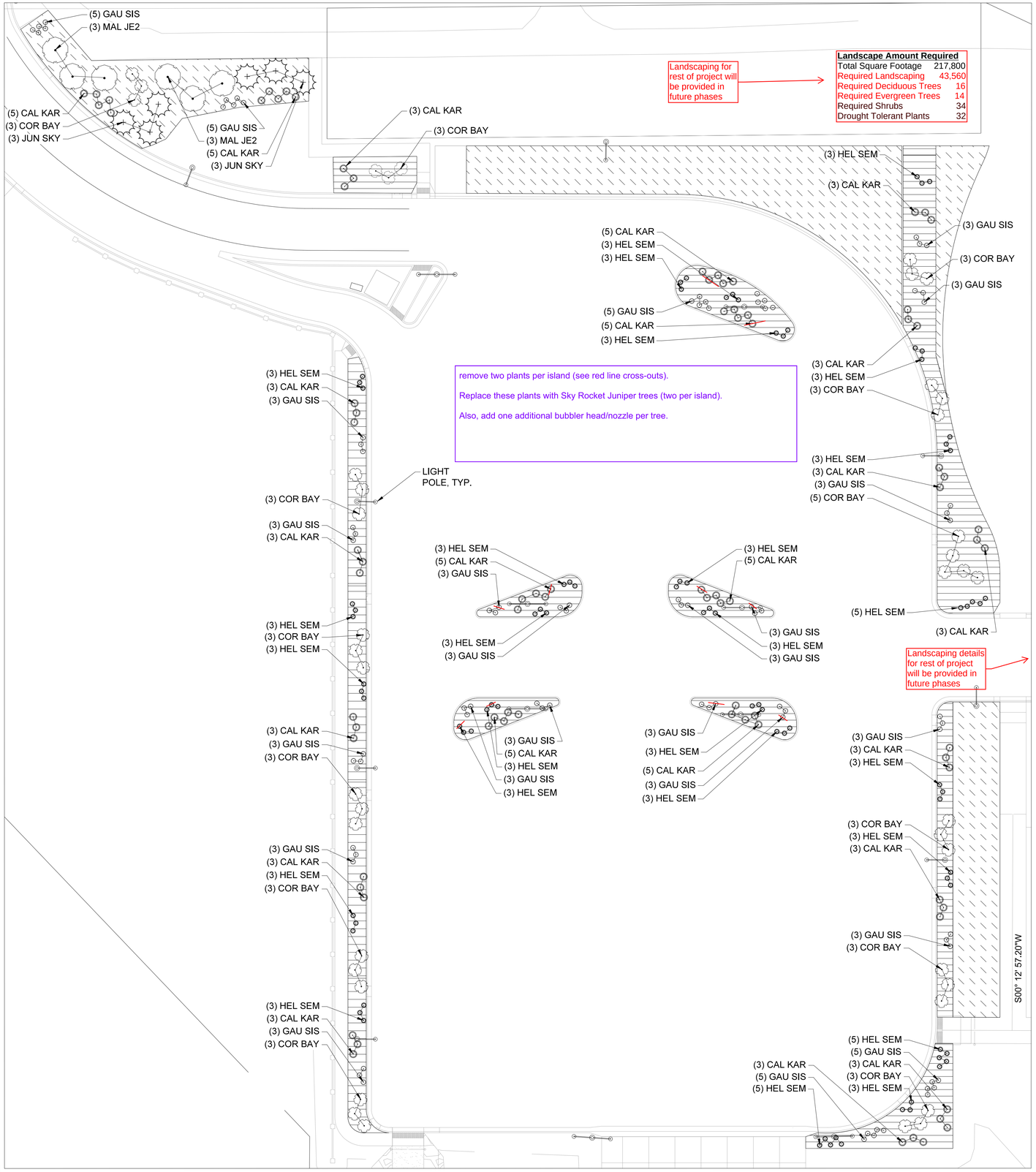
SITE PLAN

SHEET NUMBER

SP-8.0

P:\West Jordan\2022\Projects\UT 22-021 Saratoga Springs- North Marina ROW and Design\Drawing Files\CAD\Sheets\UT 22-021 Site Sheets.dwg Aug 22, 2025 - 1:33pm

Exhibit 5: Landscape Plan



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
TREES					
	MAL JE2	MALUS X 'JEWELCOLE' RED JEWEL™ CRABAPPLE	2" CAL	6	DROUGHT TOLERANT
	JUN SKY	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6' TALL	6	DROUGHT TOLERANT
SHRUBS					
	COR BAY	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD	5 GAL	41	DROUGHT TOLERANT
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	77	
	GAU SIS	GAURA LINDHEIMERI 'SISKIYOU PINK' SISKIYOU PINK GAURA	1 GAL	79	
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	78	

Data Table: Table including the total number of each plant type, and **total square footage and percentage of landscaped areas,** domestic turf grasses, **decorative rock, mulch,** bark, and **drought tolerant plant species.**

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1.5" OLYMPUS GRAVEL	9,800 SF
	2-3" CITY CREEK COBBLE	9,800 SF

Percentage of Landscaped area
?
?

RED JEWEL CRABAPPLE

SKYROCKET JUNIPER

BLUE OAT GRASS

KARL FOERSTERFEATHER REED GRASS

BAYLEYS RED TWIG DOGWOOD

SISKYOU PINK GAURA

~~1.5" OLYMPUS GRAVEL~~

, GENEVA ROCK "ROCK UNWASHED, 1.5" MAXIMUM (ROCF POM)" OR APPROVED EQUAL

2-3" CITY CREEK COBBLE

, GENEVA ROCK "ROCK – 2" to 4", DECORATIVE ROCK" OR APPROVED EQUAL

Desert sun from RA Johnson

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

consor

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR

SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI: MJB
PM: SJQ
DRAWN BY: BTS
CHECKED BY: AH/LA
PLOT DATE: 8/22/2025

SUBMISSION DATE 8/21/2025
PROJECT # UT 22-021

NO.	REVISION	DATE
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PLAN INFORMATION

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0 20 40 Feet

(24"x36" SHEET)

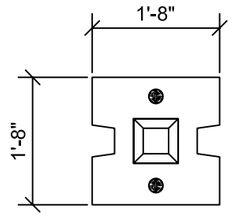
SHEET NAME

LANDSCAPE PLAN

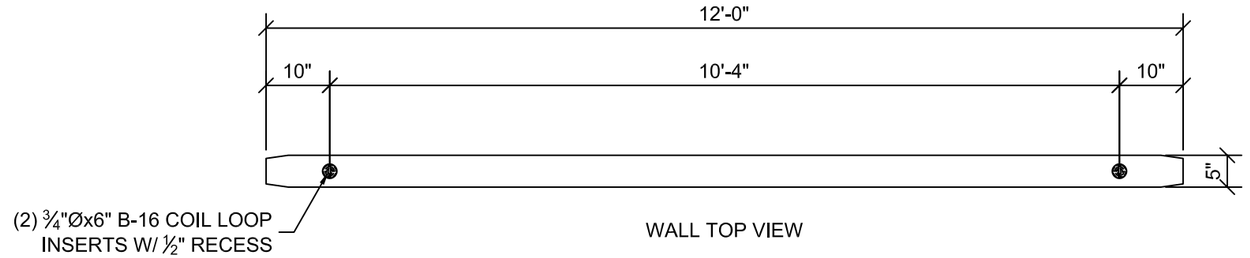
SHEET NUMBER

LS-1.0

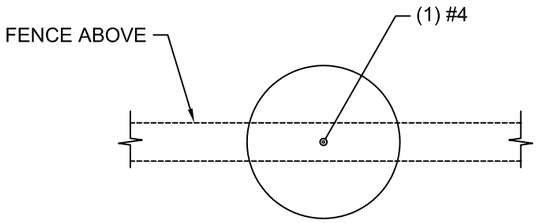
Exhibit 6: Elevations



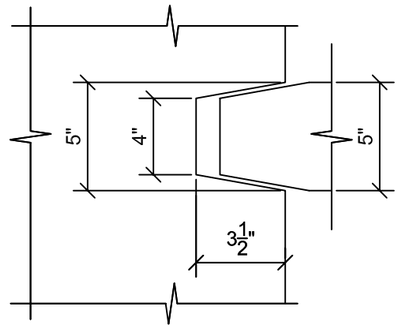
COLUMN
TOP VIEW



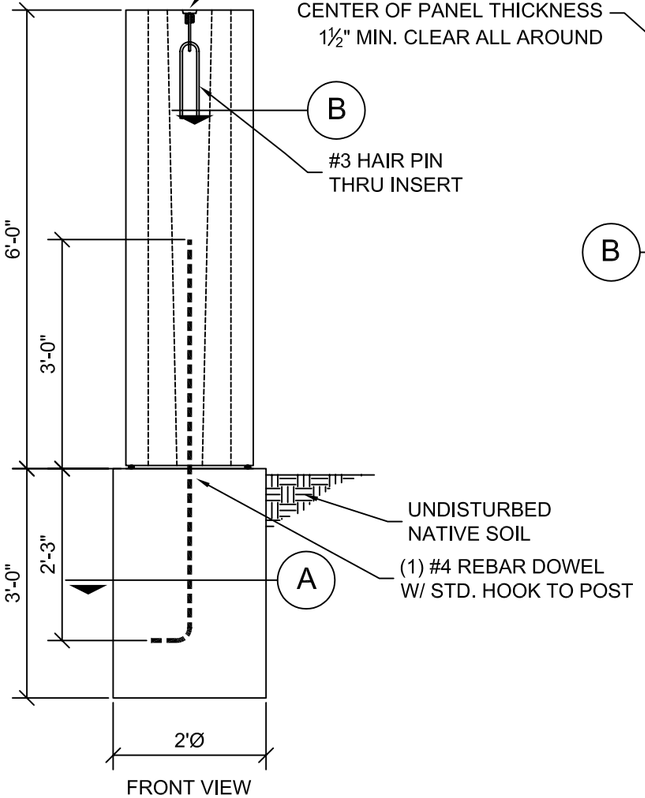
WALL TOP VIEW



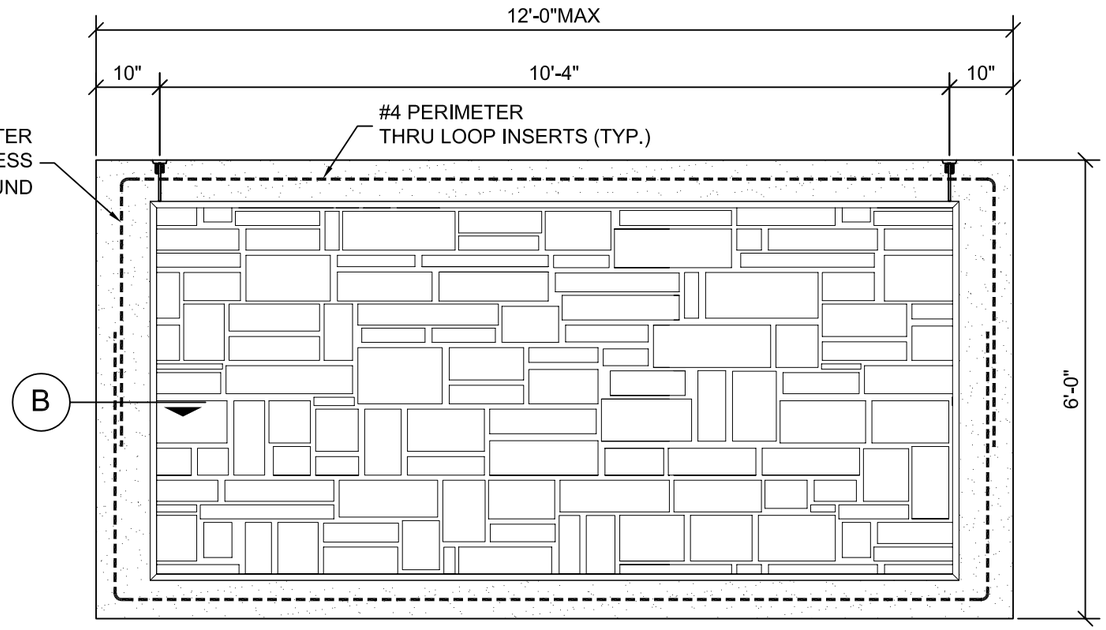
SECTION A



SECTION B



FRONT VIEW



WALL FRONT VIEW

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT.
OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

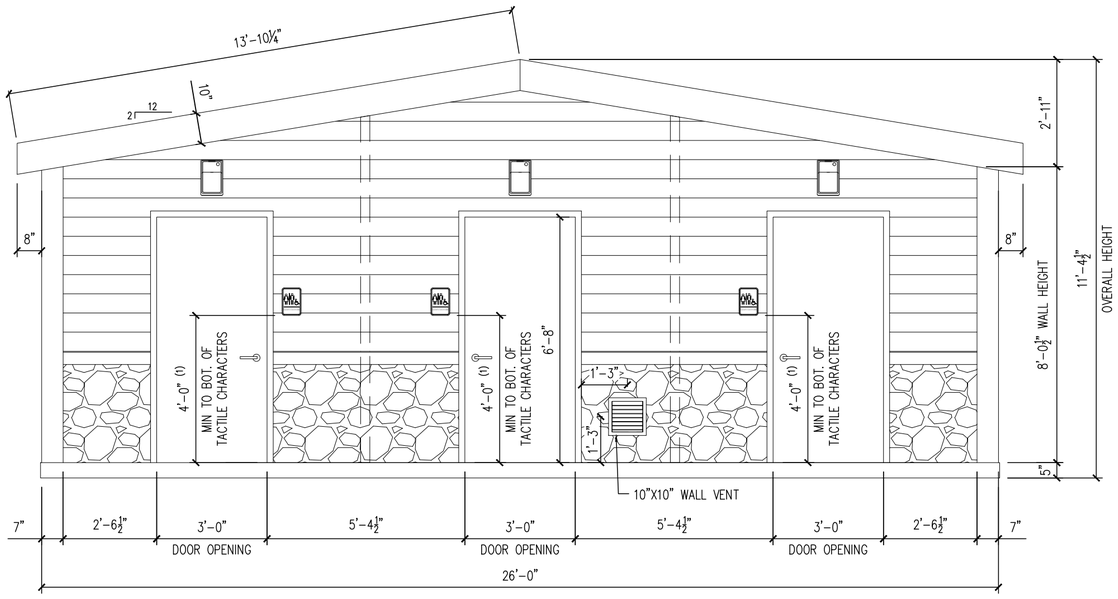
TYP. 6' PANEL, PIER & POST

CONCRETE

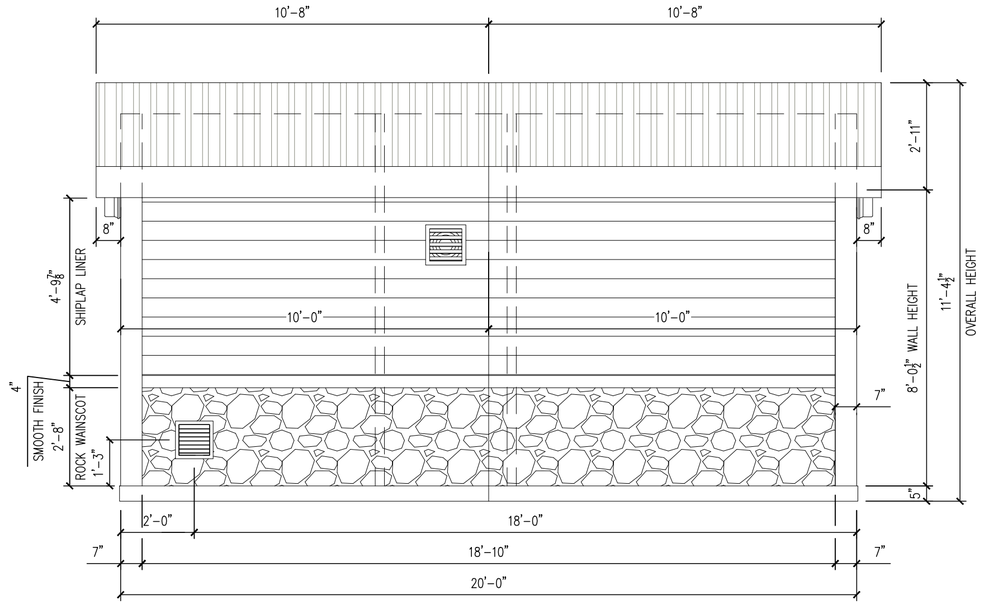
f'c = 5,000 PSI	f'ci = 2,500 PSI
SLUMP: 4"-9"	FPU: N/A
FINISH: PATTERN	MIX: TBD
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: TBD	SHIPPING WT: TBD

WELL PRECAST
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 676-0115

SHEET TITLE:	CHECKED BY:
SOUND WALL	R.B.
DRAWN BY:	SHEET #
J.A.	F-4.1
DATE:	
3-1-10	



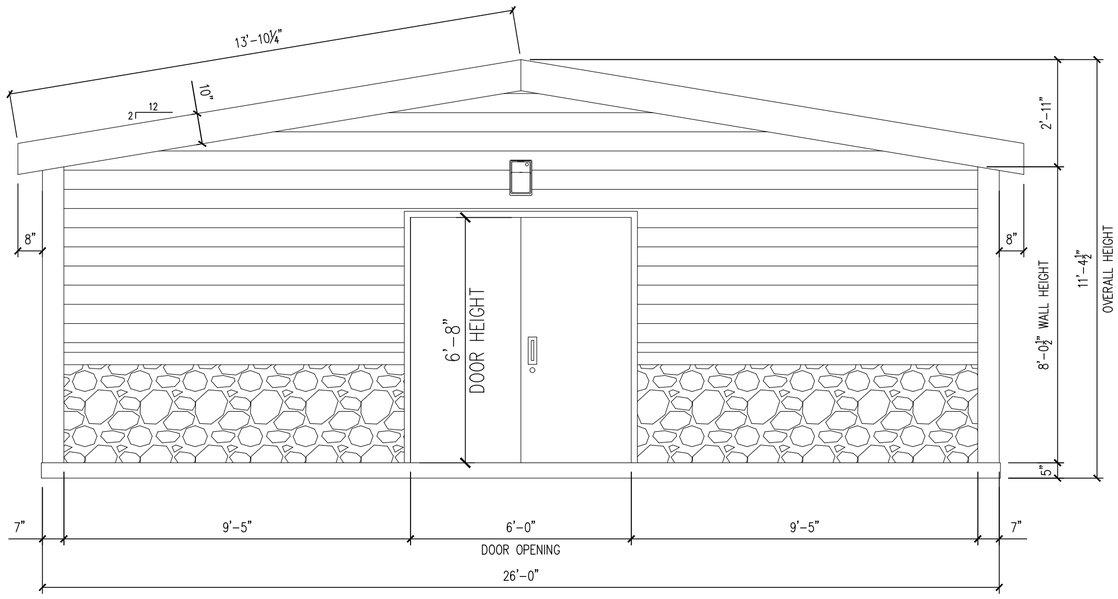
FRONT ELEVATION



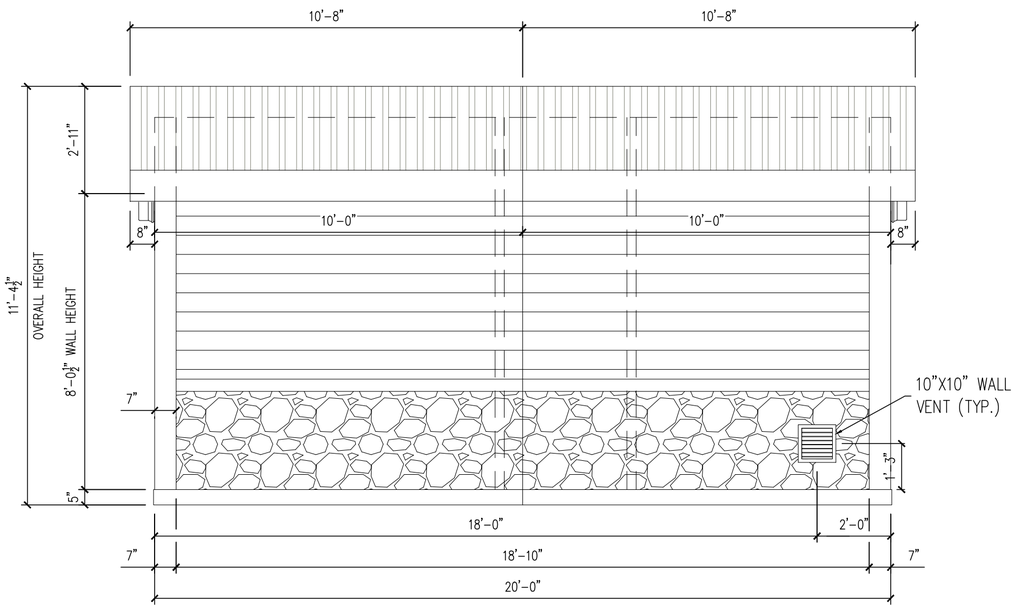
RIGHT ELEVATION

ALL REFERENCES BELOW ARE PER 2010 ADA STANDARDS FOR ACCESSORIES DESIGN.

(1) ADA SECTION 703.4
(2) ADA SECTION 602.4



BACK ELEVATION



LEFT ELEVATION

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EASI SET® WORLDWIDE
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www.EasiSet.com • 800-547-4045 • Fax 540-439-2541

DESCRIPTION	INI.	REV
	-	-
	-	-
	-	-
	-	-
	-	-

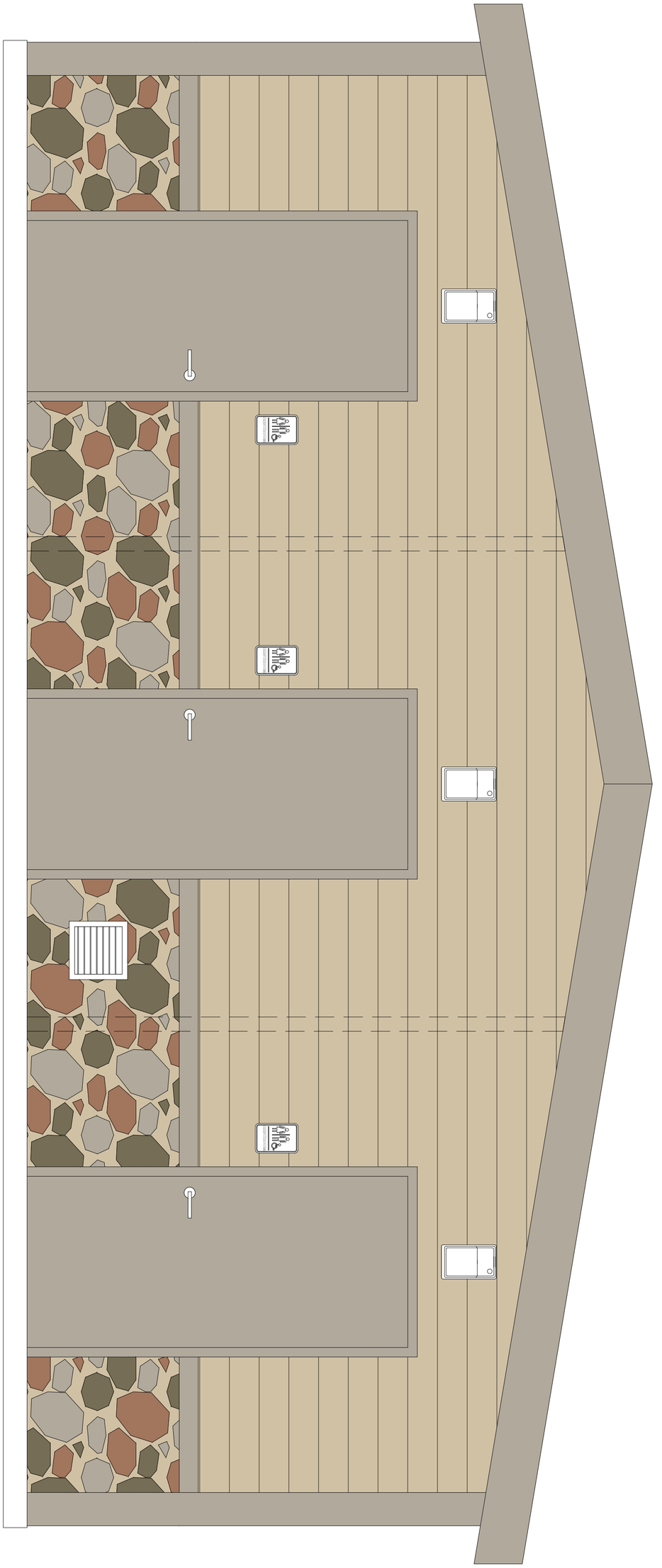
DATE

PROJECT: 20' X 26' X 11'-4 1/2"
CITY OF SARATOGA SPRINGS
EASI SET RESTROOM
CONTRACTOR: MOUNTAIN WEST PRECAST

BUILDING ELEVATION

JOB # 256020
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25

SHEET E-04



FRONT ELEVATION

PAINT COLORS

UPPER WALLS/SHIPLAP	CEMENTED DEAL HC141
LOWER WALLS – ROCK	CHARRED WALNUT HC109 SANDSTONE HC157 TERRACOTTA HC167
LOWER WALLS – GROUT	CEMENTED DEAL HC141
ROOF/DOORS/TRIM	SANDSTONE HC157

SHEET E-12

ISSUE DATE 11/24/25

CHECK BY TWH

DRAWN BY KJH

JOB # 2560/0

PAINT COLORS

PROJECT: 20' X 26' X 11'-4 1/2"
CITY OF SARATOGA SPRINGS
EASI SET RESTROOM
CONTRACTOR: MOUNTAIN WEST PRECAST

DATE	DESCRIPTION	INI.	REV.
--	-	-	1
--	-	-	2
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--	-	-	4
--	-	-	5

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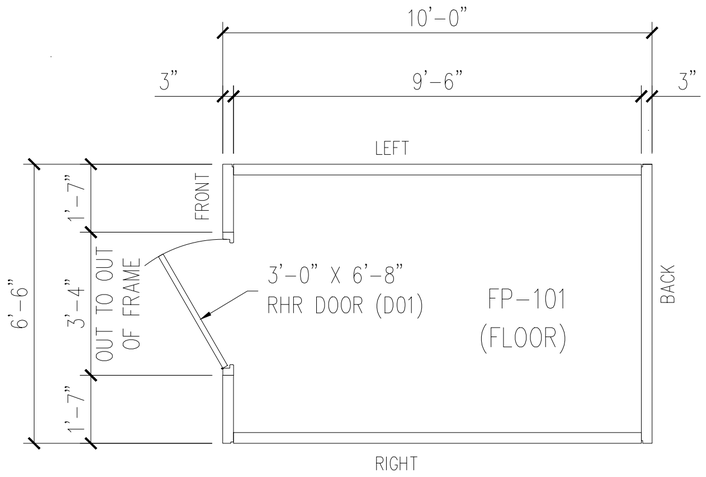
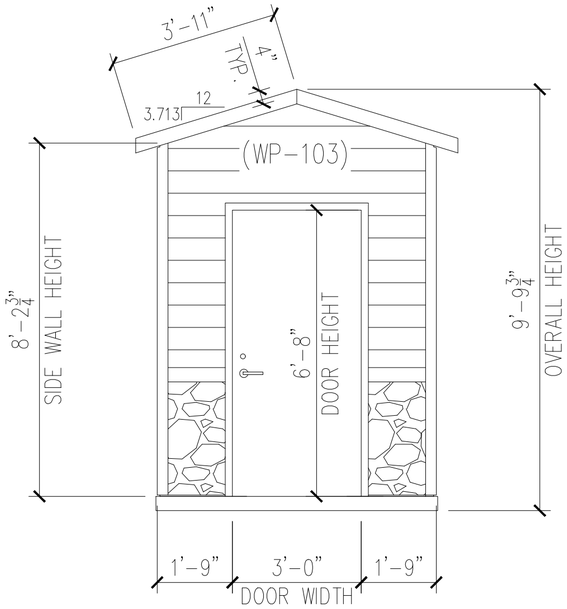
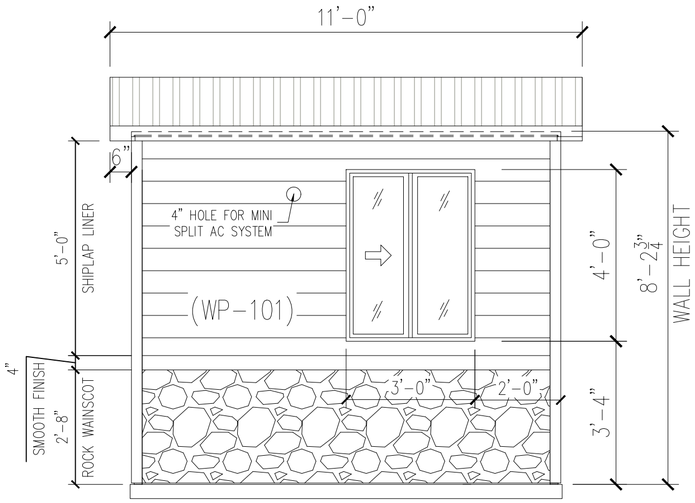
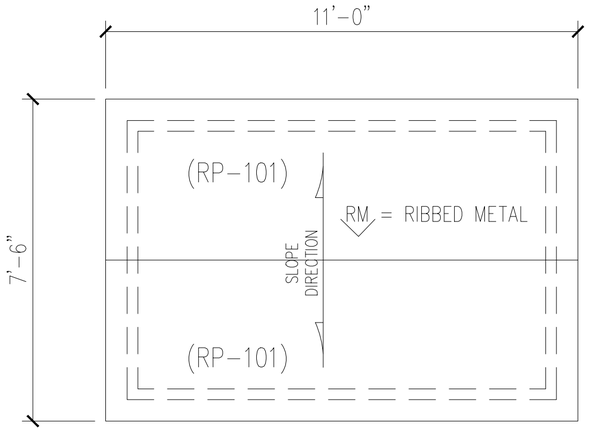


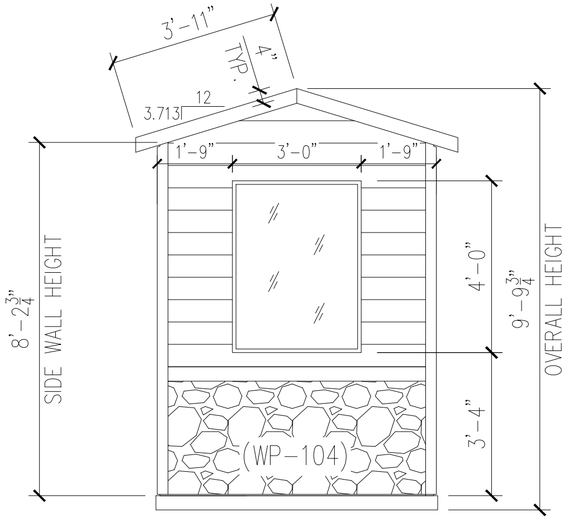


FRONT ELEVATION

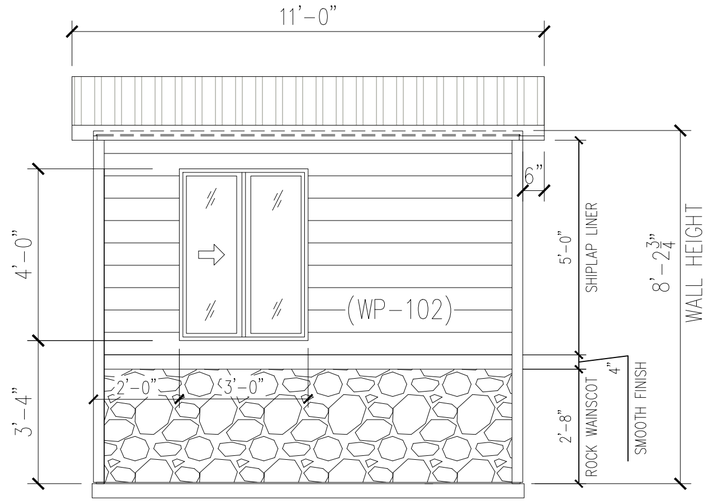


RIGHT ELEVATION





BACK ELEVATION



LEFT ELEVATION

MESSAGE CENTER	
BUILDING FINISH	WALLS: SHIPLAP W/ ROCK WAINSCOT ROOF: RIBBED METAL
BUILDING WEIGHT	~20,000 LBS

CUSTOMER APPROVAL

APPROVED BY: DATE:

BUILDING LAYOUT

EASI-SET® WORLDWIDE
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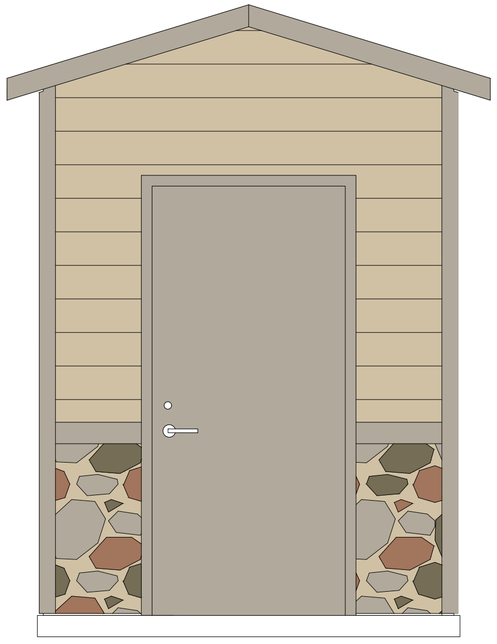
www.EasiSet.com • 800-547-4045 • Fax 540-439-2541

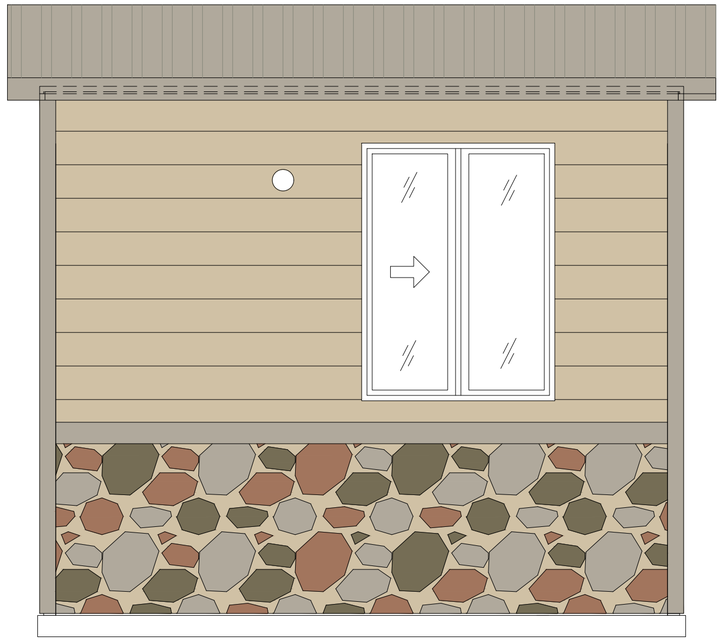
DESCRIPTION	INI.	REV
DATE		

PROJECT: 6'-6" X 10' X 9'-9 3/4"
CITY OF SARATOGA SPRINGS
EASI-SET BUILDING
CONTRACTOR:MOUNTAIN WEST PRECAST

BUILDING LAYOUT

JOB # 256021
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25
SHEET E-02





PAINT COLORS

UPPER WALLS/SHIPLAP	CEMENTED DEAL HC141
LOWER WALLS - ROCK	CHARRED WALNUT HC109 SANDSTONE HC157 TERRACOTTA HC167
LOWER WALLS - GROUT	CEMENTED DEAL HC141
ROOF/DOORS/TRIM	SANDSTONE HC157

PAINT LAYOUT

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www.EasiSet.com • 800-547-4045 • Fax 540-439-2541

REV	DESCRIPTION	DATE
IN L.		

PROJECT: 6'-6" X 10' X 9'-9 3/4"
CITY OF SARATOGA SPRINGS
EASI-SET BUILDING
CONTRACTOR:MOUNTAIN WEST PRECAST

PAINT LAYOUT

JOB # 256021
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25

SHEET E-06

SARATOGA SPRINGS
PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Section 19.19.05 Minimum Required Amenities
April 14, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The City is proposing a code amendment to Chapters 19.19.05.04 - Mixture of Amenities and Required Amenities, allowing a broader mix of amenities for new residential developments.

Recommendation:

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:

Chapter 19.19 establishes open space and amenity requirements for residential development to help ensure livable neighborhoods with usable recreational spaces. The proposed amendment updates the code by expanding the range of amenities that may be used to meet the required point system, providing more flexibility in how developments satisfy open space standards. This change is intended to better align the code with modern development types and resident needs while maintaining the City's open space goals. Staff will propose a separate amendment in the future to update the table of amenity points in this section.

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 was reviewed by the Planning Commission and received a recommendation prior to review by the City Council.*

Gina Grandpre, Senior Planner
ggrandpre@saratogasprings-ut.gov
319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

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 F and G 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 19.13 for a public hearing.

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

D. Community Review:

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 within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is 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 amendment supports the General Plan by allowing a broader mix of amenities within open space, improving flexibility while still ensuring neighborhoods include appropriate services and amenities that promote quality, healthy, and family-friendly communities.*

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 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 E 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 amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*

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 amendment will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

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 amendment 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 to Chapter 19.19, 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 Chapter 19.19, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

"I move that the City Council deny the proposed Code Amendment to Chapter 19.19, 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 Amendment
2. Planning Commission Meeting Minutes – March 12, 2026
3. Ordinance

Chapter 19.19. Open Space.

Sections:

19.19.01. Purpose and Applicability.
19.19.02. Definitions.
19.19.03. Equivalent Acres.
19.19.04. Minimum Required Open Space.
19.19.05. Minimum Amenities.
19.19.06. Payment in Lieu of Open Space Program.
19.19.07. Phasing.
19.19.08. Maintenance of Privately Owned Open Space.
19.19.09 Dedication and Maintenance of Public Parks, Trails, Open Space, and Landscaping.

…

(Ord. 17-08)

19.19.04. Minimum Required Open Space.

1. **Open Space Required.** A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.
    a. Example: a development with 150 units must provide 3.75 Equivalent Acres: 150 ÷ 40 = 3.75.
    b. Exception: any development where a minimum of 75 percent of the lots are one acre in size or larger shall not be required to provide Equivalent Acres.
2. **Minimum percentage by development.** In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:
    a. Single family developments: 10 percent of overall development acreage
    b. Multi-family developments: 15 percent of overall development acreage
    c. Mixed Use and Mixed Waterfront developments: 25 percent of overall development acreage
    d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.
3. **Other Limitations.**
    a. In no case may the cumulative total of the following categories qualify for more than 50 percent of a development's Equivalent Acre requirement.
        i. Unimproved, not Sensitive Lands
        ii. Open space with no access

(Ord. 17-08)

19.19.05. Minimum Required Amenities.

1. **Methodology.** In order to meet the needs of new residents in each development, each development is required to provide amenities equaling a minimum number of points per required Equivalent Acre of open space.

2. **Minimum Points**. A minimum number of points is required per required Equivalent Acre, based on the total number of required Equivalent Acres provided in an individual park. The amenities may be distributed across all provided acres, but the points requirement is based only on the required Equivalent Acres.

    a. Required points: minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table below:

Park Size	Minimum Points Per Required Equivalent Acre:
0 - 2.49 Equivalent Acres	**100**
2.5 - 4.99 Equivalent Acres	**80**
5 - 9.99 Equivalent Acres	**60**
10+ Equivalent Acres	**40**

    b. Example of application: a development with 150 units is required to provide 3.75 Equivalent Acres (150 ÷ 40 = 3.75), and must provide amenities averaging 80 points per Equivalent Acre, for a total of 300 points (3.75 x 80 = 300). If the development provides 6 Equivalent Acres instead of the minimum 3.75, the total point requirement is still 300 and does not increase based on additional acreage.

3. **Points per Amenity.** Each recreational amenity is worth a number of points. For appropriate spacing of amenities, each item also has a minimum square footage requirement.

4. **Mixture of Amenities and Required Amenities.**

    a. All parks are required to provide a mixture of amenities, including at least one separate item ~~each~~ from three different ~~C~~categories ~~C, D, and E~~.

    ~~a.~~b. No more than 25% of the required amenity points shall be comprised of Additional Equivalent Acre Above Requirement.

    ~~b. No more than 25 percent of the points may be met by one specific item type in any one category.~~

    c. ~~All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, per each 5 acres or fraction thereof.~~ Public parks and trailheads are required to provide a minimum of a 1-toilet restroom, subject to approval by the Land Use Authority, and consistent with the preferred standards and level-of-service guidelines outlined in the City's Parks, Recreation, Trails, and Open Space Master Plan. The Land Use Authority, in making its determination, shall also consider whether the amenities are likely to extend the duration of public use beyond one hour and, in the case of a trail, whether there is onsite parking with a trail access point.

d. Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.

Item	Min sq. ft. per item	Category	Points per Item
Ice rink - indoor facility	n/a	A	1750.0
Marina - public access (ramp to accommodate 4 boats min.)	n/a	A	500.0
Amphitheater (structure)	2500	A	375.0
Ice rink - outdoor facility	10000	A	250.0
Baseball Diamond - Little League© size	56000	A	216.0
Skate Park - one pit	10000	A	200.0
Swimming Pool, 2 lane equivalent	3000	A	150.0
Amphitheater (100 person seating area)	1000	A	125.0
Splash Pad (25 people)	2250	B	90.0
Restroom 3+ Toilets	400	B	82.0
Play Field - full size (soccer, football, etc.)	56000	B	56.0
Tennis Court (post tension concrete with fencing)	7200	B	50.4
Trail, hard surface, per 1000 linear feet	10000	B	41.3
Restroom 1-2 Toilets	200	B	41.0
Additional Equivalent Acre Above Requirement	See Tables	B	40.0
Pavilion - extra-large (30'x40')	1200	C	39.0
Pavilion - large (30'x32')	960	C	31.2
Play field - half size	28000	C	28.0
Play or skate feature - e.g. rock wall or kicker, large	200	C	25.0
Playground Structure (1-platform)	250	C	25.0
Pavilion - (medium, 30'x24')	720	C	23.4
Pickleball Court	3000	D	22.5
Zipline - per 75' linear rideable line	n/a	D	17.5
Basketball 1/2 court	2350	D	16.5
Pavilion (small, 30'x16')	400	D	15.6
Personal Watercraft Dock	2000	D	12.5
Swingset	100	D	12.5
Trail, soft surface, per 1000 linear feet	5000	D	8.3
Drinking fountain (freeze resistant w/pet bowl & bottle filler)	9	D	6.0
Horseshoes or similar	250	E	3.0
Bleachers - per section	450	E	2.8
Volleyball pit	1800	E	1.3
Art - 1 statue, sculpture, or other single piece	50	E	1.0
Table (6' aluminum)	75	E	0.8

Item	Min sq. ft. per item	Category	Points per Item
Tetherball or similar	250	E	0.6
Trash Receptacle (32 gal)	25	E	0.6
Workout station	100	E	0.5
Bench	50	E	0.4
BBQ Grill	25	E	0.3
Bike Rack, 4-bike capacity	30	E	0.3
Parking - 1 space (hard surface with drive aisle)	320	P	0.4
Parking - 1 space (soft surface with drive aisle)	320	P	0.1
Additional options for stacked residential and residential above commercial:			
Fitness room / gym	400	B	41
Rooftop Garden	150	C	25

** When an amenity is proposed that is not listed, Planning Director shall compare the cost and capacity of the amenity with amenities in this table to determine a comparable points value and category.*

*** A minimum of one trash can is required with every pavilion and one for every park without pavilions.*

…

MINUTES – Planning Commission

Thursday, March 12, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

1. **Pledge of Allegiance -** led by Commissioner Willden.
2. **Roll Call** – A quorum was present

Present:
Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Owen Jackson, Assistant City Manager; Gina Grandpre, Senior Planner; Austin Roy, Senior Planner; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.
Others: Ryan Bull, Michael Wells.
Excused: Colton Miles.

3. **Public Input -** Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

PUBLIC HEARINGS

1. **Beacon Pointe Village Plan 8 – Porter Haven. Located approximately at Ensign Drive and Mountain View Corridor. Ryan Bull as applicant.**

Senior Planner Gina Grandpre presented the item. This is a 45.9-acre development within the Beacon Pointe Community Plan in Saratoga Springs. As outlined in the Community Plan, it includes 187 residential units over 45.9 acres, yielding a density of approximately 4.1 dwelling units per acre. The development incorporates a mix of traditional single-family detached homes and attached townhomes. Approximately 2.4 acres (5.23%) is designated as open space.

Senior Planner Gina Grandpre noted the applicant had proposed architectural standards that would modify the requirement in Title 19.16, including reducing the number of required materials and colors on building elevations from three materials and colors to two colors and materials respectively. She advised that Staff would be recommending a condition requiring the applicant to make revisions to comply with Title 19, or to add more prescriptive language to ensure the architectural intent illustrated in the village plan booklet would be clearly implemented in the final development.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Willden received clarification that the developer may not want to lock builders in to specific requirements, and the applicant had requested every elevation be allowed to use only two colors and two building materials, but City code only allowed that on elevations that did not face streets or open space.

Senior Planner Gina Grandpre informed Commissioners that the applicant had used language that stated "may be considered" or "may count", and she explained they had a right to ask for what they wanted, but Staff was advising stronger, more prescriptive and specific language.

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Applicant Ryan Bull of Land Reserve in Salt Lake City joined the discussion at 6:18 pm. He shared that they had completed Village 1 and Village 2, and expected to continue with the same builder group. He said there was an architectural review committee that reviewed every plan that came in, and explained the concern with the requirement for three colors and materials was that they felt it may look like a 3-layered cake-type of structure. He thought utilizing only two colors and materials would lead to a more enhanced streetscape. He presented a few examples of elevations with two colors and materials, and explained their main reason for the request was to allow for some flexibility.

Commissioner Hill liked the brick and stone buildings the applicant presented, but felt there had not been a lot of those types of materials used in Village 2. He was concerned Village 8 could end up with mostly stucco or siding materials like he had seen in Village 2. He suggested that perhaps only two colors and materials could be allowed if the main material were brick or stone, but felt the City should require three colors and materials if siding or stucco were used as the main material.

Planning Director Sarah Carroll clarified that the issue was not with the images themselves, but with the absence of language ensuring that those specific types of designs would be constructed. She advised that the solution would be to propose language guaranteeing that the final construction would fall in line with the images presented.

Senior Planner Gina Grandpre offered an example of how the language could be strengthened, proposing revisions such as replacing "may" with more definitive wording and incorporating specific requirements. She suggested the addition of wording such as, "choose two of the enhanced building articulations" to provide greater clarity and accountability for the builders. She advised that the City's intent was to ensure the completed construction looked like the styles in the applicant's proposed plan.

Mr. Bull explained that when a builder came into Beacon Pointe, they participated in a product line review where their plans were submitted to the architectural review committee who then worked with them on adjusting the plans to a higher standard. He said the intent was to have some flexibility so the architectural review committee could have a diverse streetscape.

Commissioner Sprosty Burns was concerned that condition 5 in the Staff Report was not strong enough to be in compliance with City code.

Planning Director Sarah Carroll advised it would be preferable for the applicant to draft the proposed language, rather than having Staff prepare it on their behalf. She explained that this approach would allow the applicant to better reflect their intent, after which Staff could review the proposal for compliance with Title 19. She noted that Staff had previously requested this language, but it had not yet been provided. She emphasized the City's desire to avoid vague or noncommittal wording, and suggested that a condition could be added directing Staff to work with the applicant to develop the language.

Commissioner Mann felt the applicant should work with city to make the language precise. She explained that she was familiar with several of the builders involved, and she believed those builders would only want to put their name on a good quality product. She didn't have a concern about using only two colors and two materials and felt it should be looked at on a case-by-case basis.

Commissioner Rather received clarification that the architectural review committee was an internal committee with the developer and that there would need to be a site plan for the townhomes.

Senior Planner Gina Grandpre expounded briefly on some of the history regarding the construction of Village Plan 2, and expressed that there was a desire to fix some of the ambiguous language going forward. She noted that some process changes since Village 2 had been tightened up to help make things more efficient.

Commissioner Rather felt that flexibility was a good thing, but he thought the language in condition 5 needed to be very clear.

DRAFT

Commissioner Sprosty Burns received clarification about terminology used in the Staff report and the way that condition 5 had been written.

Commissioner Hill referenced Village 2, noting that lessons had been learned through that process. He felt it was important to apply those insights to strengthen and refine the approach for Village 8.

Mr. Bull also felt it would be good to have language that was enforceable and avoid ambiguity.

Motion made by Commissioner Hill that the Planning Commission forward a positive recommendation to the City Council for Beacon Pointe Village Plan 8, with the Findings and Conditions in the Staff Report, and modifying condition 5 to say: "Prior to going to City Council for approval and prior to issuance of the approval letter, the applicant shall revise the architectural design standards to have stronger language, including required materials and colors on street- and open space–facing elevations". Seconded by Commissioner Rather.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.19 – Open Space. This amendment will allow a broader range of amenities within open space. Citywide. City-Initiated.

Senior Planner Gina Grandpre presented the item. Chapter 19.19 establishes open space and amenity requirements for residential development to help ensure livable neighborhoods with usable recreational spaces. The proposed amendment updates the code by expanding the range of amenities that may be used to meet the required point system, providing more flexibility in how developments satisfy open space standards. This change is intended to better align the code with modern development types and resident needs while maintaining the City's open space goals. Staff will propose a separate amendment in the future to update the table of amenity points in this section.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Hill received clarification from Senior Planner Gina Grandpre that the City would not accept a public park unless it was 5 acres or more, and that public parks and trailheads were required to provide a minimum of a 1-toilet restroom. It was also noted that it had been based on equivalent acres before and had become really restrictive.

Planning Director Sarah Carrol further explained that the wording had been changed from "all parks" to "public parks" because City Council was concerned that requiring restrooms in private parks could potentially add a big maintenance and access burden on an HOA.

Commissioner Mann received clarification that the planning director would evaluate amenities and assign a point value to them to use towards credit for the amenities.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the proposed Code Amendment to Chapter 19.19, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

DRAFT

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards. This amendment would allow an exception for building buffer requirements at the corners of buildings and loading bays. Citywide. City-Initiated.**
Senior Planner Austin Roy presented the item. This is a staff-initiated code amendment related to the building buffer for commercial buildings. Currently the code requires a minimum of 5 feet between the building and the drive thru lane. However, this requirement can be difficult to meet on building corners adjacent to a drive thru lane, and does not work on a building with a loading bay. Staff is proposing to allow exceptions for these specific circumstances.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Hill received clarification regarding the installation of bollards to protect both the building and pedestrians; and would additionally allow for design flexibility.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

BUSINESS ITEMS

1. **Approval of Minutes: February 26, 2026.**

Motion made by Commissioner Willden to approve the minutes of February 26, 2026. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Planning Commissioners of the APA conference at Bryce Canyon on April 8-10.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions.

CLOSED SESSION
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT
Meeting Adjourned Without Objection 7:07 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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ORDINANCE NO. 26-15 (04-14-26)

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 March 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 14th day of April, 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

19.19.05

4. Mixture of Amendities and Required Amenities.

a. All parks are required to provide a mixture of amenities, including at least one separate item ~~each~~ from three different ~~C~~categories ~~C, D, and E~~.

~~a.~~b. No more than 25% of the required amenity points shall be comprised of Additional Equivalent Acre Above Requirement.

~~0. No more than 25 percent of the points may be met by one specific item type in any one category.~~

c. ~~All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, per each 5 acres or fraction thereof.~~ Public parks and trailheads are required to provide a minimum of a 1-toilet restroom, subject to approval by the Land Use Authority, and consistent with the preferred standards and level-of-service guidelines outlined in the City's Parks, Recreation, Trails, and Open Space Master Plan. The Land Use Authority, in making its determination, shall also consider whether the amenities are likely to extend the duration of public use beyond one hour and, in the case of a trail, whether there is onsite parking with a trail access point.

SARATOGA SPRINGS
PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Office Warehouse Additional Standards Exemption
April 14, 2026
PUBLIC MEETING

Applicant:	City Initiated
Location:	City wide
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

This is a staff-initiated code amendment related to the Additional Standards for Office Warehouse (OW), Heavy Commercial (HC), Light Industrial (LI), and Industrial (I) zones (19.16.08). Currently the code requires that all buildings, regardless of size, are required to adhere to the Additional Standards section that are meant to "reduce the perceived mass of the building." This makes sense for wide and large warehouse buildings but may not make as much sense for smaller commercial buildings that are allowed in some of these zones. Staff is proposing to allow exceptions under specific circumstances.

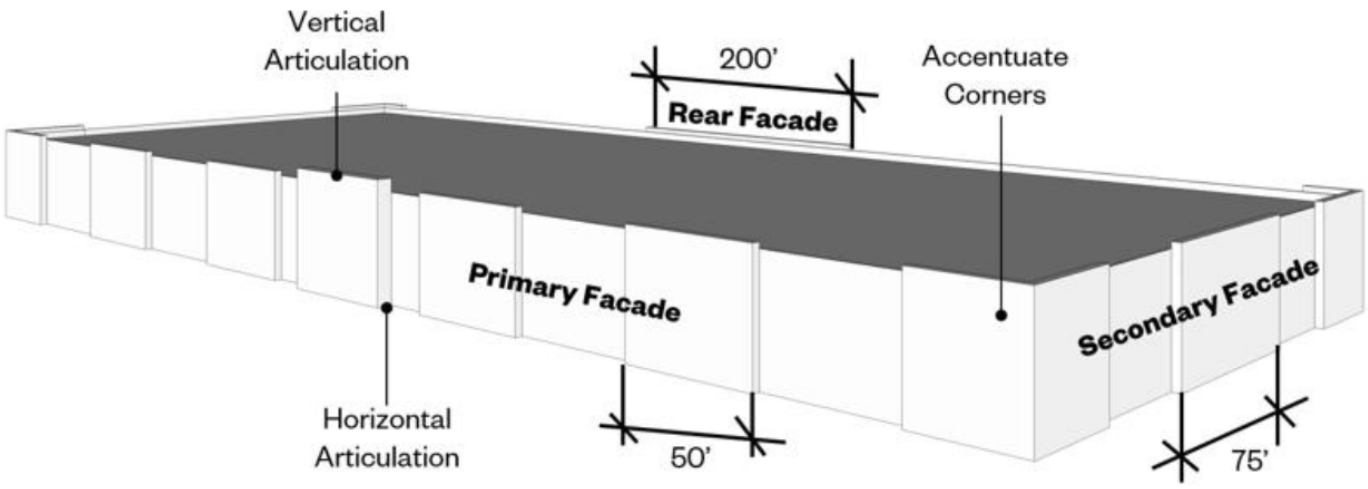


Figure 1: Exhibit from 19.16.08 showing some required additional standards

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

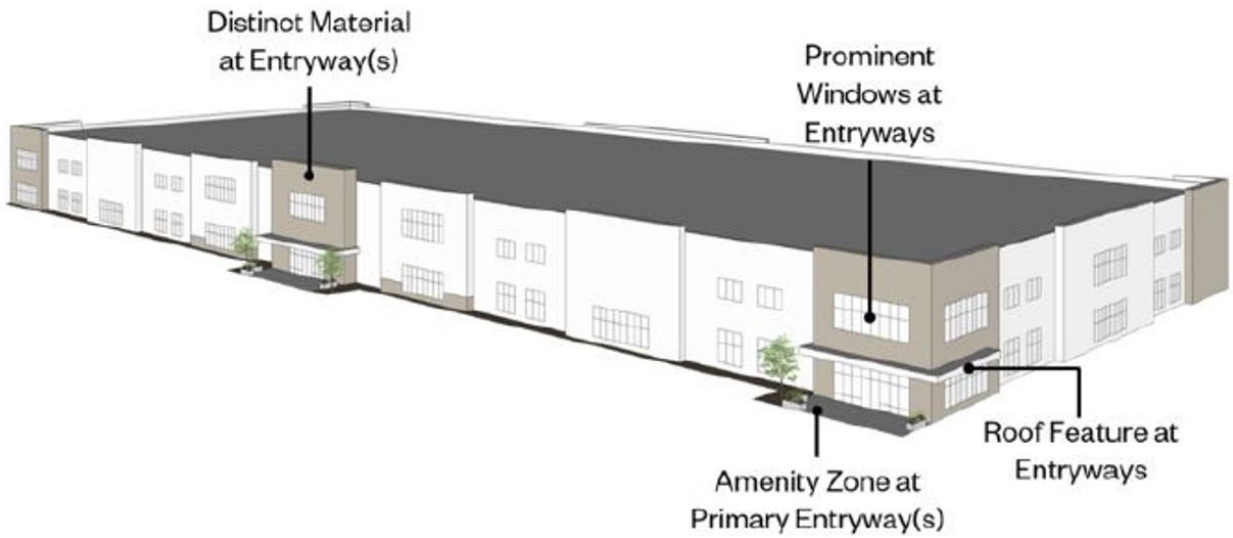


Figure 2: Additional requirements in 19.16.08 (Amenity Zone at Primary Entryway(s) (30' wide by 15' deep at primary building entryways)

Recommendation:
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, continuation, or denial.

On March 26, 2026, the Planning Commission held a public hearing and reviewed the subject application and unanimously recommended to approve the application. Draft minutes are attached.

B. Background:

Recent proposals for smaller buildings in the OW zone have identified a need to be able to grant exceptions to the additional standards requirement in 19.16.08. Title 19 does not currently allow exceptions to the additional standards requirement for smaller buildings. Chapter 19.16 already provides the architectural standards that all non-residential buildings are required to follow. The proposed code amendment would allow smaller buildings (15,000 square feet in area or smaller and 200 feet in width or less) to build as a commercial building, with those architectural standards. Currently, the OW, HC, and LI zones allow most of the uses also allowed in the Regional Commercial zone (we do not currently have any properties zoned LI). This means restaurants, retail stores, and many of the other businesses usually located in the RC zone can be built in the OW, HC, and LI zones as well. Approval of the code amendment would allow consistent design standards for similar uses and not require additional requirements for buildings that are a fraction of the building size this code was intended for.

A comparison of required amenity zones for smaller buildings (Figures 3 and 4, next page) indicates that they must enhance a significantly greater percentage of their front elevation than larger warehouse buildings (Figures 1 and 2, previous page). These examples are provided because they represent uses permitted in most zones where the additional standards apply.

Figure 3: Example of 10,485 sf building with amenity zones

Figure 4: Example of 4,420 sf building with amenity zones

C. Specific Request:

This is a request for approval of proposed code amendments to Section 19.16 of the Land Development Code, as summarized below and as attached.

19.16.08, Site and Architectural Design Standards	Adding an exception that buildings 15,000 square feet or less AND 200 feet wide or less at the front elevation are not required to comply with the Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards in 19.16.08 (2).

D. 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 F and G 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 19.13 for a public hearing.

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

E. Community Review:

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.

F. 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 amendments ensure consistent design standards for buildings of similar scale and use in site plans, by incorporating a necessary exception for commercial design features.*

G. 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 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 F 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 and will allow for exceptions in the design of commercial sites and buildings.*

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 improve clarity in the code and contribute to a streamlined development review process both benefiting the City, developers, and the public.*

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.

H. 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 to Chapter 19.16, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F 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 G 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 Chapter 19.16 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 to Chapter 19.16, 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. _____, and/or

I. Exhibits:

1. Proposed Code Amendment
2. Draft PC Minutes – March 26, 2026

Chapter 19.16. Site and Architectural Design Standards

19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards.

19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards.

In addition to the non-residential requirements of this Chapter, developments in the Office Warehouse, Heavy Commercial, Light Industrial and Industrial Zones and all buildings that are larger than 15,000 square feet in area and wider than 200' on the front elevation shall be subject to the additional standards below:

1. "Warehouse/Flex" Use Standards. a. Each tenant shall designate at least 10 percent of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10 percent of the floor area equals 10,000 square feet this area may be split over multiple stories.
2. Additional Architectural Standards.
    a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building.

MINUTES – Planning Commission

Thursday, March 26, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

PUBLIC HEARINGS

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards. The amendment would allow an architecture and design exception to additional standards for Office Warehouse, Heavy Commercial, and Light Industrial/Industrial zoned buildings if they are no wider than 200 ft. in front and no larger than 15,000 square feet. Citywide. City-initiated.**

Planner II Kendal Black presented the item. This is a staff-initiated code amendment related to the Additional Standards for Office Warehouse (OW), Heavy Commercial (HC), Light Industrial (LI), and Industrial (I) zones (19.16.08). Currently the code requires that all buildings, regardless of size, are required to adhere to the Additional Standards section that are meant to "reduce the perceived mass of the building." This makes sense for wide and large warehouse buildings but may not make as much sense for smaller commercial buildings that are allowed in some of these zones. Staff is proposing to allow exceptions under specific circumstances.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Rather thought the amendment was a good improvement and felt it made a lot of sense.

Commissioners Sprosty Burns and Rather discussed the proposed length of 200 feet, and concluded the amendment was appropriate.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

DRAFT

ORDINANCE NO. 26-16 (04-14-26)

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 March 26, 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 14th day of April, 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

Chapter 19.16. Site and Architectural Design Standards

19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards.

19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards.

In addition to the non-residential requirements of this Chapter, developments in the Office Warehouse, Heavy Commercial, Light Industrial and Industrial Zones and all buildings that are larger than 15,000 square feet in area and wider than 200' on the front elevation shall be subject to the additional standards below:

1. "Warehouse/Flex" Use Standards. a. Each tenant shall designate at least 10 percent of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10 percent of the floor area equals 10,000 square feet this area may be split over multiple stories.
2. Additional Architectural Standards.
    a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building.

SARATOGA SPRINGS PLANNING

City Council Staff Report

Code Amendments
Building Buffer Requirements and Definition of Loading Bay
Amending Section 19.02 & 19.16
April 14, 2026
Public Meeting

Report Date:	April 10, 2026
Applicant:	City Initiated
Previous Meetings:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

This is a city-initiated, citywide, code amendment related to the Building Buffer requirement for commercial buildings. Currently, the code requires a minimum of 5 feet between a building and a drive-thru lane. However, staff has noted in recent reviews for commercial buildings that it can be difficult to meet the Building Buffer requirement on building corners adjacent to a drive-thru lane. In addition, the Building Buffer requirement does not work for buildings with a Loading Bay. Staff is proposing to allow exceptions for these specific circumstances. Also, a new definition for "Loading Bay" is being proposed with this code amendment.

Recommendation:
On March 12 and March 26, 2026, the Planning Commission held public hearings and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.

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

B. Background:

Recent site plans in Jacob Ranch Marketplace and North Shore Commercial have identified a need to be able to grant exceptions to the Building Buffer requirement. Title 19 does not currently allow exceptions for building corners or Loading Bays. An exception would allow better designs and also be consistent with how the City has historically regulated Loading Bays.

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x 107 • 801-766-9794 fax

This code amendment will provide the ability for the City to grant exceptions for building corners and for Loading Bays.

C. Specific Request:

This is a request for approval of proposed code amendments to Section 19.02 and 19.16 of the Land Development Code, as summarized below and as attached.

19.02, Definitions	Adding a definition for "Loading Bays".
19.16, Site and Architectural Design Standards	Adding an exception to the Building Buffer requirement for Loading Bays and for building corners.

D. 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 F and G 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 19.13 for a public hearing.

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

E. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

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

F. 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 better design for site plans by providing necessary exceptions for important elements of commercial site and building design.*

G. 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 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 F 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 and will allow for exceptions in the design of commercial sites and buildings.*

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 improve clarity in the code and contribute to a streamlined development review process both benefiting the City, developers, and the public.*

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.

H. 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 amendments to Chapter 19.02 and 19.16, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F 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 G 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 proposed code amendments to Chapter 19.02 and 19.16 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 proposed code amendments to Chapter 19.02 and 19.16, 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. _____.

I. Exhibits:

1. Proposed Code Amendments

Chapter 19.02. Definitions

19.02.02. Definitions.

As used in this Title:

178. **"Loading Bay"** means any part of a building where access is provided via a roll up door, overhead door, sectional door, or garage door. Primarily used to load and unload vehicles, however may also be used for other purposes.

Chapter 19.16. Site and Architectural Design Standards

19.16.04. Site Design Standards: Non-Residential Development.

10. **Building Buffer:** No building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window, Loading Bays, or for the corners of buildings. Building corners shall be protected by bollards if an exception is granted.

ORDINANCE NO. 26-17 (04-14-26)

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 March 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 14th day of April, 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

Utah Lake Access Point Master Plans Project

Inlet Park

Sam Braegger, Deputy Director
April 14, 2026

Background

The Utah Lake Authority hired Landmark Design to develop a set of comprehensive master plans for eleven (11) public access points surrounding Utah Lake:

1. Utah Lake State Park
2. Lincoln Beach and Lincoln Point
3. Sandy Beach
4. Mill Race
5. The Knolls
6. Big Cove
7. Mosida Acres
8. Battle Creek
9. Inlet Park
10. Tower View Point
11. Swede Lane

Background

These plans are intended to provide:

- a long-range strategic vision
- outline development and conservation priorities,
- guide sustainable management
- enhancement of access point resources.

The master plans will address:

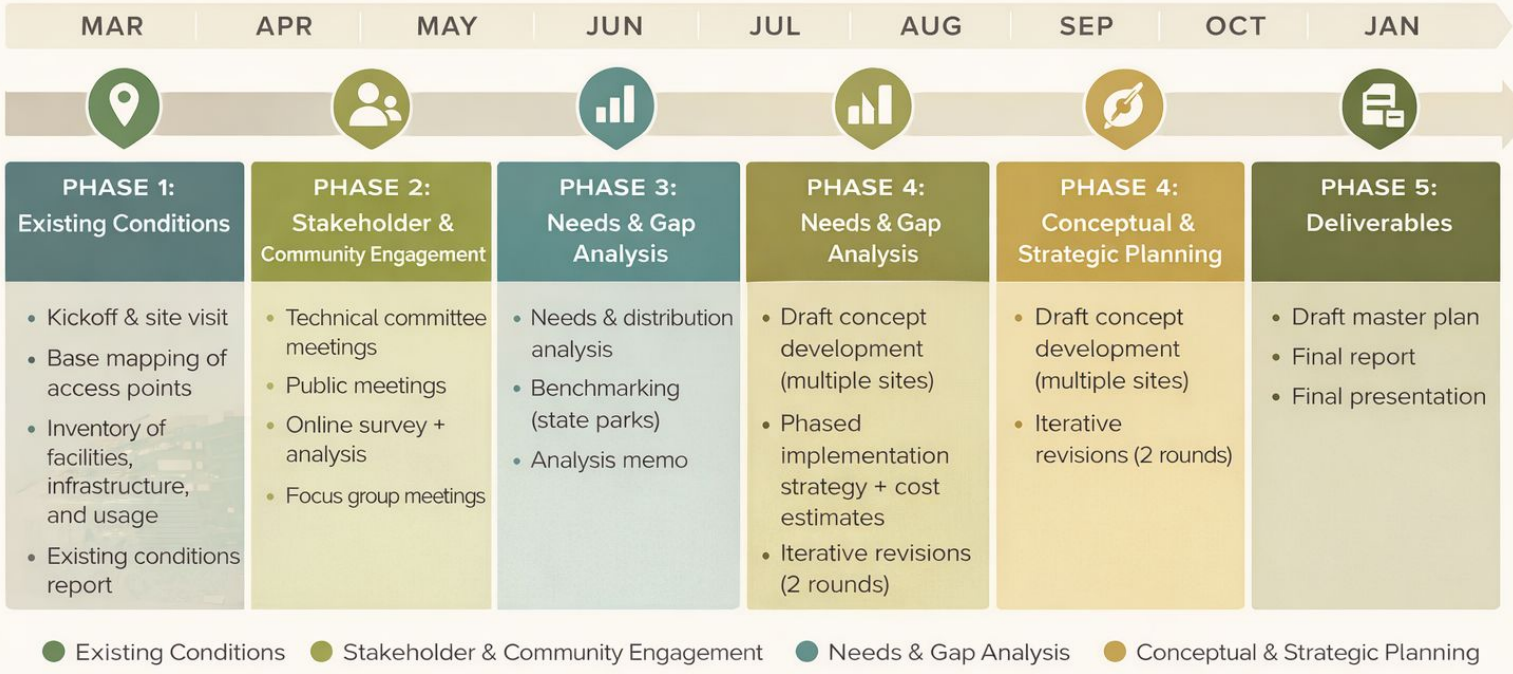
- recreational programming,
- facility upgrades,
- environmental stewardship,
- visitor experience, and
- potential future growth

while incorporating:

- community input and
- adhering to state and federal regulatory requirements.

PROJECT TIMELINE

(MARCH 2026 – JANUARY 2027)



Inlet Park

Inlet Park ULA Focuses

Primary Focus:

- Non-motorized portage ramp
- Angling access structure(s)
- Trail
- Vegetation management
- Lake access

Secondary Focus:

- Hot springs
- City facilities
- Parking
- Less lake related items

Questions for City Council

- Should we plan for the entire parcel/map or just the lake related amenities?
- What information should we be aware of as we plan?
- What amenities would you like to see considered?
- What concerns do you have?

Questions?

Sam Braegger
sam@utahlake.gov
801-669-2782
http://utahlake.gov