AGENDA – City Council Meeting - Amended

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, June 16, 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. Presentation: Recognition of outgoing Planning Commissioner Colton Miles.
5. 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. Other: Civic Events – Report on Splash.

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. Appointing Whitney Child to the Library Advisory Board. Resolution R26-32 (06-16-26).
2. Appointing Jim Miller to the North Point Solid Waste Special Service District Control Board. Resolution R26-33 (06-16-26).
3. Award of Contract to Kilgore Contracting for the Providence Dr. Rehabilitation Project. Resolution R26-34 (06-16-26).
4. Approval of Minutes: June 2, 2026.

BUSINESS ITEMS

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

1. Development Agreement Major Amendment for the North Cove development. Located 1967 E. Pony Express Parkway, Jen Hall and Chris Haertel - GH Enterprise LLC as applicant. Ordinance 26-28 (06-16-26).
2. Reimbursement Agreement for Rider's Station with BlackSpire Capital Group, LLC. Resolution R26-35 (06-16-26).

3. Presentation from a budget officer or executive officer of a proposed property tax impact schedule as a separate document from other budget documents.
4. Adoption of an Interim Budget, including a proposed property tax rate increase for Fiscal Year 2026-2027, and compensation schedule for appointed and elected municipal officers, which will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919. Ordinance 26-27 (06-16-26).
5. Consideration of Resolution R26-36 (06-16-26) authorizing the City of Saratoga Springs to participate in the employer pick up of public safety and firefighter employee retirement contributions.
6. Fiscal Year 2026-2027 Certified Tax Rate; Resolution R26-37 (6-16-26).

WORK SESSION

The Council will discuss (without public comment) with no action taken on the following items:

1. Live Steamers – Shay Park

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

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was posted at the Saratoga Springs City Hall and on the City's website (www.saratogasprings-ut.gov), delivered to each member of the Saratoga Springs City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on June 15, 2026
/s/Nicolette Fike, City Recorder

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

Civic Events

Splash Days

Kids and Teen events



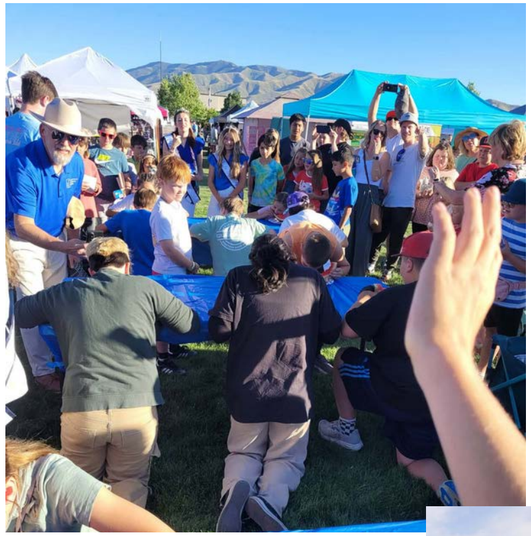


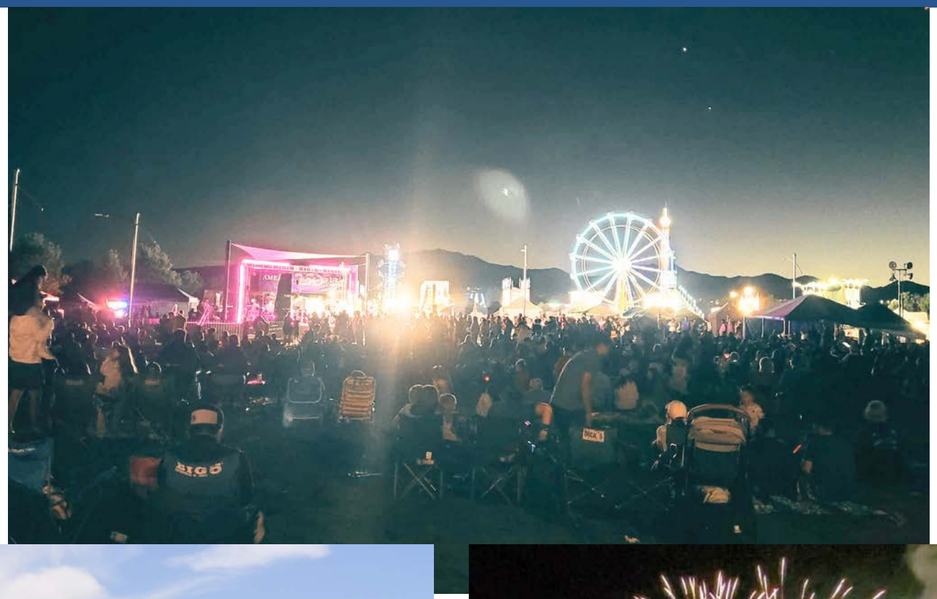


Splash Days

















Splash Days

Local involvement

Food trucks each day

Business sponsors - 9

Water stations - 10 businesses & community organizations

Parade

55 businesses

34 school groups

10 community organizations

Saturday entertainment from local groups

OUTREACH

- 17,180 Postcards in mailboxes
- Chamber Magazine to Saratoga Springs & Lehi
- Hometown Values Magazine
- Website, newsletter, social media
- Banners in more areas



Summer Monday Fundays

Looking ahead

AMERICA 250 UTAH
SARATOGA SPRINGS CITY

June 29- Celebrate America

Food trucks & farmers market 5-9 PM

6:45 Flag ceremony, followed by entertainment

7:30 Birthday cake served by Mayor & Councilmembers

9:45 Fireworks

Shirts available to order starting this week, pick up June 26 or 29

Questions

?



City Council
Staff Report

Author: Melissa Grygla, Library Director
Subject: Library Board Member
Date: June 16, 2026
Type of Item: Resolution

Summary Recommendations: The City Council should appoint Whitney Child to a three-year term on the Library Board.

Description: Library Board vacancy from the expiration of terms served by Todd Carpenter.

Topic: Appointment of Whitney Child to a 3-year term on the Library Board.

Background: Request to appoint Whitney Child a new term on the Library Board from July 1. 2026 to June 30, 2029.

To help the Library Board and to maintain the quorum necessary to hold meetings and vote, it would be prudent to appoint the specified individual to the Library Board.

Funding Source: There are no anticipated funding impacts of appointment of a Library Board member.

Analysis: The term of Todd Carpenter will become vacant on June 30, 2026.

The City opened recruitment for new board members in March 2026. With several successful applicants the interview panel made the recommendation to accept the request to appoint Whitney Child to a term on the Library Board.

Whitney has passed the mandatory background check and is recommended to be appointed to a new term.

It is recommended that we fill the upcoming vacancies with this individual.

Department Review: Assistant City Manager, City Attorney, Library.

Alternatives:

A. **Approve the Request:** Staff recommends that the City Council approve the attached resolution to appoint the recommended board member.
B. **Deny the Request:** The City Council could deny the request.
C. **Continue the Item:** The City Council could continue the request until a later date and time. The result being that the Library Board would be short board members to create a quorum.

Recommendation: Staff recommends the approval of the attached Resolution.

RESOLUTION NO. R26-32 (06-16-26)

A RESOLUTION APPOINTING WHITNEY CHILD TO THE SARATOGA SPRINGS LIBRARY ADVISORY BOARD

WHEREAS, per Section 3.05.03 of the City Code, the City Council of the City of Saratoga Springs, Utah has established a Saratoga Springs Library Advisory Board ("Advisory Board"); and

WHEREAS, per Section 3.05.03, members of the Advisory Board are appointed for three-year terms by the Mayor with the advice and consent of the City Council; and

WHEREAS, the term of Advisory Board Member Todd Carpenter will expire on June 30, 2026; and

WHEREAS, on June 16, 2026, the City Council met in regular session to discuss, among other things, the appointment of Whitney Child to fill the upcoming vacancy on the Advisory Board; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah, that the Mayor is authorized to appoint Whitney Child to serve a term on the Saratoga Springs Library Advisory Board starting on July 1, 2026 and ending June 30, 2029 and that execution of this Resolution shall constitute such appointment.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 16th day of June, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

RESOLUTION NO. R26-33 (06-16-26)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS APPOINTING JIM MILLER TO THE NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs, Utah County, and several cities in Utah County are part of a special service district to provide solid waste management services within Utah County known as the North Pointe Solid Waste Special Service District (the "District"); and

WHEREAS, the District is governed by a Board of Directors, and the City Council of the City of Saratoga Springs desires to appoint Jim Miller as representative to that board.

NOW THEREFORE BE IT RESOLVED BY THE LEGISLATIVE BODY OF THE CITY OF SARATOGA SPRINGS, AS FOLLOWS:

1. Jim Miller is hereby appointed to represent the City of Saratoga Springs on the North Pointe Solid Waste Special Service District.

2. This Resolution shall take effect immediately upon passage and remain in effect until repealed by another resolution appointing a different representative to the North Pointe Solid Waste Special Service District.

ADOPTED by the legislative body of the City of Saratoga Springs this 16th day of June, 2026.

By:

_____
Chris Carn, Mayor

ATTEST:

_____
City Recorder

City Council Staff Report

Author: Jeremy Lapin, Public Works Director
Subject: 2026 Providence Drive Rehabilitation Project
Date: June 16, 2026
Type of Item: Resolution
Description: Award of Contract

A. Topic:

This item is for the approval of contracts for the 2026 Providence Drive Rehabilitation Project.

B. Background:

Public Works has utilized various reconditioning techniques to preserve and extend the life of City pavements. The City's engineering consultant, CMT Technical Services LLC, assessed the condition of the roadway section of Providence Drive, in front of Harvest Hills Elementary and Harvest Hills Park, and prepared construction drawings and project specifications for appropriate rehabilitation. Bid documents were posted to Utah Public Procurement Place (Bonfire) and opened May 28, 2026.

C. Analysis:

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

D. Fiscal Impact:

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

E. Recommendation

Staff recommends the City Council approve the resolution awarding the contract for the 2026 Providence Drive Rehabilitation Project to Kilgore Contracting in the amount of $207,280.50.

CMT TECHNICAL SERVICES

June 9, 2026

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

Re: 2026 Providence Drive Rehabilitation Project – Bid Acceptance Recommendation

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

Bid Schedule A		ACME	BH	C&B	Geneva Rock	Kilgore
Item #	Item Description	Total	Total	Total	Total	Total
1	MOBILIZATION	$ 36,500.00	$ 29,500.00	$ 13,890.46	$ 42,000.00	$ 16,000.00
2	TRAFFIC CONTROL	$ 25,000.00	$ 11,125.00	$ 7,736.08	$ 13,000.00	$ 8,500.00
3	LOWER/RAISE/COLLAR MANHOLES	$ 8,750.00	$ 9,275.00	$ 9,465.61	$ 8,750.00	$ 6,982.50
4	LOWER/RAISE/COLLAR VALVES	$ 2,000.00	$ 2,000.00	$ 2,332.18	$ 1,650.00	$ 1,449.00
5	MILL ASPHALT PAVEMENT	$ 17,902.50	$ 17,065.50	$ 14,973.00	$ 23,715.00	$ 13,252.50
6	REGRADE/RECOMPACT BASE	$ 8,370.00	$ 4,650.00	$ 18,507.00	$ 12,090.00	$ 6,324.00
7	CLEARING AND RESTORATION	$ 3,400.00	$ 27,000.00	$ 29,839.15	$ 5,200.00	$ 21,000.00
8	UNTREATED BASE COURSE	$ 10,000.00	$ 5,960.00	$ 7,226.00	$ 6,000.00	$ 6,640.00
9	BITUMINOUS PAVING – 3 INCH THICK	$ 74,400.00	$ 72,772.50	$ 75,330.00	$ 9,300.00	$ 74,632.50
10	CONCRETE FLATWORK, 5" THICK	$ 15,750.00	$ 16,875.00	$ 27,660.00	$ 21,000.00	$ 22,500.00
11	ADA TRUNCATED DOME PANELS	$ 4,500.00	$ 3,725.00	$ 16,577.30	$ 10,000.00	$ 1,500.00
12	CONCRETE DRIVEWAY APPROACH, 6" THICK	$ 6,500.00	$ 7,450.00	$ 9,395.00	$ 8,425.00	$ 8,000.00
13	C/G TO WATERWAY TRANSITION STRUCTURE	$ 3,200.00	$ 2,880.00	$ 9,283.28	$ 6,800.00	$ 8,000.00
14	CURB AND GUTTER	$ 4,500.00	$ 6,070.00	$ 6,299.00	$ 5,500.00	$ 7,000.00
15	STRIPING	$ 5,125.00	$ 4,300.00	$ 4,641.12	$ 2,500.00	$ 5,500.00
BID SCHEDULE A - Total		$ 225,897.50	$ 220,648.00	$ 253,155.18	$ 175,930.00	$ 207,280.50

Review of the bid submittals and bid numbers identified a discrepancy within Geneva Rock's calculations and they subsequently withdrew their bid. All winning bids are within 10% or below of the Engineer's Estimate. ***Based on the review of the submitted documents and bid numbers, we are recommending that Saratoga Springs accept the bid from Kilgore for an amount of $207,280.50 as submitted.***

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

Sincerely,



Timothy Biel, M.S., P.E.
Director, Technical Services
CMT Technical Services

Providence Drive Bid Tab

Bid Schedule A				ACME		BH		C&B		Geneva Rock		Kilgore	
Item #	Item Description	Quantity	Unit	Unit Bid	Total	Unit Bid	Total	Unit Bid	Total	Unit Bid	Total	Unit Bid	Total
1	MOBILIZATION	1	LS	$ 36,500.00	$ 36,500.00	$ 29,500.00	$ 29,500.00	$ 13,890.46	$ 13,890.46	$ 42,000.00	$ 42,000.00	$ 16,000.00	$ 16,000.00
2	TRAFFIC CONTROL	1	LS	$ 25,000.00	$ 25,000.00	$ 11,125.00	$ 11,125.00	$ 7,736.08	$ 7,736.08	$ 13,000.00	$ 13,000.00	$ 8,500.00	$ 8,500.00
3	LOWER/RAISE/COLLAR MANHOLES	7	EA	$ 1,250.00	$ 8,750.00	$ 1,325.00	$ 9,275.00	$ 1,352.23	$ 9,465.61	$ 1,250.00	$ 8,750.00	$ 997.50	$ 6,982.50
4	LOWER/RAISE/COLLAR VALVES	2	EA	$ 1,000.00	$ 2,000.00	$ 1,000.00	$ 2,000.00	$ 1,166.09	$ 2,332.18	$ 825.00	$ 1,650.00	$ 724.50	$ 1,449.00
5	MILL ASPHALT PAVEMENT	4650	SY	$ 3.85	$ 17,902.50	$ 3.67	$ 17,065.50	$ 3.22	$ 14,973.00	$ 5.10	$ 23,715.00	$ 2.85	$ 13,252.50
6	REGRADE/RECOMPACT BASE	4650	SY	$ 1.80	$ 8,370.00	$ 1.00	$ 4,650.00	$ 3.98	$ 18,507.00	$ 2.60	$ 12,090.00	$ 1.36	$ 6,324.00
7	CLEARING AND RESTORATION	1	LS	$ 3,400.00	$ 3,400.00	$ 27,000.00	$ 27,000.00	$ 29,839.15	$ 29,839.15	$ 5,200.00	$ 5,200.00	$ 21,000.00	$ 21,000.00
8	UNTREATED BASE COURSE	200	TON	$ 50.00	$ 10,000.00	$ 29.80	$ 5,960.00	$ 36.13	$ 7,226.00	$ 30.00	$ 6,000.00	$ 33.20	$ 6,640.00
9	BITUMINOUS PAVING – 3 INCH THICK	4650	SY	$ 16.00	$ 74,400.00	$ 15.65	$ 72,772.50	$ 16.20	$ 75,330.00	$ 2.00	$ 9,300.00	$ 16.05	$ 74,632.50
10	CONCRETE FLATWORK, 5" THICK	1500	SF	$ 10.50	$ 15,750.00	$ 11.25	$ 16,875.00	$ 18.44	$ 27,660.00	$ 14.00	$ 21,000.00	$ 15.00	$ 22,500.00
11	ADA TRUNCATED DOME PANELS	5	EA	$ 900.00	$ 4,500.00	$ 745.00	$ 3,725.00	$ 3,315.46	$ 16,577.30	$ 2,000.00	$ 10,000.00	$ 300.00	$ 1,500.00
12	CONCRETE DRIVEWAY APPROACH, 6" THICK	500	SF	$ 13.00	$ 6,500.00	$ 14.90	$ 7,450.00	$ 18.79	$ 9,395.00	$ 16.85	$ 8,425.00	$ 16.00	$ 8,000.00
13	C/G TO WATERWAY TRANSITION STRUCTURE	4	EA	$ 800.00	$ 3,200.00	$ 720.00	$ 2,880.00	$ 2,320.82	$ 9,283.28	$ 1,700.00	$ 6,800.00	$ 2,000.00	$ 8,000.00
14	CURB AND GUTTER	100	LF	$ 45.00	$ 4,500.00	$ 60.70	$ 6,070.00	$ 62.99	$ 6,299.00	$ 55.00	$ 5,500.00	$ 70.00	$ 7,000.00
15	STRIPING	1	LS	$ 5,125.00	$ 5,125.00	$ 4,300.00	$ 4,300.00	$ 4,641.12	$ 4,641.12	$ 2,500.00	$ 2,500.00	$ 5,500.00	$ 5,500.00
BID SCHEDULE A - Total					$ 225,897.50		$ 220,648.00		$ 253,155.18		$ 175,930.00		$ 207,280.50

RESOLUTION NO. R26-34 (06-16-26)

A RESOLUTION APPROVING CONTRACTS WITH KILGORE CONTRACTING FOR THE 2026 PROVIDENCE DRIVE REHABILITATION 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 2026 Providence Drive Rehabilitation Project; and

WHEREAS, the City advertised a bid document on Bonfire for the 2026 Providence Drive Rehabilitation Project in order to acquire services from qualified contractors; and

WHEREAS, the City's engineering consultant, CMT Technical Services L.L.C, provided an analysis of all quotations to determine the lowest responsible contractor, which was determined to be Kilgore Contracting; 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 2026 Providence Drive Rehabilitation Project is awarded to Kilgore Contracting in the amount of $207,280.50, and the City Manager is authorized to enter into these contracts accordingly. This resolution shall take effect immediately upon passage.

PASSED on the 16th day of June, 2026.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Chris Carn, Mayor

Attest: _____
City Recorder

MINUTES – City Council Meeting

Tuesday, June 02, 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 Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Katie Olson, PR Manager AnnElise Harrison, Deputy Recorder Heather Washburn, Assistant City Engineer Dan McRae, City Recorder Nicolette Fike, Senior Planner Kendal Black, Senior Planner Austin Roy, Fire Chief Kenny Johnson, Building Official Caleb Fishnick, Budget/Finance Administrator Spencer Quain, Finance Director Chelese Rawlings, Economic Development Director Doug Meldrum, Police Chief Andrew Burton.
   Others: Larry Lindstrom, Mark Johnson, Lee Lizama,
2. **Moment of Reflection –** given by Councilmember Taylor.
3. **Pledge of Allegiance** – led by Councilmember Barton.
4. **Public Input**
   James Raymond Herring, resident of Saratoga Springs, expressed concerns regarding a potential mechanic shop across the street from his home.

   Public input was closed by the Mayor.

REPORTS

1. **Mayor. -** Mayor Carn attended the Purple Star School Award Ceremony. He attended the League of Cities and Towns meeting earlier in the week and noted they read a list of potential legislative items for the next session. He reported that Monday Fundays was a success with large attendance and gave information on the upcoming Splash Days for the residents and noted an upcoming ribbon cutting in Redwood Square.
2. **City Council. -** Councilmember Barton attended the Utah Lake Authority Festival and encouraged the community to attend.
   Councilmember Wilson discussed the upcoming legislative session and UDOT funding training, and Wildfire Preparedness event June 4 at City Hall.
   Councilmember Davenport attended multiple ribbon cutting ceremonies and the Utah Lake Authority Open House.
   Councilmember Taylor reported on his first Jordan River Watershed Council meeting, which included discussion of the Great Salt Lake Basin Integrated Public Plan, water conservation, declining water levels, watershed protection, and regional water quality issues.
3. **Administration. -** City Manager Mark Christensen echoed Splash Days and thanked Staff for their efforts.
4. **Department Reports: Public Works/Engineering, Community Development, Finance.** Included in the packet.

CONSENT ITEMS

1. **Approval of Minutes: May 19, 2026.**

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

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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

BUDGET FY 2026-27

1. **Presentation from a budget officer or executive officer of a property tax impact schedule as a separate document from other budget documents.**
City Manager Mark Christensen presented the Proposed Property Tax Impact Schedule, to generate approximately $3.1 million in revenue. The Property Tax Impact Schedule was shown on screen, as well as made available as a handout to those in attendance and included in the meeting materials. He noted that it shows what would not be funded if the City does not move forward with the tax increase.

PUBLIC HEARINGS

1. **Compensation Increase for Defined Executive Municipal Officers.**
Budget/Finance Administrator Spencer Quain presented the item. He explained that state law requires executive staff compensation information to be included as part of the budget process. He noted the proposed amounts consist of both a market adjustment, based on annual compensation surveys of comparable cities, and a merit increase, and clarified the listed amounts represent potential increases rather than guaranteed adjustments.

Public Hearing open by the Mayor. Receiving no public comments, the Public Input was closed by the Mayor.

No action was taken on this item.

2. **Consideration of Ordinance 26-26 (06-02-26). An ordinance of the Council of the City of Saratoga Springs, adopting an Interim Budget, which includes a proposed property tax rate increase for Fiscal Year 2026-2027, a compensation schedule for appointed and elected municipal officers, and a compensation increase for defined executive municipal officers, and will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919.**
Budget/Finance Administrator Spencer Quain presented the interim budget, noting the process differs this year due to proposed property tax legislation changes. He said the interim budget will serve as the operating budget until the final budget is passed as part of the property tax process. He also noted there were no changes between the tentative budget presented previously and the interim budget before the Council.

Public Hearing open by the Mayor. Receiving no public comments, the Public Input was closed by the Mayor.

Councilmember Wadman proposed a Work Session on the item.

Councilmember Taylor remarked that the budget had been extensively discussed during prior workshops, that they were considering an interim budget with final budget approval to occur following the Truth in Taxation process and public input. He highlighted the need to fund a third fire station and additional public safety personnel as the city grows and commented that the budget proposals were generally consistent with prior discussions.

Councilmember Barton acknowledged that the Council had reviewed the budget and the proposed figures previously but commented that budget discussions are often part of broader workshop agendas. She

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expressed a desire for more focused discussion on the specific budget numbers and indicated that a more in-depth conversation would be appropriate before final consideration.

Councilmember Taylor discussed how the compensation increase information was readily available, noting that the compensation plan was proposed based on studies and that the compensation increase was created to maintain a competitive pay increase for employees. He noted that the merit increase was important but that 5% might need to be capped.

Mayor Carn clarified that the proposed 5% merit increase was a total budget amount based on merit and not a guaranteed 5%.

Councilmember Wilson expressed her desire for more time for further research on adjusting the percentage amount.

Councilmember Davenport felt that the budget and compensation proposals had been reviewed extensively and expressed support for a budgeted merit percentage cap of 4%. She emphasized the importance of providing stability for staff as the City enters the new fiscal year and noted that compensation matters could be reviewed further in the fall, including any needed market adjustments.

Councilmember Wadman expressed his agreeance with Councilmember Barton and Wilson, noting that he needs more information and discussion before moving forward. He requested a Work Session.

Motion made by Councilmember Taylor to approve the public hearing item 2 on the agenda – Consideration of Ordinance 26-26 (06-02-26). An ordinance of the Council of the City of Saratoga Springs, adopting an Interim Budget, which includes a proposed property tax rate increase for Fiscal Year 2026-2027, a compensation schedule for appointed and elected municipal officers, and a compensation increase for defined executive municipal officers, and will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919– except for changing the net merit increase budget from 5% to 4%. Seconded by Councilmember Davenport.

Vote:

Council Member Barton	**No**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**No**
Council Member Wilson	**No**

No: None
Absent: None
Motion failed 3-2

Motion made by Councilmember Wadman that we Table the Public Hearing item 2 on the agenda to the next (regularly scheduled) City Council meeting, with direction to schedule a work session for further discussion on the item (before that meeting). Seconded by Councilmember Barton.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**No**
Council Member Taylor	**No**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None
Absent: None
Motion passed 3-2

3. **Budget Amendment #5 for Fiscal Year 2025-2026. Resolution R26-31 (06-02-26).**
Budget/Finance Administrator Spencer Quain reviewed Budget Amendment No. 5, explaining that year-end amendments are used to adjust capital project budgets by removing unused funds from completed projects or increasing budgets for projects that exceed original estimates. He also reviewed revenue adjustments resulting from revenues exceeding conservative forecasts and noted the amendment includes grant funding

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and corresponding expenditure adjustments. He noted a recent update from Public Works reflecting an additional cemetery project expense which was expected before the end of the fiscal year.

City Manager Mark Christensen clarified the additional cemetery expense resulted from the contractor's final billing, which included quantity-based adjustments consistent with the project pricing structure. He directed the Council to the highlighted budget line reflecting the change.

Public Hearing open by the Mayor. Receiving no public comments, the Public Input was closed by the Mayor.

Motion made by Councilmember Wilson to approve the Budget Amendment #5 for Fiscal Year 2025-2026. Resolution R26-31 (06-02-26). 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

Items 1 and 2 were presented together.

1. **Site plan for Westport Business Park Lot 4 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

2. **Site plan for Westport Business Park Lot 5 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

Senior Planner Kendal Black presented Business Items 1 and 2. He noted that everything complies and outlined the interconnection between Lot 4 and Lot 5, which was previously requested by the Council. He said that landscaping and parking requirements were met on both lots.

Larry Lindstrom and Mark Johnson were present. Mr. Lindstrom expressed his excitement to begin building.

Councilmember Taylor expressed his appreciation for the applicant's efforts in addressing the Council's request for interconnection between the two lots.

Councilmember Wadman voiced his appreciation for their efforts in coming together on changes.

Motion made by Councilmember Taylor approve the Site plan for Westport Business Park Lot 4 and Westport Business Park Lot 5 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants., with any 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

3. **Site plan for Winco Foods, located at 353 W. Lake Drive. Lee Lizama, WPI as applicant.**

DRAFT

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building on 9.33 acres. He reviewed the site plan and confirmed it includes adequate parking and required access, including a pedestrian walkway through larger parking areas. He noted the site includes approximately 9% landscaping, while code requires 20%, and explained the remaining landscaping will be provided in a future phase of the Saratoga Springs commercial plat, including a future parcel identified for additional improvements. He presented a letter from the master developer confirming this approach and noted the plat reflects the future parcel. He stated the applicant revised the building elevations to meet code requirements. He further explained the building's orientation, noting the front faces north toward Lake Drive with parking located between the roadway and the building.

The applicant, Lee Lizama, was present and available for questions. He noted they are ready to submit for permits and begin construction. He said construction was expected to take approximately 271 days once started.

Councilmember Taylor received confirmation that Staff would track the landscaping requirements by flagging for the next submittal and that it would be monitored by the planner assigned to that commercial area.

City Manager Mark Christensen noted that the next agenda item was a reimbursement agreement for construction of a storm drain line, which would benefit properties to the west. He noted the associated detention basin would likely be included as part of that landscaping and indicated the current item may serve as a precursor to its completion.

Councilmember Wadman received confirmation that the storm drain might not necessarily be required to be done beforehand, but that they are related.

Councilmember Barton questioned the timeline of meeting the remaining 11% landscaping requirements.

Councilmember Davenport asked if the detention basin would meet the landscaping requirements.

Senior Planner Austin Roy explained that the storm drain /detention basin was critical infrastructure and was a requirement for the entire site, so was confident it would proceed. He also confirmed that the basin would exceed landscaping requirements.

Councilmember Wilson expressed appreciation for the pedestrian walkway and raised the idea of exploring incentives for incorporating similar walkways in future parking lot designs to improve pedestrian safety.

Motion made by Councilmember Wadman approve Site plan for Winco Foods, located at 353 W. Lake Drive. Lee Lizama, WPI as applicant., with any Staff Findings and Conditions. Seconded by Councilmember Wilson.
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. **Reimbursement Agreement for Saratoga Springs Commercial Plat G, Westlake Partners LLC. Resolution R2630 (06-02-26).**

Assistant City Engineer Dan McRae presented the item. The developer of the subject plat(s) will install City system improvements, approximately 2,000 feet of master-planned storm drain in Saratoga Springs Commercial Plat G.

Councilmember Wilson commented that when a new commercial development comes in, the City pays them to upsize a line for the full buildout of the City.

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City Manager Mark Christensen confirmed that the City has been incrementally building out this line so that these improvements do not have to be made later.

City Attorney Kevin Thurman further explained how the City is able to save costs on city improvements by reimbursing for the upsize costs.

Motion made by Councilmember Barton to approve Reimbursement Agreement for Saratoga Springs Commercial Plat G, Westlake Partners LLC. Resolution R2630 (06-02-26)., with any 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

5. **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 26-25 (06-02-26).**

Senior Planner Austin Roy presented the item. He explained that at a previous meeting, the Council reviewed the item and decided to continue it and bring it back to a future meeting with examples. Examples were shown of drive-thru corners and loading bays that do not have a five-foot landscape buffer. The examples included the use of bollards to protect the buildings from vehicles. He discussed the added definition for a "Loading Bay."

Councilmember Wadman asked if there is a City standard for bollards as far as what impact they can handle.

Councilmember Barton asked why exceptions were granted and inquired as to whether the Code will require the bollards to match the exterior.

Senior Planner Austin Roy noted that while the bollard engineering is not within his expertise, he felt it was similar to a basketball hoop in that the post is set below ground and in concrete. He explained the City does not have a standard size requirement. He clarified that most exceptions were granted prior to the Code or as exceptions as part of Community Plans, but that some may have been missed. He confirmed that there is no color standard for bollards.

Councilmember Wilson noted that she would prefer a color requirement in the code.

City Manager Mark Christensen commented that bollard color can be influenced by visibility and design considerations, noting some developments choose colors that match the building. He indicated the Council could provide more specific directions on such design details if desired or allow flexibility for individual developments.

Councilmember Barton explained that she understands the need for high visibility colors even though it might not look as nice.

Councilmember Taylor did not think the City should manage the colors.

Councilmember Davenport agreed that there are times where higher visibility would be better, however, that there may be times where colors could match design more. She was in favor of the City not regulating color.

Motion made by Councilmember Davenport to approve 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

DRAFT

initiated. Ordinance 26-25 (06-02-26)., with any Staff Findings and conditions. Seconded by Councilmember Wilson.

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

6. **Council Comments:**

Councilmember Barton proposed having a Small Business Advisory Committee and confirmed she is working with the Chamber on it. Councilmember Taylor asked if the committee would retain an advisory role with no legislative power. Council confirmed it would not be a board, advisory-only. The Council discussed the potential of who would be on the advisory committee.

City Manager Mark Christensen and City Attorney Kevin Thurman advised Council of upcoming items related to the Truth in Taxation process.

Council discussed amending a previous motion from the meeting to continue the Public Hearing Item #2 for the interim budget for the purpose of asking it to be brought back, not at the next meeting; but at the same meeting the proposed tax rate would be adopted.

A Motion was made by Councilmember Wadman to reconsider [amend the previously adopted motion] the motion for Public Hearing item #2, Seconded by Councilmember Barton.

After further discussion the motion was withdrawn without objection.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:15 p.m. by Mayor Chris Carn.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

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SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Development Agreement Amendment
North Cove
June 16, 2026
Public Meeting

Applicant:	Jennifer Hall & Chris Haertel
Owner:	GH Enterprise LLC
Location:	1967 East Pony Express Parkway
Project Acreage:	33.76
Residential Units/Lots:	192
Current Use:	Agriculture
Land Use Designation:	Mixed Waterfront
Parcel Zoning:	Mixed Waterfront
Adjacent Zoning:	Agricultural and R1-10
Adjacent Uses:	Low Density Residential and Agricultural
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

The applicant is requesting amendments to Section 8 and Exhibit G of the Development Agreement (DA) for the North Cove Subdivision. Section 8 currently requires that "the developer shall develop the commercial portions along with the residential portions according to the phasing plan in Exhibit G." Exhibit G contains a detailed phasing and sequencing narrative, and the applicant has indicated that the existing requirements have created challenges in obtaining project financing and moving forward with development.

The current sequencing provisions require development to occur in a specific order and establish interdependencies between the commercial, mixed-use, and residential components of the project. In particular, portions of the residential development are conditioned upon the completion, occupancy, or commencement of certain commercial and mixed-use building. While these provisions were intended to promote a balanced development pattern, the applicant has stated that lenders prefer development phases that can proceed independently with predictable construction schedules and timelines.

As a result, requirements such as obtaining certificates of occupancy for commercial buildings or initiating construction of additional mixed-use or commercial structures before subsequent residential phases may proceed can introduce uncertainty regarding project timing, absorption,

Austin Roy, Senior Planner
@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

and cash flow that lenders are not willing to agree to. The applicant has stated that these factors have made it more difficult to secure financing and advance the project.

Existing Phasing Narrative:

PHASING NARRATIVE
THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

1) SEQUENCING
A. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
B. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.

2) COMMERCIAL / RESIDENTIAL BALANCE
A. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
I. COMMERCIAL/RESIDENTIAL MIXED-USE BUILDING CONTAINING UNITS 96–107. (COMMERCIAL AREA A)
II. 27 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1–21 AND LOTS 90–95)
III. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22–89)
B. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.

3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING
A. COMMERCIAL AND MIXED-USE BUILDINGS MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A–I)

4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES, AND PHASING NARRATIVE.

The applicant is seeking to update the order and boundaries of the phases and proposes the amendments below. These changes allow more flexibility with the phasing and reshape the boundaries of the phases. Additionally, they are requesting footprint development standards and zero-lot-line standards for the mixed-use buildings to allow the structures shown in the DA. While this proposal does not specify the exact timing of the commercial, it does ensure that the commercial lots will be improved and the Land Development Code and Development Agreement will safeguard the Mixed Waterfront nature of the development over time.

1. *<u>Amendments</u>.*
    a. *Section 8 of the Agreement is hereby amended as follows, with all other provisions of such section remaining unchanged:*
        i. *The requirement that commercial development be completed prior to residential development is hereby amended, and*
        ii. *Residential and commercial components of the North Cove development may be constructed according to the amended Exhibit G Phasing Plan and Exhibit H Phasing Narrative.*
    b. *Exhibit G – Phasing Plan.*

i. *Exhibit G to the Agreement is hereby amended to remove the sections titled "Phasing Description and Notes" and "Phasing Narrative."*
ii. *Phasing is amended to add a fourth phase of development.*

c. *Exhibit H – Phasing Narrative*
i. *Exhibit H is hereby added to the Agreement.*
ii. *Exhibit G Phasing Plan shall be subject to the Exhibit H Phasing Narrative.*

d. *Section 10 is hereby amended as follows, with all other provisions of such section remaining unchanged:*
i. *Zero Lot Line. Buildings within Phase 3 and Commercial Area F of Phase 4 of the Phasing Plan shall be allowed to use footprint development standards per 19.04.07 and may have a zero lot line and zero building separation between residential and non-residential uses. Any wall that is shared between residential and non-residential uses shall be unpierced and constructed in accordance with the International Building Code, requiring a building permit and building inspection.*

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:** The property is located in the Mixed Waterfront Zone. On July 19, 2022, the City Council approved the developer's zoning request with conditions stating "…that if an agreed upon DA is not reached, then the Mixed Waterfront zoning of the property will revert to Agricultural zoning…". One of the key considerations being that the property would have a mixed-use nature and be developed accordingly.

On October 17, 2023 the City Council approved the Development Agreement for the North Cove Development. The adopted DA states that "…the commercial portions in each phase shall be completed before development commences in the subsequent phase", and that the developer shall develop "…the commercial portions along with the residential portions according to the phasing plan in Exhibit G". The applicant has stated that the level of detail in the phasing and sequencing plan is detrimental to the progress in that it has deterred lenders from investing in their project.

C. **Process:** City Code Chapter 19.13 outlines the process for Development Agreements as outlined below.

Amendment. A Development Agreement may be amended upon agreement of all parties.

Major Amendment: a major amendment is an amendment that alters the density, amount of open space or unit type, and shall be approved by the City Council.

Staff finding: While the code does not address the process for amending the phasing plan, it was a condition of the City Council approval in 2022 and 2023 and was thus determined an amendment to the phasing requires City Council approval.

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 Future Land Use Map of the General Plan identifies the North Cove Property as Mixed Waterfront, and defines the Mixed Waterfront zone as "areas designated as a mix of resort, residential, and commercial uses with an emphasis on the waterfront". The intent of the Mixed Waterfront zone is to attract a mix of uses that capitalize on the natural amenities. Per the General Plan the community of Saratoga Springs expressed a desire for waterfront development …to not only have areas to shop and eat, but also areas for community gatherings.

Staff Conclusion: Consistent. The proposed major amendment to the MDA allows for a mix of uses on the property and allows for areas to shop, eat, and for community gatherings.

F. 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 Development Agreement Amendment for the North Cove Development located at 1967 East Pony Express Parkway, with the Findings and Conditions in the Staff Report."

Findings

1. The proposed amendment is legislative in nature and is subject to approval of the City Council.
2. The proposed amendment allows the developer additional flexibility in the phasing of the project.

Conditions:

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

Option 2 – Continuance

"I move to **continue** the Master Development Agreement Amendment for North Cove Development 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 Master Development Agreement Amendment for North Cove
located at 1967 East Pony Express Parkway with the Findings below:

Findings

1. The proposed amendment is legislative in nature and is subject to approval of the City Council.
2. Any additional findings as articulated by the City Council:
    a. _____.

G. Exhibits:

1. Location & Zone Map
2. Amendment to the Development Agreement
3. Amended Exhibit G – Phasing Plan
4. Amended Exhibit H – Phasing Narrative
5. Recorded Phasing Plan
6. Recorded Development Agreement

Exhibit 1

LOCATION



ZONE



AMENDMENT TO DEVELOPMENT AGREEMENT
North Cove Development

This Amendment to Development Agreement is made this ___ day of _____, 2026 ("Effective Date"), by and between the City of Saratoga Springs, Utah, a municipal corporation of the State of Utah (hereinafter "City"), and GH Enterprise LLC, a Utah limited liability company (hereinafter "Developer").

WITNESSETH:

WHEREAS, the City and Developer previously entered into a North Cove Development Agreement, recorded with the Utah County Recorder as Entry No. 11578:2024 ("Agreement"), to govern the development of certain real property located within the City of Saratoga Springs, Utah; and

WHEREAS, the parties desire to amend certain provisions of the Agreement to amend the phasing plan and phasing narrative; and

WHEREAS, the parties acknowledge that this amendment does not modify the commercial requirement associated with the North Cove project and that the commercial elements planned for the development remain part of the approved concept for the project; and

WHEREAS, the parties desire to provide flexibility in the sequencing of residential and commercial development so that the project may proceed in a practical and financially feasible manner.

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

AGREEMENT:

1. Amendments.
    a. Section 8 of the Agreement is hereby amended as follows, with all other provisions of such section remaining unchanged:
        i. The requirement that commercial development be completed prior to residential development is hereby amended, and
        ii. Residential and commercial components of the North Cove development may be constructed according to the amended Exhibit G Phasing Plan and Exhibit H Phasing Narrative.
    b. Exhibit G – Phasing Plan.
        i. Exhibit G to the Agreement is hereby amended to remove the sections titled "Phasing Description and Notes" and "Phasing Narrative."
        ii. Phasing is amended to add a fourth phase of development.
    c. Exhibit H – Phasing Narrative
        i. Exhibit H is hereby added to the Agreement.
        ii. Exhibit G Phasing Plan shall be subject to the Exhibit H Phasing Narrative.
    d. Section 10 is hereby amended as follows, with all other provisions of such section remaining unchanged:
        i. Zero Lot Line. Buildings within Phase 3 and Commercial Area F of Phase 4 of the Phasing Plan shall be allowed to use footprint development

standards per 19.04.07 and may have a zero lot line and zero building separation between residential and non-residential uses. Any wall that is shared between residential and non-residential uses shall be unpierced and constructed in accordance with the International Building Code, requiring a building permit and building inspection.

2. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same document and agreement. A copy, facsimile or email transmission of any part of this Amendment, including the signature page, shall have the same force and effect as an original.

3. Effect of Amendment. Except as expressly modified herein, the Agreement shall remain in full force and effect. In the event of any inconsistency between this Amendment and the Agreement, the terms of this Amendment shall control.

4. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

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

SIGNATURE PAGE FOLLOWS

City of Saratoga Springs

Attest: City Manager

_____ _____
City Recorder Mark J. Christensen

State of Utah

County of _____

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

_____
Notary Public

Developer – GH Enterprise LLC

By: _____
Its: _____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of GH Enterprise LLC, a Utah limited liability company.

_____
Notary Public

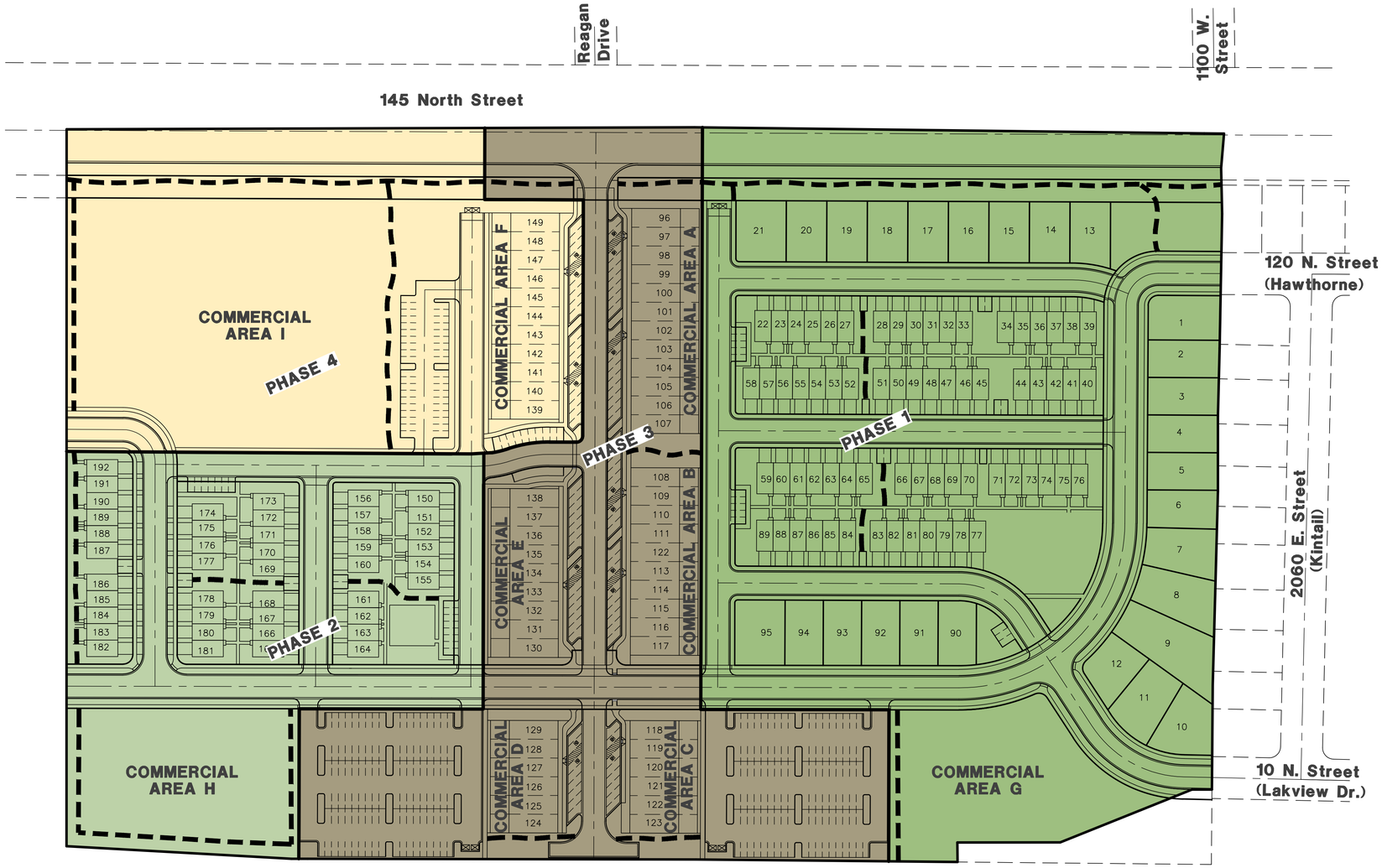
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Exhibit 3: Amended Exhbit G - Phasing Plan

PHASING PLAN

80 0 80 160 240

Scale: 1" = 80'



RESIDENTIAL UNITS PER PHASE

	MIXED–USE	TOWNHOUSE	SINGLE–FAM	
PHASE 1		68	27	
PHASE 2		43		
PHASE 3	43			
PHASE 4	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED–USE	1	12	96–107
B	MIXED–USE	1	10	108–117
C	MIXED–USE	1	6	118–123
D	MIXED–USE	2	6	124–129
E	MIXED–USE	2	9	130–138
F	MIXED–USE	3	11	139–149
G	STAND–ALONE	1	–	–
H	STAND–ALONE	2	–	–
I	STAND–ALONE	3	–	–

PHASING DATA

TOTAL PROJECT AREA.....33.84 ACRES
TOTAL COMMERCIAL AREA.....18.65 ACRES (55.1%)

PHASE 1.....13.82 ACRES
COMMERCIAL.....1.22 ACRES (8.8%)

PHASE 2.....5.72 ACRES
COMMERCIAL.....1.37 ACRES (24.0%)

PHASE 3.....7.79 ACRES
COMMERCIAL.....7.79 ACRES (100%)

PHASE 4.....6.51 ACRES
COMMERCIAL.....6.07 ACRES (93.2%)

LEGEND

= PATHWAY LOCATION

North Cove

Saratoga Springs, Utah County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

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TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Revised: 5-20-26

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Roche
Date: 11–17–23
Name: NORTH COVE
Number: 7030–03

Sheet 1 of 1 Sheets

Exhibit 4: Amended Exhibit H - Phasing Narrative

Exhibit "H"

Phasing Narrative

NORTH COVE

Saratoga Springs, Utah County, Utah

PHASING NARRATIVE

This Phasing Plan is intended to provide flexibility so the commercial portion of the development has every opportunity to be vibrant and successful.

1) SEQUENCING

a. Phasing proceeds sequentially from Phase 1 through Phase 4.

b. Horizontal improvements may be installed at any time regardless of phase boundaries.

2) COMMERCIAL / RESIDENTIAL BALANCE

a. Phase 1 vertical construction - 27 single-family lots (Lots 1-21 and 90-95) and 68 residential townhome lots (Lots 22-89) - may begin upon issuance of building permits.

b. Phase 2 vertical construction (43 residential townhome lots) may not begin until both of the following have occurred:

   i. A site plan has been submitted for Commercial Area G; and

   ii. All horizontal improvements have been completed for all commercial parcels (Commercial Areas A through I).

c. Within Phase 3, Commercial Areas A through E are integrated mixed-use buildings in which the commercial and residential portions are constructed concurrently as a single structure. Construction shall proceed building-by-building in the order chosen by the developer. Certificates of Occupancy for the commercial and residential portions of any Phase 3 building shall not be conditioned upon the other.

d. Within Phase 4, Area F Shall proceed under the same building-permit structure described in subsection 2(c) above. Stand-alone commercial area (I) may commence vertical construction at any time.

3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING

a. Stand-alone commercial buildings (Commercial Areas G, H, and I) and the commercial portions of the mixed-use may commence vertical construction at any time regardless of phase boundaries.

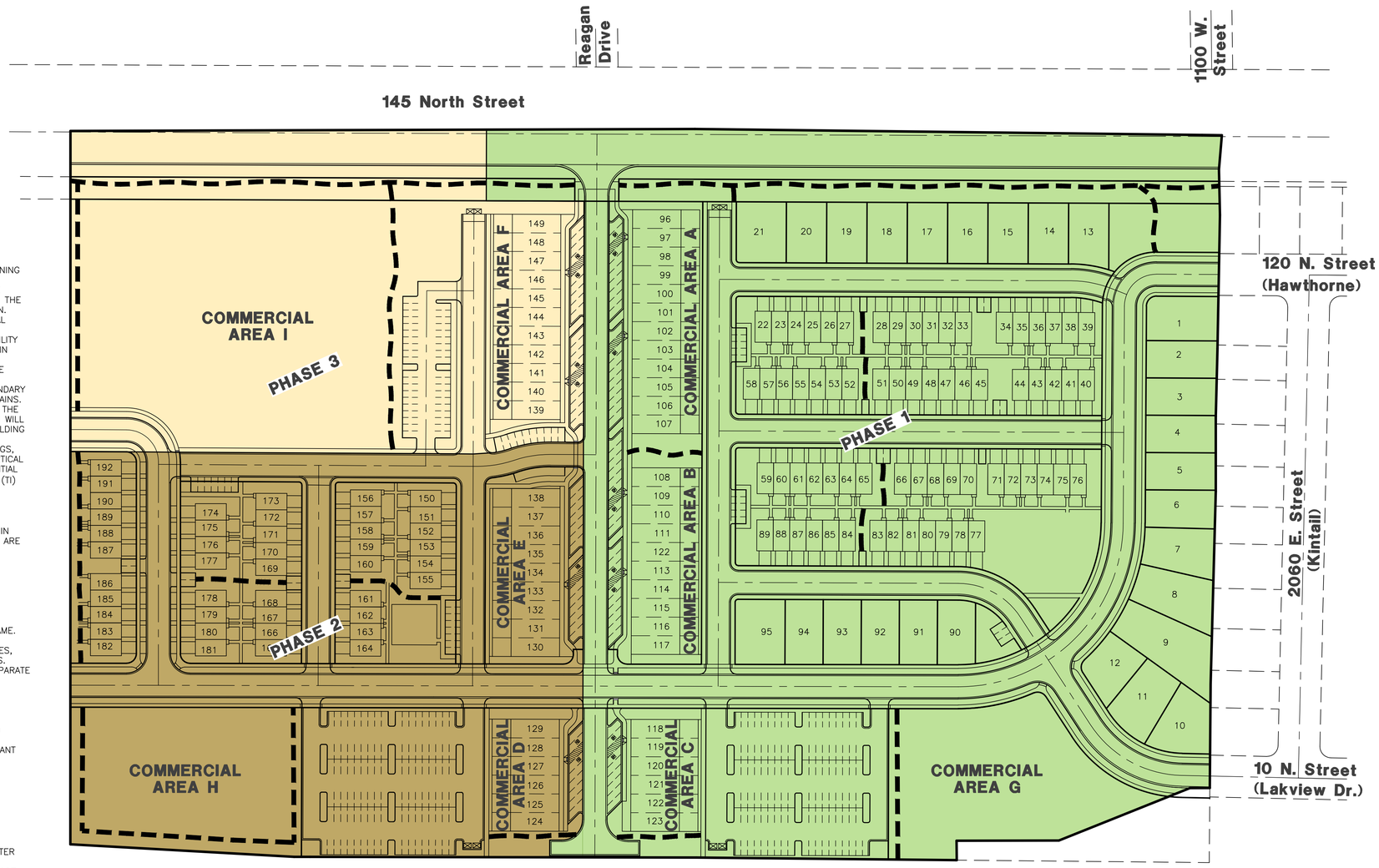
Exhibit 5: Recorded Phasing Plan and Narrative

Reeve & Associates, Inc. - Solutions You Can Build On

PHASING PLAN

80 0 80 160 240

Scale: 1" = 80'



PHASING DESCRIPTION AND NOTES

1. DEVELOPMENT PHASING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
2. DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IN EACH PHASE WILL BE COMPLETED BY PHASE, SO ALL RESIDENTIAL AND COMMERCIAL LOTS IN THE PHASE ARE IN A BUILD–READY CONDITION FOR VERTICAL CONSTRUCTION.
3. DEVELOPMENT IS SPECIFICALLY DEFINED AS AND LIMITED TO HORIZONTAL IMPROVEMENTS WHICH WILL BE COMPLETED BY PHASE.
4. HORIZONTAL IMPROVEMENTS INCLUDE INSTALLATION OF SUBSURFACE UTILITY MAIN PIPES AND LINES, AND UTILITY LATERALS STUBBED FROM THE MAIN LINES INTO EACH LOT DESIGNATED ON THE PLAT. INSTALLATION OF SURFACE IMPROVEMENTS OF CURB, GUTTER, SIDEWALK, AND ROADS ARE INCLUDED IN THE HORIZONTAL IMPROVEMENTS. COMMON SUBSURFACE UTILITY MAINS INCLUDE SEWER, STORM WATER, CULINARY WATER, SECONDARY IRRIGATION WATER, ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS MAINS.
5. VERTICAL CONSTRUCTION IS SPECIFICALLY DEFINED AS AND LIMITED TO THE CONSTRUCTION OF THE PHYSICAL BUILDINGS. VERTICAL CONSTRUCTION WILL BEGIN IN PHASE 1 UPON ISSUANCE OF BUILDING PERMITS BY THE BUILDING DEPARTMENT.
6. VERTICAL CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE FOOTINGS, FOUNDATION WALLS, EXTERIOR WALLS, AND ROOF OF A BUILDING. VERTICAL CONSTRUCTION IN COMMERCIAL BUILDINGS MAY BE DIVIDED INTO AN INITIAL "CORE & SHELL" SCOPE, AND A SUBSEQUENT "TENANT IMPROVEMENT" (TI) SCOPE.
7. THE DEVELOPER WILL DETERMINE THE TIMING OF COMMENCEMENT OF HORIZONTAL IMPROVEMENTS IN SUBSEQUENT PHASES (PHASE 2–3) ACCORDING TO THE PHASING NARRATIVE BELOW.
8. THE CONSTRUCTION OF AMENITIES SHALL BE INCLUDED IN THE PHASE IN WHICH THE AMENITIES ARE LOCATED ON THE AMENITY PLAN. AMENITIES ARE DETAILED IN THE AMENITY PLAN AND INCLUDE TRAILS, LANDSCAPING, PICKLEBALL COURTS, AND A SWIMMING POOL.
9. SPECIFIC CONDITIONS OF PHASING ARE SPECIFIED IN THE PHASING NARRATIVE.

NOTES:

A. PHASING IDENTIFIES THE SEQUENCE OF DEVELOPMENT, BUT DOES NOT COMMIT THE DEVELOPMENT TO A SPECIFIC CALENDAR DATE OR TIMEFRAME.
B. THE PHASING PLAN IS SEPARATE AND DISTINCT FROM PLAT MAPS.
C. PHASE 3 IS UNDER SEPARATE OWNERSHIP FROM THE FIRST TWO PHASES, AND WILL BE THE FINAL PHASE TO INSTALL HORIZONTAL IMPROVEMENTS.
D. THE DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IS SPECIFICALLY SEPARATE AND DISTINCT FROM VERTICAL CONSTRUCTION.

PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

1) SEQUENCING
a. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
b. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.

2) COMMERCIAL / RESIDENTIAL BALANCE
a. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
i. COMMERCIAL/RESIDENTIAL MIXED–USE BUILDING CONTAINING UNITS 96–107. (COMMERCIAL AREA A)
ii. 27 SINGLE–FAMILY RESIDENTIAL LOTS (LOTS 1–21 AND LOTS 90–95)
iii. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22–89)
b. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED–USE BUILDINGS OTHER THAN COMMERCIAL AREA A.

3) COMMERCIAL AND MIXED–USE BUILDING SEQUENCING
a. COMMERCIAL AND MIXED–USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A–I)

4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE.

PHASING DATA

TOTAL PROJECT AREA.....33.84 ACRES
TOTAL COMMERCIAL AREA.....16.59 ACRES (49.0%)

PHASE 1.....18.85 ACRES
COMMERCIAL.....6.22 ACRES (33.0%)

PHASE 2.....8.48 ACRES
COMMERCIAL.....4.30 ACRES (50.7%)

PHASE 3.....6.51 ACRES
COMMERCIAL.....6.07 ACRES (93.2%)

RESIDENTIAL UNITS PER PHASE

	MIXED–USE	TOWNHOUSE	SINGLE–FAM	
PHASE 1	28	68	27	
PHASE 2	15	43		
PHASE 3	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED–USE	1	12	96–107
B	MIXED–USE	1	10	108–117
C	MIXED–USE	1	6	118–123
D	MIXED–USE	2	6	124–129
E	MIXED–USE	2	9	130–138
F	MIXED–USE	3	11	139–149
G	STAND–ALONE	1	–	–
H	STAND–ALONE	2	–	–
I	STAND–ALONE	3	–	–

LEGEND

= PATHWAY LOCATION

Developer:
Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

North Cove

Saratoga Springs, Utah County, Utah

Reeve & Associates, Inc.
5160 S 1500 W(C) 1500 W
RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666
e-mail: info@reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Revised: Dec. 11, 2023

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Roche
Date: 11-17-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

ORDINANCE NO. 23-34 (10-17-23)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY

WHEREAS, on July 19, 2022, the City Council voted to approve a rezone (Exhibit A") on certain property conditional upon approval on the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

WHEREAS, pursuant to Utah Code § 10-9a-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs to approve the Agreement.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The City Manager is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
   i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 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 17th day of October, 2023.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

City of Saratoga Springs — Corporate Seal of the State of Utah — 1896 — Seal — State of Utah

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Chris Carn	✓			
Michael McOmber	✓			
Ryan Poduska	✓			
Chris Porter	✓			
Stephen Willden	✓			
Mayor Jim Miller (tie only)				

EXHIBIT A

Minutes Approving Conditional Rezone and General Plan Amendment

Exhibit A: City Council Minutes, July 19, 2022

MINUTES – CITY COUNCIL MEETING

Tuesday, July 19, 2022
City of Saratoga Springs
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the meeting to order at 6:01 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted with some members participating electronically.

Present — Mayor Jim Miller, Council Members Stephen Willden, Christopher Carn, Ryan Poduska and Chris Porter

Staff Present — City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Works Director Jeremy Lapin, Community Development Director Ken Young, Budget Analyst Spencer Quain, Senior Planner Tippe Morlan, Senior Planner Gina Grandpre, Long Range Planner Sarah Carroll, Library Director Melissa Grygla, Fire Chief Jess Campbell and Deputy City Recorder Kayla Moss

Invocation: Council Member McOmber
Pledge of Allegiance: Council Member Porter

Presentation: UMCA/ICMA Recognition of Assistant City Manager Owen Jackson as an ICMA Credentialed Manager. Erin Wells, Past President of ICMA, recognized Owen Jackson for receiving credentialed manager status.

Public Input: Mark Hugoe, on behalf of Scott McLachlan and David Weekley Homes, mentioned the property owner doesn't feel like they have come to an impasse on the price of the property. He believes David Weekley Homes is willing to negotiate with Saratoga Springs so that eminent domain doesn't need to be enacted. He asked that the City Council holds off on decisions until more discussions can be had.

Alex Larsen, Saratoga Springs Resident, asked if the City is prepared for a more than 10% decline of revenue and asked if the City is planning on purchasing any bonds or notes. He also wondered when the curb cuts on driveways would be addressed.

PUBLIC HEARING:

1. **Disposition of 1.51 Acres of Real Property to Saratoga 262 Partners, LLC and Approval of Real Estate Purchase Agreement; Resolution R22-43 (7-19-22).**

City Attorney Kevin Thurman presented this purchase agreement to the City Council.

Mayor Miller opened the public hearing at 6:26 pm. There were no comments so the public hearing was closed.

Motion by Council Member Willden to approve the Disposition of 1.51 Acres of Real Property to Saratoga 262 Partners, LLC and Approval of Real Estate Purchase Agreement; Resolution R22-43 (7-19-22) with any staff findings and conditions was seconded by Council Member Porter.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

CONSENT ITEMS:

1. **Fire/EMS Consolidated Fee Schedule Amendment; Resolution R22-44 (7-19-22).**
2. **Franchise Agreement Granting Arcadian Infracom 1, LLC, a Nonexclusive Franchise to Establish, Operate, and Use Telecommunications Network Facilities in the City; Ordinance 22-28 (7-19-22).**
3. **Library Board Appointments: Ashley Lee and Heather Mackay, 3-Year Terms; Resolution R22-45 (7-19-22).**
4. **City Council Meeting Minutes: June 21, 2022, June, 23, 2022.**

Motion by Council Member McOmber to approve Consent Items 1-4 with all staff findings and conditions was seconded by Council Member Poduska.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

BUSINESS ITEMS:

1. Cliff Lake General Plan Amendment from Office Warehouse and Light Industrial to Mixed Use, Rezone from Agriculture to Mixed Residential (86.89 acres), Heavy Commercial (27.59 acres), and Regional Commercial (9.39 acres), and Concept Plan, Keith Lindstrom Applicant, 2900 West Pioneer Crossing; Ordinance 22-29 (7-19-22).

Senior Planner Kent Page presented this item to the City Council. These rezones are off of Pioneer Crossing and East of the river.

Council Member Poduska asked if the 55+ community will be deed restricted.

Keith Lindstrom, the applicant, advised that they will be deed restricted.

Council Member Carn would like to see commercial built before residential is put in. He clarified that this is just a general plan amendment and isn't approving a development plan yet. He is concerned about losing a lot of commercial and industrial space in the City and wants to make sure they don't just build the residential and walk away from the commercial portion of the development.

Council Member Porter thanked staff and the applicant for all of the hard work on this development. He thinks the product ended up with is a good compromise on both sides. However, he is also very concerned about losing commercial and industrial space in the City.

Council Member Willden asked that the title to the homes in the area include a note that they will be by heavy commercial.

Motion by Council Member Poduska to approve the Cliff Lake General Plan Amendment from Office Warehouse and Light Industrial to Mixed Use, Rezone from Agriculture to Mixed Residential (86.89 acres), Heavy Commercial (27.59 acres), and Regional Commercial (9.39 acres), and Concept Plan, Keith Lindstrom Applicant, 2900 West Pioneer Crossing; Ordinance 22-29 (7-19-22) with all staff findings and conditions was seconded by Council Member Willden.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	No
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 4-1.

2. Starhaven Internal Accessory Dwelling Units (IADU) Map Amendment, Troy Perry Applicant, 423 West Stargaze Circle; Ordinance 22-32 (7-19-22).

Community Development Director Ken Young presented this map amendment to the City Council. A petition was received by the Starhaven Estates Neighborhood requesting that they be allowed to have IADU's in their neighborhood.

Council Member Poduska asked if a fee schedule was determined for these types of applications.

Director Young advised a code amendment and fee schedule will come to the Council in an upcoming meeting.

Council Member Porter doesn't have any issues with the homeowners doing this. This is a new process the Council is trying to figure out. This highlights one of his concerns that if you are in an HOA you only have to have 50% approval and outside of an HOA 66% is required.

Motion by Council Member Porter to approve the Starhaven Internal Accessory Dwelling Units (IADU) Map Amendment, Troy Perry Applicant, 423 West Stargaze Circle; Ordinance 22-32 (7-19-22) with all staff findings and conditions was seconded by Council Member Poduska.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

3. Shoreline Development Rezone Agricultural to Mixed Waterfront and Development Agreement, Chris Haertel Regency Funding and Development Applicant, 1967 E 145 North; Ordinance 22-30 (7-19-22).

Director Young advised they have worked with the applicant to further develop their concept plan which is part of the development agreement. Staff feels they have met a lot of the vision elements for the property. Staff recommends allowing the rezone because it is allowed by the general plan.

Council Member Carn wondered if the residential will be built before the commercial. He has the same concerns as the other applicant earlier in the meeting that they will build the residential and abandon the commercial development. He likes the concept of having a boardwalk and a reception center.

City Attorney Thurman advised the agreement doesn't address the trail on 145 North. It only addresses the lakeshore trail.

Council Member McOmber mentioned the 45 degree parking will be an exception for the development. It creates a main street feel and encourages people to park in front of the businesses. He likes the patio idea but suggested having an awning so no one throws things at patrons below. He wondered if Mixed Waterfront follows the same guidelines to not allow flat roofs. He wanted to make sure those standards are maintained for this area as well.

Council Member Willden feels like more effort has been put into the commercial portion of this development. He would like to stick to the requirements of title 19 for this development on design and architectural guidelines.

Council Member Porter advised his biggest concern is that this will go the way the mixed use zones used to go. He is worried that the residential will be built and the commercial will go by the wayside.

Motion by Council Member Porter to approve the Shoreline Development Rezone Agricultural to Mixed Waterfront, Chris Haertel Regency Funding and Development Applicant, 1967 E 145 North; Ordinance 22-30 (7-19-22) adding conditions that the development agreement address architectural standards to comply with title 19 and that the pony express trail be connected to the trail in loch Lomond and meet the same standards and another condition that before any additional staff approvals are made a negotiated master development agreement needs to come back to the council and have staff explore the feasibility of a CRDA in this area and add condition that the developer develop a certain percentage of commercial before the residential is completed and if the development agreement is not agreed upon the land reverts back to agriculture was seconded by Council Member Carn.
Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

4. **Amendment to Agreement 2016-630 with Utah County Relating to the Community Development Block Grant Program; Resolution R22-47 (7-19-22).**
   City Manager Mark Christensen advised the Council that the length of this agreement is three years. The money could be lost if the amendment isn't made due to timing.

Motion by Council Member McOmber to approve the Amendment to Agreement 2016-630 with Utah County Relating to the Community Development Block Grant Program; Resolution R22-47 (7-19-22) seconded by Council Member Poduska.
Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

5. **Adoption of a Water Shortage Response Plan, Amending the City Code, Enacting a Temporary Suspension of Enforcement of Certain City Ordinances, and Amending the Water Leak Forgiveness Program; Ordinance 22-31 (7-19-22).**

   Public Works Director Jeremy Lapin advised this ordinance addresses how to reduce water use. It adopts the water plan, adopts tier reduction water rates, makes code changes to title 8, suspends enforcement of landscaping requirements for the rest of the year, and requires residents to be signed up for the water portal to be eligible for leak forgiveness.

   The version in the packet didn't include the following statement they recommended adding to code 8.01.17: "The City Manager or designee may declare a water shortage due to water facility failure, natural disaster, drought, or any other water supply issue. A water shortage declaration will enable actions in the City's water shortage response plan to be implemented."

   City Manager Christensen presented an emergency water fee schedule to be implemented only in times of emergency.

   Council Member Willden likes this approach because the cost will be reduced if residents stay within their reduced allocation. He asked that HOA's are contacted so that they know about the allocation reduction.

   Director Lapin also mentioned the City is reducing their water usage by 40%.

Motion by Council Member Porter to approve Adoption of a Water Shortage Response Plan, Amending the City Code, Enacting a Temporary Suspension of Enforcement of Certain City Ordinances, and Amending the Water Leak Forgiveness Program; Ordinance 22-31 (7-19-22) and exhibit c section 1 in code be changed to the language outlined by staff during the meeting and change exhibit b in item II to be enacted at 89% and 79% respectively was seconded by Council Member Poduska.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

6. **A Resolution Authorizing and Approving Proceedings in Eminent Domain as Necessary; Resolution R22-47 (7-19-22). Portions of Utah County Parcels Nos. 58:031:0003 and 58:036:0078 Located at 2300 West and Pioneer Crossing.**

   City Attorney Kevin Thurman advised the Council authorized staff to go forward on the process of enacting eminent domain. The City plans to continue to negotiate with the land owner. The City disagrees that they haven't been respondent in finding a solution. Staff has met with McLachlan's representative about the offer and counteroffers discussed. The City also met all noticing requirements.

Motion by Council Member Carn to approve the Resolution Authorizing and Approving Proceedings in Eminent Domain as Necessary; Resolution R22-47 (7-19-22). Portions of Utah County Parcels Nos. 58:031:0003 and 58:036:0078 Located at 2300 West and Pioneer Crossing was seconded by Council Member McOmber.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

Reports:

Recreation Director Heston Williams advised Victus completed their study regarding a recreation facility. The concept plan came in around $70 million. This was a large increase on what the concept plan had projected. The study was included in the packet and can be found online there.

City Manager Christensen advised staff needs to know if the Council would like to vote on having a bond issue on the ballot and whether they want to discuss including a RAP tax as well.

The council agreed that they would like to have the bond and RAP tax discussion on the next meeting agenda on August 9th.

CLOSED SESSION:

Motion by Council Member McOmber to enter into closed session for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual, was seconded by Council Member Poduska.

Vote:

Council Member Chris Carn	Yes
Council Member Chris Porter	Yes
Council Member Ryan Poduska	Yes
Council Member Stephen Willden	Yes
Council Member Michael McOmber	Yes

Motion carried 5-0.

The meeting moved to closed session at 8:55 p.m.

Present: Mayor Miller, Council Members Willden, Porter, Poduska, Carn, City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Works Director Jeremy Lapin and Deputy City Recorder Kayla Moss.

Closed Session adjourned at 9:21 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 9:21 p.m.

Jim Miller, Mayor

Attest:

Cindy LoPiccolo, City Recorder
Approved: 8-9-22

EXHIBIT B

Development Agreement

ENT 11578:2024 PG 1 of 70
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 26 09:59 AM FEE 40.00 BY AC
RECORDED FOR SARATOGA SPRINGS

WHEN RECORDED RETURN TO:

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into on Oct. 17, 2023 ("**Effective Date**") by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "**City**," and Regency Funding & Development and Hatch Property Holdings, LLC, a Utah limited liability company; hereinafter referred to as "**Developer**."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 33.76 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the legal descriptions attached as Exhibit A ("**Property**"); and

WHEREAS, the Property is zoned Mixed Waterfront, contingent on the mutual acceptance and approval of this Development Agreement. Developer wishes to develop the project known as North Cove Development, which will consist of a mixed use, waterfront residential and commercial development, including 192 total residential units (based on 49% commercial area) ("**Project**"). As of the date the property was rezoned to Mixed Waterfront, that zoning designation allows for development of the Project as proposed; and

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

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

WHEREAS, to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, on September 6, 2022, the City adopted a comprehensive update to its general plan ("General Plan") pursuant to Utah Code Annotated §§ 10-9a-401, *et seq*. A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

WHEREAS, on June 9, 2022, after a duly noticed public hearing, the City's Planning Commission recommended approval of Developer's Zoning Request and reviewed certain conceptual project plans ("Concept Plan"), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

WHEREAS, on July 19, 2022, the Saratoga Springs City Council ("City Council"), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer's Zoning Request with conditions stating that if an agreed upon DA is not reached, then the Mixed Waterfront zoning of the property will revert to Agricultural zoning, and certain conceptual project plans which have changed significantly since the initial review. New proposed plans are attached hereto as Exhibit D. Written minutes from the July 19, 2022 meeting are attached hereto as Exhibit C; and

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

AGREEMENT:

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

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals. The effective date of the Mixed Waterfront zoning is July 19, 2022 ("**Zoning Effective Date**").

2. Affected Property. The property affected by this Agreement is described in Exhibit A. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Zoning, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, Developer shall have the right to develop the Property in accordance with the provisions of the Mixed Waterfront zone in effect as of the date of submittal of a complete preliminary or site plan application for the Property, except for permitted and prohibited uses, applicable zoning, and development density which shall be determined based on the City's Mixed Waterfront as it exists as of the date of the conditional rezone approval, July 19, 2022. Except for permitted and prohibited uses, applicable zoning, and development density which shall be determined based on the Mixed Waterfront in effect as of the date of the conditional rezone approval, July 19, 2022, the Developer shall comply will all "City Regulations" in place as of the date of the submission of each site plan or preliminary plat. City Regulations is defined as "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat, site plan, or development plan application is filed and all application fees are paid. City Regulations may include but are not limited to regulations regarding setbacks, frontage, height, access, required improvements, landscaping, and site and architectural design requirements."

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. Developer's Acknowledgement of Written Disclosure. The Developer acknowledges and agrees that, to the extent applicable, the City has disclosed in writing any and all rights under clearly established state law that this Agreement restricts. The Developer hereby voluntarily agrees to waive any claims that the City failed to make such disclosure.

6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to

service the Property, including without limitation the dedication of water rights and sources. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations in place as of the date of submittal of a complete preliminary or site plan application with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure (to the extent that such sizing complies with the rough proportionality test found in Utah Code 10-9a-508), whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

a. **Water Rights and Sources**. Developer shall either convey or purchase from City sufficient water rights and sources to meet the requirements of City regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.

b. **Water Facilities for Development**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in aecordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordanee with City Regulations and any applicable law. Due to limited secondary water capacity, the developer shall install a 14" secondary water pipeline along 145 North from the existing 12" pipe on the west side of Mountain Sunrise Academy to the existing pipeline approximately 700' east of the Clark Drive in the North Lake Meadows subdivision. The upsize costs for the difference of what would be required to supply the development to the 14" pipe may be reimbursable if proposed cost differences are submitted to the City for acceptance by the City Council. In addition, a 6" secondary water line will be routed through the development to the existing lines in Hawthorne Street and Lakeview Drive on the east side of the development.

c. **Sewer, Storm Drainage, and Roads**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the

development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law. The developer shall dedicate the Right-of-Way to the City for the future expansion of 145 North. Asphalt widening of 145 North will not be required of the developer. The required frontage improvements for the southern side of 145 North shall include:

1. Storm drain lines and inlets along 145 North as needed to provide drainage for the future widened roadway. Inlets boxes shall be placed no more than 400 feet apart to collect sheet flow.
2. Developer shall install arterial street lighting per Saratoga Springs standards for the arterial street lighting per standard drawing detail LP-3A. Street lights shall be at intersections and every 300 feet max, placed on alternating sides of streets, or a maximum of 600 feet on the same side of the street.
3. Trails per Saratoga Springs standards, follow major arterial roadway detail ST-11.
4. Curb and gutter per Saratoga Springs standards, follow major arterial roadway detail ST-11
5. All frontage improvements shall be constructed based on the future road right-of-way width of 180'.

d. **Landscaping and Boardwalk/Trail Improvements**. Developer shall be required to install and improve the proposed public trail improvements through the open space area on south side of the development with connection to the existing adjacent County trail to the east of the Property on Saratoga Springs City lands, and as more fully specified in Exhibit E. This shall be in addition to and not in lieu of all required landscaping/open space improvements according to City Regulations. Developer may receive credits towards the City's landscaping/open space requirements for the installation of the public trail improvements per City regulations. For public trails, the Developer shall dedicate an access and use easement for the public, and the Developer or successor Home Owners Association, shall maintain the trail-abutting landscaping improvements in perpetuity including maintaining the vegetation and repairing and replacing all necessary irrigation infrastructure and improvements. For public trails, the City shall maintain the trail surface including repairing the trail, but shall not provide snow removal. The Developer shall install the Pony Express trail connection to the trail in Loch Lomond meeting City trail standards.

e. **Additional Development Requirements**.

   i. Developer shall provide all necessary and required flood plain and wetlands mitigation documents.
   ii. Angled parking will be permitted only on the main north/south access road and no other roads.

iii. Commercial drive approaches shall be required on all intersections having private to public connections.
iv. Planned roadway connections to the west and to the east of the Property shall be developed as shown in Exhibit D.
v. Developer agrees to limit commercial uses to those in Title 19.04.12
vi. Developer will be responsible for maintaining the irrigation/storm water drainage ditch on the western side of the development until such time it has been piped.
vii. Developer shall not cross drinking water lines with sanitary sewer lines per Utah State Code. The developer may be required to raise the grade of the development in order to route the drinking water and sewer lines in a manner that complies with the state code.

7. Reimbursements. The City shall not require the Developer to "upsize" any public improvements (i.e., to construct the improvements to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to the Developer are made to compensate the Developer for the costs of such upsizing, but not for costs attributable to the project.

8. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "**Plans**") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests. The developer shall develop the commercial portions along with the residential portions according to the phasing plan as shown in Exhibit G. The commercial portions in each phase will be completed before development commences in the subsequent phase. If commercial acreage is reduced, then residential density shall be reduced accordingly to comply with the limits specified in Title 19.04.12.

9. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations to record a Final Plat with the Utah County Recorder and pay all recording fees.

10. Site and Architectural Design Standards. Developer shall comply with the North Cove Site and Architectural Design Standards ("**Design Guidelines**") attached as Exhibit F. If the Design Guidelines are not specific, the Developer shall adhere to the Site and Architectural Design Standards specified in Title 19 in place when a complete site plan or preliminary plat application is submitted.

a. Intent and Purpose. Project architecture and design shall demonstrate a destination

orientation to meet the purpose and intent of the Mixed Waterfront Zone as stated in City Code Section 19.04.12, "The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties."

b. Theme. A waterfront-style architectural and development design theme that is compatible with and promotes adjacency to the Utah Lake shoreline shall guide and be adhered to by the development of the Project. This theme shall apply to all development in the Project including all residential and commercial development.

c. Lake Access and Uses. Assurance shall be given and shown on approved site plans that the public will have access to and use of the lakefront. All uses adjacent to or connecting to the lakeshore will be designed and developed to enhance and preserve the environment of the Utah Lake shoreline.

11. Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

12. Successors and Assigns.

a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("**Transfer**") to a third party ("**Transferee**"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as

Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

13. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("**Default**") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable

substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

Breach of Agreement. Upon Default as set forth above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

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

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

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

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

Exhibit D: Concept Plan including Density Calculations

Exhibit E: Open Space & Trails Plan

Exhibit F: Architectural and Design Guidelines

Exhibit G: Phasing Plan

15. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such

conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

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

To the Developer:	Regency Finding & Development LLC Attn: John Haertel 5962 West Gable Ridge Court Highland, UT 84003
And to:	Hatch Property Holdings, LLC 6708 W Spring Hollow Lane Highland, UT 84003

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

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

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

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized

representative of Developer as of the date first written above.

Attest:

Cindy LoPiccolo, City Recorder

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

By: _____
Jim Miller, Mayor

DEVELOPER,

Regency Finding & Development LLC,.

By: _____

Its: Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 11 day of Oct 2023 by Chris Haertel of Manager, a Utah corporation/limited liability company/partnership.

_____
Notary Public

CHRISTINE SIDDOWAY
Notary Public State of Utah
My Commission Expires on:
May 23, 2024
Comm. Number: 711955

DEVELOPER,

Hatch Property Holdings LLC

By: Doug Hatch

Its: Owner

State of Utah
County of Utah

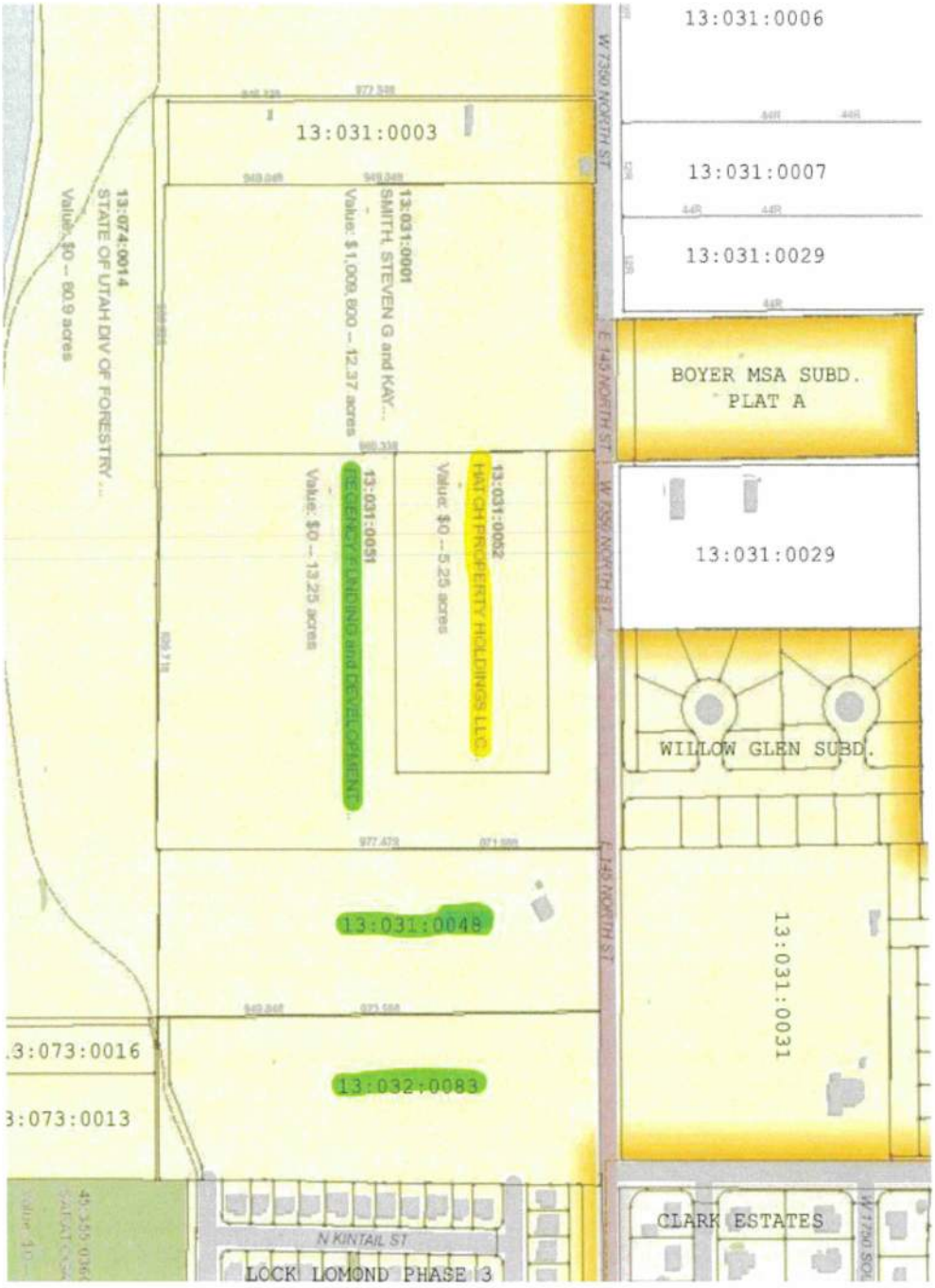
The foregoing instrument was acknowledged before me this 12 day of October 2023 by Doug Hatch, of Hatch Property Holdings, a Utah corporation/limited liability company/partnership.

_____
Notary Public

LUCINDA LOPICCOLO
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 711276
COMM. EXP. 04-12-2024

Exhibit "A"

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



Legal Descriptions

Serial Number: 13:031:0051
Acreage: 13.248554
Legal Description: COM N 89 DEG 17' 0" W 352.14 FT & S 5.17 FT FR SE COR. OF SEC. 19, T5S, R1E, SLB&M.; N 88 DEG 57' 0" W 829.71 FT; N 0 DEG 15' 0" W 516.35 FT; S 89 DEG 39' 3" E 672.89 FT; N 0 DEG 10' 11" E 338.87 FT; N 89 DEG 39' 3" W 675.37 FT; N 0 DEG 15' 0" W 105.1 FT; N 89 DEG 52' 0" E 833.98 FT; S 0 DEG 0' 46" W 977.47 FT TO BEG. AREA 13.249 AC.

Serial Number: 13:031:0052
Acreage: 5.246957
Legal Description: COM N 530.8 FT & W 1185.44 FT FR SE COR. OF SEC. 19, T5S, R1E, SLB&M.; N 0 DEG 0' 31" E 338.87 FT; S 89 DEG 39' 3" E 675.35 FT; S 0 DEG 10' 11" W 338.87 FT; N 89 DEG 39' 3" W 674.4 FT TO BEG. AREA 5.247 AC.

Serial Number: 13:031:0048
Acreage: 7.760628
Legal Description: COM S 89 DEG 6' 53" E 1.6 FT FR SE COR. SEC. 19, T5S, R1E, SLB&M.; N 0 DEG 31' 4" W 973.58 FT; N 89 DEG 20' 49" W 341.83 FT; S 0 DEG 10' 46" W 971.98 FT; S 89 DEG 6' 53" E 353.69 FT TO BEG. AREA 7.761 AC.

Serial Number: 13:032:0083
Acreage: 7.498626
Legal Description: COM N 23.73 FT & W 1.93 FT FR SW COR. SEC. 20, T5S, R1E, SLB&M.; N 0 DEG 30' 49" W 949.84 FT; S 89 DEG 11' 26" E 367.15 FT; S 4 DEG 54' 23" W 46 FT; S 1 DEG 14' 24" E 61.06 FT; S 1 DEG 10' 46" W 270.02 FT; S 0 DEG 0' 14" E 100.51 FT; S 1 DEG 31' 30" W 258.64 FT; S 0 DEG 26' 26" W 138.64 FT; W 26.49 FT; S 68 DEG 14' 0" W 188.99 FT; W 140.48 FT TO BEG. AREA 7.499 AC.

Exhibit "B"

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

[ON FILE WITH THE CITY RECORDER]

Exhibit "C"

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

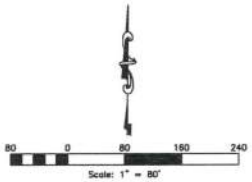
[ON FILE WITH THE CITY RECORDER]

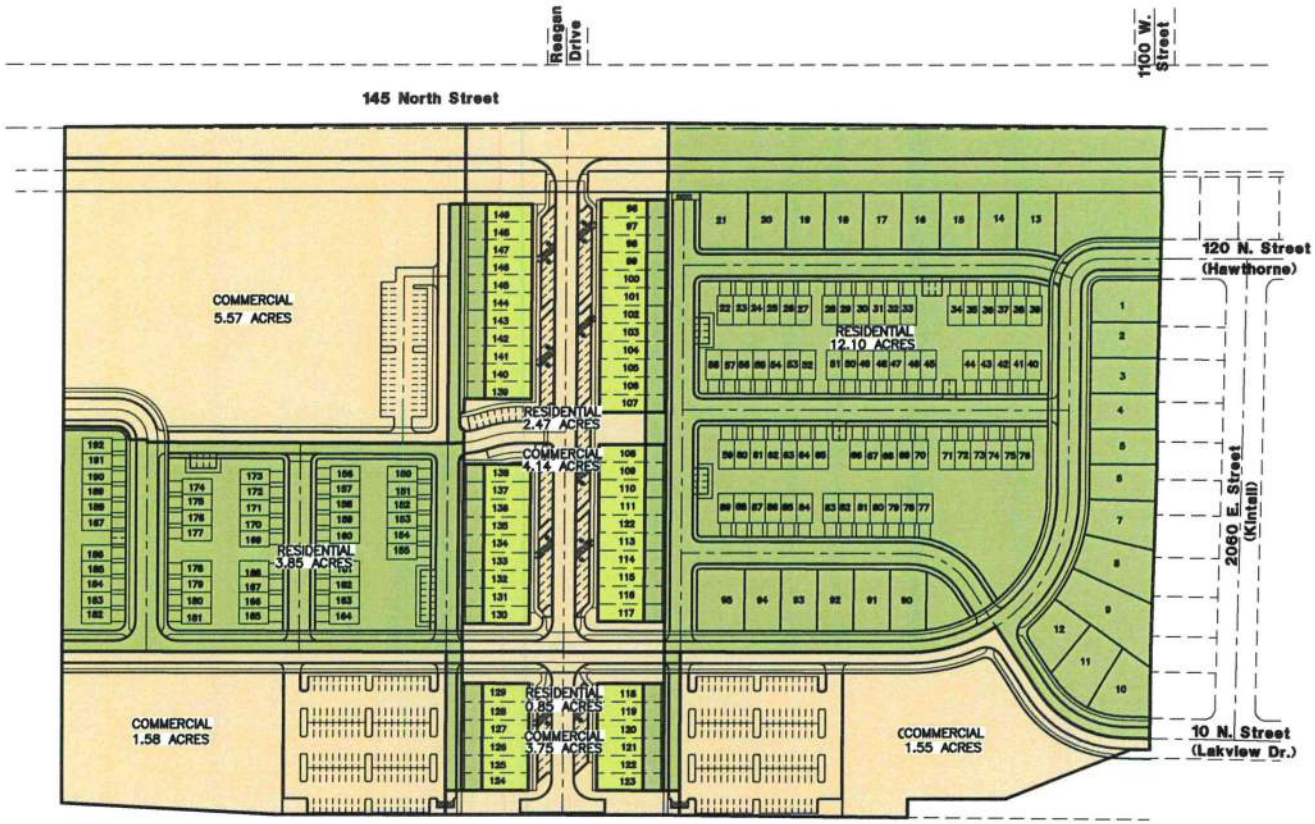
Exhibit "D"

Concept Plan including Density Calculations

ENT 115778:2024 PG 21 of 70

Exhibit D - Concept Plan





DENSITY DATA

TOTAL PROJECT AREA.....33.84 ACRES

TOTAL COMMERCIAL AREA.....16.59 ACRES (49.0%)

MIXED USE IN COMMERCIAL AREA.....2.02 ACRES

COMMERCIAL AREA.....14.57 ACRES

TOTAL RESIDENTIAL AREA.....19.27 ACRES (56.9%)

MIXED USE IN RESIDENTIAL AREA.....2.02 ACRES

RESIDENTIAL AREA.....17.25 ACRES

19.27 @ 10 UNITS/AC. = 192 UNITS
54 MIXED-USE RESIDENTIAL UNITS
111 TOWNHOUSE UNITS
27 RESIDENTIAL LOTS
192 TOTAL UNITS

RESIDENTIAL: 17.25 AC. + COMMERCIAL: 14.57 AC. + MIXED USE: 2.02 AC. = 33.84 ACRES

*MIXED USE IS COUNTED TWICE (EACH FOOTPRINT IS 1625 S.F.)

Developer:
Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

North Cove

Saratoga Springs, Utah County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.

REVISIONS
DATE | DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30, AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH

Exhibit D - Concept Plan

Project Info.
Engineer: A. Draper
Planner: C. Cave
Designer: E. Roche
Date: 10-5-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

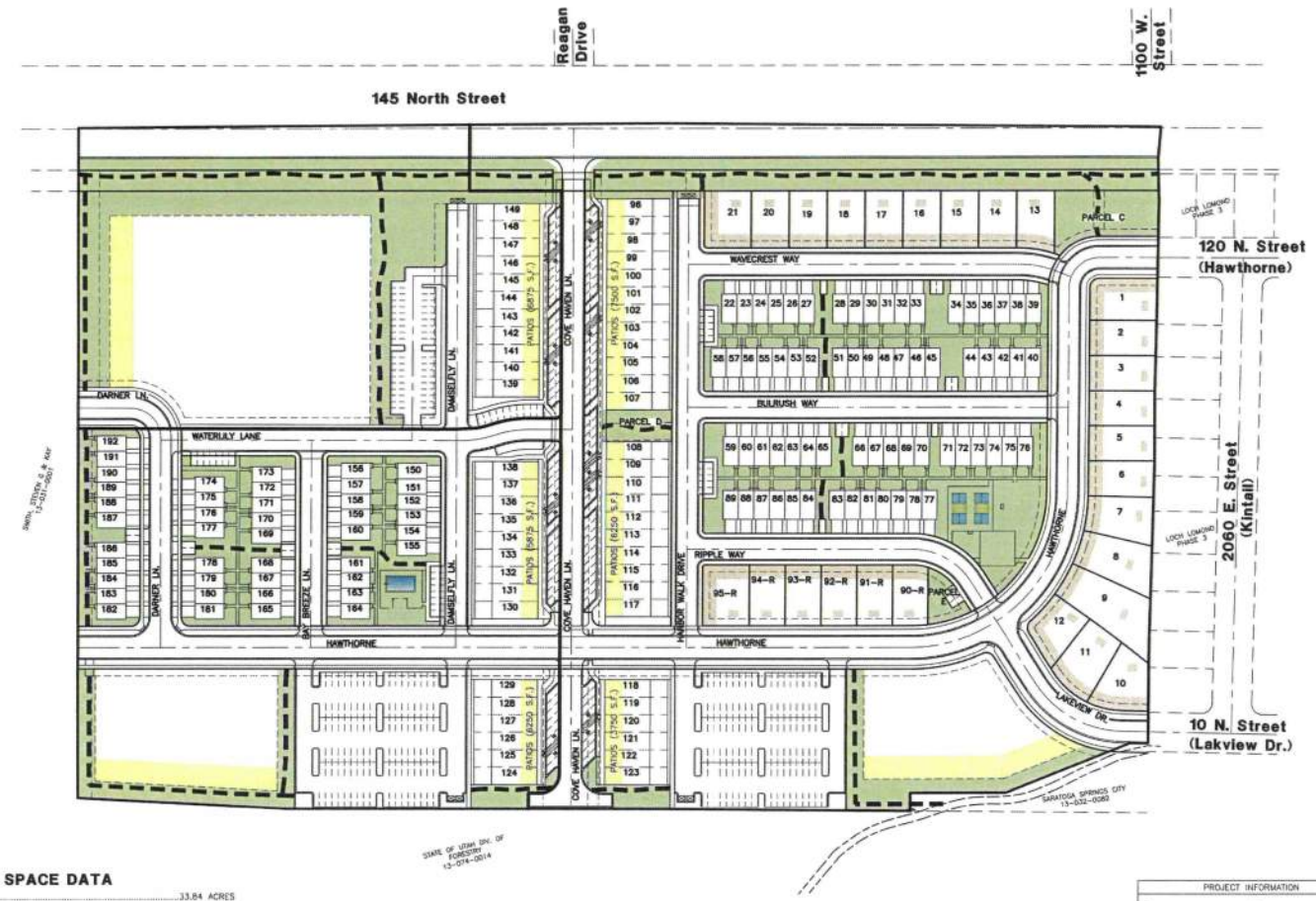
Exhibit "E"

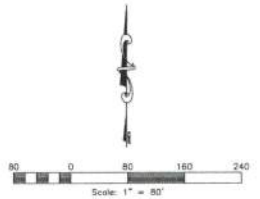
Open Space & Trails Plan

ENT 115778:2024 PG 23 of 70

NORTH COVE
OPEN SPACE & TRAILS PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 19, THE NORTHEAST QUARTER OF SECTION 30 AND THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH
DECEMBER, 2023





OPEN SPACE DATA

TOTAL PROJECT AREA.....33.84 ACRES

RESIDENTIAL LOTS (FRONT/SIDE/PATIOS) OPEN SPACE.....1.07 ACRES
MIXED USE & COMMERCIAL PRIVATE OPEN SPACE.....1.04 ACRES
OPEN SPACE.....6.60 ACRES

OPEN SPACE REQUIRED: (33.84 X .25)= 8.46 ACRES
OPEN SPACE PROVIDED: 8.71 ACRES (25.7%)

NOTES

1. PER WATERFRONT ZONE, COMMERCIAL LOTS REQUIRE 25% OPENSPACE
2. PATIO'S FOR MIXED USE UNITS ARE INCLUDED IN THE OPENSPACE

PROJECT INFORMATION			
Surveyor: T. HATCH	Name: NORTH COVE		
Designer: E. ROCHE	Number: 7030-03		
Begin Date: 8-16-22	Revision: 12-18-23		
	Scale: 1"=80'		

PROFESSIONAL LAND SURVEYOR — 8011 TROY J. HATCH — Preliminary — STATE OF UTAH

LAND SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

Reeve & Associates, Inc.
5160 S. 1500 W. RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

UTAH COUNTY RECORDER'S OFFICE

Exhibit "F"

Architectural and Design Guidelines

North Cove

Saratoga Springs, Utah

Welcome to North Cove a destination where you will love to live, shop and stay near the water's edge

As you drive into North Cove you will notice this unique destination is like no other in the state. The beautiful open view of Utah Lake and the wonderful shopping and beautiful restaurant with open air seating near the water's edge. Additional future commercial lots have views to the lake. Make a day out of relaxing at the park and wander through the main street with convenient shopping. Enjoy the amenities, such as the playground or swimming pool. Look around and you will notice that every home has a rooftop patio for entertaining and relaxing while you take in the surrounding views of the lake and Mount Timpanogos. Beautiful modern waterfront-style architectural and development design theme with hues of slate blue and gray with white and natural wood accents bring a feeling of nature and calm vibes of the water, accentuated by themed signage and amenities.

Imagine North Cove where you can shop, play, entertain, dine and stay near the water and enjoy all the surrounding natural beauty Saratoga Springs has to offer!

Proposed number of units:

Mixed Use Townhomes: 54
Mixed Use Retail Spaces: 54

Regular Townhomes: 111

Single Family Homes: 27

Future Commercial Pads: 3

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One of the first elements of the neighborhood people ill experience is a delightful main street with shops and street side dining and benches with a mixed use of townhomes above the storefronts.



View South Along Main St

ENT 11578:2024 PG 27 of 70



Key to the development in the interface with Utah Lake. From the mixed use Main Street, homeowners above the stores will enjoy roof deck patios overlooking the amenities as they connect to the city's bike path and an access trail to the lakefront.

View to Lake from Mixed Use Townhome

4

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OVERVIEW OF SITE:

Main Street Area with Mixed Use
Pages 6-7

West Townhome Area
Page 17

East Townhome Area
Page 18

Single Family Home areas
Page 29

Amenities
Page 34



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MAIN STREET AREAS

- Townhome Atop Store
- Roof patio above store
- Wide Sidewalk for cafes, street furniture
- Shaded parking with tree islands
- Larger plaza between north and south buildings

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South Portion of Mixed Use Area

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Modern design elements with touches of traditional design

High maintenance materials discouraged.

Prohibited materials:

- Vinyl Siding
- Builder grade aluminum siding
- Beadboard or weatherboard wood siding

All materials to be low reflectance with buff or matte finish

View East at Plaza

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Facade Materials:

Less than 25% of facade stucco

Majority of facade to be durable and patterned materials such as:

- Architectural Concrete
- Fiber Cement Siding
- Cedar Plank Rainscreen
- Exterior Grade Architectural Tile
- Stone Veneer
- Brick Veneer
- Architectural grade metal or perforated metal rainscreens



View Northeast from SW corner of Mixed Use

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Glass partition between units to provide visibility while reducing privacy concerns of someone jumping from one private patio to another.



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View South from Plaza

Window and Doors shall have consistent color and material feel.

Each facade to have at least two of the following accent features:

- An entry portico or canopy
- An accent vertical or horizontal band or recess
- A trellis or plant shelf
- Window and door head and jamb trims.
- Other constructed design elements that add detail and beauty to the overall design.

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South view from Entry

North Cove Development

Saratoga Springs, Utah

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Sidewalk at Storefront, looking North

Modern design elements with touches of traditional design

High maintenance materials discouraged.

Prohibited materials:

- Vinyl Siding
- Builder grade aluminum siding
- Beadboard or weatherboard wood siding

All materials to be low reflectance with buff or matte finish

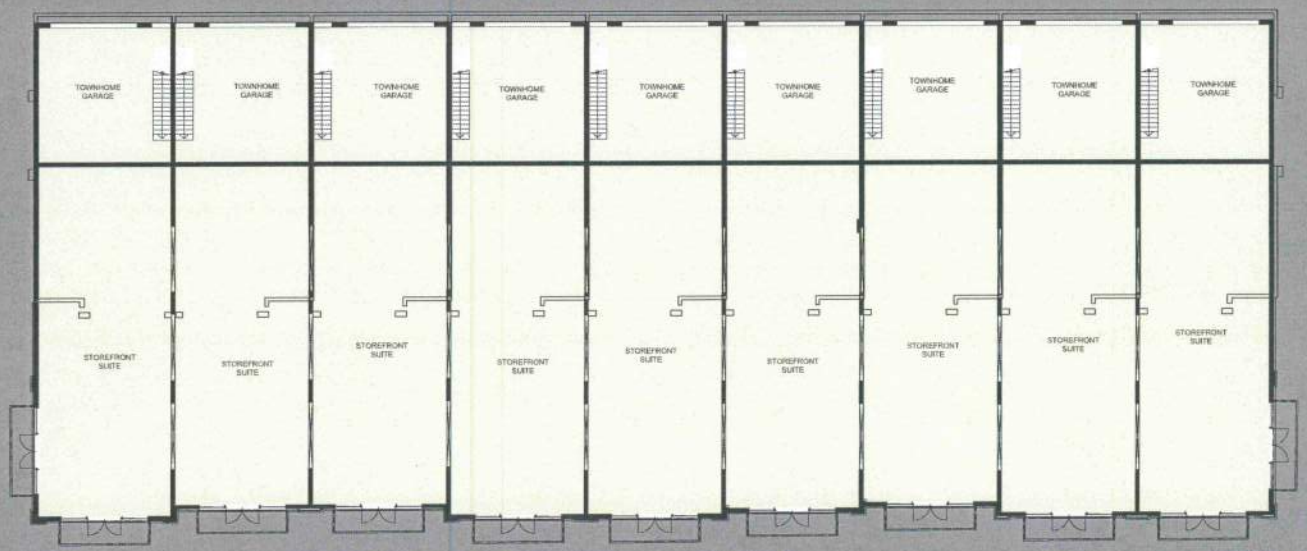
ENT 11578:2024 PG 38 of 70

Ground floor of the mixed use buildings have storefront areas leasable to restaurants, shops, and offices.

Toward the rear of the building, a two car garage is provided for each residential unit above the same garage with internal stair access to the residential unit.

Each storefront is approximate 1510 sf.

Each residential unit's garage is approximately 602 sf.



D FLOOR

Sample Ground Floor of Mixed Use Building

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MAIN - UPPER

Sample 2nd Floor Plan of Mixed Use Building

Second floor is the main living area for the residential units containing the master bedroom suites, kitchen, dining, living room, and access to the rooftop patio above the storefront below.

Main level of each residence: 1274 sf

Balcony / Roof Patio of each residence: 925 sf

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Third floor of the residential units include three bedrooms, two bathrooms, and a play loft.

Upper level of each residence: 1284 sf



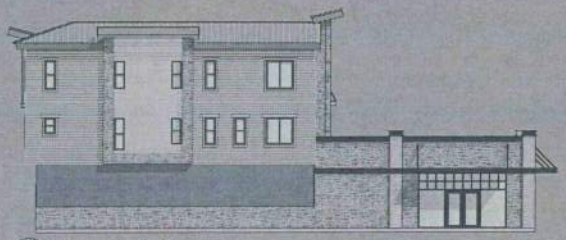
RD FLOOR

Sample 3rd Floor of Mixed Use Building

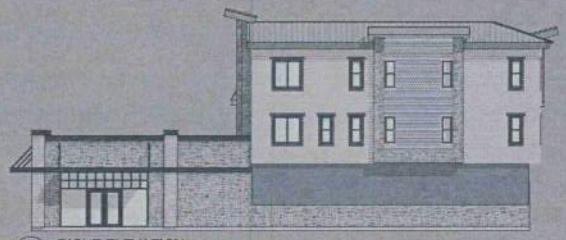
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1 FRONT ELEVATION



2 LEFT ELEVATION



4 RIGHT ELEVATION



3 REAR ELEVATION

Sample Colored Elevations - Mixed Use Bldgs

Colored Elevations are required as part of the submittal process for each building in the development.

Architect retained by development to review each submittal to confirm it meets architectural design standards for the community.

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Townhome areas:

Garage and driveway access to streets.

Frontage of units toward common green space



Overhead view of West Townhome Area

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Overhead view of East Townhome Area

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Minimum 4:12 roof pitch element visible on front of building

Traditional railings



Right front of 5 Unit Townhome Block

North Cove Development

Saratoga Springs, Utah

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Color scheme to provide a beach like feel. In the townhome blocks, each unit has it's own color that fits within the color board mix provided for this community. See Color Board on page 38.

All buildings in the development shall have finishes and architectural features on all facades of the building, not just the front.

Sidewalk at Storefront, looking North

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Overhead view of West Townhome Area

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View to Green Space between Townhome Blocks

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Seven Unit Block of Townhomes

North Cove Development

Saratoga Springs, Utah

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Seven Unit Block of Townhomes

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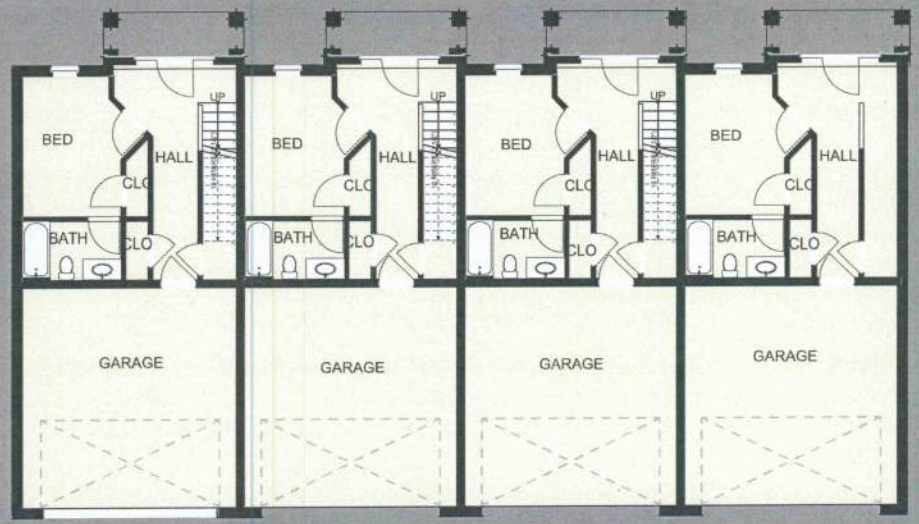
Ground floor of townhomes include a study/bedroom, two-car garage, and grand entry.

Each unit:

Garage: 387 sf

Ground floor

finished:370 sf



3-story Options - GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Sample Ground floor of Townhome block

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3-Story Options - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Second floor of each unit provides a balcony, living room, kitchen with dine in island, laundry, and master suite.

Each unit

Main floor: 815 sf

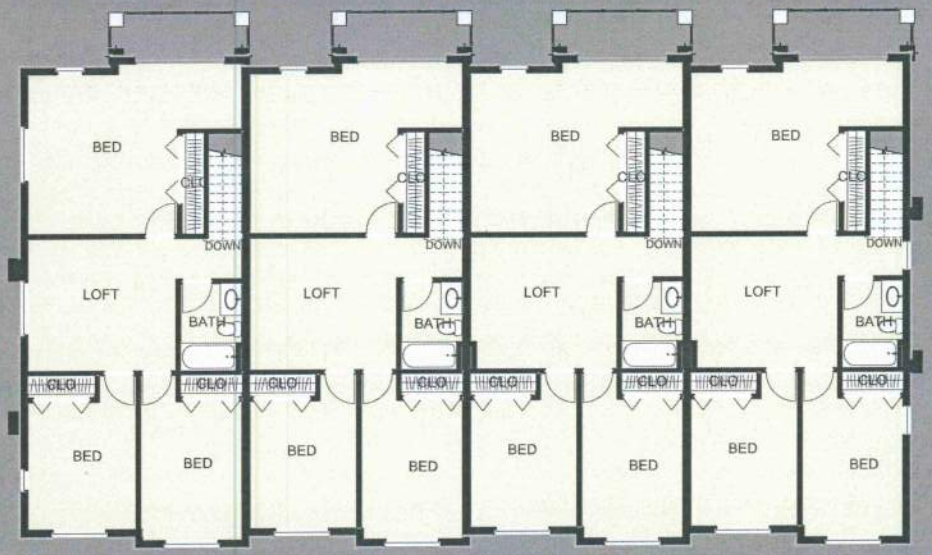
Sample 2nd Floor of Townhome Block

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Third floor of each unit provides another three bedrooms and a play loft. Optional balcony from front bedroom.

Each unit

upper floor:809 sf



3-Story Options - 3RD FLOOR PLANS

SCALE: 1/8" = 1'-0"

Sample 3rd Floor of Townhome Block

North Cove Development

Saratoga Springs, Utah

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The townhomes have sloping roof elements, beachfront balconies, stone veneer, bright beach-like color schemes, and architectural detail elements and bumpouts that break up the monotony.

Sample Colored Elevations of Townhome Block

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The Single Family Home area provides a buffer and transition zone to the neighboring single family home community to the east.



Overview of Single Family Home Area

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Transition to SFH from Townhomes, looking South

Streets to be lined with trees for shade and beauty.

Accessory structures like playhouses, sheds, etc. are to maintain similar design aesthetics and color schemes to the primary residence on each parcel.

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Because the neighborhood is aimed at having beautiful views of the lake, homeowners are encouraged to have rooftop decks or roof level balconies to provide views to the lake.



Sample of SFH with Beach Balconies

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Home designs are encouraged to be modern mixed with traditional.

Beach style railings are encouraged.

Roofs shown with standing seam metal roofs, suggesting higher quality materials for all the designs.

Sample home design with Gable Roofs

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This sample design showcases a stair tower on the front of the house that provides a luxurious front entry foyer and access to the trellis covered rooftop patio deck with views to the lake.



Sample Home Design With Entry Tower

North Cove Development

Saratoga Springs, Utah

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AMENITIES:

The amenities for the community include a children's playground area and a swimming pool area with clubhouse.

Amenities illustrated here are for reference only and are not the final design. They are included to give a feel of the style and type of amenities that will be included.

OPEN SPACE:

Each residential lot will have a minimum 150 sf private patio that contributes to the open space requirement of the community. Commercial lots will have a combination of public and private open spaces, patios, greens, etc for meeting the open space requirement.

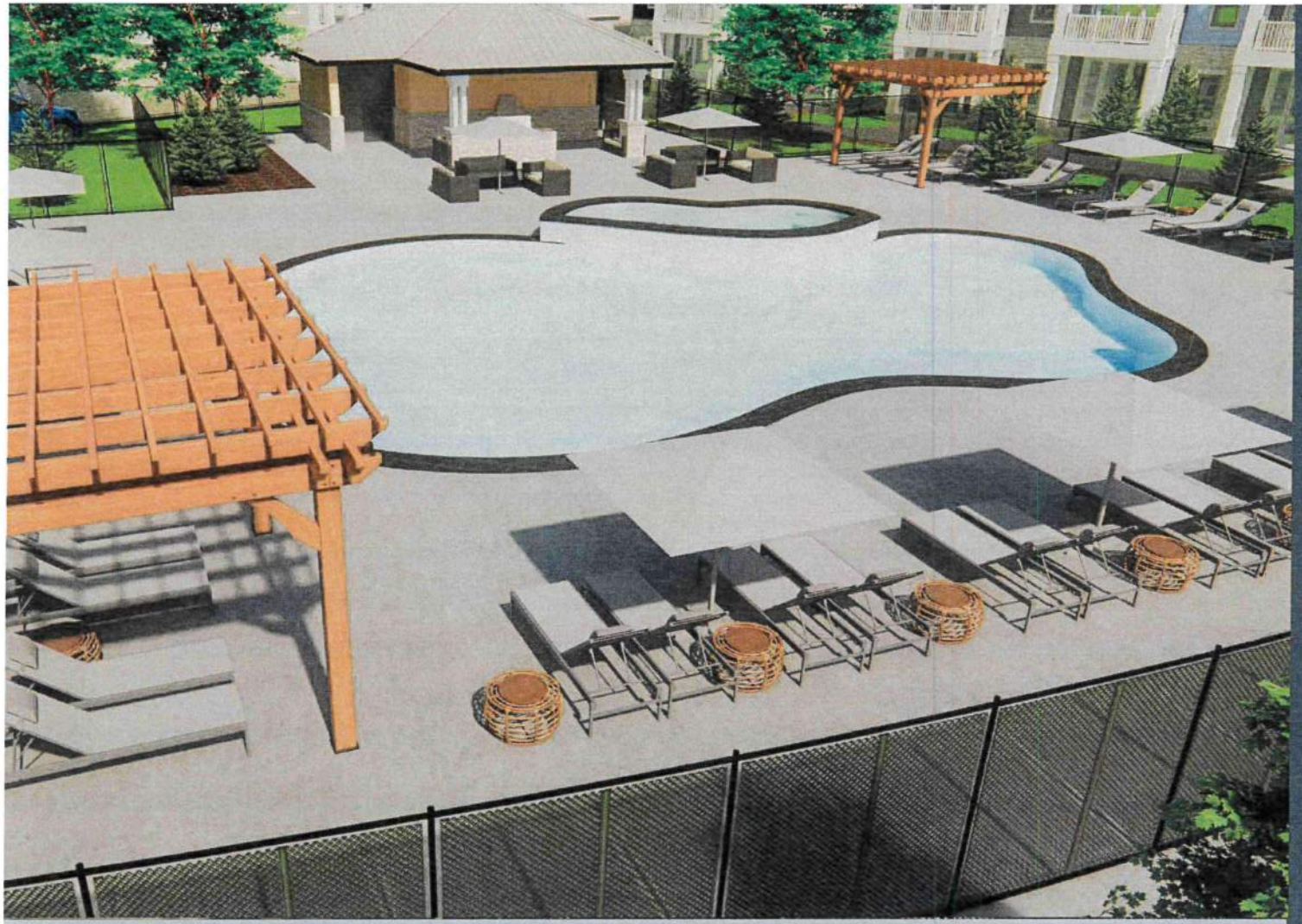
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This sample design showcases a stair tower on the front of the house that provides a luxurious front entry foyer and access to the trellis covered rooftop patio deck with views to the lake.



Swimming Pool and Deck

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Sample Amenities (not final design)

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Pool House and BBQ

North Cove Development

Saratoga Springs, Utah

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Pool House and BBQ

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CHILDREN'S PLAYGROUND

The children's playground will be commissioned to have a beach or nautical theme with colors to fit the community style.

The picture shown is an example only. Possible playground configurations could include pirate ships, whales, or like this picture, just beach umbrella and slides matching the community color scheme.



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Color Samples

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RESIDENTIAL AND COMMERCIAL ARCHITECTURAL DESIGN STANDARDS

Section 1:

1.1 All buildings to be designed in this community shall meet and/or exceed all requirements of Saratoga Springs City Community Development Standards as written in Chapter 19.

1.2 The community should have a beach / lakeside feel with architectural elements reinforcing this feel throughout the development.

1.3 The intent of this document is to encourage the architect / designer of each property to be creative and unique in their design while also being complementary of neighboring buildings. This governing document, therefore, is not intended to restrict design freedom. Thus, for each design review submittal, the architect/designer shall provide the following submittal:

1.3.1 Colored elevations with notes describing key architectural features and façade materials.

1.3.2 A calculation of building façade material percentages.

1.3.3 A color scheme with a minimum of two primary colors and 1 accent color and a material sample board (digital is acceptable). The color schemes should contribute to a beach-like or lakeside community feel. No specific colors are specified by this document, but the colors should be calm and muted with occasional splashes of bold accent colors.

1.3.4 A one paragraph architectural narrative describing the design and how it adds to and is complimentary to the community.

1.3.5 Landscape plans as described in Section 3.

Section 2: Building design:

2.1 Design theme:

2.1.1 Each building, whether residential or commercial, shall be designed with all sides being equally considered for aesthetic beauty. Higher quality building treatments shall not only occur on street facing facades, but on side and rear facades as well.

2.1.2 Buildings shall be stylistically "beach / lakefront".

2.2 Buildings shall have no more than 25% of any façade shall be faced with stucco.

2.3 Façade materials:

2.3.1 The majority of the façade of each building shall be of durable and patterned materials with a minimum of two types of the following list:

A. Architectural grade concrete finishes such as: board form, textured, smooth with reveals, etc.
B. Fiber cement siding or rainscreen.
C. Cedar plank rainscreens.
D. Exterior grade architectural wall tile.
E. Architectural stone veneer.
F. Brick masonry veneer.
G. Architectural grade metal.

2.3.2 High maintenance materials are discouraged.

2.3.3 Prohibited materials:
A. Vinyl Siding
B. Aluminum siding (traditional, does not count modern printed face aluminum clad rainscreen systems such as AL13 or Longboard brand façade systems)
C. Beadboard or weatherboard wood siding.

2.4 All façade materials shall be low reflectance with a buff or matte finish to reduce glare or unwanted reflections upon neighboring properties.

2.5 Where exposed foundation walls rise above grade, an architectural treatment shall be applied to the exterior face of concrete. If other architectural grade concrete finishes are used as a primary façade material, the foundation wall treatment shall match that same finish.

2.6 Windows and doors shall have frames that have a consistent color and materialfeel. For example, if door frames are black, then window frames shall also be black.

2.7 Each façade shall have at least two accent features such as:
A. An entry portico or canopy
B. An accent vertical or horizontal band or recess
C. A trellis or plant shelf
D. Window and door head and jamb trims.
E. Other design elements that are consistent with the design theme and style of the building being designed.

2.8 Each building and its accessory structures should create a unified and compatible aesthetic theme for the property.

2.9 Color schemes for the building(s) on a single parcel shall be used to further unify the property and its elements.

2.10 Street facing facades shall have at least one sloped roof element that exceeds a 4:12 pitch.

2.11 Occupied roof-tops (flat roofs with decking) are encouraged, but if used, must have parapets of at least 42 inches height above walking surface of occupiable roof decking, though occasional breaks in the parapet for guardrail are allowed if less than 10% of total parapet perimeter distance. Any guardrails on upper level or roof level balconies or exposed roof deck shall be glass rail, cable rail, or other architectural metal guardrail system.

2.12 Total building height of single-family homes in the community including roof-top stair access towers and rooftop pergolas shall not exceed 35 feet above finished grade.

SECTION 3: SITE DESIGN

3.1 Each property shall be submitted for review with a landscape plan indicating areas of ground cover, types and locations and sizes of plants, irrigation plans, and appropriate details.

3.2 Plant materials should favor drought tolerant species.

3.4 Hardscape paving of driveways, patios, etc. shall be limited to 40% of total landscape area. Accessory structures on site are to be considered part of the hardscape paving total.

3.5 Fences shall be limited to 8 feet tall and shall be privacy style fencing.

3.6 Accessory structures such as sheds, chicken coops, beehives, or other elements shall strive to match the primary structure. Accessory structures to be governed by City of Saratoga Springs development code, chapter 19 and other applicable sections.

Proposed Design Standards

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North Cove Development

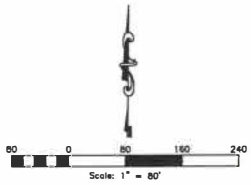
Saratoga Springs, Utah

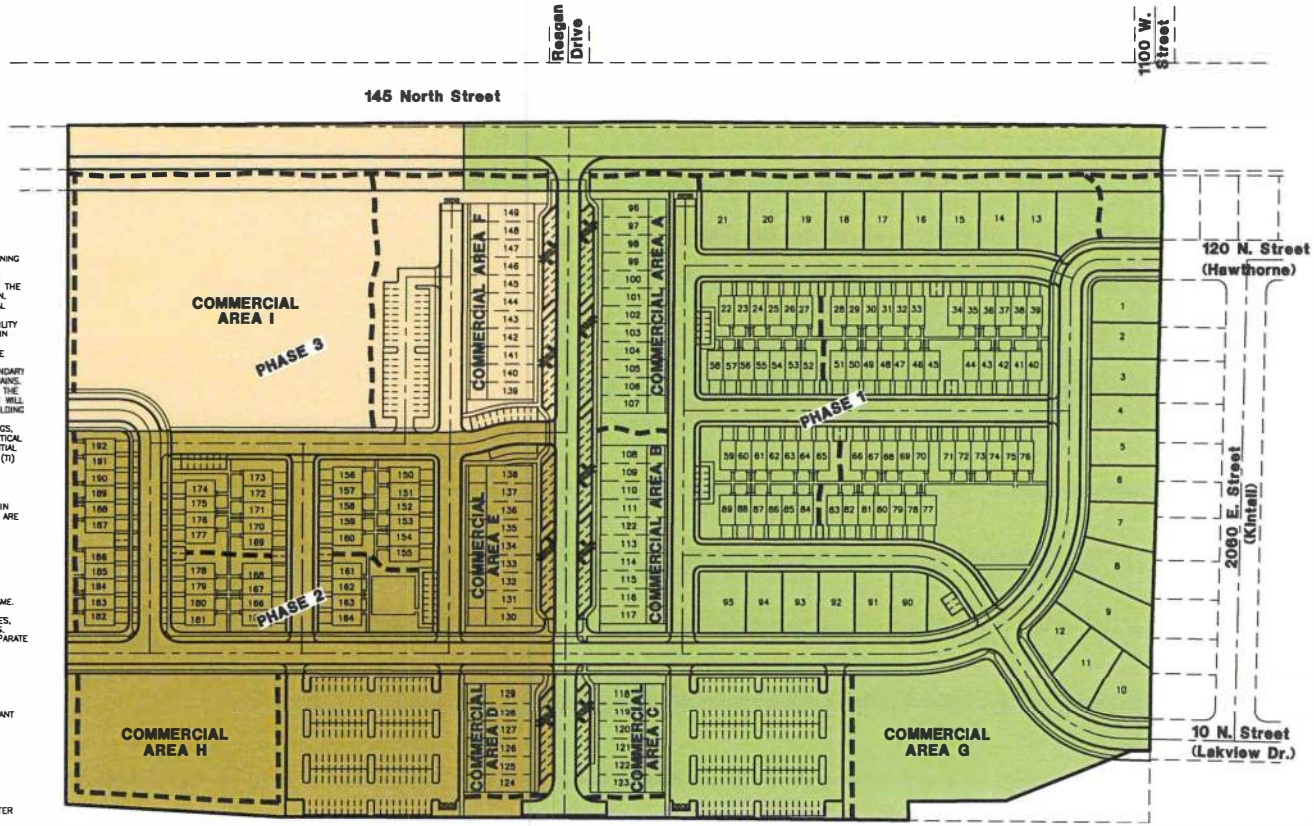
Exhibit "G"

Phasing Plan

Exhibit F: North Cove Phasing Plan

PHASING PLAN





PHASING DESCRIPTION AND NOTES

1. DEVELOPMENT PHASING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
2. DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IN EACH PHASE WILL BE COMPLETED BY PHASE, SO ALL RESIDENTIAL AND COMMERCIAL LOTS IN THE PHASE ARE IN A BUILD-READY CONDITION FOR VERTICAL CONSTRUCTION.
3. DEVELOPMENT IS SPECIFICALLY DEFINED AS AND LIMITED TO HORIZONTAL IMPROVEMENTS WHICH WILL BE COMPLETED BY PHASE.
4. HORIZONTAL IMPROVEMENTS INCLUDE INSTALLATION OF SUBSURFACE UTILITY MAIN PIPES AND LINES, AND UTILITY LATERALS STUBBED FROM THE MAIN LINES INTO EACH LOT DESIGNATED ON THE PLAT. INSTALLATION OF SURFACE IMPROVEMENTS OF CURB, GUTTER, SIDEWALK, AND ROADS ARE INCLUDED IN THE HORIZONTAL IMPROVEMENTS. COMMON SUBSURFACE UTILITY MAINS INCLUDE SEWER, STORM WATER, CULINARY WATER, SECONDARY IRRIGATION WATER, ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS MAINS.
5. VERTICAL CONSTRUCTION IS SPECIFICALLY DEFINED AS AND LIMITED TO THE CONSTRUCTION OF THE PHYSICAL BUILDINGS. VERTICAL CONSTRUCTION WILL BEGIN IN PHASE 1 UPON ISSUANCE OF BUILDING PERMITS BY THE BUILDING DEPARTMENT.
6. VERTICAL CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE FOOTINGS, FOUNDATION WALLS, EXTERIOR WALLS, AND ROOF OF A BUILDING. VERTICAL CONSTRUCTION IN COMMERCIAL BUILDINGS MAY BE DIVIDED INTO AN INITIAL "CORE & SHELL" SCOPE, AND A SUBSEQUENT "TENANT IMPROVEMENT" (TI) SCOPE.
7. THE DEVELOPER WILL DETERMINE THE TIMING OF COMMENCEMENT OF HORIZONTAL IMPROVEMENTS IN SUBSEQUENT PHASES (PHASE 2-3) ACCORDING TO THE PHASING NARRATIVE BELOW.
8. THE CONSTRUCTION OF AMENITIES SHALL BE INCLUDED IN THE PHASE IN WHICH THE AMENITIES ARE LOCATED ON THE AMENITY PLAN. AMENITIES ARE DETAILED IN THE AMENITY PLAN AND INCLUDE TRAILS, LANDSCAPING, PICKLEBALL COURTS, AND A SWIMMING POOL.
9. SPECIFIC CONDITIONS OF PHASING ARE SPECIFIED IN THE PHASING NARRATIVE.

NOTES:

A. PHASING IDENTIFIES THE SEQUENCE OF DEVELOPMENT, BUT DOES NOT COMMIT THE DEVELOPMENT TO A SPECIFIC CALENDAR DATE OR TIMEFRAME.
B. THE PHASING PLAN IS SEPARATE AND DISTINCT FROM PLAT MAPS.
C. PHASE 3 IS UNDER SEPARATE OWNERSHIP FROM THE FIRST TWO PHASES, AND WILL BE THE FINAL PHASE TO INSTALL HORIZONTAL IMPROVEMENTS.
D. THE DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IS SPECIFICALLY SEPARATE AND DISTINCT FROM VERTICAL CONSTRUCTION.

PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

1) SEQUENCING
a. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
b. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.

2) COMMERCIAL / RESIDENTIAL BALANCE
a. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
i. COMMERCIAL/RESIDENTIAL MIXED-USE BUILDING CONTAINING UNITS 96-107. (COMMERCIAL AREA A)
ii. 27 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1-21 AND LOTS 90-95)
iii. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22-89)
b. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.

3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING
a. COMMERCIAL AND MIXED-USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A-I)

4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE.

PHASING DATA

TOTAL PROJECT AREA..... 33.84 ACRES
TOTAL COMMERCIAL AREA..... 16.59 ACRES (49.0%)

PHASE 1..... 18.85 ACRES
COMMERCIAL..... 6.22 ACRES (33.0%)

PHASE 2..... 8.48 ACRES
COMMERCIAL..... 4.30 ACRES (50.7%)

PHASE 3..... 6.51 ACRES
COMMERCIAL..... 6.07 ACRES (93.2%)

RESIDENTIAL UNITS PER PHASE

	MIXED-USE	TOWNHOUSE	SINGLE-FAM	
PHASE 1	28	68	27	
PHASE 2	15	43		
PHASE 3	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED-USE	1	12	96-107
B	MIXED-USE	1	10	108-117
C	MIXED-USE	1	6	118-123
D	MIXED-USE	2	6	124-129
E	MIXED-USE	2	9	130-138
F	MIXED-USE	3	11	139-149
G	STAND-ALONE	1	-	-
H	STAND-ALONE	2	-	-
I	STAND-ALONE	3	-	-

LEGEND

- - - - PATHWAY LOCATION

Developer:
Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

North Cove

Saratoga Springs, Utah County, Utah

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Reeve & Associates, Inc.
1180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
801.621.3100 FAX: (801) 621-2666 www.reeve-assoc.com

REVISIONS
DATE | DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Revised: Dec. 11, 2023

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Rocha
Date: 11-17-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that the City Council of the City of Saratoga Springs, Utah, at their meeting of October 17, 2023, passed and adopted the following Ordinance:

- Ordinance 23-34 (10-17-23) Approving a Development Agreement specifying the terms of the development of certain real property.
- Ordinance 23-35 (10-17-23) Adopting amendments to Title 13 of the Saratoga Springs City Code.
- Ordinance 23-36 (10-17-23) Adopting amendments to Title 19 of the Saratoga Springs City Code.

Copies of these Ordinances are on file in the office of the City of Saratoga Springs City Recorder and are available for review during business hours.

This notice has been posted on:
The Utah Public Notice Website,
The City of Saratoga Springs Website, and
The City of Saratoga Springs administration building notice board.

Dated: October 19, 2023
/s/ Nicolette Fike, Deputy City Recorder

ORDINANCE NO. 26-28 (06-16-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, AMENDING THE DEVELOPMENT AGREEMENT FOR THE NORTH COVE DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, the City entered into a Development Agreement dated October 17, 2023 and recorded in the Office of the Utah County Recorder on February 26, 2024 as Document No. 11578:2024 with regard to certain real property located within the City boundaries ("Development Agreement"); and

WHEREAS, the City and the Developers desire to amend the Development Agreement to North Cove;

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

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

SECTION I – ENACTMENT

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

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 16th day of June, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Amendment to Development Agreement

City Council Staff Report

Author: Scott Petrik, Engineer 1
Subject: Reimbursement Agreement for Rider's Station
Date: June 16, 2026
Type of Item: Legislative Action

SARATOGA SPRINGS

1. **Summary:** The developer of the subject plat(s), BlackSpire Capital Group, LLC, a Utah 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: $828,592.00
   B. Secondary Water: $0
   C. Sewer: $0
   D. Storm Drain: $10,720.00
   E. Transportation: $56,121.00
   F. Open Space (Trails): $0

3. **Review:**

   The engineering plans were 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:

   <u>Adoption</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with BlackSpire Capital Group, LLC, a Utah LLC, for system improvements being installed with the subject development."

   <u>Alternative Motion with Modifications</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with BlackSpire Capital Group, LLC, a Utah 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 16th day of June, 2026, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and BlackSpire Capital Group, LLC, a Utah limited liability company (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as Rider's Station ("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 **$895,433.00** ("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
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

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: Rider's Station
By: Scott Petrik
Date: 6/9/2026

Reimbursable Item Category		**Total Cost**
Drinking Water	$	828,592.00
Secondary Water	$	-
Sanitary Sewer	$	-
Storm Drain	$	10,720.00
Transportation	$	56,121.00
Parks	$	-
Total Reimbursable Cost	$	895,433.00

REGIONAL INFRASTRUCTURE REIMBURSEMENT REQUEST — REVISED

Rider's Station Subdivision — Lots 1 & 2 | Saratoga Springs, Utah | Project #24-209

Restructured to align with the reimbursement provisions of the Rider's Station Development Agreement, Sections 3.b.ii and 3.b.iii.

Developer: URE Fund 1 - Rider's Station, LLC
Contact: Ed Axley — ed@ubacompanies.com — 801.592.6044
Civil Engineer: Civil Solutions Group — Jake Black, P.E. — jake@civilsolutionsgroup.net
City Engineer: Jeremy Lapin — Saratoga Springs — jlapin@saratogasprings-ut.gov
Project Area: 701,524 SF (16.1 acres) — Lot 1: 151,668 SF / Lot 2: 549,856 SF
Plan Date: Phase 1: 06/01/2026 — 12/31/2026
Date of Revised Submission: 13-May-26

Basis of Request: Reimbursement is requested under the Rider's Station Development Agreement, Section 3.b.ii (24" DW03 line — fully reimbursable), Section 3.b.iii (PN3A storm drain — upsize differential; traffic signal — excess of project), and per City staff's comment that the arterial-vs-local frontage differential on Pony Express and Fairfield may be eligible.

#	Category	Description	Unit	Qty	Unit Cost	Phase 1	Lot 2 / Future	Total Cost	Plan Reference	Reimbursement Basis
BUCKET 1 — 24-INCH DW03 DRINKING WATER LINE — FULLY REIMBURSABLE										
Development Agreement §3.b.ii: "The 24-inch drinking water line will not serve the project and accordingly is fully reimbursable." Identified by the City as Project #DW03 in the 2024 Drinking Water IFFP.										
W-01	Water Main	24" DIP (AWWA C151) — Phase 1	LF	1,245	$277.20	$345,114	-	$345,114	C105 (Ph1), C303/C304	Master planned transmission line; fully reimbursable per DA §3.b.ii.
W-02	Water Main	24" DIP (AWWA C151) — Lot 2 extension	LF	489	$277.20	-	$135,551	$135,551	C105 (Overall)	Continuation of DW03 master planned line through Lot 2.
W-05	Appurtenances	24" Bends — 11.25°/22.5°/45°	EA	9	$5,137.00	$46,233	-	$46,233	C105 (Ph1), C303/C304	Required for DW03 alignment.
W-06	Appurtenances	Thrust Blocks for 24" main	EA	16	$450.00	$7,200	-	$7,200	C504 detail	Structural support required for DW03 by City Std §00300.
W-07	Appurtenances	Concrete Collars — 24" main	EA	2	$650.00	$1,300	-	$1,300	C505 detail	Protection at structures on DW03.
W-08	Appurtenances	2" Blow-Off	EA	1	$6,303.41	$6,303	-	$6,303	2/C505	Required at end of DW03 for testing and chlorination.
W-10	Trenching	Trench, Bedding & Backfill — 24" main (1,734 LF total)	LF	1,734	$54.62	$68,002	$26,709	$94,711	1/C504	Full trench dedicated to DW03 transmission line. Split: 1,245 LF Phase 1 / 489 LF Lot 2.
W-11	Testing	Pressure Testing	LS	1	$6,800.00	$6,800	-	$6,800	C105 notes	Proportional to DW03 length within the testing scope.
W-12	Sampling	Permanent Water Sampling Stations — each side of canal	EA	2	$4,215.00	-	$8,430	$8,430	Per City comment	Added per City comment. Required for DDW compliance on transmission line; integral to DW03.
W-13	General	Construction Staking — Water (proportional)	LS	1	$18,475.00	$18,475	-	$18,475	Allocated	Survey staking allocated to DW03 transmission line.
		SUBTOTAL — BUCKET 1: 24" DW03 FULLY REIMBURSABLE				**$499,427**	**$170,690**	**$670,117**		
BUCKET 2 — PN3A STORM DRAIN (FAIRFIELD ROAD) — UPSIZE DIFFERENTIAL										
Development Agreement §3.b.iii: "The upsize costs difference between the required project level improvements and the PN3A pipe are fully reimbursable." Methodology agreed with City staff: (cost of facility sized to convey 15 cfs) minus (cost of facility at 15" minimum per Std Spec §00500.A.2). Final quantities/unit costs to be confirmed by Civil Solutions Group prior to execution of reimbursement agreement.										
SD-A	Storm Drain	PN3A Pipe — As-designed cost (Fairfield Rd, 18" pipe)	LF	2,000	$81.85	-	$163,700	$163,700	C201/C104	
SD-B	Storm Drain	Less: Project-level baseline (15" minimum pipe & structures, same alignment)	LS	2,000	$77.49	-	($154,980)	($154,980)	Std Spec §00500.A.2	Project-level baseline = 15" minimum per City Standard §00500.A.2.
SD-C	Storm Drain	Proportional trench differential (LF × unit cost difference)	LF	2,000	$1.00	-	$2,000	$2,000	1/C504	Trench differential attributable to upsized pipe.
		SUBTOTAL — BUCKET 2: PN3A UPSIZE DIFFERENTIAL				**-**	**$10,720**	**$10,720**		
BUCKET 3 — TRAFFIC SIGNAL MODIFICATIONS AT PONY EXPRESS / WOODHAVEN — EXCESS OF PROJECT										
Development Agreement §3.b.iii: "The signal improvements may be eligible for reimbursement to the extent that they serve the City in excess of the Project." Allocation methodology to be confirmed with City staff; preliminary allocation reflects the north leg of the intersection serving primarily regional circulation toward the future drinking water tank parcel and Eagle Mountain coordination.										
TS-A	Signal	Total signal modification cost (north leg construction)	LS	1	$79,100.50	$79,101	-	$79,101	C107	
TS-B	Signal	Less: Project-level allocation (developer cost)	LS	1	$48,677.23	$48,677	-	$48,677	Allocation	Portion attributable to Project access only (61.5%)
TS-C	Signal	Excess-of-project portion (reimbursable)	LS	1	$30,423.27	$30,423	-	$30,423	DA §3.b.iii	Net amount eligible for reimbursement per DA §3.b.iii. (38.5%)
		SUBTOTAL — BUCKET 3: SIGNAL EXCESS-OF-PROJECT (TS-C only counts toward total)				**$30,423**	**-**	**$30,423**		
BUCKET 4 — ROAD FRONTAGE ARTERIAL-vs-LOCAL DIFFERENTIAL										
Not authorized by the Development Agreement, but City staff has indicated that the differential between local-street and arterial cross-section may be eligible for reimbursement on Pony Express Parkway and Fairfield Road frontages. Per Std Spec §00600 Table 9, the arterial pavement section is substantially thicker than the local section (5" AC + 6" UTBC + 9" GB vs. 3" AC + 8" UTBC). The differential below reflects the marginal cost above what a local-street frontage would have required.										
RD-D1	Pony Express	Pony Express Pkwy — pavement section differential (arterial vs local, ~12,000 SF)	SF	12,000	$1.93	$23,160	-	$23,160	C305/C306/C401	Differential between arterial pavement section per Std Spec §00600 Table 9 (Class IV) and local pavement section (Class I).

RD-D2	Pony Express	Pony Express spill C&G — arterial vs local differential (2.5' vs 2.0')	LF	1,450	$1.75	$2,538		-	$2,538	C305/C306, C102	Arterial spill C&G unit cost less local C&G unit cost.
					SUBTOTAL — BUCKET 4: ROAD FRONTAGE DIFFERENTIAL	**$25,698**		**-**	**$25,698**		

The work below represents the amounts to extend the 24" Water Line along Pony Express beyond the boundary of the Rider's Station property.

PE-01		Excavate for Shoring and Place - 24" Water Line	CY	315	$25.00	-		$7,875	$7,875	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-02		Install Shoring - 24" Water Line	LS	1	$15,000.00	-		$15,000	$15,000	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-03		Import and Place 6" of Gravel at Bottom of Pit - 24" Water Line	TN	20	$30.00	-		$600	$600	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-04		Excavate for Receiving Pit and Place Spoils on-Site - 24" Water Line	CY	80	$25.00	-		$2,000	$2,000	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-05		Shore Receiving Pit - 24" Water Line	LS	1	$3,500.00	-		$3,500	$3,500	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-06		Mobilization for Boring Contractor - 24" Water Line	LS	1	$10,000.00	-		$10,000	$10,000	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-07		Install 30" Casing Under Canal - 24" Water Line	LF	40	$2,700.00	-		$108,000	$108,000	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-08		Backfill Excavated Pit - 24" Water Line	CY	385	$25.00	-		$9,625	$9,625	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-09		Backfill Excavated Receiving Pit - 24" Water Line	CY	15	$25.00	-		$375	$375	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
PE-10		Remove Shoring - 24" Water Line	LS	1	$1,500.00	-		$1,500	$1,500	C213 (Overall), C214 (Overall), C215 (Overall)	Infrastructure extends beyond the boundary of the property. Project will not utilize this infrastructure.
					SUBTOTAL — BUCKET 6: PONY EXPRESS OFFSITES	**-**		**$158,475**	**$158,475**		

TOTAL REVISED REIMBURSEMENT REQUEST	**$555,548**	**$339,885**	**$895,433**

NOTES AND CITATIONS

1. Rider's Station Development Agreement, Section 3.b.ii — Authorizes full reimbursement for the 24" master planned drinking water line DW03 from the Pony Express canal crossing to the future drinking water tank on parcel 58:034:0790. Reimbursement to be accomplished through a reimbursement agreement approved by City Council.
2. Rider's Station Development Agreement, Section 3.b.iii — Authorizes (a) reimbursement of the upsize cost differential between project-level storm drain improvements and the PN3A pipe in Fairfield Road (sized to convey 15 cfs to the existing line east of Concord View Way / Fairfield Road); and (b) reimbursement of the Pony Express / Woodhaven signal modifications to the extent that they serve the City in excess of the Project.
3. Rider's Station Development Agreement, Section 12.i — This Agreement may not be modified or amended except in written form mutually agreed to and signed by each of the parties, and no change shall be made unless approved by City Council with the same formality as the original vote approving this Agreement.
4. Saratoga Springs Standard Specifications, Section 00300, Part 2.A.8.b — Fire hydrants shall be placed every 1,000 feet on offsite transmission lines.
5. Saratoga Springs Standard Specifications, Section 00500, Part 2.A.2 — All public storm drains shall be constructed with a minimum size of 15 inches in diameter; used as the project-level baseline for the PN3A upsize differential.
6. Saratoga Springs Standard Specifications, Section 00500, Part G.2 — Defines regional ponds as those serving multiple developments and identified as system improvements in the City's Impact Fee Facilities Plan; basis for treating the Project's detention basins as project-level (and accordingly withdrawn from this request).

7. Saratoga Springs Standard Specifications, Section 00600, Table 9 — Pavement section requirements for Class I (local) vs Class IV (major arterial); basis for the pavement section differential in Bucket 4.

8. Saratoga Springs Standard Specifications, Section 00900, Part E — Reimbursement agreements for system improvements must be presented to City Council and executed before construction begins.

9. Saratoga Springs 2024 Drinking Water Impact Fee Facilities Plan — Identifies the 24" DW03 line as a system improvement, confirming its character as a regional facility eligible for reimbursement under DA §3.b.ii.

10. Utah Code Annotated §10-9a-509 — Vested rights statute. The reimbursement provisions of the Development Agreement are part of the vested package of rights and obligations approved by the City Council and may not be modified except as provided in DA §12.i.

11. Unit costs in blue are inputs subject to refinement by the Civil Engineer prior to execution of the reimbursement agreement. "Placeholder" rows in Buckets 2, 3, and 4 are flagged for completion by Civil Solutions Group; numerical estimates may be inserted at the City's request for budgeting purposes.

12. A color-coded plan exhibit identifying each requested item on the construction drawings will accompany this submission to City Council, per the City's request.

FAIRFIELD RD OFFSITE CULINARY WATER IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
8" PVC C-900 DR18	807 LF
8" GATE VALVE	3
SAMPLING STATION	2
14" STEEL ASTM A53 GRADE B CASING	82 LF

FAIRFIELD RD OFFSITE PRESSURIZED IRRIGATION IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
6" PVC C-900 DR18	757 LF
6" GATE VALVE	2
12" STEEL ASTM A53 GRADE B CASING	81 LF

FAIRFIELD RD OFFSITE STORM DRAIN IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
18" REINFORCED CONCRETE PIPE	1,984 LF
5' DIAMETER CONCRETE MANHOLE	5
34" STEEL ASTM A53 GRADE B CASING	79 LF

FAIRFIELD RD OFFSITE ROADWAY IMPROVEMENT	
DESCRIPTION	**QUANTITY**
ASPHALT	17,520 SF

(1) UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING STORM DRAIN SYSTEM. CORE CUT REQUIRED.
2. CONNECT TO EXISTING WATER MAIN
3. CONNECT TO EXISTING PI MAIN
4. 8"Ø PVC WATER MAIN
5. 5'Ø STORM DRAIN MANHOLE
6. 18"Ø STORM DRAIN RCP
7. 8" GATE VALVE
8. 6" GATE VALVE
9. EXISTING FIRE HYDRANT
10. SAMPLING STATION (6/C506 & 7/C506)
11. REMOVE AND REPLACE ASPHALT FOR UTILITY TRENCH (5/C501)

N

0 60 120 Feet



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RIDER'S STATION SUBDIVISION

WOODHAVEN BLVD &
PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 7/18/2025

PROFESSIONAL ENGINEER
No. 4857300-2202
COLLIN JASON FAWCETT
STATE OF UTAH

OFFSITE UTILITY PLAN

C106

P:\2024\24-209 Riders Station Saratoga\Civil\AutoCAD\Sheet Set\24-209 Site Utility Plan

– DESIGNING OUR FUTURE –

PRESSURIZED IRRIGATION IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
6" PVC C-900 DR18	1,609 LF
1" SERVICE AND METER	1
1 1/2" SERVICE AND METER	2
6" GATE VALVE	3

SEWER IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
8" PVC ASTM 3034 DR35	64 LF
15" PVC ASTM 3034 DR35	73 LF
5' CAST-IN-PLACE MANHOLE	2

CULINARY WATER IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
24" DIP C151	1,734 LF
BLOW OFF VALVE	2
SAMPLING STATION	2
30" STEEL ASTM A53 GRADE B CASING	56 LF
8" PVC C900 DR18	1,425 LF
FIRE HYDRANT W/ VALVE AND TEE	5
8" GATE VALVE	6
3/4" SERVICE AND METER	1

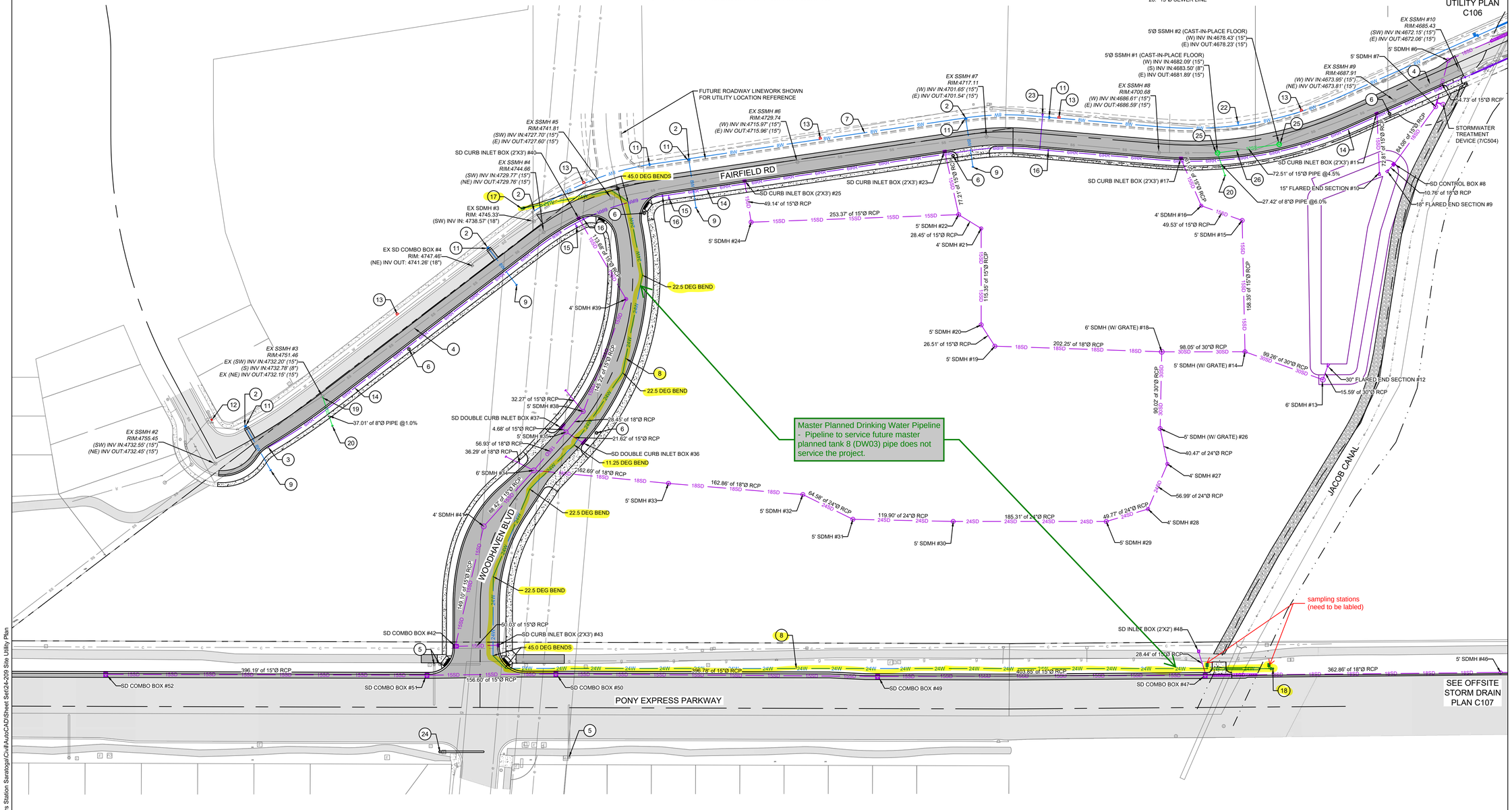
UTILITY NOTES:

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. APPLY FOR AN ENCROACHMENT PERMIT AT https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
3. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
4. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL SANITARY SEWER LINES.
5. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAILS FOUND IN THE CITY STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS.
6. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 (ASTM D-3034) MATERIAL.
7. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS. AWWA C-900 PVC (DR 18).
8. ALL CULINARY WATER MAIN PIPE SHALL BE "BLUE PIPE" AS IS REQUIRED BY STATE REGULATIONS.
9. SEWER PENETRATIONS TO SEWER MANHOLES SHALL BE INTEGRATED RUBBER BOOTS, OR NON-SHRINK GROUT WHERE RUBBER BOOTS ARE NOT PHYSICALLY ACHIEVABLE.
10. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS PER DETAILS FOUND IN THE CITY STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS.
11. CONTRACTOR TO INSTALL 1-D DUCT BANK PER DETAIL 6/C501 AND CITY STANDARDS.
12. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
13. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
14. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH ENBRIDGE.
15. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND SARATOGA SPRINGS CITY.
16. RESTRAIN PIPELINE JOINTS PER DETAILS 7/C502 AND 8/C502. ALL RESTRAINED DEVICES SHALL BE WRAPPED WITH A THREE PART WAX TAPE SYSTEM TRENTON OR EQUAL.
17. ADJUST RIM TO FINISHED GRADE FOR EXISTING SEWER MANHOLES IN FAIRFIELD ROAD.
18. ALL SHOWN UNDERGROUND POWER AND COMMUNICATION LINES ARE APPROXIMATE. CONTRACTOR TO ORDER BLUE STAKES AND COORDINATE WITH UTILITY PROVIDERS AS NEEDED.
19. REFER TO C104 FOR STORM DRAIN ELEVATION INFORMATION.

① UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. CONNECT TO EXISTING WATER MAIN
3. CONNECT TO EXISTING PI MAIN
4. EXISTING SEWER MAIN
5. EXISTING SIGNAL POLE AND STREET LIGHT
6. STREET LIGHT
7. 8"Ø WATER MAIN (PVC AWWA C900 DR18)
8. 24"Ø WATER MAIN (DIP AWWA C151)
9. STUB AND CAP 8" WATER MAIN WITH THRUST BLOCK, MARK AT SURFACE
10. NOT USED
11. 8" CW GATE VALVE
12. EXISTING FIRE HYDRANT
13. FIRE HYDRANT (5/C503)
14. 6"Ø PI MAIN (PVC AWWA C900 DR18)
15. 1½" PI METER FOR STREET LANDSCAPING (SEE LANDSCAPE PLANS)
16. 6" PI GATE VALVE
17. INSTALL 2" BLOW-OFF VALVE (5/C502)
18. INSTALL TEMPORARY 2" BLOW-OFF VALVE (6/C502)
19. CONNECT TO EXISTING SEWER MANHOLE
20. STUB AND CAP 8" SEWER MAIN, MARK AT SURFACE
21. NOT USED
22. ¾" RESIDENTIAL WATER METER CONNECTION (2/C507)
23. 1" PRESSURIZED IRRIGATION LATERAL BOX (3/C507)
24. SIGNAL POLE AND STREET LIGHT. COORDINATE WITH ELECTRICAL ENGINEER.
25. 5'Ø SEWER MANHOLE. CONNECT TO EXISTING SEWER LINE.
26. 15"Ø SEWER LINE



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RIDER'S STATION SUBDIVISION

WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #:	24-209
DRAWN BY:	R. WEBER
PROJECT MANAGER:	J. BLACK
ISSUED:	7/18/2025

PROFESSIONAL ENGINEER
No. 4857200-2202
COLLIN JOSEPH FAWCETT
STATE OF UTAH

UTILITY PLAN

C105

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ROADWAY IMPROVEMENT	
DESCRIPTION	**QUANTITY**
ASPHALT (ROADWAY)	66,978 SF
UNTREATED BASE COURSE	66,978 SF
GRANULAR BORROW	66,978 SF
2' CURB & GUTTER (WOODHAVEN & FAIRFIELD)	2,897 LF
2.5' CURB & GUTTER (PONY EXPRESS)	1,470 LF
5' SIDEWALK	2,221 LF
8' SIDEWALK	602 LF
10' ASPHALT TRAIL	80 LF
12' ASPHALT TRAIL	771 LF
DRIVE APPROACH	5
ADA RAMPS	4
MONUMENTS	1

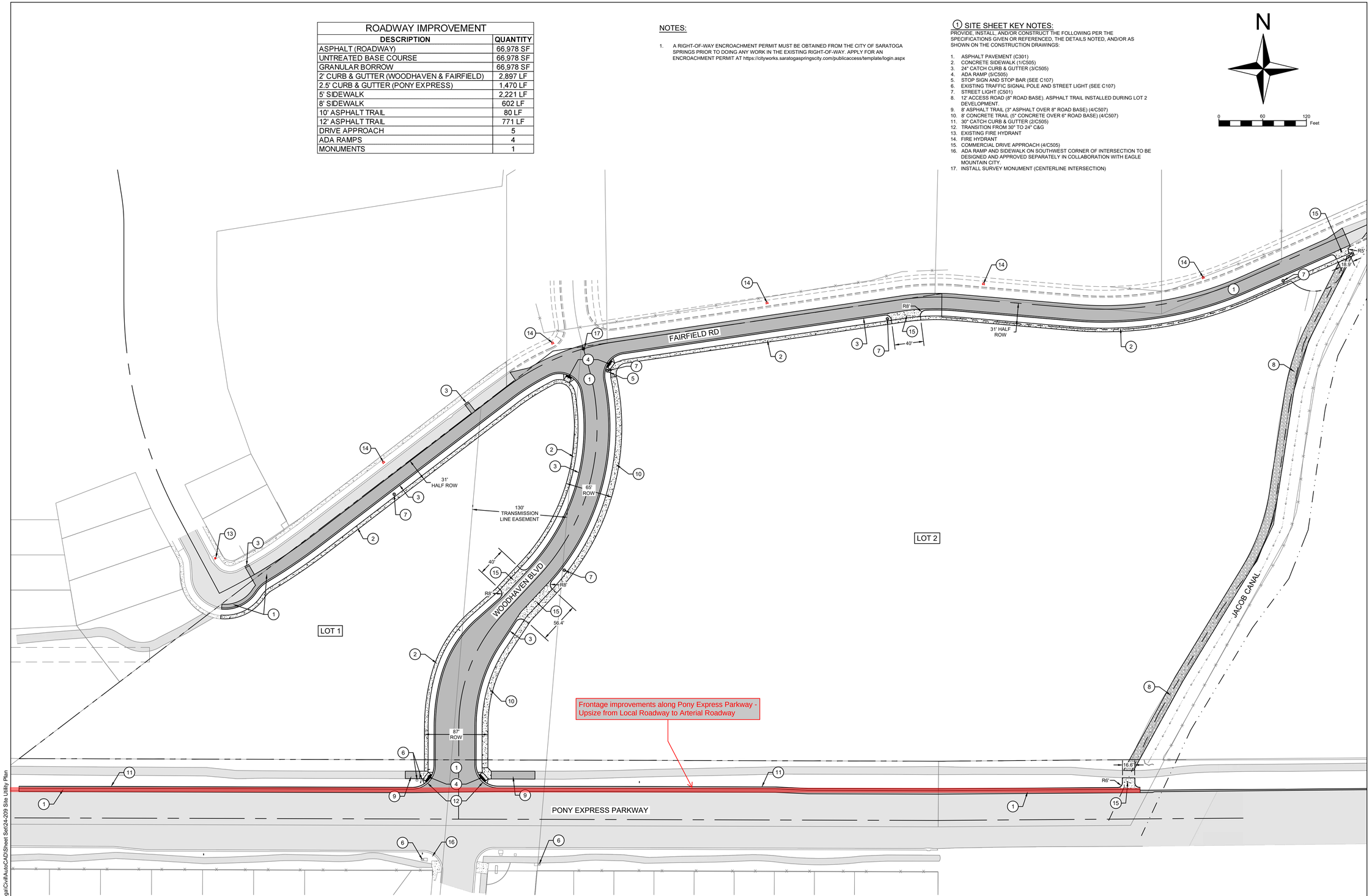
NOTES:

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. APPLY FOR AN ENCROACHMENT PERMIT AT https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

① SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT (C301)
2. CONCRETE SIDEWALK (1/C505)
3. 24" CATCH CURB & GUTTER (3/C505)
4. ADA RAMP (5/C505)
5. STOP SIGN AND STOP BAR (SEE C107)
6. EXISTING TRAFFIC SIGNAL POLE AND STREET LIGHT (SEE C107)
7. STREET LIGHT (C501)
8. 12' ACCESS ROAD (8" ROAD BASE). ASPHALT TRAIL INSTALLED DURING LOT 2 DEVELOPMENT.
9. 8' ASPHALT TRAIL (3" ASPHALT OVER 8" ROAD BASE) (4/C507)
10. 8' CONCRETE TRAIL (5" CONCRETE OVER 6" ROAD BASE) (4/C507)
11. 30" CATCH CURB & GUTTER (2/C505)
12. TRANSITION FROM 30" TO 24" C&G
13. EXISTING FIRE HYDRANT
14. FIRE HYDRANT
15. COMMERCIAL DRIVE APPROACH (4/C505)
16. ADA RAMP AND SIDEWALK ON SOUTHWEST CORNER OF INTERSECTION TO BE DESIGNED AND APPROVED SEPARATELY IN COLLABORATION WITH EAGLE MOUNTAIN CITY.
17. INSTALL SURVEY MONUMENT (CENTERLINE INTERSECTION)



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RIDER'S STATION SUBDIVISION

WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

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ISSUED:	7/18/2025

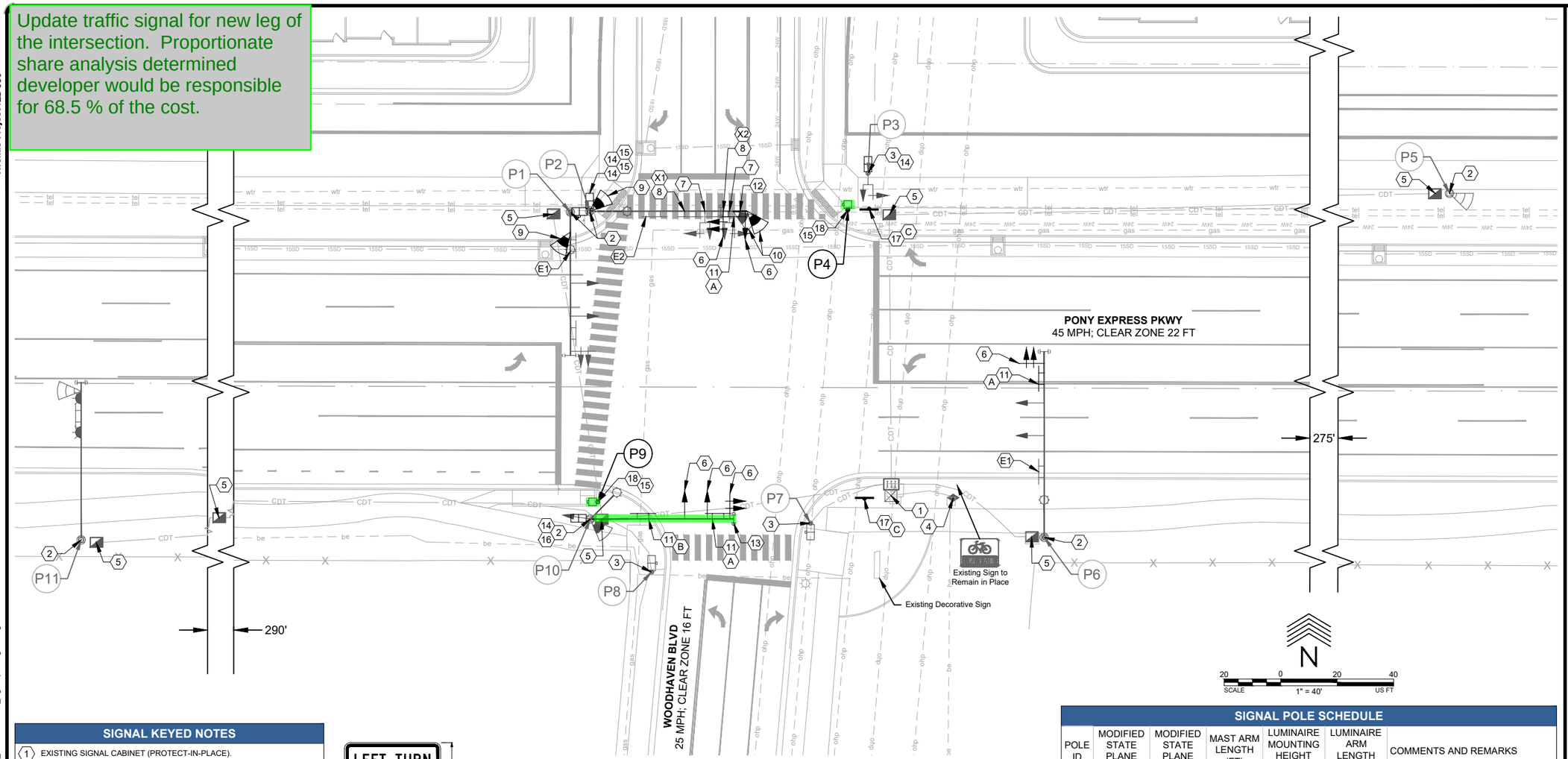
PROFESSIONAL ENGINEER
No. 4857300-2202
COLLIN NORTH FAWCETT
STATE OF UTAH

OVERALL SITE PLAN

C102

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Update traffic signal for new leg of the intersection. Proportionate share analysis determined developer would be responsible for 68.5 % of the cost.



SIGNAL KEYED NOTES

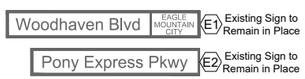
1	EXISTING SIGNAL CABINET (PROTECT-IN-PLACE).
2	EXISTING SIGNAL POLE AND/OR MAST ARM (PROTECT-IN-PLACE).
3	EXISTING TRAFFIC POLE AND EQUIPMENT (PROTECT-IN-PLACE).
4	EXISTING UNDERGROUND SERVICE PEDESTAL (PROTECT-IN-PLACE).
5	EXISTING JUNCTION BOX (PROTECT-IN-PLACE).
6	INSTALL SIGNAL HEAD, BACKPLATE, AND BRACKET ON MAST ARM.
7	SALVAGE EXISTING SIGNAL HEAD AND MOUNTING EQUIPMENT.
8	REMOVE EXISTING MAST ARM SIGN.
9	INSTALL STATE FURNISHED STOP BAR MATRIX DETECTOR.
10	RELOCATE EXISTING EXISTING STOP BAR MATRIX TO END OF MAST ARM EXTENSION.
11	INSTALL CONTRACTOR FURNISHED MAST ARM SIGN. MOUNT SIGN PER UDOT STD DWG SL 7. SEE TABLE (THIS SHEET).
12	INSTALL STATE FURNISHED 5' MAST ARM EXTENSION.
13	INSTALL VIBRATION MITIGATOR DEVICE AS CLOSE TO THE END OF THE MAST ARM AS POSSIBLE.
14	INSTALL PED HEAD AND MOUNT EQUIPMENT PER UDOT STD DWG SL 16.
15	INSTALL PEDESTRIAN PUSH BUTTON AND MOUNT PER UDOT STD DWG SL 16.
16	INSTALL 55' MAST ARM ON EXISTING SIGNAL POLE. SEE UDOT STD DWG SL 2
17	INSTALL SIGN POST AND BASE.
18	INSTALL STATE FURNISHED TRAFFIC POLE (5 FT). SEE UDOT STD DWG SL 3 FOR FOUNDATION REQUIREMENTS.



Identifier : RS10-21ex LEFT TURN YIELD ON FLASHING Yellow Arrow SymboL Sign;
1.88" Radius, 0.75" Border, 0.50" Indent, Black on White;
[LEFT TURN] C; [YIELD] C; [ON] C; [FLASHING] C;
Rounded Rectangle 4.00" Radius



3.0" Radius, 1.0" Border, White on Green;
"Pony", C 50% spacing; "Express", C 50% spacing;
"Pkwy", B 50% spacing;



SHEET NOTES

1. UTILITIES SHOWN ON PLANS ARE FROM RECORD MAPS PROVIDED BY OTHERS AND OBSERVATIONS IN THE FIELD. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
2. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SIGNAL SYSTEMS AND POLES SHALL BE MORE THAN 15.00' FROM EXISTING OVERHEAD POWERLINES.
4. CONTRACTOR TO VERIFY THERE IS A CLICK 656 OR ARC-6 UNIT IN THE EXISTING SIGNAL CABINET FOR NEW RADAR UNITS. COORDINATE WITH ENGINEER FOR DISCREPANCIES.
5. INSTALL STATE FURNISHED SIGNAL HEADS, BACKPLATES, AND BRACKETS.

NEW SIGN SCHEDULE

IDENTIFIER	POLE	SIGN	SIGN INFORMATION: SIGN SIZE	MOUNTING OPTION PER SL 7	STATE FURNISHED: GALAXY ASTRO-BRAC; ARM CLAMP ONLY (96" CABLE)	GALACY ASTRO-BRAC; FUSSETTED TUBE ONLY (96" CABLE)	SIGN CLAMP ONLY
C	--	"NO PEDESTRIAN CROSSING" R9-3	(18"X18")	--	--	--	--
A	P2	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
A	P6	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
B	P10	STREET "Pony Express Pkwy"	(18"x84")	C	1	1	6
C	--	"NO PEDESTRIAN CROSSING" R9-3	(18"x18")	--	--	--	--
A	P10	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
		TOTAL	41.25 SF	--	1	1	6

SIGNAL POLE SCHEDULE

POLE ID	MODIFIED STATE PLANE NORTHING	MODIFIED STATE PLANE EASTING	MAST ARM LENGTH (FT)	LUMINAIRE MOUNTING HEIGHT (FT)	LUMINAIRE ARM LENGTH (FT)	COMMENTS AND REMARKS
☒	--	--	--	--	--	Existing Signal Cabinet
◆	--	--	--	--	--	Existing Service Pedestal
P1	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P2	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P3	--	--	--	--	--	Existing 11' Traffic Pole
P4	7300957.75	1515787.80	--	--	--	5.5' TRAFFIC POLE
P5	--	--	--	--	--	Existing Signal Pole w/ 36" Foundation & Advanced Radar Detection
P6	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P7	--	--	--	--	--	Existing 11' Traffic Pole
P8	--	--	--	--	--	Existing 11' Traffic Pole
P9	7300854.32	1515699.25	--	--	--	5.5' TRAFFIC POLE
P10	--	--	50'	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation & Type A Curved Mast Arm (Max Length = 55')
P11	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation

REVISIONS:

#####	REVISION DESCRIPTION

UNIFIED BUSINESS ALLIANCE

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. UTAH BLUE STAKES CENTER, INC. 811 or 1-800-662-4111 Dig Safely.

avenue CONSULTANTS
Avenue Consultants, Inc
588 W 400 S, Suite 250
Lindon, UT 84042
www.avenueconsultants.com

Final Drawings - Pending Woodhaven Roadway Widening Design from Eagle Mountain City.

Stamp

SIGNAL PLAN

UNIFIED BUSINESS ALLIANCE

RIDER'S STATION TRAFFIC SIGNAL

3400 W MAYFLOWER AVE, SUITE 350, LEHI, UT 84043

Designer KAF, PE	Checker KJC, PE
SHEET NO.	2 OF 5
SHEET TITLE	SG101

Avenue Project No: 25-056

p:_2025\25-056 - rider's station signal saratoga springs\000_cad\005_sheets\25-056_signal plan sg01.dwg

10/13/2025

985 W 14600 S
Bluffdale, UT 84065
(801)747-1055

Estimate

Customer
General Contractor

Job Information
Riders Station Ph1

Saratoga Springs, UT

Job Contact

Estimated by: Jake Tomseth
(801) 620-0445

Original Bid Date: 2/9/2026
Latest Revision:

Total Bid
$333,517

*****Excludes Traffic Control**
*****All Subgrade excavation by others**

6 Asphalt

	Units	UoM	Price	Item Total
Mobilization - Equipment	2.0	ea	$934.50	$1,869
Roadway Road Base	43,235.0	SF	$1.23	$53,179
Parking Lot Road Base	48,071.0	SF	$1.26	$60,569
5" Pony Express Patch asphalt Patch	5,500.0	SF	$4.19	$23,045
3" Woodhaven and Fairfield Asphalt	37,735.0	SF	$2.26	$85,281
Parking Lot Paving	48,071.0	SF	$2.02	$97,103
Tac	43,235.0	SF	$0.01	$432
Crew Mobe	43,235.0	SF	$0.02	$865
			Item 6 SubTotal:	**$322,344**

$1.93 / SF cost difference

7 Striping

	Units	UoM	Price	Item Total
Mobilization - Crew	1.0	ea	$194.00	$194
Road Striping	1.0	ea	$9,356.00	$9,356
Parking Lot Striping	2,394.0	LF	$0.51	$1,221
Handicap Stencil	6.0	ea	$67.00	$402
			Item 7 SubTotal:	**$11,173**

These exclusions and disclaimers are considered part of this estimate. PLEASE READ THEM.

Davis Bacon Wages?

**We were not provided plans at the time this estimate was created.

**We were not provided a geotech report at the time this estimate was created.

No

EXCLUSIONS (Unless otherwise noted above): Traffic control, automobile towing/removal, removal of construction debris, landscape disturbed during construction, dewatering, bonds, fees, permits, surveying, testing, engineering, saw cutting, ground sterilant, quality control testing, samples, cores, prime coating, vapor barrier, bolts, hold downs, caulking, concrete sealing, winterization/cold weather protection, concrete accelerant or Insurance in excess of our current policy (Insurance certificate will be provided on request). Should Ridge Rock be required to complete or pay for any of these excluded items, there will be additional charges and the contract time will need to be extended.

DISCLAIMERS:
1. It is normal for concrete to crack. Ridge Rock will take precautions to minimize cracking. However, we do not accept responsibility for unwanted cracks in any concrete surface.
2. In order for a constructed surface (asphalt or concrete) to drain properly, a minimum of 1.5% slope is required. IF the design or circumstance does not allow for that minimum slope, we will make efforts to minimize standing water. However, we will not accept responsibility for any standing water when the design or circumstance requires a surface we construct to be under 1.5% slope. Also, Surveying is the responsibility of the project owner or General contractor. If survey stakes are not provided, we will not accept responsibility for unwanted slopes or standing water.
3. We require access to the work zone. Large equipment and trucks will be used. Any damage to existing concrete, asphalt, landscaping etc. caused by our equipment during the above construction is the responsibility of the project owner and not Ridge Rock. We will make efforts to minimize any damage, but any damage we are required to repair will result in additional charges.
4. If we are asked to complete your project in poor weather conditions, we will not accept the cost to replace or repair any work that is rejected as a result. This automatically applies when we are asked to complete work between November 1st and March 31st.
5. If you schedule any work (including items not listed above) with Ridge Rock before signing the contract below or executing a contract or Change order provided by you and agreed to by Ridge Rock, you are agreeing to the terms of the contract below.
6. Due to the volatility in fuel and material prices, the above pricing is subject to change. This bid price was determined using our best estimate of what those costs will be at the time we are likely to perform this work. If, prior to or during this project, there is a substantial change to the costs used to calculate this pricing, we reserve the right to escalate the pricing.

This bid is valid until: 5/10/2026

Contract

Ridge Rock, Inc. and General Contractor agree to the following:

1. CONTRACT PRICE: To the extent that the above is specified as a 'per unit' (i.e. per square foot price), you agree that the number of units indicated is an approximation. Ridge Rock shall be paid for the actual number of units completed as determined by the field measurement. The price stated is also based on Ridge Rock's ability to purchase materials. Any increase in the price, including freight and taxes, which Ridge Rock must pay for those materials, will be passed on to and paid for by the Buyer.

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X _____

Authorized Signer

985 W 14600 S
Bluffdale, UT 84065
(801)747-1055

Estimate

Customer
General Contractor

Job Information
Riders Station Ph1

Saratoga Springs, UT
Job Contact

Estimated by: Jake Tomseth
(801) 620-0445

Original Bid Date: 2/9/2026
Latest Revision:

Total Bid
$415,487

*****Excludes Traffic Control**
*****All Subgrade excavation by others**

5 Concrete

	Units	UoM	Price	Item Total
30" Curb and Gutter	2,868.0	LF	$37.69	$108,095
24" Curb and Gutter	2,808.0	LF	$35.94	$100,920
5" Sidewalk	21,064.0	LF	$7.70	$162,193
8" Drive Approach	577.0	LF	$11.17	$6,445
Dumpster Pad	577.0	LF	$10.19	$5,880
Waterway	102.0	LF	$58.34	$5,951
Waterway Rebar	102.0	LF	$4.95	$505
Form & Pour Light Pole Bases	9.0	ea	$931.23	$8,381
Sonotube	9.0	ea	$25.34	$228
ADA Tiles	12.0	ea	$446.92	$5,363
Washout Pan	8.5	ea	$612.00	$5,202
Pump Truck	4.0	ea	$1,581.25	$6,325
			Item 5 SubTotal:	**$415,487**

$1.75 cost difference per LF

These exclusions and disclaimers are considered part of this estimate. PLEASE READ THEM.

Davis Bacon Wages?

**No

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EXCLUSIONS (Unless otherwise noted above): Traffic control, automobile towing/removal, removal of construction debris, landscape disturbed during construction, dewatering, bonds, fees, permits, surveying, testing, engineering, saw cutting, ground sterilant, quality control testing, samples, cores, prime coating, vapor barrier, bolts, hold downs, caulking, concrete sealing, winterization/cold weather protection, concrete accelerant or Insurance in excess of our current policy (Insurance certificate will be provided on request). Should Ridge Rock be required to complete or pay for any of these excluded items, there will be additional charges and the contract time will need to be extended.

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3. We require access to the work zone. Large equipment and trucks will be used. Any damage to existing concrete, asphalt, landscaping etc. caused by our equipment during the above construction is the responsibility of the project owner and not Ridge Rock. We will make efforts to minimize any damage, but any damage we are required to repair will result in additional charges.
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Estimate

Customer
General Contractor

Job Information
Riders Station Ph1

Saratoga Springs, UT
Job Contact

Estimated by: Jake Tomseth
(801) 620-0445

Original Bid Date: 2/9/2026
Latest Revision:

Total Bid
$1,465,483

*****Excludes Traffic Control**
*****All Subgrade excavation by others**

1	Storm Drain	Units	UoM	Price	Item Total
	RCP 15 in	1,866.0	LF	$37.18	$69,378
	Trenching	1,866.0	LF	$12.81	$23,903
	Trench Bedding (Gravel)	1,866.0	LF	$18.98	$35,417
	Trench Backfill (using Import)	1,866.0	LF	$22.78	$42,507
	RCP 18 in	271.0	LF	$68.77	$18,637
	Trenching	271.0	LF	$12.91	$3,499
	Trench Bedding (Gravel)	271.0	LF	$19.55	$5,298
	Trench Backfill (using Import)	271.0	LF	$23.11	$6,263
	ADS-Reg 12 in	295.0	LF	$30.66	$9,045
	Trenching	295.0	LF	$13.12	$3,870
	Trench Bedding (Gravel)	295.0	LF	$19.18	$5,658
	Trench Backfill (using Import)	295.0	LF	$23.11	$6,817
	ADS-Reg 15 in	776.0	LF	$31.35	$24,328
	Trenching	776.0	LF	$12.83	$9,956
	Trench Bedding (Gravel)	776.0	LF	$19.00	$14,744
	Trench Backfill (using Import)	776.0	LF	$22.83	$17,716
	8" Storm Drain	505.0	LF	$19.20	$9,696
	Trenching	505.0	LF	$7.76	$3,919
	Trench Bedding (Gravel)	505.0	LF	$19.15	$9,671
	Trench Backfill (using Import)	505.0	LF	$10.04	$5,070
	Interior Inlet Boxes	11.0	LF	$3,482.82	$38,311
	Trenching	11.0	LF	$261.19	$2,873
	Trench Bedding (Gravel)	11.0	LF	$396.10	$4,357
	Trench Backfill (using Import)	11.0	LF	$467.19	$5,139
	4' SDMH	4.0	LF	$5,333.00	$21,332
	Trenching	4.0	LF	$260.25	$1,041
	Trench Bedding (Gravel)	4.0	LF	$407.25	$1,629
	Trench Backfill (using Import)	4.0	LF	$482.75	$1,931
	5' SDMH	3.0	LF	$5,421.67	$16,265
	Trenching	3.0	LF	$270.00	$810
	Trench Bedding (Gravel)	3.0	LF	$447.00	$1,341
	Trench Backfill (using Import)	3.0	LF	$487.00	$1,461
	Combo Boxes (entire assembly)	5.0	LF	$7,844.40	$39,222

	Trenching	5.0	LF	$273.40	$1,367
	Trench Bedding (Gravel)	5.0	LF	$383.40	$1,917
	Trench Backfill (using Import)	5.0	LF	$483.60	$2,418
	2x2 Catch Basins	6.0	LF	$3,401.34	$20,408
	Trenching	6.0	LF	$266.50	$1,599
	Trench Bedding (Gravel)	6.0	LF	$407.17	$2,443
	Trench Backfill (using Import)	6.0	LF	$481.34	$2,888
	8" Area Drains	5.0	ea	$1,008.40	$5,042
	Outlet Boxes	5.0	ea	$1,755.60	$8,778
	Detention Control Box	1.0	ea	$510.00	$510
	Storm Parts	1.0	ea	$5,401.00	$5,401
				Item 1 SubTotal:	**$513,875**

2	**Sewer**	**Units**	**UoM**	**Price**	**Item Total**
	8" SDR35	317.0	LF	$19.98	$6,334
	Trenching	317.0	LF	$20.76	$6,581
	Trench Bedding (Gravel)	317.0	LF	$19.62	$6,220
	Trench Backfill (using Import)	317.0	LF	$42.33	$13,419
	6" SDR35	133.0	LF	$17.55	$2,334
	Trenching	133.0	LF	$21.30	$2,833
	Trench Bedding (Gravel)	133.0	LF	$19.71	$2,621
	Trench Backfill (using Import)	133.0	LF	$43.06	$5,727
	4" SDR35	95.0	LF	$13.74	$1,305
	Trenching	95.0	LF	$21.26	$2,020
	Trench Bedding (Gravel)	95.0	LF	$19.40	$1,843
	Trench Backfill (using Import)	95.0	LF	$43.50	$4,133
	4' (48") SSMH	3.0	LF	$5,377.00	$16,131
	Trenching	3.0	LF	$410.67	$1,232
	Trench Bedding (Gravel)	3.0	LF	$447.00	$1,341
	Trench Backfill (using Import)	3.0	LF	$861.67	$2,585
	2000 g Gr Trp-Sampling MH	3.0	LF	$12,546.00	$37,638
	Trenching	3.0	LF	$533.00	$1,599
	Trench Bedding (Gravel)	3.0	LF	$519.00	$1,557
	Trench Backfill (using Import)	3.0	LF	$1,063.34	$3,190
	Cleanouts	3.0	ea	$591.67	$1,775
	Sewer Parts	1.0	ea	$2,656.00	$2,656
				Item 2 SubTotal:	**$125,073**

3	**Water**	**Units**	**UoM**	**Price**	**Item Total**
	24" DI Water line	1,247.0	LF	$251.18	$313,221
	Trenching	1,247.0	LF	$12.82	$15,987
	Trench Bedding (Gravel)	1,247.0	LF	$18.98	$23,668
	Trench Backfill (using Import)	1,247.0	LF	$22.82	$28,457
	C900 8"	677.0	LF	$30.17	$20,425
	Trenching	677.0	LF	$12.86	$8,706
	Trench Bedding (Gravel)	677.0	LF	$19.00	$12,863
	Trench Backfill (using Import)	677.0	LF	$22.87	$15,483

$54.62 for Trenching, bedding,backfill

	2" Culinary Service	191.0	LF	$63.77	$12,180
	Trenching	191.0	LF	$12.96	$2,475
	Trench Bedding (Gravel)	191.0	LF	$19.50	$3,725
	Trench Backfill (using Import)	191.0	LF	$23.65	$4,517
	Hydrants	2.0	LF	$11,181.50	$22,363
	Trenching	2.0	LF	$288.00	$576
	Trench Bedding (Gravel)	2.0	LF	$407.50	$815
	Trench Backfill (using Import)	2.0	LF	$479.00	$958
	6" Irrigation	598.0	LF	$22.33	$13,353
	Trenching	598.0	LF	$12.83	$7,672
	Trench Bedding (Gravel)	598.0	LF	$19.19	$11,476
	Trench Backfill (using Import)	598.0	LF	$22.97	$13,736
	2" Blowoffs	4.0	ea	$3,926.25	$15,705
	4'x4' Meter Vaults	3.0	ea	$2,894.34	$8,683
	2" PI Meter	1.0	ea	$5,193.00	$5,193
	1.5" PI Meter	1.0	ea	$4,003.00	$4,003
	Hot Tap	2.0	LF	$2,287.00	$4,574
	Water Parts	1.0	ea	$62,438.00	$62,438
			Item 3 SubTotal:		**$633,252**

4	**Excavation**	**Units**	**UoM**	**Price**	**Item Total**
	Mobilization - Equipment	2.0	ea	$934.50	$1,869
	SWPPP- BMP's and Track out Pad	1.0	LS	$4,216.00	$4,216
	Excavate 6 interior light pole bases and 3 city light pole bases	9.0	ea	$262.89	$2,366
	Sidewalk Road Base	22,956.0	SF	$1.43	$32,827
	30" Curb and Gutter Road Base	9,968.0	SF	$1.62	$16,148
	24" Curb and Gutter Road Base	8,424.0	SF	$1.74	$14,658
	Waterway Road Base	510.0	SF	$2.46	$1,255
	Drive Approach Road Base	577.0	SF	$2.16	$1,246
	Dumpster Pad Road Base	618.0	SF	$1.48	$915
	Mobilization - Crew	1.0	ea	$311.00	$311
	Asphalt Removal	7,226.0	SF	$0.57	$4,119
	Milling asphalt at Fairfield Road	10,092.0	SF	$0.42	$4,239
	Asphalt Sawcutting	1,150.0	LF	$2.03	$2,335
	4' Rock Walls Excludes drains	1,355.0	LF	$75.07	$101,720
			Item 4 SubTotal:		**$188,222**

8	**Traffic Control**	**Units**	**UoM**	**Price**	**Item Total**
	Traffic Control	1.0	LS	$5,060.00	$5,060
			Item 8 SubTotal:		**$5,060**

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Davis Bacon Wages?

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6. MISCELLANEOUS PROVISIONS:
a. Buyer specifically represents and warrants that either Buyer is the owner of the Premises where the work is to be performed, or, in the alternative, Buyer has written authorization from the owner of the Premises authorizing the work to be performed on the said Premises.
b. Ridge Rock assumes no risk for non-disclosed or unforeseen conditions of the project site, including but not limited to, hazardous waste, soft subgrade, or water table issues.
c. This contract shall be construed in accordance with the laws of the State of Utah.
d. This contract is the entire agreement of the parties and no changes or additions to this contract shall be made except in writing signed by both parties.
e. This contract shall be binding on the heirs, successors or assigns of the parties hereto.
f. This contract is not binding until approved by Ridge Rock's credit department.

I/we unconditionally and individually guarantee the performance of the Buyer under the terms and conditions of the above contract, including all payments and any charges specified therein, including interest, attorney's fees and costs. This guarantee will continue unchanged by any bankruptcy, reorganization, or insolvency of the Buyer. This guarantee may not be withdrawn unless agreed to in writing by Ridge Rock. To the extent the described work is detailed in Plans and Specifications, such must be provided to Ridge Rock before the contract is negotiated. Any changes to the original Plans and Specifications used to prepare this contract may necessitate a change in the contract price and Buyer hereby agrees to execute all necessary change orders outlining the changed work and prices as submitted by Ridge Rock.

X _____
Authorized Signer

Full Project Bid

SIRI CONTRACTING, LLC
142 N 1800 W SUITE 800
LINDON, UT 84042
801-386-3008

BID PROPOSAL

Project Name: Rider's Station Infrastructure
Location: Saratoga Springs, UT
Submitted To: Isi Vea
Company: Brix Construction

Date: August 12, 2025
Estimator: Kyle Van Lindt

SCOPE OF WORK: SITE WORK

ITEM NO.	DEMOLITION ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
1	Mobilization	3.00	LDS	$1,000.00	$3,000.00
2	Saw Cut Asphalt	4,110.00	LF	$5.00	$20,550.00
3	Asphalt Removal	46,345.00	SF	$1.50	$69,517.50
4	Curb Cut	6.00	EA	$250.00	$1,500.00
5	Curb and Gutter Removal	90.00	LF	$10.00	$900.00
6	Fence Removal	2,910.00	LF	$8.00	$23,280.00
7	Concrete Barrier Removal	365.00	LF	$10.00	$3,650.00
8	Shed Removal	1.00	EA	$5,000.00	$5,000.00
9	Sewer Line Removal	45.00	LF	$50.00	$2,250.00
10	Sewer Manhole Removal	1.00	EA	$1,500.00	$1,500.00
11	Storm Drain Line Removal	65.00	LF	$50.00	$3,250.00
12	Storm Drain Structure Removal	1.00	EA	$1,500.00	$1,500.00
13	Blowoff Removal	1.00	EA	$1,000.00	$1,000.00
				Demolition Total:	**$136,897.50**

ITEM NO.	SWPPP ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
14	Install Construction Entrance	3,000.00	SF	$3.00	$9,000.00
15	Street Sweeping (For Siri Work Only)	300.00	HRS	$300.00	$90,000.00
				SWPPP Total:	**$99,000.00**

ITEM NO.	EARTHWORK ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
16	Mobilization	10.00	LDS	$1,000.00	$10,000.00
17	Survey	1.00	LS	$25,000.00	$25,000.00
18	Strip Weeds/Topsoil and Haul Off	9,015.00	CY	$35.00	$315,525.00
19	Cuts/Fills	16,925.00	CY	$5.00	$84,625.00
20	Import and Place Structural Fill to Subgrade Elevation	216,810.00	TN	$16.15	$3,501,481.50
21	Curb and Gutter Grading	4,250.00	LF	$5.00	$21,250.00
22	Import and Place Road Base Under Curb and Gutter	675.00	TN	$45.00	$30,375.00
23	Sidewalk/Concrete Paving Grading	21,135.00	SF	$0.75	$15,851.25
24	Import and Place Road Base Under Curb and Gutter	780.00	TN	$45.00	$35,100.00
25	Access Road Grading	10,920.00	SF	$0.50	$5,460.00
26	Import and Place Road Base for Access Road	515.00	TN	$45.00	$23,175.00
27	Asphalt Paving Grading	70,395.00	SF	$0.25	$17,598.75
28	Import and Place Subbase Under Asphalt Paving	4,815.00	TN	$20.00	$96,300.00
29	Fine Grade Remaining Areas	622,750.00	SF	$0.15	$93,412.50
				Earthwork Total:	**$4,275,154.00**

ITEM	UTILITIES	BID		UNIT	TOTAL

157	Concrete Thrust Blocks	2.00	EA	$500.00	$1,000.00
158	Concrete Collars	5.00	EA	$750.00	$3,750.00
159	Sand Bedding	1,145.00	TN	$25.00	$28,625.00
160	Place Trench Spoils On-Site	1,790.00	CY	$5.00	$8,950.00
161	Import Trench Backfill	1,985.00	TN	$16.15	$32,057.75
162	**Fairfield Road Irrigation Boring** - Excavate for Shoring and Pla	315.00	CY	$25.00	$7,875.00
163	Install Shoring	1.00	LS	$15,000.00	$15,000.00
164	Import and Place 6" of Gravel at Bottom of Pit	20.00	TN	$30.00	$600.00
165	Excavate for Receiving Pit and Place Spoils On-Site	80.00	CY	$25.00	$2,000.00
166	Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00
167	Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00
168	Install 12" Casing Under Canal	55.00	LF	$1,080.00	$59,400.00
169	Backfill Excavated Pit	385.00	CY	$25.00	$9,625.00
170	Backfill Excavated Receiving Pit	15.00	CY	$25.00	$375.00
171	Remove Shoring	1.00	LS	$1,500.00	$1,500.00
				Utility Total:	**$4,035,651.00**

Total Project: **$8,546,702.50**

EXCLUSIONS:

1. Survey, layout, construction staking, grade verification, engineering
2. Testing, Dewatering
3. Building Permits and fees
4. Hazardous Material, Debris Handling and Disposal

SPECIAL PROVISIONS:

1. Water required for compaction and dust control will be available on-site at no charge.
2. All on-site excavated material is considered suitable for use as structural backfill.
3. Any insurance requirements over $2 Million will be extra and are not included in the base price.
4. This bid proposal excludes winter conditions costs and snow / frost removal or replacement with dry structural fill.
5. Light poles, electrical trenches and bollards are by others.
6. This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlin above, and defined by this proposal. If accepted, this proposal will be included in, and become part of any subcontract.
7. This bid is based on the cost of fuel and oil prices on bid day. Any increase in oil prices will be passed through to the owner.
8. Siri Contracting retains all salvage rights on the demolition at the condition during the bidding process.
9. This bid is based on a site visit and plans by
10. Earthwork quantities calculated from drawings listed above. No other survey or measurement were performed.
11. This bid is valid for 30 days from date of bid.
12. **THIS DOES NOT INCLUDE ANY SIDEWALK REMOVAL OR REPLACEMENT ON THE NORTH SIDE OF FAIRFIELD RD**
13.
14.
15.
16.

92	**Water** - Connect to Existing Line with 8x8 Cut in Tee	4.00	EA	$5,000.00	$20,000.00
93	Connect to Existing Blowoff	1.00	EA	$1,500.00	$1,500.00
94	Connect to Existing Main	1.00	EA	$1,500.00	$1,500.00
95	8" C-900	2,225.00	LF	$84.00	$186,900.00
96	8" Gate Valve	9.00	EA	$3,765.00	$33,885.00
97	8" Stub and Mark	4.00	EA	$500.00	$2,000.00
98	Sampling Station	2.00	EA	$3,590.00	$7,180.00
99	8x3/4 Saddle	1.00	EA	$1,250.00	$1,250.00
100	3/4" Poly	10.00	LF	$50.00	$500.00
101	3/4" Water Meter	1.00	EA	$2,500.00	$2,500.00
102	Concrete Thrust Blocks	4.00	EA	$500.00	$2,000.00
103	Concrete Collars	9.00	EA	$750.00	$6,750.00
104	Sand Bedding	1,055.00	TN	$25.00	$26,375.00
105	Place Trench Spoils On-Site	1,650.00	CY	$5.00	$8,250.00
106	Import Trench Backfill	1,830.00	TN	$16.15	$29,554.50
107	**Fairfield Road Water Boring** - Excavate for Shoring and Place	315.00	CY	$25.00	$7,875.00
108	Install Shoring	1.00	LS	$15,000.00	$15,000.00
109	Import and Place 6" of Gravel at Bottom of Pit	20.00	TN	$30.00	$600.00
110	Excavate for Receiving Pit and Place Spoils On-Site	80.00	CY	$25.00	$2,000.00
111	Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00
112	Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00
113	Install 14" Casing Under Canal	55.00	LF	$1,260.00	$69,300.00
114	Backfill Excavated Pit	385.00	CY	$25.00	$9,625.00
115	Backfill Excavated Receiving Pit	15.00	CY	$25.00	$375.00
116	Remove Shoring	1.00	LS	$1,500.00	$1,500.00
117	**Fire** - Connect to Existing Line with 8x6 Cut in Tee	1.00	EA	$4,000.00	$4,000.00
118	6" C-900	30.00	LF	$50.00	$1,500.00
119	8x6 Tee	4.00	EA	$1,250.00	$5,000.00
120	6" Gate Valve	5.00	EA	$2,650.00	$13,250.00
121	Fire Hydrant	5.00	EA	$6,730.00	$33,650.00
122	Concrete Thrust Blocks	10.00	EA	$500.00	$5,000.00
123	Concrete Collars	5.00	EA	$750.00	$3,750.00
124	Sand Bedding	15.00	TN	$25.00	$375.00
125	Place Trench Spoils On-Site	25.00	CY	$5.00	$125.00
126	Import Trench Backfill	25.00	TN	$16.15	$403.75
127	**24" Water Line** - 24" Ductile Iron	1,615.00	LF	$295.00	$476,425.00
128	24" Bend	11.00	EA	$3,885.00	$42,735.00
129	24" Butterfly Valve	2.00	EA	$14,800.00	$29,600.00
130	Sampling Station	2.00	EA	$4,215.00	$8,430.00
131	2" Blowoff	2.00	EA	$4,500.00	$9,000.00
132	Concrete Thrust Blocks	11.00	EA	$500.00	$5,500.00
133	Concrete Collars	2.00	EA	$750.00	$1,500.00
134	Sand Bedding	1,435.00	TN	$25.00	$35,875.00
135	Place Trench Spoils On-Site	1,495.00	CY	$5.00	$7,475.00
136	Import Trench Backfill	1,660.00	TN	$16.15	$26,809.00
137	**Pony Express 24" Water Line Boring** - Excavate for Shoring a	315.00	CY	$25.00	$7,875.00
138	Install Shoring	1.00	LS	$15,000.00	$15,000.00
139	Import and Place 6" of Gravel at Bottom of Pit	20.00	TN	$30.00	$600.00
140	Excavate for Receiving Pit and Place Spoils On-Site	80.00	CY	$25.00	$2,000.00
141	Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00
142	Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00
143	Install 30" Casing Under Canal	40.00	LF	$2,700.00	$108,000.00
144	Backfill Excavated Pit	385.00	CY	$25.00	$9,625.00
145	Backfill Excavated Receiving Pit	15.00	CY	$25.00	$375.00
146	Remove Shoring	1.00	LS	$1,500.00	$1,500.00
147	**Irrigation** - Connect to Existing Line	2.00	EA	$1,500.00	$3,000.00
148	6" C-900	2,355.00	LF	$65.00	$153,075.00
149	6" Gate Valve	5.00	EA	$2,650.00	$13,250.00
150	6" Bend	2.00	EA	$750.00	$1,500.00
151	1" Poly	45.00	LF	$50.00	$2,250.00
152	1.5" Poly	15.00	LF	$50.00	$750.00
153	6x1 Saddle	1.00	EA	$1,250.00	$1,250.00
154	6x1.5 Saddle	2.00	EA	$1,250.00	$2,500.00
155	1" Meter	1.00	EA	$2,500.00	$2,500.00
156	1.5" Meter	2.00	EA	$2,500.00	$5,000.00

NO.	ITEM DESCRIPTION	QUANTITY	UNITS	PRICE	AMOUNT
SCOPE OF WORK:					
30	Mobilization	10.00	LDS	$1,000.00	$10,000.00
31	Survey	1.00	LS	$50,000.00	$50,000.00
32	Testing	1.00	LS	$15,000.00	$15,000.00
33	Shoring	1.00	LS	$40,000.00	$40,000.00
34	Pot Holing	150.00	HRS	$350.00	$52,500.00
35	Traffic Control	1.00	LS	$75,000.00	$75,000.00
36	Saw Cut Asphalt	4,150.00	LF	$5.00	$20,750.00
37	Asphalt Removal	17,520.00	SF	$2.00	$35,040.00
38	Asphalt Patch	17,520.00	SF	$9.00	$157,680.00
39	**Sewer** - Connect to Existing Manhole	1.00	EA	$1,500.00	$1,500.00
40	Connect to Exisitng Line with 60" Pour in Place Manhole	2.00	EA	$15,000.00	$30,000.00
41	8" PVC SDR-35	70.00	LF	$100.00	$7,000.00
42	15" PVC SDR-35	80.00	LF	$150.00	$12,000.00
43	8" Stub and Mark	2.00	EA	$500.00	$1,000.00
44	Concrete Collars	2.00	EA	$750.00	$1,500.00
45	Gravel Bedding	90.00	TN	$30.00	$2,700.00
46	Place Trench Spoils On-Site	555.00	CY	$5.00	$2,775.00
47	Import Trench Backfill	925.00	TN	$16.15	$14,938.75
48	**Storm Drain** - Connect to Existing Manhole	2.00	EA	$1,500.00	$3,000.00
49	Connect to Existing Combo Box	1.00	EA	$1,500.00	$1,500.00
50	15" RCP	3,075.00	LF	$85.00	$261,375.00
51	18" RCP	3,585.00	LF	$100.00	$358,500.00
52	24" RCP	545.00	LF	$105.00	$57,225.00
53	30" RCP	320.00	LF	$130.00	$41,600.00
54	15" Stub and Mark	1.00	EA	$750.00	$750.00
55	18" Stub and Mark	2.00	EA	$750.00	$1,500.00
56	Curb Inlet Box	6.00	EA	$3,700.00	$22,200.00
57	Double Curb Inlet Box	2.00	EA	$5,340.00	$10,680.00
58	2x2 Inlet Box	1.00	EA	$2,885.00	$2,885.00
59	Combo Box	6.00	EA	$7,605.00	$45,630.00
60	3x3 Control Box	1.00	EA	$4,390.00	$4,390.00
61	48" Manhole	6.00	EA	$5,175.00	$31,050.00
62	60" Manhole	22.00	EA	$6,250.00	$137,500.00
63	72" Manhole	3.00	EA	$9,435.00	$28,305.00
64	60" Bayseparator Manhole	1.00	EA	$91,450.00	$91,450.00
65	15" Flared End Section	1.00	EA	$1,720.00	$1,720.00
66	18" Flared End Section with Trash Grate	1.00	EA	$2,540.00	$2,540.00
67	30" Flared End Section	1.00	EA	$2,250.00	$2,250.00
68	Concrete Collars	21.00	EA	$750.00	$15,750.00
69	Gravel Bedding	4,460.00	TN	$30.00	$133,800.00
70	Place Trench Spoils On-Site	8,365.00	CY	$5.00	$41,825.00
71	Import Trench Backfill	10,315.00	TN	$16.15	$166,587.25
72	**Fairfield Road Storm Drain Boring** - Excavate for Shoring and	315.00	CY	$25.00	$7,875.00
73	Install Shoring	1.00	LS	$15,000.00	$15,000.00
74	Import and Place 6" of Gravel at Bottom of Pit	20.00	TN	$30.00	$600.00
75	Excavate for Receiving Pit and Place Spoils On-Site	80.00	CY	$25.00	$2,000.00
76	Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00
77	Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00
78	Install 34" Casing Under Canal	55.00	LF	$3,060.00	$168,300.00
79	Backfill Excavated Pit	585.00	CY	$25.00	$14,625.00
80	Backfill Excavated Receiving Pit	150.00	CY	$25.00	$3,750.00
81	Remove Shoring	1.00	LS	$1,500.00	$1,500.00
82	**Pony Express Storm Drain Boring** - Excavate for Shoring and	315.00	CY	$25.00	$7,875.00
83	Install Shoring	1.00	LS	$15,000.00	$15,000.00
84	Import and Place 6" of Gravel at Bottom of Pit	20.00	TN	$30.00	$600.00
85	Excavate for Receiving Pit and Place Spoils On-Site	80.00	CY	$25.00	$2,000.00
86	Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00
87	Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00
88	Install 34" Casing Under Canal	25.00	LF	$3,060.00	$76,500.00
89	Backfill Excavated Pit	385.00	CY	$25.00	$9,625.00
90	Backfill Excavated Receiving Pit	15.00	CY	$25.00	$375.00
91	Remove Shoring	1.00	LS	$1,500.00	$1,500.00

SIRI CONTRACTING, LLC
142 N 1800 W SUITE 800
LINDON, UT 84042
801-386-3008

Revised Phase 1 bid

BID PROPOSAL

Project Name: Rider's Station Phase 1
Location: Saratoga Springs, UT
Submitted To: Isi Vea
Company: Brix Construction

Date: Febrauray 10, 2026
Estimator: Kyle Van Lindt

SCOPE OF WORK: SITE WORK

ITEM NO.	DEMOLITION ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
1	Saw Cut Asphalt	2,070.00	LF	$5.00	$10,350.00
2	Asphalt Removal	16,180.00	SF	$1.00	$16,180.00
3	Curb Cut	5.00	EA	$250.00	$1,250.00
4	Curb and Gutter Removal	85.00	LF	$10.00	$850.00
5	Fence Removal	190.00	LF	$8.00	$1,520.00
6	Storm Drain Line Removal	65.00	LF	$35.00	$2,275.00
				Demolition Total:	**$32,425.00**

ITEM NO.	SWPPP ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
7	Install Construction Entrance	1,500.00	SF	$3.00	$4,500.00
8	Street Sweeping (For Siri Work Only)	50.00	HRS	$300.00	$15,000.00
				SWPPP Total:	**$19,500.00**

ITEM NO.	EARTHWORK ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
9	Mobilization	10.00	LDS	$1,000.00	$10,000.00
10	Survey	1.00	LS	$10,000.00	$10,000.00
11	Cuts/Fills	7,345.00	CY	$5.00	$36,725.00
12	Import and Place Structural Fill to Subgrade Elevation	3,005.00	TN	$16.50	$49,582.50
13	Curb and Gutter Grading	5,690.00	LF	$5.00	$28,450.00
14	Import and Place Road Base Under Curb and Gutter	900.00	TN	$42.00	$37,800.00
15	Sidewalk/Concrete Paving Grading	23,740.00	SF	$0.75	$17,805.00
16	Import and Place Subbase Under Concrete Paving	45.00	TN	$18.00	$810.00
17	Import and Place Road Base Under Sidewalk/Concrete Paving	865.00	TN	$42.00	$36,330.00
18	Asphalt Paving Grading	94,155.00	SF	$0.25	$23,538.75
19	Import and Place Subbase Under Asphalt Paving	6,435.00	TN	$18.00	$115,830.00
20	Import and Place Gravel for Trail to Detention Pond	180.00	TN	$42.00	$7,560.00
21	Fine Grade Remaining Areas	180,500.00	SF	$0.20	$36,100.00
				Earthwork Total:	**$410,531.25**

ITEM NO.	RETAINING WALLS ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
22	Mobilization	5.00	LDS	$1,000.00	$5,000.00
23	Survey	1.00	LS	$5,000.00	$5,000.00
24	Excavate for Retaining Walls and Place On-Site	635.00	CY	$10.00	$6,350.00
25	Import and Place Gravel Under Blocks	125.00	TN	$42.00	$5,250.00
26	Engineering	6,275.00	SF	$1.25	$7,843.75

27	Install Verti-Block Retaining Wall	6,275.00	SF	$45.00	$282,375.00
28	Install 4" Drain Pipe at Bottom of Wall	1,365.00	LF	$10.00	$13,650.00
29	Import and Place Gravel Behind Wall for Chimney	405.00	TN	$42.00	$17,010.00
30	Geotextile Fabric	3.00	Rolls	$1,250.00	$3,750.00
31	Import and Place Retaining Wall Backfill	1,175.00	TN	$25.00	$29,375.00
				Retaining Walls Total:	**$375,603.75**

ITEM NO.	UTILITIES ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
32	Mobilization	10.00	LDS	$1,000.00	$10,000.00
33	Survey	1.00	LS	$15,000.00	$15,000.00
34	Testing Proportional to 24" - $6,800	1.00	LS	$7,500.00	$7,500.00
35	Shoring	1.00	LS	$12,500.00	$12,500.00
36	Pot Holing	30.00	HRS	$350.00	$10,500.00
37	Traffic Control	1.00	LS	$40,000.00	$40,000.00
38	**Sewer** - Connect to Existing Manhole	1.00	EA	$2,000.00	$2,000.00
39	4" PVC SDR-35	130.00	LF	$37.45	$4,868.06
40	6" PVC SDR-35	135.00	LF	$40.60	$5,480.68
41	8" PVC SDR-35	315.00	LF	$50.13	$15,791.75
42	8x4 Wye	3.00	EA	$628.99	$1,886.98
43	4" Cleanout	3.00	EA	$1,480.20	$4,440.60
44	48" Manhole	3.00	EA	$4,884.93	$14,654.80
45	Sampling Manhole	3.00	EA	$5,400.69	$16,202.08
46	Grease Interceptor	3.00	EA	$12,459.90	$37,379.70
47	Building Connection	6.00	EA	$500.00	$3,000.00
48	Concrete Collars	9.00	EA	$650.00	$5,850.00
49	Gravel Bedding	345.00	TN	$30.00	$10,350.00
50	Place Trench Spoils On-Site	1,075.00	CY	$6.00	$6,450.00
51	Import Trench Backfill	1,590.00	TN	$13.50	$21,465.00
52	**Storm Drain** - 6" ADS	290.00	LF	$35.60	$10,323.31
53	8" ADS	235.00	LF	$40.13	$9,431.15
54	12" ADS	295.00	LF	$42.79	$12,622.82
55	15" ADS	800.00	LF	$48.37	$38,699.59
56	15" RCP	1,830.00	LF	$77.49	$141,799.19
57	18" RCP	275.00	LF	$81.85	$22,508.15
58	6x6 Wye	1.00	EA	$612.98	$612.98
59	15x6 Wye	2.00	EA	$975.97	$1,951.94
60	Curb Inlet Box	12.00	EA	$3,037.74	$36,452.90
61	Double Curb Inlet Box	2.00	EA	$5,020.31	$10,040.62
62	2x2 Catch Basin	6.00	EA	$2,205.11	$13,230.67
63	Area Drain	5.00	EA	$1,956.40	$9,782.01
64	Combo Box	5.00	EA	$6,354.62	$31,773.09
65	48" Manhole	4.00	EA	$4,464.18	$17,856.71
66	60" Manhole	2.00	EA	$5,822.33	$11,644.65
67	72" Manhole	1.00	EA	$10,357.84	$10,357.84
68	15" Flared End Section	4.00	EA	$2,039.40	$8,157.60
69	18" Flared End Section	1.00	EA	$2,361.75	$2,361.75
70	Detention Control Box	1.00	EA	$21,992.18	$21,992.18
71	Roof Drain Connection	13.00	EA	$500.00	$6,500.00
72	Concrete Collars	12.00	EA	$650.00	$7,800.00
73	Gravel Bedding	2,020.00	TN	$30.00	$60,600.00
74	Place Trench Spoils On-Site	3,540.00	CY	$6.50	$23,010.00
75	Import Trench Backfill	4,220.00	TN	$13.50	$56,970.00
76	**Water** - Connect to Existing Line	2.00	EA	$1,768.58	$3,537.17
77	2" Poly	200.00	LF	$32.85	$6,570.88
78	8" C-900	675.00	LF	$49.44	$33,371.30
79	24" Ductile Iron	1,245.00	LF	$277.20	$345,118.44
80	8" Bend	4.00	EA	$1,035.64	$4,142.56
81	24" Bend	9.00	EA	$5,137.14	$46,234.26
82	8" Gate Valve	2.00	EA	$3,291.49	$6,582.97
83	8x2 Saddle	3.00	EA	$786.97	$2,360.92
84	2" Water Meter Vault	3.00	EA	$13,974.04	$41,922.12
85	2" Blowoff	1.00	EA	$6,303.41	$6,303.41

86	24" Stub and Mark	1.00	EA	$867.84	$867.84
87	Building Connection	3.00	EA	$500.00	$1,500.00
88	Concrete Collars	2.00	EA	$650.00	$1,300.00
89	Concrete Thrust Blocks	16.00	EA	$450.00	$7,200.00
90	Sand Bedding	1,525.00	TN	$22.00	$33,550.00
91	Place Trench Spoils On-Site	2,725.00	CY	$6.50	$17,712.50
92	Import Trench Backfill	3,705.00	TN	$13.50	$50,017.50
93	**Fire** - 6" C-900	55.00	LF	$41.62	$2,288.84
94	8x6 Tee	2.00	EA	$1,588.05	$3,176.09
95	6" Gate Valve	2.00	EA	$2,473.73	$4,947.46
96	Fire Hydrant	2.00	EA	$5,942.85	$11,885.70
97	Concrete Collars	2.00	EA	$650.00	$1,300.00
98	Concrete Thrust Blocks	4.00	EA	$450.00	$1,800.00
99	Sand Bedding	30.00	TN	$22.00	$660.00
100	Place Trench Spoils On-Site	40.00	CY	$6.50	$260.00
101	Import Trench Backfill	45.00	TN	$13.50	$607.50
102	**Irrigation** - Connect to Existing Line	1.00	EA	$1,411.47	$1,411.47
103	6" C-900	590.00	LF	$42.48	$25,063.39
104	6" Bend	2.00	EA	$1,213.38	$2,426.76
105	6" Gate Valve	2.00	EA	$2,537.26	$5,074.51
106	2" Blowoff	1.00	EA	$3,318.35	$3,318.35
107	1.5" Water Meter	1.00	EA	$3,928.04	$3,928.04
108	2" Water Meter	1.00	EA	$4,715.61	$4,715.61
109	Concrete Collars	2.00	EA	$650.00	$1,300.00
110	Concrete Thrust Blocks	3.00	EA	$450.00	$1,350.00
111	Sand Bedding	280.00	TN	$22.00	$6,160.00
112	Place Trench Spoils On-Site	440.00	CY	$6.50	$2,860.00
113	Import Trench Backfill	485.00	TN	$13.50	$6,547.50
				Utility Total:	**$1,511,171.89**

ITEM NO.	HARDSCAPE ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
SCOPE OF WORK:					
114	Mobilization	1.00	LS	$5,000.00	$5,000.00
115	**Asphalt** - Install 8" of UDOT Road Base	94,155.00	SF	$1.65	$155,355.75
116	Install 3" of HMA	93,505.00	SF	$2.40	$224,412.00
117	Install 3" of HMA For Trail	650.00	SF	$4.70	$3,055.00
118	Signage and Striping	1.00	LS	$15,000.00	$15,000.00
				Hardscape Total:	**$402,822.75**

Total Project: **$2,752,054.64**

EXCLUSIONS:

1. Survey, layout, construction staking, grade verification, engineering
2. Testing, Dewatering
3. Building Permits and fees
4. Hazardous Material, Debris Handling and Disposal

SPECIAL PROVISIONS:

1. Water required for compaction and dust control will be available on-site at no charge.
2. All on-site excavated material is considered suitable for use as structural backfill.
3. Any insurance requirements over $2 Million will be extra and are not included in the base price.
4. This bid proposal excludes winter conditions costs and snow / frost removal or replacement with dry structural fill.
5. Light poles, electrical trenches and bollards are by others.
6. This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlin above, and defined by this proposal. If accepted, this proposal will be included in, and become part of any subcontract.
7. This bid is based on the cost of fuel and oil prices on bid day. Any increase in oil prices will be passed through to the owner.
8. Siri Contracting retains all salvage rights on the demolition at the condition during the bidding process.
9. This bid is based on a site visit and plans by
10. Earthwork quantities calculated from drawings listed above. No other survey or measurement were performed.

This bid is valid for 30 days from date of bid.

REGIONAL INFRASTRUCTURE REIMBURSEMENT REQUEST — REVISED

Rider's Station Subdivision — Lots 1 & 2 | Saratoga Springs, Utah | Project #24-209

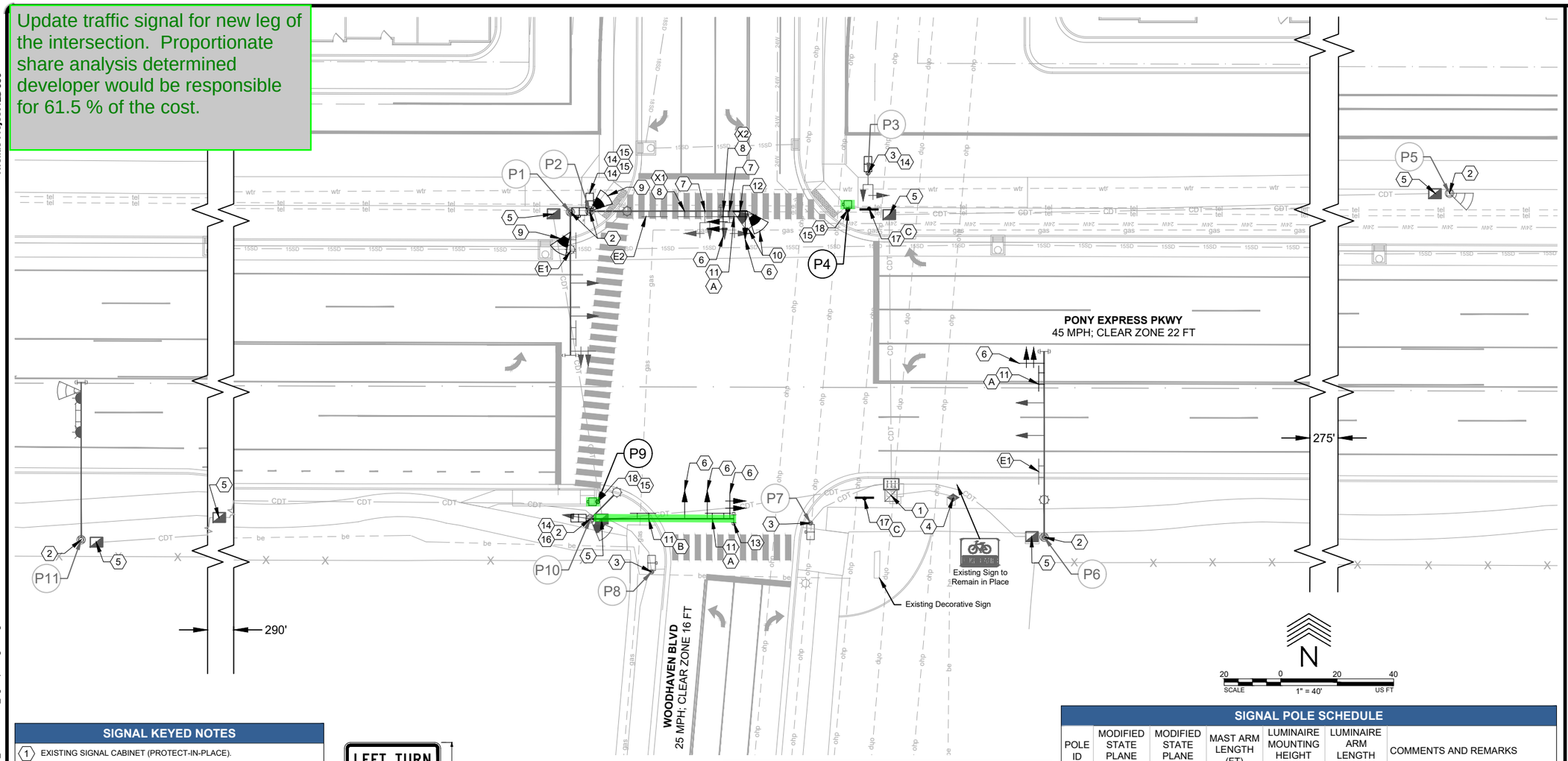
Restructured to align with the reimbursement provisions of the Rider's Station Development Agreement, Sections 3.b.ii and 3.b.iii.

Developer: URE Fund 1 - Rider's Station, LLC
Contact: Ed Axley — ed@ubacompanies.com — 801.592.6044
Civil Engineer: Civil Solutions Group — Jake Black, P.E. — jake@civilsolutionsgroup.net
City Engineer: Jeremy Lapin — Saratoga Springs — jlapin@saratogasprings-ut.gov
Project Area: 701,524 SF (16.1 acres) — Lot 1: 151,668 SF / Lot 2: 549,856 SF
Plan Date: Phase 1: 06/01/2026 — 12/31/2026
Date of Revised Submission: 13-May-26

Basis of Request: Reimbursement is requested under the Rider's Station Development Agreement, Section 3.b.ii (24" DW03 line — fully reimbursable), Section 3.b.iii (PN3A storm drain — upsize differential; traffic signal — excess of project), and per City staff's comment that the arterial-vs-local frontage differential on Pony Express and Fairfield may be eligible.

#	Category	Description	Unit	Qty	Unit Cost	Phase 1	Lot 2 / Future	Total Cost	Plan Reference	Reimbursement Basis
BUCKET 1 — 24-INCH DW03 DRINKING WATER LINE — FULLY REIMBURSABLE										
Development Agreement §3.b.ii: "The 24-inch drinking water line will not serve the project and accordingly is fully reimbursable." Identified by the City as Project #DW03 in the 2024 Drinking Water IFFP.										
W-01	Water Main	24" DIP (AWWA C151) — Phase 1	LF	1,245	$277.20	$345,114	-	$345,114	C105 (Ph1), C303/C304	Master planned transmission line; fully reimbursable per DA §3.b.ii.
W-02	Water Main	24" DIP (AWWA C151) — Lot 2 extension	LF	489	$277.20	-	$135,551	$135,551	C105 (Overall)	Continuation of DW03 master planned line through Lot 2.
W-05	Appurtenances	24" Bends — 11.25°/22.5°/45°	EA	9	$5,137.00	$46,233	-	$46,233	C105 (Ph1), C303/C304	Required for DW03 alignment.
W-06	Appurtenances	Thrust Blocks for 24" main	EA	16	$450.00	$7,200	-	$7,200	C504 detail	Structural support required for DW03 by City Std §00300.
W-07	Appurtenances	Concrete Collars — 24" main	EA	2	$650.00	$1,300	-	$1,300	C505 detail	Protection at structures on DW03.
W-08	Appurtenances	2" Blow-Off	EA	1	$6,303.41	$6,303	-	$6,303	2/C505	Required at end of DW03 for testing and chlorination.
W-10	Trenching	Trench, Bedding & Backfill — 24" main (1,734 LF total)	LF	1,734	$54.62	$68,002	$26,709	$94,711	1/C504	Full trench dedicated to DW03 transmission line. Split: 1,245 LF Phase 1 / 489 LF Lot 2.
W-11	Testing	Pressure Testing	LS	1	$6,800.00	$6,800	-	$6,800	C105 notes	Proportional to DW03 length within the testing scope.
W-12	Sampling	Permanent Water Sampling Stations — each side of canal	EA	2	$4,215.00	-	$8,430	$8,430	Per City comment	Added per City comment. Required for DDW compliance on transmission line; integral to DW03.
W-13	General	Construction Staking — Water (proportional)	LS	1	$18,475.00	$18,475	-	$18,475	Allocated	Survey staking allocated to DW03 transmission line.
		SUBTOTAL — BUCKET 1: 24" DW03 FULLY REIMBURSABLE				**$499,427**	**$170,690**	**$670,117**		
BUCKET 2 — PN3A STORM DRAIN (FAIRFIELD ROAD) — UPSIZE DIFFERENTIAL										
Development Agreement §3.b.iii: "The upsize costs difference between the required project level improvements and the PN3A pipe are fully reimbursable." Methodology agreed with City staff: (cost of facility sized to convey 15 cfs) minus (cost of facility at 15" minimum per Std Spec §00500.A.2). Final quantities/unit costs to be confirmed by Civil Solutions Group prior to execution of reimbursement agreement.										
SD-A	Storm Drain	PN3A Pipe — As-designed cost (Fairfield Rd, 18" pipe)	LF	2,000	$81.85	-	$163,700	$163,700	C201/C104	
SD-B	Storm Drain	Less: Project-level baseline (15" minimum pipe & structures, same alignment)	LS	2,000	$77.49	-	($154,980)	($154,980)	Std Spec §00500.A.2	Project-level baseline = 15" minimum per City Standard §00500.A.2.
SD-C	Storm Drain	Proportional trench differential (LF × unit cost difference)	LF	2,000	$1.00	-	$2,000	$2,000	1/C504	Trench differential attributable to upsized pipe.
		SUBTOTAL — BUCKET 2: PN3A UPSIZE DIFFERENTIAL				**-**	**$10,720**	**$10,720**		
BUCKET 3 — TRAFFIC SIGNAL MODIFICATIONS AT PONY EXPRESS / WOODHAVEN — EXCESS OF PROJECT										
Development Agreement §3.b.iii: "The signal improvements may be eligible for reimbursement to the extent that they serve the City in excess of the Project." Allocation methodology to be confirmed with City staff; preliminary allocation reflects the north leg of the intersection serving primarily regional circulation toward the future drinking water tank parcel and Eagle Mountain coordination.										
TS-A	Signal	Total signal modification cost (north leg construction)	LS	1	$79,100.50	$79,101	-	$79,101	C107	
TS-B	Signal	Less: Project-level allocation (developer cost)	LS	1	$48,677.23	$48,677	-	$48,677	Allocation	Portion attributable to Project access only (61.5%)
TS-C	Signal	Excess-of-project portion (reimbursable)	LS	1	$30,423.27	$30,423	-	$30,423	DA §3.b.iii	Net amount eligible for reimbursement per DA §3.b.iii. (38.5%)
		SUBTOTAL — BUCKET 3: SIGNAL EXCESS-OF-PROJECT (TS-C only counts toward total)				**$30,423**	**-**	**$30,423**		
BUCKET 4 — ROAD FRONTAGE ARTERIAL-vs-LOCAL DIFFERENTIAL										
Not authorized by the Development Agreement, but City staff has indicated that the differential between local-street and arterial cross-section may be eligible for reimbursement on Pony Express Parkway and Fairfield Road frontages. Per Std Spec §00600 Table 9, the arterial pavement section is substantially thicker than the local section (5" AC + 6" UTBC + 9" GB vs. 3" AC + 8" UTBC). The differential below reflects the marginal cost above what a local-street frontage would have required.										
RD-D1	Pony Express	Pony Express Pkwy — pavement section differential (arterial vs local, ~12,000 SF)	SF	12,000	$1.93	$23,160	-	$23,160	C305/C306/C401	Differential between arterial pavement section per Std Spec §00600 Table 9 (Class IV) and local pavement section (Class I).

Update traffic signal for new leg of the intersection. Proportionate share analysis determined developer would be responsible for 61.5 % of the cost.



SIGNAL KEYED NOTES

1	EXISTING SIGNAL CABINET (PROTECT-IN-PLACE).
2	EXISTING SIGNAL POLE AND/OR MAST ARM (PROTECT-IN-PLACE).
3	EXISTING TRAFFIC POLE AND EQUIPMENT (PROTECT-IN-PLACE).
4	EXISTING UNDERGROUND SERVICE PEDESTAL (PROTECT-IN-PLACE).
5	EXISTING JUNCTION BOX (PROTECT-IN-PLACE).
6	INSTALL SIGNAL HEAD, BACKPLATE, AND BRACKET ON MAST ARM.
7	SALVAGE EXISTING SIGNAL HEAD AND MOUNTING EQUIPMENT.
8	REMOVE EXISTING MAST ARM SIGN.
9	INSTALL STATE FURNISHED STOP BAR MATRIX DETECTOR.
10	RELOCATE EXISTING EXISTING STOP BAR MATRIX TO END OF MAST ARM EXTENSION.
11	INSTALL CONTRACTOR FURNISHED MAST ARM SIGN. MOUNT SIGN PER UDOT STD DWG SL 7. SEE TABLE (THIS SHEET).
12	INSTALL STATE FURNISHED 5' MAST ARM EXTENSION.
13	INSTALL VIBRATION MITIGATOR DEVICE AS CLOSE TO THE END OF THE MAST ARM AS POSSIBLE.
14	INSTALL PED HEAD AND MOUNT EQUIPMENT PER UDOT STD DWG SL 16.
15	INSTALL PEDESTRIAN PUSH BUTTON AND MOUNT PER UDOT STD DWG SL 16.
16	INSTALL 55' MAST ARM ON EXISTING SIGNAL POLE. SEE UDOT STD DWG SL 2
17	INSTALL SIGN POST AND BASE.
18	INSTALL STATE FURNISHED TRAFFIC POLE (5 FT). SEE UDOT STD DWG SL 3 FOR FOUNDATION REQUIREMENTS.



Identifier : RS10-21ex LEFT TURN YIELD ON FLASHING Yellow Arrow SymboL Sign;
1.88" Radius, 0.75" Border, 0.50" Indent, Black on White;
[LEFT TURN] C; [YIELD] C; [ON] C; [FLASHING] C;
Rounded Rectangle 4.00" Radius



3.0" Radius, 1.0" Border, White on Green;
"Pony", C 50% spacing; "Express", C 50% spacing;
"Pkwy", B 50% spacing;





SHEET NOTES

1. UTILITIES SHOWN ON PLANS ARE FROM RECORD MAPS PROVIDED BY OTHERS AND OBSERVATIONS IN THE FIELD. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
2. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SIGNAL SYSTEMS AND POLES SHALL BE MORE THAN 15.00' FROM EXISTING OVERHEAD POWERLINES.
4. CONTRACTOR TO VERIFY THERE IS A CLICK 656 OR ARC-6 UNIT IN THE EXISTING SIGNAL CABINET FOR NEW RADAR UNITS. COORDINATE WITH ENGINEER FOR DISCREPANCIES.
5. INSTALL STATE FURNISHED SIGNAL HEADS, BACKPLATES, AND BRACKETS.

NEW SIGN SCHEDULE

IDENTIFIER	POLE	SIGN	SIGN INFORMATION: SIGN SIZE	SIGN INFORMATION: MOUNTING OPTION PER SL 7	STATE FURNISHED: GALAXY ASTRO-BRAC; ARM CLAMP ONLY (96" CABLE)	STATE FURNISHED: GALACY ASTRO-BRAC; FUSSETTED TUBE ONLY (96" CABLE)	STATE FURNISHED: SIGN CLAMP ONLY
C	--	"NO PEDESTRIAN CROSSING" R9-3	(18"X18")	--	--	--	--
A	P2	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
A	P6	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
B	P10	STREET "Pony Express Pkwy"	(18"x84")	C	1	1	6
C	--	"NO PEDESTRIAN CROSSING" R9-3	(18"x18")	--	--	--	--
A	P10	"LEFT TURN YIELD ON FLASHING" R10-21EX	(30"x42")	A	0	0	0
		TOTAL	41.25 SF	--	1	1	6

SIGNAL POLE SCHEDULE

POLE ID	MODIFIED STATE PLANE NORTHING	MODIFIED STATE PLANE EASTING	MAST ARM LENGTH (FT)	LUMINAIRE MOUNTING HEIGHT (FT)	LUMINAIRE ARM LENGTH (FT)	COMMENTS AND REMARKS
☒	--	--	--	--	--	Existing Signal Cabinet
◆	--	--	--	--	--	Existing Service Pedestal
P1	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P2	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P3	--	--	--	--	--	Existing 11' Traffic Pole
P4	7300957.75	1515787.80	--	--	--	5.5' TRAFFIC POLE
P5	--	--	--	--	--	Existing Signal Pole w/ 36" Foundation & Advanced Radar Detection
P6	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation
P7	--	--	--	--	--	Existing 11' Traffic Pole
P8	--	--	--	--	--	Existing 11' Traffic Pole
P9	7300854.32	1515699.25	--	--	--	5.5' TRAFFIC POLE
P10	--	--	50'	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation & Type A Curved Mast Arm (Max Length = 55')
P11	--	--	EX.	EX.	EX.	Existing Signal/Luminaire Pole w/ 36" Foundation

REVISIONS:

#####	REVISION DESCRIPTION

UNIFIED BUSINESS ALLIANCE

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. UTAH BLUE STAKES CENTER (UPC) 1-800-662-4111 Dig Safely.

avenue CONSULTANTS
Avenue Consultants, Inc
588 W 400 S, Suite 250
Lindon, UT 84042
www.avenueconsultants.com

Final Drawings - Pending Woodhaven Roadway Widening Design from Eagle Mountain City.

Stamp

SIGNAL PLAN

UNIFIED BUSINESS ALLIANCE

RIDER'S STATION TRAFFIC SIGNAL

3400 W MAYFLOWER AVE, SUITE 350, LEHI, UT 84043

Designer KAF, PE	Checker KJC, PE
SHEET NO.	2 OF 5
SHEET TITLE	SG101

Avenue Project No: 25-056

p:_2025\25-056 - rider's station signal saratoga springs\000_cad\005_sheets\25-056_signal plan sg01.dwg

10/13/2025

RESOLUTION NO. R26-35 (06-16-26)

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 Rider's Station ("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 16th day of June, 2026.

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT A

Proposed Property Tax Impact Schedule (Corrected)

Saratoga Springs City will consider an increase to its property tax rate from .000978 to .001467 to generate an additional $3,100,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Saratoga Springs City's Current Property Tax Rate	0.000978
Saratoga Springs City's Current Property Tax Revenue	$6,200,539
Proposed Revenue with Tax Change	$9,300,539
New Property Tax Revenue to Saratoga Springs City	**$3,100,000**

Estimated Increase to Saratoga Springs City's Property Tax Revenue	50%

Estimated Increase to a primary residence of $541,873	$145.21 or 50% increase
Estimated Increase to a business valued at $541,873	$264.98 or 50% increase

The City is seeking $3,100,000 in additional revenue to fund additional Fire and Police services. If the property tax change is not approved, cuts will be made throughout the City's General Fund budget to balance the budget (see below).

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change	Impact of Tax Increase
Fire	$8,138,962	$7,960,567	$178,395	The City conducts annual physical screenings for all firefighters, reclass paramedics and AEMTs to Senior Paramedics and Senior AEMTs, and hires a new Admin Assistant II.
Police	$9,162,414	$8,138,736	$1,023,678	The City will hire 2 new Police officers, a new Police Lieutenant, and a new Police Sergeant
Administration	$1,945,915	$1,843,136	$102,779	The City hires a new Senior Account Payable/Accounts Receivable Clerk
Building Inspection	$1,868,484	$1,829,843	$38,641	The City hires a new PT Building Technician
City Recorder	$471,598	$432,964	$38,634	The City hires a new PT Business License Administrator

Public Relations & Communications	$775,218	$717,825	$57,393	The City converts a PT Civic Events Coordinator to FT and increases the Events Budget
Library	$2,140,956	$1,940,441	$200,515	The City hires a new PT Librarian, a new Library Clerk 3, a new Library Clerk 2, a new Library Clerk 1, increases is Programs budget and increases is Supplies Budget
Non-Departmental	$1,081,230	$831,230	$250,000	If the property tax change is not approved, the City will reduce its Payroll Contingency Fund
Parks	$3,906,903	$3,397,296	$509,606	The City hires a new Maintenance 1, a new Maintenance 3, and new Seasonal workers.
Planning	$1,537,396	$1,389,681	$147,715	The City hires a new Assistant Planning Director
Public Improvements	$952,300	$795,622	$156,678	The City hires a new Inspector 2
Recreation	$1,568,826	$1,560,982	$7,844	The City does not increase the budget for Basketball programs by as much
Streets	$2,133,083	$1,796,089	$236,994	The City hires a new Maintenance 1, purchases a new Crack Seal Machine, and purchases a new John Deer Gator
Utility Billing	$591,473	$540,075	$51,398	The City converts a PT Utility Billing Clerk to FT
Total General Fund Change			**$3,100,000**	

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Interim Budget -Fiscal Year 2026-2027**
Date: **June 2nd, 2026**
Type of Item: **Budget Item**

Summary Recommendation: Staff recommends Council approve the Interim Budget for fiscal year 2026-2027. The Interim Budget includes a proposed property tax increase that will raise property taxes by $3.1 million.

Utah Code Sections 59-2-919 and 924 require the City to prepare and present a Property Tax Impact Schedule when the property tax rate is increased. Although not required for adoption of the Interim budget, the Property Tax Impact Schedule is included as an attachment. It will also be presented during future public hearings on the tax rate increase.

Description

A. Topic
Interim Budget for the 2026-2027 Fiscal Year.

B. Background
The City of Saratoga Springs is legally required to adopt a Budget every fiscal year (unlike the regular calendar year, the Cities 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 below calendar 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 Cities Pay Plan to ensure the City stays market competitive
    - The Fleet Administrator updates the Cities Fleet Management Plan to ensure that the Cities Vehicle Fleet stays in proper working condition

    - City Public Works staff update the Cities 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 Cities 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.
- April
    - 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.
- May
    - The City Council is presented with and adopts a Tentative Budget
    - The City Council is presented with the proposed property tax change
- June
    - The City Council is presented and adopts a Interim Budget, effective July 1st
- August
    - The City Council adopts a new tax rate, and adopts the Final Budget

This report is the Interim Budget, which shows the City Managers recommendations and how those recommendations change the Cities budget for Fiscal Year 26-27.

There are five 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 the current fiscal year (FY 25-26), the total budget if all requests were approved, and the recommended budget for next fiscal year (FY 26-27)

4. Fleet and Equipment Disposal List: Shows a list of all vehicles and equipment that the City plans to dispose of in the 26-27 Fiscal Year.
5. Property Tax Impact Schedule

C. Analysis

Due to the City's desire to budget conservatively and to limited office space, the City of Saratoga Springs has grown its staff slowly, even while the City's population has boomed. This year's budget shows a jump in personnel due to the need to open and staff a new fire station. The additional staff will enable the City to better serve current and future residents.

Recommendation: Staff recommends Council Adopt the Fiscal Year 2026-2027 Interim Budget on June 2nd, 2026.

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			$ 124,821	$ 124,821		$ 124,821	$ 124,821
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			$ 42,260	$ 42,260		$ 42,260	$ 42,260
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			$ 217,145	$ 217,145		$ 217,145	$ 217,145
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			$ (138,781)	$ (138,781)		$ (138,781)	$ (138,781)
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
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
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**	**$ 8,437,678**	**$ 8,927,090**	**$ 1,215,067**	**$ 5,407,168**	**$ 6,964,075**

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		
Y	Facility Rehabilitation Repair and Renovation			$ 5,000,000			$ 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**	**$ 3,215,000**	**$ 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	$ 41,872,087	$ 13,288,605	$ 4,252,251	$ 19,615,415	$ 25,842,469

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			$ 124,821	$ 124,821		$ 124,821	$ 124,821
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			$ 42,260	$ 42,260		$ 42,260	$ 42,260
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			$ 217,145	$ 217,145		$ 217,145	$ 217,145
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			$ (138,781)	$ (138,781)		$ (138,781)	$ (138,781)
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
P	Increase Basketball Program Budget			$ 22,156	$ 22,156		$ 22,156	$ 22,156
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							
BA #3	Increase Street Signal Budget							
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			
N	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		**$ 882,697**	**$ 834,478**	**$ 8,429,834**	**$ 8,919,246**	**$ 418,469**	**$ 3,240,996**	**$ 4,701,776**

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		
Y	Facility Rehabilitation Repair and Renovation			$ 5,000,000			$ 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**	**$ 3,215,000**	**$ 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		$ 16,678,412	$ 1,034,478	$ 41,825,910	$ 13,280,761	$ 3,417,320	$ 17,449,243	$ 23,580,170

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	$ 30,743,715	19%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	29%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	18%
Charges for Service	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	16%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	11%
Administrative Charges	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 5,257,217	$ 5,540,616	5%
Contributions & Transfers	$ -	$ -	$ -	$ 11,754,501	$ 9,681,734	-18%
Total General Fund Revenue	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**10%**

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	6%
Administrative	$ 1,639,050	$ 2,017,200	$ 2,297,335	$ 1,775,621	$ 1,945,915	10%
HR				$ 759,291	$ 808,085	6%
Utility Billing	$ 337,267	$ 369,583	$ 410,667	$ 527,556	$ 591,473	12%
Treasurer	$ 373,501	$ 475,476	$ 681,592	$ 791,322	$ 824,282	4%
Recorder	$ 206,385	$ 231,775	$ 228,481	$ 384,820	$ 471,598	23%
Attorney	$ 666,839	$ 682,520	$ 755,033	$ 882,049	$ 922,955	5%
Justice Court	$ 330,622	$ 311,521	$ 405,677	$ 487,900	$ 488,123	0%
Facilities				$ 689,795	$ 965,068	40%
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	13%
Elections	$ 6,789	$ 49,172	$ 21,136	$ 160,000	$ -	-100%
Planning & Zoning	$ 850,405	$ 984,899	$ 1,073,745	$ 1,373,092	$ 1,537,396	12%
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	18%
Police-Bluffdale	$ 1,996,845	$ 1,983,956	$ 2,587,947	$ 2,863,031	$ 3,298,193	15%
Fire	$ 4,227,067	$ 4,507,901	$ 5,383,219	$ 6,395,127	$ 8,138,962	27%
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	20%
Public Works	$ 873,113	$ 885,416	$ 1,018,411	$ 866,633	$ 956,506	10%
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	8%
Public Improvements	$ 544,192	$ 590,083	$ 603,612	$ 790,408	$ 952,300	20%
Parks	$ 1,709,354	$ 1,833,876	$ 2,600,288	$ 3,479,768	$ 3,906,903	12%
Recreation	$ 910,898	$ 1,013,631	$ 1,185,543	$ 1,452,119	$ 1,568,826	8%
Public Relations and Community Outreach	$ 297,438	$ 327,612	$ 399,767	$ 684,728	$ 775,218	13%
Library	$ 680,016	$ 814,617	$ 937,292	$ 1,589,075	$ 2,140,956	35%
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**	**10%**

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	$ 30,743,715	19%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	29%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	18%
Charges for Services	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	16%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	11%
Contributions and Transfers	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 17,011,718	$ 15,222,350	-11%
Total Revenues	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**10%**

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	17%
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	123%
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**	**10%**

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	$ -	$ -	$ -	$ -	$ -	0%
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	262%
Total Revenues	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**262%**
Fleet Operations	$ -	$ -	$ -	$ 715,356	$ 2,591,781	262%
Fleet Capital	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**262%**
Net Revenue over Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	0%

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	$ -	$ -	$ -	$ -	0%
Contributions & Other Sources	$ 568	$ (217)	$ 27,979	$ -	$ 252,021	100%
Transfers	$ -	$ 571,464	$ -	$ -	$ -	0%
Impact Fees Revenues	$ 671,588	$ 314,817	$ 585,959	$ 2,450,529	$ 277,979	-89%
Total Revenue	**$ 801,135**	**$ 886,064**	**$ 613,938**	**$ 2,450,529**	**$ 530,000**	**-78%**
Capital Project Expenditures	$ 694,407	$ 182,532	$ 223,240	$ 2,190,529	$ 530,000	-76%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	-100%
Total Expenses	**$ 694,407**	**$ 182,532**	**$ 223,240**	**$ 2,450,529**	**$ 530,000**	**-78%**
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	$ -	$ -	0%
Transfers	$ -	$ 2,071,996	$ -	$ -	$ -	0%
Contributions & Other Sources	$ -	$ -	$ -	$ -	$ -	0%
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	12%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	-100%
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	$ -	$ -	$ -	$ -	$ -	0%
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	$ -	$ -	$ -	$ -	$ -	0%
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	1753%
Transfers	$ -	$ 375,978	$ -	$ -	$ -	0%
Total Revenue	**$ 812,337**	**$ 1,257,827**	**$ 1,007,452**	**$ 853,484**	**$ 15,813,484**	**1753%**
Capital Project Expenditures	$ 261,337	$ 499,630	$ 1,339,923	$ 453,484	$ 15,813,484	3387%
Transfers	$ -	$ 523,000	$ -	$ 400,000	$ -	-100%
Total Expenses	**$ 261,337**	**$ 1,022,630**	**$ 1,339,923**	**$ 853,484**	**$ 15,813,484**	**1753%**
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	-23%
Contributions & Other Revenues	$ 760,420	$ 1,244,606	$ 1,650,853	$ 1,922,091	$ 6,650,853	246%
Total Revenue	**$ 2,158,420**	**$ 15,823,051**	**$ 10,588,001**	**$ 14,902,091**	**$ 16,650,853**	**12%**
Capital Project Expenditures	$ 2,691,053	$ 5,760,029	$ 5,203,796	$ 14,902,091	$ 16,650,853	12%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 2,691,053**	**$ 5,760,029**	**$ 5,203,796**	**$ 14,902,091**	**$ 16,650,853**	**12%**
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	$ -	$ -	0%
Total Revenue	**$ 760,000**	**$ 880,000**	**$ 1,775,820**	**$ -**	**$ -**	**0%**
Materials, Supplies and Services	$ 729,649.69	$ 808,401.00	$ 896,649.83	$ -	$ -	0%
Total Expenses	**$ 729,649.69**	**$ 808,401.00**	**$ 896,649.83**	**$ -**	**$ -**	**0%**
Net Revenue Over Expenditures	**$ 30,350.31**	**$ 71,599.00**	**$ 879,170.17**	**$ -**	**$ -**	**0%**

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	18%
Total Revenue	**-**	**$ 1,296,711**	**$ 4,844,863**	**$ 3,210,000**	**$ 3,800,000**	**18%**
Capital Project Expenditures	-	$ 2,638,689	$ 23,407,859	$ -	$ -	0%
Debt Service	-	$ 3,199,362	$ -	$ 3,210,000	$ 3,800,000	18%
Total Expenses	**-**	**$ 5,838,051**	**$ 23,407,859**	**$ 3,210,000**	**$ 3,800,000**	**18%**
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	208%
Total Revenue	**$ 611,279**	**$ 752,833**	**$ 1,079,272**	**$ 755,115**	**$ 894,894**	**19%**
Street Lighting Operations	$ 211,576	$ 204,782	$ 228,659	$ 462,277	$ 553,976	20%
Street Lighting Capital	$ 119,841	$ 12,600	$ 39,434	$ 128,837	$ 87,200	-32%
Transfers	$ 53,236	$ 58,716	$ 85,562	$ 69,002	$ 103,718	50%
Depreciation	$ -	$ -	$ -	$ 90,000	$ 150,000	67%
Total Expenses	**$ 384,653**	**$ 276,098**	**$ 353,655**	**$ 755,115**	**$ 894,894**	**19%**
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	9%
Water	$ -	$ -	$ -	$ 2,220,355	$ 3,428,036	54%
Total Revenue	**$ 9,034,013**	**$ 10,072,079**	**$ 11,029,504**	**$ 13,019,288**	**$ 15,222,013**	**17%**
Water Operations	$ 4,014,991	$ 4,023,335	$ 4,625,646	$ 5,237,529	$ 5,958,826	14%
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	41%
Transfers	$ 842,635	$ 955,180	$ 1,073,726	$ 1,287,548	$ 1,361,822	6%
Total Water Fund Expenses	**$ 6,777,123**	**$ 6,833,837**	**$ 9,231,153**	**$ 13,019,288**	**$ 15,222,013**	**17%**
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	24%
Total Revenue	**$ 7,023,592**	**$ 9,105,270**	**$ 9,955,240**	**$ 9,306,234**	**$ 11,163,274**	**20%**
Sewer Operations	$ 3,742,692	$ 4,166,392	$ 6,403,791	$ 6,467,625	$ 7,410,132	15%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	67%
Transfers	$ 979,829	$ 1,180,420	$ 1,337,004	$ 1,567,099	$ 1,753,142	12%
Total Expenses	**$ 4,722,521**	**$ 5,346,812**	**$ 7,740,795**	**$ 9,306,234**	**$ 11,163,274**	**20%**
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	$ -	$ -	$ -	0%
Impact Fees Revenue	$ 2,420,217	$ 709,821	$ 1,425,718	$ 1,095,000	$ 1,895,000	73%
Total Revenue	**$ 2,420,217**	**$ 1,445,414**	**$ 1,425,718**	**$ 1,095,000**	**$ 1,895,000**	**73%**
Capital Project Expenditures	$ 3,084,524	$ 1,815,769	$ 667,923	$ 695,000	$ 695,000	0%
Depreciation	$ -	$ -	$ -	$ 400,000	$ 1,200,000	200%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 3,084,524**	**$ 1,815,769**	**$ 667,923**	**$ 1,095,000**	**$ 1,895,000**	**73%**
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	$ 2,325,831	36%
Total Revenue	**$ 1,488,661**	**$ 1,674,246**	**$ 1,701,182**	**$ 3,272,894**	**$ 4,005,862**	**22%**
Storm Drain Operations	$ 356,291	$ 409,583	$ 601,746	$ 1,156,324	$ 1,075,560	-7%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	67%
Transfers and Other Uses	$ 527,851	$ 604,272	$ 736,001	$ 916,570	$ 930,302	1%
Total Expenses	**$ 884,142**	**$ 1,013,855**	**$ 1,337,747**	**$ 3,272,894**	**$ 4,005,862**	**22%**
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	14%
Interest Revenue & Other Sources	$ 23,789	$ 41,274	$ 65,598	$ 41,274	$ 65,598	59%
Total Revenue	**$ 2,712,600**	**$ 3,072,094**	**$ 3,234,864**	**$ 3,891,274**	**$ 4,444,129**	**14%**
Garbage Operations	$ 2,384,726	$ 2,265,621	$ 2,848,966	$ 3,637,196	$ 4,163,431	14%
Transfers	$ 195,188	$ 176,576	$ 204,450	$ 254,078	$ 280,698	10%
Total Expenses	**$ 2,579,914**	**$ 2,442,197**	**$ 3,053,416**	**$ 3,891,274**	**$ 4,444,129**	**14%**
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	56%
Intergovernmental Revenues	$ -	$ -	$ 605,535	$ -	$ -	0%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Revenue	**$ 2,096,144**	**$ 2,102,328**	**$ 3,745,765**	**$ 2,152,341**	**$ 3,350,000**	**56%**
Capital Project Expenditures	$ 4,327,810	$ 343,071	$ 5,446,048	$ 150,000	$ 2,150,000	1333%
Transfers and Other Uses	$ -	$ -	$ -	$ 802,341	$ -	-100%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000	0%
Total Expenses	**$ 4,356,856**	**$ 343,071**	**$ 5,446,048**	**$ 2,152,341**	**$ 3,350,000**	**56%**
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	121%
Transfers	$ -	$ 173,774	$ -	$ -	$ -	0%
Total Revenue	**$ 1,717,870**	**$ 1,425,408**	**$ 2,230,243**	**$ 1,965,000**	**$ 4,345,000**	**121%**
Capital Project Expenditures	$ 2,912,383	$ 1,487,046	$ 2,991,812	$ 765,000	$ 2,845,000	272%
Transfers Out	$ -	$ -	$ -	$ -	$ -	0%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,500,000	25%
Transfers and Other Uses	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 2,912,383**	**$ 1,487,046**	**$ 2,991,812**	**$ 1,965,000**	**$ 4,345,000**	**121%**
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	-53%
Interest Revenue & Other Sources	$ 352,039	$ 512,295	$ 718,834	$ 380,000	$ 718,834	89%
Total Revenue	**$ 6,524,569**	**$ 2,726,645**	**$ 9,887,820**	**$ 2,726,795**	**$ 1,817,232**	**-33%**
Water Rights Expenses	$ 3,741,682	$ 118,936	$ 9,344,826	$ 2,726,795	$ 1,817,232	-33%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 3,741,682**	**$ 118,936**	**$ 9,344,826**	**$ 2,726,795**	**$ 1,817,232**	**-33%**
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	$ 153,635,478	28%
Total Budgeted Expenditures	$ 82,693,347	$ 78,803,062	$ 106,333,161	$ 120,429,468	$ 153,635,478	28%
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	10%

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%

FY2026-2027 - Fleet Vehicles/Equipment Disposal

City Department	Replace Vehicle Asset #	Make	Model	Year	Age	Justification
Facilities	#105*REPL*	Toyota	Tacoma Extra cab	2012	14	Age/miles
Fire	#226*REPL*	Ford	F550 XL Crew cab Chassis cab (Repurposed as Brush Truck)	2018	8	Age/Re-purpose
Fire	#226-Remount body #241	Osage	Ambulance Body remount	2018	8	Remount
Parks	#183*REPL	Ford	F350 Single cab Enclosed Utility body	2015	11	Age/Condition/miles/Rising maintenance costs
Police	#32*REPL*	Dodge	Ram 1500	2016	10	Age/Condition/miles/Rising maintenance costs
Police	#28*REPL*	Dodge	Ram 1500	2016	10	Age/Condition/miles/Rising maintenance costs
Police	#26*REPL*	Ford	Tarus interceptor	2014	12	Age/Condition/Miles
Police	#23*REPL*	Ford	Explorer PIU-K9	2014	12	Age/Condition/Miles
Police	#20*REPL*	Ford	Explorer PIU	2015	11	Miles/Year/Condition
Secondary Water	#170*REPL*	Ford	F550 - Dump bed/plow/Salter	2016	10	Age/Condition/Rising maintenance costs
Sewer/Storm Drain	#148*REPL*	Dodge	Ram 4500 HD Mechanic/Crane body	2014	12	Age/Miles
Storm Water Inspection	#171*REPL*	Ford	Escape	2017	9	Need for a truck Move Escape to City hall pool
Storm Water Inspection	#188*REPL*	Ford	Escape	2017	9	Need for a Truck/Move Escape to City hall pool
Streets	#185*REPL*	Freightliner	108SD-Bobtale Plow (Salter body seized up)	2017	9	Condition/Year salter body seized up
Streets	#138*REPL*	International	Work star 7600 SBA 10 wheeler	2008	18	Age/Condition/miles/Rising maintenance costs
North Fire generator	#7016*REPL*	Generac/John deere	Stationary Generator For North Fired station	2009	17	Age/Condition/Hrs/Rising maintenance costs
Sewer	#7004*REPL*	Generac	Stationary Generator For North Fired station	2012	14	Age/Condition/Hrs/Rising maintenance costs
Streets	#2142 *REPL*	Dimond built	Single axle Asphalt Tack Sprayer trailer	2014	12	Age/Condition/Hrs/Rising maintenance costs
Parks	#3193*REPL*	Kubota	X1100 C Single cab RTV with plow attachment's	2011	15	Age/Condition/miles/Rising maintenance costs
Fire	#214*REPL*	Yamaha	FXSHO Gray Wave runner Search & Rescue	2012	14	Age/Condition/Hrs/Rising maintenance costs
Fire	#215*REPL*	Yamaha	FXSHO Blue Wave Runner Search & Rescue	2012	14	Age/Condition/Hrs/Rising maintenance costs
						$149,300.00
						Total Estimated Revenue

Proposed Property Tax Impact Schedule (Corrected)

Saratoga Springs City will consider an increase to its property tax rate from .000978 to .001467 to generate an additional $3,100,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Saratoga Springs City's Current Property Tax Rate	0.000978
Saratoga Springs City's Current Property Tax Revenue	$6,200,539
Proposed Revenue with Tax Change	$9,300,539
New Property Tax Revenue to Saratoga Springs City	**$3,100,000**

Estimated Increase to Saratoga Springs City's Property Tax Revenue	50%

Estimated Increase to a primary residence of $541,873	$145.21 or 50% increase
Estimated Increase to a business valued at $541,873	$264.98 or 50% increase

The City is seeking $3,100,000 in additional revenue to fund additional Fire and Police services. If the property tax change is not approved, cuts will be made throughout the City's General Fund budget to balance the budget (see below).

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change	Impact of Tax Increase
Fire	$8,138,962	$7,960,567	$178,395	The City conducts annual physical screenings for all firefighters, reclass paramedics and AEMTs to Senior Paramedics and Senior AEMTs, and hires a new Admin Assistant II.
Police	$9,162,414	$8,138,736	$1,023,678	The City will hire 2 new Police officers, a new Police Lieutenant, and a new Police Sergeant
Administration	$1,945,915	$1,843,136	$102,779	The City hires a new Senior Account Payable/Accounts Receivable Clerk
Building Inspection	$1,868,484	$1,829,843	$38,641	The City hires a new PT Building Technician
City Recorder	$471,598	$432,964	$38,634	The City hires a new PT Business License Administrator

Public Relations & Communications	$775,218	$717,825	$57,393	The City converts a PT Civic Events Coordinator to FT and increases the Events Budget
Library	$2,140,956	$1,940,441	$200,515	The City hires a new PT Librarian, a new Library Clerk 3, a new Library Clerk 2, a new Library Clerk 1, increases is Programs budget and increases is Supplies Budget
Non-Departmental	$1,081,230	$831,230	$250,000	If the property tax change is not approved, the City will reduce its Payroll Contingency Fund
Parks	$3,906,903	$3,397,296	$509,606	The City hires a new Maintenance 1, a new Maintenance 3, and new Seasonal workers.
Planning	$1,537,396	$1,389,681	$147,715	The City hires a new Assistant Planning Director
Public Improvements	$952,300	$795,622	$156,678	The City hires a new Inspector 2
Recreation	$1,568,826	$1,560,982	$7,844	The City does not increase the budget for Basketball programs by as much
Streets	$2,133,083	$1,796,089	$236,994	The City hires a new Maintenance 1, purchases a new Crack Seal Machine, and purchases a new John Deer Gator
Utility Billing	$591,473	$540,075	$51,398	The City converts a PT Utility Billing Clerk to FT
Total General Fund Change			**$3,100,000**	

NOTICE OF PROPOSED TAX INCREASE

CITY OF SARATOGA SPRINGS

The City of Saratoga Springs is proposing to increase its property tax revenue.

- The City of Saratoga Springs tax on a $541,873 ~~50,000~~ residence would increase from $291.47~~95.24~~ to $439.89~~61.16,~~ which is $148.42~~65.92~~ more per year.
- The City of Saratoga Springs tax on a $541,873~~50,000~~ business would increase from $529.95~~36.80~~ to $799.80~~838.47~~, which is $269.85~~301.67~~ more per year.
- If the proposed budget is approved, the City of Saratoga Springs would receive an additional $3,100,000 in property tax revenue per year as a result of the tax increase.
- If the proposed budget is approved, the City of Saratoga Springs would increase its property tax budgeted revenue by 54% above last year's property tax budgeted revenue excluding eligible new growth.

The City of Saratoga Springs invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: August 11th, 6pm

Location: Saratoga Springs City Hall, 319 S Saratoga Rd, Saratoga Springs, UT 84045

Virtual Meeting Link:(Internet address for remote participation and live streaming options)

To obtain more information regarding the tax increase, citizens may contact the City of Saratoga Springs at 801-766-9793 or visit https://www.saratogasprings-ut.gov/. Instructions for virtual participation in the public hearing will be available at https://www.saratogasprings-ut.gov/ no later than 24 hours before the public hearing is scheduled to begin.

DRAFT

ORDINANCE NO. 26-27 (06-16-26)

ORDINANCE ADOPTING AN INTERIM BUDGET FOR FISCAL YEAR 2026-2027, INCLUDING A PROPOSED PROPERTY TAX RATE INCREASE, COMPENSATION SCHEDULE FOR ELECTED AND STATUTORY OFFICERS, AND COMPENSATION INCREASE FOR DEFINED EXECUTIVE MUNICIPAL OFFICERS

WHEREAS, following adoption of a tentative budget, Utah Code §§ 10-6-118 and 59-2-924, in the case of a proposed property tax rate increase, requires the City Council to, on or before June 30, adopt an interim budget after holding a public hearing; and

WHEREAS, Utah Code § 10-3-818(1) requires the City Council to adopt a compensation schedule for its elected and statutory officers through ordinance after holding a public hearing; and

WHEREAS, Utah Code § 10-3-818(2)(b) requires the City Council to hold a separate public hearing on a compensation increase for defined executive municipal officers; and

WHEREAS, Utah Code §§ 10-6-113 and 10-3-818 require the City Council to publish 7 days' advance notice of the adoption of the interim budget and compensation increase for defined executive municipal officers; and

WHEREAS, the City Council held a public hearing on June 2, 2026, regarding the 2026-2027 interim budget and compensation increase for elected and statutory officers; and

WHEREAS, the City Council held a separate public hearing on June 2, 2026, on the compensation increase for defined executive municipal officers; and

WHEREAS, in accordance with Utah Code § 59-2-924, a property tax impact schedule was presented at the June 2, 2026 meeting as a separate document from all other budget documents; said property tax impact schedule was also presented at the June 16, 2026 public meeting and contained a more precise calculation of the proposed property tax rate increase after receiving the certified tax rate from the county auditor; and

WHEREAS, the City Council held a duly noticed public meeting on June 16, 2026 to adopt the interim budget that includes a property tax rate increase;

WHEREAS, after due consideration of all public input received, the City Council now wishes to adopt the interim budget, compensation schedule, and compensation increase for defined executive municipal officers, attached hereto.

NOW THEREFORE, be it ordained by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The City of Saratoga Springs does hereby adopt the interim budget for fiscal year 2026-2027, which includes the compensation schedule for elected and statutory officers and compensation increase for defined municipal officers, attached hereto. This includes a proposed property tax increase.

2. This ordinance shall take effect on July 1, 2026, and after publication as required by Utah law and will be in effect until the date the City Council adopts the final budget.

3. The public hearing on the proposed property tax rate increase and final budget is scheduled for August 11, 2026, at 6:00 pm, 319 S. Saratoga Road, Saratoga Springs, Utah. The agenda item for the property tax rate increase and final budget shall be the only item on the City Council agenda for that meeting.

4. The City Recorder is directed to post public notice of the August 11, 2026 public hearing at least 14 days in advance in accordance with Utah Code § 59-2-919.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 16th day of June, 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)	_____	_____		

RESOLUTION R26-36 (06-16-26)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH, AUTHORIZING THE CITY OF SARATOGA SPRINGS TO PARTICIPATE IN THE EMPLOYER "PICK-UP" OF PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT CONTRIBUTIONS.

WHEREAS, pursuant to Utah Code Ann. §§ 49-23-301, the City of Saratoga Springs is a "participating employer" and eligible City employees are "participating members" in the Tier II Hybrid Retirement System, under the Public Safety and Firefighter Tier II Contributory Retirement Act; and

WHEREAS, pursuant to Internal Revenue Code § 414(h)(2), Employer "Pick-Up" Contributions to Benefit Plans, allows state or local government entities with qualified plans to treat certain contributions designated as employee contributions, but which are paid by the employer, to be treated as employer contributions, and therefore as exempt from income tax; and

WHEREAS, pursuant to Utah Code Ann. §§ 49-23-301(2)(c), the City of Saratoga Springs desires to formally "pick-up" a portion of the "participating members" contributions required to be paid; and

WHEREAS, City of Saratoga Springs Council is duly authorized to take formal action on behalf of the City, as a "participating employer".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH:

SECTION 1. Beginning July 1, 2026, the City of Saratoga Springs shall prospectively, but not retroactively, "pick-up" and pay required employee contributions for all eligible public safety and firefighter employees who are participating members in the Tier II Hybrid Retirement System, under the Public Safety and Firefighter Tier II Contributory Retirement Act, subject to a maximum of ____% of compensation for each employee. This pick-up applies only to compensation paid for services performed on and after July 1, 2026, beginning with the first payroll period that includes that date, and is not retroactive

SECTION 2. The picked up contributions paid by the City of Saratoga Springs, even though designated as employee contributions for state law purposes, are being paid by the City in lieu of the required employee contributions, and are a supplement and not a salary reduction to the participating members. The City shall record and report the picked-up amounts in its payroll and personnel records as employer contributions paid by the City in lieu of employee contributions for each payroll period

SECTION 3. The picked up contributions will not be included in the gross income of the eligible employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions, pursuant to Internal Revenue Code § 414(h)(2). The City's payroll and tax reporting shall treat such picked-up amounts as employer contributions not subject to federal or state income tax withholding at the time of contribution and reported accordingly.

SECTION 4. From and after the date of "pick-up," the eligible City employee must not have a cash or deferred election right with respect to the designated employee contributions, specifically the employees shall not be permitted to opt out of the "pick up" and shall not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the City on behalf of its eligible employees.

SECTION 5. The City Manager, Finance Director, and Human Resources are authorized and directed to take all actions necessary to implement this Resolution, including coordinating with the retirement system administrator to ensure proper reporting, remittance, and coding of picked-up member contributions.

SECTION 6. Effective Date. This Resolution shall become effective on July 1, 2026.

PASSED on the 16th day of June, 2026.

_____
Chris Carn, Mayor

ATTEST

_____
City Recorder's Office

City Council
Staff Report

Author: **Chelese Rawlings, Finance Manager**
Subject: **Certified Proposed Tax Rate for tax year 2027**
Date: **June 16, 2026**
Type of Item: **Resolution**

Summary Recommendation:

The City is seeking an additional $3.1 million in property tax revenues for Fiscal Year. As part of the process of Truth-in-Taxation, the City must adopt a proposed tax rate until the Final certified tax rate is voted on. The 2027 Final Certified Tax Rate will be presented to Council on August 11th.

Staff recommends approval of the proposed certified tax rate for tax year 2026-2076 of 0.000978. The prior year's tax rate was 0.000976.

Description

A. Topic

It is recommended to approve the tax year 2026-2027 Saratoga Springs Proposed Certified Tax Rate with the final tax rate going before Council on August 11th.

B. Background

The proposed certified tax rate for the City of Saratoga Springs in 2027 is 0.000978.

C. Analysis

The slight increase in rate (0.000976 to 0.000978) is due to assessed values for existing properties in the City going slightly down over the last year.

The City is proposing raising an additional $3.1 million in property tax revenue. It is anticipated that the additional $3.1 million will raise the property tax rate from 0.000978 to 0.001467.

Recommendation: Staff recommends approval by resolution of the proposed certified tax rate for the tax year 2026-2027.

RESOLUTION NO. R26-37 (06-16-26)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING A PROPOSED CERTIFIED TAX RATE FOR THE GENERAL REVENUE FUND FOR FISCAL YEAR 2026-2027

WHEREAS, Utah Code §§ 10-6-133(1) and 59-2-912 require the City Council for the City of Saratoga Springs, Utah ("City Council") to set the real and personal property tax levy for various municipal purposes by June 22 of each year or, as provided in subsection 59-2-912(2), within 14 days of receiving the certified tax rate from the Utah County Auditor; and

WHEREAS, because the City is proposing a tax rate increase for Fiscal Year 2026-27, Utah Code § 59-2-912 requires the City to adopt a proposed real property tax levy by June 22, and Utah Code § 10-6-133(1) requires the City to adopt the final real property tax levy by September 1, 2026; and

WHEREAS, on June 16, 2026, the City adopted the interim budget for Fiscal Year 2026-2027, specifying the amount apportioned to each fund for which property taxes are to be levied and also including a property tax rate increase, which interim budget is incorporated herein by reference; and

WHEREAS, the City Council now wishes to adopt the proposed tax levy or certified tax rate for fiscal year 2026-2027 as more fully specified in Exhibit A, subject to final approval at the public hearing scheduled on August 11, 2026; and

WHEREAS, in the event the proposed property tax increase is not approved at the August 11, 2026 public hearing, the City Council wishes to adopt the lower rate as specified on Exhibit A.

NOW THEREFORE, it is resolved by the City Council for the City of Saratoga Springs, Utah to adopt the proposed Certified Tax Rate for the General Revenue Fund for the 2026-2027 fiscal year. The Certified Tax Rate, in the event of approval of the proposed property tax rate increase, is .001467. In the event the proposed property tax rate increase is not approved, the Certified Tax Rate is .000978.

This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the City Council of the City of Saratoga Springs, Utah, this 16th day of June, 2026.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder's Office

Proposed Property Tax Impact Schedule (Corrected)

Saratoga Springs City will consider an increase to its property tax rate from .000978 to .001467 to generate an additional $3,100,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Saratoga Springs City's Current Property Tax Rate	0.000978
Saratoga Springs City's Current Property Tax Revenue	$6,200,539
Proposed Revenue with Tax Change	$9,300,539
New Property Tax Revenue to Saratoga Springs City	**$3,100,000**

Estimated Increase to Saratoga Springs City's Property Tax Revenue	50%

Estimated Increase to a primary residence of $541,873	$145.21 or 50% increase
Estimated Increase to a business valued at $541,873	$264.98 or 50% increase

The City is seeking $3,100,000 in additional revenue to fund additional Fire and Police services. If the property tax change is not approved, cuts will be made throughout the City's General Fund budget to balance the budget (see below).

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change	Impact of Tax Increase
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Total General Fund Change			**$3,100,000**	

Utah State Tax Commission - Property Tax Division Tax Rate Summary (693) ENTITY: 3075 SARATOGA SPRINGS CITY	Form PT-693 Rev. 2/15

UTAH COUNTY **Tax Year: 2026**

The Board of Trustees for the above special district has set the current year's tax rates as follows:

Purpose of Tax Rate (Code from Utah Code Annotated)	Auditor's Tax Rate	Proposed Tax Rate	Maximum By Law	Budgeted Revenue
10 General Operations §11-6-133	0.000978	0.001467	.007	9,300,539
Total Tax Rate	**0.000978**	**0.001467**	**Total Revenue**	**$9,300,539**

Certification by Taxing Entity

I, _____, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: _____ Date: _____

Title: _____ Telephone: _____

Mailing address: _____



Shay Park Proposed Improvements

Utah Live Steamers

Executive Summary

June 2026

Saratoga Springs City Council and City Planning Office

Utah Live Steamers respectfully presents this conceptual Engine House Facility proposal for Shay Park in Saratoga Springs, Utah.

The proposed Engine House is envisioned as a landmark facility that will enhance the appearance, functionality, and long-term sustainability of the Utah Live Steamers railroad operation within Shay Park. Designed with assistance from a professional architect, the facility reflects careful planning and a commitment to creating an attractive, safe, and enduring community asset.

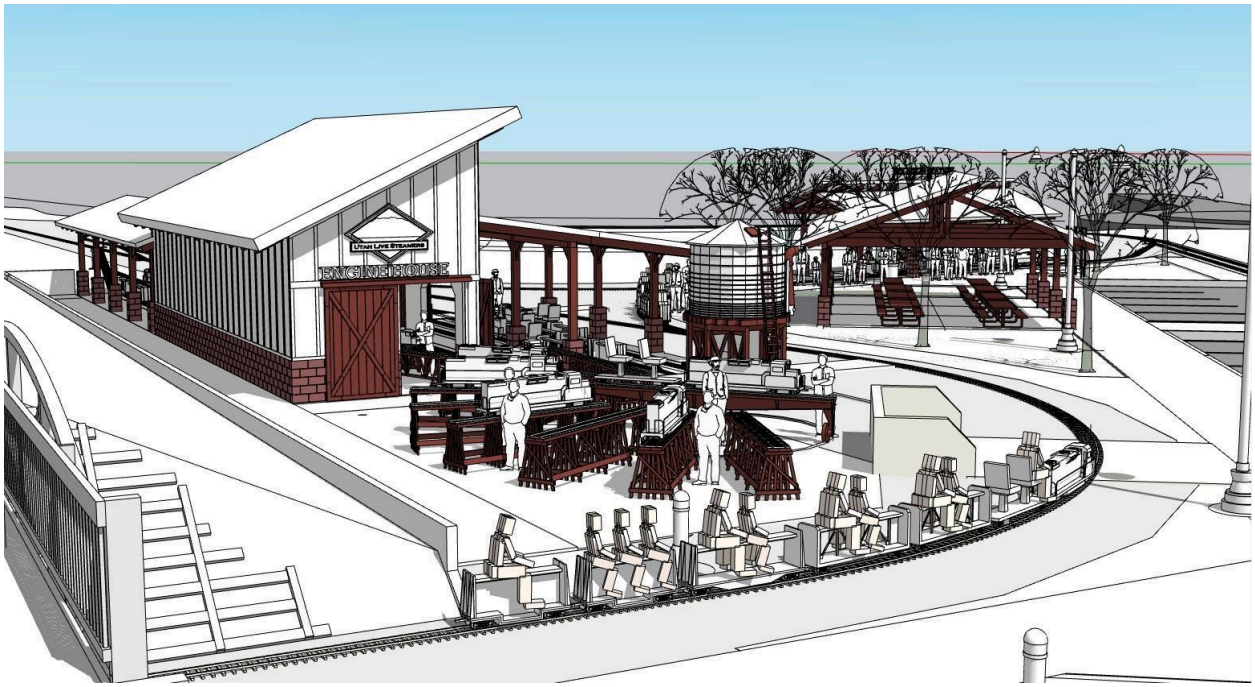


The facility is intended to serve multiple purposes including locomotive storage, maintenance operations, volunteer work space, utility support, and visitor engagement. The design incorporates architectural elements consistent with traditional railroad facilities while complementing the family-oriented atmosphere of Shay Park.



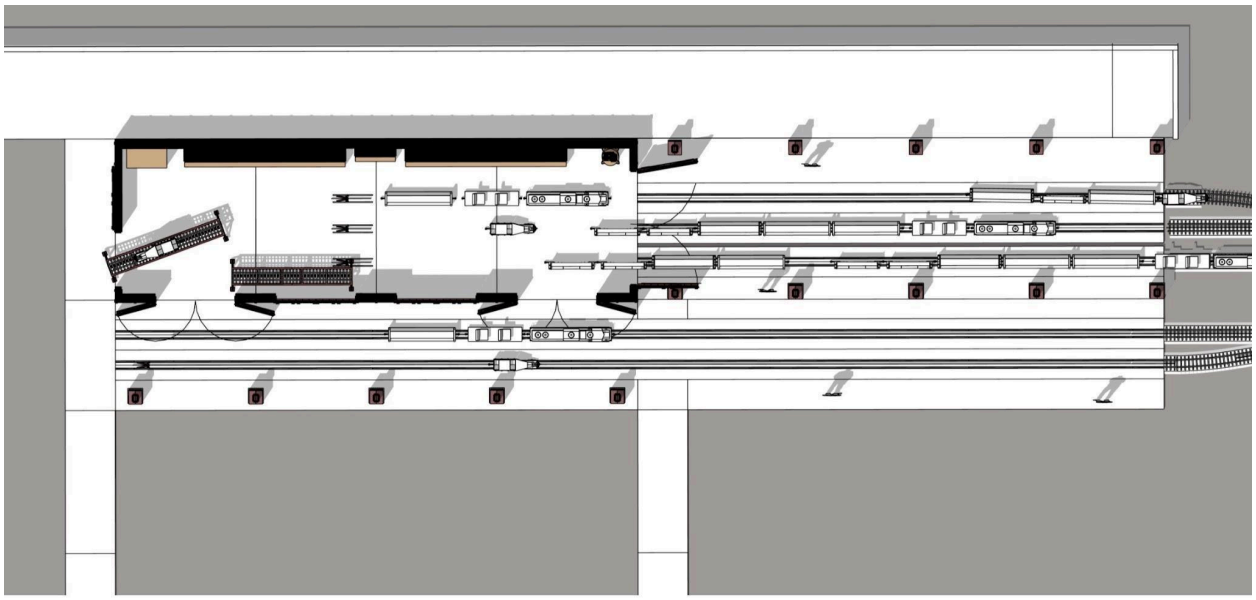
The proposed structure consists of an enclosed Engine House with adjoining covered operating platforms and utility facilities. The building is expected to provide approximately 4,000 to 5,000

square feet of combined enclosed and covered space. Utilities including electrical service, water service, lighting, ventilation, and maintenance infrastructure are incorporated into the conceptual design.

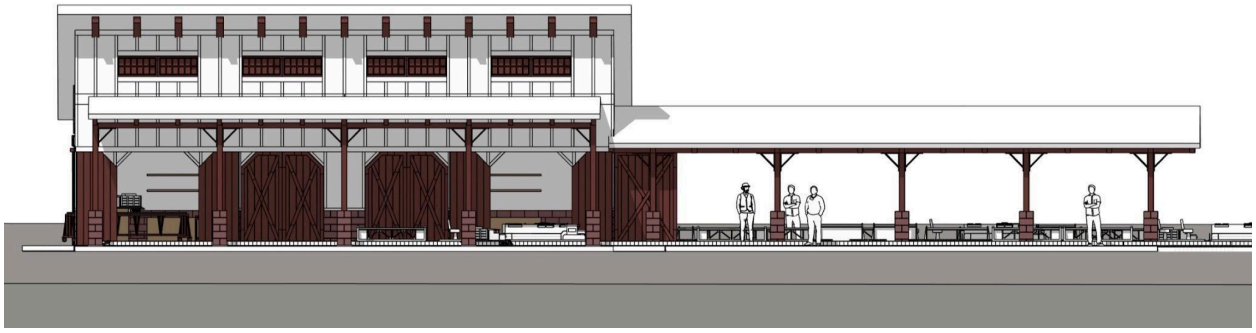


Beyond its operational function, the Engine House is intended to become a visual centerpiece within Shay Park. The facility will enhance the visitor experience, provide improved protection for valuable railroad equipment, support volunteer maintenance activities, and create opportunities for future educational programming related to railroad history, engineering, and community recreation.

Preliminary cost estimates place the project between $750,000 and $1,000,000. Utah Live Steamers recognizes that this represents a significant investment and views the project as a long-term initiative that will require careful planning, phased development, donor support, community partnerships, and potential collaboration with Saratoga Springs City.



At this stage, Utah Live Steamers seeks the City's support to continue planning efforts, pursue donor and sponsorship opportunities, explore potential grant funding, and work collaboratively with City leadership to evaluate future participation opportunities. No immediate commitment of City funds is being requested. Rather, this report is intended to demonstrate that the concept has been thoughtfully developed and warrants further exploration as a community enhancement project.



The Engine House Facility represents an investment in recreation, education, volunteerism, and civic pride. As Shay Park continues to develop into a destination attraction within Saratoga Springs, this facility has the potential to become a recognizable landmark that serves residents, visitors, and future generations alike.



Project Location and Site Integration

The proposed improvements are located within the southeast corner of Shay Park adjacent to the existing drainage pond and railroad operations area. This location was selected following a comprehensive site evaluation and has been incorporated into a professionally developed architectural site plan.

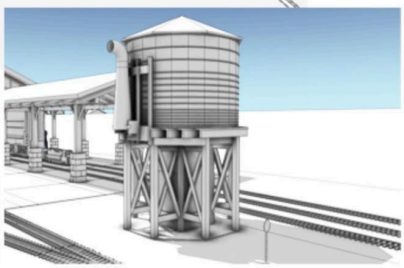




BOWERY



LOADING PLATFORM



WATER TOWER

The conceptual design was prepared utilizing computer-aided drafting (CAD) technology to accurately scale, position, and integrate the proposed facilities within the existing park environment. The structures illustrated in the accompanying renderings are not conceptual placeholders, but rather scaled representations showing the intended relationship between the proposed improvements and existing park infrastructure, railroad facilities, pedestrian circulation routes, parking areas, and landscape features.



The proposed development area includes the following primary improvements:

• Engine House and Maintenance Facility

• Covered Loading and Passenger Platform

• Open-Air Community Pavilion and Gathering Area

• Railroad Depot Structure

• Water Tower and Utility Facilities

• Wayfinding, Interpretive, and Educational Signage

Collectively, these improvements are intended to create a cohesive railroad-themed destination within Shay Park while preserving the existing character and recreational function of the surrounding park facilities.

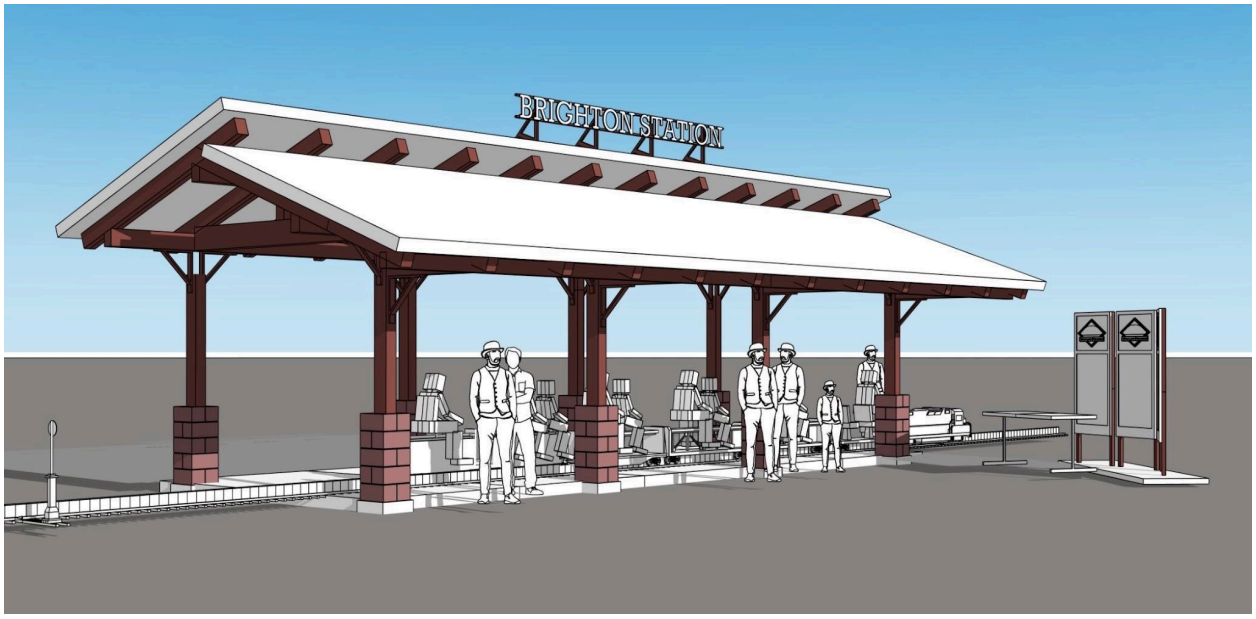


One of the advantages of the proposed location is that it utilizes an area already associated with railroad operations and visitor activity. Existing parking facilities, pedestrian access routes, utilities, and surrounding park amenities are already established and can support future development with minimal disruption to existing park operations.

Preliminary evaluation indicates that electrical power and water service are available within reasonable proximity to the proposed improvements, reducing infrastructure costs and simplifying future utility connections. The proposed facilities are also positioned to take advantage of existing visitor circulation patterns and visibility from nearby parking and gathering areas.



The Engine House facility is proposed immediately adjacent to the historic railroad right-of-way embankment located along the northern edge of the development area. Preliminary review suggests that minor grading modifications may be required in this location, potentially involving the removal of approximately one to two feet of fill material immediately adjacent to the structure. Beyond this localized adjustment, no significant earthwork, retaining walls, or major landscape modifications are anticipated.



The proposed open-air depot and passenger loading facilities are intended to enhance visitor experience while providing operational support for Utah Live Steamers railroad activities. Current planning estimates place the construction cost of the depot facility at approximately $200,000 and the covered community pavilion and gathering area at approximately $350,000.

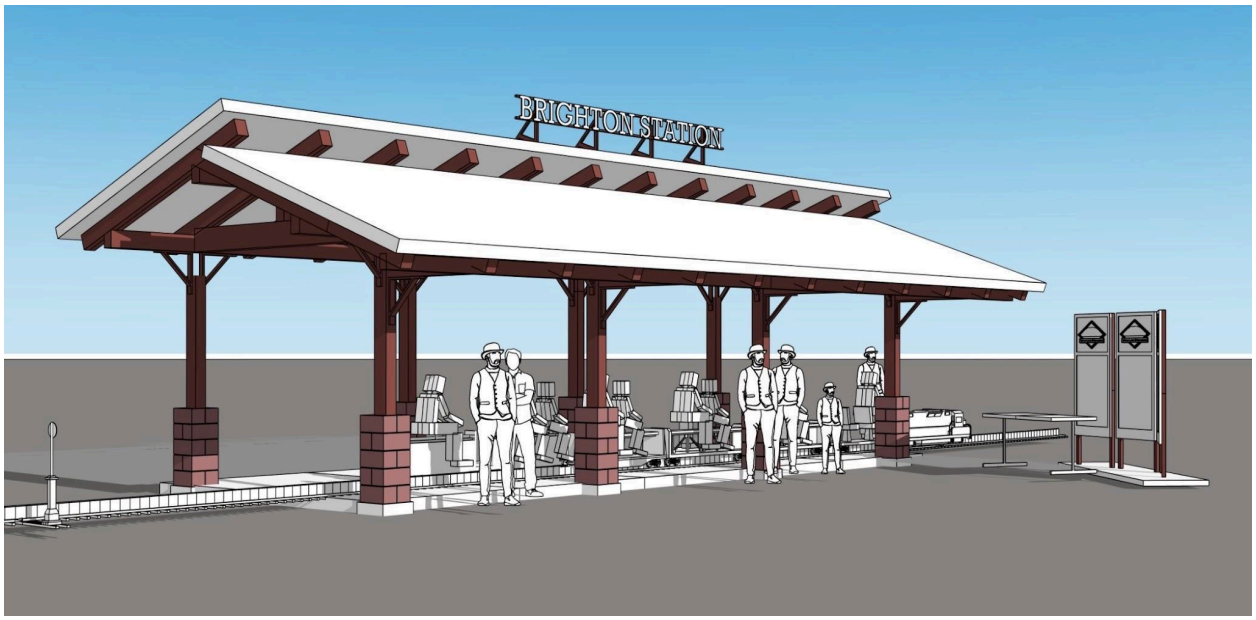


The overall site plan has been developed to support future phased construction. Individual improvements may be constructed as funding becomes available through donations, sponsorships, grants, volunteer contributions, private fundraising efforts, potential City participation, or a combination thereof.



By locating these improvements within a concentrated and thoughtfully planned area, the project creates a recognizable destination within Shay Park while minimizing impacts to existing park uses and preserving flexibility for future park development.

Preliminary Building Size and Cost Overview



1. Brighton Station / Open-Air Depot

Estimated size: approximately 16 ft wide x 40 ft long.

Estimated covered area: approximately 640 sq. ft.

Estimated height: 12 to 16 ft to roof peak.

Estimated cost: approximately $200,000.



2. Covered Eating / Bowery Area

Estimated size: approximately 30 ft wide x 50 ft long.

Estimated covered area: approximately 1,500 sq. ft.

Estimated height: 14 to 18 ft to roof peak.

Estimated cost: approximately $350,000.



3. Engine House Facility

Estimated enclosed building size: approximately 30 ft wide x 60 ft long.

Estimated enclosed area: approximately 1,800 sq. ft.

Estimated covered platform/loading area: approximately 16 ft wide x 70 ft long, or about 1,100 sq. ft.

Estimated total engine house-related covered area: approximately 2,900 to 3,200 sq. ft.

Estimated height: approximately 26 to 30 ft at the roof peak.

Estimated cost: approximately $750,000 to $1,000,000.