



REAL ESTATE



TRUST LANDS ADMINISTRATION

THREE CANYONS

Saratoga Springs Mountainside Community

Introducing Three Canyons

In partnership with the Trust Lands Administration, a new Larry H. Miller Real Estate community is rising on the eastern mountainside of Saratoga Springs—about 1,200 acres in the Lake Mountain foothills with sweeping views of the Wasatch Front and Utah Lake. The plan includes dedicated transportation infrastructure investments to accommodate growth and extend the Mountain View Corridor. It also adds access to recreation and connected trails, strengthens infrastructure to increase wildfire and flood resilience and extends the Bonneville Shoreline Trail to connect downtown, the Utah Lake Trail, Eagle Mountain and Cedar Valley communities.



*All renderings and maps are conceptual in nature and are subject to change.

Our Commitment to Three Canyons and Saratoga Springs



Transportation and the Mountain View Corridor

Help deliver the Mountain View Corridor (MVC) to ease congestion in Saratoga Springs while providing emergency evacuation routes via additional North/South connector roads. The project will be phased according to the construction activities of the MVC through Village Parkway.



Mountainside Recreation – access for all

Protect sensitive lands and establish permanent public access for hiking, biking, equestrian and UTV access to the Lake Mountain and canyons, enhance recreation and local destinations, connect homes by paths to schools, parks and the mountains to reduce local traffic, ensure pass-through access, and provide more than 140% of required open space beyond the city's 361-acre requirement.



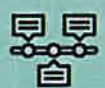
Fire and Flood Mitigation

Commit to building infrastructure that will help protect downslope neighborhoods via the city-owned, maintained Bonneville Shoreline Trail. This functions as a fire break buffering the urban-wildland interface. Additionally, water tanks will be added to support fire suppression, with debris basins added to protect run off from the local canyons.



Master-Planned Community

Up to 2,950 homes, equivalent to 2.4 units/gross acre, that deliver options for all life stages, with design that follows the mountainside's contours to preserve character, elevate the public realm and views and maximize landscape connections.



Timeline

Anticipate first home sales in late 2027. The full project buildout is estimated to be achieved by 2040, via multiple phases in conjunction with key transportation infrastructure.

For more information, visit threecanyonsutah.com