



AGENDA – City Council Meeting

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

CITY OF SARATOGA SPRINGS

Tuesday, September 1, 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: The Children's Center Utah.
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. Please avoid repetitive comments. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Department Reports: Public Works/Engineering, Planning, Building, Code Enforcement, Economic Development.

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. Updates to City Code Title 18.02 – Flood Damage Prevention. Ordinance 26-38 (09-01-26).
2. Change Order #14 for Drinking water Booster 8 at Pony Express Parkway/Mountain View Corridor with Condie Construction. Resolution R26-47 (09-01-26).
3. Approval of Minutes: August 18, 2026.

BUSINESS ITEMS

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

1. Development Agreement Amendment for Spring Heights, located at 2433 N. Redwood Road, Martyr Beaumont, St. John Properties as applicant. Ordinance 26-39 (09-01-26).
2. Amendments for Wander Planned Community, Major Community Plan Amendment #6 and Major Village Plan 2 Amendment #3. Located at 50 N. Redwood Rd., Greg Flint as applicant. Ordinance 26-40 (09-01-26).

3. Council Comments: *Council members may discuss specific topics or issues they wish to have formally considered for inclusion on a future meeting agenda. No action will be taken.*

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.

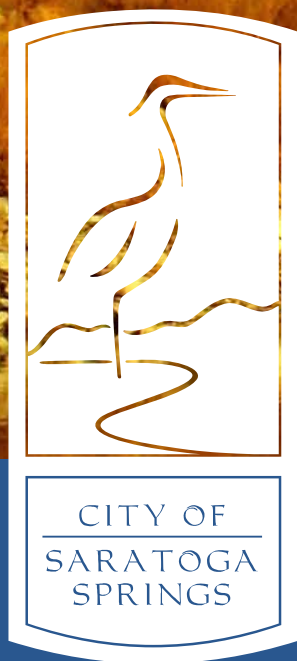
ADJOURNMENT

The Mayor or Mayor Pro Tem will maintain order during meetings while respecting First Amendment rights. Prohibited conduct includes disrupting the meeting by blocking access, preventing speakers from being heard, unauthorized screen sharing, repeated interruptions after notice, preventing others from accessing the meeting, threatening or committing violence, or violating content-neutral meeting rules such as time limits, no repetitive comments, and speaking only during allotted times. After one warning identifying the prohibited conduct, the Mayor or Mayor Pro Tem may remove the individual or terminate virtual access if the conduct continues. This policy does not restrict speech based on viewpoint. Criticism, offensive speech, and unpopular opinions remain protected unless they constitute prohibited conduct, a true threat, obscenity, or fighting words.

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

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

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



Public Works - Engineering FY26-27 Q1 Update



Capital Projects & Public Improvements Division

City Works

- Encroachment permits – 36 FYTD
- 216 Construction/Warranty Development Projects
- 41 Accepted Development Projects YTD
- 7 Major Capital Projects
- Improvement Bond Total of \$99+ Million

Quarterly Goals

- Hire & Train two new improvements inspectors
- Upcoming Projects:
 - Pony/145 & Saratoga Road Widening
 - 2100 N. Freeway infield
 - Satellite Fire Station Facility - PW Campus
 - Redwood Road S2.6 & 2.7 Sewer Upsize
 - Pony connection & bridge/tunnel design

Under Construction

- Pioneer Flex Lanes
- Lift Station 11 (Fairway Blvd)
- UTA Park & Ride
- City Fiber Backbone
- Pony/145 & Saratoga Road widening
- 2100 N. Freeway infield
- Satellite Fire Station Facility - PW Campus
- Redwood Road S2.6
- City Fiber Encroachment Permits
- Accepting fill material for PW expansion

Development Projects

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

Recently Completed:

- Lakeshore Trail- Hotpot (UDOT)
- North Marina Parking Lot & Jetty
- 400 S. Patriot Park RRFB crossing signal
- UDOT Redwood Rd. Micro-seal & ADA Ramp Upgrades



Construction Process



Saratoga Booster 8 Key Contributors





Electrical Division

Recent Accomplishments

- Upgraded utility infrastructure, including booster station motors, Lift Station 1 VFDs/controls, and Lift Station 11 electrical systems.
- Expanded and improved fiber optic and SCADA infrastructure, including key City routes, PLC capacity, and cybersecurity.
- Completed City traffic signal, pedestrian crossing, and streetlight improvements, including new signal installations and Patriot Park crossing lighting.
- Upgraded Public Works electrical infrastructure, including the main gate, Fire Building, break room, and North Marina Park systems.
- Performed fiber optic utility damage repairs and improved coordination for new-development inspections.
- Fabricated a box drag for sediment removal from storm drain box culverts.

Upcoming Goals

- Evaluate and improve power systems, including backup generation and pump upgrades at Public Works, DW Booster 5S, and Lift Stations 1 and 2.
- Expand fiber optic infrastructure and continue GIS/SCADA development, improvements, and cybersecurity.
- Replace and install RTU cabinets at utility facilities.
- Install UPS backup systems for City traffic signals.
- Coordinate electrical work for Lift Station 11.

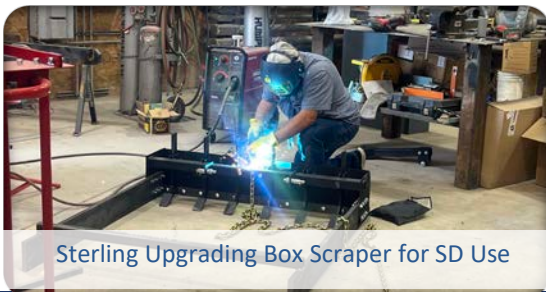
City Works (June - August)

Work Orders – 95

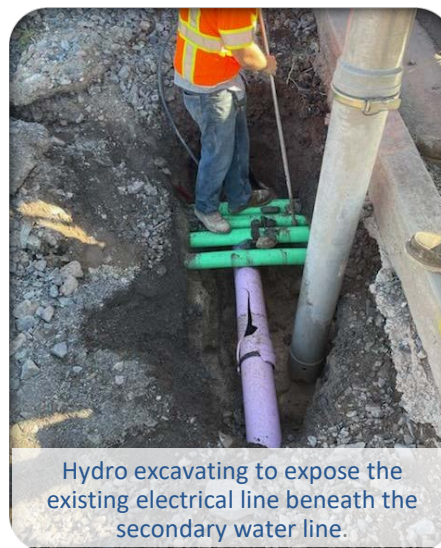
Service Requests – 16



Water System Tour



Sterling Upgrading Box Scraper for SD Use



Hydro excavating to expose the existing electrical line beneath the secondary water line.



Installing Power and Control Conduit at Gate

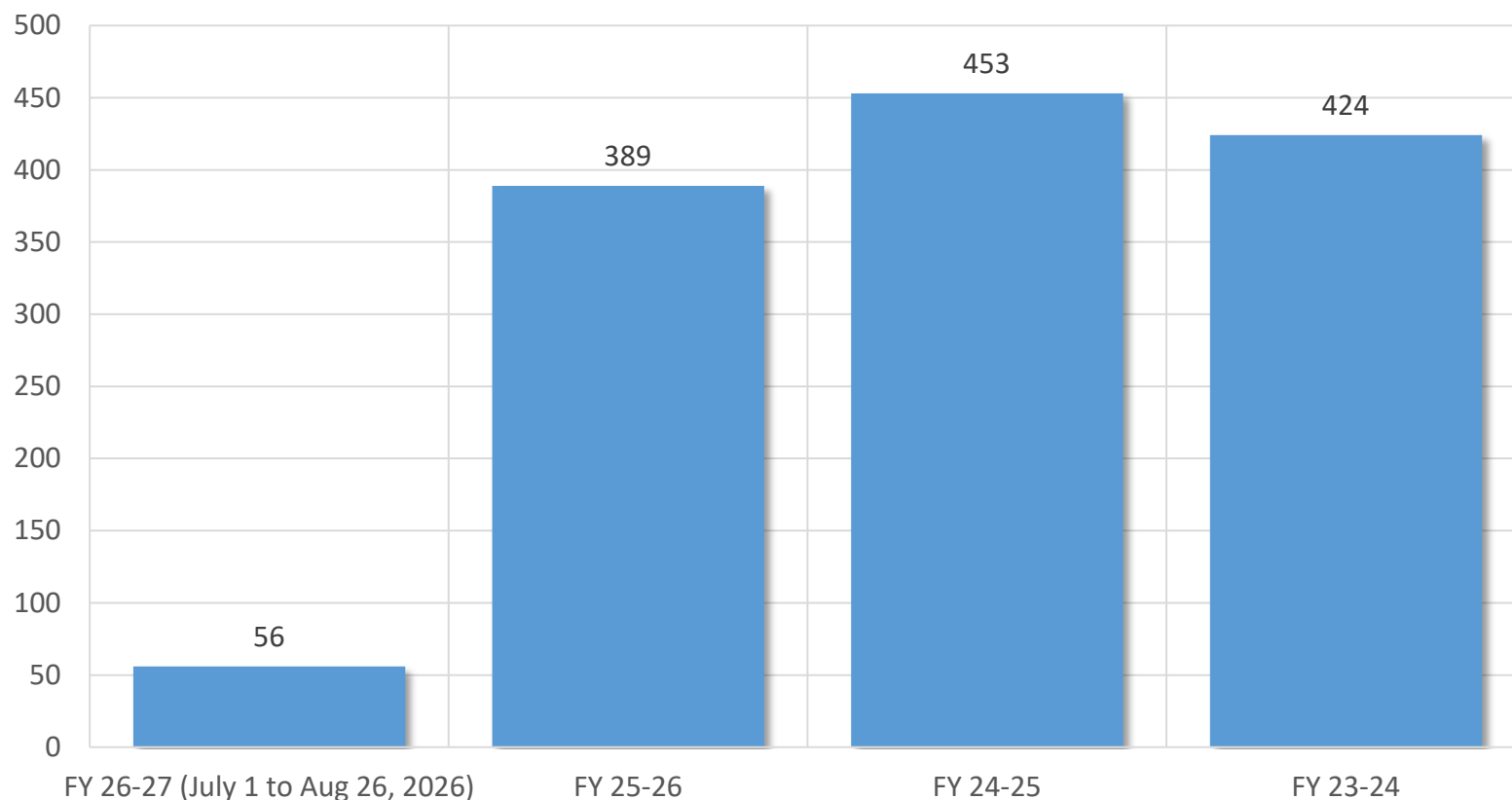


Installing New Conduit for Gate Power and Controls



Engineering Department

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



Recent Accomplishments

- Mid-block pedestrian crossing designed and installed on 400 S at Patriot Park entrance.
- Met with all elementary schools to discuss & update their latest safe routes to school plans.
- Updated grading code slopes to be consistent throughout the City Standards, Specifications, and Code.

Upcoming Goals

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



Engineering Staff



Engineering Department

FY 26-27 Performance Measures

Measure	Quarter 1 FY 26-27 7/1/26 – 8/26/26 Actual/Target	FY 24-25 Actual/Target	FY 23-24 Actual/Target	FY 22-23 Actual/Target	FY 21-22 Actual/Target
Reviews completed on time	82%/90%	79%/90%	63%/90%	72%/90%	54%/90% (exceeds target by avg 1.5 calendar days)
Average Review Time (calendar days)	10.1/14	12.3/14	14.8/14	13.3/14	15.5/14
# of Applications	49	204	239	221	215
# of Reviews	56	389	453	424	348
Employees with PE License	100%/75%	100%/75%	100%/75%	80%/75%	80%/75%
# Traffic Studies Completed	8/20	23/20	9/10	21/10	14/10

New System Implemented with increased accuracy of tracking Review Completion Dates



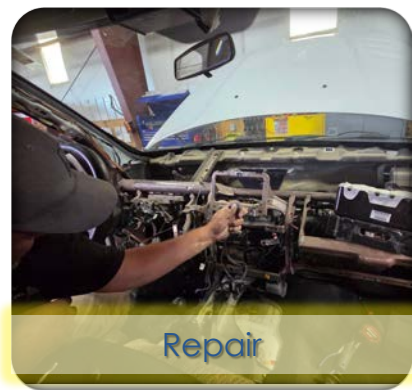
Fleet Division

Accomplishments

- Bringing generator repairs in-house reduces cost and downtime.
- Completed 350 work orders from January–June 2026.
- Began performing A/C repairs in-house, improving turnaround and employee safety.
- Established stronger vendor relationships and interdepartmental communication.
- Improved use of RTA for work orders, scheduling, asset history, and preventive maintenance.

Quarterly Goals

- Improve shop tool organization and ensure proper equipment availability
- Begin scheduling more repairs in-house to reduce external costs
- Increase proficiency with RTA and improve tracking of mechanic time and labor hours
- Gain greater familiarity with fleet vehicles, equipment, and operators
- Develop proficiency with the Bosch diagnostic tool to improve repair efficiency and reduce costs
- Transition to bulk oil purchasing to bring more services in-house and lower operating costs
- Reduce outsourced repairs by 12%. Achieve 97%+ PM compliance
- Maintain a 1–2-day turnaround on routine repairs. .
- Reduce breakdowns through proactive maintenance and scheduling.



Repair



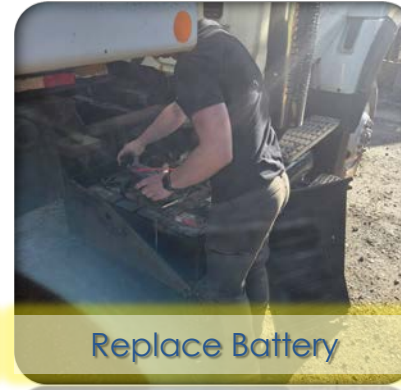
Replace Heater Core



Foam Hose Repair



Fleet Team



Replace Battery



U-Joint Replacement



Parks Division

Recent Accomplishments

- Splash Days, Fire work Events, majority of Monday Night Fun nights completed
- Irrigation start up and repairs. Heavy load of auto filter repairs and Main line repairs.
- Eight weekend burials at the Cemetery.
- Patriot Park infields re-leveling/grading for playability
- Hydrometer install at Patriot Park
- Patriot Park Infield manifold re-vamp.
- Mainline and wire path install to complete full looped system.
- Implementing water savings practices decreasing run time percentages with WeatherTRAK.
- Slide replacement at Mountain Moon Park

Upcoming Projects

- Sod repairs on soccer fields.
- Irrigation winterization and begin upgrades and projects
- Patriot Park outfield/infield repairs.

City Works (June - August)

Work Orders – 294

Service Requests – 72

Work Hours—10,402.9 hours



Patriot Park – More Sod Repairs

North Marina in Full Operations (Background Picture with Maintenance Team)



Sewer – Storm Drain Division

Accomplishments

- Upgraded access at Lift Stations 9 and 10 with stainless steel ladders and safety extensions.
- Managed pump and control failure issues at Lift Station 1, including use of interim bypass operations.
- Managed lift station pump and controls maintenance efforts to keep systems operating.
- Coordinated with and assisted Electrical team to address VFD and controls repairs/replacements at Lift Stations.
- Started wet well aeration blower installation in Lift Station 9.
- Initiated new inspection and maintenance program for back-up generators for Sewer, Water, and other City facilities.
- Initiated program to inspect and manage operations of storm water outfalls.
- Coordinated sewer line televising and inspections using TSSD and Twin D sewer video services.

Quarterly Goals

- Continue to support construction of new Lift Station 11.
- Replace and/or maintain grinders at Lift Stations 1 and 2.
- Complete installations of Wet Well Wizards (aeration pumps) in Lift Stations 9 and 3.
- Complete debris and vegetation management in Dry Creek.
- Develop team capabilities to raise/repair manhole tops following road work.
- Continue developing program to locate and correct inflow and infiltration to sanitary sewer system.

City Works (June - August)

- Service Requests - 6 Work Orders - 366



Diesel Spill Location at SD Cleanup



Sewer Maintenance



Supporting Contractor with new SD Pipe at McGregor



Team Televising in Manhole



Tuscany Det Pond Outfall Inspection



Stormwater (MS4) Division

Recent Stormwater Projects & Accomplishments

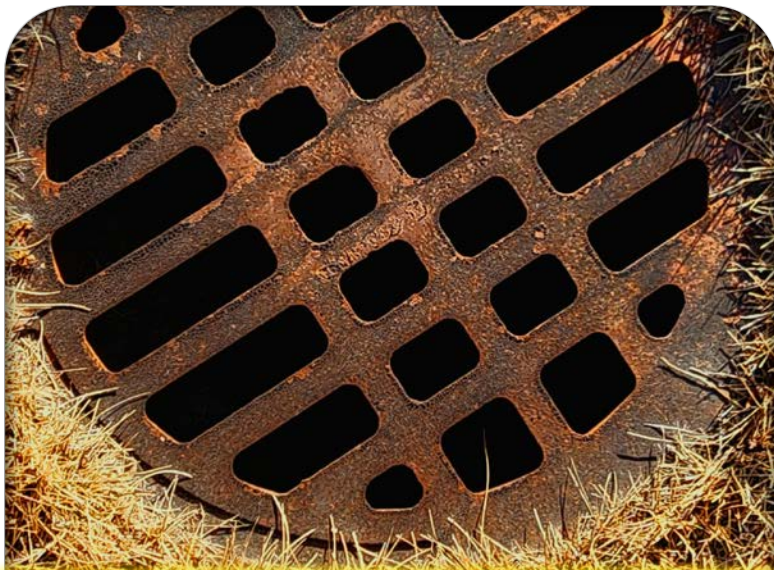
- Developed and updated SWPPPs for all City High-Priority Facilities.
- Began preparation of the 2026 MS4 Annual Report and supporting compliance documentation.
- Coordinated with the Storm Drain Team on outfall, inlet, hydrodynamic separator, and maintenance inspections.
- Improved tracking of stormwater infrastructure, IDDE inspections, and maintenance needs on CityWorks and Stormwater Files.
- Investigated and documented IDDE incidents, cleanups, and required DWQ spill reports.

Stormwater Goals in the next few months

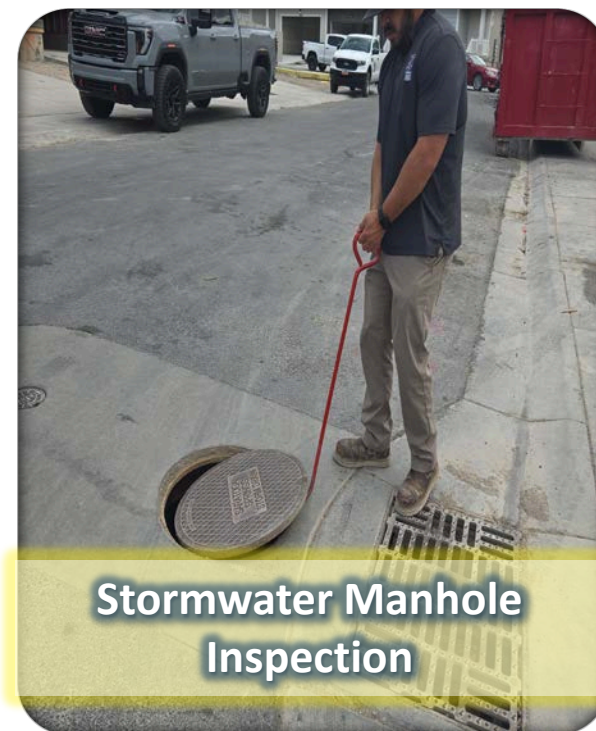
- Complete 100% of storm drain inlet inspections and establish tracking for identified maintenance needs.
- Begin hydrodynamic separator and structural stormwater control inspections and document required maintenance.
- Finalize the SWMP and MCM 1–6 measurable goals to meet new MS4 permit requirements.
- Continue implementing the post-construction and LTSWMP program, including control verification and five-year inspections.
- Complete implementation of the updated MS4 SOP library and required employee training.

City Works (June - August)

- 69 total active sites
- 12 future sites coming online



Inlet Inspections



Stormwater Manhole Inspection



Streets Division

Ongoing & Upcoming Projects

- Upcoming Sweeper rental for All City Roadways
 - Mastic patch trailer
 - Asphalt patches (City wide)
- Concrete R&R Sidewalk/ Curb & Gutter
 - Bollard installs / Trailways
- Install RRFB & Four Way stop Grandview and Mountain view
 - Manhole collars R&R City wide
- Origination of snowplow assets and employee and routes

City Works (June - August)

- **Work Orders – 381**
- **Service Requests – 316**

Recent Projects

- Pothole and shoulder maintenance (ongoing)
- Installed signs, striping, painting, and traffic exhibits
- Installed bollards and signs at North Marina and Heron Bay Park
- Citywide right-of-way weed removal
- School zone striping, tree trimming, and trip-hazard repairs
- CDL Class A training for Public Works staff (ongoing)
- Concrete curb, gutter, sidewalk, and manhole collar projects
- Citywide asphalt patching and repairs
- Fire Department trailer handrail upgrades
- Spill cleanup support on Pony Express and Mountain View Corridor
- Installed civic event banner brackets at Neptune Park
- Culvert cleaning with UDOT
- Installed library and truck route signs
- Removed old fence at North Marina
- Managed dirt stockpiles at the Public Works shop
- Installed RRFBs at Harvest Hills Blvd and Delmore Meadows
- Citywide sidewalk trip-hazard grinding and replacement
- Installed City Limit poles and signs

Striping Maintenance



Water Division

Recent Accomplishments

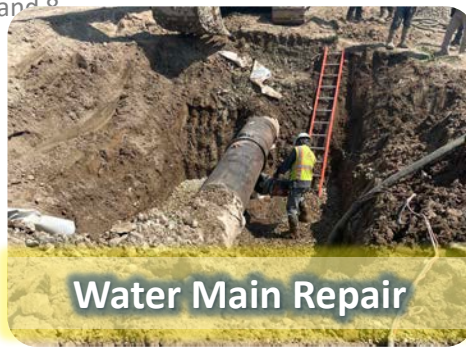
- Repaired leak in 24-in. DW line near Booster 8.
- Managed and completed numerous repairs to damaged and leaking pipes due to contractor errors (Fiber Optics, etc.).
- Replaced flush-valve at DW Well 3.
- Replaced PRV at DW Booster 5S.
- Installed new temporary DW service to residence on Pony to support road widening project.
- Installed DW line service to new Fire Dept. bldg. at PW.
- Repaired surge tanks at DW Booster 4 and 8.
- Eliminated illegal cross-connection in Wildflower Subd.
- Replaced air release valve at PI Well 5.
- Relocated DW line for new PW Gate and moved PI line termination point.
- Replaced pump motor at Church Pond booster house.
- Pressure monitoring and communications installed at 3 of 4 planned PRV locations.
- Installed new flush valve at PI Well 1.



Waterline Repair



Hydrant Fix



Water Main Repair



Excavating waterline



Canal Work

Ongoing & Upcoming Projects

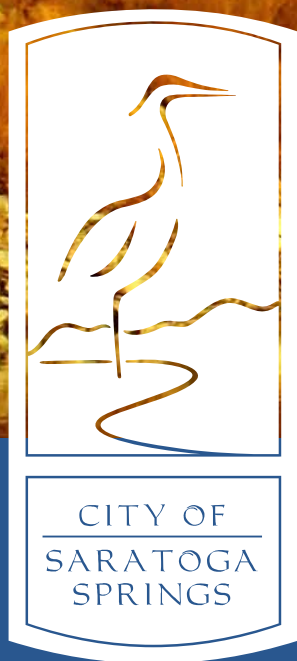
- Initiate design of new PI Well 9.
- Continue progress of bringing DW Well 7 online.
- Perform operational and engineering evaluation of DW Well 6.
- Continue design for expansion of, and upgrades to, Pond 8.
- Design Copper Sulfate chemical feeds at ULDC and Welby PI Booster stations.
- Install air conditioning upgrades to ULDC and DW Well 3.
- Replace 2 PRVs in vault on Harbor Pkwy.
- Design copper sulfate chemical feed systems for ULDC and Welby PI boosters; develop system-wide plan / program.
- Install 4th pressure monitoring and communications equipment at planned PRV location.
- Finish new access road improvements for Tank 4 / Pond 4.
- Replace tank access lid at DW Tank 2.
- Add flow metering equipment to DW Booster 1 and 5N.
- Finish updated SOPs / EAPs / maintenance program for dams at Ponds 6 and 8.

City Works (June - August)

- Work Orders – 1,295 (excludes hydrant inspections)
- Service Requests – 411
- Blue Stake Requests – 3347
- Keeping up with New Meter Install WOs
- Keeping up with Total Endpoints Replaced/Installed

Fixed Network Meter Read System

- Fixed network mitigation of no reads- Ongoing
- 19 Collectors in Service
- 28570 Endpoints/Meters



Planning Department

City Council Quarterly Update

August 25, 2026



Planning Department

2026 3rd Quarter Highlights (5/26/26-8/25/26)

Code Amendments:

Approved:

- Building buffer and loading bay, 6/2/26
- Amenity point changes, 7/21/26
- Phased non-residential site plans, subdivisions, 7/21/26
- Clean up lot sizes and MU arterial setback, 8/18/26
- New or unlisted uses, LUDMA changes, 8/18/26

Scheduled:

- DADU regulations

Drafts in Progress:

- Bicycle Parking
- Artificial turf updates

Non-Residential/Commercial:

Approved:

- Winco site plan
- Westport Business Park 4, 5 site plans
- Jacob Ranch Marketplace Lots 7, 8, 10 site plans
- SS Commercial G Lots 710, 711 site plans
- Avative Fiber site plan
- Bonneville Drive Extension Prelim plat

Under Review:

- SCI Funeral Home prelim/site
- RMP Substation Fox Hollow site plan
- VARA salon suites (Harvest Point) site plan
- 91 Thrive Drive Medical/Retail site plan
- Skyline Properties prelim plat
- Cliff Lake Commercial prelim plat
- Holiday Oil Wildflower
- Combine on Redwood prelim/site

Other Topics:

Concept Under Review:

- Beehive Academy concept plan
- HS seminary building concept plan





Planning Department

2026 2nd Quarter Highlights (5/26/26-8/25/26)

Community and Village Plans:

Approved:

- None this quarter

Under Review:

- Three Canyons CP (approved by CC Dec 2025, addressing CC Conditions)
- West Lake Commons Community Plan (Harmons)
- Wander CP amend 6 and VP2 amend 3 (Home Built)

Annexations:

Under Review:

- Andover Annexation

Rezones, General Plan Amendments:

Approved:

- None this quarter

Under Review:

- Andover property
- HS seminary property
- Lighthouse Cove
- Spring Heights II
- Pelican Point Mixed Waterfront

Recorded Plats:

- Pony Express Rd Dedication
- Wildflower V8 S-3, V7 L-8 & L-10
- SS Commercial Plat G Ph 1
- Westport Business Park

Residential:

Approved:

- Wildflower Plats
- Wander Plats
- Mt Saratoga Plats
- Beacon Point Plats

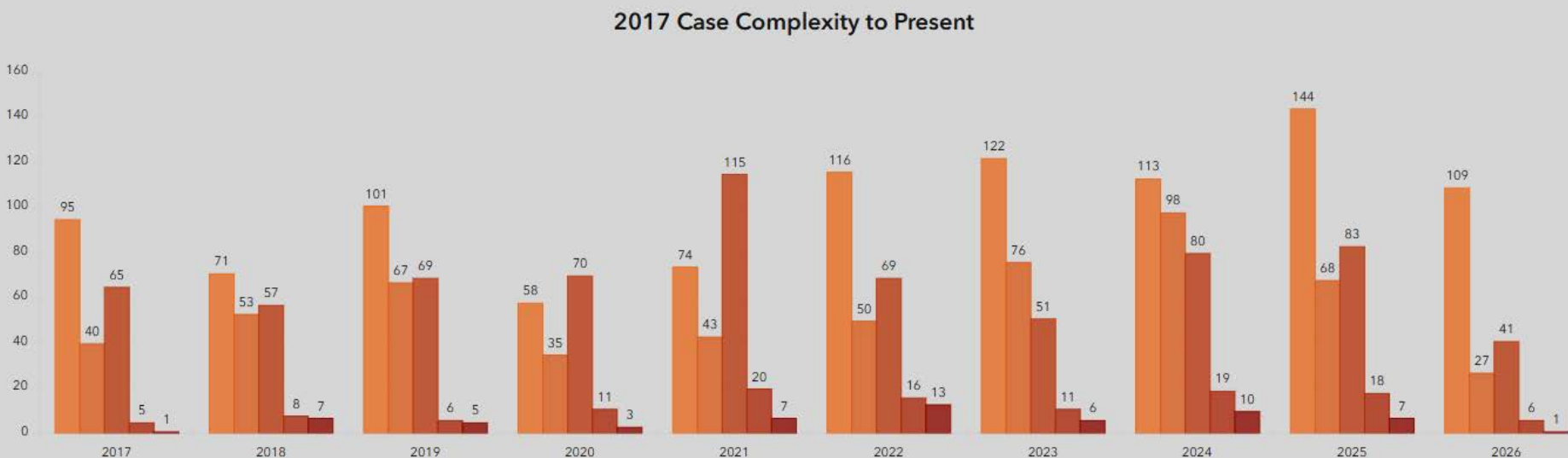
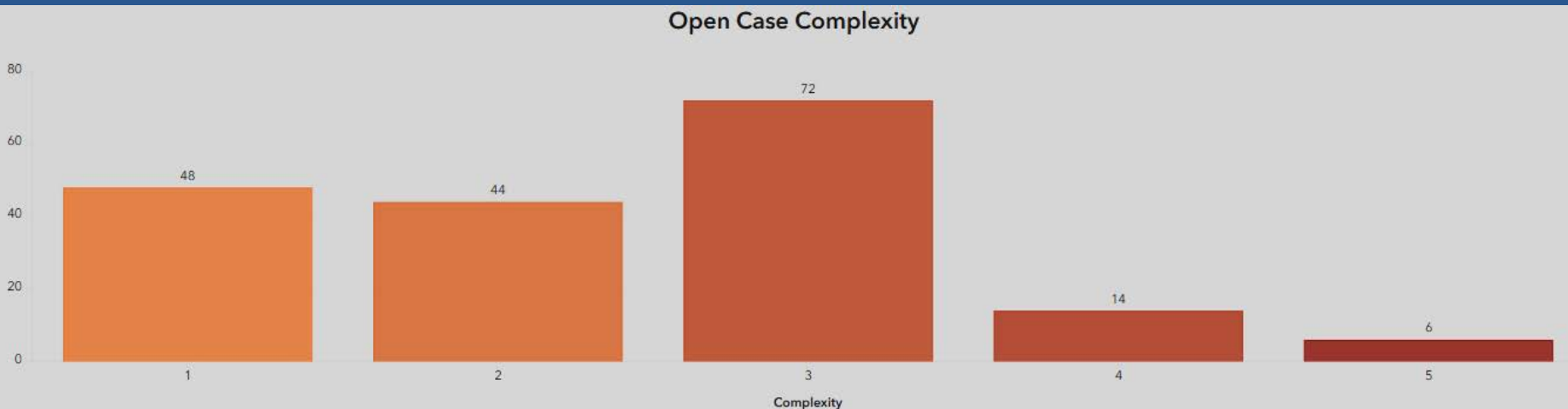
Under Review:

- The Reserve on the Lake
- Westview Estates
- Riverwalk
- Evans Estates (Stout Development)
- Lighthouse Cove
- Various plats within Beacon Point, Mt Saratoga, Wander, Wildflower



Planning Department

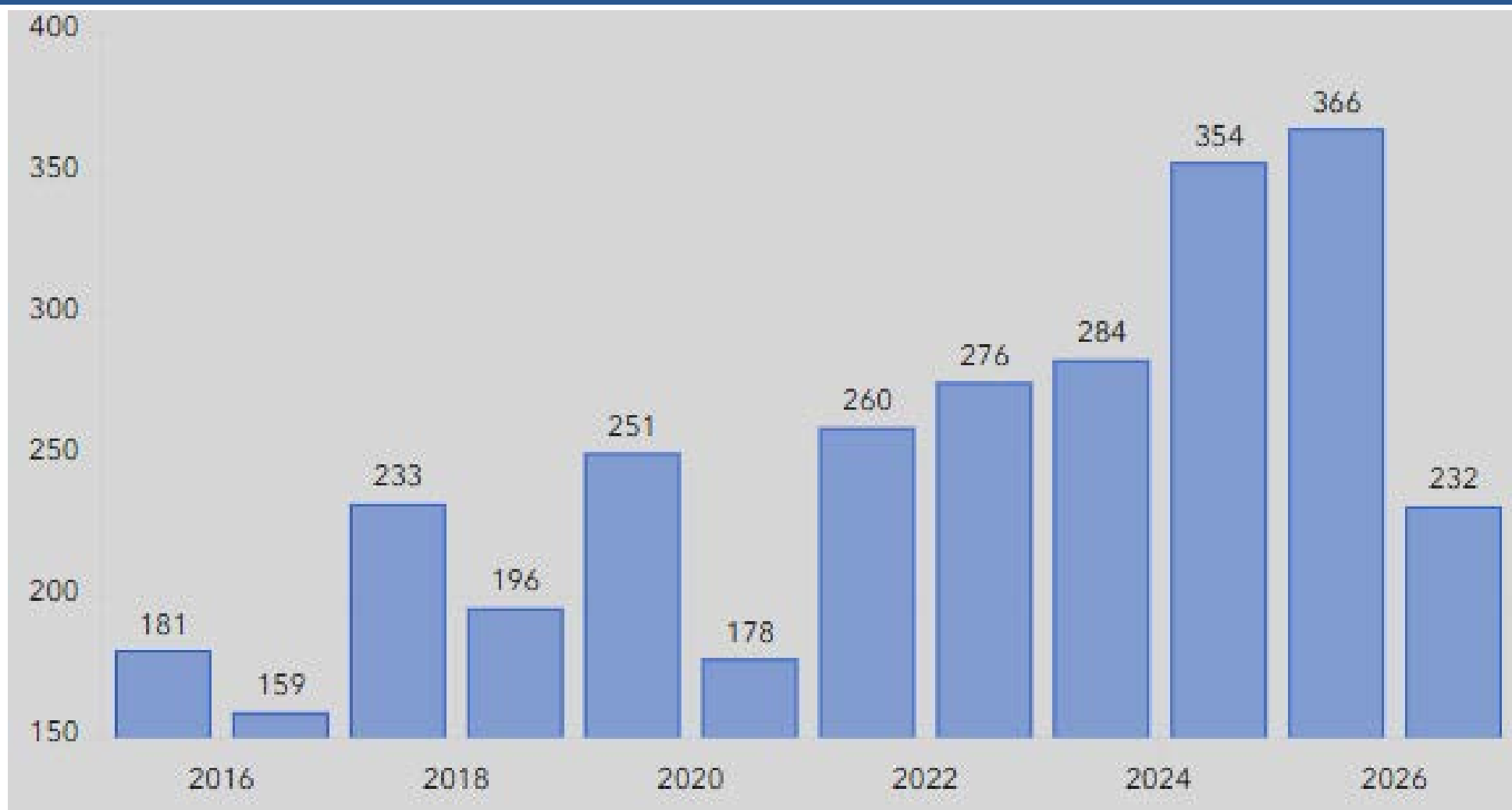
Open Case Complexities 198 Open Cases



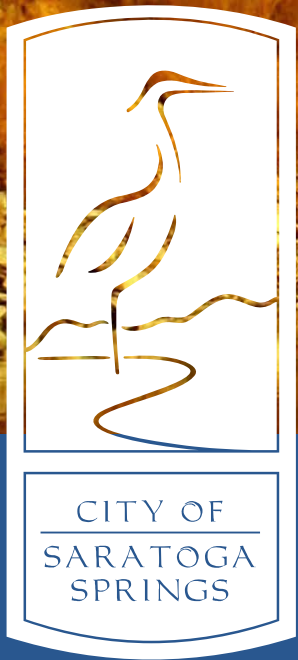


Planning Department

232 New Applications in 2026 as of 8.25.26



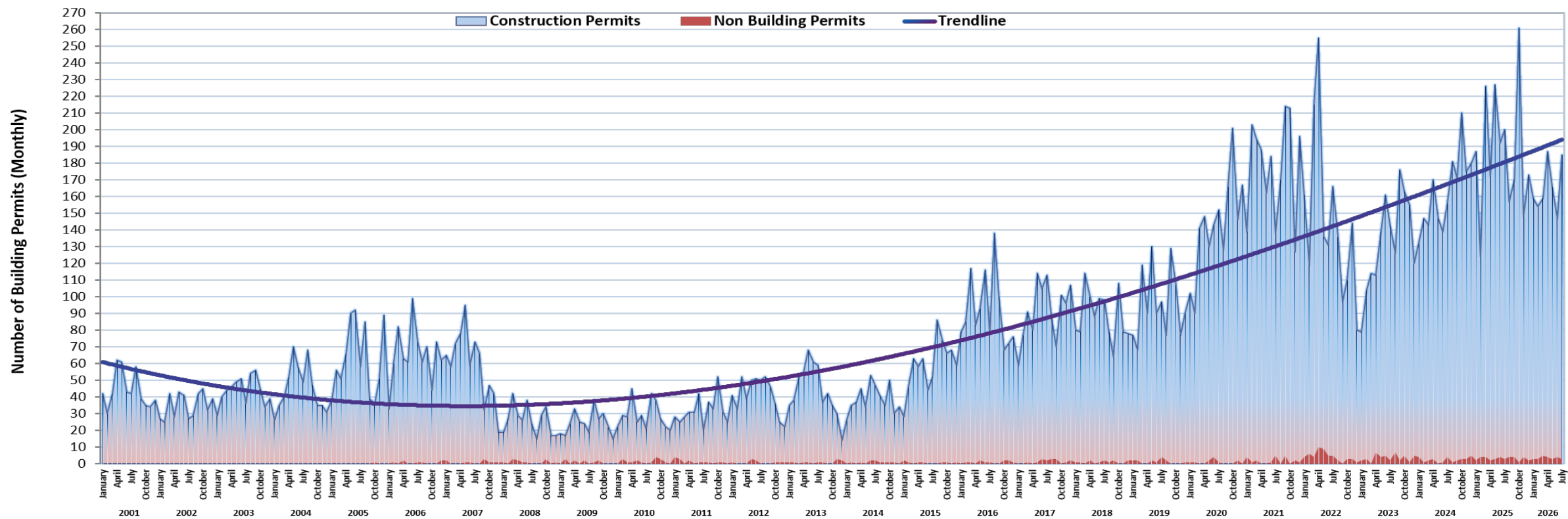
2026:
+17 under
combined
application
forms



Building Division



Monthly Building Permits 2001-2026





Building Division

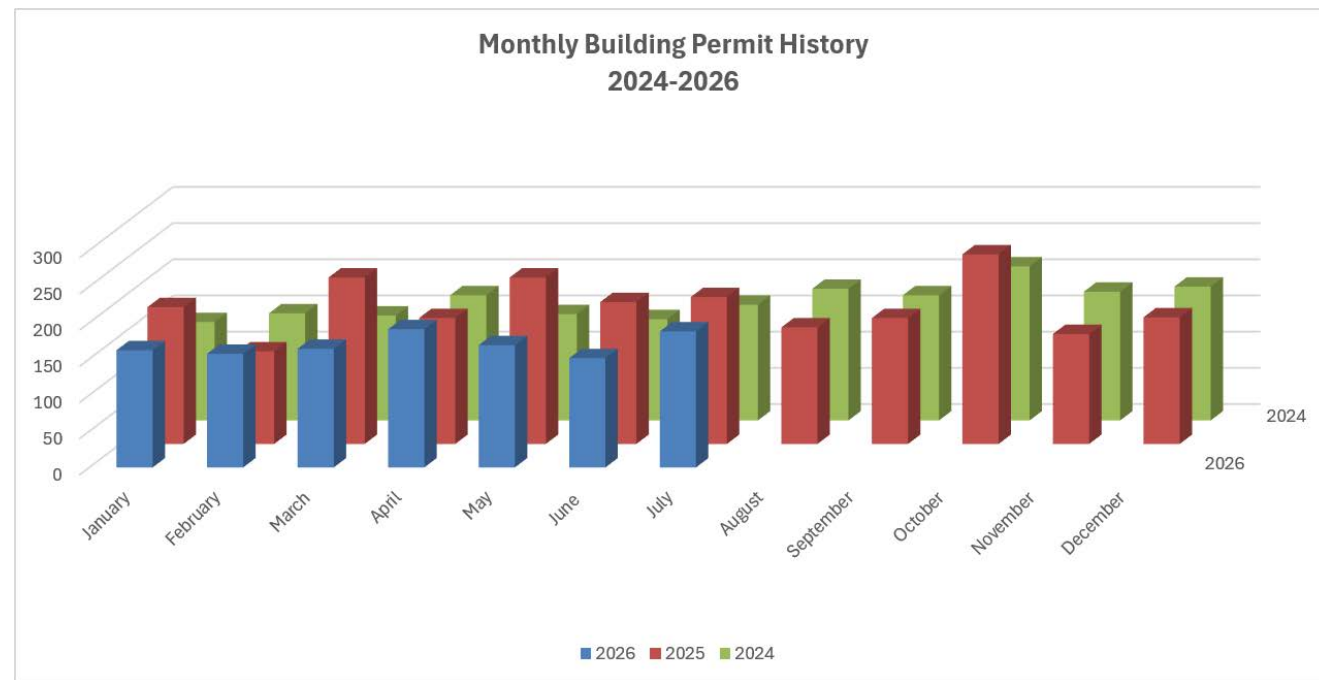
Building Permits Issued

Total Building Permit Numbers Q2 2026

- **1182 total building permits as of the July 31st.**
- In 2026 an average **169 permits issued per month.**

In comparison to Q2 2025

- Currently in 2026, an average of 24 permits less per month
- **1350 total building permits as July 31st, 2025.**
- In 2025 an average **193 issued per month.**
- The reduction in permitting correlates to additional storm damage repair permits in 2025.



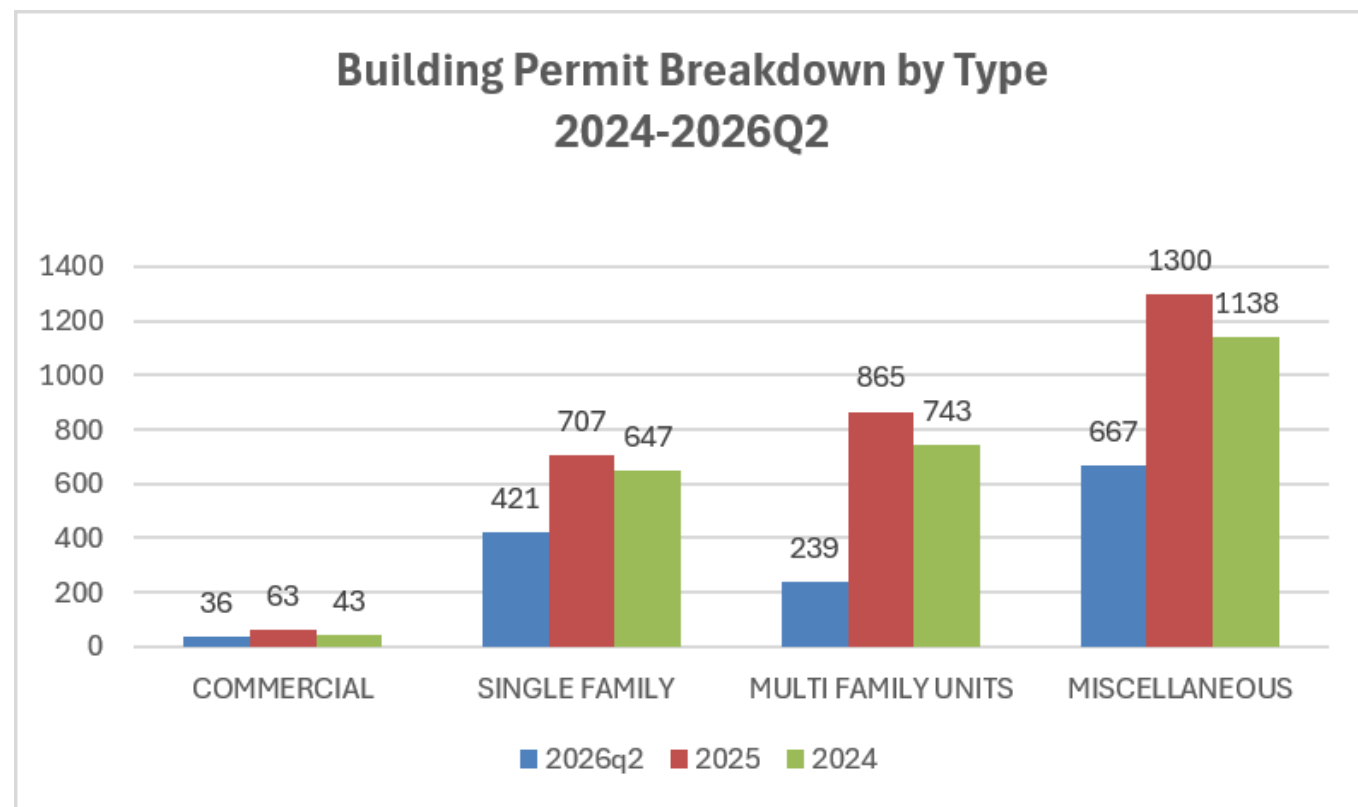


Building Division

Building Permit Breakdown by Type

YTD Building Permit Breakdown 2026

- **36** Commercial Permits
- **421** Single Family homes
- **239** Multi-Family home units
- **667** Miscellaneous permits

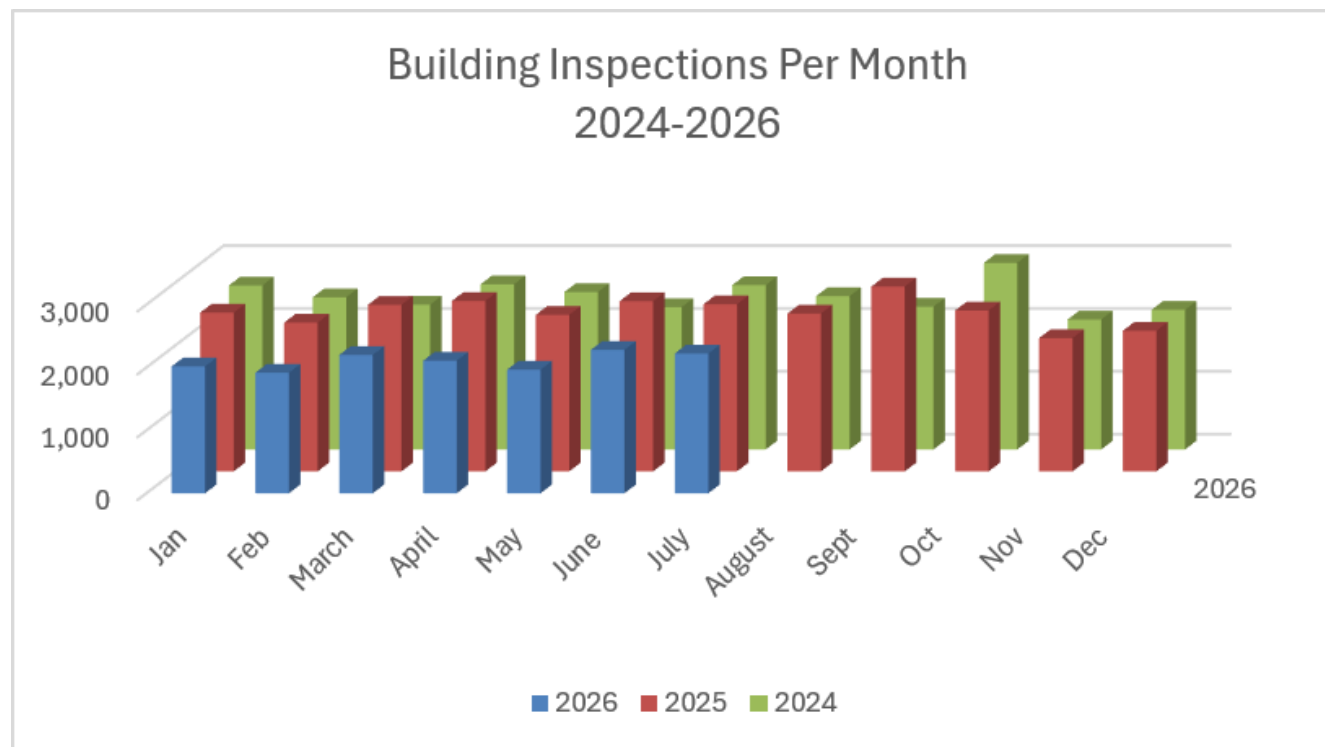




Building Division

Building Inspections Per Month

- The International Code Council recommends that an inspector be assigned between 10-15 inspection per 10 hr. workday to maintain a high level of inspection quality.
- In 2026 our department is averaging **99** inspection requests per day.
- Average inspection assigned per inspector **17**
- In early May, the department onboarded a new inspector-in-training and is working to certify and train them.
- Additionally, the building department has also refilled a Plans Examiner and an additional Building Inspector position, vacancies created in late May and filled in late July, early August.

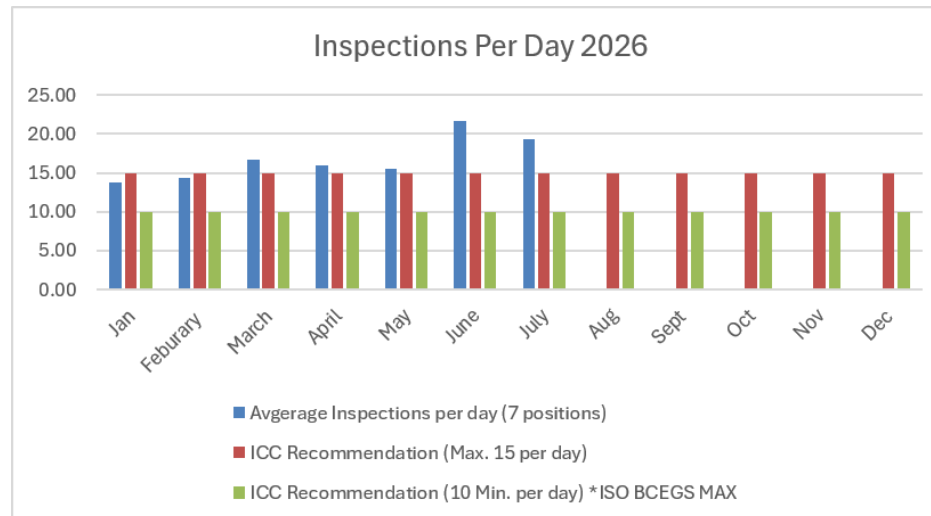




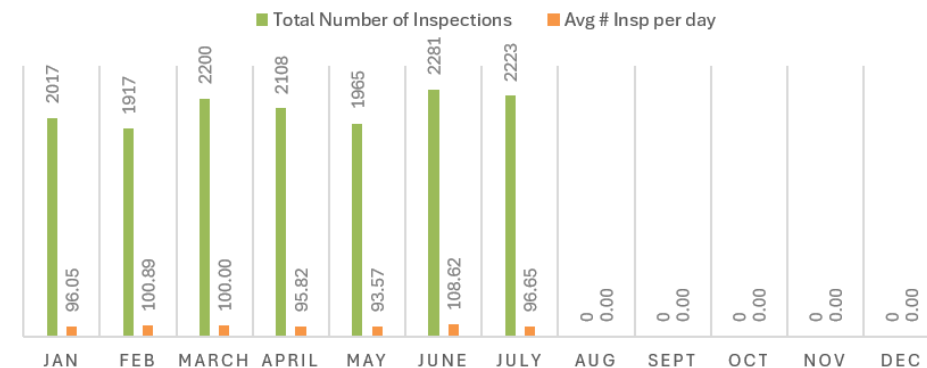
Building Division

Building Inspections

- In 2026 our department is averaging **2102** inspection requests month.
- Total inspections to date **14,711**
- Recent new hires are excelling at gaining Five new certifications , and are rapidly developing inspection skills through personal study, in-office training, and on-site mentoring.



MONTHLY INSPECTION PER DAY BREAKDOWN



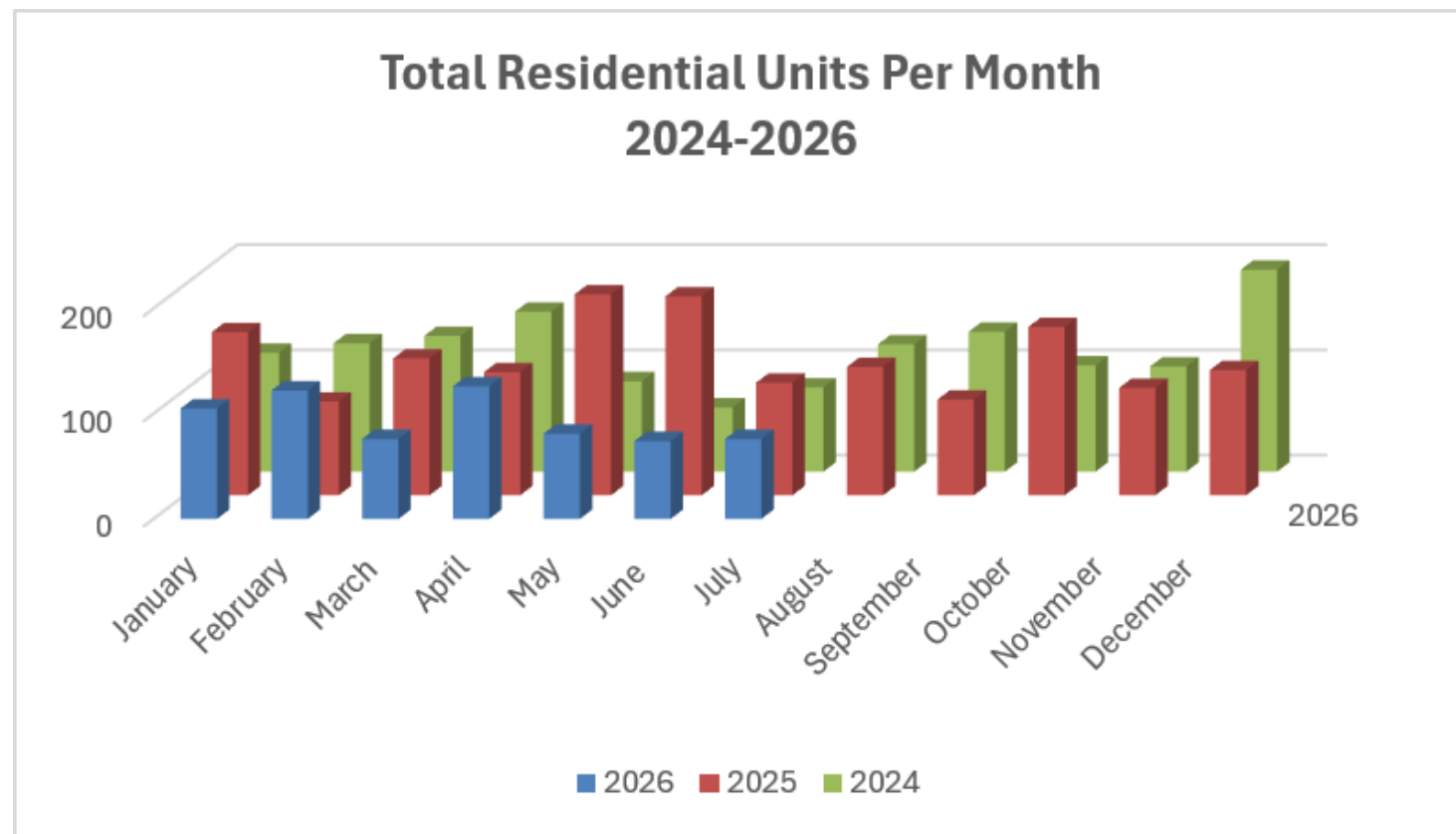


Building Division

Residential Units Issued

Residential Units 2026

- **660 total residential units.**
- **95** average monthly residential units permitted.
- We anticipate this trend to continue and increase as sewer improvements are made in the South and developments come online there, as well as other areas of the city.

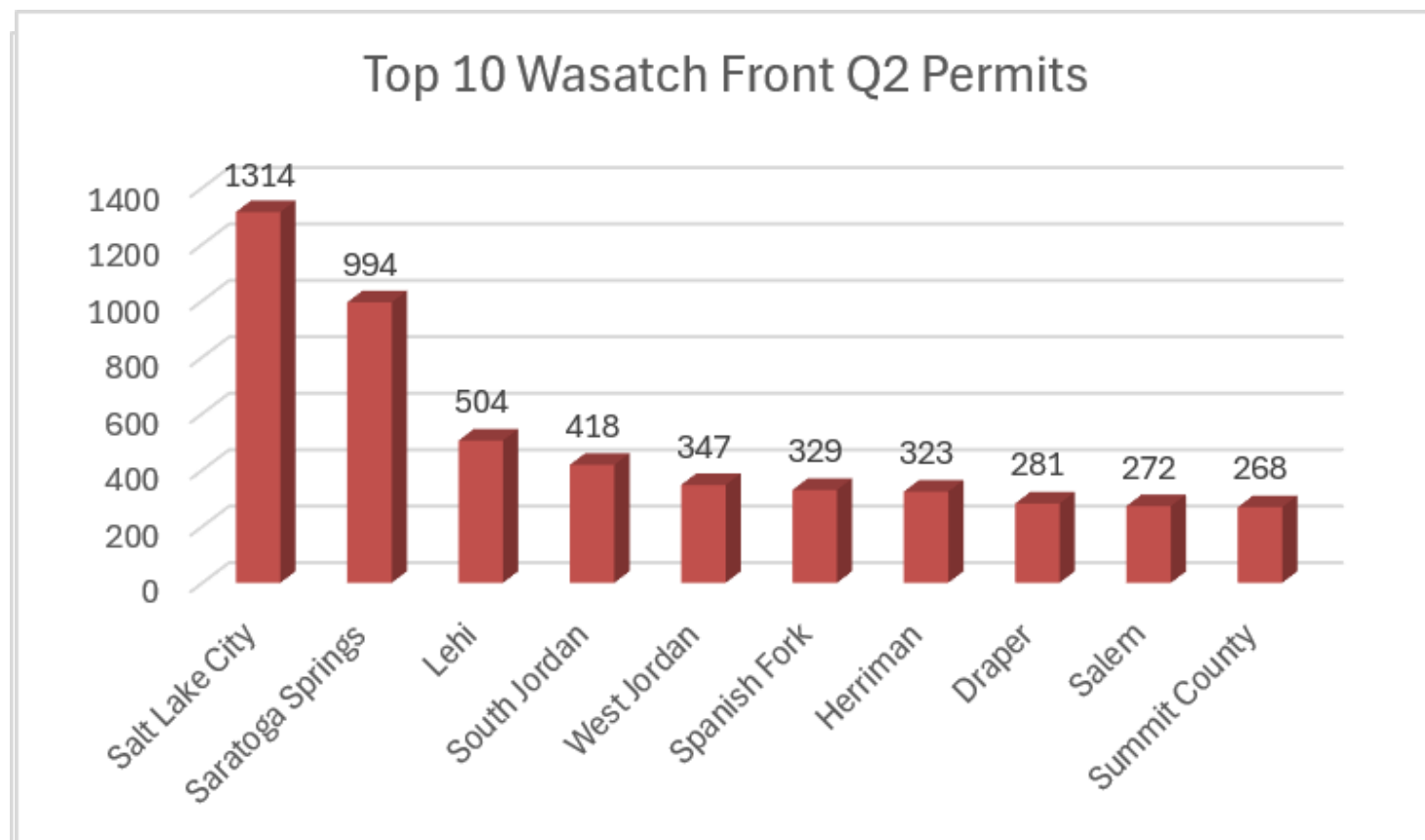




Building Division

Wasatch Front Total Permits

- Saratoga Springs accounts for approx. 10% (9.35%) of all Wasatch front permitting
- Saratoga Springs currently ranks 2nd in overall permit volume across the Wasatch front.
- Data provide via Construction Monitor.



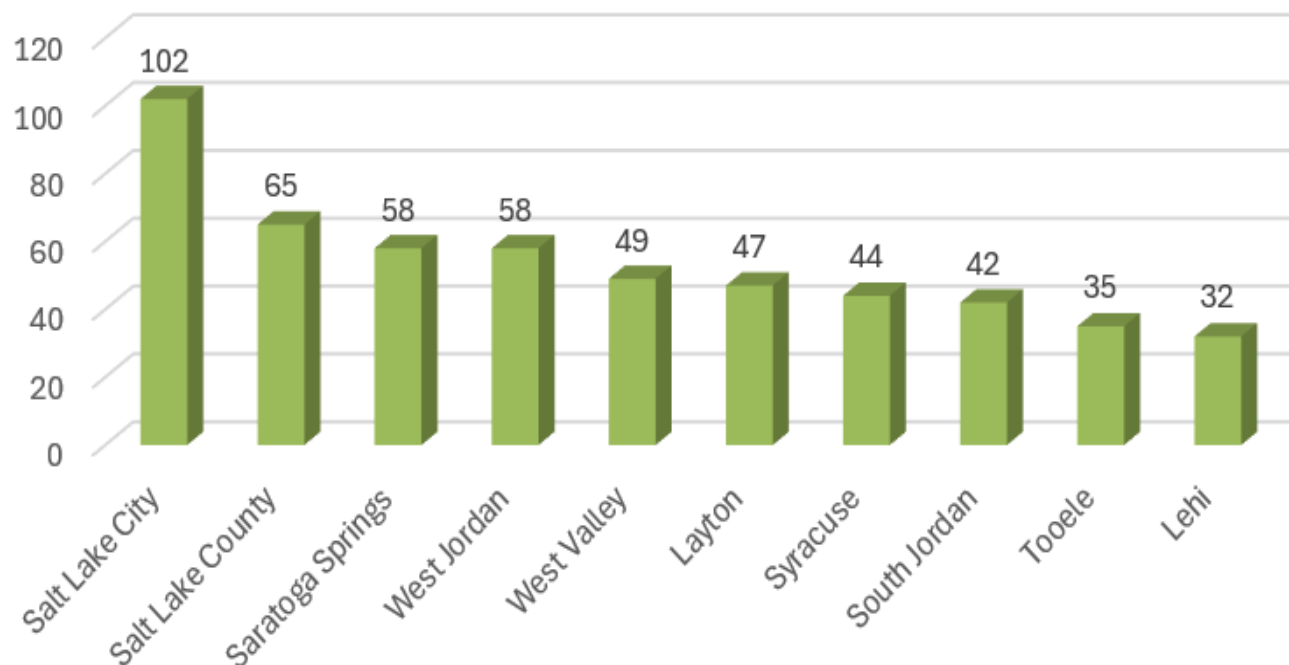


Building Division

Wasatch Front Alternative Energy Permits

- Saratoga Springs accounts for approx. 5% (4.93%) of all Wasatch front alternative energy permitting
- Saratoga Springs currently ranks 3rd in overall AE permit volume across the Wasatch front.
- Data provide via Construction Monitor.

Top 10 Wasatch Front Q2 Alternative Energy



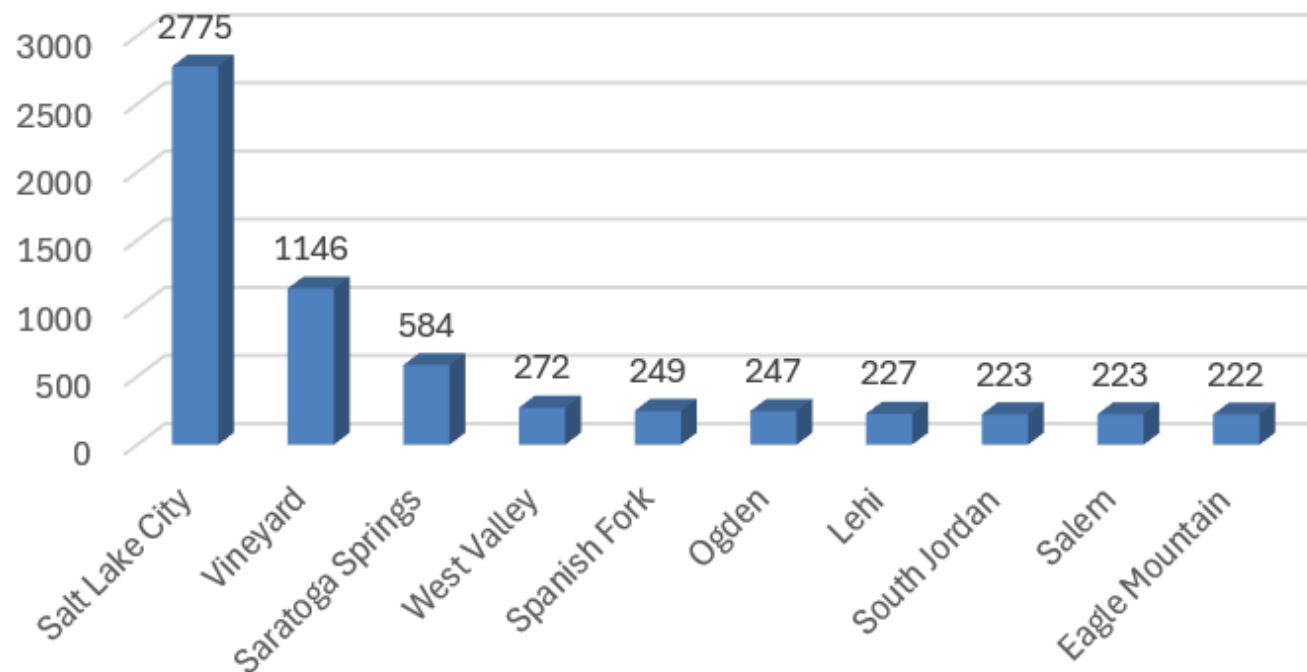


Building Division

Wasatch Front Doors

- Saratoga Springs accounts for approx. 7% (6.71%) of all Wasatch front new home construction
- Saratoga Springs currently ranks 3rd in new home construction across the Wasatch front.
- Data provide via Construction Monitor.
- Doors include apartments, condo's, single/multi-family, and ADU/DADU

Top 10 Wasatch Front Q2 Doors





Code Compliance

FY2026 1st Quarter Highlights (7/1/26-8/26/26)

Quarterly case information:

Opened:

- 58

Closed:

- 66

Code compliance building finals:

- 22

2026 YTD case information:

Opened:

- 334

Closed:

- 348

Code compliance building finals:

- 105

Currently still open:

- 108

Most Common Code cases:

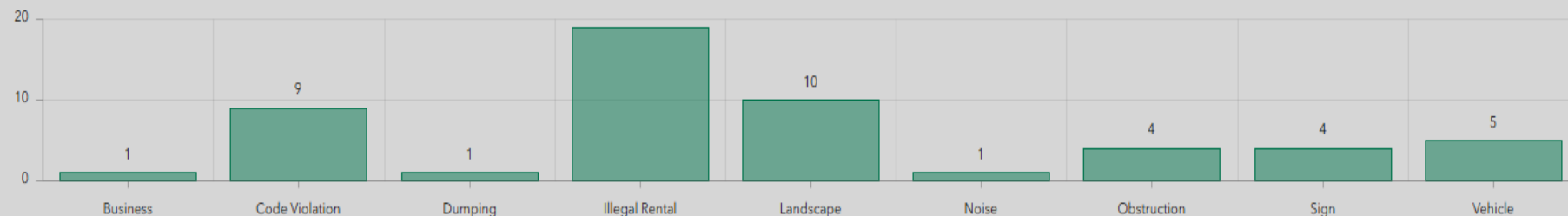
- IADUs/ Illegal Rental (19/32.8%)
- Public Nuisances (debris in yards, landscaping 10/17.6%)
- Landscaping items left in road (4/7%)
- Inoperable vehicles (5/9%)

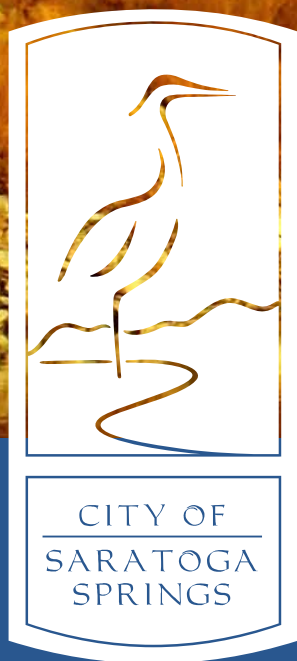
Next Ace Court Hearing October 29, 2026: Cases Scheduled TBD

Highlights and Events :

- Attended Night Out Against Crime
- Opened the highest count of cases in code enforcement history @334 to date.

Cases By Type





Building Division City Council Quarterly Update June 2, 2026



Economic Development Division

Objectives

- We continue to work on development plans for a downtown concept plan. This will become available as we gather information.
- Update to the Strategic Plan
 - Focus on attracting office development
 - Focus on new job center
- Winco has submitted a site plan for a site just west of the state liquor store and Home Depot.
- The property around Winco is continuing to develop. New information will be given when it is available.





Economic Development Division

Opportunities

- WPI Development (Home Depot and surrounding parcels continues to develop)
- DR Horton Property – Flex Office Warehouse
- Northridge – Flex Office, Warehouse & Hotel
- Spring Heights– RC & Flex Office Warehouse
- Winco property continues to develop as tenants sign LOIs.
- Hadco Property – Regional Commercial continues to develop with 2 new buildings underway
- Properties next to North Marina – Mixed Waterfront
- Wildflower Commercial - Flex Office, Warehouse, RC, CC
- Saratoga Springs Commercial Development (Crossroads Blvd & Redwood Road)
- With the development of our new downtown, new opportunities for additional businesses will be coming.





Economic Development Division

Coming Businesses

- Near Home Depot:
 - Since Home Depot's grand opening several new businesses have been opened or are underway. Boot Barn, Sephora, Jack in the Box, Valvoline Oil, Raising Canes, Panera, Key Bank, Einstein's Bagels, Village Baker and more on the way.
- Others:
 - Other examples include Winco Foods, Fazoli's, Tommy's Car wash and more to be announced later. In-N-Out, Holiday Oil, Dos Patrios, Mt. Mikes Pizza, Marcos pizza, Aura Home Furnishings Zu-Ku Sushi, Firehouse subs, TJ Maxx, PetsMart, an undisclosed hotel user and others that haven't made application yet.

WinCo
FOODS





City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director

Subject: Update to Flood Code

Date: Sept. 1, 2026

Type of Item: Code Amendment

Description: Updates to Title 18.02 – Flood Damage Prevention

A. Topic:

This item is for the approval of an Ordinance amending Title 18.02 of the City Code related to Flooding.

B. Background:

Within Title 18 of the City code, rules had regulations have been established to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions.

C. Analysis:

With recent changes to the FEMA flood maps with regards to Utah Lake that took effect June 23, 2026, FEMA is requiring the City update its code accordingly. Staff has also identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood Insurance Program (NFIP). These changes include adding a 1-ft freeboard requirement to the AO/AH Zones (areas identified as shallow flooding hazard zones where a clearly defined channel does not exist and the path of flooding is unpredictable), and new standards and regulations for manufactured homes placed or substantially improved within A1-30, AH, and AE Zones.

D. Recommendation

I recommend that the City Council approve the proposed updates to Title 18.02 of the City Code.

Chapter 18.02. Flood Damage Prevention.

Sections:

- 18.02.01. Statutory Authorization.**
- 18.02.02. Findings of Fact.**
- 18.02.03. Statement of Purpose.**
- 18.02.04. Methods of Reducing Flood Losses.**
- 18.02.05. Definitions.**
- 18.02.06. General Provisions.**
- 18.02.07. Warning and Disclaimer of Liability.**
- 18.02.08. Administration.**
- 18.02.09. Provisions for Flood Hazard Reduction.**

18.02.01. Statutory Authorization.

The City of Saratoga Springs, Utah (“City”) has the statutory authority pursuant to Utah Code § 10-3-701 to adopt regulations that promote the public health, safety, and general welfare of its residents. This Chapter is adopted pursuant to such statutory authority.

(Ord. 20-23)

18.02.02. Findings.

1. The flood hazard areas of the City are subject to periodic inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.
1. These flood losses are created by obstructions in floodplains that cause an increase in flood heights and velocities. In addition, flood losses are created by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood-proofed, or otherwise protected from flood damage.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.03. Statement of Purpose.

It is the purpose of this Chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions to specific areas by provisions designed to:

1. protect human life and health;
2. minimize expenditure of public money for costly flood-control projects;

3. minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. minimize prolonged business interruptions;
5. minimize damage to public facilities and utilities such as water and sewer mains, electric and telephone lines, and streets and bridges that are located in floodplains;
6. help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize blight to future flood-prone areas; Ensure that potential buyers are notified that property is in a flood area.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.04. Methods of Reducing Flood Losses.

In order to accomplish its purposes, this Chapter uses the following methods:

1. restrict or prohibit uses that are dangerous to health, safety, or property in times of flood; or cause excessive increases in flood heights or velocities;
2. require that uses vulnerable to floods, including facilities that serve such uses, be protected at the time of initial construction against flood damage;
3. regulate the alteration of features such as natural flood plains, stream channels, and natural protective barriers that are involved in the accommodation of flood waters;
4. regulate filling, grading, dredging, and other development that might increase flood damage;
5. prevent or regulate the construction of features that will unnaturally divert flood waters or that may increase flood hazards to other lands.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.05. Definitions.

For the purposes of interpreting this Title, the Rules of Construction in City Code Chapter 1.02 shall apply. Where a use may be interpreted to fall under more than one definition, the more restrictive definition shall apply.

As used in this Chapter:

1. **“Alluvial Fan Flooding”** means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by: high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

2. **“Apex”** means a point on an alluvial fan or similar landform below for which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.
3. **“Area of Shallow Flooding”** means a designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow, among other attributes.
4. **“Area Of Special Flood Hazard (SFHA)”** is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE, or V.
5. **“Base Flood”** means the flood having a one percent chance of being equaled or exceeded in any given year.
6. **“Base Flood Elevation (BFE)”** is the water surface elevation (mean sea level) of the base flood event at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, AO, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.
7. **“Basement”** means any area of the building having its floor sub-grade (below ground level) on all sides.
8. **“Best Available Information”** is ~~the existing~~ more restrictive of either the flood hazard information adopted by a community and reflected on the effective FIRM, FBFM, and/or within the FIS report; or draft or the flood hazard information on a preliminary flood hazard information FIRM or LOMC supplied by FEMA or from another source. Other sources may include, but are not limited to, the state, other federal agencies, or local studies, or more restrictive of which would be reasonably used by the community.
- 8.9. **“Coastal High Hazard Areas”** means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. The area is designated on a FIRM and associated FIS as Zones V1-30, VE, or V.
- 9.10. **“Critical Feature”** means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.
- 10.11. **“Development”** means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.
- 11.12. **“Elevated Building”** means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-

30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e) of the National Flood Insurance Program regulations.

~~12.13.~~ **“Existing Construction”** means structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

~~13.14.~~ **“Existing Manufactured Home Park Or Subdivision”** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the City.

~~14.15.~~ **“Expansion To An Existing Manufactured Home Park Or Subdivision”** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

~~15.16.~~ **“Flood Or Flooding”** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. overflow of inland or tidal waters.
- b. unusual and rapid accumulation or runoff of surface waters from any source.

~~16.17.~~ **“Flood Insurance Rate Map (Firm)”** means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

~~17.18.~~ **“Flood Insurance Study”** is the official report provided by FEMA. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

~~18.19.~~ **“Floodplain Or Flood-Prone Area”** means any land area susceptible to being inundated by water from any source (see definition of flooding).

~~19.20.~~ **“Floodplain Management”** means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

~~20.21.~~ **“Floodplain Management Regulations”** means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or City regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

~~21.22.~~ **“Flood Plain Development Permit”** means a permit that is issued under the authority of the City Engineer to regulate land development activities in the Flood Plain as part of the City’s participation in FEMA’s National Flood Insurance Program.

22.23. **“Flood Protection System”** means those physical structural works for which funds have been authorized, appropriated, and expended and that have been constructed specifically to modify flooding in order to reduce the extent of an area of special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, and dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

23.24. **“Flood Proofing”** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and/or sanitary facilities, and structures and their contents.

24.25. **“Floodway (Regulatory Floodway)”** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

25.26. **“Functionally Dependent Use”** means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes uses as docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

26.27. **“Highest Adjacent Grade”** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

27.28. **“Historic Structure”** means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually-listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- d. Individually-listed on a local inventory, or historic places in communities with historic preservation programs that have been certified either:
 - i. by an approved State program, as determined by the Secretary of the Interior; or
 - ii. directly by the Secretary of the Interior in states without approved programs.

29. **“Hydrologic and Hydraulic (H&H) Analysis”** is an analysis performed to identify impacts to the floodplain and show that the development meets NFIP requirements of 44 CFR 60.3, as amended.

28.30. **“Levee”** means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

29.31. **“Levee System”** means a flood protection system consisting of levee(s) and associated structures, such as closure and drainage devices, that are constructed and operated in accordance with sound engineering practices.

~~30.32.~~ **“Limit of Moderate Wave Action”** means a boundary posted on the FIRM and associated FIS which designates the limit in which wave heights inland of the boundary are expected to be less than 1.5 feet.

~~33.~~ **“Local Waterway”** means a channel identified in Exhibit A, **“Local Waterways”** herein which has been determined in the City’s adopted Storm Water Mater Plan, Capital Facilities Plan, or Impact Fee facilities plan to be an area of known risk; ~~nd mapped by Bowen, Collins & Associates and adopted by reference herein or any drainage with a drainage area greater than or equal to one square mile.~~

~~31.34.~~ **“Lowest Floor”** means the lowest floor of the lowest enclosed area (including basement).
An unfinished or flood-resistant enclosure, usable solely for parking or vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program Regulations.

~~32.35.~~ **“Manufactured Home”** means a structure transportable in one or more sections that is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

~~33.36.~~ **“Manufactured Home Park Or Subdivision”** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

~~34.37.~~ **“Mean Sea Level”** means, for purposes of this Chapter, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

~~35.38.~~ **“New Construction”** means structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

~~36.39.~~ **“New Manufactured Home Park Or Subdivision”** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed is completed on or after the effective date of floodplain management regulations adopted by a community.

~~37.40.~~ **“Recreational Vehicle”** means a vehicle which is:

- a. built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projections;
- c. designed to be self-propelled or permanently towable by a light duty truck; and
- d. designed primarily as temporary living quarters or recreational, camping, travel, or seasonal use, but not designed for use as a permanent dwelling.

~~38.41.~~ **“Start of Construction”** [for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)], includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work

beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

~~39.42.~~ **“Structure”** means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

~~40.43.~~ **“Substantial Damage”** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

~~41.44.~~ **“Substantial Improvement”** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary conditions; or
- b. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

~~42.45.~~ **“Variance”** is a grant of relief to a person from the requirement of this Chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Chapter. (For full requirements and the standards for a variance see 44 CFR § 60.6).

~~43.46.~~ **“Violation”** means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

~~44.47.~~ **“Water Surface Elevation”** means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.06. General Provisions.

1. **Lands to Which this Chapter Applies.** This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the City of Saratoga Springs.
2. **Basis for Establishing the Areas of Special Flood Hazard.** ~~The following~~ ~~The~~ areas of special flood hazard identified by the Federal Emergency Management Agency as the

Best Available Information (BAI), where the BAI is ~~defined as adopted by reference and declared hereby a part of this ordinance and adopted by reference and includes:~~

- The existing flood hazard information adopted by a community and reflected on an effective Flood Insurance Rate Map (FIRM), Flood Boundary and Floodway Map and/or within a Flood Insurance Study report (current adopted is dated 6/23/2026), and any published revisions thereto; or
- Officially published ~~Draft~~ or preliminary flood hazard information that has been reviewed and deemed accurate by the City. ~~supplied by FEMA~~ Sources may include, but are not limited to, FEMA, the state, other federal agencies, or local studies.

When draft or preliminary information is available, only that information which consists of more restrictive 1% annual-chance (100-year) flood discharges, flood hazard zone boundaries (including floodways), and water-surface elevations shall be considered BAI. BAI is on file at the City Offices, 1307 N. Commerce Drive, Suite 200, Saratoga Springs, UT 84045 or on the official FEMA website.

3. **Floodplain Development Permit.** A Floodplain Development Permit shall be required to ensure conformance with the provisions of this Chapter.

4. **Compliance.** No structure or land shall hereafter be located or altered without full compliance with the terms of this Chapter and other applicable regulations.

5. **Abrogation and Greater Restrictions.** This Chapter is not intended to repeal, abrogate, or impair any existing easement, covenant, or deed restriction. However, where this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, the more restrictive provision shall prevail.

~~5-6.~~ Severability. If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

~~6-7.~~ Interpretation. In addition to the Rules of Construction in Title 1, the interpretation and application of all provisions in this Chapter shall be:

- a. considered as minimum requirements;
- b. liberally construed in favor of the City; and
- c. deemed neither to limit nor repeal any other powers granted under State or federal statutes.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.07. Warning and Disclaimer of Liability.

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted

within such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.08. Administration.

1. **Designation of the Floodplain Administrator.** The City Engineer is hereby appointed the Floodplain Administrator to administer and implement the provisions of this Chapter and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
2. **Duties and Responsibilities of the Floodplain Administrator.** Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this Chapter.
 - b. Review permit applications to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review, approve, or deny all applications for development permits required by adoption of this Chapter.
 - d. Review permits for proposed development to ensure that all necessary permits have been obtained from those federal, state, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
 - e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
 - f. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Division of Emergency Management, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - g. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - h. When base flood elevation data has not been provided in accordance with 18.02.06.2, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation data and floodway data available from a federal, state, or other source in order to administer the provisions of 18.02.09.
 - i. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and

anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

- j. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, ~~a community may approve certain~~review applications for any development in Zones A1-30, AE, AH, and AO on the ~~community's~~ FIRM which increases the water surface elevation of the base flood by more than one foot, ~~provided that the community first, and if approved,~~ applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision, CLOMR) and later, an official FIRM revision (Letter of Map Revision, LOMR) as shown in the following table.-
- j-k. For developments which increase the water surface elevation of the base flood, but by less than 1 foot, the Floodplain Administrator will use the following table to determine the applicant's requirements regarding application for official FIRM revision through FEMA.

Floodplain Permitting Flowchart – Letter of Map Revision and Hydraulic Analysis Requirements

<u>Special Flood Hazard Area (SFHA) Zone</u>	<u>Description</u>	<u>H&H Analysis Required?</u>	<u>General Floodplain Permitting Guidelines</u>
<u>No SFHA Identified</u> <u>AND</u> <u>Not in Local Waterway</u>	<u>Area not in a floodplain identified by FEMA and also not within more than or equal to 30 ft of the banks of a Local Waterway identified by the City.</u>	<u>No</u>	<u>1. No FEMA approval or Floodplain Development permitting required</u> <u>2. Grading permit is required</u>
<u>No SFHA Identified</u> <u>AND</u> <u>in Local Waterway</u>	<u>Area not in a floodplain identified by FEMA but within 30 ft of the banks of a Local Waterway identified by the City.</u>	<u>Yes</u>	<u>1. Hydraulic analyses must identify 1% Annual Chance Flood hazard flows, high water elevation, and erosion hazards and show any all potential no negative impacts to local waterway according to the Standard Technical Specifications and Drawings for the City of Saratoga Springs that will be caused by proposed grading and/or development.</u> <u>2. No CLOMR/LOMR is required to be submitted with FEMA</u> <u>3. Shall Apply for Floodplain Development Permit and grading permit with the City</u> <u>4. Plat recordation will only be allowed after grading is complete</u>
<u>Utah Lake:</u> <u>A, A1-30, AE, AH, AO</u> <u>AND not in</u> <u>V, VE, V1-30</u>	<u>1% or greater Annual Chance Flood Hazard Area within the Utah Lake Floodplain and inland of any limit of moderate wave action</u>	<u>No</u>	<u>1. Establish the BFE¹ if not available and confirm confirm that all ground within the project is 2-ft or greater above the BFE except for open space 50 ft away from any structure</u> <u>2. Apply for Floodplain Development and Grading permits with the City</u> <u>3. Additional requirements if plat recordation is NOT intended:</u> <u>a. Apply for a LOMR-F (approval with FEMA could take 60 days)</u> <u>4. Additional requirements if plat recordation is intended:</u> <u>a. Apply for a LOMR (approval with FEMA could take 1 year)</u> <u>b. Plat recordation will only be allowed once the LOMR is approved</u>
<u>Utah Lake:</u> <u>V, VE, V1-30</u>	<u>High hazard coastal areas with a 1% or greater annual chance of flooding and an additional hazard associated with storm waves</u>	<u>No</u>	<u>1. No fill or construction is allowed with the exception of protection and stabilization measures, boat, or other similar recreational improvements</u> <u>2. Coordination with and approval of City Engineer is required for any project.</u> <u>3. Floodplain Development and Grading permits are required with a variance</u>
<u>Jordan River/Local Waterways:</u> <u>A, A1-30, AE, AH, AO</u> <u>AND</u> <u>Located not in a Floodway</u>	<u>1% or greater Annual Chance Flood Hazard Area within the Jordan River Floodplain or within 30 ft of the banks of a Local Waterway identified by the City and NOT IN a Floodway</u>	<u>Yes</u>	<u>1. Establish the BFE¹ if not available and confirm all ground within the project is 2-ft above the BFE except for open space 50 ft away from any structure</u> <u>2. Confirm all neighboring properties are reasonably safe from flooding due to proposed changes to grading through Hydraulic Analysis</u> <u>3. Apply for a CLOMR (approval with FEMA could take 1 year)</u> <u>4. Apply for grading permit with the City</u> <u>5. Apply for a LOMR (approval with FEMA could take 1 year)</u> <u>a. Plat recordation will only be allowed once the LOMR is approved</u>
<u>Jordan River / Local Waterways:</u> <u>AE</u> <u>AND</u> <u>Located in a Floodway²</u>	<u>1% or greater Annual Chance Flood Hazard Area within the Jordan River Floodplain or within 30 feet of the banks of a Local Waterway identified by the City and IN a Floodway</u>	<u>Yes</u>	<u>1. No fill or construction is allowed in the Floodway with the exception of channel improvements, bank stabilization, bridges, trails boat docks, or other similar recreational improvements</u> <u>2. Coordination with and approval of the City Engineer is required for any projects in the Floodway and may require a variance</u> <u>3. If no change to Floodway or channel geometry, obtain a “No-Rise” and Grading permit</u> <u>4. If change to channel geometry:</u> <u>a. Apply for a CLOMR if H&H shows any increase to BFE</u> <u>b. Apply for “No-Rise” if H&H shows no increase to BFE</u> <u>c. Apply for Floodplain Development and Grading permit with the City</u> <u>d. Apply for a LOMR</u> <u>i. Plat recordation will only be allowed once the LOMR is approved</u>

¹Additional information regarding Base Flood Elevations (BFE) may be available through FEMA per Section 18.02.06.2 “Basis for Establishing the Areas of Special Flood Hazard”. If BFE is not available, an analysis identifying BFE must be completed and utilized in the floodplain encroachment analysis per Section 18.02.08.2.h “Use of Other Base Flood Data”.

²If the Floodway is not accurate, a CLOMR and then a LOMR may be done to correct the inaccuracy.

3. **Floodplain Development Permit Procedures.** A Floodplain Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 18.02.06. Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevations of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
- a. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially-improved structures.
 - b. Elevation in relation to mean sea level to which non-residential structures shall be flood-proofed;
 - c. A certificate from a Utah-licensed professional engineer that the non-residential flood-proofed structure shall meet the flood-proofing criteria of 18.02.09.2.b;
 - d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development;
 - e. Maintain a record of all such information in accordance with 18.02.08.2.a.

Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this Chapter and the following relevant factors:

- f. The danger to life and property due to flooding or erosion damage;
 - g. The susceptibility of the proposed facility and its contents to flood damage, and the effect of such damage on the individual owner;
 - h. The danger that materials may be swept onto other lands to the injury of others;
 - i. The compatibility of the proposed use with existing and anticipated development;
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets, bridges and public utilities and facilities such as storm drain, sewer, gas, electrical, and water systems;
 - l. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - m. The necessity to the facility of a waterfront location, where applicable;
 - n. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
 - o. The relationship of the proposed use to the comprehensive plan for that area.
4. **Variance Procedures.**
- a. Prerequisites for granting variances. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Variances shall only be issued upon:
 - i. showing a good and sufficient cause;
 - ii. a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public

expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

- b. The Hearing Examiner shall hear and render judgement on requests for variances from the requirements of this Chapter.
- c. The Hearing Examiner shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.
- d. Any person or persons aggrieved by the decision of the Hearing Examiner may appeal such decision in the Fourth Judicial District Court of Utah County, as provided by Utah Code.
- e. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- f. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Chapter.
- g. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in 18.02.08.3.f-o have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- h. Upon consideration of the factors noted above and the intent of this Chapter, the Hearing Examiner may attach such conditions to the granting of variances as he/she deems necessary to further the Purpose of this Chapter.
- i. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- j. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- k. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use, provided that:
 - i. the criteria outlined in this Section are met, and
 - ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- l. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below two feet above the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)

18.02.09. Provisions for Flood Hazard Reduction

1. **General Standards.** In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

- a. All new construction or substantial improvements shall be designed (or modified) and adequately-anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
- g. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2. **Specific Standards.** In all areas of special flood hazard where base flood elevation data has been provided, as set forth in Section 18.02.06.2, "Basis for Establishing the Areas of Special Flood Hazard," or Section 18.02.08.2.h, "Use of Other Base Flood Data," the following provisions are required:

- a. **Residential Construction.** New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated a minimum of two feet~~to or~~ above the base flood elevation. A Utah-licensed professional land surveyor shall submit a certification to the Floodplain Administrator that this requirement is satisfied.
- b. **Non-Residential Construction.** New construction and substantial improvements of any commercial, industrial or other non-residential structure, shall either have the lowest floor (including basement) elevated a minimum of two feet~~to or~~ above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A Utah-licensed professional engineer or Utah-licensed architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood-proofed shall be maintained by the Floodplain Administrator.

- c. **Enclosures.** New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a Utah-licensed professional engineer or Utah-licensed architect or meet, or exceed the following minimum criteria:
- i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - ii. The bottom of all openings shall be no higher than one foot above grade.
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- d. **Manufactured Homes.**
- i. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
 - ii. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, ~~and AE~~, V1-30, VE, and V Zones on the community's FIRM on sites:
 - (1) outside of a manufactured home park or subdivision,
 - (2) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of two feet ~~to or~~ above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement,
 - (3) in an expansion to an existing manufactured home park or subdivision, or
 - (4) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of two feet ~~to or~~ above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - iii. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones

A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph 2.d.ii of this section or are in Coastal High Hazard Areas as defined herein be elevated so that either:

- (1) the lowest floor of the manufactured home is a minimum of two feet~~or~~ above the base flood elevation, or
- (2) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

e. **Recreational Vehicles.** Require that recreational vehicles placed on sites within Zones A1-30, AH, ~~and AE,~~ or are within Coastal High Hazard Areas as defined herein on the community's FIRM either:

- i. be on the site for fewer than 180 consecutive days,
- ii. be fully-licensed and ready for highway use, or
- iii. meet the permit requirements of 18.02.08.3, and the elevation and anchoring requirements for "manufactured homes" in paragraph d of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

3. Standards for Subdivision Proposals.

a. All portions of the plat shall be a minimum of two feet above the base flood elevation with the exceptions of open space that is a minimum of 50 feet from any structures and roads.

~~a.b.~~ All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with 18.02.02.02-04 of this Chapter.

~~b.c.~~ All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet requirements of 18.02.08.3 and 18.02.09 of this Chapter.

~~e.d.~~ Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, ~~, that is greater than 50 lots or 5 acres, whichever is lesser,~~ if not otherwise provided pursuant to 18.02.06.2 or 18.02.08.2.h of this Chapter.

~~d.e.~~ All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

~~e.f.~~ All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.

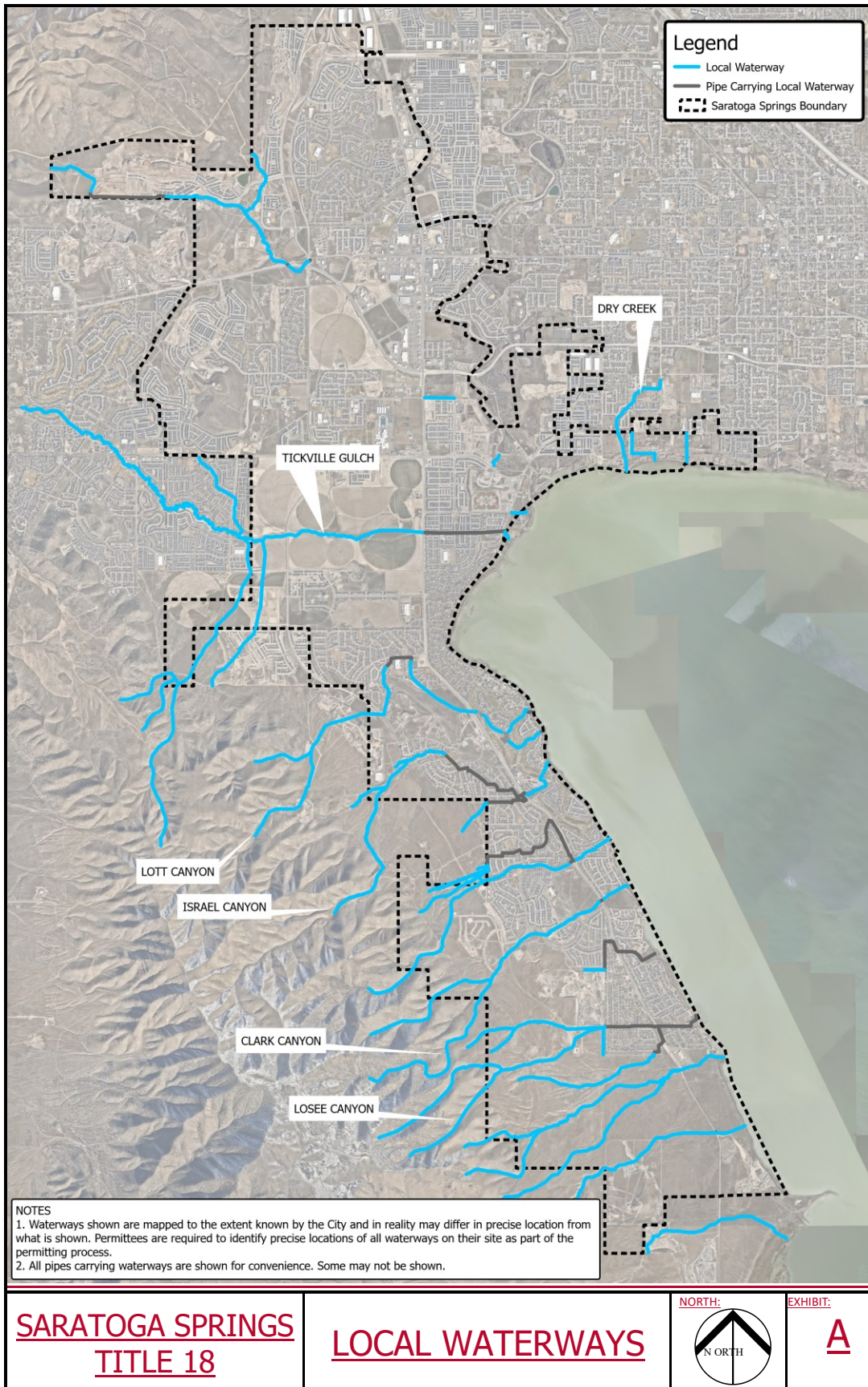
4. **Standards for Areas of Shallow Flooding (AO/AH Zones).** Located within the areas of Special Flood Hazard established in 18.02.06.2, are areas designated as shallow flooding. These areas have Special Flood Hazards associated with base flood depths of 1 to 3 feet where a clearly-defined channel does not exist and where the path of flooding is

unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- a. Require within Zone AO that all new construction and substantial improvements of **residential** structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified) plus the 1 foot of freeboard.
 - b. Require within Zone AO that all new construction and substantial improvements of **non-residential** structures:
 - i. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified) plus the 1 foot of freeboard, or;
 - ii. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
 - c. A Utah-licensed professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as-listed in 18.02.08.3.
 - d. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
5. **Floodways.** Floodways are areas, located within ~~areas of~~ Special Flood Hazard areas as established in 18.02.05.4, herein, are areas designated as floodways. Because the floodway is an extremely hazardous area, due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
- a. Where one does not exist, designate a regulatory floodway that will not increase the base flood elevation more than 1 foot.
 - ~~a-b.~~ Encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway with the exception of critical public infrastructure such as channel improvements, bank stabilization, and bridges, or non-critical improvements that are shown to not increase the BFE or negatively impact adjacent properties as shown through a unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge practice.
 - ~~b-c.~~ If the requirements of 5a above are satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 18.02.09.
 - ~~e-d.~~ Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community **first** applies for a conditional FIRM and floodway revision through FEMA as governed by the table herein.

6. **Standards for Coastal High Hazard Areas.** In all Coastal High Hazard Areas, as defined ~~in Section 18.02.5.09 herein~~ and set forth in Section 18.02.06.02, and all areas of special flood hazards which are located on the coastal side of the Limit of Moderate Wave Action as defined in Section 18.02.05.30, the following provisions are required:
- a. All new construction and substantial improvement shall be elevated on adequately anchored pilings, posts, piers or columns and securely anchored so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings, posts, piers or columns) is elevated a minimum of two feet~~to or~~ above the Base Flood Elevation. The pile, post, pier, or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable building standards.
 - b. Fill shall not be used for the structural support of buildings.
 - c. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls, insect screening, or lightweight wood lattice. Such enclosures shall ~~not be used~~be used solely for parking of vehicles, building access, or storage.
 - d. Certification by a registered engineer or architect that a proposed structure complies with section 18.02.09 shall be provided to the Floodplain Administrator
 - e. The elevation of the bottom of the lowest structural member of the lowest floor (excluding the pilings, posts, piers, or columns) of all new and substantially improved structures, and whether such structures contain a basement, shall be obtained, maintained, and provided to the City and Floodplain Administrator.
 - f. All new construction must be landward of mean high tide.
 - e. Man-made alterations of sand dunes and mangrove stands are prohibited.
 - g.

(Ord. 20-23; Ord. 11-9; Ord. 99-0427-1)



ORDINANCE NO. 26-38 (09-01-26)

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

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah (“City Council”) previously adopted ordinances codified in Title 18.02 entitled “Flood Damage Prevention”; and

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

WHEREAS, the City Council has reviewed the City Code and finds that further amendments to Chapter 18.02 to the City Code are necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, the City Council, after careful consideration in a public meeting, has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that modifications and amendments to Chapter 18.02 be adopted.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

Chapter 18.02 is hereby repealed and replaced with the amended Chapter 18.02 attached hereto as Exhibit A.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 1st day of September, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Title 18.02 Amendments



City Council Staff Report

Author: Jeremy D. Lapin, City Engineer

Subject: Drinking Water Booster 8 – Pony/MVC

Date: September 1, 2026

Type of Item: Resolution

Description: Change Order 14 – Outstanding Sales Tax

A. Topic:

This item is for the consideration of approval of a construction change order for outstanding sales tax related to the construction of Drinking Water Booster 8 – Pony/MVC. During review of the contract general conditions in 2023, the sales tax verbiage for Utah was not implemented; instead, a sales tax approach was used applicable to other states in which state sales tax on materials is not paid by contractors working on municipal projects. The contractor completing the project provided a bid based on a concept of avoiding sales tax on materials. Per Utah law, the contractor was required to pay sales tax on materials and is requesting reimbursement for the paid sales taxes.

B. Background:

Under Utah Law, only when municipalities self-perform construction work using City labor, are they exempt from sales tax for the purchase of materials. When a municipality outsources the work to a contractor to construction the project, the contractor and the City must pay the sales tax on materials.

A new of construction documents was issued by the Engineering Joint Contract Documents Committee in 2018. HAL Engineers began using these documents in 2022. In July 2023 the City reviewed the new documents including a 58 page supplementary conditions document. With the initial review the sales tax verbiage did not match Utah law. The Booster 8 project was bid in October 2023 using the incorrect sales tax verbiage. In January 2024, HAL and the City discovered the incorrect verbiage, corrected it, and have been using the correct verbiage for every project since January 2024.

The contractor submitted a claim for reimbursement of sales taxes paid for materials. The claim was submitted timely in 2024. HAL Engineers reviewed and rejected the claim over the course of two years until finally the general contractor provided adequate documentation of the sales tax charges.

C. Analysis:

A change order to address the sales tax on materials is described below. The initial claim was \$202,584.47. HAL Engineers rejected this claim on the basis of inadequate documentation. After two years of providing additional documentation, HAL Engineers accepted the documentation for the claim in the amount of \$179,662.27.

The cost of this sales tax on materials is \$179,662.27. The documentation for the claim has been submitted to the City. This cost is justified and recommended to be paid to the contractor.

The initial bid cost of the project was \$4,001,670.00. With this change order, the total cost of the project will be \$4,287,984.65, which is an increase of 7.0% from the bid price. Of the 7.0% increase, this change order represents an increase of 4.5%.

D. Fiscal Impact:

This change order brings this fiscal impact to \$179,662.27. The project is complete and operational. No additional change orders are anticipated.

E. Recommendation

Staff recommends the City Council approve this change order for Condie Construction for \$179,662.27 for the Drinking Water Booster 8 – Pony/MVC Project.

SECTION 00 63 41
CHANGE ORDER FORM
CHANGE ORDER NO.: 14

Owner: City of Saratoga Springs Owner's Project No.: 56-4000-732
Engineer: Hansen, Allen & Luce, LLC. Engineer's Project No.: 360.39.100
Contractor: Condie Construction Company Contractor's Project No.: 2405
Project: Drinking Water Booster #8
Date Issued: Effective Date of Change Order:

The Contract is modified as follows upon execution of this Change Order:

Description:

The Contractor paid for sales taxes on materials. The contract is written such that this should be the responsibility of the City. This increased the Contractor's cost by \$179,662.27. Documentation of the sales tax is attached.

The contract is complete; changes in contract time are not applicable

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 4,001,670.00	Original Contract Times: Substantial Completion: June 30, 2025 Ready for final payment: July 30, 2025
Increase from previously approved Change Orders No. 1 to No. 13 : \$ 92,907.17	No Change from previously approved Change Orders No.1 to No. 13 : Substantial Completion: March 31, 2026 Ready for final payment: June 15, 2026
Contract Price prior to this Change Order: \$ 4,108,322.38	Contract Times prior to this Change Order: Substantial Completion: March 31, 2026 Ready for final payment: June 15, 2026
Increase this Change Order: \$ 179,662.27	No Change this Change Order: Substantial Completion: March 15, 2026 Ready for final payment: June 15, 2026
Contract Price incorporating this Change Order: \$ 4,287,984.65	Contract Times with all approved Change Orders: Substantial Completion: March 15, 2026 Ready for final payment: June 15, 2026

Accepted by Contractor

Recommended by Engineer (if required)

By: _____
Title: _____
Date: _____

Authorized by Owner

By: _____
Title: _____
Date: _____

Condie Construction Company, Inc.
 325 North 900 West
 Springville, UT 84663
 (801) 489-3070

PCO #02rev1 - Sales tax on all materials used in project

PROJECT NAME & NUMBER:

Saratoga Springs Booster #8

OWNER:

Saratoga Springs City

SUBMITTED TO:

Mark Atencio & Aaron Olney

DATE:

3/24/2026

CHANGE PROPOSAL NUMBER:

2rev2

Item	Description			Supplier	Quantity	Units		Total Taxes	NOTES:
1	Waterworks			HD Fowler	1	LS		\$67,708.16	From quote
2	Surge Tank			HD Fowler	1	LS			Included above in waterworks
3	Aggregates			TM Crushing	1	LS		\$14,343.32	No backup provided - Figured from agg cost @ bid time multiplied by .0725 sales tax. We bought more aggs than what we had bid, so used the lesser amount (bid amount)
4	Cathodic Materials			Farwest Corrosion	1	LS		\$978.51	From email originally - 6/13/24, but adjusted to match invoice totals w/ backup
5	Chlorine Analyzer			Waterford	1	LS		\$398.75	Email rcvd 6/25/24
6	Precast Concrete			Oldcastle	1	LS		\$883.64	From quote
7	Pumps			Delco Western	1	LS		\$14,393.39	Email rcvd 6/13/24, invoices given as backup
8	Building Structure Materials			Todd Alder	1	LS		\$6,709.81	Email rcvd 6/20/24, spreadsheet given as backup
9	Asphalt			Bennett Paving	1	LS		\$2,367.28	Email rcvd 6/21/24 - tonnage that they bid x sales tax rate (like aggs) - no real backup, figured with bid time numbers.
10	Electrical			Apex	1	LS		\$43,082.84	Email rcvd 6/19/24 - changed to match amount given on backup (quote from bidding system given)
11	Fencing - Chainlink			All Over Fence	1	LS		\$1,700.00	Email rcvd 6/19/24
12	Metal Fabrications			UCF	1	LS		\$3,662.36	From quote
13	Site facilities			Eco pan, dumpster, toilets	4	LS			Not charged here, minimal
14	Directional bore materials			Lightlink	4	LS			Not charged, not figured
15	Generator Platform			Diverse Supply	4	LS			Not charged, not figured

Subtotal	\$156,228.06
Markup (15%)	\$23,434.21
TOTAL	\$179,662.27

Original contract:

\$4,001,670.00

Previous change orders:

\$0.00

Total this change order:

\$179,662.27

Adjusted contract:

\$4,181,332.27

Added contract time:

Reviewed and Approved by Owner /Engineer:

Name:

Title:

Signature:

Requested and Approved by Condie Construction Company, Inc.

Name:

Christian Wagner

Title:

Project Manager

Signature:

Christian Wagner

Digitally signed by Christian Wagner
 DN: C=US, E=cwagner@condieconstruction.com,
 O=Condie Construction Company, CN=Christian
 Wagner
 Reason: I am the author of this document
 Date: 2026.03.24 09:18:17-06'00'



H.D. FOWLER COMPANY

Customer: CONDIE CONSTRUCTION COMPANY
Estimator: Joseph Wilson
Job Name: DRINKING WATER BOOSTER #8 - SARATOGA SPRINGS
Location: SARATOGA SPRINGS, UT

Quote #: Q532490
Bid Date: 11/20/2023

Line	Qty	UoM	Description	Unit Price	Extended Price
1					
2			PIPE SOLD IN FULL LENGTHS ONLY.		Note
3					
BID ITEM #8 - 16" DIP WATER PIPELINE (ZONE 2)					
4	216	EA	16" PRESSURE CL 250 DI PIPE HDSS RESTRAINED JOINT ASPHALTIC COATED, CEMENT LINED, WITH GASKET, LOCKING HARDWARE	103.57	22,371.12
5	216	EA	16" PRESSURE CL 250 DI PIPE TJ ASPHALTIC COATED CEMENT LINED, WITH GASKET	70.25	15,174.00
6	440	FT	POLYWRAP BAG FOR 14" TO 18" X 18' PIPE, 37" WIDTH, 20' SECTIONS, 8 MIL	0.80	352.00
7	1	EA	3" DETECTABLE TAPE WATER BLUE 1000' ROLL	46.21	46.21
8	1	RL	14 GA BLUE WIRE 500' ROLL	70.33	70.33
9	4	EA	DBR/Y - 2 PKG DIRECT BURIAL WIRE CONNECTOR 600V	3.60	14.40
10	2	RL	2" X 100' POLY WRAP TAPE 10 MIL	6.44	12.88
11	2	EA	GRANULAR CHLORINE (HTH), 5 LB JUG *HAZARDOUS MATERIAL	41.58	83.16
12			JOINT BONDING FOR 16" PIPE		
13	48	EA	#2 STRANDED HMWPE 18" BOND CABLE	4.69	225.12
14	2	EA	CADWELD MOLD CAHBA-1V	83.87	167.74
15	2	EA	FLINT IGNITOR	8.02	16.04
16	96	EA	CADWELD CARTRIDGE CA25XF19 FOR DIP, SOLD AS BOX OF 20	3.77	361.92
17	4	EA	ROYSTON #747 PRIMER - 5 OZ. AEROSOL	16.59	66.36
18	96	EA	ROYSTON HANDY CAP	4.55	436.80
19			16" CW FITTINGS		
20	2	EA	16" MJ 45 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES (202 LBS)	852.78	1,705.56
21	2	EA	16" MJ 22-1/2 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES (179 LBS)	817.90	1,635.80
22	1	EA	16" MJ X PE 45 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES (206 LBS)	964.53	964.53
23	1	EA	16" MJ SLEEVE LONG PATTERN DI, AWWA C153, LESS ACCESSORIES (172 LBS)	767.98	767.98
24	11	EA	16" EZ GRIP MJ WEDGE RESTRAINT SERIES EZD FOR DIP WITH ACCESSORIES EZDP16 SIP	234.44	2,578.84
25	30	RL	6" X 9'0 TRENTON #1 WAX TAPE	22.56	676.80
26	4	EA	6" X 50' TRENTON POLY PLY OUTERWRAP	20.08	80.32
27	1	EA	TRENTON BROWN PRIMER FOR WAX TAPE 1 GALLON	61.20	61.20
28			JOINT BONDING FOR 16" FITTINGS		
29	12	EA	#2 STRANDED HMWPE 24" BOND CABLE AND A 12" LONG #10 THHN PIGTAILS W/ SLEEVES	36.36	436.32
30	1	EA	CADWELD MOLD CAHAA-1V	83.87	83.87
31	1	EA	FLINT IGNITOR	8.02	8.02
32	24	EA	CADWELD CARTRIDGES CA32 FOR STEEL	4.08	97.92

33	1	EA	CADWELD MOLD CAHAA-1H	83.87	83.87
34	24	EA	CADWELD CARTRIDGE CA15 FOR STEEL, SOLD AS BOX OF 20	3.00	72.00
35	2	EA	ROYSTON #747 PRIMER - 5 OZ. AEROSOL	16.59	33.18
36	48	EA	ROYSTON HANDY CAP	4.55	218.40
37	1	EA	#2 STRANDED BLACK INSULATED HMWPE WIRE - 500' SPOOL	1,531.94	1,531.94
38					
39			CATHODIC TEST STATION		
40	1	EA	5" X 5" MICARTA TERMINAL BOARD W/ 7 TERMINALS	96.59	96.59
41	2	EA	CADWELD COPPER SLEEVE #CAB1331H	0.74	1.48
42	6	EA	CADWELD CARTRIDGE CA15 FOR STEEL, SOLD AS BOX OF 20	3.00	18.00
43	2	EA	ROYSTON HANDY CAP	4.55	9.10
44	2	EA	SPLIT BOLT - KS15 (10/ WIRE)	3.35	6.70
45	2	EA	3M 90B1 WYE RESIN SPLICE KIT	99.57	199.14
46	2	EA	60# HI POTENTIAL MAGNESIUM ANODE, PACKAGED W/ 10' #12 SOLID (BLACK) THHN LEAD WIRE	587.90	1,175.80
47			NOTE: WIRE, MOLDS AND PRIMER FOR TEST STATION COVERED IN BID ITEM #9.		Note
			Section Subtotal:		51,941.44
			<u>BID ITEM #9 - 24" DIP WATER PIPELINES (ZONES 1, 2)</u>		
48			24" ZONE 2S DISCHARGE LINE		
49	198	EA	24" PRESSURE CL 250 DI PIPE HDSS RESTRAINED JOINT ASPHALTIC COATED, CEMENT LINED, WITH GASKET, LOCKING HARDWARE	193.25	38,263.50
50	216	EA	24" PRESSURE CL 250 DI PIPE TJ, ASPHALTIC COATED, CEMENT LINED, WITH GASKET	128.93	27,848.88
51	420	FT	POLYWRAP BAG FOR 20" & 24" X 18' LONG PIPE, 54" WIDTH, 20' SECTIONS, 8 MIL	1.28	537.60
52	1	EA	3" DETECTABLE TAPE WATER BLUE 1000' ROLL	46.21	46.21
53	1	RL	14 GA BLUE WIRE 500' ROLL	70.33	70.33
54	4	EA	DBR/Y - 2 PKG DIRECT BURIAL WIRE CONNECTOR 600V	3.60	14.40
55	2	RL	2" X 100' POLY WRAP TAPE 10 MIL.	6.44	12.88
56	4	EA	GRANULAR CHLORINE (HTH), 5 LB JUG *HAZARDOUS MATERIAL	41.58	166.32
57			24" ZONE 2S DISCHARGE LINE FITTINGS		
58	4	EA	24" MJ 45 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES	2,045.56	8,182.24
59	1	EA	24" MJ SLEEVE LONG PATTERN DI, AWWA C153, LESS ACCESSORIES (377 LBS)	1,609.66	1,609.66
60	10	EA	24" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	624.12	6,241.20
61	47	RL	6" X 9'0 TRENTON #1 WAX TAPE	22.56	1,060.32
62	9	EA	6" X 50' TRENTON POLY PLY OUTERWRAP	20.08	180.72
63	2	EA	TRENTON BROWN PRIMER FOR WAX TAPE 1 GALLON	61.20	122.40
64			FIRE HYDRANT ASSEMBLY ON ZONE 2S DISCHARGE LINE		
65	1	EA	24" MJ X 12" FLG DI TEE C153 CL/AC	3,381.03	3,381.03
66	2	EA	24" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	624.12	1,248.24
67	1	EA	12" MJ X FLG RESILIENT WEDGE GATE VALVE, AFC MODEL 2512, AWWA C515, LESS MJ ACC	3,354.39	3,354.39
68	18	FT	12" PRESSURE CL 350 DI PIPE TJ 18.25' LENGTH ASPHALTIC COATED ANSI/AWWA C151/A21.51 AND CEMENT LINED ANSI/AWWA C104/A21.4 WITH SBR GASKET	48.95	881.10
69	1	EA	12" X 6" MJ X FL TEE DI, AWWA C153, C/L LESS ACCESSORIES (133 LBS)	653.86	653.86
70	2	EA	12" EZ GRIP MJ WEDGE RESTRAINT SERIES EZD FOR DIP WITH ACCESSORIES EZDP12 SIP	130.66	261.32
71	1	EA	12" MJ PLUG DI, SSB, AWWA C153, LESS ACCESSORIES (46 LBS)	233.01	233.01

72	1	EA	12" GASKET AND T-BOLT KIT FOR C153 MJ FITTINGS	51.32	51.32
73	1	EA	12" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A 193 HEAVY HEX	66.35	66.35
74	1	EA	12" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	417.15	417.15
75	1	EA	6" FL X FL RESILIENT WEDGE GATE VALVE W/2" OP-NUT AFC MODEL 2506, AWWA C515, NRS	1,161.68	1,161.68
76	1	EA	6'6" BURY, UTAH SPEC WATEROUS PACER WB67-250 FIRE HYDRANT, 5-1/4" MVO, 10" TRAFFIC SECTION, 4.5" NST PN, 1-1/2" PONOL, WITH CI TRAFFIC FLANGE, RED, LESS MJ ACC * AWWA (NOT UL/FM) *	3,691.66	3,691.66
77	2	EA	6" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A 193 HEAVY HEX	30.87	61.74
78	2	EA	6" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	142.75	285.50
79	2	EA	36" VALVE BOX BASE	76.05	152.10
80	2	EA	16" CI VALVE BOX TOP SLIP TYPE M-8058 D&L	41.18	82.36
81	2	EA	5-1/4" CI VALVE BOX LID MARKED WATER	20.00	40.00
82			WAX TAPE SYSTEM FOR HYDRANT ASSY		
83	36	RL	6" X 9'0' TRENTON #1 WAX TAPE	22.56	812.16
84	5	EA	6" X 50' TRENTON POLY PLY OUTERWRAP	20.08	100.40
85	1	EA	TRENTON BROWN PRIMER FOR WAX TAPE 1 GALLON	61.20	61.20
86					
87			24" ZONE 1 SUCTION LINE		
88	234	FT	24" PRESSURE CL 250 DI PIPE HDSS RESTRAINED JOINT ASPHALTIC COATED, CEMENT LINED, WITH GASKET, LOCKING HARDWARE	193.25	45,220.50
89	216	FT	24" PRESSURE CL 250 DI PIPE TJ, ASPHALTIC COATED, CEMENT LINED, WITH GASKET	128.93	27,848.88
90	460	FT	POLYWRAP BAG FOR 14" TO 18" X 18' PIPE, 37" WIDTH, 20' SECTIONS, 8 MIL	0.80	368.00
91	1	EA	3" DETECTABLE TAPE WATER BLUE 1000' ROLL	46.21	46.21
92	1	RL	14 GA BLUE WIRE 500' ROLL	70.33	70.33
93	4	EA	DBR/Y - 2 PKG DIRECT BURIAL WIRE CONNECTOR 600V	3.60	14.40
94	2	RL	2" X 100' POLY WRAP TAPE 10 MIL.	6.44	12.88
95	4	EA	GRANULAR CHLORINE (HTH), 5 LB JUG *HAZARDOUS MATERIAL	41.58	166.32
96			24" ZONE 1 SUCTION LINE FITTINGS		
97	2	EA	24" MJ 45 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES	2,045.56	4,091.12
98	2	EA	24" MJ 22-1/2 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES	1,888.64	3,777.28
99	1	EA	24" MJ X PE 45 ELBOW DI, AWWA C153, C/L LESS ACCESSORIES	2,304.71	2,304.71
100	1	EA	24" MJ SLEEVE LONG PATTERN DI, AWWA C153, LESS ACCESSORIES (377 LBS)	1,609.66	1,609.66
101	11	EA	24" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	624.12	6,865.32
102	44	RL	6" X 9'0' TRENTON #1 WAX TAPE	22.56	992.64
103	7	EA	6" X 50' TRENTON POLY PLY OUTERWRAP	20.08	140.56
104	2	EA	TRENTON BROWN PRIMER FOR WAX TAPE 1 GALLON	61.20	122.40
105					
106			JOINT BONDING FOR 24" PIPE		
107	96	EA	#2 STRANDED HMWPE 18" BOND CABLE	4.69	450.24
108	4	EA	CADWELD MOLD CAHBA-1V	83.87	335.48
109	4	EA	FLINT IGNITOR	8.02	32.08
110	192	EA	CADWELD CARTRIDGE CA25XF19 FOR DIP, SOLD AS BOX OF 20	3.77	723.84
111	4	EA	ROYSTON #747 PRIMER - 5 OZ. AEROSOL	16.59	66.36
112	192	EA	ROYSTON HANDY CAP	4.55	873.60
113					
114			JOINT BONDING FOR 24" FITTINGS		

115	32	EA	#2 STRANDED HMWPE 24" BOND CABLE AND A 12" LONG #10 THHN PIGTAILS W/ SLEEVES	36.36	1,163.52
116	1	EA	CADWELD MOLD CAHAA-1V	83.87	83.87
117	1	EA	FLINT IGNITOR	8.02	8.02
118	64	EA	CADWELD CARTRIDGES CA32 FOR STEEL	4.08	261.12
119	1	EA	CADWELD MOLD CAHAA-1H	83.87	83.87
120	64	EA	CADWELD CARTRIDGE CA15 FOR STEEL, SOLD AS BOX OF 20	3.00	192.00
121	4	EA	ROYSTON #747 PRIMER - 5 OZ. AEROSOL	16.59	66.36
122	128	EA	ROYSTON HANDY CAP	4.55	582.40
123	2	EA	#2 STRANDED BLACK INSULATED HMWPE WIRE - 500' SPOOL	1,531.94	3,063.88

124

125

CATHODIC TEST STATIONS

126	2	EA	5" X 5" MICARTA TERMINAL BOARD W/ 7 TERMINALS	96.59	193.18
127	1	EA	#12 SOLID WHITE INSULATED THHN/THWN WIRE, 500FT SPOOL	279.55	279.55
128	4	EA	CADWELD COPPER SLEEVE #CAB1331H	0.74	2.96
129	1	EA	#8 STRANDED BLACK INCULATED HMWPE WIRE - 500FT SPOOL	920.45	920.45
130	1	EA	CADWELD MOLD CAHAA-1H	83.87	83.87
131	1	EA	FLINT IGNITOR	8.02	8.02
132	14	EA	CADWELD CARTRIDGE CA15 FOR STEEL, SOLD AS BOX OF 20	3.00	42.00
133	1	EA	ROYSTON #747 PRIMER - 5 OZ. AEROSOL	16.59	16.59
134	4	EA	ROYSTON HANDY CAP	4.55	18.20
135	4	EA	SPLIT BOLT - KS15 (10/ WIRE)	3.35	13.40
136	4	EA	3M 90B1 WYE RESIN SPLICE KIT	99.57	398.28
137	4	EA	60# HI POTENTIAL MAGNESIUM ANODE, PACKAGED W/ 10' #12 SOLID (BLACK) THHN LEAD WIRE	587.90	2,351.60

Section Subtotal:

207,319.18

BID ITEM #10 - AIR VALVE VAULT ASSEMBLY

138	1	EA	24" X 6" MJ X FL TEE DI, AWWA C153, C/L LESS ACCESSORIES (448 LBS)	2,399.82	2,399.82
139	2	EA	24" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	624.12	1,248.24
140	1	EA	16" X 6" MJ X FL TEE DI, AWWA C153, C/L LESS ACCESSORIES (239 LBS)	1,194.37	1,194.37
141	2	EA	16" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	293.71	587.42
142	2	EA	6" FL 45 ELBOW DI, AWWA C110, C/L (66 LBS)	264.71	529.42
143	2	EA	6" FL X FL RESILIENT WEDGE GATE VALVE W/2" OP-NUT AFC MODEL 2506, AWWA C515, NRS	1,161.68	2,323.36
144	2	EA	36" VALVE BOX BASE	76.05	152.10
145	2	EA	16" CI VALVE BOX TOP SLIP TYPE M-8058 D&L	41.18	82.36
146	2	EA	5-1/4" CI VALVE BOX LID MARKED WATER	20.00	40.00
147	2	EA	6" X 2" IP TAPT BLIND FLANGE DI, AWWA C110, NORMALLY BARE FINISH (28 LBS)	176.75	353.50
148	6	EA	6" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A 193 HEAVY HEX	30.87	185.22
149	6	EA	6" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	142.75	856.50
150	40	EA	2" SCH40 304 SS PIPE (TO BE CUT & THREADED IN THE FIELD)	33.04	1,321.60
151	2	EA	2" 316 SS 2 PIECE FULL PORT THREADED BALL VALVE 1000 WOG RTFE SEATS	93.50	187.00
152	2	EA	2" X 12" SCH 40 304SS WELDED NIPPLE TBE	36.74	73.48
153	2	EA	2" 304SS THREADED 90 ELBOW CLASS 150	19.60	39.20
154	2	EA	2" X 6" SCH 40 304SS WELDED NIPPLE TBE	18.76	37.52
155	2	EA	2" FIP POTABLE WATER AIR RELEASE VALVE SS304 363PSI, VENT-O-MAT RF-050RBX2521S4	2,000.00	4,000.00
156	20	FT	2" SCH 80 IPS PVC PIPE 20' LENGTH	2.33	46.60

157	2	EA	2" SCH 80 PVC MALE ADAPTER SXT	14.97	29.94
158	2	EA	2" SCH 80 PVC 90 ELBOW SXS	5.44	10.88
159	2	EA	2" GRAY UNION SXS 235PSI	24.76	49.52
160	1	EA	2" SCH 80 PVC TEE SXSXS	19.40	19.40
161	1	EA	3" X 2" CI/PL X CI/PL COUPLING 1056-32 FERNCO	5.43	5.43
162	8.24	FT	3" SCH 80 IPS PVC PIPE 20' LENGTH	4.78	39.39
163	1	EA	3" X 3" X 1/2" SCH80 PVC TEE S X S X FIPT 802-333_	63.37	63.37
164	2	EA	1/2" X 6" SCH 80 PVC NIPPLE	0.76	1.52
165	1	EA	1/2" 316 STAINLESS STEEL BALL VALVE STD PORT THREADED	18.70	18.70
166	1	EA	1/2" SCH 40 PVC CAP T	0.56	0.56
167	3	EA	3" SCH 40 PVC 90 ELBOW SXS	6.49	19.47
168	1	EA	3" SCH 80 PVC FEMALE ADAPTER SXT	34.89	34.89
169	1	EA	3" MIP HYTECH BUG SCREEN W/ #20 SS MESH	47.81	47.81
170			4" AIR VALVE VAULT VENTS		
171	40	FT	4" SCH 80 IPS PVC PIPE 20' LENGTH	6.98	279.20
172	7	EA	4" SCH 80 PVC 90 ELBOW SXS	21.79	152.53
173	2	EA	4" SCH 80 PVC FEMALE ADAPTER SXT	59.97	119.94
174	2	EA	4" MIP HYTECH BUG SCREEN W/ #20 SS MESH	84.90	169.80
			Section Subtotal:		16,720.06

BID ITEM #11 - 18" RCP CLASS III & V STORM DRAIN

175	180	FT	8" X 20' ADS N-12 HWY CORR POLY, AASHTO M252, TYPE "S", DUAL WALL, 08650020IB	6.97	1,254.60
176	1	EA	10" GALVANIZED FLARED END SECTION -NO BAND INCLUDED WITH 10" SIZE	257.25	257.25
			Section Subtotal:		1,511.85

BID ITEM #13 - SDR CLEANOUT

177	60	FT	4" SCH 80 IPS PVC PIPE 20' LENGTH	6.98	418.80
178	1	EA	4" SCH 80 PVC TEE SXSXS	30.54	30.54
179	1	EA	4" SCH 80 PVC ST 90 ELBOW S X SPIG	31.29	31.29
180	1	EA	M-8069-02I 16T VALVE BOX TOP	75.38	75.38
181	1	EA	M-8045-01I CI VALVE BOX CAP (BLANK)	47.69	47.69
182	1	EA	711 GRAY CEMENT PINT WELD ON	20.77	20.77
183	1	EA	P70 PURPLE PRIMER 1/2 PINT WELD ON	9.66	9.66
			Section Subtotal:		634.13

BID ITEM #24 - PUMP STATION PIPING SYSTEMS

184			SUCTION HEADER PIPING		
185	3	EA	20" X 18'-0" FLG X FLG DI SPOOL - 150# FLANGES - CL/AC	7,274.01	21,822.03
186	3	EA	20" X 16" FL CONCENTRIC REDUCER DI, AWWA C110, C/L	1,880.71	5,642.13
187	3	EA	16" FLG DJ400 DISMANTLING JOINT, FBE, 304SS HW	2,561.86	7,685.58
188	3	EA	16" FLANGE GATE VALVE M&H #4067-02 AWWA C515 RESILIENT SEAT WITH 2" OP-NUT (1140 LBS)	9,354.02	28,062.06
189	3	EA	36" VALVE BOX BASE	76.05	228.15
190	3	EA	16" CI VALVE BOX TOP SLIP TYPE M-8058 D&L	41.18	123.54
191	3	EA	5-1/4" CI VALVE BOX LID MARKED WATER	20.00	60.00
192	3	EA	24" X 16" MJ X FLG TEE C153 CL/AC	4,252.84	12,758.52
193	5	EA	24" WEDGE ACTION MJ KIT FOR DI PIPE W/BOLTS, WEDGE ACTION GLAND & GASKET	624.12	3,120.60
194	1	EA	24" MJ PLUG DI, SSB, AWWA C153, LESS ACCESSORIES	1,431.33	1,431.33
195	1	EA	24" GASKET AND T-BOLT KIT FOR C153 MJ FITTINGS	112.58	112.58
196	36	FT	24" CL53 DI TJ PIPE CL/AC	181.95	6,550.20
197	6	EA	20" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A 193 HEAVY HEX	242.91	1,457.46

198	6	EA	20" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	873.88	5,243.28
199	9	EA	16" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A 193 HEAVY HEX	136.54	1,228.86
200	9	EA	16" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	661.51	5,953.59
201	80	FT	POLYWRAP BAG FOR 20" & 24" X 18' LONG PIPE, 54" WIDTH, 20' SECTIONS, 8 MIL	1.28	102.40
202	1	RL	2" X 100' POLY WRAP TAPE 10 MIL.	6.44	6.44
203	36	RL	6" X 9'0 TRENTO #1 WAX TAPE	22.56	812.16
204	6	EA	6" X 50' TRENTO POLY PLY OUTERWRAP	20.08	120.48
205	1	EA	TRENTO BROWN PRIMER FOR WAX TAPE 1 GALLON	61.20	61.20
206					
207			DISCHARGE PIPING		
208	3	EA	14" X 12" STEEL ECC REDUCER W/ 1" TOL, EPOXY LINED X PRIMER COATED	1,565.22	4,695.66
209	3	EA	14" DJ400-14 DISMANTLING JOINT	2,284.07	6,852.21
210	3	EA	14" FLG VM SURGEBUSTER CHECK VALVE 250PSI, MECHANICAL INDICATOR	13,795.98	41,387.94
211	3	EA	14" HD ADJUSTABLE PIPE SUPPORT, HDG	1,032.61	3,097.83
212	3	EA	14" FLG AV-TEK DEX DOUBLE ECC BUTTERFLY VALVE W/ ELECTRIC MOTOR OPERATOR	16,874.49	50,623.47
213	1	EA	24" STD STEEL CAP X FLG MANIFOLD W/ (3) 14" FLG OUTLETS, EPOXY LINED X PRIMER COATED, 15'-10" LENGTH	12,521.74	12,521.74
214	2	EA	24" FIG. 2000 HEAVY DUTY SADDLE PIPE SUPPORT ASSEMBLY, TYPE 1 W/ LINER & FIG 100-TPI SLEEVED U-BOLT	3,983.22	7,966.44
215	1	EA	24" DJ400-24 DISMANTLING JOINT W/ TIE RODS	4,552.70	4,552.70
216	1	EA	24" PROMAG W400 WATER METER W/ 6 SENSORS, 316SS 5W4C6H-PF05/0	32,575.87	32,575.87
217	2	EA	24" PROMAG GROUNDING/PROTECTION DISC DK5GD-1FH9/0	1,963.34	3,926.68
218	1	EA	24" X 16" WELDED STEEL FLANGE TEE, 2FT LENGTH, 1" TOL, EPOXY LINED X PRIMER COATED	5,641.30	5,641.30
219	1	EA	24" HD ADJUSTABLE PIPE SUPPORT, HDG	2,184.78	2,184.78
220	1	EA	24" FLG AV-TEK DEX DOUBLE ECC BUTTERGLY VALVE W/ HANDWHEEL GEAR OP	12,114.22	12,114.22
221	1	EA	24" X 24" WELDED STEEL FLANGED TEE W/ 24" CL D BLIND FLANGE & 4" FLG X THD SPOOL W/ (2) 1/2" TOL, EPOXY LINED X PRIMER COATED, (1) 24" CL D SO INSULATING FLANGE INCLUDED	9,608.70	9,608.70
222	1	EA	24" X 8'-6" 125# FLG X 250# FLG DI SPOOL, EPOXY LINED/PRIMER COATED	8,813.60	8,813.60
223	1	EA	24" 250# FLANGED 90-DEG BEND, CL/AC - DOMESTIC (+18 WEEK LEAD TIME)	14,498.85	14,498.85
224	1	EA	24" X 18'-0" 250# FLG X 250# FLG DI SPOOL CL/AC	12,612.13	12,612.13
225	1	EA	24" X 4'-0" 250# FLG X PE DI SPOOL CL/AC	4,414.01	4,414.01
226	1	EA	16" FLG DJ400 DISMANTLING JOINT, FBE, 304SS HW	2,561.86	2,561.86
227	1	EA	16" X 14" FLANGED CUSTOM FAB STEEL TEE, 3FT LENGTH, EPOXY LINED X PRIMER COATED	4,076.09	4,076.09
228	2	EA	16" FLG AV-TEK DEX DOUBLE ECC BUTTERFLY VALVE W/ HANDWHEEL GEAR OP	7,638.49	15,276.98
229	1	EA	16" PROMAG W400 WATER METER W/ 6 SENSORS, 316SS 5W4C4H-W8H5/0	20,823.89	20,823.89
230	2	EA	16" PROMAG GROUNDING/PROTECTION DISC DK5GD-1CX9/0	1,358.93	2,717.86
231	1	EA	16" FLG AV-TEK DEX DOUBLE ECC BUTTERFLY VALVE W/ ELECTRIC MOTOR OPERATOR	18,334.52	18,334.52
232	1	EA	16" FLG STEEL 90-DEG BEND, SHORT RADIUS W/ 2" & 3" TOL, EPOXY LINED X PRIMER COATED	3,336.96	3,336.96

233	1	EA	16" X 8'-6" 250# FLG X 150# FLG DI SPOOL, EPOXY LINED X PRIMER COATED	5,417.07	5,417.07
234	1	EA	16" 250# FLANGED 90-DEG BEND, CL/AC - DOMESTIC (+18 WEEK LEAD TIME)	6,653.67	6,653.67
235	1	EA	16" X 18'-0" 250# FLG X 250# FLG DI SPOOL CL/AC	7,899.90	7,899.90
236	1	EA	16" X 8'-0" 250# FLG X PE DI SPOOL CL/AC	3,719.03	3,719.03
237	4	EA	24" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED	782.94	3,131.76
238	2	EA	24" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, FOR DEX BUTTERFLY VALVE, BLUE PTFE COATED	782.94	1,565.88
239	6	EA	24" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	1,191.58	7,149.48
240	1	EA	24" 150# FLANGE BOLT/NUT/WASHER KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED, FOR INSULATION KIT	782.94	782.94
241	1	EA	24" 150# FLANGE INSULATION GASKET, SLEEVE & WASHER KIT, FIBERGLASS G10	1,150.07	1,150.07
242	7	EA	16" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED	227.58	1,593.06
243	7	EA	16" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	661.51	4,630.57
244	1	EA	16" 150# FLANGE BOLT/NUT/WASHER KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED, FOR INSULATION KIT	227.58	227.58
245	1	EA	16" 150# FLANGE INSULATION GASKET, SLEEVE & WASHER KIT, FIBERGLASS G10	585.26	585.26
246	3	EA	16" 250# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX	479.14	1,437.42
247	3	EA	16" 250# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	992.26	2,976.78
248	12	EA	14" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED	199.13	2,389.56
249	12	EA	14" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	595.51	7,146.12
250	3	EA	12" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX	110.59	331.77
251	3	EA	12" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	417.15	1,251.45
252					
253			SURGE TANK AND PIPING		
254	1	EA	CH-SO CHARLATTE SURGE TANK	150,022.95	150,022.95
255	1	EA	14" FLG AV-TEK DEX DOUBLE ECC BUTTERFLY VALVE W/ HANDWHEEL GEAR OP	5,987.58	5,987.58
256	1	EA	14" FLG STEEL 90-DEG BEND, SHORT RADIUS W/ 2" & 3" TOL, EPOXY LINED X PRIMER COATED - INCLUDES FLANGE INSULATION KIT	2,804.35	2,804.35
257	1	EA	14" X 4'-0" 150# FLG X 250# FLG DI SPOOL - EPOXY LINED X PRIMER COATED	3,174.99	3,174.99
258	2	EA	14" FL 90 ELBOW DI, AWWA C110, C/L (330 LBS)	1,321.18	2,642.36
259	1	EA	14" X 7'6" DIP SPOOL FLG X FLG, CEMENT LINED	2,507.17	2,507.17
260	1	EA	14" X 2'-7" FLG X GRV STEEL SPOOL, EPOXY LINED X PRIMER COATED	2,429.35	2,429.35
261	1	EA	14" VIC GROOVE COUPLING FOR STEEL	2,028.26	2,028.26
262	5	EA	14" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED	199.13	995.65
263	5	EA	14" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	595.51	2,977.55
264	1	EA	14" 150# FLANGE BOLT/NUT/WASHER KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED, FOR INSULATION KIT	199.13	199.13

265	1	EA	14" 150# FLANGE INSULATION GASKET, SLEEVE & WASHER KIT, FIBERGLASS G10	456.16	456.16
266					
267			4" COMBO AIR VALVE ASSEMBLY (DETAIL G/C-10)		
268	1	EA	4" 150# FLG SS BALL VALVE W/ HANDLE SP	1,802.84	1,802.84
269	1	EA	4" FLG POTABLE WATER AIR RELEASE VALVE SS304 276 PSI, VENT-O-MAT 100RBX1941E4	2,000.00	2,000.00
270	8.41	FT	4" SCH 80 IPS PVC PIPE 20' LENGTH	6.98	58.70
271	1	EA	4" SCH 80 PVC MALE ADAPTER SXT	33.63	33.63
272	2	EA	4" SCH 80 PVC 90 ELBOW SXS	21.79	43.58
273	1	EA	4" SCH 80 PVC FLANGE S	50.19	50.19
274	1	EA	4" FLANGE SCHREEN W/ SS MESH	213.04	213.04
275	3	EA	4" 150# FLANGE BOLT/NUT KIT GRADE B7 ASTM A193 HEAVY HEX, BLUE PTFE COATED	28.35	85.05
276	3	EA	4" 150# FULL-FACE CLOTH-INSERTED RUBBER FLANGE GASKET 1/8" THICK NSF61 GARLOCK 3505	133.72	401.16
277	5	EA	1/2" X 2" SCH 40 304SS WELDED NIPPLE TBE	2.45	12.25
278	1	EA	1/2" MIP X PE OUTLET HOSE BIBB NO-LEAD	7.71	7.71
279	1	EA	1/2" 304SS THREADED TEE CLASS 150	4.41	4.41
280	1	EA	1/2" 304SS THREADED 90 ELBOW CLASS 150	3.26	3.26
281	2	EA	1/2" 304SS THREADED FULL COUPLING CLASS 150	2.84	5.68
282	2	EA	PRESSURE SNUBBER FOR TRANSDUCERS PSI SNUB PHASE TECHNOLOGIES	113.61	227.22
283	1	EA	4.5" DIAL ASHCROFT PRESSURE GAUGE 1/2" MNPT LOWER CONNECTION 0-200 PSI RANGE	328.62	328.62
284					
285			2" COMBO AIR VALVE ASSEMBLY (DETAIL F/C-10)		
286	3	EA	2" X 3" SCH 40 304SS WELDED NIPPLE TBE	9.90	29.70
287	2	EA	2" 316 STAINLESS STEEL BALL VALVE STD PORT THREADED	135.34	270.68
288	1	EA	2" X 6" SCH 40 304SS WELDED NIPPLE TBE	18.76	18.76
289	1	EA	2" X 2" 150# SS304 THD CROSS	35.35	35.35
290	2	EA	2" X 1/2" 304SS THREADED HEX BUSHING CLASS 150	14.72	29.44
291	1	EA	2" FIP POTABLE WATER AIR RELEASE VALVE SS304 363PSI, VENT-O-MAT RF-050RBX2521S4	1,131.82	1,131.82
292	9.54	FT	2" SCH 80 IPS PVC PIPE 20' LENGTH	2.33	22.23
293	1	EA	2" SCH 80 PVC MALE ADAPTER SXT	14.97	14.97
294	2	EA	2" SCH 80 PVC 90 ELBOW SXS	5.44	10.88
295	1	EA	2" BUG SCREEN W/ CLAMP #14 STAINLESS STEEL MESH	51.09	51.09
296	5	EA	1/2" X 2" SCH 40 304SS WELDED NIPPLE TBE	2.45	12.25
297	1	EA	1/2" MIP X PE OUTLET HOSE BIBB NO-LEAD	7.71	7.71
298	1	EA	1/2" 304SS THREADED TEE CLASS 150	4.41	4.41
299	1	EA	1/2" 304SS THREADED 90 ELBOW CLASS 150	3.26	3.26
300	2	EA	1/2" 304SS THREADED FULL COUPLING CLASS 150	2.84	5.68
301	2	EA	PRESSURE SNUBBER FOR TRANSDUCERS PSI SNUB PHASE TECHNOLOGIES	113.61	227.22
302	1	EA	4.5" DIAL ASHCROFT PRESSURE GAUGE 1/2" MNPT LOWER CONNECTION 0-200 PSI RANGE	328.62	328.62
303					
304			PRESSURE TRANSMITTER ASSEMBLY (DETAIL D/C-10)		
305	1	EA	1" X CLOSE SCH 40 304SS WELDED NIPPLE TBE	3.01	3.01
306	1	EA	1" 316 STAINLESS STEEL BALL VALVE STD PORT THREADED	32.81	32.81
307	1	EA	1" X 1/2" 304SS THREADED HEX BUSHING CLASS 150	4.51	4.51
308	1	EA	1/2" X CLOSE SCH 40 304SS WELDED NIPPLE TBE	1.70	1.70
309	1	EA	1/2" 304SS THREADED FULL COUPLING CLASS 150	2.84	2.84
310	1	EA	PRESSURE SNUBBER FOR TRANSDUCERS PSI SNUB PHASE TECHNOLOGIES	113.61	113.61

311

312

LOW PRESSURE SHUTOFF SWITCH & AV ASSEMBLY (DETAIL B/C-10)

313	3	EA	1-1/2" X 1" 304SS THREADED HEX BUSHING CLASS 150	9.66	28.98
314	6	EA	1" X 2" SCH 40 304SS WELDED NIPPLE TBE	3.76	22.56
315	6	EA	1" 316 SS 2 PIECE FULL PORT THREADED BALL VALVE 1000 WOG RTFE SEATS	32.06	192.36
316	3	EA	1" X 3" SCH 40 304SS WELDED NIPPLE TBE	5.22	15.66
317	3	EA	1" X 1" 150# SS304 THD CROSS	16.57	49.71
318	6	EA	1" X 1/2" 304SS THREADED HEX BUSHING CLASS 150	4.51	27.06
319	3	EA	1" FIP POTABLE WATER AIR RELEASE VALVE SS304 363 PSI, VENT-O-MAT RF-025RBX2521S4	793.18	2,379.54
320	40	FT	1" SCH 80 IPS PVC PIPE 20' LENGTH	1.02	40.80
321	3	EA	1" SCH 80 PVC MALE ADAPTER SXT	6.17	18.51
322	6	EA	1" SCH 80 PVC 90 ELBOW SXS	3.14	18.84
323	3	EA	1" SCH 80 PVC FEMALE ADAPTER SXT	5.66	16.98
324	3	EA	1" MIP NYLON STRAINER SCREEN W/ #20 SS MESH - 9877K516	19.76	59.28
325	6	EA	1/2" X 2" SCH 40 304SS WELDED NIPPLE TBE	2.45	14.70
326	6	EA	1/2" 316 SS 2 PIECE FULL PORT THREADED BALL VALVE 1000 WOG RTFE SEATS	16.69	100.14
327	12	EA	1/2" X 3" SCH 40 304SS WELDED NIPPLE TBE	3.42	41.04
328	6	EA	1/2" 304SS THREADED 90 ELBOW CLASS 150	3.26	19.56
329	6	EA	1/2" 304SS THREADED FULL COUPLING CLASS 150	2.84	17.04
330	6	EA	PRESSURE SNUBBER FOR TRANSDUCERS PSI SNUB PHASE TECHNOLOGIES	113.61	681.66
331	3	EA	4.5" DIAL ASHCROFT 1279 DURAGAUGE, SST TUBE & SOCKET, 1/2" MNPT LOWER CONNECTION, 30" INCHES MERCURY VACUUM TO 100 PSI COMPOUND RANGE	338.09	1,014.27

332

333

HIGH PRESSURE SHUTOFF SWITCH ASSEMBLIES (DETAIL E/C-10)

334	3	EA	1" X 2" SCH 40 304SS WELDED NIPPLE TBE	3.76	11.28
335	3	EA	1" 316 STAINLESS STEEL BALL VALVE STD PORT THREADED	32.81	98.43
336	3	EA	1" X 3" SCH 40 304SS WELDED NIPPLE TBE	5.22	15.66
337	3	EA	1" X 1/2" 304SS THREADED HEX BUSHING CLASS 150	4.51	13.53
338	12	EA	1/2" X 2" SCH 40 304SS WELDED NIPPLE TBE	2.45	29.40
339	6	EA	1/2" 304SS THREADED FULL COUPLING CLASS 150	2.84	17.04
340	6	EA	PRESSURE SNUBBER FOR TRANSDUCERS PSI SNUB PHASE TECHNOLOGIES	113.61	681.66
341	3	EA	4.5" DIAL ASHCROFT PRESSURE GAUGE 1/2" MNPT LOWER CONNECTION 0-200 PSI RANGE	328.62	985.86
342	3	EA	1/2" MIP X PE OUTLET HOSE BIBB NO-LEAD	7.71	23.13
343	3	EA	1/2" 304SS THREADED 90 ELBOW CLASS 150	3.26	9.78

344

345

WATER SUPPLY TO PUMP ROOM & CHLORINE ANALYZER ASSEMBLIES (DETAILS A & B/C-15)

346	5	EA	1" X 4" SCH 40 304SS WELDED NIPPLE TBE	7.79	38.95
347	1	EA	1" 316 STAINLESS STEEL BALL VALVE STD PORT THREADED	32.81	32.81
348	1	EA	1" 304SS THREADED 90 ELBOW CLASS 150	6.62	6.62
349	1	EA	1" 600XL LEAD FREE PRESSURE REDUCING VALVE W/UNION LESS BYPASS RANGE 25-75 PSI WILKINS	311.44	311.44
350	1	EA	1/2" 304SS THREADED TEE CLASS 150	4.41	4.41
351	1	EA	1" BENT NOSE GARDEN VALVE NO-LEAD	14.00	14.00
352	10	FT	4" GRAY SCH 40 PVC CONDUIT BE, 10' LENGTH	5.84	58.40
353	2	EA	4" X 24" SCH 40 CONDUIT SWEEP 90 ELBOW BXSP	59.79	119.58

354	1	EA	4" SCH 40 CONDUIT CAP S	28.41	28.41
355					
356			16" DIP (3") DRAIN ASSEMBLY (DETAIL D/C-14)		
357	1	EA	3" X CL SS304 SCH80 NIPPLE TBE	70.65	70.65
358	1	EA	3" THD SS FP BALL VALVE W/ SS HANDLE - APOLLO 76F-100-01A	875.82	875.82
359	1	EA	3" MPT X MALE CAM SS304 ADAPTER	106.02	106.02
360	1	EA	3" FEM CAM DUST CAP, SS304	76.17	76.17
361					
362			WASHDOWN DROP ASSEMBLY (DETAIL C/C-15)		
363	2	EA	1" BRASS SWING CHECK VALVE THREADED 200 WOG NO-LEAD	16.57	33.14
364	4	EA	1" X 6" SCH 40 BRASS NIPPLE IMPORT	10.06	40.24
365	2	EA	1" BRASS BALL VALVE THREADED NO-LEAD	19.61	39.22
366	2	EA	1" X 3/4" BRASS REDUCING 90 ELBOW IMPORT NO-LEAD	8.91	17.82
367	2	EA	5509QT WALL HYDRANT FOR 6" - 8" THICK WALLS	364.98	729.96
368					
369			TRENCH DRAIN		
370	7	EA	KS100 - 4" POLYMER CONCRETE CHANNEL SS EDGE 39.37" (1 METER) LONG	339.77	2,378.39
371	7	EA	KS100 TYPE 450D SLOTTED SS GRATE 39.37" (1 METER) LONG, CLASS A	244.32	1,710.24
372	8	EA	KS100 INSTALLATION DEVICE 4"	40.91	327.28
373	2	EA	KS100 K1 UNIVERSAL CLOSING/INLET/OUTLET END CAP	23.86	47.72
374	1	EA	ACO SEAL POLYMER CONCRETE SEALANT - 100Z. TUBE	31.82	31.82
375	1	EA	KS100 GRATE REMOVAL TOOL	40.91	40.91
376	1	EA	KS100 DEBRIS STRAINER FOR 4" BOTTOM KNOCKOUT	71.59	71.59
377					
378			4" FLOOR DRAIN		
379	80	FT	4" SCH 80 IPS PVC PIPE 20' LENGTH	6.98	558.40
380	20	FT	6" SCH 80 IPS PVC PIPE 20' LENGTH	13.31	266.20
381	2	EA	2350-4NH FLOOR DRAIN	195.45	390.90
382	1	EA	4236-4NH 4" FLOOR CLEANOUT	141.03	141.03
383	4	EA	4" CI/PL COUPLING 1056-44 FERNCO	7.36	29.44
384	4	EA	4" SCH 80 PVC 90 ELBOW SXS	21.79	87.16
385	3	EA	4" SCH 80 PVC 45 ELBOW SXS	59.17	177.51
386	5	EA	4" SCH 80 PVC WYE SXSXS	186.31	931.55
387					
388			2" HUB DRAIN		
389	2	EA	Z1025 1-1/2" X 2" FIXED AIR GAP	107.57	215.14
390	2	EA	2" SCH 80 PVC MALE ADAPTER SXT	14.97	29.94
391	2	EA	3906-020PT 2" SCH80 PVC P-TRAP SxS	186.06	372.12
392	9.7	FT	2" SCH 80 IPS PVC PIPE 20' LENGTH	2.33	22.60
393	2	EA	4" X 2" SCH 80 PVC BUSHING SXS	29.63	59.26
			Section Subtotal:		668,840.96
			Approximate Total		946,967.62
			Estimated Tax		67,708.16
			Grand Total		1,014,675.78

Invoice Number: 0405542-IN
Invoice Date: 9/26/2024
Sales Order No.: 0382317
Order Date: 4/19/2024
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag: SARATOGA SPRINGS

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date		
2405	OLD DOM PPY/ADD	DOWNEY, CA	NET 30 Days	9/20/2024		
Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
01-10360 Whse: 001	6.00	EACH	6.00	0.00	\$560.500	\$3,363.00
	60S4RUMPK1012SOTHBK ANO, ULTRAMAG, 60S4-R, PKG, 10' #12 SOLID THHN BLACK					
07-15827 Whse: 001	3.00	EACH	3.00	0.00	\$146.150	\$438.45
	TESTOX, 2017, TEST STATION, WITH ELEVEN TERMINALS					
06-13570 Whse: 001	150.00	FOOT	150.00	0.00	\$0.960	\$144.00
	CABLE, #10 STR THHN/THWN BLK					
06-13575 Whse: 001	300.00	FOOT	300.00	0.00	\$0.490	\$147.00
	CABLE, #10 STR THHN/THWN WHITE					
03-11339 Whse: 001	1.00	EACH	1.00	0.00	\$130.000	\$130.00
	CADWELDER, CAHBA-1G-16					
03-11303 Whse: 001	1.00	EACH	1.00	0.00	\$130.000	\$130.00
	CADWELDER, CAHBA-1G-24					
03-13005 Whse: 001	100.00	EACH	100.00	0.00	\$0.840	\$84.00
	CADWELD SLEEVES, CAB-133-1H					
03-20005 Whse: 001	20.00	EACH	20.00	0.00	\$8.900	\$178.00
	ROYSTON, HANDY CAP IP (PRIMERLESS)					

Continued

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

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Invoice Date: 9/26/2024
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 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag: SARATOGA SPRINGS

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date		
2405	OLD DOM PPY/ADD	DOWNEY, CA	NET 30 Days	9/20/2024		
Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-14035	4.00	EACH	4.00	0.00	\$19.000	\$76.00
Whse: 001	CADWELD, T320, FLINT IGNITER					
03-14085	4.00	EACH	4.00	0.00	\$15.000	\$60.00
Whse: 001	CADWELD, T394, MOLD CLEANING BRUSH					
12-30084	3.00	EACH	3.00	0.00	\$29.290	\$87.87
Whse: 001	SCOTCH TAPE, #130C, 3/4" X 30' 3M ID# 7000006085					
12-30081	3.00	EACH	3.00	0.00	\$11.840	\$35.52
Whse: 001	SCOTCH TAPE, #88, 3/4" X 66' 3M ID# 7000006092					
03-11438	1.00	EACH	1.00	0.00	\$130.000	\$130.00
Whse: 001	CADWELDER, CAFCA-1V-16					
03-11436	1.00	EACH	1.00	0.00	\$130.000	\$130.00
Whse: 001	CADWELDER, CAFCA-1V-24					
03-20006	400.00	EACH	400.00	0.00	\$13.500	\$5,400.00
Whse: 001	ROYSTON, HANDY CAP IP XL (PRIMERLESS)					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241

If you pay by ACH, bank details are as follows:

City National Bank, Routing #122016066, Account #401530568

Net Invoice: \$10,533.84

Freight: \$349.08

Sales Tax: \$784.77

Invoice Total: \$11,667.69

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Invoice Number: 0406970-IN
Invoice Date: 10/31/2024
Sales Order No.: 0388896
Order Date: 10/28/2024
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag:

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date		
2405	UPS GRD PPY/ADD	DOWNEY, CA	NET 30 Days	10/29/2024		
Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-14040	1.00	PKG	1.00	0.00	\$17.500	\$17.50
Whse: 001	CADWELD, T320A, FLINT REPLACEMENTS (PKG OF 10)					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241

If you pay by ACH, bank details are as follows:

City National Bank, Routing #122016066, Account #401530568

Net Invoice: \$17.50

Freight: \$16.27

Sales Tax: \$1.30

Invoice Total: \$35.07

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Invoice Number: 0408111-IN
Invoice Date: 11/29/2024
Sales Order No.: 0389257
Order Date: 11/7/2024
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag: SARATOGA SPRINGS

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date
2405	UPS GRD PPY/ADD	SHIP POINT	NET 30 Days	11/22/2024

Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-11438 Whse: 003	4.00	EACH	1.00	3.00	\$130.000	\$130.00
	CADWELDER, CAFCA-1V-16					
03-11436 Whse: 003	2.00	EACH	2.00	0.00	\$130.000	\$260.00
	CADWELDER, CAFCA-1V-24					
03-11436 Whse: 005	1.00	EACH	1.00	0.00	\$130.000	\$130.00
	CADWELDER, CAFCA-1V-24					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241

If you pay by ACH, bank details are as follows:

City National Bank, Routing #122016066, Account #401530568

Net Invoice: \$520.00

Freight: \$46.55

Sales Tax: \$38.74

Invoice Total: \$605.29

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Invoice Number: 0408185-IN
Invoice Date: 12/9/2024
Sales Order No.: 0389257
Order Date: 11/7/2024
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag: SARATOGA SPRINGS

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date
2405	UPS GRD PPY/ADD	SHIP POINT	NET 30 Days	12/2/2024

Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-11438	3.00	EACH	3.00	0.00	\$130.000	\$390.00
Whse: 003	CADWELDER, CAFCA-1V-16					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241

If you pay by ACH, bank details are as follows:

City National Bank, Routing #122016066, Account #401530568

Net Invoice: \$390.00

Freight: \$24.86

Sales Tax: \$29.06

Invoice Total: \$443.92

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Invoice Number: 0410033-IN
Invoice Date: 2/7/2025
Sales Order No.: 0391671
Order Date: 2/5/2025
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag:

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date
VERBAL CHRISTIAN	UPS GRD PPY/ADD	DOWNEY, CA	NET 30 Days	2/5/2025

Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-20006	20.00	EACH	20.00	0.00	\$18.900	\$378.00
Whse: 001	ROYSTON, HANDY CAP IP XL (PRIMERLESS)					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241
If you pay by ACH, bank details are as follows:
City National Bank, Routing #122016066, Account #401530568

Net Invoice:	\$378.00
Freight:	\$24.13
Sales Tax:	\$28.16
Invoice Total:	\$430.29

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Invoice Number: 0411191-IN
Invoice Date: 3/13/2025
Sales Order No.: 0392672
Order Date: 3/10/2025
Salesperson No.: 0103

Customer No.: 0301404

CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

Ship To:
 CONDIE CONSTRUCTION COMPANY
 53 NORTH 1650 WEST
 SPRINGVILLE, UT 84663

United States

Ordered By: CHRISTIAN WAGNER 801-489-3070

E-mail: cwagner@condieconstruction.com

United States

Tag: SARATOGA SPRINGS

Customer P.O. Number	Ship Method	F.O.B.	Payment Terms	Ship Date		
2405	UPS GRD PPD	DENVER, CO	NET 30 Days	3/10/2025		
Part No.	Ordered	Unit	Shipped	Back Ordered	Unit Price	Amount
03-20006	70.00	EACH	70.00	0.00	\$18.500	\$1,295.00
Whse: 003	ROYSTON, HANDY CAP IP XL (PRIMERLESS)					

If you pay by check, please remit to 12029 Regentview Ave, Downey, CA 90241

If you pay by ACH, bank details are as follows:

City National Bank, Routing #122016066, Account #401530568

Net Invoice: \$1,295.00

Freight: \$0.00

Sales Tax: \$96.48

Invoice Total: \$1,391.48

RETURN POLICY: All returned material requires written approval. Material can be returned within 60 days of purchase. Custom, made-to-order, special or unique items are not returnable. We will not accept returns for liquid epoxy coatings. Freight to return material is to be paid by the customer. Only items returned in original packaging and in resalable condition will be refunded. A minimum 25% Restocking Fee will be applied on all returned materials. Original outbound shipping charges will be deducted from the refund. Errors made by Farwest Corrosion will be completely refunded.

Christian Wagner

From: Matt Wiest <matt.waterford@gmail.com>
Sent: Tuesday, June 25, 2024 12:44 PM
To: Christian Wagner
Subject: Re: Drinking Water Booster #8 - I need the Total Tax amount figured on materials for project

Importance: High

Christian,

The quoted system price (which is technically now out of date considering when the project actually bid) was \$5,500. UT Sales Tax rate of 7.25% puts it at \$398.75.

Thanks,

Matt Wiest
Waterford Systems
p: 801-463-9900
m: 801-633-0036
matt.waterford@gmail.com

Visit our website at www.waterfordsystems.com

DISCLAIMER:

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Contract & Proposal

Quote No.: S191175-1

801 W 12th St
Ogden, UT 84404

Telephone : 801-399-1171
Fax: 801-392-7849

oldcastleinfrastructure.com

Quote To .: All Bidders
801 W 12TH ST
OGDEN, UT 84404 5407

Ship To .: Drinking Water Booster #8
Pony Express Parkway Foothill Drive
Saratoga Springs, UT 84043

Reference :
Contact:
Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S191175	10/30/2023	002001	TBD		FOB Job Site	30 days

Group: Item #09

Qty	Unit	Item	Description	Mark	Unit price	Amount
1.00	Ea	9990066	A-1055 24" Cover - Water	AIR VALVE VAL	3,774.00	3,774.00
1.00	Ea	9990056	CIR Ring,24"x6",A-1055	AIR VALVE VAL		
1.00	Ea	1010015	Vault Lid 6' x 6' W/ 24" OPENING	AIR VALVE VAL		
1.00	Ea	1007800	Vault Riser 6' x 6' x 6'	AIR VALVE VAL		
2.00	Roll	7004300	CS Mastic,1-1/8"x14.5' Roll,CS-102,(6/Bx) Summer	AIR VALVE VAL		

Group: Item #11

Qty	Unit	Item	Description	Mark	Unit price	Amount
240.00	FT	3001760	RCP Pipe 18"x8' CL3 w/ Pre-Lube Gsk KIT Air Test	18" RCP	28.60	6,864.00

Group: Item #12

Qty	Unit	Item	Description	Mark	Unit price	Amount
1.00	Ea	7201100	F&HD 2' x 3' Curb Back 3517 KIT	CURB INLET	1,550.00	1,550.00
1.00	Ea	1203200	CB 2' x 3' x 4' Knockout	CURB INLET		

Group: X DELIVERY-12TH

Qty	Unit	Item	Description	Mark	Unit price	Amount
2.00	Ea	9002820	Delivery Non Taxable - Utah	X DELIVERY-12	955.00	1,910.00

Group: Z NOTE

Qty	Unit	Item	Description	Mark	Unit price	Amount
1.00	Ea	0000001	Due to current raw material cost	Z NOTE		

Contract & Proposal

Quote No.: S191175-1

801 W 12th St
Ogden, UT 84404

Telephone : 801-399-1171
Fax: 801-392-7849

oldcastleinfrastructure.com

Quote To .: All Bidders
801 W 12TH ST
OGDEN, UT 84404 5407

Ship To .: Drinking Water Booster #8
Pony Express Parkway Foothill Drive
Saratoga Springs, UT 84043

Reference :
Contact:
Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S191175	10/30/2023	002001	TBD		FOB Job Site	30 days

volatility, Oldcastle Infrastructure reserves the right to reprice any quotes dated 30 days and older.

1.00 Ea 0000001

. Due to the cost volatility of resale purchased items (e.g. Covers, Hatches, Grates, embeds, special reinforcing steel...) Oldcastle Infrastructure reserves the right to reprice these items at the time that they are ordered from the vendor, based on the vendor's price escalation from the time of their original quote, to the time of the item being ordered from the vendor.

Z NOTE

1.00 Ea 0000001

. For Projects that are protracted or are scheduled to deliver over a long period of time, Oldcastle Infrastructure reserves the right to escalate the product prices, on an as needed basis, based on cost escalation from our raw material vendors.

Z NOTE

1.00 Ea 0000001

. Due to fuel and transportation cost volatility, estimated freight

Z NOTE

Contract & Proposal

Quote No.: S191175-1

801 W 12th St
Ogden, UT 84404

Telephone : 801-399-1171
Fax: 801-392-7849

oldcastleinfrastructure.com

Quote To .: All Bidders
801 W 12TH ST
OGDEN, UT 84404 5407

Ship To .: Drinking Water Booster #8
Pony Express Parkway Foothill Drive
Saratoga Springs, UT 84043

Reference :
Contact:
Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S191175	10/30/2023	002001	TBD		FOB Job Site	30 days

Qty	Unit	Item	Description	Mark	Unit price	Amount
			rates quoted here are based on the rates for the day of this quotation. Actual freight charges invoiced will be based on the current freight rate at the time of individual deliveries. Please be aware, we reserve the right to ship product on trucks with greater weight capacities (Maxi's), which in some cases may carry up to 40% more weight, freight rates for these heavier trucks are in line with their weight capacities and differ from standard semi freight rates.			
1.00	Ea	0000001	Freight rates are based on full truckload quantities. Partial loads, will be invoiced at full truckload rates.	Z NOTE		

Tax Code	Taxable amount	Tax Rate
UT-12th	12,188.00	7.25

883.64

Oldcastle Infrastructure Commercial Clarifications
5/1/23

Special Products:

1) Any special product(s) and high-volume standards (collectively, "Special Products") will be invoiced on a mutually agreed upon in writing delivery date and ownership transferred, upon Invoicing. Oldcastle Infrastructure, Inc. ("Oldcastle") reserves the

Contract & Proposal

Quote No.: S191175-1

801 W 12th St
Ogden, UT 84404

Telephone : 801-399-1171
Fax: 801-392-7849

oldcastleinfrastructure.com

Quote To .: All Bidders
801 W 12TH ST
OGDEN, UT 84404 5407

Ship To .: Drinking Water Booster #8
Pony Express Parkway Foothill Drive
Saratoga Springs, UT 84043

Reference :
Contact:
Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S191175	10/30/2023	002001	TBD		FOB Job Site	30 days

right to require full or partial pre-payment for any Special Products ordered.

2) Special Products may not be returned.

3) If Special Product(s) cannot be accepted within 30 days of invoicing, a 10% storage fee will be assessed monthly unless otherwise agreed upon in writing.

4) All Special Products ordered as part of a cash sale must be fully paid prior to production.

5) A disposal fee of \$200/ton will be charged for all Special Products on hand over 90 days from the mutually agreed upon delivery date.

Delivery:

6) The site must be accessible by delivery vehicles under their own power. If the material is to be delivered and set by Oldcastle, acceptability to the site will be determined by the boom operator.

7) Freight charges quoted are based on full truckload quantities. Short loads will be subject to additional charges to cover the cost of delivery.

8) Deliveries canceled with less than 24 hours' notice are subject to full delivery charge.

9) Delivery includes one hour for offloading. Additional time in excess of one hour will be invoiced at an hourly rate.

10) A restocking fee of up to 40% may be charged on undamaged, standard products. Freight charges for returned product on Oldcastle equipment will also be applicable.

11) All Returns must be approved by Oldcastle. Returns will not be accepted after 90 days from date of purchase.

Pricing:

12) Oldcastle must be notified if a project requires prevailing wages as additional costs may be applied to the quotation.

13) Pricing is valid for 30 days from the date of this quote.

14) A 2.09% surcharge will be imposed on all Credit Card transactions, which is not greater than our cost of acceptance. A surcharge will not be applied to any ACH or Debit Card transaction.

15) Pricing remains valid for 180 days from order confirmation. For orders that have not shipped or transferred ownership to the buyer after 180 days, we reserve the right to implement a 1.5% quarterly price escalation fee.

16) If during the performance of this contract the cost of materials significantly increases through no fault of the seller, we reserve the right to equitably adjusted the price of this contract by an amount reasonably necessary to cover any such significant increase in the costs of materials. As used herein, a significant cost increase shall mean any increase in cost of materials

Contract & Proposal

Quote No.: S191175-1

801 W 12th St
Ogden, UT 84404

Telephone : 801-399-1171
Fax: 801-392-7849

oldcastleinfrastructure.com

Quote To .: All Bidders
801 W 12TH ST
OGDEN, UT 84404 5407

Ship To .: Drinking Water Booster #8
Pony Express Parkway Foothill Drive
Saratoga Springs, UT 84043

Reference :
Contact:
Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S191175	10/30/2023	002001	TBD		FOB Job Site	30 days

exceeding 6% experienced by seller from the date of the contract signing.

17) Delivery pricing is based on Oldcastle Infrastructure's current fuel surcharge rate and is good for 7 days from the date stated on this Quote. Thereafter, Customer is responsible for paying Oldcastle Infrastructure's fuel surcharge rate in effect on each delivery date. Fuel surcharge rates are derived from pricing, as established by the U.S. Energy Information Administration's Gasoline and Diesel Fuel Index, published at <https://www.eia.gov/petroleum/gasdiesel>

Additional Items:

18) Every effort has been made to provide an accurate take-off however, the quantities are not guaranteed by Oldcastle but provided for the buyer's convenience only. It is the buyer's responsibility to verify the accuracy of the project requirements and quantities. Changes in quantities, dimensions, or specifications from this quote may require an adjustment in price. Buyer agrees to pay per unit price for the actual number of units delivered.

All products and services listed on this Quotation are provided under OLDCASTLE INFRASTRUCTURE, INC's Standard Terms and Conditions located at: <https://oldcastleinfrastructure.com/support/terms-conditions/>

QUOTATION TOTAL US 14,981.64

IMPORTANT: This proposal is based on standard terms and conditions. Items and quantities shown are the basis for the quotation, and we are not responsible for any discrepancies between this list and actual items or quantities.

(Accepted by)

Sales Person: PaulMann

Telephone:

(Position)

(Date)

By: _____

Christian Wagner

From: Brandon McGee <bmcgee@delcowestern.com>
Sent: Thursday, June 13, 2024 3:17 PM
To: Christian Wagner
Cc: Layne Read
Subject: RE: Drinking Water Booster #8 - I need the Total Tax amount figured on materials for project
Attachments: SaratogaSO-0025.pdf; SaratogaSO-0103.pdf

Christian,

Here are the sales orders with the Saratoga sales tax. The total sales tax for the whole project \$14,393.39.

Let me know if you have any other questions.

Thank you,

Brandon McGee
Vice President/Controller

Delco Western
2559 South Decker Lake Lane
West Valley City, Utah 84119
(801) 972-0900 (801) 972-1171 fax
www.delcowestern.com

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Delco Western

2559 Decker Lake Lane
Salt Lake City, UT 84119-2023
Phone Fax
bmcgee@delcowestern.com

Sales Order

ORDER #: SO-0025
ORDER DATE: 06/05/2024
SHIP DATE: 12/02/2024

BILL TO: Condie Construction Company, LLC
53 North 1650 West
Springville, UT 84663

SHIP TO: Condie Construction
Saratoga Booster 8
Saratoga, UT 84045

REFERENCE #	SHIPPING METHOD	PAYMENT TERMS	SHIP DATE
44656		Due on receipt	12/02/2024

ITEM #	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
NonStock	Flowserve Model 12ENH-3 Vertical Turbine Pump Assembly Standard Materials of Construction, Trimmed Bell, 12" x 1.69" Water Lube Trim to 1550 GPM @ 175 ft TDH	Each	3	\$0.00	\$0.00
NonStock	Flowserve Model 14LF-16 Fabricated Steel Discharge Head 14" 150# Flanged Discharge, 30" 125# Base Flange	Each	3	\$0.00	\$0.00
NonStock	14" x 1.69" x as required Flanged Column Assembly 14'-10" Overall Length	Each	3	\$0.00	\$0.00
NonStock	Epoxy Lining & Coating Charge	Each	3	\$0.00	\$0.00
NonStock	Flowserve ISC-2 Mechanical Seal	Each	3	\$0.00	\$0.00
NonStock	Stainless Plan 13 Piping Kit	Each	3	\$0.00	\$0.00
NonStock	NiDec / USEM Model TBD 100 Hp Vertical SOLID Shaft Motor Type RVI-4, 1800 RPM, Premium Efficiency, Inverter Duty Rated, 460 Volt, 3 Phase, WP-1 Enclosure, High	Each	3	\$0.00	\$0.00
91INBOUND	Incoming Freight	Each	1	\$0.00	\$0.00
NonStock	30" 150# Red Rubber Ring Gasket	Each	3	\$0.00	\$0.00
NonStock	7/8" x 4" Poly Insulating Sleeves	Each	108	\$0.00	\$0.00
NonStock	7/8" Phenolic Insulating Washers	Each	108	\$0.00	\$0.00
NonStock	7/8" SAE Washers	Each	108	\$0.00	\$0.00
NonStock	7/8" x 4-1/2" Plated Grade 2 Bolt	Each	108	\$0.00	\$0.00
NonStock	Total for above items	Each	1	\$142,900.00	\$142,900.00
				Subtotal	\$142,900.00
				Sales Tax	\$10,646.05
				Total	\$153,546.05



Delco Western

2559 Decker Lake Lane
Salt Lake City, UT 84119-2023
Phone Fax
bmcgee@delcowestern.com

Sales Order

ORDER #: **SO-0103**
ORDER DATE: **06/13/2024**
SHIP DATE: **07/13/2024**

BILL TO: **Condie Construction Company, LLC**
53 North 1650 West
Springville, UT 84663

SHIP TO: **Condie Construction**
Saratoga Booster 8
Saratoga, UT 84045

REFERENCE #	SHIPPING METHOD	PAYMENT TERMS	SHIP DATE
44468		Due on receipt	07/13/2024

ITEM #	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
NonStock	30" Diameter x 16-ft Pump Barrel Std Wall Pipe, 30" 125# Base Flange, 20" 125# Flanged Suction, Straightening Vanes, 2" FNPT Vent Port	Each	3	\$16,766.61	\$50,299.83
NonStock	Epoxy Lining & Coating Charge - Included	Each	1	\$0.00	\$0.00
				Subtotal	\$50,299.83
				Sales Tax	\$3,747.34
				Total	\$54,047.17

TODD ALDER CONSTRUCTION**728 East 25 South****Ephraim, UT 84627****JOB: SARATOGA BOOSTER STATION**

Invoice #	Sales Tax Incurred
1701558 \$	16.30
171012 \$	87.30
172794 \$	640.38
173242 \$	382.05
173983 \$	40.23
2069886 \$	64.02
38899 \$	90.66
38906 \$	17.79
39378 \$	8.36
40361 \$	91.33
40645 \$	26.94
41093 \$	1,043.25
71699 \$	80.24
71940 \$	691.25
72419 \$	138.54
72404 \$	371.85
1395839 \$	54.39
1405829 \$	92.91
1424687 \$	323.73
1426890 \$	95.46
1464825 \$	254.80
1469699 \$	236.68
1471229 \$	169.05
1475188 \$	285.24
1492916 \$	437.04
1504099 \$	49.39
1507156 \$	66.81
1577927 \$	114.73
182396 \$	6.03
187062 \$	269.66
187331 \$	282.01
187671 \$	26.04
187781 \$	19.41
187538 \$	16.09
188526 \$	11.94
Feb-31 \$	61.09
10021453769 \$	9.83
10022609983 \$	36.99
TOTAL INCURRED: \$	6,709.81

Christian Wagner

From: trevorbenett@bennettpavinginc.com
Sent: Friday, June 21, 2024 9:29 AM
To: Christian Wagner
Cc: info@bennettpavinginc.com
Subject: RE: Drinking Water Booster #8 - I need the Total Tax amount figured on materials for project

Christian,

The taxes would be \$2,367.28

Respectfully,

Trevor Bennett
President
cell: 801-836-3866
email: trevorbenett@bennettpavinginc.com



Bennett Paving & Construction, Inc.
P.O. Box 71 Nephi, UT 84648
Ph.385-335-3850
email. info@bennettpavinginc.com



Project: Saratoga Booster Station Rebid

Installations Report

23 Mar 2026 15:13:42

Tax Rate status: Exempt

Bid Name: Base Bid

Bid Template: BASIC (EXPANDED O&P)

Qty	Description	Unit Price	Extension
1	**FIXTURES	22,232.91	22,232.91
1	**SWITCHGEAR	174,788.46	174,788.46
1	**EMERGENCY GENERATOR	131,222.08	131,222.08
1	**GENERATOR FUEL	3,228.64	3,228.64
1	**INSTRUMENTS	21,820.46	21,820.46
2300	SCH 40 DIRECT-BURIED 1-DUCT 6	20.22	46,502.91
4	6" PVC 45D IN-RUN SWEEP	318.52	1,274.07
10	5-DUCT / NO TRENCHING 4" PVC	345.51	3,455.14
15	2-DUCT / NO TRENCHING 4" PVC	108.52	1,627.78
15	2-DUCT / NO TRENCHING 4" PVC	108.52	1,627.78
350	SCH 40 DIRECT-BURIED 1-DUCT 1	4.90	1,713.36
4	PVC-CTD GRC 90D STUB-UP 1	340.50	1,362.00
250	SCH 40 DIRECT-BURIED 1-DUCT 1	5.21	1,303.20
3	PVC-CTD GRC 90D STUB-UP 1	340.50	1,021.50
75	SCH 40 DIRECT-BURIED 1-DUCT 1	5.06	379.25
1	PVC-CTD GRC 90D STUB-UP 1	340.50	340.50
300	SCH 40 DIRECT-BURIED 1-DUCT 1	5.73	1,719.33
50	4-DUCT / NO TRENCHING 3" PVC	77.15	3,857.38
4	PVC-CTD GRC 90D STUB-UP 3	1,973.40	7,893.62
2	GRC 90D STUB-UP 1 1/4	184.19	368.39
6	PVC-CTD GRC 90D STUB-UP 3	1,403.73	8,422.40
6	PVC-CTD GRC 90D STUB-UP 3 1/2	1,472.27	8,833.64
6	PVC-CTD GRC 90D STUB-UP 1 1/2	559.42	3,356.50
1	DRY TRANSFORMER 30 KVA 480/208Y120	1,631.52	1,631.52
50	SCH 40 DIRECT-BURIED 1-DUCT 1 1/4	15.24	762.19
135	2-DUCT / NO TRENCHING 2" PVC	16.67	2,249.99
50	EMT CONCEALED MASONRY WALL DROP 3/4	6.45	322.69
231	THHN/THWN CU (STR) 12	0.52	120.30
35	EMT CONCEALED MASONRY WALL DROP 3/4	7.07	247.36
116	THHN/THWN CU (STR) 12	0.52	60.41
10	EMT CONCEALED MASONRY WALL DROP 3/4	13.12	131.21
33	THHN/THWN CU (STR) 12	0.52	17.19
4	LIQUIDTITE CONDUIT 3/4	153.32	613.30
85	SCH 40 DIRECT-BURIED 1-DUCT 3/4	3.53	299.63
2	PVC-CTD GRC 90D STUB-UP 3/4	283.62	567.24
20	SCH 40 DIRECT-BURIED 1-DUCT 3/4	3.51	70.10
2	PVC-CTD GRC 90D STUB-UP 3/4	271.49	542.97
8	20A 1G DX COML #12 3/4" EMT	302.72	2,421.72
3	20A 1G DX COML #12 3/4" EMT	399.60	1,198.80
40	SCH 40 DIRECT-BURIED 1-DUCT 3/4	4.59	183.54
4	PVC-CTD GRC 90D STUB-UP 3/4	264.99	1,059.97

6	PVC-CTD GRC 90D STUB-UP 3/4	277.45	1,664.72
14	LED 4' SURFACE W/LENS /B-JOIST #12	144.51	2,023.13
4	PIR OCCUPANCY SENSOR C-L DIMMER SW 3/4 EMT #12	89.50	358.00
5	LED WALLPACK #12	317.76	1,588.82
35	EMT ON BAR JOIST SINGLE RUN 3/4	11.60	406.08
6	PVC-CTD GRC 90D STUB-UP 3/4	277.45	1,664.72
50	EMT CONCEALED MASONRY WALL DROP 3/4	7.47	373.64
50	PVC-40 SLAB ON GRADE MULTI RUN 3/4	75.58	3,779.22
14	PVC-CTD GRC 90D STUB-UP 3/4	279.08	3,907.06
14	LIQUIDTITE CONDUIT 3/4	78.80	1,103.25
60	EMT CONCEALED MASONRY WALL DROP 1	11.61	696.42
24	PVC-CTD GRC 90D STUB-UP 1	345.73	8,297.50
45	PVC-40 SLAB ON GRADE MULTI RUN 3/4	51.13	2,300.84
20	PVC-CTD GRC 90D STUB-UP 3/4	277.06	5,541.24
10	LIQUIDTITE CONDUIT 3/4	78.20	781.98
20	PVC-40 SLAB ON GRADE MULTI RUN 3/4	18.18	363.56
6	PVC-CTD GRC 90D STUB-UP 3/4	277.06	1,662.37
370	SCH 40 DIRECT-BURIED 1-DUCT 3/4	3.25	1,200.94
14	PVC-CTD GRC 90D STUB-UP 3/4	276.95	3,877.35
51	EMT CONCEALED MASONRY WALL DROP 3/4	8.26	421.31

Total Extension:	\$502,863.56
Total Sales Tax (7.45%)	\$37,463.34
Total Markup on Sales Tax (15%)	\$5,619.50
Subtotal Sales Tax + Markup	\$43,082.84

APEX ELECTRICAL

Phone:

Web: www.apexelectricco.com

Christian Wagner

From: Julio Vazquez <julio.vazquez@alloverfence.com>
Sent: Wednesday, June 19, 2024 10:00 AM
To: Christian Wagner
Subject: Re: FW: Drinking Water Booster #8 - I need the Total Tax amount figured on materials for project

\$1,700

Julio Vazquez Estimator

(505)350-1987



7834 w 2400 s
Magna, UT 84044
(801)556-2882

On Wed, Jun 19, 2024 at 9:36 AM Christian Wagner <cwagner@condieconstruction.com> wrote:

Julio,

I need this information as soon as possible, please. Just need the total tax amount on materials you are buying for the project.

Thanks,

Christian Wagner

Project Manager

O: 801-489-3070

C: 801-602-0241

Quote



Utility Coatings & Fabrication

5481 W. Bagley Park Rd.
West Jordan, UT
USA, 84081
Phone : 801-280-1930 Fax : 801-285-5495

Quote No.	10374
Date :	10/24/2023
Contact :	Ed Kluber Phone : 801-489-3070 Fax : 801-489-7263

Bill To	CONCON
Condie Construction Company, Inc.	
53 North 1650 West Springville, UT USA, 84663	

Ship To	CONCON
Condie Construction Company, Inc.	
53 North 1650 West Springville, UT USA, 84663	

Expiration Date	Price Request	Terms	Carrier	FOB
11/09/2023	Drinking Water Booster #8	Net 30 days	UC&F Truck	UCF Yard
Sales Rep	Material Origin	Currency	Lead Time (Days)	Tax Group
Dave Khwaja (DK)	Import	USD	0	UTST

No.	Qty	UN	Item	Description	Lead Time (Days)	List Price	Disc. %	Net Price	Amount
1	1.000	EA	DC FREIGHT	Freight & Standby Materials to Saratoga Springs, UT From West Jordan, UT. Half Rig	0	\$500.00	0%	\$500.00	\$500.00
2	4.000	EA	APS_HD14GSU	14" Heavy Duty Steel Pipe Support Assembly w/ U-Bolt - Hot Dip Galvanized See Sheet C-11	0	\$950.00	0%	\$950.00	\$3,800.00
3	1.000	EA	APS_HD16SGU	16" Heavy Duty I.P.S. Pipe Support Assembly w/ U-Bolt - Hot Dip Galvanized See Sheet C-11	0	\$1,040.00	0%	\$1,040.00	\$1,040.00
4	1.000	EA	APS_HD24GD	24" Heavy Duty D.I. Pipe Support Assembly - Hot Dip Galvanized See Sheet C-11	0	\$2,010.00	0%	\$2,010.00	\$2,010.00
5	1.000	EA	FABTROL_QUOTE	24" Std (.375) Cap x Flg Manifold w/ (3) 14" Flanged Outlets - Epoxy Lined x Primer Coated 15' 10" Length See Sheet C-4	0	\$11,520.00	0%	\$11,520.00	\$11,520.00
6	3.000	EA	FABTROL_QUOTE	14" x 12" Std (.375) Flg x Flg Eccentric Reducer w/1" TOL - Epoxy Lined x Primer Coated See Sheet C-10 Detail E	0	\$1,440.00	0%	\$1,440.00	\$4,320.00
7	1.000	EA	FABTROL_QUOTE	14" Std (.375) Flg x Flg 90° Short Radius Elbow - Epoxy Lined x Primer Coated (1) 14" Class D SO Insulating Flange Included See Sheet C-8	0	\$2,580.00	0%	\$2,580.00	\$2,580.00
8	1.000	EA	FABTROL_QUOTE	16" Std (.375) Flg x Flg 90° Short Radius Elbow w/2" & 3" TOL - Epoxy Lined x Primer Coated See Sheet C-10 & C-14	0	\$3,070.00	0%	\$3,070.00	\$3,070.00
9	1.000	EA	FABTROL_QUOTE	16" Std (.375) Custom Fabricated Tee w/14" Flanged Outlet - Epoxy Lined & Primer Coated 3' Length See Sheet C-4	0	\$3,750.00	0%	\$3,750.00	\$3,750.00

Terms & Conditions and Notes

1. A purchase order is required to begin shop drawings. Shop drawings & submittals are included as part of this quotation; however, we will require a separate line item for submittals on the purchase order that will be 10% of all items on the purchase order. The submittals will be invoiced once turned in.
2. Shop drawings and 1 revision is included in pricing. Any additional revisions will be invoiced at \$115.00 per hour.
3. Due to the uncertainty of the steel market, prices are firm for 10 days only. After 10 days, price is subject to change to match current steel market prices at time of purchase.
4. **Written approval to purchase materials is required within 1 week of receiving a purchase order; otherwise, materials will be subject to re-quote at time of approval of shop drawings. As such, the purchaser is agreeing to pay for the raw materials after arrival at Utility Coatings & Fabrication yard.**

10	1.000	EA	FABTROL_QUOTE	24" Std (.375) Flange Tee w/16" Flanged Outlet - Epoxy Lined x Primer Coated 2' Length 1" TOL Included See Sheet C-4	0	\$5,190.00	0%	\$5,190.00	\$5,190.00
11	1.000	EA	FABTROL_QUOTE	24" Std (.375) Flange Tee w/24" Class D Blind Flange & 4" Flg x Thread Spool w/(2) 1/2" TOL - Epoxy Lined x Primer Coated (1) 24" Class D SO Insulating Flange Included See Sheet C-10 Detail G	0	\$8,840.00	0%	\$8,840.00	\$8,840.00
12	1.000	EA	FABTROL_QUOTE	14" Std (.375) Flg x Grv Spool - Epoxy Lined x Primer Coated 2' 7" Length See Sheet C-8 14" AGS Style W77 Victaulic Coupling.	0	\$3,145.00	0%	\$3,145.00	\$3,145.00
13	3.000	EA	VKE_04.0_PC	4' 0" Valve Key Extension w/ 2" S.O.N. - Primer Coated See Sheet C-11	0	\$128.00	0%	\$128.00	\$384.00
14	3.000	EA	VKE_03.0_PC	3' 0" Valve Key Extension w/ 2" S.O.N. - Primer Coated See Sheet C-11	0	\$122.00	0%	\$122.00	\$366.00
ALL MATERIALS LINED W/NSF 61 TNEMEC SERIES 22 @16MILS *ALL MATERIALS COATED W/TNEMEC N69 @3-5MILS*									

Subtotal: \$50,515.00

UTST - Utah State Tax: \$3,662.36

Total: \$54,177.36

USD

Terms & Conditions and Notes

1. A purchase order is required to begin shop drawings. Shop drawings & submittals are included as part of this quotation; however, we will require a separate line item for submittals on the purchase order that will be 10% of all items on the purchase order. The submittals will be invoiced once turned in.
2. Shop drawings and 1 revision is included in pricing. Any additional revisions will be invoiced at \$115.00 per hour.
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4. **Written approval to purchase materials is required within 1 week of receiving a purchase order; otherwise, materials will be subject to re-quote at time of approval of shop drawings. As such, the purchaser is agreeing to pay for the raw materials after arrival at Utility Coatings & Fabrication yard.**

RESOLUTION NO. R26-47 (9-1-26)

**A RESOLUTION APPROVING CHANGE ORDER #14
WITH CONDIE CONSTRUCTION FOR
CONSTRUCTION SERVICES FOR THE DRINKING
WATER BOOSTER #8 PROJECT**

WHEREAS, in 2023 the City awarded contract to Condie Construction for the Drinking Water Booster #8 Project located on the south east corner of Mountain View Corridor and Pony Express Parkway; and

WHEREAS, the City Council of the City of Saratoga Spring has found it necessary for Condie Construction to pay sales tax for materials procured for the Project; and

WHEREAS, the City of Saratoga Springs requested and was provided a cost for sales tax incurred by the contractor which is itemized in the scope and fee modifications C.O.#14 in the amount of \$179,662.27; and

WHEREAS, a City committee reviewed the sales tax expenses incurred by the contractor as submitted for the Drinking Water Booster #8 Project by Condie Construction; and

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

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

The City of Saratoga Springs does hereby approve the modified scope of costs for materials related to the construction services submitted for the Drinking Water Booster #8 Project by Condie Construction in the amount of \$179,662.27 for Change Order #14

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

APPROVED AND ADOPTED this 1st day of September, 2026.

Mayor Chris Carn

ATTEST:

City Recorder



MINUTES – City Council Meeting

Tuesday, August 18, 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 Owen Jackson, Assistant City Manager Katie Olsen, PR Manager AnnElise Harrison, Public Works Director/City Engineer Jeremy Lapin, Deputy Recorder Wendy Wells, Senior Planner David Jellen, Senior Planner Kendal Black, Planner II Caden Baines.

Others: Garrett Cozzens, Caleb Fishnick, Angela Smith.

Excused: None.

2. **Moment of Reflection** – given by Councilmember Davenport.

3. **Pledge of Allegiance** – led by Councilmember Taylor.

4. **Presentation:** 25 years of Service Award. Building Official Caleb Fishnick presented the award to Angela Smith, Senior Building Permit Technician. He recognized that Angela was the very first employee to reach 25 years of service for the City. The Mayor and Council commented and acknowledged what a great asset she has been for the fast growing city.

5. **Public Input** – Public Input was opened by Mayor Carn.

Garrett Cozzens of Saratoga Springs said that he was in attendance on behalf of both Wildflower Village 2 and the Sunflower neighborhood. He was concerned about large double trailer trucks driving on Chianti using Jake brakes, and driving that road throughout the day, both of which he understood to be against City Code. He asked for an increased Police presence in that area during the morning hours.

Public Input Closed - Public Input was closed by Mayor Carn.

REPORTS

1. **Mayor** – Mayor Carn noted that the UTA on demand service had started in northwest Utah County and had the largest ridership for an opening day that had ever occurred. He explained that he would be receiving a report with data that could be used for future bus routes.
2. **City Council** – Councilmember Davenport commended Civic Events for all of their work to make Monday Fundays a success. She noted that the Farmer's Market would continue into September. Councilmember Barton recognized and expressed appreciation to Public Relations Manager AnnElise Harrison and her team for the work they've been doing.
3. **Administration.** City Manager Mark Christensen advised that there was a need for a closed session.

CONSENT ITEMS

1. **Award of Contract for 2026 Utah Lake Shoreline Trail Mitigation to Bio-West. Resolution R26-45 (08-18-26).**
2. **Approval of Minutes: July 30, 2026, August 4, 2026, & August 11, 2026.**

50 Motion made by Councilmember Barton to approve the items on the Consent Calendar.
55 Seconded by Councilmember Wilson.
Vote:
60 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

65 1. **Major Site Plan Amendment for Taco Bell, located at 27 W. Crossroads Blvd. Ashley Wagner as applicant.**

70 Planner II Caden Baines presented the item. The proposed amendment would add a purple accent color to the south, east, and west façade of the building. The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

75 Mayor Carn noted that the work had already been completed before approval had taken place, and asked what could be done in the future in a situation like this to ensure applicants follow correct procedures for compliance. His concern was that there could be a bad precedent set.

80 Councilmember Taylor was concerned about future violations and if the city could impose fines for work completed before obtaining required approval.

85 City Manager Mark Christensen affirmed the use was definitely a code violation and not an approved use. Staff can issue a citation, which typically gives the violator 21 days to correct the issue before further enforcement. He indicated that stronger action at this time, such as requiring the accent to be removed, may be unnecessarily punitive, so they recommended first working with the applicant to resolve the issue.

90 Planning Director Sarah Carroll further explained the process when something like this happens; they work through the code compliance process, sending a notice and providing an opportunity to become compliant. If compliance was not achieved within the allotted time, the next step would be to issue a notice of violation with fines associated. They did jump the gun and now are going through the process.

95 Councilmember Davenport emphasized the need for compliance requirements to be applied consistently to businesses of all sizes. She expressed concern that smaller, locally owned businesses may be following established procedures, while larger franchise businesses may not always demonstrate the same level of adherence to those procedures.

100 City Manager Mark Christensen and Planning Director Sarah Carroll both acknowledged that the City did not know the reason the applicant had not been compliant, and mentioned that the business may not have realized they were out of compliance. Planning Director Sarah Carroll noted they may have thought it had been approved when the item came before the Planning Commission.

105 Councilmembers Wilson and Taylor both felt that in the future, the Planning Commission could be the appropriate body to give final approval for an amendment like this.

City Attorney Kevin Thurman referred to Councilmember Taylor's earlier question about imposing a fine, and advised there was an option in the code that could be utilized. He shared that an administrative citation could be issued with a one-time fine. He felt there were enough tools in the code compliance process to adequately enforce code, and City Staff could select the best method for each individual situation to ensure compliance.

The Council discussed the administrative process for site plan amendments and the possibility of amendments being approved by Staff or the Planning Commission. Council members gave direction to staff to review what constituted a major or minor amendment.

Motion made by Councilmember Taylor that the City Council approve the requested Major Site Plan Amendment for Taco Bell located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. 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

2. Bonneville Drive Road Dedication Plat located at Bonneville Drive, North of Mountain View Corridor and Hallmark Drive. City-Initiated.

Senior Planner David Jellen presented the item. The proposed Plat consists of approximately 1.2 acres and would extend Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain. Bonneville Drive is identified on the City's Transportation Master Plan as a Collector Road, and is consistent with the City's Transportation Master Plan.

Councilmember Wilson received clarification that there would be sidewalks along the road, rather than a walking and biking trail. She was concerned about the possibility of kids riding bikes in the area near where high schoolers may be driving, and thought a trail might be a good consideration.

Public Works Director/City Engineer Jeremy Lapin explained that as the City had grown and developed, bike lanes had been added to collector roads. He noted that the next step may be to consider transportation needs beyond vehicles and incorporate pedestrians and bicyclists into roadway planning to achieve a more balanced approach.

City Manager Mark Christensen outlined the process for purchasing the property, and acquiring right-of-way. He noted that the City was accelerating the process in order to have the road built more quickly for adjacent schools.

Councilmember Wilson felt that a wider trail would be very beneficial to the area.

Public Works Director/City Engineer Jeremy Lapin noted he was not aware of any pending development on the west side of the road in front of the high school. He indicated widening the sidewalk or trail area may be possible, provided that timely discussions occurred before development, additional right-of-way could be acquired, as well as having the planned sidewalk widened.

Councilmembers Davenport and Taylor wanted to ensure continuity from Eagle Mountain into Saratoga Springs.

Public Works Director/City Engineer Jeremy Lapin advised that once the purchase agreement was in place and approved, and the plat had been recorded, then at that point, coordination with Eagle Mountain could take place.

Mayor Carn thought that Eagle Mountain had put that section of road in their Transportation Master Plan (TMP), but noted he did not think they had included a wider sidewalk.

Motion made by Councilmember Wilson that the City Council approve the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. 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

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for Land Use Regulations – Residential and Mixed-Use Zones. City Initiated. Ordinance 26-36 (08-18-26).**

Senior Planner David Jellen presented the item. The proposed changes would update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use zoning district, consistent with the other non-residential zoning districts.

Mayor Carn received clarification that there were currently no R1-40 or R1-20 zones in the city, and the amendment was to clean up code.

City Manager Mark Christensen advised that there were some full acre and half acre lots in the City.

Motion made by Councilmember Taylor that the City Council approve the proposed Code Amendments to Chapter 19.04, with the Findings and Conditions in the Staff Report. 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

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.13, for New or Unlisted Business Uses. City-Initiated. Ordinance 26-37 (08-18-26).**

Senior Planner David Jellen presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.13 – Development Review Process, to update regulations related to new or unlisted business uses.

Motion made by Councilmember Barton that the City Council approve the requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report. 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

5. **Pending Ordinance for updates to the City Code Chapter 18.02 - Flood Damage Prevention. Resolution R26-46 (08-18-26).**

Public Works Director/City Engineer Jeremy Lapin presented the item. FEMA is requiring the City to update its code accordingly. Staff has identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood

225 Insurance Program (NFIP). It was noted that this item would be presented again at the September 1st City Council meeting for the second part of the process.

City Attorney Kevin Thurman explained that a pending ordinance was a process allowed under state law that enabled the City to establish its intent to adopt a new ordinance or code requirement while the required Planning Commission and City Council approval processes were completed.

230 **Motion made by Councilmember Barton to approve the Pending Ordinance for updates to the City Code Chapter 18.02 - Flood Damage Prevention. Resolution R26-46 (08-18-26).**
Seconded by Councilmember Davenport.

235 **Vote:**

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

240 **Council Member Wilson Yes**

No: None

Absent: None

Motion passed 5-0

245 6. **Council Comments:** *Council members may discuss specific topics or issues they wish to have formally considered for inclusion on a future meeting agenda. No action will be taken.*

Councilmember Taylor referred to the public comment made earlier by Mr. Cozzens and said he had also noticed a truck in that same area that very morning.

250 Councilmembers Taylor and Wilson expressed appreciation to the Saratoga Springs Police Department for the ongoing traffic enforcement efforts, and recognized the Department for its significant investigative work resulting in the recent arrest related to the homicides.

255 Mayor Carn reminded residents to be patient going forward with the additional school traffic.

WORK SESSION

260 1. Code Amendments for Detached Accessory Dwelling Units.

265 The City Council discussed changes to state law regarding Internal Accessory Dwelling Units (IADUs) and Detached Accessory Dwelling Units (DADUs), including provisions of SB 284 passed on March 18, 2026. The Council reviewed regulations the City could and could not impose, including requirements related to parking, setbacks, driveways, size, utilities, occupancy, and the number of DADUs allowed. Discussion focused on parking impacts, potential effects on utility systems and infrastructure, whether additional units would contribute to growth, owner-occupancy requirements, rental use, addressing and utility billing, and the balance between providing additional housing and addressing neighborhood concerns. The Council also discussed proposed code amendments and noted that the matter was scheduled for Planning Commission review on August 27, 2026, with a state-law deadline of October 1, 2026.

270 2. Rap Tax prioritization.

275 The City Council discussed prioritization of RAP Tax funds. It was clarified that the RAP Tax discussion was separate from the Truth in Taxation process recently approved by the City Council to increase property tax revenue for public safety. Assistant City Manager Owen Jackson presented a spreadsheet outlining proposed items for RAP Tax funding. The Council discussed allocating funds toward the Splash event in conjunction with the City's 30th anniversary celebration, with a suggestion to update the City's anniversary parade float. There was some conversation about possibly using an emblem to identify projects or items funded through the RAP Tax. The Council also discussed the timing and amount of the proposed allocations and whether the remaining items could be deferred until January.

CLOSED MEETING –

Motion made by Councilmember Barton to enter into closed meeting 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. 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

Closed session began at 8:19 p.m.

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

Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, City Attorney Kevin Thurman, Public Works Director/City Engineer Jeremy Lapin, Deputy Recorder Wendy Wells.

Motion made by Councilmember Wadman to adjourn the closed meeting. 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

Closed Session ended at 8:59 p.m.

Meeting resumed at 9:02 p.m.

ADJOURNMENT

Meeting Adjourned Without Objection at 9:02 p.m. by Mayor Chris Carn.

Mayor Chris Carn

Date

City Recorder



**Development Agreement Amendment
Spring Heights
September 1, 2026
Public Meeting**

Applicant:	St. John Properties, Marty Beaumont
Owner:	Saratoga Heights 1 LLC
Location:	2433 North Redwood Road
Project Acreage:	9.93
Residential Units/Lots:	N/A
Current Use:	Office Warehouse
Land Use Designation:	Office Warehouse
Parcel Zoning:	Office Warehouse
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 to amend Section 3 of the Development Agreement (DA) for the Spring Heights (aka Saratoga Northgate). The request is to add an additional permitted use on the property for "Office, Medical and Health Care" as defined in the City zoning ordinance.

The proposed uses could potentially require more parking on site than was originally approved. The applicant has provided a parking exhibit to show an example of how additional parking could be added for a tenant of one of the spaces.

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 Spring Heights property includes two separate zones, with Regional Commercial on the east side of the property (adjacent to Redwood Road) and Office Warehouse on the west side of the property. The current development agreement restricts the

following uses on the property: Automobile Repair, Major; Automobile Repair, Minor; Car Wash, Self Service; Refueling Station, Public; Refueling Station, Private.

See the table below for the currently permitted uses for the respective zones on the property.

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			p ³									
Animal Hospital, Small/Small Veterinary Office	P	P	P	P	P	P						
Arts & Crafts Sales	P	P	P	P	P	P			P			
Athletic Coaching	P	P	P	P	P	P		P	P	P	P	
Automobile Rental & Leasing Agency			p ³	p ³		p ³		p ³				
Automobile Repair, Major							p ^{2/3}	p ^{2/3}				
Automobile Repair, Minor			p ^{2/3}			p ^{2/3}	p ^{2/3}	p ^{2/3}				
Automobile Sales			p ^{2/3}			p ^{2/3}		p ^{2/3}				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			p ^{2/3}	p ^{2/3}		p ^{2/3}	p ^{2/3}	p ^{2/3}				
Bakery, Commercial						P		P				
Bakery, Retail	P	P	P	P	P	P	P	P	P	P ^A	P ^A	
Bar ⁴			p ³	p ³								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	P ^A		
Bounce House				P		P		P				
Building Material Sales (with outdoor storage)							p ^{2/3}	p ^{2/3}				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												p ³
Cannabis Production Establishments as defined by Utah Code							p ³					

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Car Wash (full service)		p ^{2/3}	p ^{2/3}	p ^{2/3}		p ^{2/3}		p ^{2/3}				
Car Wash (self service)			p ^{2/3}	p ^{2/3}		p ^{2/3}	p ^{2/3}	p ^{2/3}				
Cemetery											P	
Child Care Center	P	P	P	P	P				p ^A	p ^A	P	
Churches	P	P	P	P	P	P	P	P	P	P	P	
Commercial & industrial laundries						P	P	P				
Commercial Recreation		P	P	P	P	P		P	P		p ^A	
Commuter/Light Rail Station	P	P	P	P	P	P	P	P	P	P	P	
Contractor construction services establishments				P		P	P	P				
Contractor Services Office				P		P	P	P				
Convenience Store		P	P	P	P	P		P		p ^E	p ^A	
Convenience Store/Fast Food Combination		P	P	P		P		P		p ^E	p ^A	
Copy Center	P	P	P	P	P	P				p ^A		
Crematory/Embalm ing Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	
Drive-thru	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²			p ²	
Dry Cleaners	P	P	P	P	P	P		P		p ^{A/E}		
Dwelling, Above commercial			P		P				P			
Dwelling, Live/Work					P				P			
Dwelling, Mobile Home												
Dwelling, Multi-Family					P				P			
Dwelling, Single-Family					P				P			
Dwelling, Three-Family					P				P			

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Dwelling, Two-Family					P				P			
Educational Center	P	P	P	P	P	P		P		P	P	
Electronic Media Rental & Sales		P	P	P	P	P		P				
Electronic Sales & Repair			P	P	P	P		P		p ^A		
Equipment Sales & Services (with indoor storage)			P	P		P	p ³	p ³		P		
Equipment Sales & Services (with outdoor storage)							p ^{2/3}	p ^{2/3}				
Exhibition Center				P	P	P			P	P	P	
Financial Institution	P	P	P	P	P					p ^A		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	p ^A		
Fitness Center (5,001 sq. ft. or larger)			P	P	P	P		P		p ^A		
Floral Sales	P	P	P	P	P	P			P	p ^A	p ^A	
Funeral Home		P	P	P	P		I				P	
General Tobacco Retailer							p ⁴					
Golf Course											P	
Grocery Store		P	P	P	P				P			
Group Fitness (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	p ^A		
Group Fitness (5,001 sq. ft. or larger)			P	P	P	P		P		p ^A		
Hardware & Home Improvement Retail			P			P		P				
Home Occupations			See §19.08		See §19.08				See §19.08			
Hospital			P	P								
Hotels			p ²	p ²	p ²				p ²	p ²		
Ice Cream Shop	P	P	P	P	P				P	p ^A	p ^A	
Impound Yard							p ³					
Kennel, Commercial			p ³	p ³			p ³					

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Laundromat	P	P	P	P	P	P		P				
Library		P	P	P	P						P	
Light Manufacturing						p ³	p ³	P				
Marina									P		P	
Medical Cannabis Pharmacy							p ³					
Motels												
Neighborhood Grocery Store	P	P		P	P				P			
Non-Depository Institutions			p ²	p ²								
Office, High Intensity				P		P	P	P		P		
Office, Medical and Health Care		P	P	P	P		P	P		P		
Office, Professional		P	P	P	P	P		P	P	P		
Outdoor Seating	P	P	P	P	P	P	P	P	P	P	P	P
Personal Training	P	P	P	P	P	P		P	P	p ^A		
Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center)				P							P	
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				p ³		p ³	p ³	p ³				
Personal Service Establishment	P	P	P	P	P	P		P	P	p ^A		
Plant & Tree Nursery		P	P	P			P	P				
Postal Center	P	P	P	P	P	P				p ^A	P	
Preschool		P	P	P	P				p ^A	p ^A		
Printing, lithography & publishing establishments				P		P	P	P		P		
Public & private utility building or facility			p ²	p ²		p ²	p ²	p ²	p ²		p ²	p ²

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	
Reception Centers		P	P	P	P				P	P		
Recreation Center		P	P	P		P			P		P	
Recreation Rentals			P	P		P	P	P	P		P ^A	
Recycling Facilities							P					
Refueling Station, Public		p ²	p ²	p ²	p ²	p ²	p ²	p ²				
Refueling Station, Private		p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²
Rental, Long Term			P		P				P			
Rental, Short Term			P		P				P			
Research & Development				P		P	P	P		P	P	
Residential facilities for elderly persons					P				P			
Residential Facilities for Persons with a Disability					P				P			
Restaurant, Takeout (2,000 sq. ft. max and more than 50% is takeout)	P	P	P	P	P	P			P	P ^A	P ^A	
Restaurant	P	P	P	P	P	P			P	P ^{A/E}	P ^A	
Retail Sales	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴			P ⁴	P ^{A/4}	P ^A	
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		P ^A	
Retail, Tobacco Specialty Business							P ⁴					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational						P	P	P		P	P	
Sexually Oriented Businesses							P ^{2/3}					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						P ^{2/3}	P ^{2/3}	P ²				
Storage, Outdoor							P ³	P ^{2/3}				

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Storage, Vehicle							p ^{2/3}					
Tattoo Parlor							p ³	P				
Tavern ⁴												
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building											T	
Theater		P	P	P								
Trampoline Park/Bounce House				P		P		P				
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							p ³					
Warehouse/Flex				p ³		p ³	p ³	p ³				

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.

E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.

1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.

2. Additional Standards as provided in other sections of Title 19.

3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14

4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

- 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: Permitted uses were outlined in the original development agreement, which restricted specific uses on the property, including: Automobile Repair, Major; Automobile Repair, Minor; Car Wash, Self Service; Refueling Station, Public; Refueling Station, Private.

- 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 Land Use Map of the General Plan identifies the Spring Heights property as Regional Commercial and states that the Regional Commercial areas shall incorporate retail, employment, entertainment, and civic uses.

Staff Conclusion: Consistent. The proposed major amendment to the DA 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 Spring Heights Development located at 2433 North Redwood Road, 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 with additional permitted uses on the property.

Conditions:

1. The development agreement shall be amended to allow “Office, Medical and Health Care” as defined in the City zoning ordinance.
2. All other terms of the agreement shall remain the same.
3. Parking requirements shall be subject to Title 19.
4. Any conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

“I move to **continue** the Development Agreement Amendment for Spring Heights 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 Development Agreement Amendment for Spring Heights Development located at 2433 North Redwood Road with the Findings below:

Findings

1. The proposed amendment is legislative in nature and is subject to approval of the City Council.
2. The proposed use, "Office, Medical and Health Care", has a higher parking requirement that was not accounted for with the approved site plan.
3. Any additional findings as articulated by the City Council:
 - a. _____.

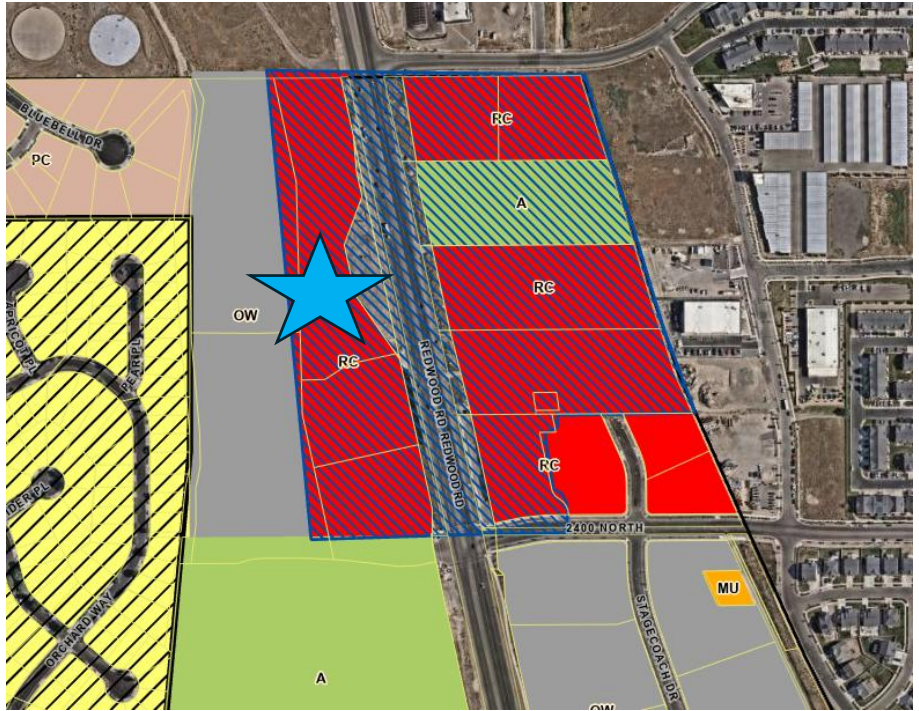
G. Exhibits:

1. Location & Zoning Map
2. Amendment to the Development Agreement
3. Tenant Parking Exhibit
4. Recorded Development Agreement (Saratoga Northgate)

LOCATION



ZONE



AMENDMENT TO DEVELOPMENT AGREEMENT

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") is made this ____ day of _____, 2026, among the CITY OF SARATOGA SPRINGS, a Utah municipality ("City"), Saratoga Heights 1, LLC, a Maryland limited liability company ("Developer"). City and Developer are each a "Party" and, together, the "Parties" herein.

RECITALS:

- A. WHEREAS, City and Saratoga Northgate Inc., a Utah corporation entered into that certain "Development Agreement" dated May 17, 2019 (the "Effective Date") and recorded May 28, 2019 as Entry No. 46799:2019 in the official records of the Utah County Recorder, State of Utah (the "Agreement").
- B. WHEREAS, the Agreement pertains to certain Property, as more particularly described on Exhibit A attached hereto.
- C. WHEREAS, the present owner of the Property is Saratoga Heights 1, LLC ("Developer")
- D. WHEREAS, the Parties have agreed that the "Office, Medical and Health Care" use may be allowed as permitted use in the portion of the Property zoned for Office/Warehouse (OW).
- E. WHEREAS, capitalized terms in this Amendment shall have the meanings as set forth in the Agreement.

AMENDMENT:

NOW THEREFORE, in consideration of the mutual covenants contained in the Agreement and herein, the Parties agree as follows:

1. Addition of Permitted Uses. Section 3 of the Agreement shall be amended to add the following language:

Office, Medical and Health Care uses, as defined in the City zoning ordinance, shall be permitted on the Property.

2. Effect of Amendment. The Agreement, as amended by this Amendment, is hereby reaffirmed. Except as expressly modified herein, the Agreement shall remain unmodified and in full force and effect. To the extent any of the provisions of this Amendment are inconsistent with the provisions set forth in the Agreement, the provisions of this Amendment shall govern and control.

3. Counterparts; Signatures. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument. A signed copy of this Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

I

IN WITNESS WHEREOF, this Amendment has been executed as of the date first above written.

Attest:

CITY:

CITY OF SARATOGA SPRINGS,
a Utah municipality

City Recorder

By: Christopher Carn
Its: Mayor

DEVELOPER:

Saratoga Heights 1, LLC, a Maryland limited liability
company

By: Daniel Thomas
Its: Regional Partner

STATE OF UTAH)
) :ss
COUNTY OF _____)

On this ____ day of _____, 2026, before me, _____,
personally appeared Daniel Thomas, proven to me through satisfactory evidence of identification to be
the person whose name was signed in my presence on the preceding or attached document.

Notary Public
My Commission Expires: _____

EXHIBIT A

PROPERTY

BEGINNING AT A POINT NORTH 89°55'01" EAST 539.64 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°55'01" EAST 333.51 FEET ALONG THE SECTION LINE; THENCE NORTH 05°11'16" WEST 1331.62 FEET TO A POINT ON AN EXISTING WIRE FENCE; THENCE WEST 206.54 FEET ALONG SAID WIRE FENCE TO A FOUND LEI REBAR AND CAP ON THE EAST BANK OF THE CANAL; THENCE SOUTHERLY ALONG SAID EAST BANK OF THE CANAL THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 14°56'44" EAST 83.23 FEET; 2) SOUTH 00°54'47" WEST 37.09 FEET; 3) SOUTH 07°02'01" WEST 101.71 FEET; 4) SOUTH 15°13'07" WEST 51.37 FEET; 5) SOUTH 07°30'55" WEST 37.72 FEET; 6) SOUTH 07°35'27" WEST 69.76 FEET; 7) SOUTH 02°32'42" WEST 29.71 FEET TO A POINT ON THE NORTHERLY LINE OF THE HARVEST HILLS PLAT "U" SUBDIVISION, RECORDED JULY 3, 2002 AS ENTRY NO. 75246:2002 AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG NORTHERLY AND EASTERLY LINE OF SAID HARVEST HILLS PLAT "U" SUBDIVISION AND THE EASTERLY LINE OF HARVEST HILLS PLAT "U" SUBDIVISION, RECORDED JULY 3, 2002 AS ENTRY NO. 75247:2002 AT THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°58'28" EAST 20.40 FEET; 2) SOUTH 00°23'57" WEST 922.42 FEET TO THE POINT OF BEGINNING.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and Saratoga Northgate Inc., a Utah corporation, hereinafter referred to as "Developer", on the 17th day of May 2019.

RECITALS:

WHEREAS, Developer desires to develop approximately 16.865 acres of real property located in the City of Saratoga Springs, Utah, to be known as Saratoga Northgate (the "Project");

WHEREAS, the west portion of the Project is currently in the Agriculture Zone, and is described in the attached Exhibit A, and in this Agreement shall be called the "Property". Developer wishes to have the Property rezoned into the Office Warehouse Zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request"), and wishes to be bound by this Agreement in order to be able to develop the Property and the Project as proposed;

WHEREAS, the 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;

WHEREAS, the 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;

WHEREAS, to assist the City in its review of the Rezoning Request and to assure 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;

WHEREAS, on April 17, 2012, City adopted a comprehensive update to its general plan (the "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;

WHEREAS, on October 11, 2018, after a duly noticed public hearing, City's Planning Commission recommended approval of Developer's Zoning Request, and reviewed the conceptual project plans attached hereto as Exhibit D (the "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;

WHEREAS, on October 16, 2018, the Saratoga Springs City Council (the “City Council”), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer’s Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit C;

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

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

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City’s General Plan, and Title 19 of the City code (collectively, the “Public Purposes”). As a result of such determination, City has elected to process the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and the 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 the 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, the City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and the City (the “Effective Date”). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.
2. Property. The property subject to this Agreement is described in the attached Exhibit A. This Agreement only applies to the Property described in Exhibit A and does not apply to the remainder of the Project. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.
3. Zone Change and Permitted Uses. Subject to the terms of this Agreement, the future

development of the Property shall be subject to the provisions of the Office Warehouse zone existing on the effective date of this Agreement with respect to the permitted and conditional uses with the exception that Automobile Repair, Major; Automobile Repair, Minor; Car Wash, Self Service; Refueling Station, Public; Refueling Station, Private; shall not be permitted. However, all other requirements, including but not limited to setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements on the Property shall be governed by City ordinances, regulations, specifications, and standards in effect at the time of a preliminary plat or site plan application, except to the extent this Agreement is more restrictive. All work associated with any approved use in a building in the Office Warehouse zone shall be conducted entirely within the confines of buildings and not outside. Deliveries shall not be provided to any business in the Office Warehouse zone between the hours of 10:00 PM and 6:00 AM Mountain Time, to comply with Section 10.10.06 of the City Code, Noise, as amended.

4. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, landscaping, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.
5. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Developer shall be responsible for paying all property taxes including rollback taxes prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City ordinances, regulations, and standards with respect to the required infrastructure to service the Property, including without limitation installing the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way limitation, the Developer shall be required to install and dedicate the following:

- a. **Water Rights and Sources.** Developer shall convey to the City water rights and

sources sufficient for the development of the Property according to City regulations in effect at the time of plat recordation of each phase. The City may, but is not required to, sell to Developer water rights if the City has sufficient water rights and sources.

- b. **Water Facilities for Development.** Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with the City regulations in effect at the time of plat and site plan submittal. The required improvements for each plat shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with the then-current City regulations and any applicable law.
 - c. **Sewer, Storm Drainage, and Roads.** At the time of plat recordation, 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 the then-current 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 the then-current City regulations and any applicable law.
 - d. **Landscaping and Trail Improvements.** Developer shall be required to install and improve the landscaping and trail improvements as specified in Exhibit E and the 2011 Saratoga Springs Trails Master Plan (in addition to and not in lieu of all required landscaping and other improvements according to current City regulations), and shall receive landscaping credit therefor. Developer shall maintain the trail improvements including repairing and replacing the vegetation and trail surface, repairing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail.
6. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including 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 herein, Developer shall provide all information required by City regulations as well as any information which City staff reasonably requests.
7. Standards for Approval. City Council shall approve the Plans if such Plans meet the standards and requirements enumerated herein and if, as determined by City, the Plans are consistent with commitments made to City that the Project will be a high quality development that will be designed in a manner to minimize adverse impacts to the

neighborhood. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified in Title 19 of the City Code, and Developer shall be required to record a Final Plat with the Utah County Recorder and pay all recording fees.

8. Commencement of Site Preparation. Developer shall not commence construction of any Project improvement on the Property until such time as the Plans have been approved by City in accordance with the terms and conditions of this Agreement. Upon approval of the Plans, subject to the provisions of this Agreement and conditions of approval, Developer may proceed by constructing the Project all at one time or in phases as specified in City regulations.
9. Changes to Project. No material modifications to the Plans shall be made after approval by City without City's written approval of such modification. Developer may request approval of material modifications to the Plans from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which: (i) increases the total perimeter size (footprint) of building area to be constructed on the Property by more than ten (10) percent; (ii) substantially changes the exterior appearance of the Project; (iii) reduces the total percentage of landscaping areas and public improvements; or (iv) changes the functional design of the Project in such a way that materially affects traffic, drainage, or other design characteristics. Modifications to the Plans which do not constitute material modifications may be made without the consent of City. In the event of a dispute between Developer and City as to the meaning of "material modification," no modification shall be made without express City approval. Modifications shall be approved by City if such proposed modifications are consistent with City's then applicable rules and regulations for projects in the zone where the Property is located and are otherwise consistent with the standard for approval set forth herein.
10. Time of Approval. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with procedures applicable to the Office Warehouse zone.
11. Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of eight (8) years. However, this Agreement may terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land, as set forth in any Special Condition, shall survive this Agreement as provided by such Special Condition; or (ii) if Developer fails to proceed with the Project within a period of two (2) years. If this Agreement is terminated due to Developer's failure to proceed with the Project, then this Agreement and the zoning on the Property shall revert to the Agriculture Zone. Unless otherwise agreed to by the 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 the City Council and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing.

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 12.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 (30) 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 (30) days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty-day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Subparagraph 13.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.
 - ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.
 - c. Breach of Agreement. Upon Default as set forth in Subparagraphs 13.a. and 13.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.
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: Legal Description of Property.

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: Preliminary Concept Plan.

Exhibit E: Required Trail Improvements.

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.
- i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement.
- j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.
- k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) 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: Saratoga Northgate Inc.
 c/o Andrew Jensen
 5284 S. Commerce Drive
 Suite C-274
 Murray, Utah 84107
 andrew@pmjcompanies.com

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 (7) 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 13 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.
- q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.
- r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title, and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title, or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

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

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

Attest:

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

Cindy Salazar
City Recorder



By: [Signature]
Mayor

DEVELOPER: Saratoga Northgate Inc., a Utah corporation

By: [Signature]
Its: Chief Executive Officer

State of Utah

County of Salt Lake

The foregoing instrument was acknowledged before me this 17th day of May A.D. 2019 by Paul M Jensen, of Saratoga Northgate Inc. a Utah corporation.

Karen W Kadleck
Notary Public

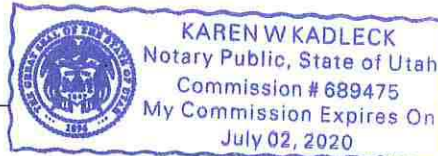
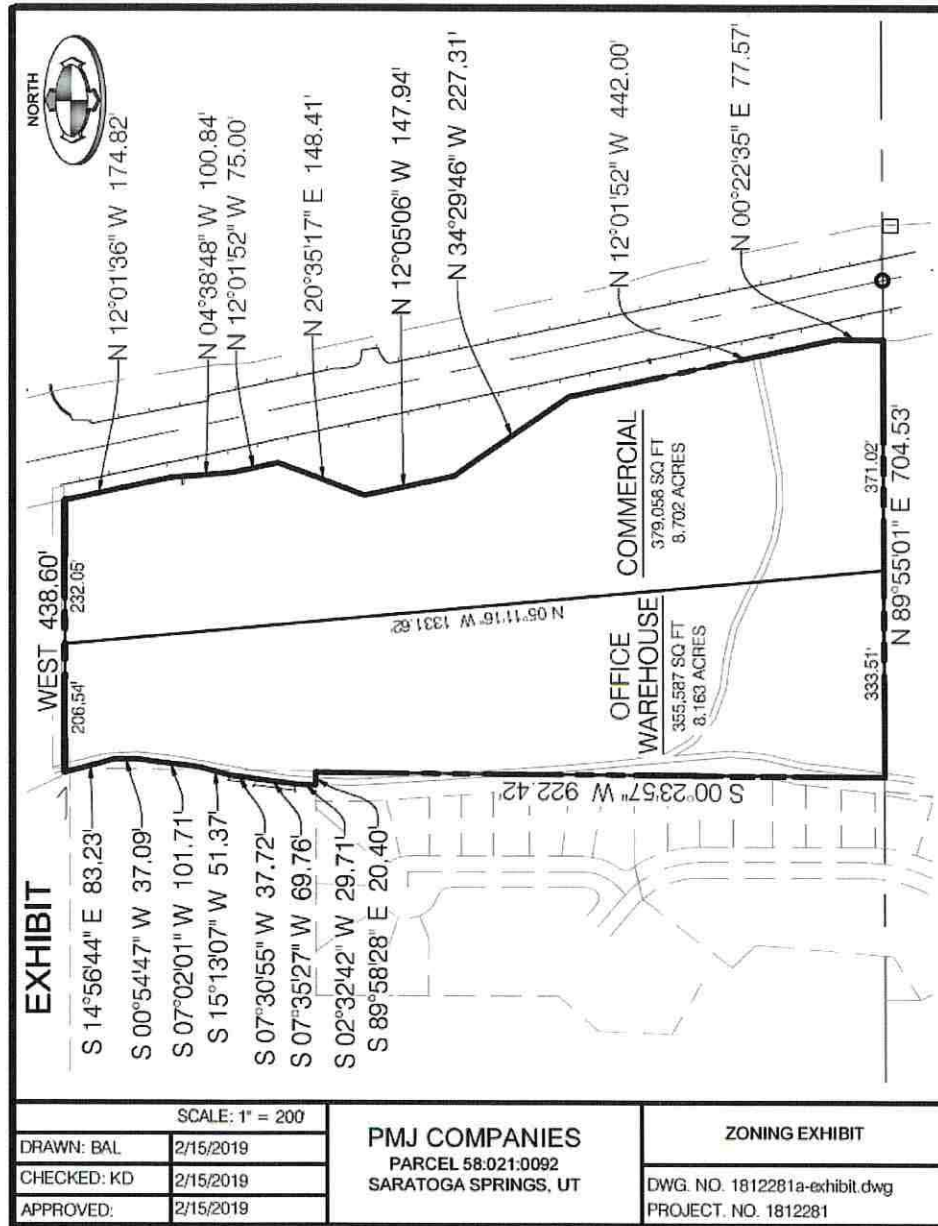


Exhibit "A"**Legal Description of Property**

BEGINNING AT A POINT NORTH 89°55'01" EAST 539.64 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°55'01" EAST 333.51 FEET ALONG THE SECTION LINE; THENCE NORTH 05°11'16" WEST 1331.62 FEET TO A POINT ON AN EXISTING WIRE FENCE; THENCE WEST 206.54 FEET ALONG SAID WIRE FENCE TO A FOUND LEI REBAR AND CAP ON THE EAST BANK OF THE CANAL; THENCE SOUTHERLY ALONG SAID EAST BANK OF THE CANAL THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 14°56'44" EAST 83.23 FEET; 2) SOUTH 00°54'47" WEST 37.09 FEET; 3) SOUTH 07°02'01" WEST 101.71 FEET; 4) SOUTH 15°13'07" WEST 51.37 FEET; 5) SOUTH 07°30'55" WEST 37.72 FEET; 6) SOUTH 07°35'27" WEST 69.76 FEET; 7) SOUTH 02°32'42" WEST 29.71 FEET TO A POINT ON THE NORTHERLY LINE OF THE HARVEST HILLS PLAT "U" SUBDIVISION, RECORDED JULY 3, 2002 AS ENTRY NO. 75246:2002 AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG NORTHERLY AND EASTERLY LINE OF SAID HARVEST HILLS PLAT "U" SUBDIVISION AND THE EASTERLY LINE OF HARVEST HILLS PLAT "U" SUBDIVISION, RECORDED JULY 3, 2002 AS ENTRY NO. 75247:2002 AT THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°58'28" EAST 20.40 FEET; 2) SOUTH 00°23'57" WEST 922.42 FEET TO THE POINT OF BEGINNING.



Note: The Regional Commercial (Easterly) portion of the Project is not bound by this Agreement.

Exhibit "B"

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



**SARATOGA
SPRINGS**
Life's just better here

**PLANNING COMMISSION
Staff Report**

**Saratoga Northgate General Plan amendment, rezone, concept plan
October 11, 2018
Public Hearing**

Report Date:	October 4, 2018
Applicant:	Andrew Jensen, PMJ Companies
Owner:	AKA Saratoga, LLC et al.
Location:	2500 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:021:0092, 17.09 acres
Land Use Designation:	Low Density Residential, Office, Community Commercial
Parcel Zoning:	Agriculture
Adjacent Zoning:	R1-10 PUD, Agriculture
Current Use of Parcels:	Vacant
Adjacent Uses:	Vacant, single-family
Previous Meeting:	September 13, 2018, Planning Commission
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	David Stroud, AICP, Planning Director

A. Executive Summary:

The applicant requests the City amend the General Plan land use map from Agriculture (A) to Medium Density Residential (MDR) or Office Warehouse, and Community Commercial (CC) and rezone property from Agriculture to R3-6 or Office Warehouse, and Regional Commercial (RC) at approximately 2500 North Redwood Road as shown on Exhibit 1. The applicant also requests non-binding feedback on the proposed Saratoga Northgate concept development. This request affects approximately 17.09 acres.

Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the proposed General Plan amendment and rezone, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include recommendation of approval with or without modification, recommendation of denial, or continuation.

- B. Background:** The subject property is unplatted and undeveloped. The applicant's objective is to amend the General Plan land use map, rezone the property, and then develop a twin-home subdivision in the R3-6 zone or a commercial office/warehouse development in the Office Warehouse zone and commercial pads in the RC zone. The twin-homes will act as a buffer and feather the density to the proposed commercial development area while office warehouse will encroach the nearby Harvest Hills development.

C. Specific Requests:

- The first proposal is to amend ~8.52 acres of the General Plan land use map from Office and Community Commercial to Regional Commercial. Also, ~8.93 acres of the land use map will change from LDR, Office and CC to MDR or OW. If approved, these changes would then permit the applicant to request the applicable zones in order to develop similar to the concept plans that has been submitted.

The current General Plan acreage of Office and Community Commercial is approximately 12.5 acres. The applicant's proposal is a reduction nearly 4 acres of potential office/commercial area (assuming MDR) and does move any future office/commercial away from the existing Harvest Hills development in exchange for twin-homes. The addition of a potential Office Warehouse land use would then extend the current land use encroachment of non-residential closer to Harvest Hills.

The potential residential development goes from 4.28 acres of Low Density Residential to 8.93 acres of Medium Density Residential, or an increase of approximately 4.65 acres.

- If the General Plan land use map is amended as proposed, the applicant requests a rezone from A to R3-6 or OW, and RC be approved to coincide with new land use map boundaries. The residential change to MDR will permit the R3-6 zone in order to develop 27 twin-homes (54 units) which will act as a buffer between the commercial development and the existing Harvest Hills development. The OW zone option then permits development coinciding with the approved land uses in the OW zone and moves commercial development closer to Harvest Hills. The commercial change to RC will permit the future development of regional commercial to include a potential a hotel. A hotel is not permitted in the CC zone and is a conditional use in the RC zone.

- Non-binding feedback on the proposed concept plan.

D. Process:

Rezoning and General Plan Amendment

The table in Section 19.13.04 outlines the process requirements of a Rezone and General Plan Amendment. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council shall then either approve, continue, or deny the request.

Concept Plan

Section 19.17.02 states "Petitions for changes to the City's Zoning Map for all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

Per Chapter 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only, no public hearing is required and no recommendation or action made.

- E. Community Review:** This item was noticed in the *Daily Herald* as a Planning Commission public hearing and a mailed notice sent to all property owners within 300 feet. As of the date of this report, one phone call has been received and a few emails. The notice has also been posted in the City building, www.saratogspringscity.com, and www.utah.gov/pmn/index.html.

- F. General Plan:** The land use designation of the parcels is O, RC, and LDR and the request is to change to MDR or OW, and RC. The applicant's request to change the zone from A to R3-6 or OW, and RC is consistent with the requested land uses of MDR, OW, and RC.

The General Plan defines MDR as:

Residential developments at higher densities in neighborhoods that still maintain a suburban character. Designed to create a functional

transition from one land-use to another. Developments in these areas should be constructed with urban streets and useable recreational features and lands.

The General Plan defines RC as:

These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

The General Plan defines OW as:

The Office Warehouse designation accommodates uses that permit a blend of warehousing and offices uses within a campus-like setting. This category allows for a mix of flex, high-tech space, and production uses. Generally, it is accessed off collector streets near highways; it should be convenient to transit access when feasible.

Staff conclusion: *Complies.* R3-6 is an appropriate zone in the MDR land use designation. MDR, according to the General Plan is to transition from one land use to another which is exactly the case. MDR will transition from R1-9 PUD (single-family) to commercial development.

OW is an appropriate zone in the OW land use designation. However, there is some concern of this use adjacent to existing residential development. The OW will be accessed off a collector street near a highway, as the OW land use is described.

The RC zone is appropriate in the RC land use designation. The RC zone will be located adjacent to a major transportation facility (Redwood Road) and will also contain the regional pedestrian trail along Redwood Road.

G. Code Criteria:

Rezoning and General Plan amendments are legislative decisions. Therefore, the City Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone and General Plan Amendment:

Section 19.13.04 requires the Planning Commission to hold a public hearing and make a recommendation to the City Council regarding rezones and General Plan amendments.

Staff finding: *complies.* *A Planning Commission public hearing is scheduled on October 11, 2018.*

19.17.03. Planning Commission and City Council Review.

1. The Planning Commission reviews the petition and makes a recommendation to the City Council within 30 days of the receipt of the petition. **Staff finding: consistent.**

Petition also included a concept plan that required a review process longer than 30 days.

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

The Land Use Plan identifies desired land uses for all areas within the City of Saratoga Springs and provides a framework to guide future planning for the community – where people live, work, play, and shop. It supports a variety of land uses that can continue to make Saratoga Springs an attractive place to live and work, while preserving Saratoga Springs' small-town charm. Stable and peaceful single-family neighborhoods are the "building block" of the community, with a mix of smaller and denser residential units in appropriate locations to help diversify the housing stock. Employment areas accommodate a diverse array of businesses and support well-paying jobs.

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

All required notices in compliance with State and local laws have been sent or posted informing the public of the Planning Commission public hearing.

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.

2. Exceptions

a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.

3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: consistent. The proposed plan is medium density residential or office warehouse, and regional commercial. The applicant's proposal of MDR increases the residential buffer east of Harvest Hills when compared the current land use boundaries of LDR, Office, and Community Commercial. If OW is approved, commercial development will encroach closer to existing residential development. The transition can be viewed as, in terms of intensity, low (Harvest Hills) to medium (twin-homes) to high (commercial along Redwood Road).

The insertion of OW between the R1-9 PUD and the proposed Regional Commercial is a point up for discussion. Such use will be typically daytime intensity with very little during the evening or weekends. The Code does allow for such uses next to residential as at times, this cannot be avoided or is the best option.

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan. **Staff finding: consistent, if approved.**

The changes proposed are compatible with the surrounding land uses.

2. The proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public. **Staff finding: complies.**

No adverse consequences are anticipated by the changing of the land use designations and zones. Commercial area is reduced with the applicant's proposal of MDR but increased with the OW land use and zone.

3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City. **Staff finding: complies.**

The purpose of Title 19 is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally. The proposed development complies with Title 19.

4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change. **Staff finding: complies.**

The proposal of the applicant in regards to MDR creates a larger residential buffer between the proposed land uses than what is currently identified on the General Plan land use map but is decreased with OW.

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

Concept Plan Review

Section 19.17.02 states "Petitions for changes to the City's Zoning Map for all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

Per Chapter 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

The proposed concept plan contains several redline corrections. Instead of resubmitting a concept plan multiple times, staff will provide the applicant a first review and allow

the applicant the choice of moving on in the development process or resubmitting until the applicant is comfortable with the level of corrections needed. The redlined concept plan in the packet is the second concept plan review of this application.

The primary objective of a land use map and rezone request is to determine if the proposed changes are desired and needed. Multiple site plans could be developed in any zone. What the applicant submits at the time of GPA/rezone is just a concept. A concept implies there could be changes. In the case of this application, the Planning Commission and City Council need to answer the question – do we want the land use designations and zone as proposed by the applicant? The concept plan should be for informational purposes and not be the sole reason to approve or deny the request because other development concepts can be appropriate on the subject property.

The Planning Review Checklist has been provided which identifies areas the concept plan is deficient regarding Code requirements. A summary is not provided in this staff report due to the amount of corrections needed, but the review checklist is included as an exhibit. The concept-level review does not address all site plan issues. A more comprehensive review is performed at the site plan and/or subdivision stage. It is now the policy of staff to review the concept plan once and provide feedback. The applicant then determines to stay in the cycle of submit/review/resubmit or move on to action by the Planning Commission and City Council after one review. Because one review can point out several corrections, the concept plan can drastically change. The emphasis should be on the proposed changes to the General Plan land use map and rezone and if those changes are the desire of the City. Development will then follow according to the zone.

Exhibit 4 contains the proposed concept plans. The first concept plan (in black and white) is the latest plan that has been reviewed and redlined by Staff but does not contain redline corrections. The redline corrections of this concept plan can found as Exhibit 6. Staff has not reviewed the last two concept plans that are shown in color. However, many of the same redlines should apply to the color concept plans. There are a few small differences between the staff-reviewed concept plan and the colored concept plan containing the twin-homes.

H. Recommendation and Alternatives:

Staff recommends the Planning Commission conduct a public hearing, take public input, discuss the application, provide feedback on the concept plan and choose from the following options.

Option 1 – Staff Recommendation: positive

I move to forward to the City Council a **positive** recommendation regarding the Saratoga Northgate General Plan land use map amendment and rezone generally at 2500 North

Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated October 4, 2018:

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report, which section is hereby incorporated by reference, herein.
2. The Rezone is consistent with Chapter 19.17 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein.

Conditions

1. The Saratoga Northgate General Plan land use map amendment and rezone is recommended as shown in the attachment to the Staff report in Exhibit 1.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 2.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the Saratoga Northgate General Plan land use map amendment and rezone 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. _____

Alternative 2 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation to the City Council regarding the application. "I move to forward a negative recommendation to the City Council regarding the Saratoga Northgate General Plan land use map amendment and rezone with the findings below:

1. The Saratoga Northgate General Plan land use map amendment and rezone is not consistent with the General Plan, as articulated by the Planning Commission:

_____,
and/or,

2. The Saratoga Northgate General Plan land use map amendment and rezone is not consistent with Chapter 19.17 of the Code, as articulated by the Planning Commission:

_____.

Comments on Concept Plan:

1. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
2. Additional items will require further review at the subdivision/site plan review level.
3. The plans shall comply with all Code requirements.
4. Any comments providing direction from the Planning Commission:

Saratoga Springs City
Planning Commission

Report of Action

TYPE OF ITEM

Rezone
General Plan

Meeting Date: October 11, 2018

ITEM #4. General Plan Land Use Map Amendment and Rezone

Bryan Chapman was present as Vice-Chair.

ACTION OF PLANNING COMMISSION

The following action was taken by the Planning Commission on the above-described item:

Positive Recommendation

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- See Staff Report
- David Johnson expressed how both uses would be appropriate. OW does have a greater economic impact.

APPLICANT PRESENTATION

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Canal and elevation change will act as a buffer.
- Concept not industrial in nature. Do not know if garage doors will be located in back.
- Little traffic generation and little noise. LDR causes noises. Elevation changes to help with any noise reduction.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in verbal comments received subsequent to the Staff Report or public comment during the October 11, 2018, public hearing included the following:

- Letter from Dr. Robert E and Candace A. Kinser, RN. Against OW due to exhaust fume health concerns.
- Name? Property owner across Redwood Road in favor of OW for purposes of raising his property values.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Bryan – What does staff recommend? Is staff recommending either choice?
- Sandy – Planning on installing garage doors in back? Concern with noise and operations being located in back. Don't like either option of MDR or OW. Prefer Business Park development. What uses are allowed in the OW zone? Rare to deny CUP. Mitigate but hard to eliminate.
- Ken – What will separate Harvest Hills from OW? More flex space without operations at night. 19.04.07, plans to comply with R3-6 zone and density? Will you adjust plans to meet standards? Commercial setbacks do not meet standard. Lean towards OW. LDR to RC works with MDR, too. Asked for a clarification on Sandy's comments of what uses she would like to see.
- Bryce – Consistent with many of the codes. Sees OW as a buffer between low density and Redwood commercial. Does MDR create affordable housing?
- Troy – Did emails and phone calls speak in favor or against? In favor of OW over R3-6. Possible to split motion?

MOTION 1 General Plan Amendment and Rezone

Commissioner Kilgore made the following motion: "Based upon the evidence and explanations received today, I move to recommend **approval** to the City Council the proposed Saratoga Northgate General Plan Land Use Map by changing the designation on the east side, as shown in the staff report, from Office and Community Commercial to Regional Commercial and rezone from Agriculture to Regional Commercial, with the findings and conditions of the October 4, 2018, staff report.

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report, which section is hereby incorporated by reference, herein.
2. The Rezone is consistent with Chapter 19.17 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein.

Conditions

1. The Saratoga Northgate General Plan land use map amendment and rezone is recommended as shown in the attachment to the Staff report in Exhibit 1.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 2.
3. All other Code requirements shall be met.

Commissioner Anderson seconded the motion.

VOTE (Approve)

Bryan Chapman	AYE
Sandra Steele	AYE
Ken Kilgore	AYE
Troy Cunningham	AYE
Bryce Anderson	AYE

MOTION 2 General Plan Amendment and Rezone

Commissioner Cunningham made the following motion: "Based upon the evidence and explanations received today, I move to recommend **approval** to the City Council the proposed Saratoga Northgate General Plan Land Use Map by changing the designation on the west side, as shown in the staff report, from Low Density Residential, Office, and Community Commercial to Office Warehouse and rezone from Agriculture to Office Warehouse, with the findings and conditions of the October 4, 2018, staff report.

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report, which section is hereby incorporated by reference, herein.
2. The Rezone is consistent with Chapter 19.17 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein.

Conditions

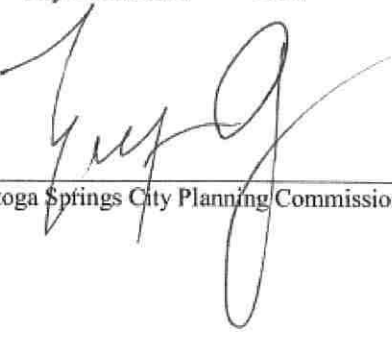
1. The Saratoga Northgate General Plan land use map amendment and rezone is recommended as shown in the attachment to the Staff report in Exhibit 1.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 2.
3. All other Code requirements shall be met.

Commission Steele wanted applicant to consider other options such Business Park.

Commissioner Anderson seconded the motion.

VOTE (Approve)

Bryan Chapman	NAY
Sandra Steele	NAY
Ken Kilgore	AYE
Troy Cunningham	AYE
Bryce Anderson	AYE


Saratoga Springs City Planning Commission – Vice-Chairman



MINUTES – Planning Commission

Thursday, October 11, 2018

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Vice Chair Bryan Chapman

Present:

5 Commission Members: Bryan Chapman, Bryce Anderson, Troy Cunningham, Ken Kilgore, Sandra Steele
 Staff: Dave Stroud, Planning Director; Josh Bishop, Assistant City Attorney; Gordon Miner, City
 Engineer; Nicolette Fike, Deputy Recorder; David Johnson, Economic Director
 Others: Paul Jensen, Andrew Jensen, Josh Rowland, Delwynn Ethington, Merlin Ethington, Candace
 Kinser, Ryan Smith

10 **Excused:** Commissioner Wilkins, Commissioner Cam.

1. **Pledge of Allegiance** - led by Assistant City Attorney Josh Bishop

2. **Roll Call** - A quorum was present

3. **Public Input**

Public Input Open by Vice Chair Bryan Chapman. There being no public comment the Public Input was
 Closed by Vice Chair Bryan Chapman.

4. **Public Hearing: General Plan Amendment from Low density Residential, Office, and Community
 Commercial to Mixed Density Residential or Office Warehouse or Regional Commercial. Rezone
 from Agricultural to Office Warehouse or R3-6 or Regional Commercial, for Saratoga Northgate,
 located at 2500 N. Redwood Rd. Andrew Jensen with PMJ Companies, applicant.**

Planning Director Dave Stroud presented the item. The subject property is un-platted and undeveloped. The
 applicant's objective is to amend the General Plan land use map, rezone the property, and then develop a
 Regional Commercial zone on the Eastern portion, and either a twin-home subdivision (R3-6 zone) or a
 commercial office/warehouse development on the Western portion. Andrew Jensen and Paul Jensen were
 present as applicants.

Public Hearing Open by Vice Chair Bryan Chapman

Candace Kinser, American Fork, her family has built 2 homes in the Harvest Hills area. She read a
 prepared letter and shared copies with the commissioners. They are concerned about the office warehouse
 zone near the residential. More specifically concerned with chemicals from diesel fuel as part of any
 warehouse production. She share some studies on health problems related to diesel fuel exhaust.

Horace Elwynn Ethington, Redwood Road-near this project, He would like this facility to go in feeling it
 will raise his property values.

Public Hearing Closed by Vice Chair Bryan Chapman

Commissioner Anderson

- Noted they were compliant with the code, and saw the Office Warehouse as a buffer between the low
 density and Regional Commercial.

Commissioner Cunningham

- Asked about any comments received by staff prior to this meeting. Planning Director Dave Stroud
 advised that comments were not in favor of the R3-6. There was some concern about the view being
 blocked but after it was pointed out the 60ft. drop to Redwood Road that was not as big of a concern.
 - Not in favor of medium density, but is in favor of the commercial uses including the hotel and Regional
 Commercial on Redwood Road.

- Pointed out some misunderstanding with public may be the definition of our Office Warehouse, it's not like Industrial uses.

Commissioner Kilgore

- 55 - Concern about what the buffer might be between Harvest Hills and the Office Warehouse zone. Andrew Jensen noted the Canal which was a natural barrier at this time. They don't have the park concept plan at this time. Paul Jensen noted the elevation change was also a buffer.
- 60 - Noted they were planning on more of office flex space and most businesses wouldn't be operating at night as it wasn't the nature of the businesses.
- 65 - He noted Title 19.04.07 and asked if the applicant would comply with setbacks. Planning Director Dave Stroud noted the concept plan is non-binding at this time. Andrew Jensen advised that the issues would be addressed as the process moved further.
- He is leaning towards Office Warehouse because we don't have much in the City, but he could go with transitioning from Low Density to Regional Commercial.

Commissioner Steele

- 70 - Shared concern about possible garage doors that could be on the back of Office Warehouse products. It could add noise. Paul Jensen responded that this is more of an office concept, not warehouse but couldn't say at this time if there would be.
- 75 - She did not like either option presented. She noted in this city most offices have had to expand into retail space because there was not enough office space, she could maybe support a Business Park, which is not before us tonight but does not support what is here today. Paul Jensen responded that they don't see this as a constant movement of traffic, there shouldn't be any large tractor-trailer type vehicles coming in and out. They also feel the elevation change would further mitigate noise impact if any. Andrew Jensen noted that any owners in this location would be subject to the same noise ordinance that the rest of the city was.
- Commissioner Steele would rather have Neighborhood Commercial as a buffer there. She was concerned about the automotive businesses that could go into the proposed Office Warehouse zone, even if the current applicants did not plan for it.

Commissioner Chapman

- 80 - Asked for staff's recommendation. Planning Director Dave Stroud noted that staff could see either way. He advised that Office Warehouse is rarely used at night or weekends and is in demand along the Wasatch Front. He noted further that any residential zone would need to have open space. Economic Development Director David Johnson advised that from an economic standpoint Office Warehouse would be recommended and fit well with other things going in near here at this time.
- 85 - Commissioner Chapman likes the hotel but thinks it may be good to have two motions. He like medium residential slightly more than the other option on the west.

90 Motion made by Commissioner Kilgore to forward to the City Council a positive recommendation regarding the Saratoga Northgate General Plan land use map amendment and Rezone generally at 2500 N. Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated Oct. 4, 2018. Limited to the East side of the application. Seconded by Commissioner Anderson.

95 Commissioner Cunningham asked if we needed to specify the change to Regional Commercial. Staff advised it was included in the report. There was no change to the motion.

Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele. Motion passed 6 - 0.

100 Motion made by Commissioner Cunningham to forward a positive recommendation regarding the Saratoga Northgate General Plan land use map amendment and Rezone generally at 2500 N. Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated Oct. 4, 2018 limited to the West side of the property with the preference for Office Warehouse. Seconded by Commissioner Anderson.

105 Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore.
Nay: Sandra Steele, Bryan Chapman.
Motion passed 3-2.

Exhibit "C"

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



**SARATOGA
SPRINGS**

Life's just better here

City Council Staff Report

Saratoga Northgate General Plan amendment, rezone, concept plan October 16, 2018 Public Hearing

Report Date:	October 9, 2018
Applicant:	Andrew Jensen, PMJ Companies
Owner:	AKA Saratoga, LLC et al.
Location:	2500 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:021:0092, 17.09 acres
Land Use Designation:	Low Density Residential, Office, Community Commercial
Parcel Zoning:	Agriculture
Adjacent Zoning:	R1-10 PUD, Agriculture
Current Use of Parcels:	Vacant
Adjacent Uses:	Vacant, single-family
Previous Meeting:	September 13, 2018, Planning Commission
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	David Stroud, AICP, Planning Director

A. Executive Summary:

The applicant requests the City amend the General Plan land use map from Agriculture (A) to Medium Density Residential (MDR) or Office Warehouse, and Community Commercial (CC) and rezone property from Agriculture to R3-6 or Office Warehouse,

and Regional Commercial (RC) at approximately 2500 North Redwood Road as shown on Exhibit 1. The applicant also requests non-binding feedback on the proposed Saratoga Northgate concept development. This request affects approximately 17.09 acres.

Recommendation:

Staff recommends the City Council conduct a public hearing on the proposed General Plan amendment and rezone, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval, denial, or continuation.

- B. Background:** The subject property is unplatted and undeveloped. The applicant's objective is to amend the General Plan land use map, rezone the property, and then develop a twin-home subdivision in the R3-6 zone or a commercial office/warehouse development in the Office Warehouse zone and commercial pads in the RC zone. The twin-homes will act as a buffer and feather the density to the proposed commercial development area while office warehouse will encroach the nearby Harvest Hills development.

C. Specific Requests:

- The first proposal is to amend ~8.52 acres of the General Plan land use map from Office and Community Commercial to Regional Commercial. Also, ~8.93 acres of the land use map will change from Office and CC to MDR or OW. If approved, these changes would then permit the applicant to request the applicable zones in order to develop similar to the concept plans that has been submitted.

The current General Plan acreage of Office and Community Commercial is approximately 12.5 acres. The applicant's proposal is a reduction nearly 4 acres of potential office/commercial area (assuming MDR) and does move any future office/commercial away from the existing Harvest Hills development in exchange for twin-homes. The addition of a potential Office Warehouse land use would then extend the current land use encroachment of non-residential closer to Harvest Hills.

The potential residential development goes from 4.28 acres of Low Density Residential to 8.93 acres of Medium Density Residential, or an increase of approximately 4.65 acres.

- If the General Plan land use map is amended as proposed, the applicant requests a rezone from A to R3-6 or OW, and RC be approved to coincide with new land use map boundaries. The residential change to MDR will permit the R3-6 zone in order to develop 27 twin-homes (54 units) which will act as a buffer between the commercial development and the existing Harvest Hills development. The OW zone option then permits development coinciding with the approved land uses in the OW

zone and moves commercial development closer to Harvest Hills. The commercial change to RC will permit the future development of regional commercial to include a potential a hotel. A hotel is not permitted in the CC zone and is a conditional use in the RC zone.

- Non-binding feedback on the proposed concept plan.

D. Process:

Rezone and General Plan Amendment

The table in Section 19.13.04 outlines the process requirements of a Rezone and General Plan Amendment. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council shall then either approve, continue, or deny the request.

Concept Plan

Section 19.17.02 states "Petitions for changes to the City's Zoning Map for all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

Per Chapter 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only, no public hearing is required and no recommendation or action made.

- E. Community Review:** This item was noticed in the *Daily Herald* as a Planning Commission public hearing and a mailed notice sent to all property owners within 300 feet. As of the date of this report, one phone call has been received and a few emails. The notice has also been posted in the City building, www.saratogspringscity.com, and www.utah.gov/pmn/index.html.

- F. General Plan:** The land use designation of the parcels is O, RC, and LDR and the request is to change to MDR or OW, and RC. The applicant's request to change the zone from A to R3-6 or OW, and RC is consistent with the requested land uses of MDR, OW, and RC.

The General Plan defines MDR as:

Residential developments at higher densities in neighborhoods that still maintain a suburban character. Designed to create a functional transition from one land-use to another. Developments in these areas should be constructed with urban streets and useable recreational features and lands.

The General Plan defines RC as:

These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

The General Plan defines OW as:

The Office Warehouse designation accommodates uses that permit a blend of warehousing and offices uses within a campus-like setting. This category allows for a mix of flex, high-tech space, and production uses. Generally, it is accessed off collector streets near highways; it should be convenient to transit access when feasible.

Staff conclusion: *Complies.* R3-6 is an appropriate zone in the MDR land use designation. MDR, according to the General Plan is to transition from one land use to another which is exactly the case with this request. MDR will transition from R1-9 PUD (single-family) to commercial development (RC).

OW is an appropriate zone in the OW land use designation. However, there is some concern of this use adjacent to existing residential development. The OW will be accessed off a collector street near a highway, as the OW land use is described. There will not be a vehicular connection between Harvest Hills and the potential OW zone.

The RC zone is appropriate in the RC land use designation. The RC zone will be located adjacent to a major transportation facility (Redwood Road) and will also contain the regional pedestrian trail along Redwood Road.

G. Code Criteria:

Rezoning and General Plan amendments are legislative decisions. Therefore, the City Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone and General Plan Amendment:

Section 19.13.04 requires the Planning Commission to hold a public hearing and make a recommendation to the City Council regarding rezoning and General Plan amendments.

Staff finding: *complies.* *A Planning Commission public hearing is scheduled on October 11, 2018.*

19.17.03. Planning Commission and City Council Review.

1. The Planning Commission reviews the petition and makes a recommendation to the City Council within 30 days of the receipt of the petition. **Staff finding: consistent.**

Petition also included a concept plan that required a review process longer than 30 days.

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

The Land Use Plan identifies desired land uses for all areas within the City of Saratoga Springs and provides a framework to guide future planning for the community – where people live, work, play, and shop. It supports a variety of land uses that can continue to make Saratoga Springs an attractive place to live and work, while preserving Saratoga Springs’ small-town charm. Stable and peaceful single-family neighborhoods are the “building block” of the community, with a mix of smaller and denser residential units in appropriate locations to help diversify the housing stock. Employment areas accommodate a diverse array of businesses and support well-paying jobs.

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

All required notices in compliance with State and local laws have been sent or posted informing the public of the Planning Commission public hearing.

19.17.04. Gradual Transition of Uses and Density.

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual

change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.

2. Exceptions

a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.

3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

Staff finding: consistent. The proposed plan is medium density residential or office warehouse, and regional commercial. The applicant's proposal of MDR increases the residential buffer east of Harvest Hills when compared the current land use boundaries of LDR, Office, and Community Commercial. If OW is approved, commercial development will encroach closer to existing residential development. The transition can be viewed as, in terms of intensity, low (Harvest Hills R1-9 PUD) to medium (twin-homes R3-6 or commercial office warehouse in OW) to high (RC along Redwood Road).

The insertion of OW between the R1-9 PUD and the proposed Regional Commercial is a point up for discussion. Such use will be typically daytime intensity with very little during the evening or weekends. The Code does allow for such uses next to residential as at times, this cannot be avoided or is the best option.

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan. **Staff finding: consistent, if approved.**

The changes proposed are compatible with the surrounding land uses.

2. The proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public. **Staff finding: complies.**

No adverse consequences are anticipated by the changing of the land use designations and zones. Commercial area is reduced with the applicant's proposal of MDR but increased with the OW land use and zone.

3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City. **Staff finding: complies.**

The purpose of Title 19 is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally. The proposed development complies with Title 19.

4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change. **Staff finding: complies.**

The proposal of the applicant in regards to MDR creates a larger residential buffer between the proposed land uses than what is currently identified on the General Plan land use map but is decreased with OW.

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

Concept Plan Review

Section 19.17.02 states "Petitions for changes to the City's Zoning Map for all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

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The primary objective of a land use map and rezone request is to determine if the proposed changes are desired and needed. Multiple site plans could be developed in any zone. What the applicant submits at the time of GPA/rezone is just a concept. A concept implies there could be changes. In the case of this application, the Planning Commission and City Council need to answer the question – do we want the land use designations and zone as proposed by the applicant? The concept plan should be for informational purposes and not be the sole reason to approve or deny the request because other development concepts can be appropriate on the subject property.

The Planning Review Checklist has been provided which identifies areas the concept plan is deficient regarding Code requirements. A summary is not provided in this staff report due to the amount of corrections needed, but the review checklist is included as an exhibit. The concept-level review does not address all site plan issues. A more comprehensive review is performed at the site plan and/or subdivision stage. It is now the policy of staff to review the concept plan once and provide feedback. The applicant then determines to stay in the cycle of submit/review/resubmit or move on to action by the Planning Commission and City Council after one review. Because one review can point out several corrections, the concept plan can drastically change. The emphasis should be on the proposed changes to the General Plan land use map and rezone and if those changes are the desire of the City. Development will then follow according to the zone.

Exhibit 4 contains the proposed concept plans. The first concept plan (in black and white) is the latest plan that has been reviewed and redlined by Staff but does not contain redline corrections. The redline corrections of this concept plan can found as Exhibit 6. Staff has not reviewed the last two concept plans that are shown in color. However, many of the same redlines should apply to the color concept plans. There are a few small differences between the staff-reviewed concept plan and the colored concept plan containing the twin-homes.

H. Recommendation and Alternatives:

The Planning Commission recommends the City Council conduct a public meeting, discuss the application, provide feedback on the concept plan and choose from the following options.

Option 1 – Staff Recommendation: positive

I move to approve the request regarding the Saratoga Northgate General Plan land use map amendment and rezone generally at 2500 North Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated October 4, 2018:

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report, which section is hereby incorporated by reference, herein.
2. The Rezone is consistent with Chapter 19.17 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein.

Conditions

1. The Saratoga Northgate General Plan land use map amendment and rezone is recommended as shown in the attachment to the Staff report in Exhibit 1.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 2.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

Alternative 1 – Continuance

The City Council may also choose to continue the item. "I move to **continue** the Saratoga Northgate General Plan land use map amendment and rezone 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. _____

Alternative 2 – Denial

The City Council may also choose to deny the General Plan land use map amendment and rezone. "I move to deny the request regarding the Saratoga Northgate General Plan land use map amendment and rezone with the findings below:

1. The Saratoga Northgate General Plan land use map amendment and rezone is not consistent with the General Plan, as articulated by the City Council:

and/or,
2. The Saratoga Northgate General Plan land use map amendment and rezone is not consistent with Chapter 19.17 of the Code, as articulated by the City Council:
_____.

Comments on Concept Plan:

1. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.

2. Additional items will require further review at the subdivision/site plan review level.
3. The plans shall comply with all Code requirements.
4. Any comments providing direction from the Planning Commission and City Council:

Council Member Baertsch clarified there will be clear view at the carriage houses, sidewalks will be located adjacent to the townhomes, and the table for Neighborhood Community uses must correctly list permitted and conditional uses following code as written. In response to Council Member Baertsch, Representative Rowland assured Pony Express Parkway will have finished landscaping in final version replacing the initial native planting. In response to Council Member Baertsch, City Engineer Miner responded he will include a condition to direct staff review of the secondary water calculation to ensure it is correct. Council Member Baertsch further clarified streets and roads should be of sufficient spacing and traffic handling for the substantial Sport Complex traffic. City Engineer Miner reported in regard to Condition 2 this was addressed and corrected in the Planning Commission meeting, as this is a Village Plan the applicant has the latitude to propose something different. He reported staff believed a right-in-right-out is okay because of spacing and the Traffic Engineer provided another agency's standard that seemed logical to allow a little tighter spacing as it is a minor arterial. He clarified a median will prevent improper access at the Pony Express right-in-right-out and staff will work with the applicant to bring forward a change to the standard.

Council Member McOmber expressed appreciation for the appealing view corridors planned along Redwood Road, the extra monument detail, and the pedestrian bridge at the Hot Springs Park. He concurred with Council Member Baertsch in regard to landscaping and this be addressed, expressed preference the roundabout be kept at Riverside Drive and Pony Express Parkway pointing out many are being used successfully and they have no accidents. He commented the Neighborhood Commercial right-in-right-out is good and it is an excellent location for commercial.

Council Member Willden expressed overall appreciation noting this will be an excellent development that will greatly benefit the City over the long term.

Mayor Miller requested future homebuyers be noticed this project is located next to a ballpark, does not them to have a surprise.

Acknowledgment was given of representatives in attendance:

Ryan Smith, Oakwood / SLC Division President

Jeff Meads, Oakwood / Director of Acquisition and Development

Matthew Idema, Oakwood / Director of Acquisition and Development

Bruce Rau, Oakwood / Senior VP Land Development and Government Relations

Ken Puncerelli, LAI / CEO

Nathan Walker, LEI / Project Engineer & Associate

Thank Smith, SLR

Sean Skanchy, SLR

Motion by Council Member Baertsch to approve Jordan Promenade Village Plan Area 1, with all staff findings and conditions, add condition for review and verification the secondary water calculation is consistent, add condition for review and verification road width is sufficient, to show round-about at Pony Express and Riverside, and adopt Ordinance 18-32 (10-16-18), was seconded by Council Member McOmber
Vote: Council Members Willden, Poduscka, McOmber, Baertsch, and Porter – Aye
Motion carried unanimously.

Break: 8:52 p.m. Reconvene: 9:02 p.m.

2) **Saratoga Northgate General Plan Amendment, Rezone, Concept Plan, and Development Agreement, located at 2500 North Redwood Road, Andrew Jensen PMJ Companies Applicant; Ordinance 18-33 (10-16-18).**

Planning Director David Stroud presented the staff report for the application requesting the City amend the General Plan land use map from Agriculture (A) to Medium Density Residential (MDR) or Office Warehouse,

and Community Commercial (CC), and rezone property from Agriculture (A) to R3-6 or Office Warehouse (OW), and Regional Commercial (RC).

Specific Requests:

- The first proposal is to amend ~8.52 acres of the General Plan land use map from Office and Community Commercial to Regional Commercial. Also, ~8.93 acres of the land use map will change from LDR, Office and CC to MDR or OW. If approved, these changes would then permit the applicant to request the applicable zones in order to develop similar to the concept plan that has been submitted.

The current General Plan acreage of Office and Community Commercial is approximately 12.5 acres. The applicant's proposal is a reduction nearly 4 acres of potential office/commercial area (assuming MDR) and does move any future office/commercial away from the existing Harvest Hills development in exchange for twin-homes. The addition of a potential Office Warehouse land use would then extend the current land use encroachment of non-residential closer to Harvest Hills. The potential residential development goes from 4.28 acres of Low Density Residential to 8.93 acres of Medium Density Residential (MDR), or an increase of approximately 4.65 acres.

- If the General Plan land use map is amended as proposed, the applicant requests a rezone from A to R3-6 (Residential Three-Family 6,000) or Office Warehouse, and RC be approved to coincide with new land use map boundaries. The residential change to MDR will permit the R3-6 zone in order to potentially develop 27 twin-homes (54 units) which will act as a buffer between the commercial development and the existing Harvest Hills development. The OW zone option then permits development coinciding with the approved land uses in the OW zone and moves commercial development closer to Harvest Hills. The commercial change to RC will permit the future development of regional commercial to include a potential a hotel. A hotel is not permitted in the CC zone and is a conditional use in the RC zone.

Director Stroud reported the applicant also asks for non-binding feedback on the proposed Saratoga Northgate concept development, advised the Planning Commission forwarded a positive recommendation 3-2 vote in favor of Office Warehouse, and unanimous in favor of Regional Commercial on the east side.

Saratoga Northgate Applicants Paul Jensen and Andrew Jensen, PMJ Companies, advised this was a large investment for them and their goal is do something viable, marketable, and conducive to the neighborhood, noting there is slope at the regional commercial portion that would not obstruct view and would buffer noise, and being adjacent Redwood Road there would be no neighborhood traffic impact. Mr. Jensen asked for Council's preference between medium density units and Office Warehouse/Business Park in order to provide buffering between the commercial development and the existing Harvest Hills residential. He advised it was their opinion Office Warehouse was superior over a Business Park as there is substantial demand for this and it would be viable, currently office parks are over saturated and there is a large degree of vacancy. City Manager Christensen noted there is a sixty foot 60' elevation drop from the top of Redwood Road; Director Stroud reported Business Park building height limit is 35' and Office Warehouse is 55'.

Council Member Willden stated he is fine with Office Warehouse as long as there are specific parameters about what is going to be there and more specific detail in regard to use.

Council Member Porter commented he was not in support of Medium Density Residential located behind the Regional Commercial. It would be his preference to zone all Office Warehouse or all Business Park in entirety without Regional Commercial, Office Warehouse is his preference as this is needed in the City for employment opportunity at small and medium sized businesses. Other Regional Commercial zones in the City are struggling with development. If this moves forward with Office Warehouse he is in agreement with Council Member Willden that allowed uses must be locked down and limited because of the proximity to neighboring residential.

Council Member Baertsch commented she has heard from some residents that prefer twin homes over Office Warehouse, however, noted the majority of residents do not and there is a large amount of multi-family available in the surrounding area already. She noted Office Warehouse does not have impacts to neighborhoods, would be an excellent source of property tax to help fund schools, and better for the City than medium density. She is concerned with certain uses, however, the Development Agreement would address this. She further noted there is a substantial slope easement across the canal trail that would further distance this development from the existing homes, and discussed placement of a retaining wall. Council Member Baertsch advised she prefers retail in the north and Office Warehouse. She would like to see the Development Agreement written to take out automotive repair type uses, and specify work is done inside and certain hours of operation because sound travels up. She believes overall this development makes sense and those issues that could be problems would be handled through the Development Agreement.

Council Member McOmber agreed with Office Warehouse and in regard to the Development Agreement including a condition that the staff send Council's comments to the City Attorney and work closely to get the Development Agreement outlined to include those issues and provide clarity. He noted he likes Council Member Porter's suggestion, however, supports the Applicant's decision. Council Member Willden concurred.

Council Member Poduska commented he agrees with Office Warehouse as discussed, noted this would also provide for an increased height elevation as opposed to Business Park in order to facilitate hotels and those types of uses, and he supports the Regional Commercial.

Council Member Baertsch clarified concerning Lehi's planned development to the north for provision of connectivity, suggested leaving a stub to allow opportunity to connect in and give another access point out. Director Stroud advised Carmen Way is in Lehi. Council Member Baertsch requested this be verified for a second access point out and connectivity depending on what Lehi is planning.

Motion by Council Member Baertsch to approve the Saratoga Northgate General Plan Amendment, Rezone, with the eastern half Regional Commercial (RC), and conditional approval of Office Warehouse (OW) on the western half contingent upon the Development Agreement brought back fixed, all staff findings and conditions, and Ordinance 18-33 (10-16-18), was seconded by Council Member Willden.

Vote: Council Members Poduska, McOmber, Baertsch, Willden, and Porter – Aye

Motion carried unanimously.

Exhibit "D" Preliminary Concept Plan

Gross Acres	Commercial Area	SF GFA	Required Parking	Provided Parking
2.04	Retail 1	15,050	60	64
0.89	Prof/Office	12,750	51	57
3.57	Hotel	40,000	198	181
1.99	Retail 2	11,380	46	68
8.49	Commercial Subtotal	79,180	355	370
Flex Space Area				
2.82	Retail 3	28,850	29	94
2.56	Flex Space 1	28,490	38	65
3.59	Flex Space 2	28,490	38	93
8.97	Flex Space Subtotal	85,830	105	252
17.46	Total	165,010	460	622



Retail Center



Flex Space

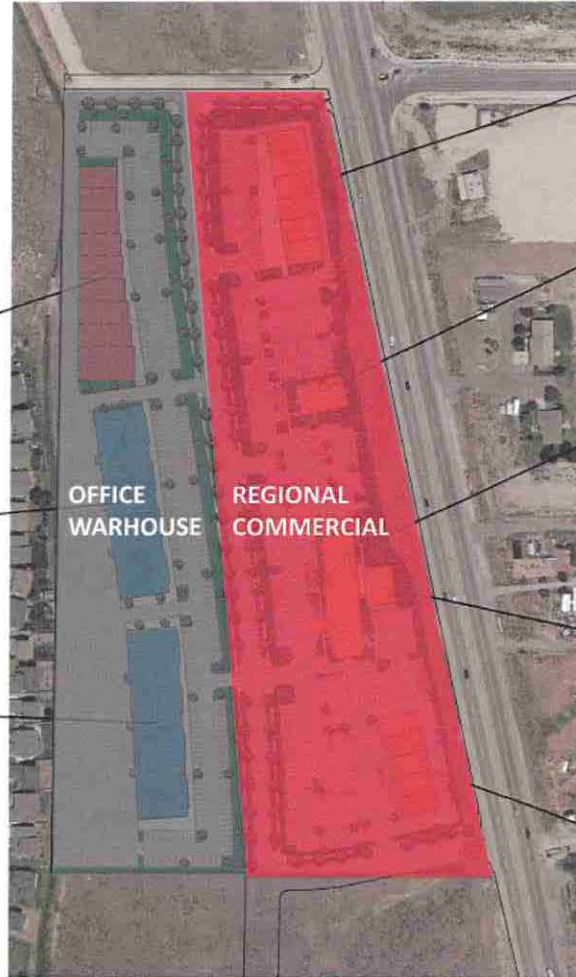
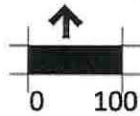


Flex Space

Example Retail / Flex Space Buildings

December 26, 2017

stevemplan 1750 East Janella Way
Sandy, UT 84093
Stephen G. McCutchan (801) 557-6945
and planning urban design stevemplan@gmail.com



Retail Center



Professional Office



Hotel



Hotel Indoor Pool

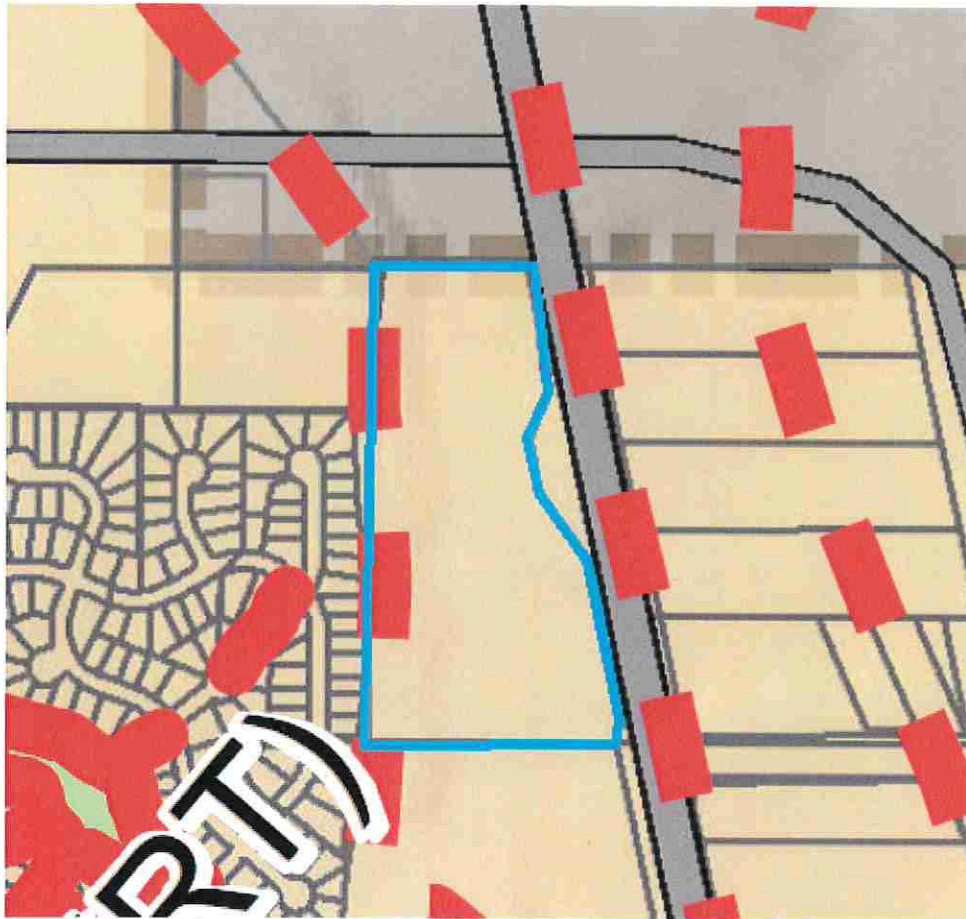


Retail Center

Example Commercial Buildings

Exhibit "E"

Required Trail Improvements



Legend

Trails

-  Existing Trailhead
-  Proposed Trailhead
-  Proposed Canoe Put In/Take Out
-  Existing
-  Proposed

ORDINANCE NO. 26-39 (09-01-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, AMENDING THE DEVELOPMENT AGREEMENT
FOR THE SPRING HEIGHTS (SARATOGA NORTHGATE)
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 May 17, 2019 and recorded in the Office of the Utah County Recorder on May 28, 2019 as Document No. 46799:2019 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 so that the “Office, Medical and Health Care” use may be allowed as a permitted use in the portion of the Property zoned for Office/Warehouse (OW);

WHEREAS, the legislative body has reviewed and considered the potential effects of the proposed ordinance on family health, family stability, and family formation;

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 Spring Heights (Saratoga Northgate) 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 1st day of September, 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



Community Plan Amendment
Wander Community Plan Amendment 6 (Home Built)
September 1, 2026
PUBLIC MEETING

Applicant:	Greg Flint
Owner:	Suburban Land Reserve Inc.
Location:	Northeast corner of Pony Express Parkway and Redwood Road
Project Acreage:	8.03 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Rural Residential
Adjacent Uses:	Planned Community, Undeveloped, Single-Family Residential, and Commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

The applicant requests an amendment to The Jordan Promenade (“Wander”) Community Plan 5 to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. The red cloud in the attached document indicates the amendment which includes the additional verbiage.

The following changes are outlined below per page number(s) in the Jordan Promenade (Wander) Community Plan Amendment 6 document:

1. Pages 1-4, 6-13, 15-22, 25-41, 43-124, 126-130 – The label on the pages was changed from Community Plan Amendment 5 to Community Plan Amendment 6.
2. Page 40 – Regional Commercial – Additional sentence at the end of the section stating, “In addition to the permitted uses listed in the Saratoga Springs Municipal Code, “Hardware & Home Improvement Retail” shall be considered a permitted use within Community Commercial Zone 1 in Village Plan 2.”

Recommendation:

On August 13, 2026 the Planning Commission recommended approval for the proposed application, and suggested a maximum building size of 40,000 square feet for home improvement, with a 5-1 vote. Draft minutes are attached.

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 Jordan Promenade Planned Community (“Wander”) is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

On June 3, 2025, the City Council approved a series of coordinated amendments to the Community Plan and Village Plan 2. These updates incorporated revised architectural guideline language to make design standards more prescriptive, adjusted townhome configurations and lot layouts, and relocated the commercial area from Pioneer Crossing to the Redwood Road/400 North intersection. The amendments also responded to UDOT’s planned Pioneer Crossing widening and established clearer architectural requirements for both single-family and multi-family housing based on an evaluation of previously built product.

The proposed amendment builds on the June 3, 2025 approvals by proposing an additional permitted use of Hardware and Home Improvement Retail in Community Commercial Zone 1.

C. Process:

The process for Community Plan Amendments is outlined in 19.13.04 which indicates that a major amendment requires a public hearing with the Planning Commission followed by a final determination from the City Council. A major amendment is a legislative decision.

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, public input has been received from six residents.

- E. **General Plan:** The property is designated Planned Community on the Land Use Map. The Planned Community Land Use Designation is described in the 2022-2042 General Plan below:

 **Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Staff Conclusion: Consistent. The proposed amendments to the Wander Community Plan maintain the intended mixture of land uses and housing types, consistent with the Planned Community designation. Residential, Community Commercial and Commercial components comply with established regulations in the amended Community and Village Plans.

F. **Code Criteria:**

The proposed amendment is a major amendment based on the criteria below. The City Council is the Land Use Authority for major amendments.

Title 19.26 Planned Community Zone.

Section 19.26.05:

1. **Community Plan Amendment.** Modifications to the Community Plan text or exhibits may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director (or in the case of a District Area Plan, by the Development Review Committee), it will be processed in the same manner as the original Community Plan. Major amendments are modifications that change the intent of the Community Plan such as:
 - i. those that significantly change the character or architecture of the Community Plan;
 - ii. **those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided within the Community Plan, as provided in Section 19.26.06;**
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Community Plan; and
 - iv. **modifications to development standards as allowed in the Community Plan.**

Staff finding: The proposed amendment is deemed a major amendment.

G. **Recommendation and Alternatives:**

Staff recommends that the City Council discuss the application and choose from the following options.

Option 1 – Approval

“I move that the City Council approve the requested Community Plan Amendment for Wander Community Plan Amendment 6 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.26 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The proposed amendment is for Community Commercial Zone 1 only.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: **The building size for the home improvement use cannot be greater than 40,000 square feet.**

Option 2 – Continuance

"I move to **continue** the **Community Plan Amendment** for Wander Community Plan Amendment 6 (Home Built) 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 Community Plan Amendment for Wander Community Plan Amendment 6 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road with the Findings below:

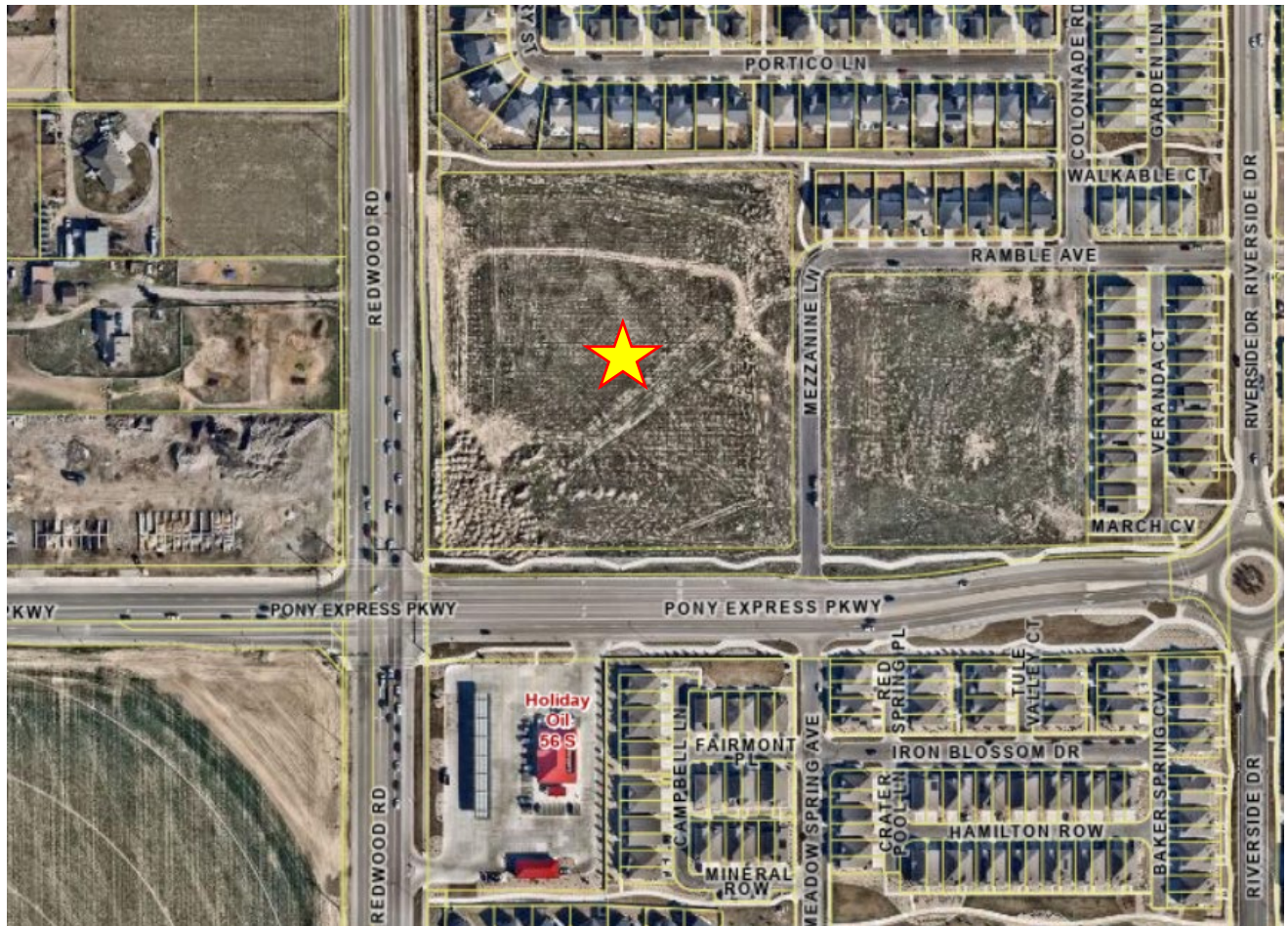
1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____, and/or
3. The application does not comply with the CP or VP:

_____.

H. Exhibits:

1. Location and Zone Maps
2. Amended page Wander CP Amendment 6 (Home Built)

Exhibit 1: Location and Zone Maps



REGIONAL COMMERCIAL

The Community Commercial and Mixed Use areas shown on the Land Use Master Plan (see Exhibit 3, page 14) are situated in areas of the Community Plan that are walkable from neighborhoods within the development and that are easily accessible to residents of Saratoga Springs.* Community Commercial and Mixed-Use development will adhere to the Saratoga Springs Municipal Code and design guidelines. Specific development criteria for these areas will be submitted for review with future Village Plan applications separate from the residential Village Plan applications. Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community. In addition to the permitted uses listed in the Saratoga Springs Municipal Code, "Hardware and Home Improvement Retail" shall be considered a permitted use within Community Commercial Zone 1 in Village Plan 2.

EQUIVALENT RESIDENTIAL UNIT TRANSFERS

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- a. The overall intent and character of the Community Plan shall be maintained and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- b. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 1,900 as shown in the Build-out Allocation Map (see Exhibit 6, page 42).
- c. The maximum number of Community Commercial and Mixed Use ERUs shall be established at time of Village Plan and shall be subject to the Saratoga Springs Municipal Code.



Village Plan Amendment

Wander Village Plan 2 Amendment 3 (Home Built)

September 1, 2026

PUBLIC MEETING

Applicant:	Greg Flint
Owner:	Suburban Land Reserve Inc.
Location:	Northeast corner of Pony Express Parkway and Redwood Road
Project Acreage:	8.03 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Rural Residential
Adjacent Uses:	Planned Community, Undeveloped, Single-Family Residential, and Commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

The Village Plan (VP) Amendment application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1 and to provide all supporting documentation for the proposed amendment. The red clouds in the attached document indicate the amendments which include corrections to page numbers, updates to drawings, additional verbiage added, and added appendices.

The following changes are outlined below per page number(s) in the Jordan Promenade (Wander) Area 2 Village Plan Amendment 3 document:

1. Pages 1-20 – The label on the pages was changed from Area 2 Village Plan Amendment 2 to Area 2 Village Plan Amendment 3.
2. Page 2 – Addition of logos on page for entities working on the amendment and the project.
3. Page 6 – Addition of Zone 1 and Zone 2 to the Community Commercial portions of the Detailed Use Map.
4. Page 15 – A paragraph was added that states, “In addition to the permitted uses listed in the Saratoga Springs Municipal Code, “Hardware and Home Improvement Retail” shall be considered a permitted use with Community Commercial Zone 1.”

5. Page 16 – “Hardware & Home Improvement Retail (Community Commercial Zone 1 Only)” was added to the Permitted Uses table.
6. Pages 21-84 - The label on the pages was changed from Area 2 Village Plan Amendment 2 to Area 2 Village Plan Amendment 3 and the page numbers were corrected.
7. Page 49 – Addition of “Commercial Zone 1 Fence” in the Legend, addition of the labels “Zone 1” and “Zone 2” to the Fencing Plan, and the symbol for Commercial Zone 1 Fence shown on the Fencing Plan.
8. Page 50 – A paragraph about a Commercial Association was added.
9. Page 51 – Paragraphs were added to the Phasing and Maintenance sections on the page.
10. Page 54 – A paragraph was added on the Section 9 – Landscape Plan & Plant Palette page.
11. Page 58 – A paragraph was added on the Section 10 – Utility Plans page.
12. Page 74 – The Community Commercial sites were labeled Community Commercial Zones 1 and 2 instead of just Community Commercial. Commercial Monument and Commercial Secondary Monument sign types were added in the Legend and on the map for Community Commercial Zone 1 site.
13. Page 77 – A page was added providing images and details for Commercial Monument and Commercial Secondary Monument sign types.
14. Page 81 – A paragraph about the new geotechnical report dated May 11, 2026 was added to the page.
15. Page 83 – A paragraph about the site characteristics of Community Commercial Zone 1 was added to bottom of the page.
16. Appendices Index page (page 86) – A label for the May 2026 geotechnical report was added under the Appendix A heading, a label for the June 2025 traffic study was added under Appendix D, and Appendix E – Community Commercial Zone 1 – Home Built Retail Site Concept was added.
17. Appendix A title page – The label “Geotechnical Evaluation Report - Home Built Retail Site” was added.
18. Appendix D title page – The label “Traffic Impact Study - Home Built Retail Site” was added.
19. Addition of Appendix E title page for the Concept Plan
20. Supporting documentation for the Appendices sections were provided as follow:
 - a. Report Geotechnical Study Homebuilt Retail Development
 - b. Traffic Impact Study – Home Built Retail Site
 - c. Community Commercial Zone 1 – Home Built Retail Area Concept Plan

The proposed amendment would allow for the site to be developed as shown in the following image. The first phase of the development would be to build the Home Built Retail site and the accesses from Redwood Road and Pont Express Parkway to the site. The other buildings (Retail A through Retail F) would be built in future phases. The developer has agreed to increased landscaping above what is required by the Land Development Code to provide additional buffering between the site and the residents to the north and northeast.

The current proposal has a right out only turn for the northeast corner (on Mezzanine Lane almost by where it intersects Ramble Avenue). Originally, it was to be a full access entrance but the developer wanted to try and mitigate some of the concern from residents from the Neighborhood Meeting held on June 16, 2026. After checking with the Fire Marshal to see if the

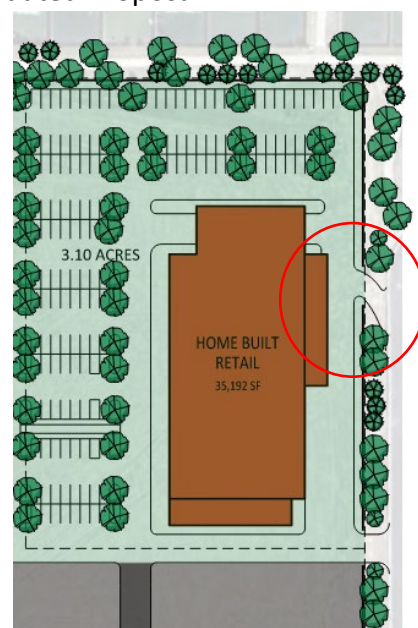
northeastern access could be removed altogether, it was determined that is a preferred access for safety purposes, but could be changed to a right out only access. The developer also moved the access further south to try and discourage people from trying to turn into it from off of Ramble Avenue (see images below). At the Planning Commission meeting on August 14, 2026, the question was asked by residents and a Planning Commissioner if the accesses could be closed altogether or changed to emergency access only. Chief Johnson (Fire Chief) said that they could but they could not be barricaded off. The only way allowed to restrict the access would be signage saying that it was emergency access only.



Original Proposal



Updated Proposal



Recommendation:

On August 13, 2026 the Planning Commission recommended approval for the proposed application, and suggested a size limit of 40,000 square feet for the home improvement use, with a 5-1 vote. Draft minutes are attached.

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 Jordan Promenade Planned Community (“Wander”) is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

On June 3, 2025, the City Council approved a series of coordinated amendments to the Community Plan and Village Plan 2. These updates incorporated revised architectural guideline language to make design standards more prescriptive, adjusted townhome configurations and lot layouts, and relocated the commercial area from Pioneer Crossing to the Redwood Road/400 North intersection. The amendments also responded to UDOT’s planned Pioneer Crossing widening and established clearer architectural requirements for both single-family and multi-family housing based on an evaluation of previously built product.

The proposed amendment builds on the June 3, 2025 approvals by proposing an additional permitted use of Hardware and Home Improvement Retail in Community Commercial Zone 1.

C. Process:

The process for Community Plan and Village Plan Amendments are outlined in 19.13.04 which indicates that a major amendment requires a public hearing with the Planning Commission followed by a final determination from the City Council. A major amendment is a legislative decision.

D. Community Review:

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

Public Comment: As of the date of this report, six residents have provided public comment.

- E. **General Plan:** The property is designated Planned Community on the Land Use Map. The Planned Community Land Use Designation is described in the 2022-2042 General Plan below:

 **Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Staff Conclusion: Consistent. The proposed amendments to Wander Village Plan 2 maintain the intended mixture of land uses and housing types, consistent with the Planned Community designation. Residential, Community Commercial and Commercial components comply with established regulations in the amended Community and Village Plans.

F. **Code Criteria:**

The proposed amendment is a major amendment based on the criteria below. The City Council is the Land Use Authority for major amendments.

Title 19.26 Planned Community Zone.

Section 19.26.09:

2. **Village Plan Amendment.** A Village Plan is a zoning level approval, and modifications may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Village Plan. Major amendments are modifications that change the intent of the Village Plan such as:
 - i. those that significantly change the character or architecture of owners' associations (if applicable);
 - ii. **those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided in the Village Plan, as provided in Section 19.26;**
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and
 - iv. **modifications to development standards as allowed in the Village Plan.**

Staff finding: The proposed amendments are deemed major amendments.

G. **Recommendation and Alternatives:**

Staff recommends that the City Council discuss the application and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested Village Plan Amendment for Wander Village Plan 2 Amendment 3 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.26.09 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The proposed amendment is for Community Commercial Zone 1 only.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: **The building size for the home improvement use cannot be greater than 40,000 square feet.**

Option 2 – Continuance

"I move to **continue** the **Village Plan Amendment** for Wander Village Plan 2 Amendment 3 (Home Built) 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

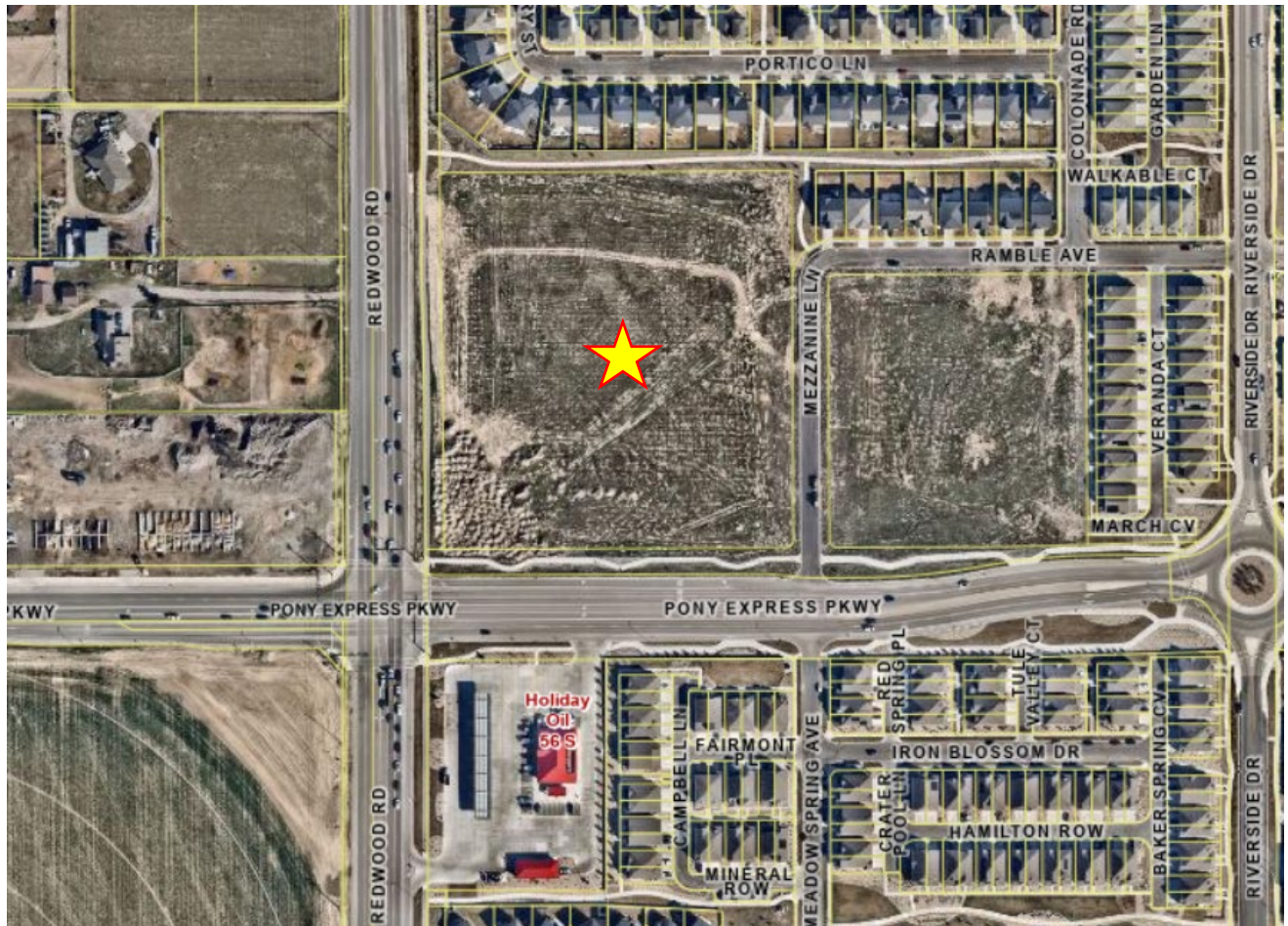
"I move that the City Council deny the requested Village Plan Amendment for Wander Village Plan 2 Amendment 3 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road with the Findings below:

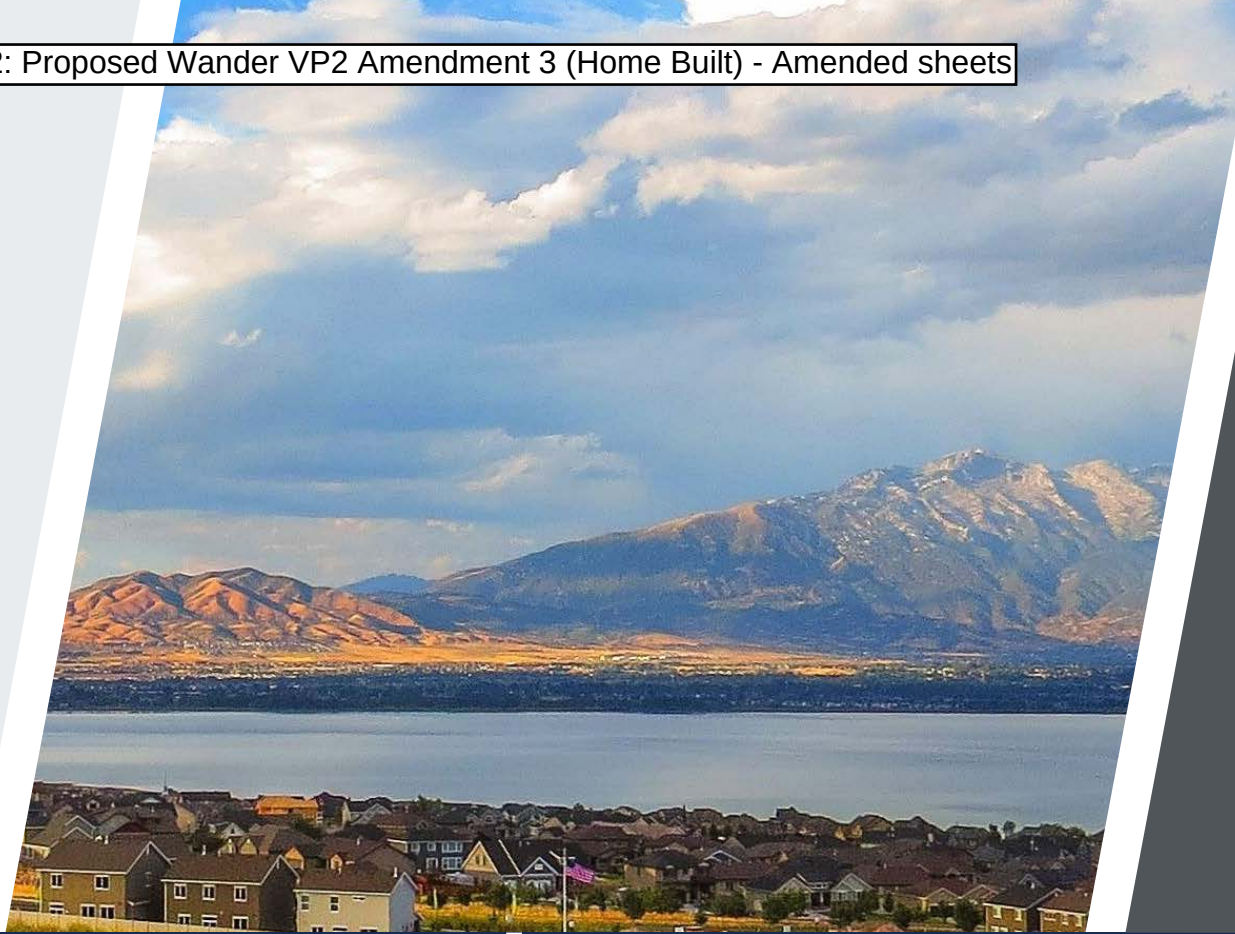
1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____, and/or
3. The application does not comply with the CP or VP:
_____.

H. Exhibits:

1. Location and Zone Maps
2. Amended sheets – Proposed Wander VP2 Amendment 3 (Home Built)
3. Proposed Wander VP2 Amendment 3 (Home Built) – Appendix E
4. Draft PC Minutes - 08.13.2026

Exhibit 1: Location and Zone Maps





SARATOGA
SPRINGS

AREA 2 VILLAGE PLAN AMENDMENT 3



JORDAN
PROMENADE

May 14, 2026



JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 2 VILLAGE PLAN AMENDMENT 3

Prepared by:

Prepared by:

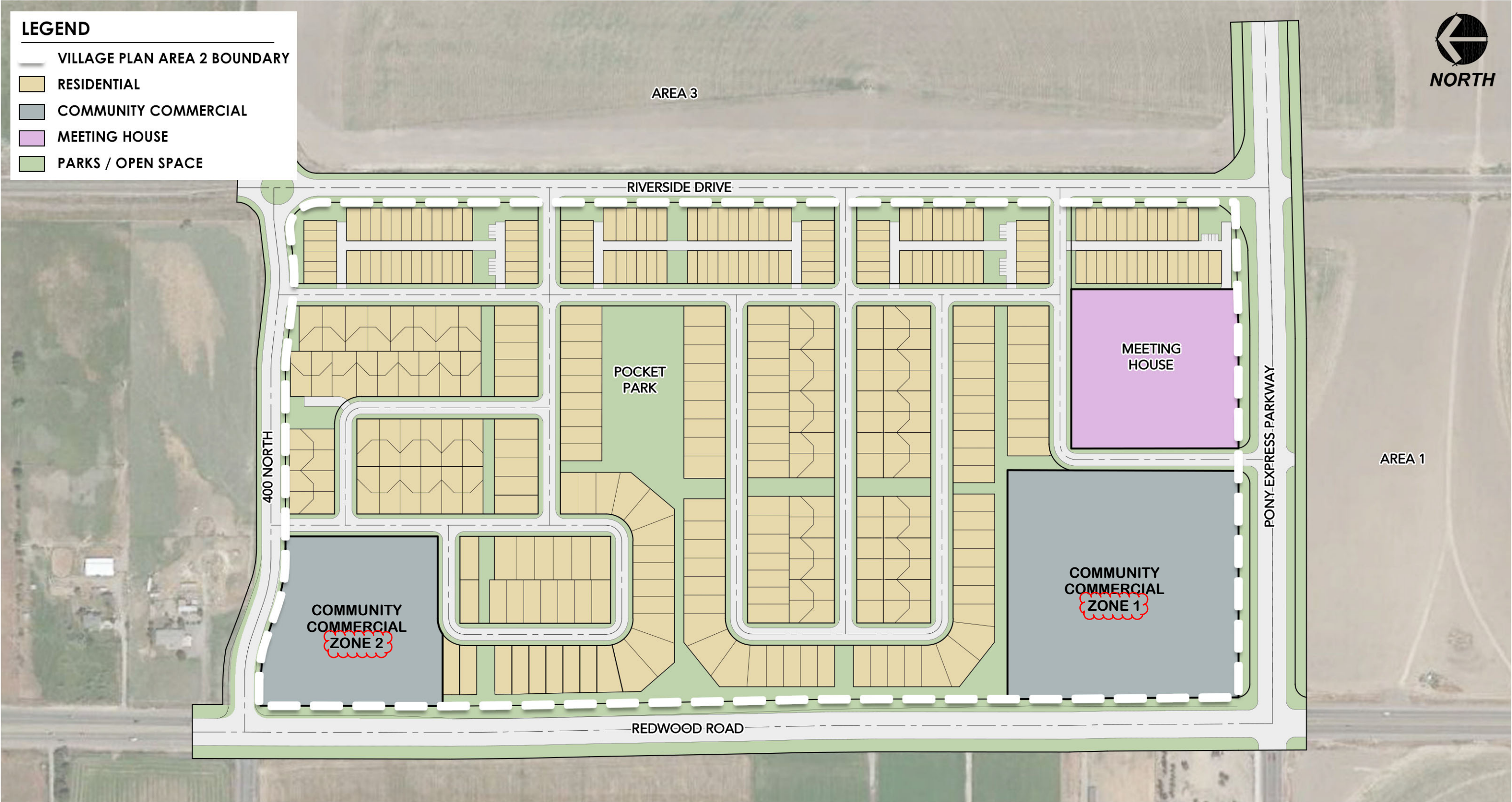




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SECTION 2 - DETAILED USE MAP





SECTION 4e - COMMERCIAL STANDARDS

The commercial sites within Jordan Promenade Wander Village Plan 2 will realize a balance that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs as the properties are at high visibility corners after crossing the Jordan River while heading west into the city.

The property will incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place which is cohesive with the overall Jordan Promenade development.

Special attention will be made to site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Signage and landscaping will be consistent in quality and design to the other surrounding uses in the village plan and subject to Title 19.

Commercial areas occurring in Jordan Promenade Wander Village Plan 2 are classified under the Community Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

In addition to the permitted uses listed in the Saratoga Springs Municipal Code, "Hardware and Home Improvement Retail" shall be considered a permitted use within Community Commercial Zone 1.

The purpose of the Community Commercial Zone (CC) is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.

The Commercial areas may also be located in a future Gateway Overlay zone and subject to the development standards and guidelines in Section 19.04.14 of the Saratoga Springs Municipal Code except for standards contained within this Village Plan.



SECTION 4e - COMMERCIAL STANDARDS (cont.)

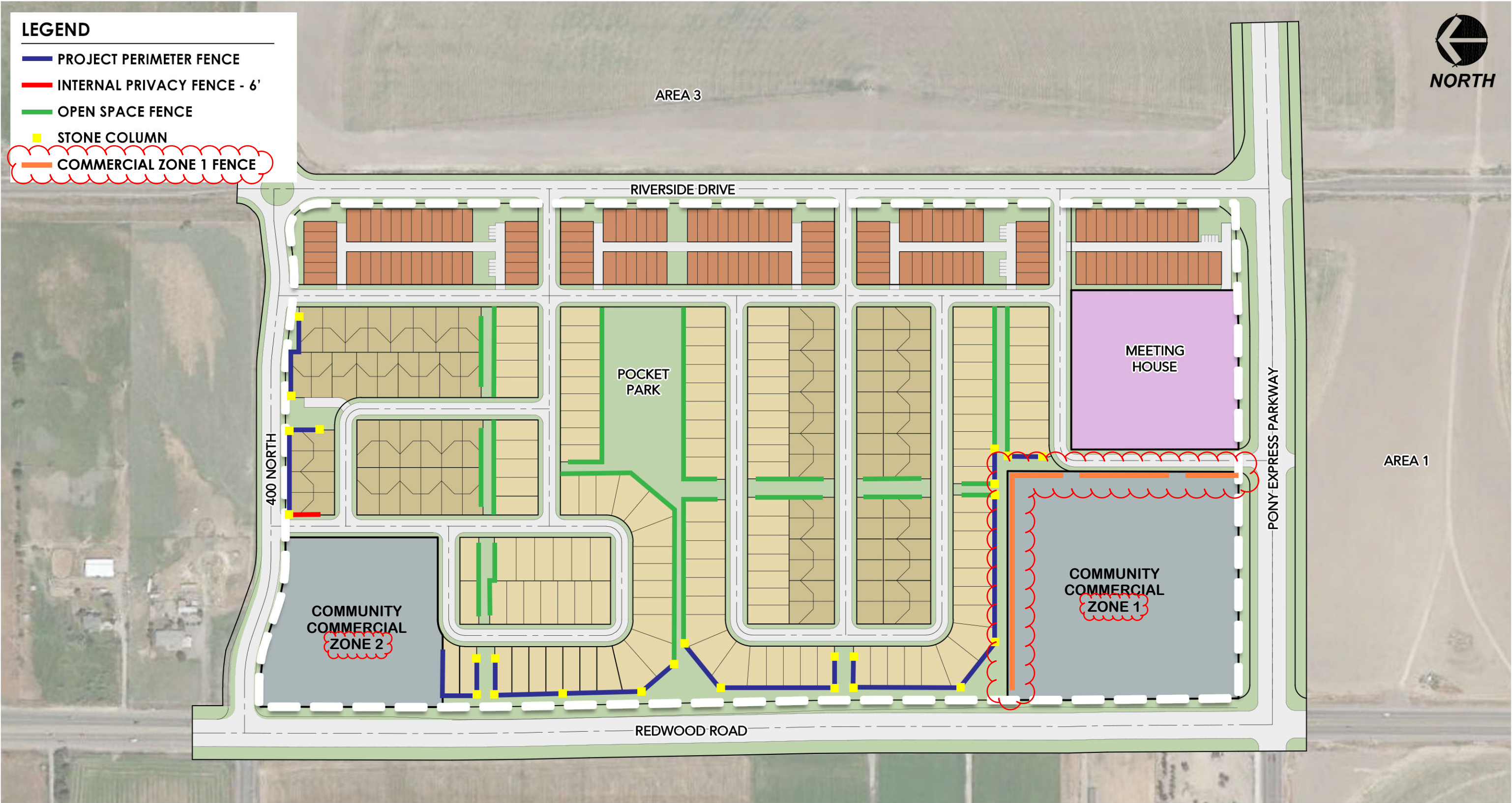
The following table outlines the land use regulations and minimum setback requirements for the Community Commercial Land Use Zone (Section 19.04.10 of the SSMC):

LAND USE REGULATIONS (CC)	
Minimum Lot Size	20,000 sq. ft.
Maximum Building Size	N/A
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	40'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (CC)	
Front/Corner Side Setback	25'
Interior Side Setback	10' or height of building, whichever is greater
Rear Setback	25' or height of building, whichever is greater

The following table outlines permitted and conditional uses for the Community Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED USES (CC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public (single bay as accessory to refueling station); Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center; Floral Sales; Funeral Home; Hair Salon; Hardware & Home Improvement Retail (Community Commercial Zone 1 Only) ; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant; Restaurant, Takeout; Retail Sales; Retail, Specialty; School, Public.

SECTION 5c - FENCING PLAN





SECTION 6 - ASSOCIATIONS

HOMEOWNERS' ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Homeowners' Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. HOA-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the neighborhood requirements of the HOA. Community Commercial and church uses shall be exempt from inclusion in the HOA and its authority.

COMMERCIAL ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Commercial Association will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. Association-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the requirements of the Commercial Association.



SECTION 7 - PHASING & MAINTENANCE

PHASING

Jordan Promenade Village Plan Area 2 is the second of 3 major phases for the Jordan Promenade Development. Village Plan Area 2 will be developed in 2 phases as illustrated in the Phasing Plan (Section 7a).

Phase 1 of Village Plan Area 2 is planned with the development of a meeting house, a commercial parcel, and residential areas. The residential portion in this phase will include Single Family Detached Homes, Cluster Homes, and Townhomes/Paired Homes.

Phase 2 of Village Plan Area 2 is planned with the development of a commercial parcel, residential areas, and a pocket park. The residential portion in this phase will include Single Family Detached homes, Cluster Homes, and Townhomes/Paired Homes.

Phasing in Village 2 may occur in any order.

Community Commercial Zone 1 is one of two commercial zones for the Jordan Promenade Village Plan Area 2 Development. Community Commercial Zone 1 will be developed in 2 phases.

Phase 1 of Community Commercial Zone 1 is planned with the development of a 40,000 square foot Hardware and Home Improvement Retail Store.

Phase 2 of Community Commercial Zone 1 is planned with the development of retail buildings per allowed uses, on the outer parcels along the main street frontages of the Zone (Redwood Road and Pony Express Parkway). These retail buildings will be approximately 5,000 - 6,000 square feet on lots of approximately one acre each.

Phasing in Community Commercial Zone 1 may occur in any order.

MAINTENANCE

Maintenance for all common open space areas within Village Plan Area 2 will be provided by the Jordan Promenade Homeowners' Association. The pocket park and minor open space areas within the residential development area will be constructed by the developer and will be owned and maintained by the HOA.

Maintenance for common space areas within Community Commercial Zone 1 will be provided by the Commercial Association.



SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along passive portions of the Jordan River are designed with native plant material to compliment the natural elements of the area. General descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette are below.

Proposed community landscaping shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

Community Commercial Zone 1 of the Jordan Promenade Village Plan 2 will follow the landscape plan established in the approved Site Landscape drawings by LAI Design Group, in accordance with the Village Plan Amendment, and Saratoga Springs Municipal Code Section 19.06.

PROJECT ENTRYWAY LANDSCAPE

Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.

POCKET PARK LANDSCAPE

Landscaping at pocket parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance in areas of gathering. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds.

PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

Landscaping along the project perimeter, internal trail corridors, and along passive portions of the Jordan River reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River bordering the west edge of the community.



SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 2:

Section 10a: Culinary Water Plan

Section 10b: Secondary Water Plan

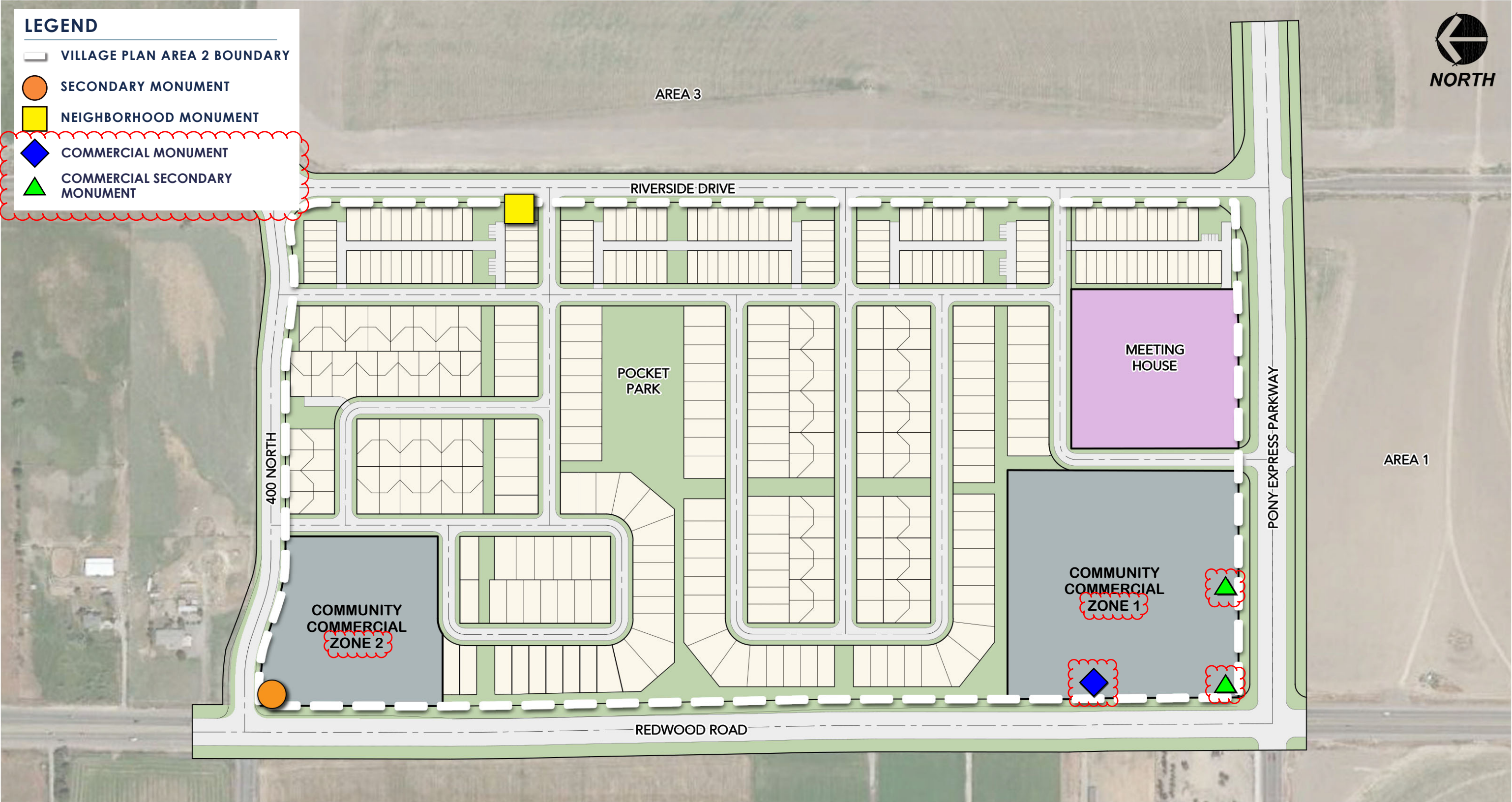
Section 10c: Sanitary Sewer Plan

Section 10d: Storm Water Drainage Plan

Section 10e: Storm Water Drainage 100 Year Overland Flow Route

Utilities for Community Commercial Zone 1 of the Jordan Promenade Village Plan 2 will be shown in the forthcoming site plan drawings by the civil engineer.

SECTION 14a - OVERALL MONUMENT CONCEPT PLAN



NOTE: Monument signs in Area 2 shall adhere to the monument design standards established in the approved Jordan Promenade Community Plan. Monument signs to be designed during the Sign Permit application process.



COMMERCIAL MONUMENT

- **Community Commercial Entryway Monument:** This sign type is located at the main entry point of the Community Commercial Zone 1 retail center along the principal arterial roadway, and serves as an identification feature to the center. The signage features a base of stone (or other materials per this section), topped with internally lit signage for the anchor tenant, and internally lit signage for other tenants between. Signage shall be up to 20' in height. See Image A.



COMMERCIAL SECONDARY MONUMENT

- **Community Commercial Secondary Monument:** This sign type is located at secondary entry points to the Community Commercial Zone 1 retail center along major arterial roadways, and serves as an identification feature to the retail center. It is also located at intersections of arterial roadways that serve as gateways to the larger community. The signage features a base of stone (or other materials per this section), with internally lit signage for retail tenants. Signage shall be up to 10' in height. See Image B.

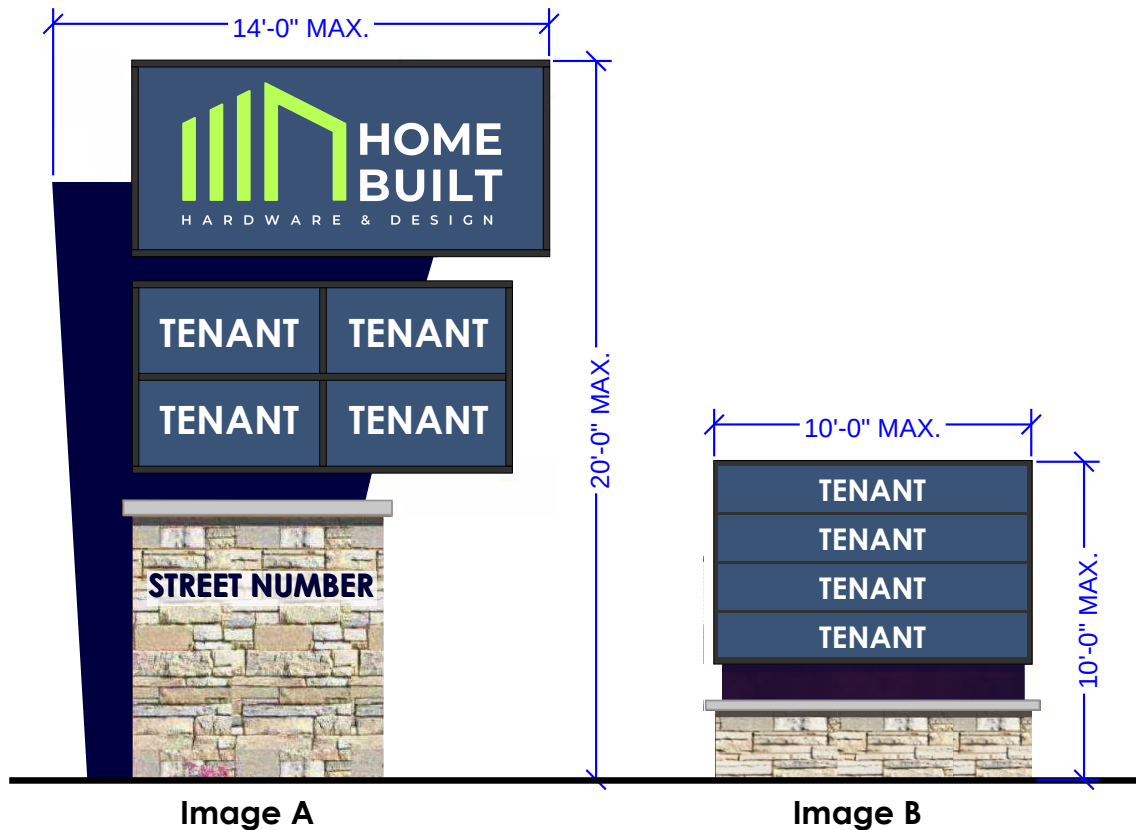


Image A

Image B

NOTES:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. Signage shown is proposed at locations shown on signage plans in this Amendment and its Appendices.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



- **Geology:** "The Site located in the Utah Valley near the Jordan River and is part of the Basin and Range Province on lacustrine and alluvial deposits, young alluvial deposits, and lacustrine silt and clay. The soils consist of moderate to well-sorted, fine-grained sand, silt, and clay and local pebble gravel adjacent to the Jordan River with calcareous silt with minor clay and finegrained sand away from the river (Geologic Map of the Saratoga Springs 7.5' Quadrangle, Utah County, Utah, Utah Geologic Survey, 2004). The nearest mapped fault is just east of or below the Jordan River on the east side of the Site. The Liquefaction potential is mapped as "high" according to the *Selected Critical Facilities and Geologic Hazards, Utah County, Utah, Map, UGS.*"

A geotechnical report was prepared for the Community Commercial Zone 1 Site (defined in this amendment) by GSH Geotechnical, Inc., dated May 11, 2026. This report is referenced in Appendix A of this document. Refer to the Geotechnical report for specific information on soils.

FLOOD ZONE DATA

No portion of Area 2 within the Jordan Promenade Development lies within a FEMA Flood Zone.



SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory:

"The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The western boundary of the survey area is Redwood Road, and the eastern boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north-south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling."

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment:

"The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land."

The Community Commercial Zone 1 site consists of approximately 8 acres of the overall 450 acre Jordan Promenade, located at the southwest corner of Area 2, at the intersection of Pony Express Parkway and Redwood Road.



APPENDICES

Appendix A - Geotechnical Evaluation Report Village 2 (Western Technologies, Inc., 2021)

Geotechnical Evaluation Report for Home Built Retail Site (CMT Geotechnical, Inc., May 2026)

Appendix B - Phase I Environmental Site Assessment (Western Technologies, Inc., June 2017)

Appendix C - Cultural Resources Inventory (SWCA Environmental Consultants, May 2018)

Appendix D - Traffic Impact Study (Hales Engineering, October 2020)

Traffic Impact Study for Home Built Retail Site (Hales Engineering, June 2026)

Appendix E - Community Commercial Zone 1 - Home Built Retail Site Concept Plan



APPENDIX A

GEOTECHNICAL EVALUATION REPORT - VILLAGE 2

GEOTECHNICAL EVALUATION REPORT - HOME BUILT RETAIL SITE



APPENDIX D

TRAFFIC IMPACT STUDY

**TRAFFIC IMPACT STUDY -
HOME BUILT RETAIL SITE**



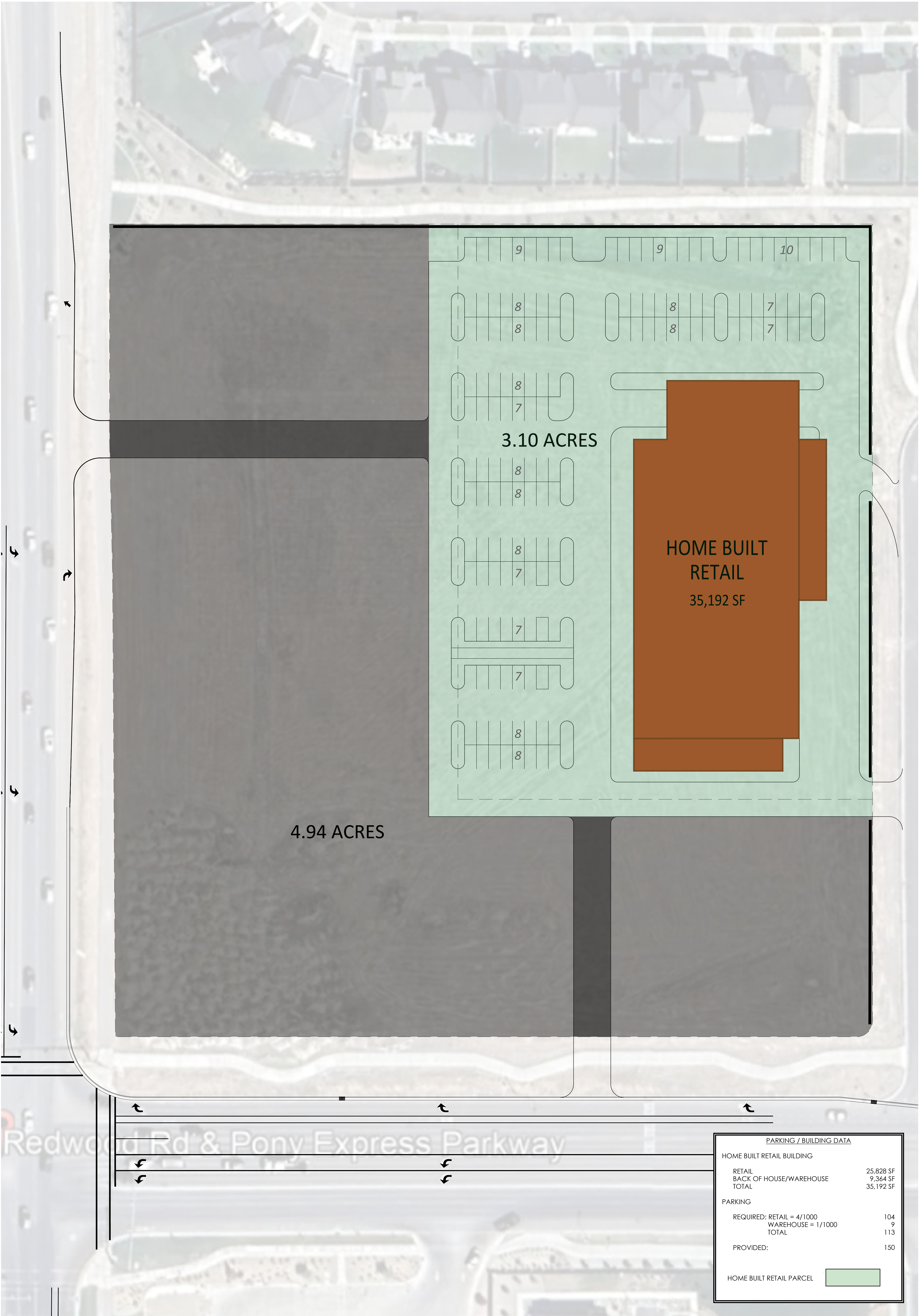
APPENDIX E

COMMUNITY COMMERCIAL ZONE 1 HOME BUILT RETAIL SITE CONCEPT PLAN

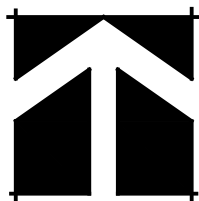


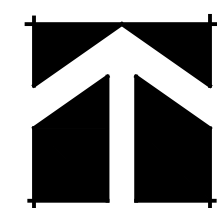
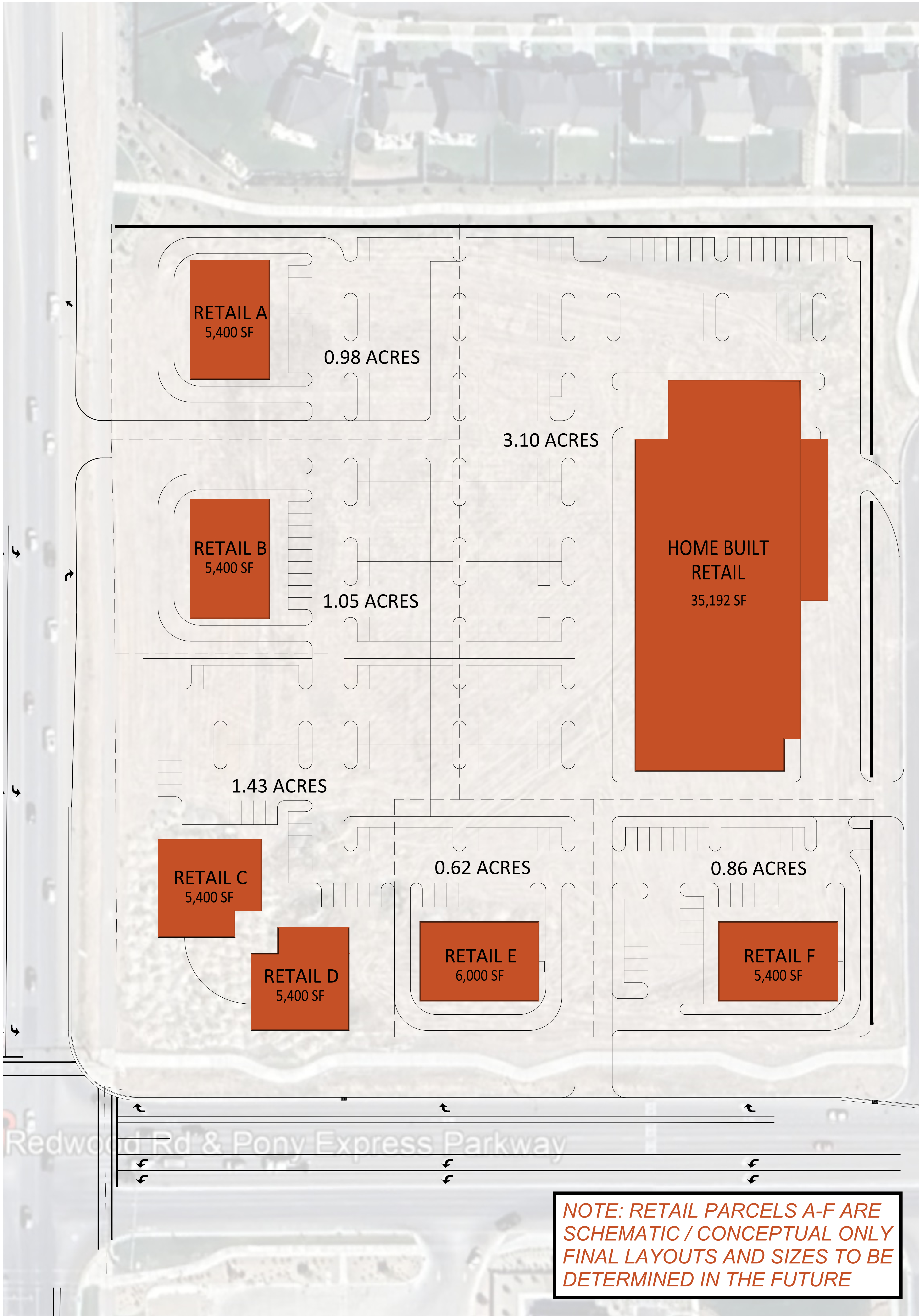
APPENDIX E

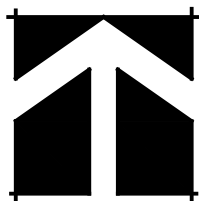
COMMUNITY COMMERCIAL ZONE 1 HOME BUILT RETAIL SITE CONCEPT PLAN

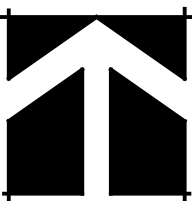
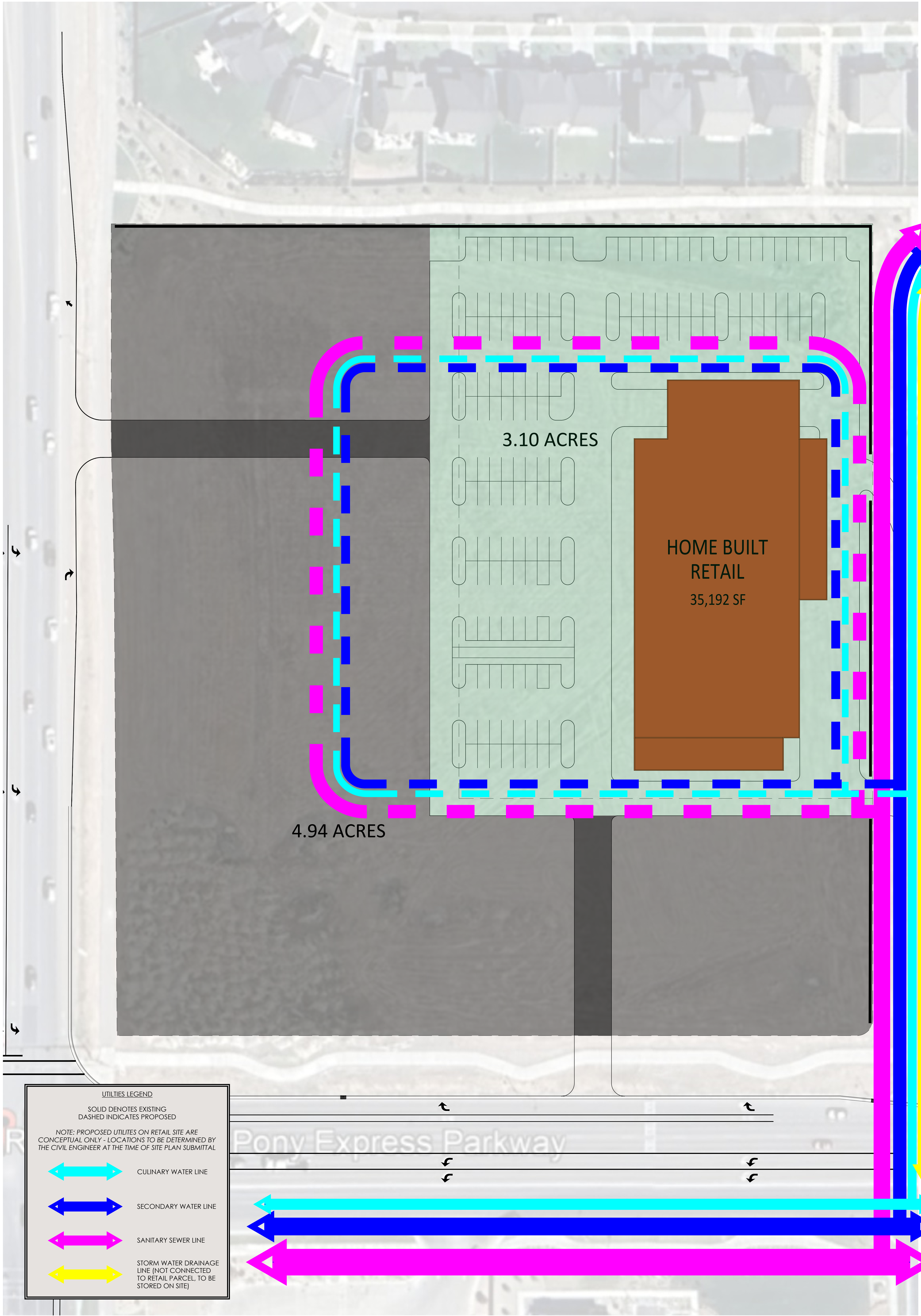


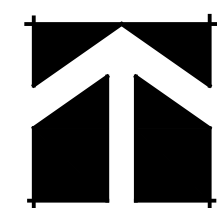
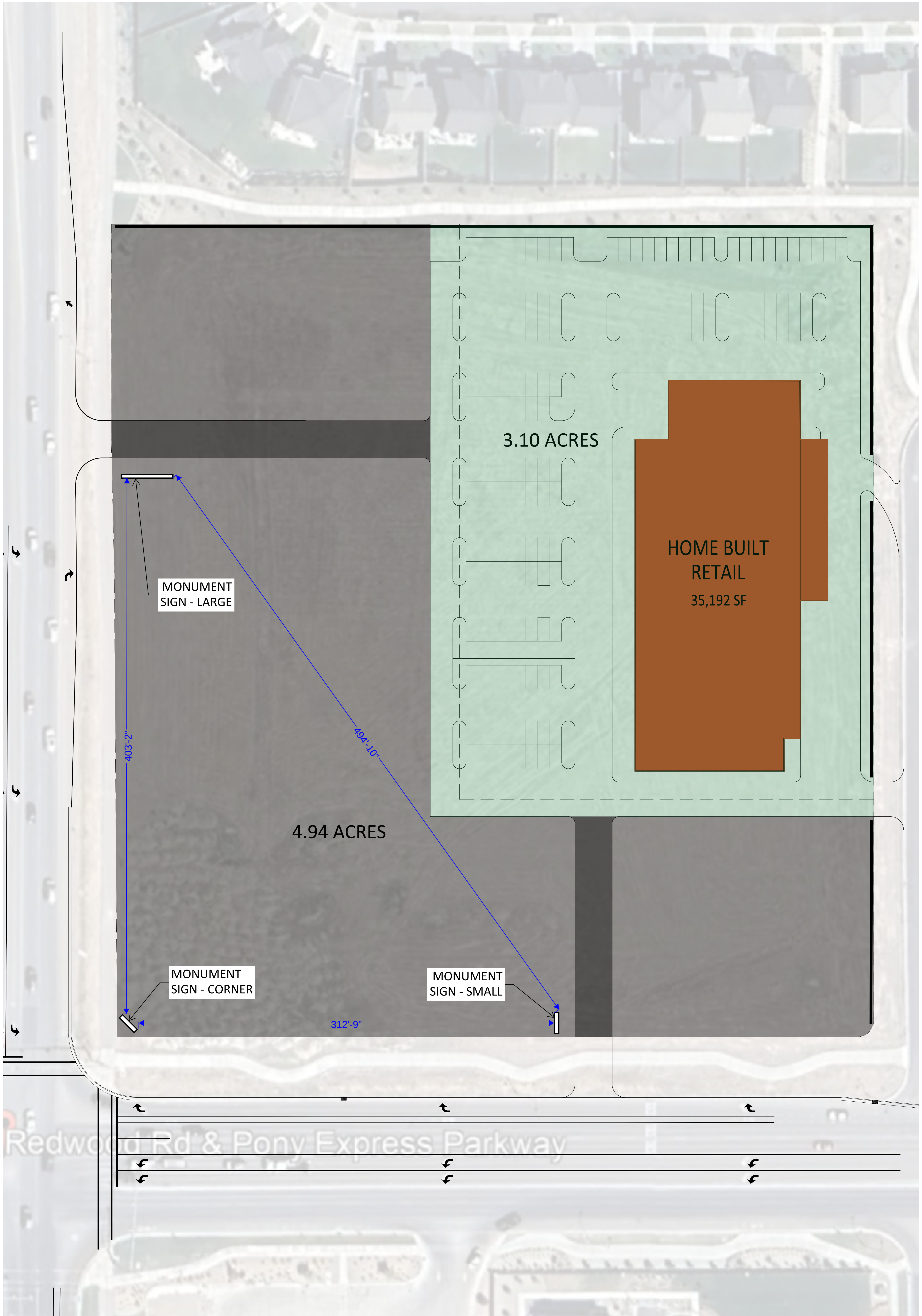
PARKING / BUILDING DATA	
HOME BUILT RETAIL BUILDING	
RETAIL	25,828 SF
BACK OF HOUSE/WAREHOUSE	9,364 SF
TOTAL	35,192 SF
PARKING	
REQUIRED: RETAIL = 4/1000	104
WAREHOUSE = 1/1000	9
TOTAL	113
PROVIDED:	150
HOME BUILT RETAIL PARCEL	

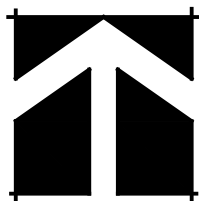
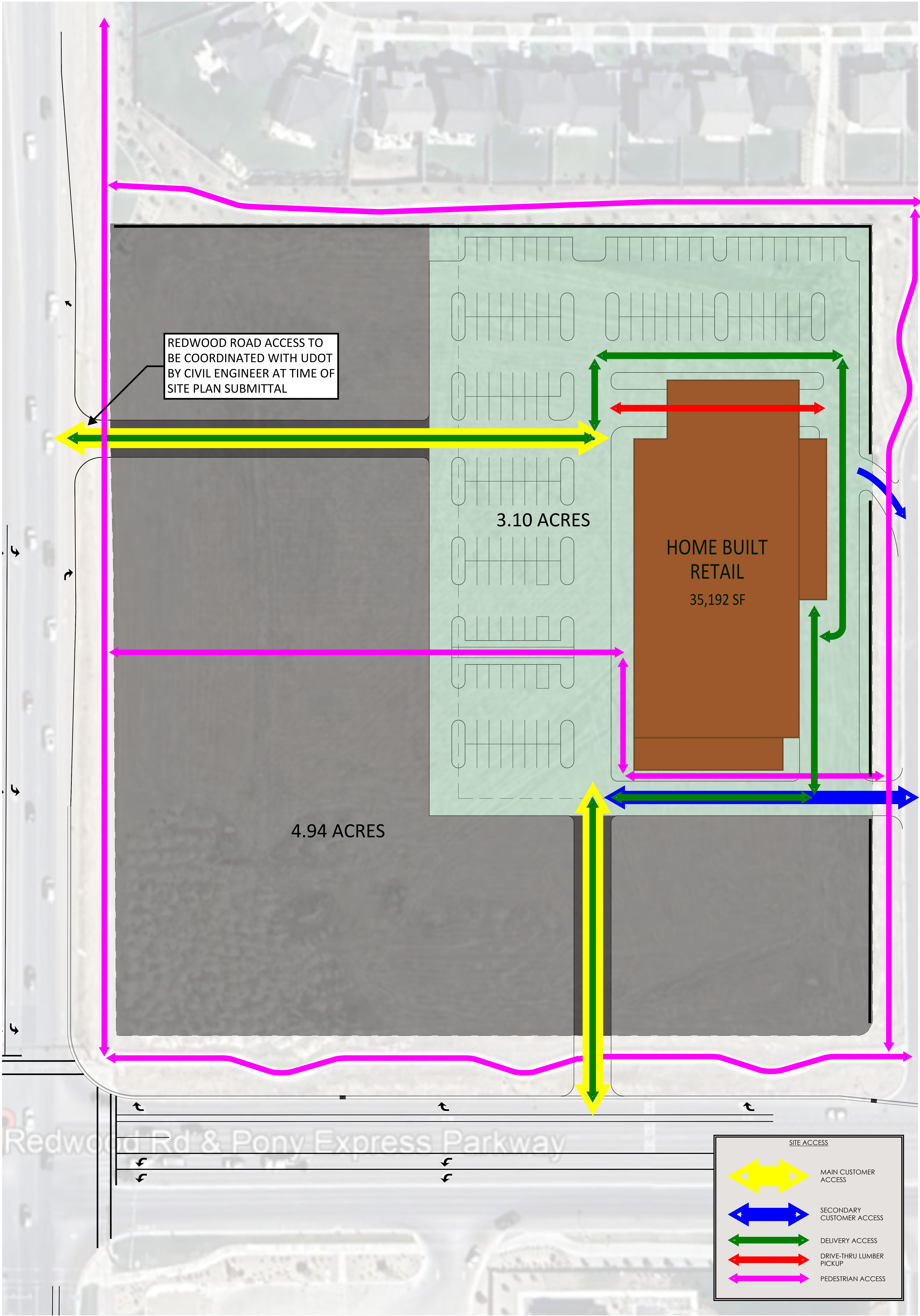














LEFT FRONT PERSPECTIVE



RIGHT FRONT PERSPECTIVE

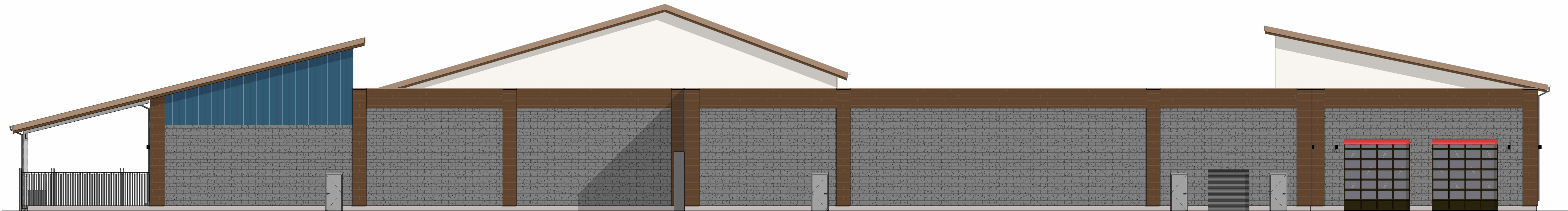
MATERIAL PERCENTAGES

FRONT			
	FIBER CEMENT: 1845 SF (27%)		EIFS: 1282 SF (18%)
	METAL PANEL: 1023 SF (15%)		GLAZING: 2773 SF (40%)
REAR			
	FIBER CEMENT: 378 SF (6%)		MASONRY: 4025 SF (66%)
	METAL PANEL: 1371 SF (23%)		GLAZING: 312 SF (5%)
RIGHT			
	FIBER CEMENT: 200 SF (7%)		MASONRY: 1087 SF (39%)
	METAL PANEL: 588 SF (21%)		GLAZING: 907 SF (33%)
LEFT			
	FIBER CEMENT: 140 SF (4%)		EIFS: 317 SF (10%)
	METAL PANEL: 1296 SF (39%)		MASONRY: 1431 SF (43%)
			GLAZING: 148 SF (4%)



FRONT ELEVATION

3/32" = 1'-0"



REAR ELEVATION

3/32" = 1'-0"



LEFT SIDE ELEVATION

3/32" = 1'-0"



RIGHT SIDE ELEVATION

3/32" = 1'-0"



MINUTES – Planning Commission

Thursday, August 13, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:03 p.m. by Chair Rachel Sprosty Burns.

- 5 1. **Pledge of Allegiance** - led by Commissioner Harris.
2. **Roll Call** – A quorum was present

Present:

Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; Kendal Black, Senior Planner; Caden Baines, Planner II; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.

Others: Patrick Printz, Greg Flint, David Dobbins, Kaylee Moulton, Tyler Woodbrey, Jordan Johnson, Tyler Crouch, Kevin Allen, Clint James.

Excused: Virginia Rae Mann.

3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the public input was closed by the Chair.

PUBLIC HEARINGS

1. **Wander Community Plan Amendment 6 Community Plan Amendment and Wander Village Plan 2 Amendment 3 Village Plan Amendment (HomeBuilt), located at 50 North Redwood Road. Greg Flint as applicant.**

Senior Planner Kendal Black presented the item. Wander is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

For Wander Community Plan amendment 6 Community Plan Amendment, the applicant requests an amendment to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. For Wander Village Plan 2 Amendment 3 Village Plan Amendment, the application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1, and to provide all supporting documentation for the proposed amendment.

Applicant David Dobbins with Clyde Companies was in attendance to answer questions. He noted that they had met with UDOT and access on Redwood Road was planned to be right-in, right-out. Applicant Patrick Printz of HomeBuilt was also in attendance to answer questions.

Public Hearing Open by Chair Rachel Sprosty Burns.

Tyler Woodbrey of Saratoga Springs reported he lives near the proposed business and was not opposed to development, but was concerned about the two planned entrances on Mezzanine Lane. He had spoken with a planner and understood that the need for two entrances was due to a few factors, such as the size of the store for deliveries, lumber loading and other use. He felt that traffic and deliveries should be kept on the main roads to protect Mezzanine Lane, which he said was more of a residential road where children played. He

suggested making all of Mezzanine Lane accessible for emergency vehicles only; if that was not possible, he hoped for a single entrance at the far end away from homes, directing traffic to Pony Express Parkway.

Jordan Johnson of Saratoga Springs expressed that he agreed with the comments that had been given by Tyler Woodbrey, and wanted the record to show that he had the same concerns.

Tyler Crouch of Saratoga Springs said he supported the public comments that had been given regarding reducing traffic. He thought most traffic would flow west, so he didn't think there would be a lot of benefit to having access on Mezzanine Lane since it was planned to be a right turn only onto Pony Express Parkway.

Jessica Springer of Saratoga Springs was concerned about a potential increase in noise due to deliveries that may occur between 10:00 p.m. and 6:00 a.m. She said there was already noise from a nearby gas station and car wash, and she was concerned that adding extra noise could be disruptive to sleep.

Assistant City Attorney Rulon Hopkins read a summary of comments that had been received by email:

Allison Woodbrey, of Saratoga Springs, would like to request emergency access only on Mezzanine. She felt it would be best for the community to keep children safe by restricting public traffic and large shipments to the main roads of Pony Express and Redwood Road.

Sean Rawlinson, of Saratoga Springs, expressed concerns regarding the potential development of a hardware store in or near the Wander Community, particularly regarding traffic and pedestrian safety due to the area's young population, nearby schools, and frequently used walking and biking paths. He requested that vehicle and truck access be carefully planned and limited to routes that minimize conflicts with pedestrians, bicyclists, and other traffic, with safety as a primary consideration in the final design. He also expressed a preference for other types of commercial development that they believe would better benefit the community.

Stephanie Memmott requested that public and customer access to the proposed development from Mezzanine Lane be prohibited, with access limited to emergency vehicles only. Stephanie cited neighborhood safety concerns and noted that other main roads provided sufficient access for public traffic.

Dang Tran requested that public and customer access from Mezzanine Lane be prohibited, with the connection limited to emergency vehicles only. They also cited safety concerns related to children, delivery trucks, and customer traffic and requested that primary access remain from Pony Express Parkway and Redwood Road.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification regarding the traffic study, potential traffic, and possible effects it could have. He asked if it was possible to install a one-way sign at the northern exit, and thanked the residents for coming and sharing their thoughts.

Senior Planner Kendal Black responded to Commissioner Hill's question about signage that there were other similar signs in the City, and it could be done in this location as well.

Commissioner Rather received clarification that the request for the Community Plan was for an amendment to add the Hardware and Home Improvement Retail as a permitted use.

Mr. Printz did not believe the southern access point would be largely utilized, and noted they had moved the building 20 feet to the south to enable them to make a right turn only exit.

Commissioner Willden asked if the amendment were to be approved, and the current applicant withdrew their application, would it be possible for a larger home improvement store to be developed at this location. In addition, he received clarification that a size restriction for the building could be put into the motion.

Senior Planner Kendal Black advised that if another company came in with the same type of use, they would have to meet all code requirements, including parking, in order to be approved.

Mr. Printz clarified the sizing of the planned HomeBuilt compared to other similar types of businesses. He did not think the lot size would accommodate a larger home improvement store. He also noted that the intention was to route delivery trucks through the main entrances and exits.

Commissioner Sprosty Burns received information regarding the various commercial zones, and that home improvement uses have historically only been in the regional commercial zone. She asked about parking and was concerned that the business could use the parking lot for merchandising.

Mr. Printz explained that they were currently breaking ground in Orem on another store and noted that they also operated another retail hardware store that had been open for many years. He emphasized that they were not new to the retail industry. Mr. Printz stated that it was not their practice to merchandise products outside of their stores. He said they intended to provide an elevated retail experience, and outdoor merchandising would not be consistent with the curated environment they were seeking to create.

Commissioner Rather received clarification that the Fire Marshal had confirmed a need for exits on the east side. He wondered if those could be dedicated emergency entrances and exits only.

Fire Chief Kenny Johnson stated he did not see a problem with it being fire restricted access only. He did note, however, that in an emergency it could reduce the ability of patrons of the businesses to exit quickly, which may be a consideration that would need to be reviewed with the Fire Marshal.

Commissioner Sprosty Burns was concerned that limiting traffic may impact the church meetinghouse, and felt the same standards should be applied for both areas.

Commissioner Rather felt that the timing and volume of traffic would be very different for the home improvement store and the church meetinghouse, but thought that Commissioner Sprosty Burns had brought up a good point.

Commissioner Hill received clarification that the applicant was not aware at this point of what types of businesses would be coming to the other retail locations.

Senior Planner Kendal Black read a letter from Land Reserve outlining the rationale for the proposed street connections and site layout. They stated that the site plan had been revised by moving the HomeBuilt building farther south to break its direct alignment with Ramble Avenue and making the northeast access exit-only, with traffic directed south onto Mezzanine Lane. They explained that these changes were intended to address residents' concerns by discouraging traffic from using Ramble Avenue and the surrounding residential neighborhood as a through route. Land Reserve stated that two access points on Mezzanine Lane were needed for fire access and that eliminating the connection could create additional congestion near the church meetinghouse. The letter also noted that Mezzanine Lane was intended to serve the commercial development and that other currently permitted commercial uses could potentially generate more traffic and require two-way access onto Ramble Avenue. The letter included comments from Joseph of Hales Engineering, who stated that restricting the connection to Ramble Avenue could increase travel times for residents east of the development and potentially add traffic to other already-congested roads. He also noted that the connection could provide an additional emergency access route and that increased street connectivity was generally considered beneficial from a transportation-planning perspective. He stated that Ramble Avenue was designed to accommodate the capacity of the commercial development.

Commissioner Hill felt the applicant had worked really hard to comply with all the code requirements.

Commissioner Roman received clarification regarding the code for entrances and exits, and that two exits would be required, and be regulated by signs only, which people could choose to ignore. He also thanked all the residents for coming to the meeting.

Commissioner Sprosty Burns received information regarding the church meetinghouse site plan, and that it had been approved with no access limitations. She thanked Fire Chief Kenny Johnson for being in attendance to answer questions.

Commissioner Harris wondered if there could be a requirement for deliveries to use the main entrances. He noted that there was limited access from the north, so he thought Mezzanine would be the route those cars coming from the north would use to access the area.

Commissioner Willden wanted to have a size condition, and received clarification that 40K square feet might be a good number to use for that condition.

Planning Commissioners discussed different types of uses that could possibly go into the space.

Commissioner Rather was concerned about the requirement to have two access points on Mezzanine, and was hopeful that the entrance at the northeast could be eliminated.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Community Plan Amendment for Wander Community Plan Amendment 6 (HomeBuilt) and the requested Village Plan Amendment for Wander Village Plan 2 Amendment 3 (HomeBuilt) both located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report, and recommending a condition that the building on the site cannot be more than 40k square feet. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Chris Roman, Doug Willden.
No: NH Rather
Absent: Virginia Rae Mann.
Motion passed 5 - 1.

Commissioner Rather explained that his vote was because he felt that something could be done to reduce the flow of traffic on the east side.

Planning Director Sarah Carroll advised that this item would be presented at City Council on September 1st, but would not be a public hearing.

BUSINESS ITEMS

1. **JungleJym Academy Home Occupation Class 3, located at 461 North Stone Ridge Drive. Kaylee Moulton as applicant.**

Planner II Caden Baines presented the item. The applicant is requesting approval to operate a preschool and pediatric therapy. The operating hours are planned to be 8:50 a.m. to 6:00 p.m. Monday through Friday. The applicant has proposed a maximum number of 10 students per class and one class per day. The applicant is also proposing pediatric therapy with one client per session when the preschool is not in session. The home occupation is proposed to have a maximum of 15 students and clients per day. There will be no non-family member employees. Due to the number of students at a given time, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Applicant Kaylee Moulton was in attendance to answer questions.

Commissioner Sprosty Burns received clarification regarding the types of therapy that would be employed.

Ms. Moulton explained that both occupational and speech therapy would start in January. She said that feeding therapy would also be provided, as needed. She shared that they would be an integrated preschool as her background was in special education.

Commissioner Hill was concerned about narrow streets in the vicinity where cars had a tendency to park on both sides causing bottlenecks. He wanted to ensure that start and end times were staggered, and that parents were aware of congestion issues when they dropped their children off.

Ms. Moulton said she was well aware of the parking issues and discussed some of the solutions she had in mind to mitigate the parking and traffic concerns, such as drop off times occurring before other schools in the area started. She also shared the planned schedule for both school and therapy.

220 Commissioner Sprosty Burns asked the applicant to remind parents to slow down and be mindful to prioritize safety at those times when they may be inclined to rush.

225 Commissioner Roman suggested that parents who were waiting for children during a therapy session, or those who may want extra time to visit with other parents could park vehicles at the nearby park and spend time there, rather than parking on the street adding to congestion.

230 **Motion made by Commissioner Willden that the Planning Commission approve the requested Class 3 Home Occupation for JungleJym Academy located at 461 North Stone Ridge Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.**

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

235 2. Approval of Minutes: July 30, 2026.

Motion made by Commissioner Willden to approve the minutes of July 30, 2026. Seconded by Commissioner Hill.

240 **Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.**

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

245 REPORTS

1. **Commission Comments.** No Comments were given.

250 2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded commissioners that their next meeting would be on August 27th, and that the September 10th meeting was canceled. She also advised Commissioners to complete annual training.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

255 ADJOURNMENT

Meeting Adjourned Without Objection 7:08 p.m. by Chair Rachel Sprosty Burns.

260 _____
Date of Approval

Planning Commission Chair

265 _____
Deputy City Recorder

ORDINANCE NO. 26-40 (09-01-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, APPROVING COMMUNITY PLAN AND VILLAGE
PLAN AMENDMENTS FOR THE JORDAN PROMENADE
(WANDER) (“PROJECT”)**

WHEREAS, the City approved the Jordan Promenade Community Plan on August 7, 2018 and the Jordan Promenade Village Plan 2 on September 7, 2021; and

WHEREAS, Clyde Incorporated (“Developer”) has applied for an amendment to the Community Plan and Village Plan pursuant to Chapter 19.26 of the Land Development Code (“Application”); and

WHEREAS, on August 13, 2026, the Planning Commission, after a duly-noticed public hearing, reviewed the Application and forwarded a positive recommendation to the City Council as required by Section 19.13.04 of the City Code; and

WHEREAS, after due consideration in a public meeting held on September 1, 2026, including due consideration of the public comment to and the recommendation from the Planning Commission, the City Council wishes to approve the Application; and

WHEREAS, the City Council, in exercising its legislative authority under Utah Code Annotated § 10-20-101, et seq., has determined that approving the Application furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, after due consideration of the Application and the recommendation from the Planning Commission, including all public comment made at the Planning Commission public hearing, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Wander Community Plan Amendment 6, and Wander Village Plan 2 Amendment 3, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council’s adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 1st day of September, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder’s Office

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Amended Community Plan and Village Plan