



# AGENDA – City Council Meeting

Mayor Jim Miller  
Mayor Pro Tem Ryan Poduska  
Council Member Christopher Carn  
Council Member Michael McOmber  
Council Member Chris Porter  
Council Member Stephen Willden

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## CITY OF SARATOGA SPRINGS

Tuesday, February 18, 2020, 6:00 pm

City of Saratoga Springs Council Chambers

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

### POLICY MEETING

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.

### REPORTS:

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.
4. Department Reports: Building, Police, Fire/EMS

### PUBLIC HEARING:

1. FY 2020 Budget Amendments; Resolution R20-10 (2-18-20).

### BUSINESS ITEMS:

1. 2<sup>nd</sup> Quarter FY 2020 Budget Financial Statements.
2. Jordan Promenade (Wander) Village Plan 1 Major Amendment, Sidney Allsop Oakwood Homes Applicant, Riverside Drive and 400 South; Ordinance 20-3 (2-18-20).
3. Standard Technical Specifications and Drawings Manual Amendment; Ordinance 20-4 (2-18-20).
4. Professional Services Contract with Tanner Company for Strategic Plan Update; Resolution R20-11 (2-18-20).

### MINUTES:

1. February 4, 2020.

### CLOSED SESSION:

Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

### ADJOURNMENT

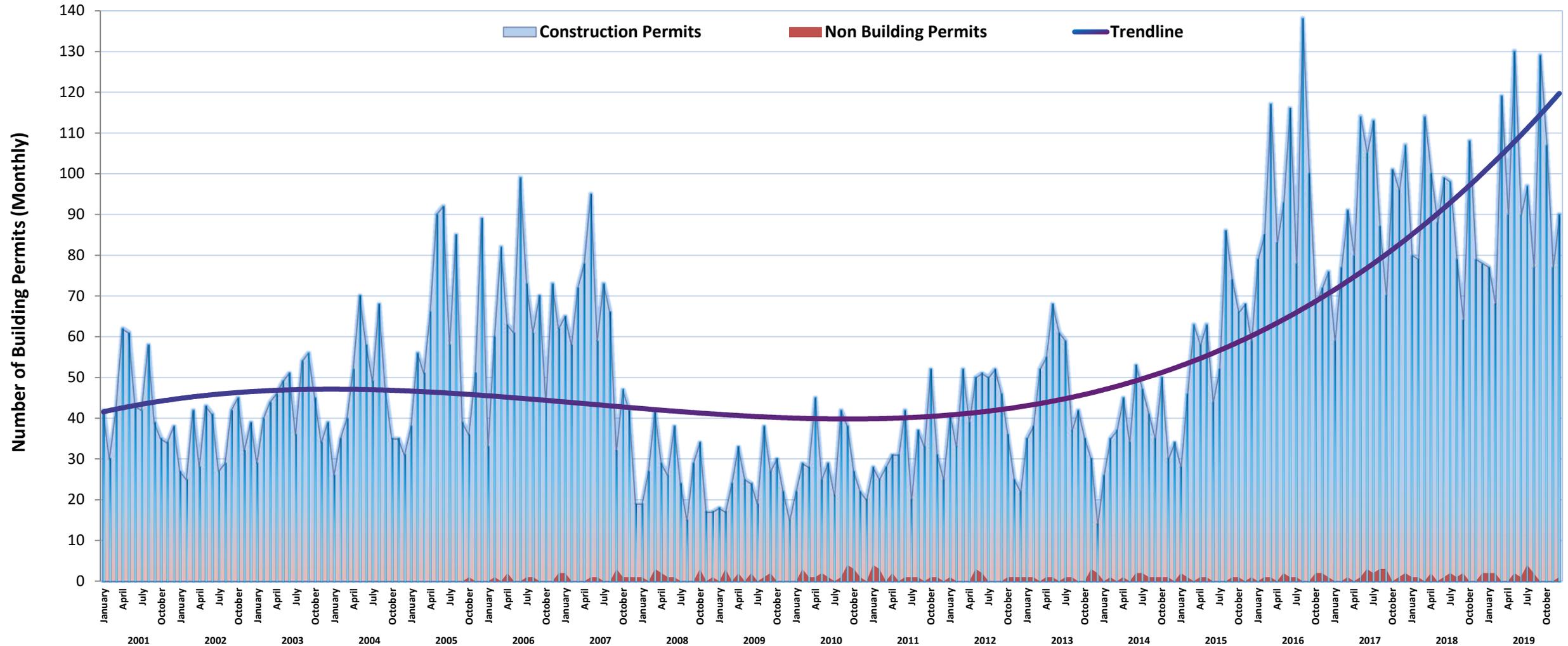
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least one day prior to the meeting.



# Building Department City Council Update Feb 18, 2020



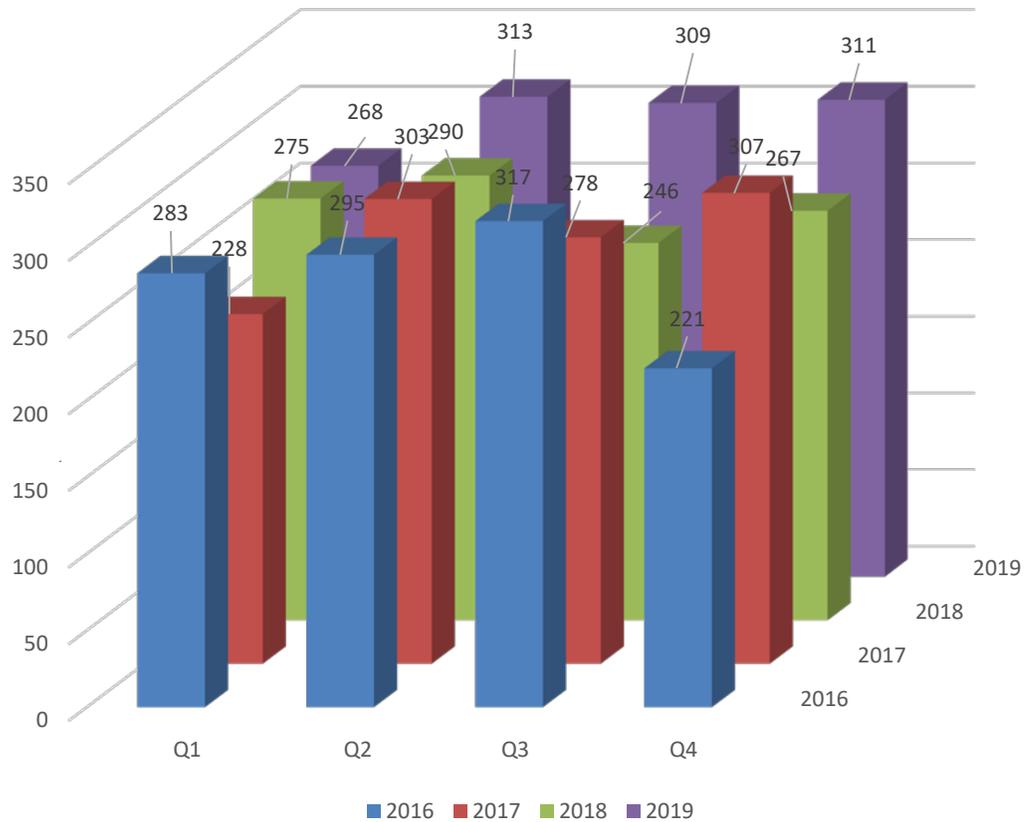
# Monthly Permits 2001-2019



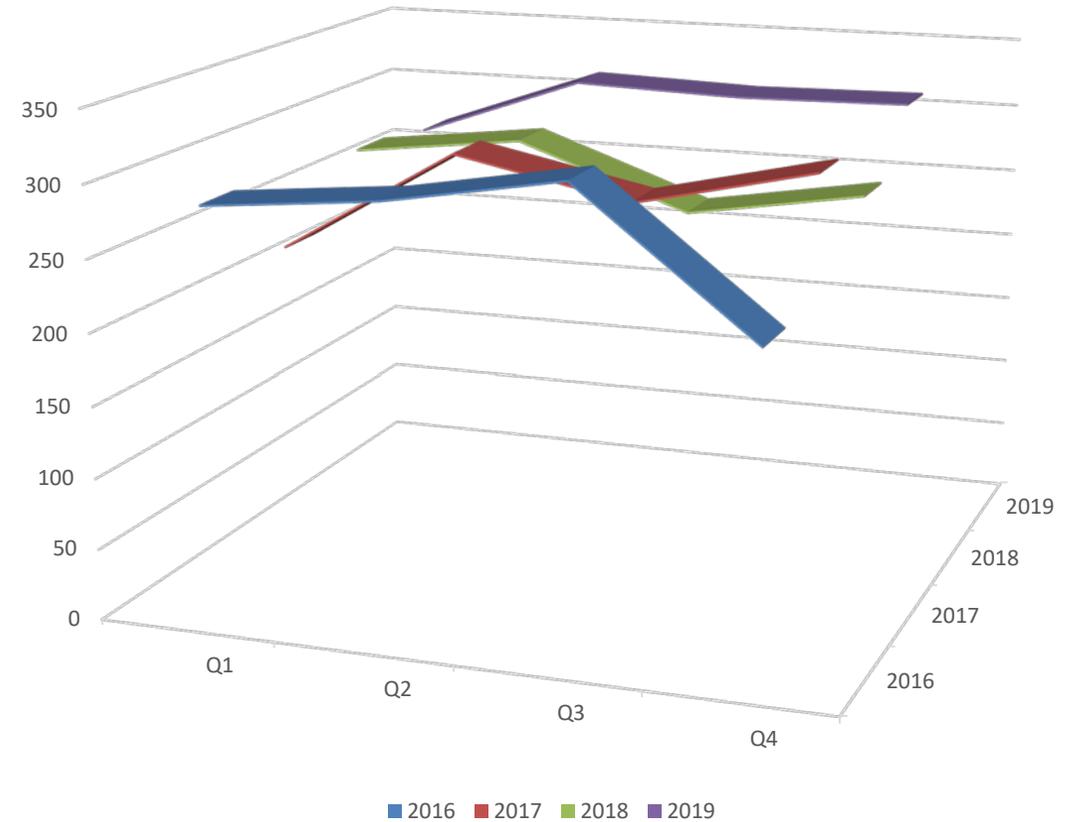


# Building Permits Issued Per Quarter 2016-2019

Permits Issued Per Quarter 2016-2019



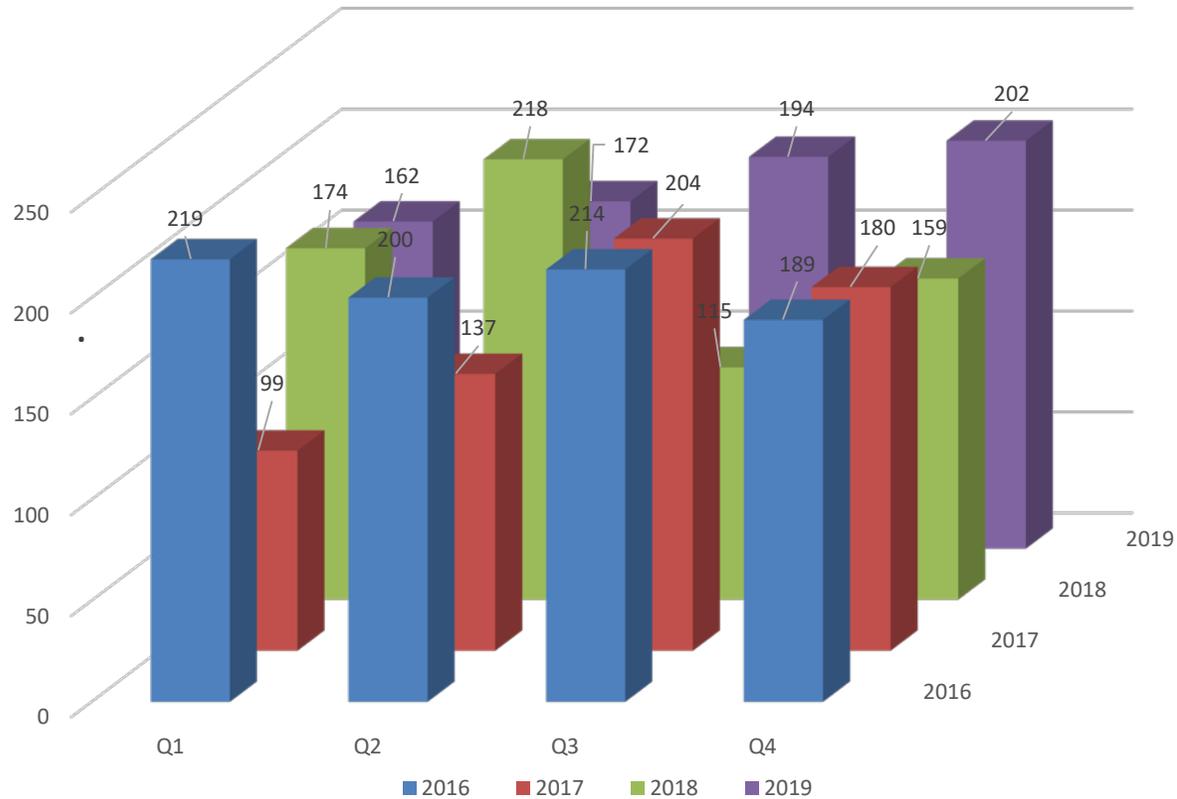
Permits Issued Per Quarter 2016-2019



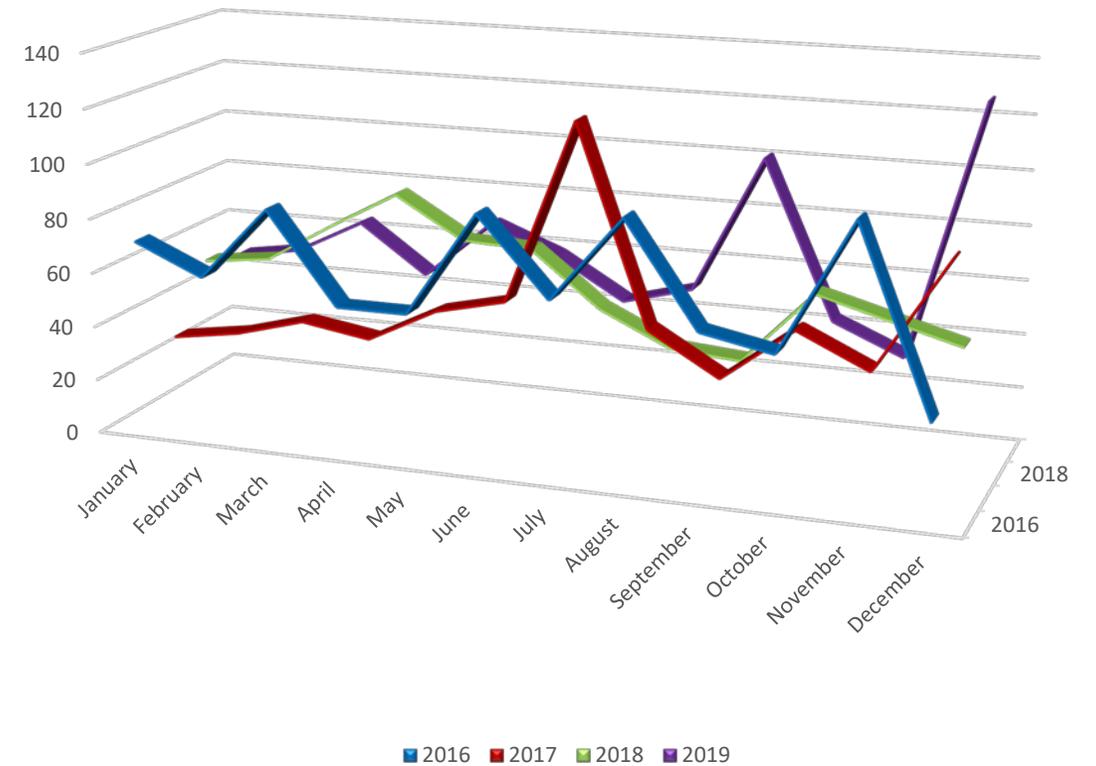


# RESIDENTIAL PERMITS ISSUED PER QUARTER 2016-2019

### RESIDENTIAL PERMITS ISSUED PER QUARTER



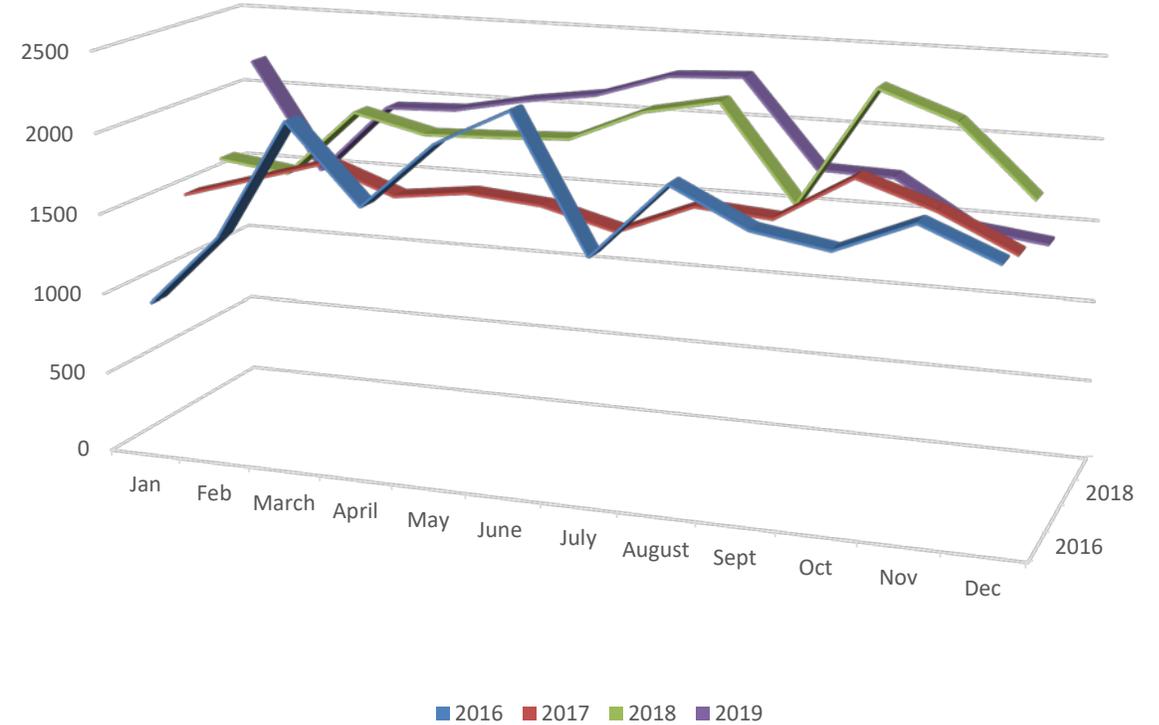
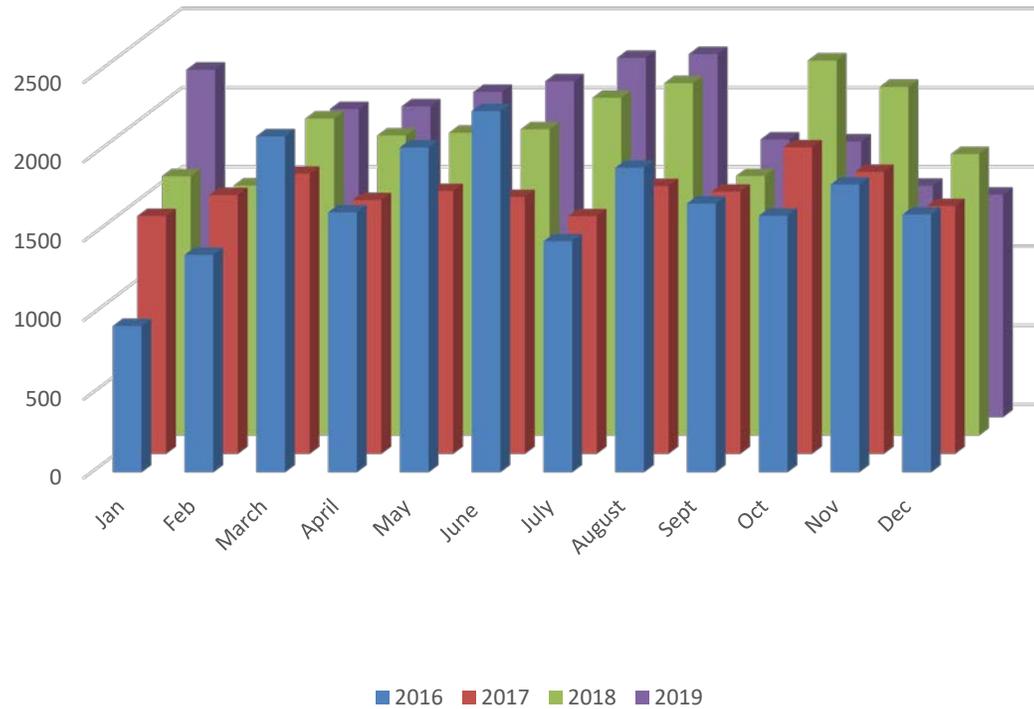
### Residential Permits Per Month





# Building Inspections Per Month 2016-2019

Building Inspections Per Month 2016-2019





# Active Commercial Projects

MCDONALDS ADDITION

LDS TEMPLE

SARATOGA SPRINGS OFFICE BUILDING #2

COSTCO WHOLESALE

HAVOLINE EXPRESS LUBE

FIT BODY BOOTCAMP

MARKHAM DENTAL

JACOBS POND PUMP STATION

SARATOGA SPRINGS OFFICE REMODEL/UPDATE



# Building Department

ANY QUESTIONS?

THANKS



# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*



**Police Department Update**  
***Saratoga Springs City Council Update***  
***February 2020***



# Saratoga Springs Police Department

## Serving Saratoga Springs and Bluffdale Cities

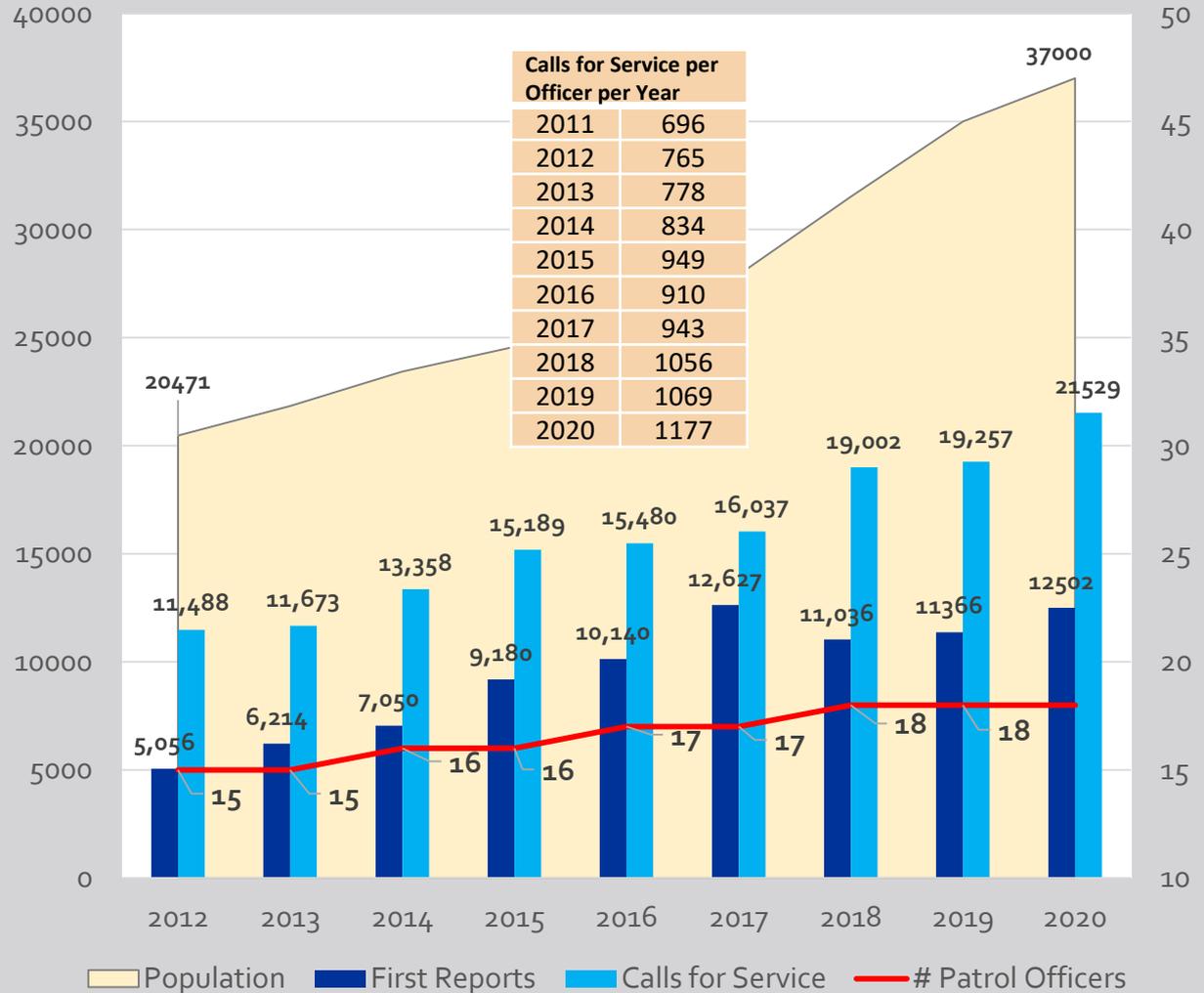
### CALLS FOR SERVICE

2011	10444	
2012	11488	(10% Increase)
2013	11673	(2% Increase)
2014	13358	(14% Increase)
2015	15189	(14% Increase)
2016	15480	(2% Increase)
2017	16037	(4% Increase)
2018	19002	(19% Increase)
2019	19572	(3% Increase)
2020	21529	(10% Increase)

### INCIDENTS w/FIRST REPORTS

2011	5125	
2012	5056	(2% Decrease)
2013	6214	(23% Increase)
2014	7050	(13% Increase)
2015	9180	(30% Increase)
2016	10140	(10% Increase)
2017	12627	(26% Increase)
2018	11036	(12% Decrease) ★
2019	11366	(3% Increase)
2020	12502	(10% Increase) ★

★ 20% Reduction in Officer Initiated Events





# Saratoga Springs Police Department

*Serving Saratoga Springs and Bluffdale Cities*

## Police Department Activity

### \* Department Training

*November:* Peer Support, Taser Recert, Spikes, BCI Recert, OC Pepper Recert

*January:* VIRTRA Firearms and Use of Force Simulator, Live Fire Pistol, K-9 Ops, Mental Health Services, Less Lethal Tools (40 mm), Financial Advise

### \* SWAT Team Training

*November:* Air Operations/DART, Downed Citizen or Officer Rescue, High Risk Stops Vehicle Assaults, Scouting Techniques, Less Lethal Capabilities

*February:* Distraction Devices, Tourniquet Application, Gas Mask Operations, Tactical Decision Making, Suicide Response, Alternatives to Dynamic Entry, Mission Planning, 3-Cell Operations, Equipment Support, School Operations

### \* Special Events and Activities

Move Into New Building/Ribbon Cutting  
Department Christmas Party

### \* Upcoming Special Events and Activities

Awards Luncheon  
Utah Chiefs of Police Events  
Department Training  
SWAT Team Training





# Saratoga Springs Police Department

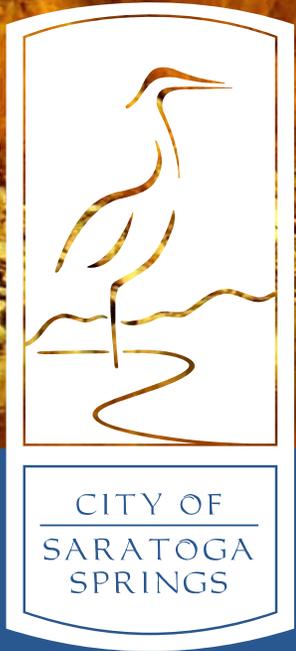
*Serving Saratoga Springs and Bluffdale Cities*

## **Police Department Areas of Focus:**

- \* Providing Professional Law Enforcement Services
- \* Officer Safety
- \* Officer Training, Wellness/PTSD, Retention
- \* Mental Health, Suicide and Opioid Epidemic Response
- \* School Safety
- \* Real Time Data Information/Mapping Technology
- \* Forensics/Evidence Technology (Digital, DNA, Drones)
- \* Special Operations (SWAT, Active Shooter, Terrorism Awareness)
- \* Use of Force Management and Review
- \* Media/Social Media Use and Response

## **Police Department "Truths"**

- \* People Are More Important Than Hardware/Systems
- \* Quality is Generally More Important Than Quantity
- \* Police Officers Are Not Easily or Quickly Recruited or Trained
- \* Police Capability Cannot Be Produced Upon/During an Emergency
- \* Police Require Competent Support Staff

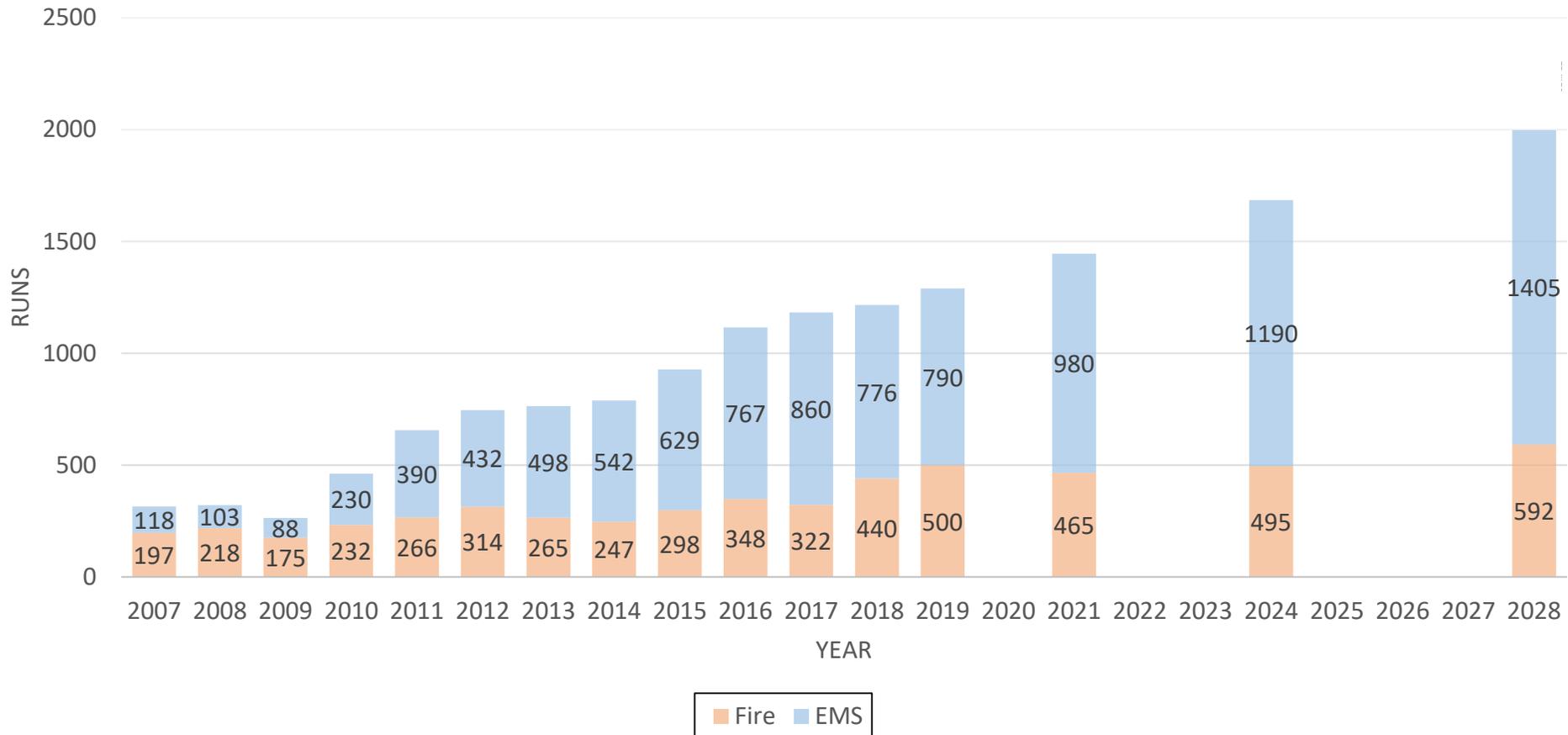


# Fire & Rescue



# Council Update – Q3 FY19-20

## 2019 ANNUAL RUNS & FORECAST



**2019**

- 1,290 Total Runs
- 109 mutual aid runs
- 60% of runs are in the North district
- 63% of runs are medical
- 146 overlapping calls



# Council Update – Q3 19-20

## Update

- Final count: 1,230 Children visited our stations in 2019!
- 3 New FT-FF's have been hired
  - Thank you again for the support!
- 1% Culture has been implemented
- Aggressive training program for new ladder truck
- Defining our culture, updated mission and vision completed



# Updated Mission Statement

- ***Mission:*** Saratoga Springs Fire & Rescue exists to provide a complete range of services to the community. Through determination, commitment and accountability, we will protect and preserve, life, property, and the environment. This through planning, prevention, education and response. As the complexity of the community and region grow, so must we!



# Updated Vision Statement

- ***Vision:*** Saratoga Springs Fire & Rescue will become and remain, one of the premiere agencies in the industry...

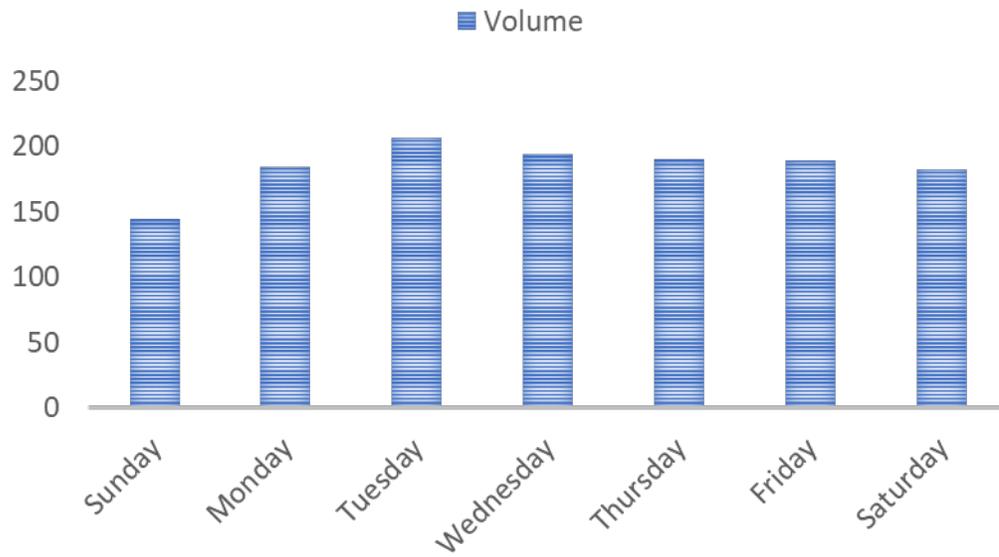


# Questions?

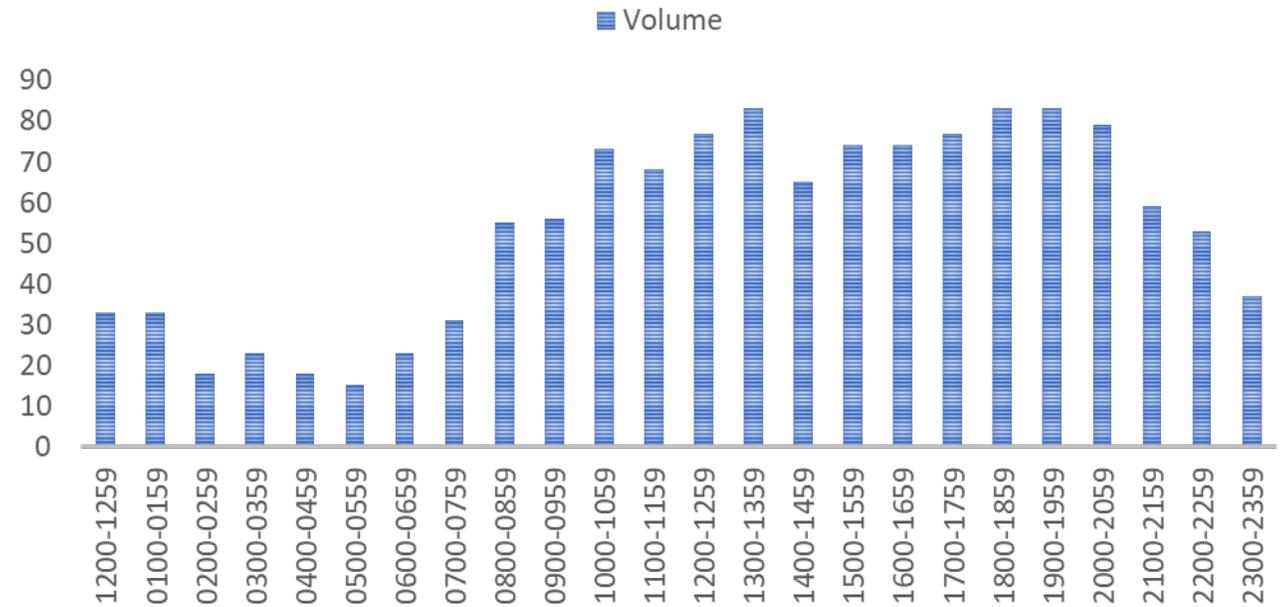


# Other Measures...

## RUNS BY DAY OF WEEK 2019



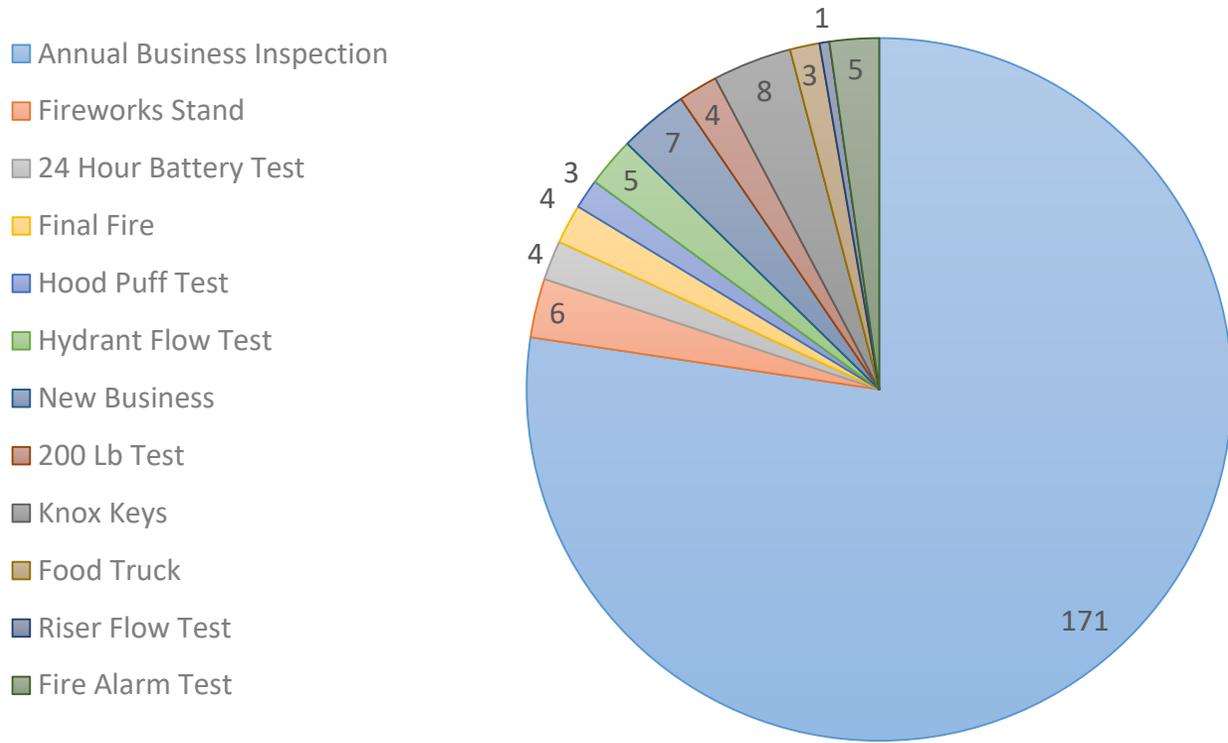
## RUNS BY TIME OF DAY 2019



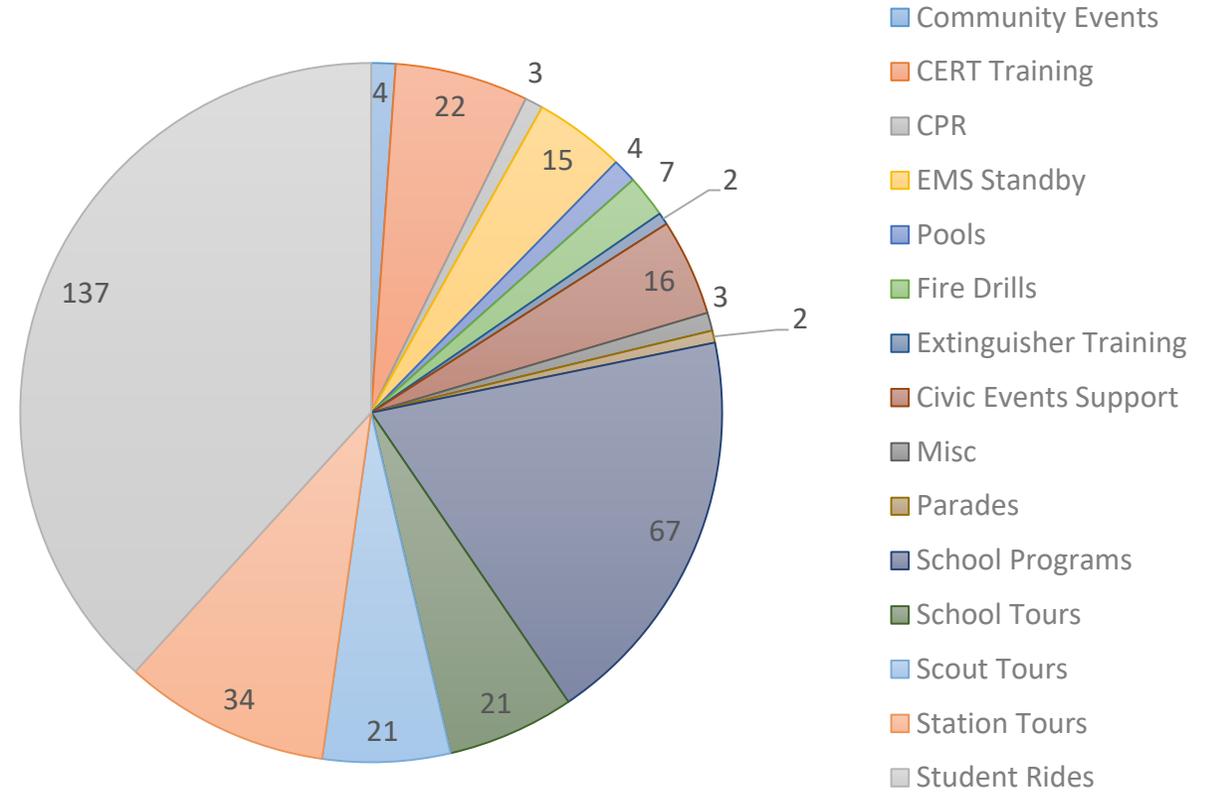


# Other Measures...

## 221 Fire Prevention Activities



## 337 Public Education Events





## City Council Staff Report

**Author:** Justin Sorenson, Budget Administrator  
**Subject:** Budget Amendment  
**Date:** February 18, 2020  
**Type of Item:** Resolution

**Summary Recommendation:** Staff recommends approval of the following by resolution amending the budget for the fiscal year 2019-20.

### Description

#### A. Topic

This is the fourth budget amendment for the fiscal year 2019-2020.

#### B. Background

Attached is the detail of the requested budget amendments for this budget amendment.

#### C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

**Recommendation:** Staff recommends approval of the resolution amending the budget for the fiscal year 2019-20.

**2019-2020 Budget Amendment Supplemental #4**

G/L Account	Department	Description	Current FY 2020 Budget	New Budget Amount	Debit/Credit	Notes/Comments
<b>General Fund</b>						
<b>Revenue</b>						
<b>Expenditures</b>						
10-4610-550	Library	Library Grants	\$ -	\$ 6,600	\$ 6,600	Increase in grant expenditures
10-4140-110	Administration	Salaries & Wages	\$ 796,578	\$ 805,292	\$ 8,714	Executive Admin PT to FT
10-4140-130	Administration	Benefits	\$ 321,902	\$ 334,899	\$ 12,997	Executive Admin PT to FT
10-4240-110	Building	Salaries & Wages	\$ 596,192	\$ 598,158	\$ 1,966	Building FT Admin Assistant 1/3rd share
10-4240-130	Building	Benefits	\$ 310,213	\$ 314,146	\$ 3,933	Building FT Admin Assistant 1/3rd share
10-4450-110	Engineering	Salaries & Wages	\$ 326,243	\$ 328,208	\$ 1,965	Engineering FT Admin Assistant 1/3rd share
10-4450-130	Engineering	Benefits	\$ 157,550	\$ 161,483	\$ 3,933	Engineering FT Admin Assistant 1/3rd share
10-4510-110	Parks	Salaries & Wages	\$ 711,234	\$ 728,205	\$ 16,971	Parks Maintenance Specialist (X2), Offest by loss of Mai
10-4510-130	Parks	Benefits	\$ 304,079	\$ 316,814	\$ 12,735	Parks Maintenance Specialist (X2), Offest by loss of Mai
10-4180-110	Planning	Salaries & Wages	\$ 431,801	\$ 433,766	\$ 1,965	Planning FT Admin Assistant 1/3rd share
10-4180-130	Planning	Benefits	\$ 215,534	\$ 219,467	\$ 3,933	Planning FT Admin Assistant 1/3rd share
10-4210-110	Police	Salaries & Wages	\$ 1,680,315	\$ 1,687,616	\$ 7,301	Covert Two Officers to Two Corporals, Convert Sergean
10-4210-130	Police	Benefits	\$ 1,338,752	\$ 1,341,667	\$ 2,915	Covert Two Officers to Two Corporals, Convert Sergean
10-4420-110	Public Works	Salaries & Wages	\$ 438,458	\$ 501,548	\$ 63,090	Facilities, Fleet and Operations Manager
10-4420-130	Public Works	Benefits	\$ 219,071	\$ 255,658	\$ 36,587	Facilities, Fleet and Operations Manager
10-4560-110	Recreation	Salaries & Wages	\$ 249,573	\$ 258,060	\$ 8,487	Assistant Recreation Coordinator (1040 Hours)
10-4160-720	Gen. Gov't Buildings	Capital Outlay	\$ 75,000	\$ 252,223	\$ 177,223	Remodel Change Order, LED light upgrades, furniture
<b>Fund 35</b>						
35-4000-748	Capital Projects	Jordan River Boat Ramps	\$ 65,634	\$ 230,000	\$ 164,366	Outdoor Recreation Grant
<b>Fund 51</b>						
51-5100-938	Water	ULD Canal Turnout Pond Rehab	\$ 38,706	\$ -	\$ (38,706)	Defund, complete.
51-5100-601	Water	Capital Projects	\$ 219,972	\$ 470,000	\$ 250,028	FEMA Generator Grant Project
<b>Fund 32</b>						
32-4000-694	Parks	Patriot Park	\$ 1,411,925	\$ 500,000	\$ (911,925)	Project Done, Defund
<b>Fund 33</b>						
33-4000-710	Roads	Transp Master Planning	\$ 3,488	\$ 90,000	\$ 86,512	Avenue TMP update Contract \$55,000
33-4000-756	Roads	Repair	\$ 185,715	\$ 1,000,000	\$ 814,285	City Betterments + Landscape Repair + Summerhill Fenc

**2019-2020 Budget Amendment Supplemental #4**

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<b>33-4000-759</b>	Roads	Pony Express Extension	\$ 12,965	\$ 350,000	\$ 337,035	MAG Advanced Funding Agreement
<b>33-4000-770</b>	Roads	Foothill Blvd Widening	\$ 300,000	\$ 320,000	\$ 20,000	Project Done, Retainage payout pending
<b>Fund 34</b>						
<b>34-4000-739</b>	Police	Police Station	\$ 3,127,409	\$ 3,450,000	\$ 322,591	Project Done
<b>Fund 53</b>						
<b>53-4000-797</b>	Sewer	Sewer S1.2 River Crossing	\$ 1,221,990	\$ -	\$ (1,221,990)	Defund, project moved to 53-4000-793
<b>Fund 57</b>						
<b>57-4000-802</b>	Secondary Water	Marina Pump Station	\$ 180,000	\$ 190,000	\$ 10,000	Discharge Permitting
<b>Fund 58</b>						
	Water Rights	Maintenance of Water Rights	\$ 10,000	\$ 40,000	\$ 30,000	After property purchase is moved, spent to date is \$35,000
<b>Total Funding Impact</b>					\$ 203,511	

**RESOLUTION NO. R20-10 (2-18-20)**

**A RESOLUTION AMENDING THE CITY OF SARATOGA  
SPRINGS BUDGET FOR FISCAL YEAR 2019-2020 AND  
ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Saratoga Springs, Utah has found it necessary to amend the City's current 2019-2020 fiscal year budget; and

**WHEREAS**, pursuant to the Utah Uniform Fiscal Procedures Act for Utah Cities, the City has published public notice of the proposed budget amendment at least seven days in advance in the Daily Herald, a newspaper of general circulation in Utah County, on the Utah Public Notice Website, and on the City's website; and

**WHEREAS**, pursuant to the Utah Uniform Fiscal Procedures Act for Utah Cities, the City Council has conducted a public hearing to receive public comment on the proposed budget amendment; and

**WHEREAS**, after conducting the public hearing and after due consideration of the public comment given, the City Council has determined that the proposed budget amendment is in the best interests of the public health, safety, and welfare, and will assist in the efficient administration of City government.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Saratoga Springs, Utah, that the budget amendments, attached as Exhibit A hereto are hereby adopted. This Resolution shall take effect immediately upon passage.

PASSED this 18<sup>th</sup> day of February, 2020.

CITY OF SARATOGA SPRINGS  
A UTAH MUNICIPAL CORPORATION

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Jim Miller, Mayor

Attest:

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Cindy LoPiccolo, City Recorder

**2019-2020 Budget Amendment Supplemental #4**

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<b>Total Funding Impact</b>					\$ 203,511	



## CITY COUNCIL STAFF REPORT

Author: Chelese Rawlings, Finance Manager  
Subject: Second Quarter FY 2020 Budget Financial Statements  
Date: February 18, 2020  
Type of Item: Informational

### Topic

Attached are the second quarter budget financial statements for the fiscal year 2019-20.

### Background

The Council adopted the budget on May 21, 2019. The attached reports show the actuals in comparison to the budget up to December 31, 2019.

### Analysis/Overview of the General Fund

Revenues in comparison to last year first quarter:

- Property Tax revenue collected is more by \$245,964.
- Sales tax revenue collection is more by over \$187,340.
- Franchise and energy taxes are more by \$96,028.
- Licenses and Permits are more by \$81,244.
- Collected \$654,484 more in charges for services, mostly due to an increase in development fees and ambulance revenue collected. (Plan Checking Fees and Engineer's Inspection Fees)
- Collected approximately \$625,893 more in other revenue
- Overall, revenue is more by \$1,885,218.

Expenditures in comparison to last year second quarter:

- Total General Fund expenditures increased by \$2,150,078 in comparison to the prior year. The following table breaks out the disparity

Expenditures by Major Object	
Personnel	553,549
Materials, Supplies, and Services	(22,387)
Capital Outlay	118,916
Transfers	1,500,000



**Summary**

The City of Saratoga Springs is under the 50 percent threshold of expenditures to date. The threshold is determined to be 50 percent because the second quarter reflects half of our budget. In the General Fund, we are currently at 49.0 percent of budgeted expenses.

The revenues are over the 50 percent threshold, we are currently at 58.3 percent of budgeted revenues.

Due to the way our current general ledger structure is set up, the beginning fund balance is added as budgeted revenue to be included with the revenues currently received. These monies were collected in previous years and are being used in the current year to balance the budget for projects in which will now be using the funds. The current percentage of collected revenues not including fund balance for each fund is below:

<b>Fund</b>	<b>Percentage of Total Revenue Collected w/out Fund Balance</b>
General Fund	61.6%
Zone 2 Water Improvement SID	85.0%
Storm Drain-Capital Proj Fund	50.6%
Parks - Capital Projects Fund	97.8%
Roads - Capital Projects Fund	100.0%
Public Safe-Capital Proj Fund	57.7%
Capital Projects Fund	70.2%
Debt Service Fund	50.0%
Street Lighting Fund	63.1%
Water Fund	70.2%
Sewer Fund	60.7%
Wastewater Capital Proj Fund	68.5%
Storm Drain Enterprise Fund	75.1%
Garbage Utility Fund	73.9%
Cul Water Capital Proj Fund	89.1%
Secondary Water Capital Proj Fund	125.9%
Water Rights Fund	236.6%

City of Saratoga Springs KRI Analysis

2019-2020 (Q2)

Revenue Type	\$ Variance Prior Year (YTD)	% Variance Prior Year (YTD)	\$ Variance Multi-Year* (YTD)	% Variance Multi- Year* (YTD)	Comments
TAX REVENUE	\$ 529,333.98	10.4%	\$ 1,475,836.34	35.8%	Property and Sales tax increased
Property Tax/Fee in Lieu	\$ 245,964.35	8.3%	\$ 772,670.83	31.8%	Growth of the City
Sales Tax	\$ 187,340.90	12.4%	\$ 506,654.34	42.5%	Increased sales tax collection
Franchise & Energy Tax	\$ 96,028.73	16.0%	\$ 196,511.17	39.5%	More energy tax collection compared to last fiscal year, up when compared to multi year
LICENSES AND PERMITS	\$ 81,244.77	13.3%	\$ 119,696.39	21.0%	Building permits increased in comparison to last fiscal year for the first quarter, also up when compared to multi year
INTERGOVERNMENTAL	\$ (5,737.86)	-0.7%	\$ 267,206.66	51.0%	Decrease in grants for the second quarter, up when compared to multi year
CHARGES FOR SERVICE	\$ 654,484.10	50.4%	\$ 680,727.63	53.5%	Increase in developmental fees collected mostly in plan checking fees and engineer's inspection fees
Planning Fees	\$ 32,668.08	5.6%	\$ 91,020.12	17.3%	Planning fees are up compared to last fiscal year also, in multi year comparison
Engineering Fees	\$ 562,032.42	184.3%	\$ 513,263.66	145.1%	More Engineer fees collected in comparison to 2nd qtr last fiscal year and also an increase for multi-year
Building Fees	\$ (3,028.49)	-11.2%	\$ (1,793.35)	-6.9%	The decrease is due less applications compared to previous years.
Other Charges	\$ (17,172.98)	-7.1%	\$ (27,425.47)	-10.9%	Less Wildland revenue collected this year in comparison to previous years
OTHER REVENUE	\$ 625,893.20	54.4%	\$ 631,467.96	55.1%	Interest, Bluffdale contract increased when compared to previous years.

## 2nd Quarter FY2020 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	\$ Variance
<b>Revenue</b>				
TAX REVENUE	5,595,347	5,396,403	3.7%	(198,944)
LICENSES AND PERMITS	690,946	530,438	30.3%	(160,509)
INTERGOVERNMENTAL REVENUE	790,706	554,557	42.6%	(236,150)
CHARGES FOR SERVICES	1,952,192	1,331,387	46.6%	(620,805)
OTHER REVENUE	1,776,948	1,143,332	55.4%	(633,616)
ADMINISTRATIVE CHARGES	1,610,480	1,610,478	0.0%	(3)
CONTRIBUTIONS AND TRANSFERS	0	574,334	100.0%	574,334
<b>TOTAL REVENUE</b>	12,416,619	11,140,927	11.5%	(1,275,692)
<b>Expenditures</b>				
LEGISLATIVE DEPARTMENT	81,405	72,358	12.5%	(9,048)
ADMINISTRATIVE DEPARTMENT	542,461	588,546	-7.8%	46,085
UTILITY BILLING DEPARTMENT	92,705	121,347	-23.6%	28,642
TREASURER DEPARTMENT	145,449	120,059	21.1%	(25,391)
RECORDER DEPARTMENT	64,521	102,728	-37.2%	38,207
ATTORNEY DEPARTMENT	200,393	209,686	-4.4%	9,293
JUSTICE COURT DEPARTMENT	129,128	135,204	-4.5%	6,076
NON-DEPARTMENTAL	433,251	311,758	39.0%	(121,493)
GENERAL GOV'T BLDGS & GROUNDS	103,287	147,870	-30.1%	44,583
PLANNING AND ZONING DEPARTMENT	246,511	340,385	-27.6%	93,874
COMMUNICATIONS DEPARTMENT	62,897	77,122	-18.4%	14,225
POLICE DEPARTMENT	1,834,916	2,080,037	-11.8%	245,121
POLICE DEPARTMENT - BLUFFDALE	633,837	807,689	-21.5%	173,852
FIRE DEPARTMENT	1,216,548	1,317,956	-7.7%	101,408
BUILDING INSPECTION	433,129	497,476	-12.9%	64,347
GRANT EXPENDITURES	0	35,625	-100.0%	35,625
STREETS DEPARTMENT	349,113	426,786	-18.2%	77,673
PUBLIC WORKS DEPARTMENT	286,765	348,155	-17.6%	61,390
ENGINEERING DEPARTMENT	214,121	260,747	-17.9%	46,626
INFORMATION TECHNOLOGY SERVICE	156,873	171,463	-8.5%	14,590
PUBLIC IMPROVEMENTS	310,229	303,819	2.1%	(6,411)
PARKS & OPEN SPACES DEPT	600,508	807,922	-25.7%	207,414
RECREATION DEPARTMENT	235,856	292,440	-19.3%	56,584
CIVIC EVENTS	75,897	103,426	-26.6%	27,529
LIBRARY SERVICES	217,985	234,541	-7.1%	16,556
TRANSFERS	1,775,600	735,208	0.0%	(1,040,393)
TOTAL EXPENSES	10,443,385	10,650,345	-1.9%	206,960
<b>NET REVENUE OVER EXPENDITURES</b>	1,973,234			(1,973,234)

### Revenues

### Expenses

- 1) Legislative Department - memberships and association dues paid for at the beginning of the fiscal year.
- 2) Treasurer Department - Administration Bank Charges - more using credit cards for payments
- 3) Non-Departmental/General Gov't Bldgs & Grounds - majority of the general liability insurance is paid for at the beginning of the fiscal year

## 2nd Quarter FY2020 Budget Analysis - Other Funds

All Other Funds			
Fund	YTD Actual Revenue	YTD Actual Expenses	YTD Net Revenue/(Expense)
ZONE 2 WATER IMPROVEMENT SID	157,290	6,810	150,480
STORM DRAIN-CAPITAL PROJ FUND	253,109	226,429	26,680
PARKS - CAPITAL PROJECTS FUND	911,036	540,521	370,515
ROADS - CAPITAL PROJECTS FUND	373,963	344,780	29,183
<b>PUBLIC SAFE-CAPITAL PROJ FUND</b>	<b>166,868</b>	<b>3,059,587</b>	<b>(2,892,719)</b>
CAPITAL PROJECTS FUND	1,827,350	898,419	928,931
DEBT SERVICE FUND	145,894	53,141	92,753
STREET LIGHTING FUND	197,901	160,816	37,085
WATER FUND	3,243,346	2,861,362	381,984
SEWER FUND	2,396,087	1,494,983	901,104
<b>WASTEWATER CAPITAL PROJ FUND</b>	<b>284,117</b>	<b>3,522,973</b>	<b>(3,238,856)</b>
STORM DRAIN UTILITY FUND	459,679	284,066	175,613
GARBAGE UTILITY FUND	743,936	671,778	72,158
CUL WATER CAPITAL PROJ FUND	846,800	54,429	792,371
2NDARY WATER CAPITAL PROJ FUND	1,560,408	778,912	781,496
<b>WATER RIGHTS FUND</b>	<b>2,476,440</b>	<b>2,934,232</b>	<b>(457,792)</b>

- 1) Public Safety Impact Fund - Fund balance used to build the Police Facility
- 2) Wastewater Impact Fund - fund balance and bond funds used to fund current projects
- 3) Water Rights Fund - Fund balance/Current Revenues used to purchase water rights from Central Utah Water

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAX REVENUE	5,595,347	9,811,641	4,216,294	57.0
LICENSES AND PERMITS	690,946	1,060,875	369,929	65.1
INTERGOVERNMENTAL REVENUE	790,706	1,109,113	318,407	71.3
CHARGES FOR SERVICES	1,952,192	2,662,774	710,582	73.3
OTHER REVENUE	1,776,948	2,286,664	509,716	77.7
ADMINISTRATIVE CHARGES	1,610,480	3,220,955	1,610,475	50.0
CONTRIBUTIONS & TRANSFERS	0	1,148,667	1,148,667	.0
	<u>12,416,620</u>	<u>21,300,689</u>	<u>8,884,069</u>	<u>58.3</u>
<u>EXPENDITURES</u>				
LEGISLATIVE DEPARTMENT	81,405	144,715	63,310	56.3
ADMINISTRATIVE DEPARTMENT	542,461	1,177,091	634,630	46.1
UTILITY BILLING DEPARTMENT	92,705	242,693	149,988	38.2
TREASURER DEPARTMENT	145,449	240,117	94,668	60.6
RECORDER DEPARTMENT	64,521	175,456	110,935	36.8
ATTORNEY DEPARTMENT	200,393	419,372	218,979	47.8
JUSTICE COURT DEPARTMENT	129,128	270,407	141,279	47.8
NON-DEPARTMENTAL	433,251	623,516	190,265	69.5
GENERAL GOV'T BLDGS & GROUNDS	103,287	295,739	192,452	34.9
ELECTIONS DEPARTMENT	0	30,000	30,000	.0
PLANNING AND ZONING DEPARTMENT	246,511	680,770	434,259	36.2
COMMUNICATIONS DEPARTMENT	62,897	154,243	91,346	40.8
POLICE DEPARTMENT	1,834,916	4,160,073	2,325,157	44.1
POLICE DEPARTMENT - BLUFFDALE	633,837	1,615,378	981,541	39.2
FIRE DEPARTMENT	1,216,548	2,635,912	1,419,364	46.2
BUILDING INSPECTION	433,129	994,952	561,823	43.5
GRANT EXPENDITURES	0	71,250	71,250	.0
STREETS DEPARTMENT	349,113	853,571	504,458	40.9
PUBLIC WORKS DEPARTMENT	286,765	696,309	409,544	41.2
ENGINEERING DEPARTMENT	214,121	521,493	307,372	41.1
INFORMATION TECHNOLOGY SERVICE	156,873	342,926	186,053	45.8
PUBLIC IMPROVEMENTS	310,229	607,637	297,408	51.1
PARKS & OPEN SPACES DEPT	600,508	1,615,843	1,015,334	37.2
RECREATION DEPARTMENT	235,856	584,880	349,024	40.3
CIVIC EVENTS	75,897	206,851	130,954	36.7
LIBRARY SERVICES	217,985	469,081	251,095	46.5
OTHER USES	0	1,392,214	1,392,214	.0
TRANSFERS	1,775,600	78,201	( 1,697,399)	2270.6
	<u>10,443,386</u>	<u>21,300,689</u>	<u>10,857,303</u>	<u>49.0</u>
	<u>1,973,233</u>	<u>0</u>	<u>( 1,973,233)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

ZONE 2 WATER IMPROVEMENT SID

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
WATER SID REVENUE	152,486	185,000	32,514	82.4
INTEREST REVENUE	4,804	0	( 4,804)	.0
	157,290	185,000	27,710	85.0
 <u>EXPENDITURES</u>				
WATER SID EXPENSES	6,810	185,000	178,190	3.7
	6,810	185,000	178,190	3.7
	150,480	0	( 150,480)	.0

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

STORM DRAIN-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTERGOVERNMENTAL REVENUE	0	1,067,000	1,067,000	.0
CONTRIBUTIONS & OTHER SOURCES	0	1,508,746	1,508,746	.0
IMPACT FEES REVENUE	253,109	500,000	246,891	50.6
	<u>253,109</u>	<u>3,075,746</u>	<u>2,822,638</u>	<u>8.2</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	226,429	3,075,746	2,849,317	7.4
	<u>226,429</u>	<u>3,075,746</u>	<u>2,849,317</u>	<u>7.4</u>
	<u>26,679</u>	<u>0</u>	<u>( 26,679)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

PARKS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	911,036	2,478,420	1,567,384	36.8
	<u>911,036</u>	<u>2,478,420</u>	<u>1,567,384</u>	<u>36.8</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	540,521	2,247,995	1,707,474	24.0
TRANSFERS AND OTHER USES	0	230,425	230,425	.0
	<u>540,521</u>	<u>2,478,420</u>	<u>1,937,899</u>	<u>21.8</u>
	<u>370,515</u>	<u>0</u>	<u>( 370,515)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

ROADS - CAPITAL PROJECTS FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONTRIBUTIONS & OTHER SOURCES	0	2,079,212	2,079,212	.0
IMPACT FEES REVENUE	373,963	0	( 373,963)	.0
	<u>373,963</u>	<u>2,079,212</u>	<u>1,705,248</u>	<u>18.0</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	344,780	2,079,212	1,734,432	16.6
	<u>344,780</u>	<u>2,079,212</u>	<u>1,734,432</u>	<u>16.6</u>
	<u>29,183</u>	<u>0</u>	<u>( 29,183)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

PUBLIC SAFE-CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	166,868	3,427,409	3,260,541	4.9
	<u>166,868</u>	<u>3,427,409</u>	<u>3,260,541</u>	<u>4.9</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	3,059,587	3,127,409	67,822	97.8
TRANSFERS AND OTHER USES	0	300,000	300,000	.0
	<u>3,059,587</u>	<u>3,427,409</u>	<u>367,822</u>	<u>89.3</u>
	<u>( 2,892,718)</u>	<u>0</u>	<u>2,892,718</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTERGOVERNMENTAL REVENUE	1,050	0	( 1,050)	.0
TRANSFERS AND OTHER SOURCES	1,736,588	2,473,176	736,588	70.2
CONTRIBUTIONS & OTHER REVENUE	89,712	4,853,690	4,763,978	1.9
	<u>1,827,350</u>	<u>7,326,866</u>	<u>5,499,516</u>	<u>24.9</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	898,419	8,759,429	7,861,011	10.3
	<u>898,419</u>	<u>8,759,429</u>	<u>7,861,011</u>	<u>10.3</u>
	<u>928,931</u>	<u>( 1,432,564)</u>	<u>( 2,361,495)</u>	<u>64.8</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

DEBT SERVICE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
ADMIN FEES	106,882	213,773	106,891	50.0
CONTRIBUTIONS AND TRANSFERS	39,012	78,027	39,015	50.0
FUND BALANCE	0	1,700	1,700	.0
	<u>145,894</u>	<u>293,500</u>	<u>147,606</u>	<u>49.7</u>
<u>EXPENDITURES</u>				
DEBT SERVICE	53,141	293,500	240,359	18.1
	<u>53,141</u>	<u>293,500</u>	<u>240,359</u>	<u>18.1</u>
	<u>92,753</u>	<u>0</u>	<u>( 92,753)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

SAA DEBT SERVICE

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
SOURCE 34	0	688,445	688,445	.0
	0	688,445	688,445	.0
 <u>EXPENDITURES</u>				
DEBT SERVICE	0	688,445	688,445	.0
	0	688,445	688,445	.0
	0	0	0	.0

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

STREET LIGHTING FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
STREET LIGHTING	191,847	304,000	112,153	63.1
FUND BALANCE	6,054	209,800	203,746	2.9
	<u>197,901</u>	<u>513,800</u>	<u>315,899</u>	<u>38.5</u>
<u>EXPENDITURES</u>				
STREET LIGHTING	160,816	491,775	330,959	32.7
STREET LIGHTING	0	22,025	22,025	.0
	<u>160,816</u>	<u>513,800</u>	<u>352,984</u>	<u>31.3</u>
	<u>37,085</u>	<u>0</u>	<u>( 37,085)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

WATER FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
UTILITY OPERATING REVENUE	3,243,346	4,620,000	1,376,654	70.2
BOND REVENUE	0	1,500,233	1,500,233	.0
	<u>3,243,346</u>	<u>6,120,233</u>	<u>2,876,887</u>	<u>53.0</u>
<u>EXPENDITURES</u>				
WATER OPERATIONS	1,958,823	3,602,244	1,643,422	54.4
SECONDARY WATER OPERATIONS	902,539	1,667,989	765,450	54.1
DEPRECIATION	0	850,000	850,000	.0
	<u>2,861,362</u>	<u>6,120,233</u>	<u>3,258,871</u>	<u>46.8</u>
	<u>381,985</u>	<u>0</u>	<u>( 381,985)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

SEWER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
OPERATING & NON-OPERATING REV	2,396,087	3,950,000	1,553,913	60.7
FUND BALANCE	0	128,504	128,504	.0
	<u>2,396,087</u>	<u>4,078,504</u>	<u>1,682,417</u>	<u>58.8</u>
<u>EXPENDITURES</u>				
SEWER OPERATIONS	1,494,983	3,468,504	1,973,521	43.1
DEPRECIATION	0	610,000	610,000	.0
	<u>1,494,983</u>	<u>4,078,504</u>	<u>2,583,521</u>	<u>36.7</u>
	<u>901,104</u>	<u>0</u>	<u>( 901,104)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

WASTEWATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
IMPACT FEES REVENUE	284,117	17,299,140	17,015,023	1.6
	<u>284,117</u>	<u>17,299,140</u>	<u>17,015,023</u>	<u>1.6</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	3,522,973	17,184,140	13,661,167	20.5
DEPRECIATION	0	115,000	115,000	.0
	<u>3,522,973</u>	<u>17,299,140</u>	<u>13,776,167</u>	<u>20.4</u>
	<u>( 3,238,856)</u>	<u>0</u>	<u>3,238,856</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

STORM DRAIN ENTERPRISE FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	450,497	600,000	149,503	75.1
CONTRIBUTIONS & OTHER SOURCES	9,182	410,810	401,628	2.2
	<u>459,679</u>	<u>1,010,810</u>	<u>551,131</u>	<u>45.5</u>
<u>EXPENDITURES</u>				
STORM DRAIN OPERATIONS	284,066	553,097	269,031	51.4
DEPRECIATION	0	410,000	410,000	.0
TRANSFERS AND OTHER USES	0	47,713	47,713	.0
	<u>284,066</u>	<u>1,010,810</u>	<u>726,744</u>	<u>28.1</u>
	<u>175,613</u>	<u>0</u>	<u>( 175,613)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

GARBAGE UTILITY FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
OPERATING REVENUE	738,871	1,000,000	261,129	73.9
INTEREST REVENUE	5,065	149,199	144,134	3.4
	<u>743,936</u>	<u>1,149,199</u>	<u>405,263</u>	<u>64.7</u>
<u>EXPENDITURES</u>				
GARBAGE OPERATIONS	671,778	1,149,199	477,421	58.5
	<u>671,778</u>	<u>1,149,199</u>	<u>477,421</u>	<u>58.5</u>
	<u>72,158</u>	<u>0</u>	<u>( 72,158)</u>	<u>.0</u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

CUL WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONNECTION FEES REVENUE	846,800	1,610,600	763,800	52.6
	<u>846,800</u>	<u>1,610,600</u>	<u>763,800</u>	<u>52.6</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	54,429	335,600	281,171	16.2
TRANSFERS AND OTHER USES	0	225,000	225,000	.0
DEPRECIATION/AMORTIZATION	0	1,050,000	1,050,000	.0
	<u>54,429</u>	<u>1,610,600</u>	<u>1,556,171</u>	<u>3.4</u>
	<u><u>792,371</u></u>	<u><u>0</u></u>	<u><u>( 792,371)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

2NDARY WATER CAPITAL PROJ FUND

	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>				
CONNECTION FEES REVENUE	1,560,408	5,658,565	4,098,157	27.6
	<u>1,560,408</u>	<u>5,658,565</u>	<u>4,098,157</u>	<u>27.6</u>
<u>EXPENDITURES</u>				
CAPITAL PROJECT EXPENDITURES	778,912	5,190,335	4,411,424	15.0
TRANSFERS OUT	0	218,230	218,230	.0
DEPRECIATION	0	250,000	250,000	.0
	<u>778,912</u>	<u>5,658,565</u>	<u>4,879,654</u>	<u>13.8</u>
	<u><u>781,496</u></u>	<u><u>0</u></u>	<u><u>( 781,496)</u></u>	<u><u>.0</u></u>

CITY OF SARATOGA SPRINGS  
 FUND SUMMARY  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

WATER RIGHTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
WATER RIGHTS	2,365,941	1,000,000	( 1,365,941)	236.6
INTEREST REVENUE	110,499	4,260,000	4,149,501	2.6
	<u>2,476,440</u>	<u>5,260,000</u>	<u>2,783,560</u>	<u>47.1</u>
<u>EXPENDITURES</u>				
WATER RIGHTS EXPENSES	2,934,232	5,260,000	2,325,768	55.8
	<u>2,934,232</u>	<u>5,260,000</u>	<u>2,325,768</u>	<u>55.8</u>
	<u>( 457,792)</u>	<u>0</u>	<u>457,792</u>	<u>.0</u>



**Village Plan Amendment**  
**Jordan Promenade (Wander) Village Plan 1**  
**February 18, 2020**  
**Public Item**

Report Date: February 11, 2020  
Applicant: Sidney Allsop  
Owners: Oakwood Homes  
Location: Riverside Drive and 400 South  
Major Street Access: Riverside Drive  
Parcel Number(s) & Size: Numerous parcels  
Parcel Zoning: Planned Community  
Adjacent Zoning: PC, RR, MU, and A  
Current Use of Parcel: Vacant and under active development  
Adjacent Uses: Residential, Agricultural, Patriot Park, undeveloped  
Previous Meetings: Planning Commission, February 13, 2020  
Previous Approvals: Community Plan – July 12, 2018, PC and August 7, 2018, CC  
Village Plan 1 – October 11, 2018, PC and October 16, 2018, CC  
Land Use Authority: City Council  
Type of Action: Legislative and Administrative  
Future Routing: N/A  
Author: David Stroud, Planning Director

---

**A. Executive Summary:**

The applicant is requesting amendments to the approved Jordan Promenade Village Plan 1 (Wander). The specific amendments are summarized later in this report and shown in the redline format in the attached Village Plan 1 exhibit.

**Recommendation:**

**The Planning Commission recommends the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in Section I of this report.** Options include approval, denial, or continuation.

**B. Background:**

The subject property was zoned PC when the LDS Church annexation was approved and the annexation agreement recorded in January 2011. The Jordan Promenade Community Plan was approved on August 7, 2018, and Village Plan 1 was approved on October 16, 2018.

**C. Specific Request:**

The applicant is requesting major amendments to the Jordan Promenade Village Plan 1. Below is a page by page summary of the requested changes.

Page 10: Ability to remove the meetinghouse site and replace with residential units. Overall unit will remain within the range of CP approval (570-700). Ability to remove or reduce the commercial node at Pony Express and Redwood Road. The owner is already working with a developer to bring a commercial site to this location. This commercial site is the reason for the next amendment. The developer anticipates relocating the removed commercial node just to the north across Pony Express and will be identified in a future village plan.

Page 28: Adding *Convenience Store and Refueling Station, Public*, to the list of permitted uses. *Refueling Station, Private*, is proposed to be removed.

**D. Process:**

Code Section 19.26.09 outlines the process for Village Plan Amendments and states:

1. **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: complies. The amendments are deemed to be major amendments since residential density is increased and non-residential intensity is amended.*

**Original Village Plan**

The approval process for the Village Plan is included in the table in Section 19.13.04 and requires the following:

1. A public hearing and recommendation by the Planning Commission.
2. A public meeting and final decision by the City Council.

*Staff finding: complies. A public hearing is scheduled with the Planning Commission and will be followed by a public meeting with the City Council.*

- E. **Community Review:** This item has been noticed as a public hearing in the *Daily Herald* and mailed notices sent to property owners within 300 feet. The notice has also been posted at [utah.gov/pmn](http://utah.gov/pmn), the City webpage, and within the City building. As of the date of this report, one request from the public has been received inquiring as to the amendments.
- G. **General Plan:** The property is designated Planned Community on the Land Use Map.

The Planned Community Land Use Designation is described in the General Plan below:

Planned Community. The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

*Staff finding: consistent. The proposed amendments to the Village Plan do not detract from the mixture of land uses and housing types. The Community plan includes a variety of housing types, civic uses, and community commercial.*

H. **Code Criteria:**

Section 19.26.09 outlines the requirements for Village Plan Amendments and states:

- 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);  
*Staff finding: no changes are proposed to the architecture.*
    - 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;  
*Staff finding: the proposed changes increase the residential unit count but still within the range of approved density and commercial acreage is reduced with the anticipation of relocating what is removed to a future village plan.*
    - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and  
*Staff finding: there is no reduction of these item.*

- iv. modifications to development standards as allowed in the Village Plan.  
*Staff finding: none proposed.*

*Staff finding: the proposed changes constitute a major amendment and are to be approved by the City Council after a recommendation by the Planning Commission.*

**I. Recommendation and Alternatives:**

**The Planning Commission recommends the City Council discuss the request and approve the amendments with the following findings and conditions.** (May be amended based on the motion of the Planning Commission. Report of action to be send to the City Council on February 13, 2020).

**Planning Commission Recommendation:**

“I move to **approve** the proposed amendments to Village Plan 1 of Jordan Promenade with the Findings and Conditions in the staff report:”

**Findings**

1. The Community Plan Amendments are consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The Community Plan Amendments are consistent with the Land Development Code, as articulated in Section H of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions added by the City Council: \_\_\_\_\_.

**OPTION 1: CONTINUANCE**

The City Council may choose to **continue** the application. “I move to **continue** the Village Plan 1 Major Amendment of Jordan Promenade to [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.

**OPTION 2: Denial**

The City Council may choose to deny the request: “Based upon the information and discussion tonight, I move to **deny** the Village Plan 1 Major Amendments of Jordan Promenade, with the Findings below:

1. The amendments are not consistent with the General Plan, as articulated by the City Council: \_\_\_\_\_, and/or
2. The amendments do not comply with Section 19.26 of the Land Development Code, as articulated by the City Council: \_\_\_\_\_, and/or
3. The amendments do not further the general welfare of the residents of the City, as articulated by the City Council: \_\_\_\_\_.

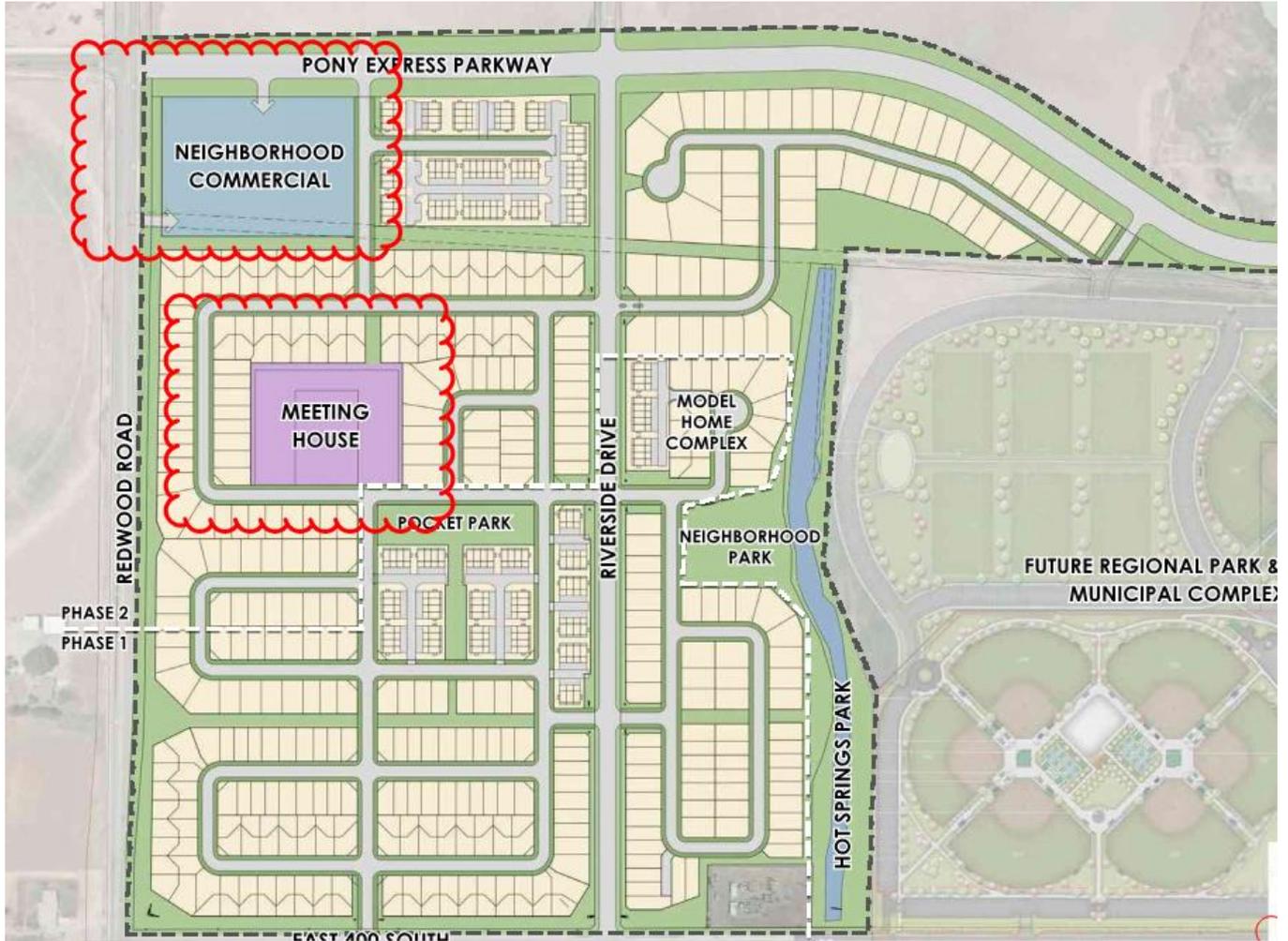
**J. Exhibits:**

1. Location Map
2. Village Plan 1 proposed amendments
3. Jordan Promenade Village Plan 1

# Exhibit 1



# Exhibit 2



**NOTES:**

1. Open space calculations are subject to change at Final Plat based on final City design for Redwood Road and Pony Express Parkway.
2. Option to remove Meeting House site and replace with residential use area to be allowed through minor amendment/administrative approval.
3. Option to change configuration/size of commercial parcel, or total removal of commercial parcel to be allowed through minor amendment/administrative approval.

**PERMITTED AND CONDITIONAL USES (NC)**

<p><b>Permitted Uses</b></p>	<p>Animal Hospital, Small/Small Veterinary Office; Arts &amp; Crafts Sales; Bakery, Retail; Bookstore; Car Wash, <del>Public, Child Care Center</del>; Churches; Commuter/Light Rail Station; <del>Convenience Store (non-fast food); Copy Center; Dry Cleaners, Educational Center; Fitness Center (5,000 sq. ft. or larger); Floral Sales; Funeral Home (5,000 sq. ft. or less); Hair Salon; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant &amp; Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant, Deli; Restaurant, Sit Down; <del>Retail Sales; Retail Specialty</del>; School, Public.</del></p>
<p><b>Conditional Uses</b></p>	<p>None</p>

*Adding Convenience Store and Refueling Station, Public, and deleting Refueling Station, Private*



SARATOGA  
SPRINGS

# AREA 1 VILLAGE PLAN



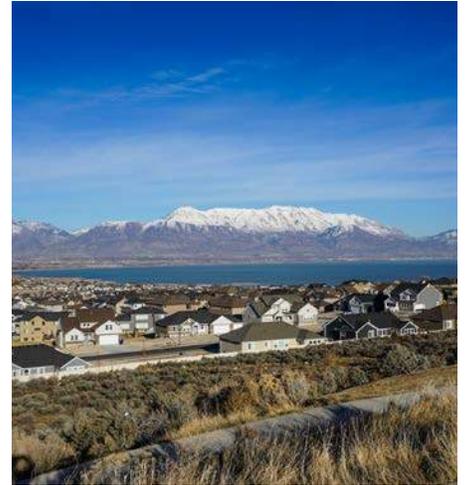
JORDAN  
PROMENADE



OAKWOOD  
HOMES

**APPROVED 2.21.2019**  
**SARATOGA SPRINGS PLANNING AND ENGINEERING**

February 13, 2019



# JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 1 VILLAGE PLAN

Prepared by:

**LAI** Design Group

Architecture | Planning & Entitlements | Visual Media  
Landscape Architecture | Real Estate Advisory  
[www.LAIdesigngroup.com](http://www.LAIdesigngroup.com)



OAKWOOD  
HOMES



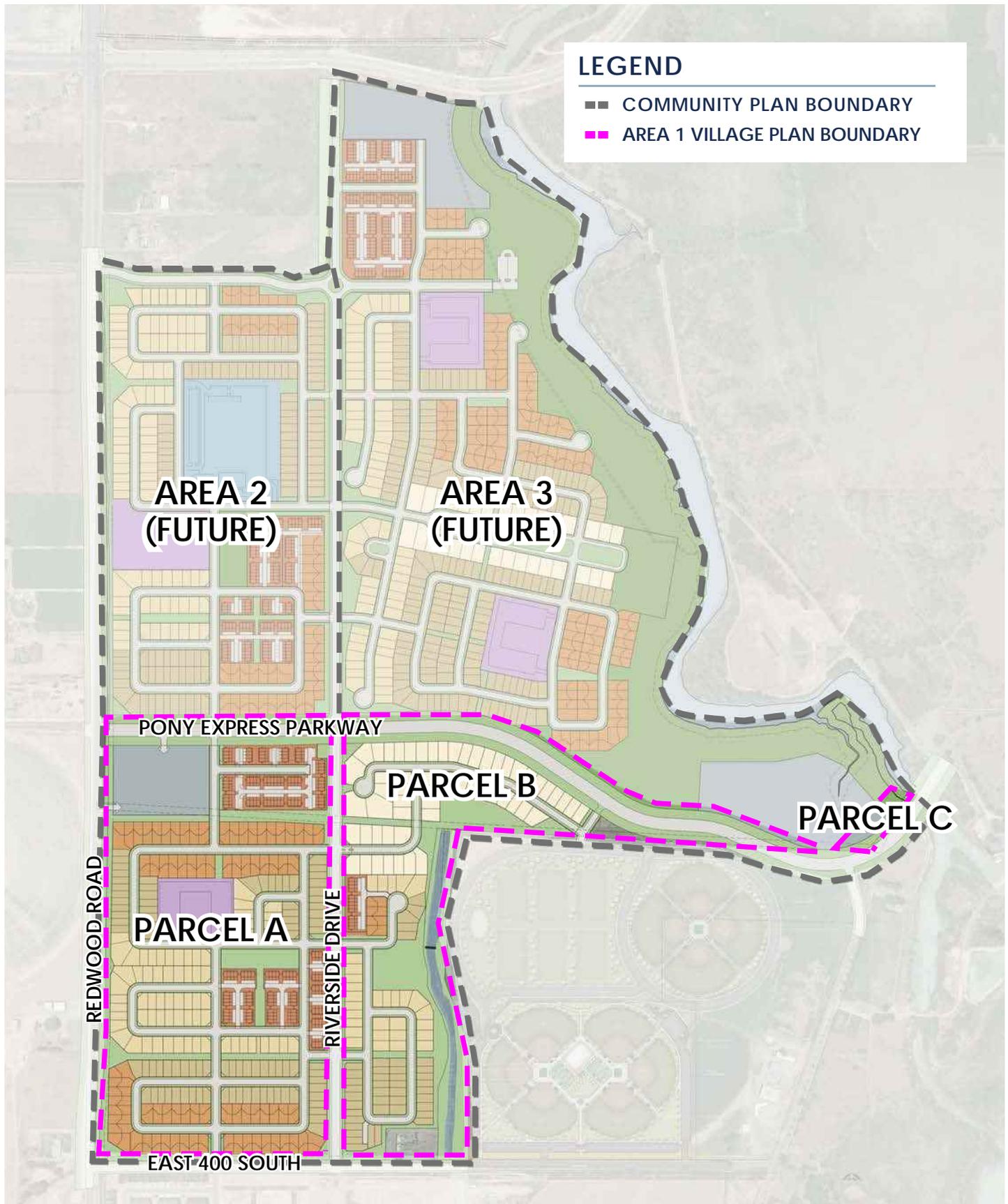
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# VILLAGE 1 BOUNDARIES MAP





## SECTION 1 - LEGAL DESCRIPTION

The proposed Village 1 of Jordan Promenade contains approximately 135.36 acres of property. The parcel metes and bounds legal description is as follows:

### Parcel A – Village 1 West

A portion of Sections 23 & 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point on the north line of that real property described in Deed Entry No. 43950:2018 and the west right-of-way of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder, said point being located N89°57'40"W along the Quarter Section Line 1247.63 feet and north 40.82 feet from the east ¼ corner of Section 26, T5S, R1W, S.L.B. & M.; thence along said real property the following two (2) courses: S89°56'07"W 1320.55 feet; thence N47°07'25"W 33.76 feet to the easterly line of that real property described in Deed Entry No. 43949:2018 of the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N0°38'56"E 19.78 feet; thence along the arc of a 19,935.00 foot radius curve to the right 233.72 feet through a central angel of 0°40'18" (chord: N0°59'05"E 233.72 feet); thence N1°19'14"E 61.30 feet to the east line of that real property described in Deed Entry No. 79200:2009 in the official records of Utah County; thence along said real property the following eight (8) courses: N4°21'40"E 232.73 feet; thence N1°30'41"E 182.07 feet; thence N0°32'52"E 565.49 feet; thence N0°54'50"E 565.12 feet; thence N1°18'07"E 244.64 feet; thence N0°11'59"E 303.53 feet; thence N0°36'45"W 150.49 feet; thence N0°21'00"W 72.27 FEET; thence East 949.31 feet; thence along the arc of a 2000.00 foot radius curve to the left 50.82 feet through a central angel of 1°27'21" (chord: N89°16'20"E 50.82 feet); thence N88°32'39"E 294.23 feet; to the west right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following eleven (11) courses: southwesterly along the arc of a 84.50 foot radius non-tangent curve to the left (radius bears: S39°57'57"E) 3.75 feet through a central angle of 2°32'31" (chord: S48°45'47"W 3.75 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S68°44'52"W 65.62 feet); thence N89°59'47"W 17.06 feet; thence S2°56'35"E 70.30 feet; thence N86°11'22"E 3.54 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: N79°21'48"E 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: S69°25'25"E 43.75 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: S36°56'46"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S21°15'08"E 65.62 feet); thence S0°00'13"W 2453.71 feet; thence along the arc of a 28.50 foot radius curve to the right 26.84 feet through a central angle of 3°57'01" (chord: S26°58'43"W 25.86 feet) to the point of beginning.

Contains: ±80.52 acres



### Parcel B – Village 1 East

A portion of Sections 23, 25 and 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point located N89°57'40"W along the Quarter Section Line 414.27 feet from the East ¼ Corner of Section 26, T5S, R1W, S.L.B. & M.; thence N89°57'40"W along the Quarter Section Line 182.10 feet; thence N1°09'44"E 242.17 feet; thence S89°55'54"W 310.00 feet; thence S1°09'44"W 241.59 feet to a point on the Quarter Section Line; thence N89°57'40"W along the Quarter Section Line 224.04 feet to the East right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following thirteen (13) courses: N0°00'08"E 35.31 feet; thence northwesterly along the arc of a 28.50 foot radius non-tangent curve to the right (radius bears: N0°00'08"E) 44.77 feet through a central angle of 90°00'05" (chord: N44°59'50"W 40.31 feet); thence N0°00'13"E 2495.81 feet; thence northeasterly along the arc of a 35.50 foot radius non-tangent curve to the right (radius bears: S42°31'58"E) 6.91 feet through a central angle of 11°08'53" (chord: N53°02'29"E 6.90 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N53°03'14"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: N68°44'45"E 65.62 feet); thence S89°59'47"E 17.09 feet; thence N2°58'06"W 70.30 feet; thence S86°11'22"W 3.55 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: S79°21'48"W 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: N69°25'25"W 43.75 feet); thence along the arc of a 84.50 FOOT radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N36°56'46"W 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 13.29 feet through a central angle of 8°24'44" (chord: N38°18'07"W 13.28 feet); thence N88°32'39"E 539.49 feet; thence along the arc of a 1130.00 foot radius curve to the right 698.68 feet through a central angle of 35°25'34" (chord: S73°44'34"E 687.60 feet); thence S56°01'47"E 542.96 feet; thence along the arc of a 500.00 foot radius curve to the left 268.01 feet through a central angle of 30°42'40" (chord: S71°23'07"E 264.81 feet); thence S86°44'27"E 193.59 feet; thence along the arc of a 680.00 foot radius curve to the right 233.51 feet through a central angle of 19°40'32" (chord: S76°54'11"E 232.37 feet); thence S67°03'56"E 318.17 feet; thence N87°12'44"W 637.41 feet; thence N86°58'39"W 336.96 feet; thence N86°40'01"W 500.03 feet; thence N86°45'49"W 488.03 feet; thence S4°00'00"W 929.87 feet; thence S20°00'00"E 409.50 feet to the west line of Lot 1 of Saratoga Springs Sport Complex Subdivision; thence south along said subdivision 742.54 feet to the point of beginning.

**Contains: ±54.48 acres**

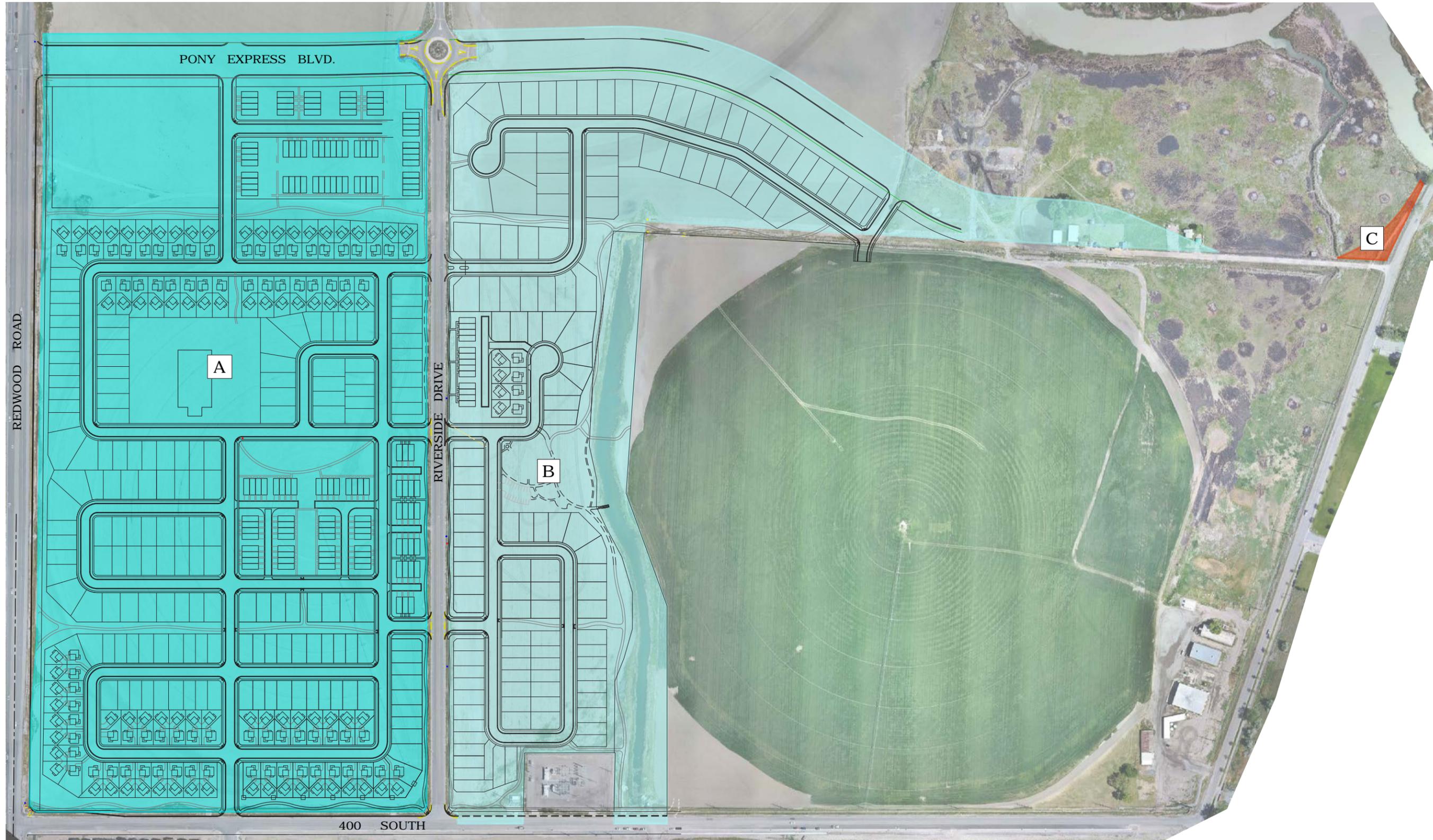
**Parcel C – Pony Express Parkway**

A portion of Section 25, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

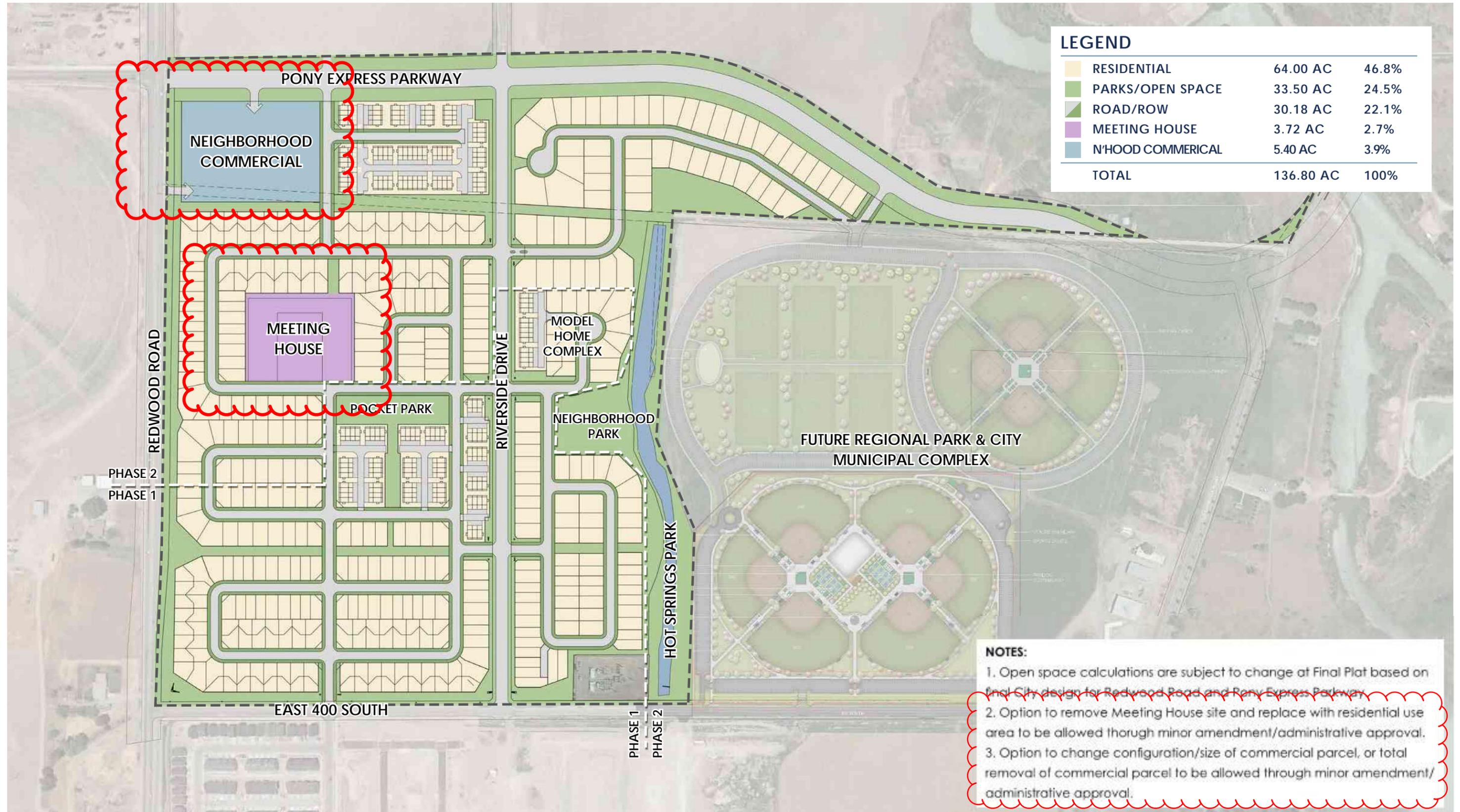
Beginning at a point located  $N0^{\circ}34'05''E$  along the Section Line 1930.07 feet and east 1858.88 from the west  $\frac{1}{4}$  corner of Section 25, T5S, R1W, S.L.B. & M.; thence northeasterly along the arc of a 500.00 foot radius non-tangent curve to the left (radius bears:  $N21^{\circ}07'12''W$ ) 320.33 feet through a central angle of  $36^{\circ}42'25''$  (chord:  $N50^{\circ}31'36''E$  314.88 feet); thence  $N32^{\circ}10'24''E$  73.81 feet; thence  $S37^{\circ}31'09''E$  15.83 feet; thence  $S26^{\circ}08'49''W$  287.58 feet; thence  $N87^{\circ}12'44''W$  165.47 feet to the point of beginning.

**Contains:  $\pm 0.36$  Acres**

SECTION 1a - LEGAL PARCEL EXHIBIT



# SECTION 2 - DETAILED USE MAP



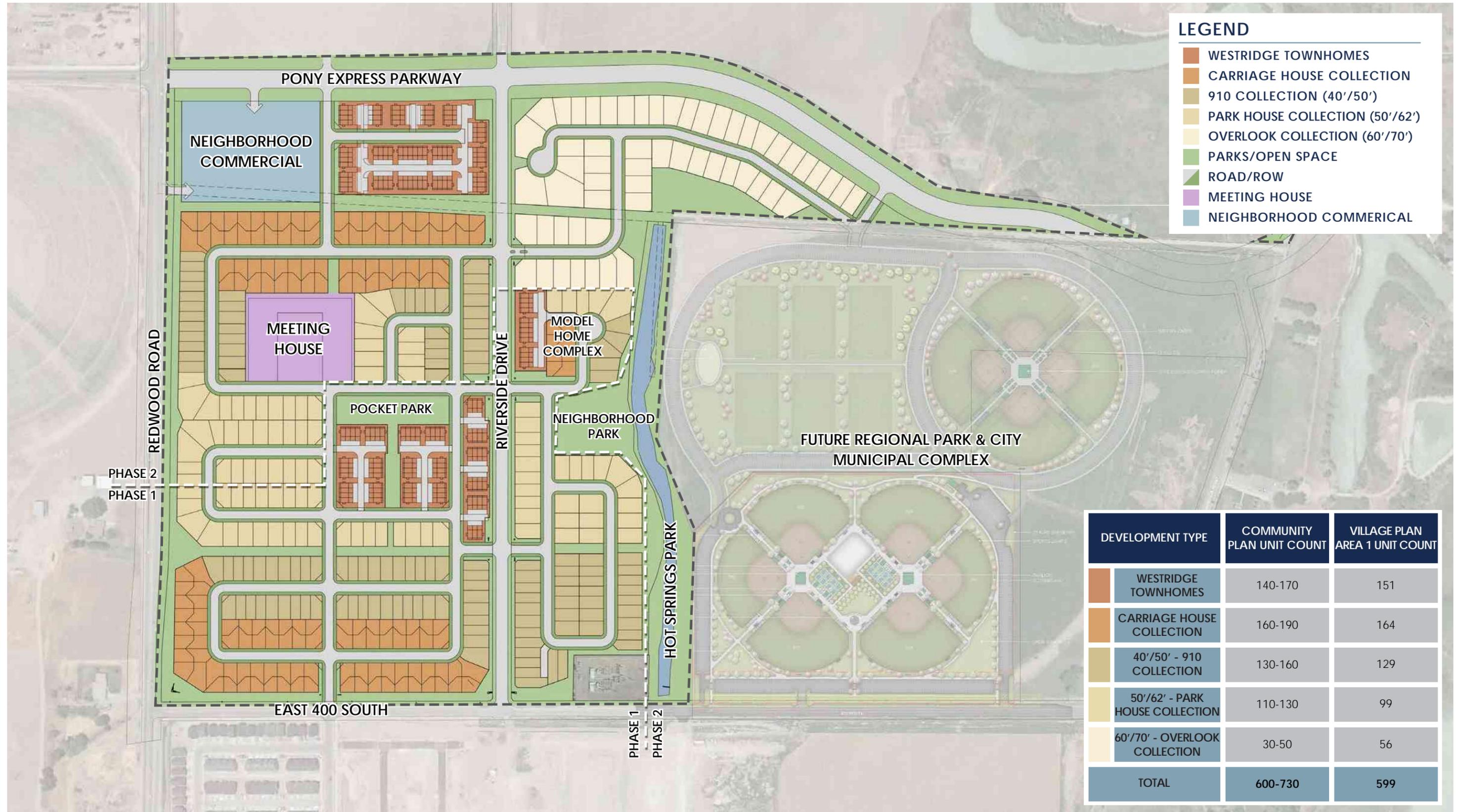


## SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 1:

DEVELOPMENT TYPE	ACRES	ERUs ASSIGNED IN COUMMUNITY PLAN	ERUs IN VILLAGE PLAN AREA 1	ERUs/GROSS ACRE
WESTRIDGE TOWNHOMES	10.31	140-170	151	14.65
CARRIAGE HOUSE COLLECTION	14.04	160-190	164	11.68
40'/50' - 910 COLLECTION	14.25	130-160	129	9.05
50'/62' - PARK HOUSE COLLECTION	14.29	110-130	99	6.93
60'/70' - OVERLOOK COLLECTION	11.11	30-50	56	5.04
NEIGHBORHOOD COMMERCIAL	5.40	12	12	2.22
MEETING HOUSE	3.72	3	3	0.81
PARKS/OPEN SPACE	33.50	N/A	N/A	N/A
INTERIOR ROW	22.45	N/A	N/A	N/A
E. 400 S. ROADWAY	1.40	N/A	N/A	N/A
PONY EXPRESS ROADWAY	6.33	N/A	N/A	N/A
<b>SUB-TOTALS</b>	<b>136.80</b>	<b>600-730</b>	<b>614</b>	<b>4.49</b>
RIVERSIDE TREE LAWN	1.54	N/A	N/A	N/A
REDWOOD TREE LAWN	1.79	N/A	N/A	N/A
<b>TOTALS</b>	<b>140.13</b>	<b>600-730</b>	<b>614</b>	<b>4.38</b>

# SECTION 3a - DETAILED BUILDOUT ALLOCATION MAP



**LEGEND**

- WESTRIDGE TOWNHOMES
- CARRIAGE HOUSE COLLECTION
- 910 COLLECTION (40'/50')
- PARK HOUSE COLLECTION (50'/62')
- OVERLOOK COLLECTION (60'/70')
- PARKS/OPEN SPACE
- ROAD/ROW
- MEETING HOUSE
- NEIGHBORHOOD COMMERCIAL

DEVELOPMENT TYPE		COMMUNITY PLAN UNIT COUNT	VILLAGE PLAN AREA 1 UNIT COUNT
<span style="color: #C85130;">■</span>	WESTRIDGE TOWNHOMES	140-170	151
<span style="color: #E69A00;">■</span>	CARRIAGE HOUSE COLLECTION	160-190	164
<span style="color: #D4B87D;">■</span>	40'/50' - 910 COLLECTION	130-160	129
<span style="color: #F0E68C;">■</span>	50'/62' - PARK HOUSE COLLECTION	110-130	99
<span style="color: #F0E68C;">■</span>	60'/70' - OVERLOOK COLLECTION	30-50	56
<b>TOTAL</b>		<b>600-730</b>	<b>599</b>



## SECTION 4 - DEVELOPMENT STANDARDS

DEVELOPMENT TYPE: 910 COLLECTION (40'/50' LOT SINGLE FAMILY DETACHED HOMES)



### BUILDING CONFIGURATION

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 4,000 sq. ft.

### SETBACKS - PRINCIPAL STRUCTURE

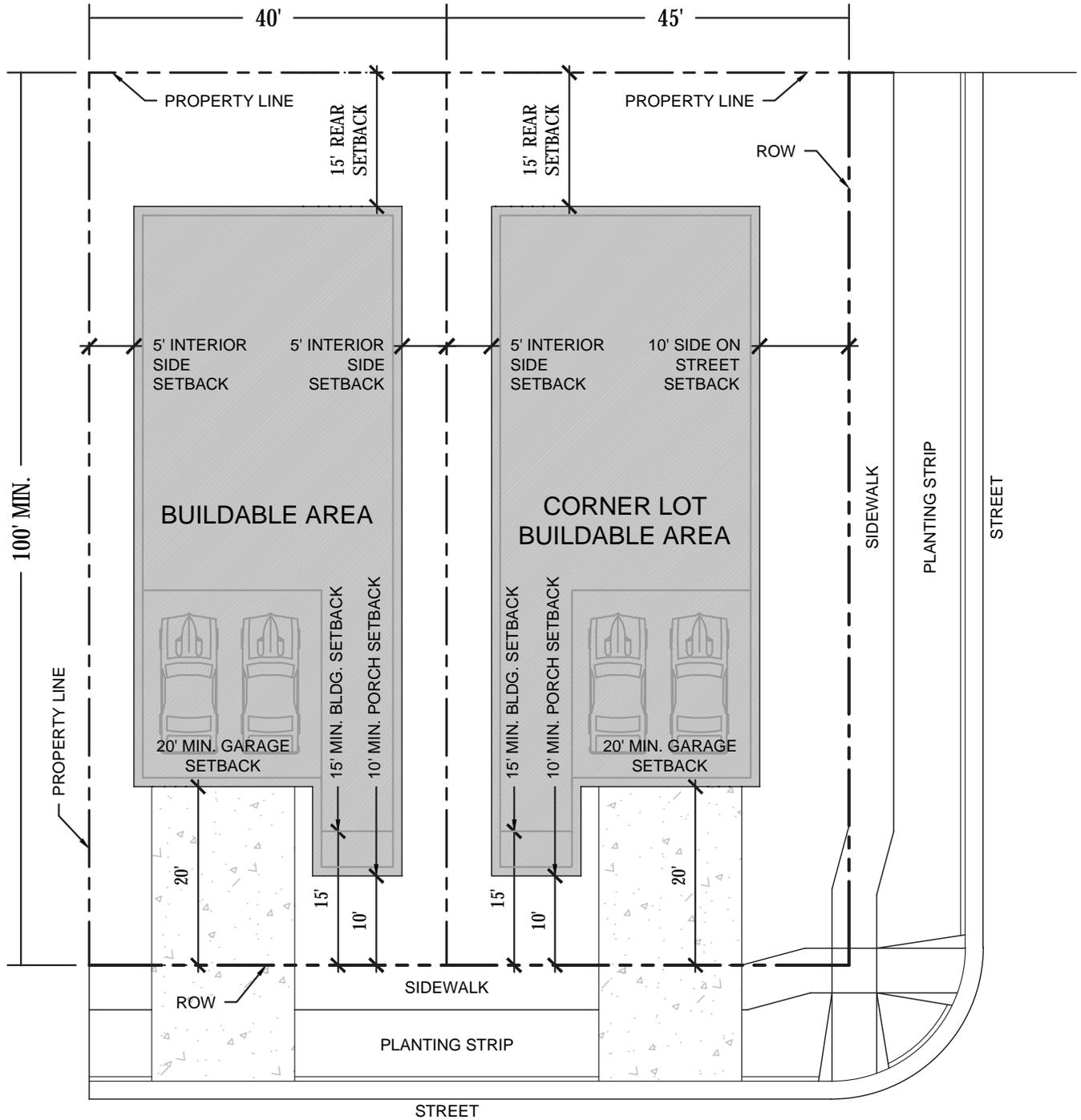
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum

### SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum

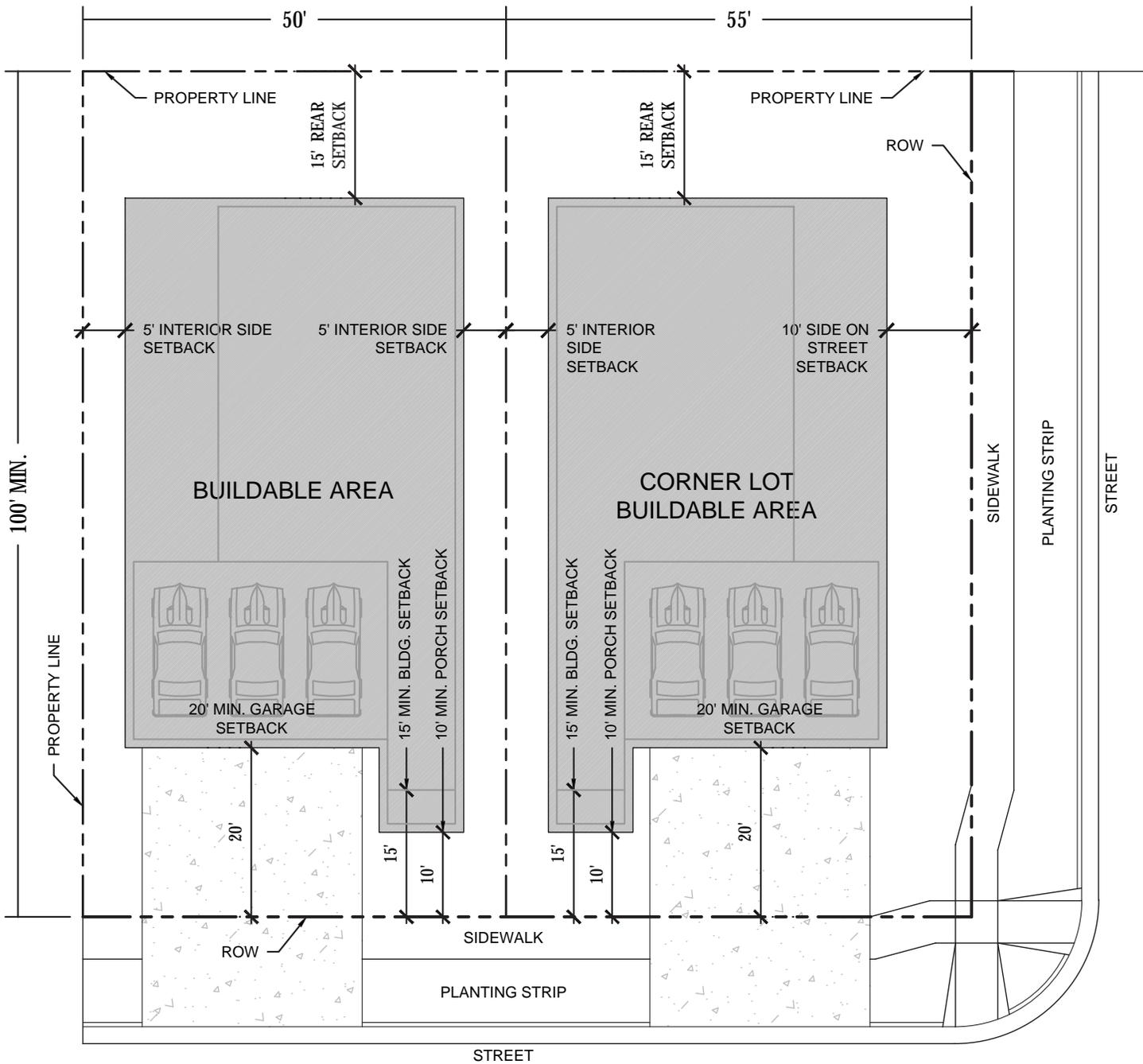


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 40' LOT (2-CAR GARAGE)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 50' LOT (3-CAR GARAGE)





DEVELOPMENT TYPE: PARK HOUSE COLLECTION (50'/62' LOT SINGLE FAMILY DETACHED HOMES)



**BUILDING CONFIGURATION**

Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Minimum 5,000 sq. ft.

**SETBACKS - PRINCIPAL STRUCTURE**

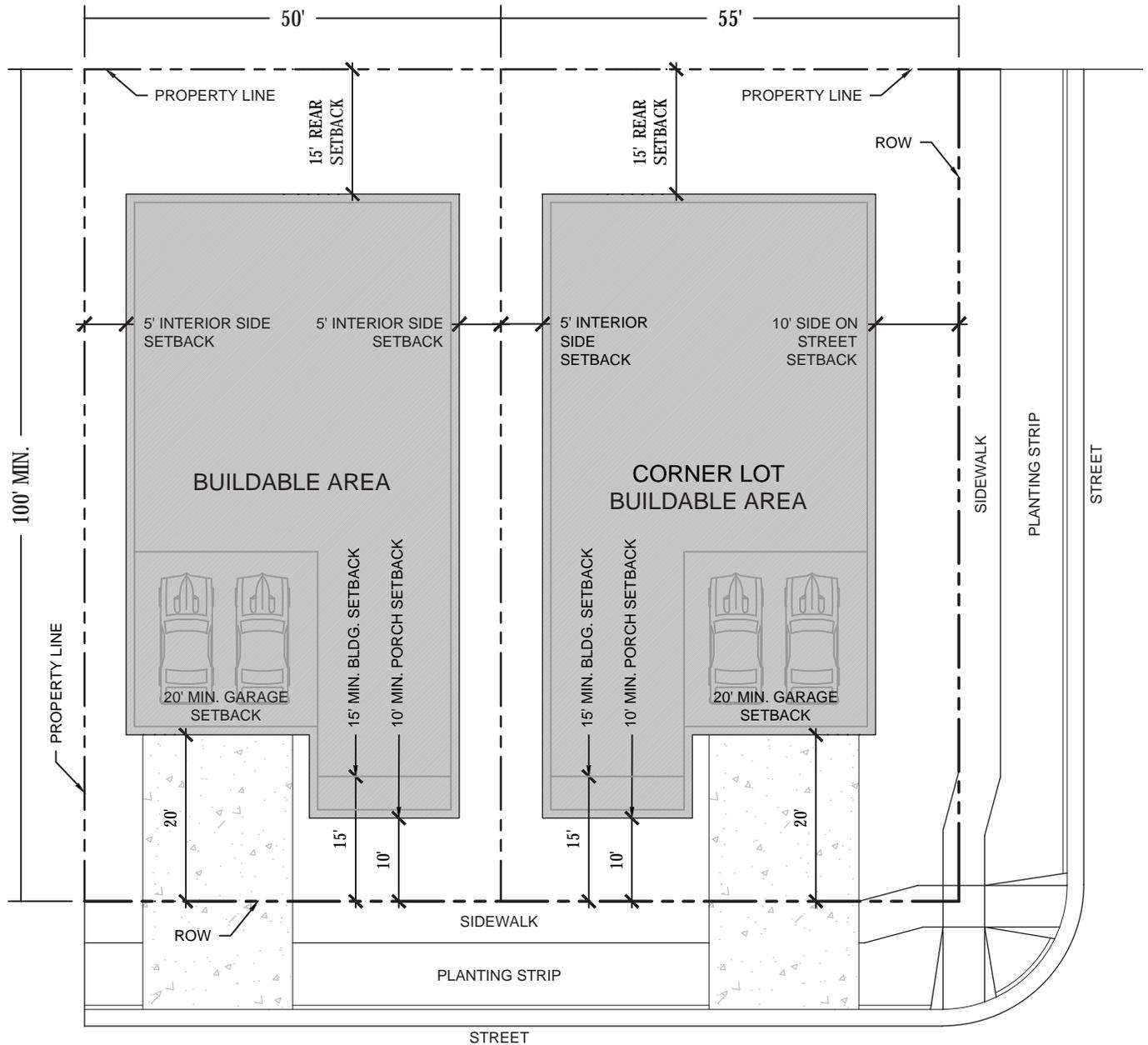
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Front - to Garage	20' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	15' minimum

**SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT**

Front - to Structure	15' minimum
Rear - to Structure	5' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum

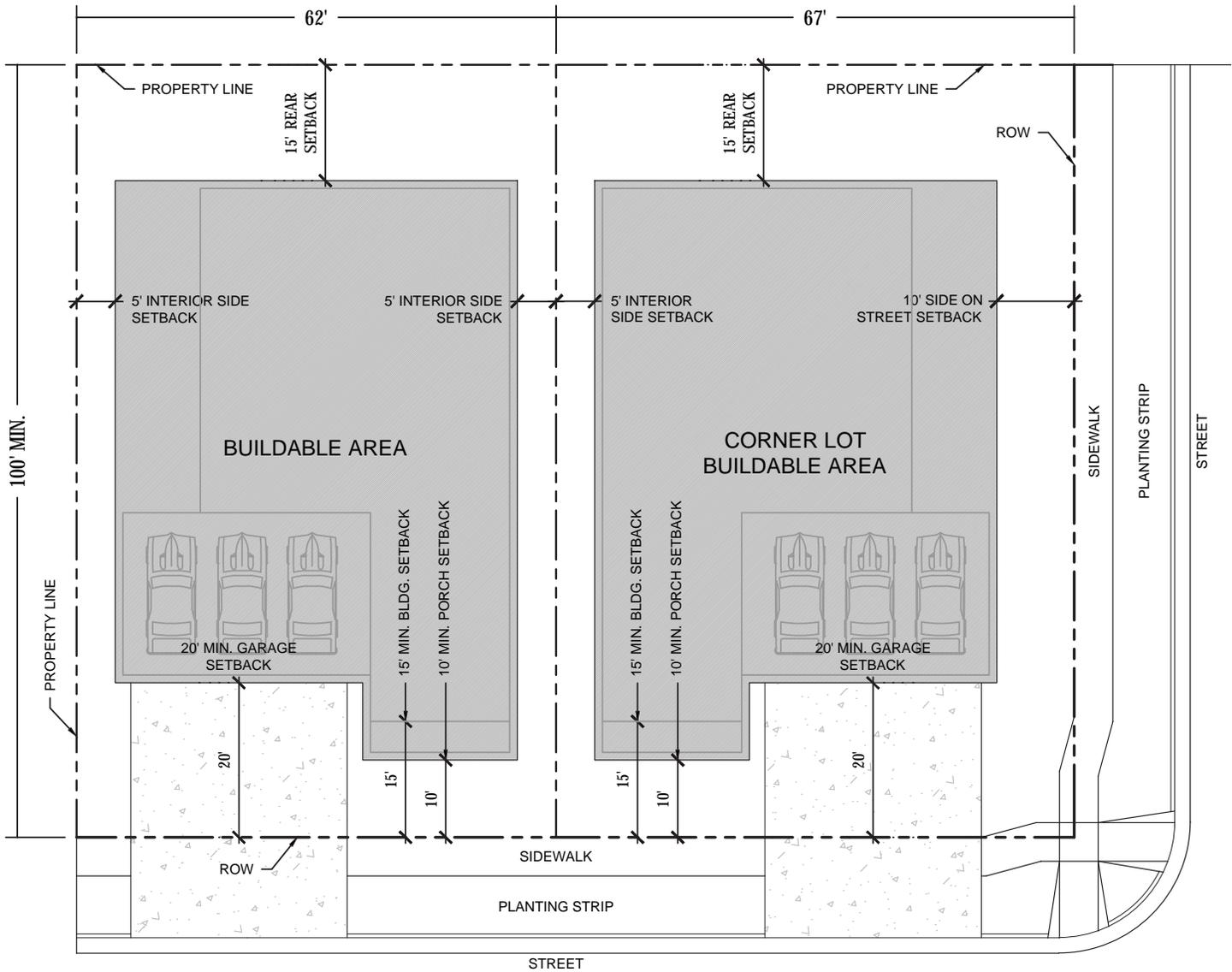


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 50' LOT (2-CAR GARAGE)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 62' LOT (3-CAR GARAGE)





**DEVELOPMENT TYPE: OVERLOOK COLLECTION (60'/70' LOT SINGLE FAMILY DETACHED HOMES)**



**BUILDING CONFIGURATION**

<b>Number of Bldgs. per Lot</b>	1 + outbuilding
<b>Height - Principal Building</b>	35' maximum (Per Saratoga Springs Municipal Code)
<b>Height - Outbuilding</b>	Per Saratoga Springs Municipal Code
<b>Lot Coverage</b>	50% maximum
<b>Lot Frontage</b>	35' minimum measured at front setback
<b>Lot Size</b>	Minimum 6,000 sq. ft.

**SETBACKS - PRINCIPAL STRUCTURE**

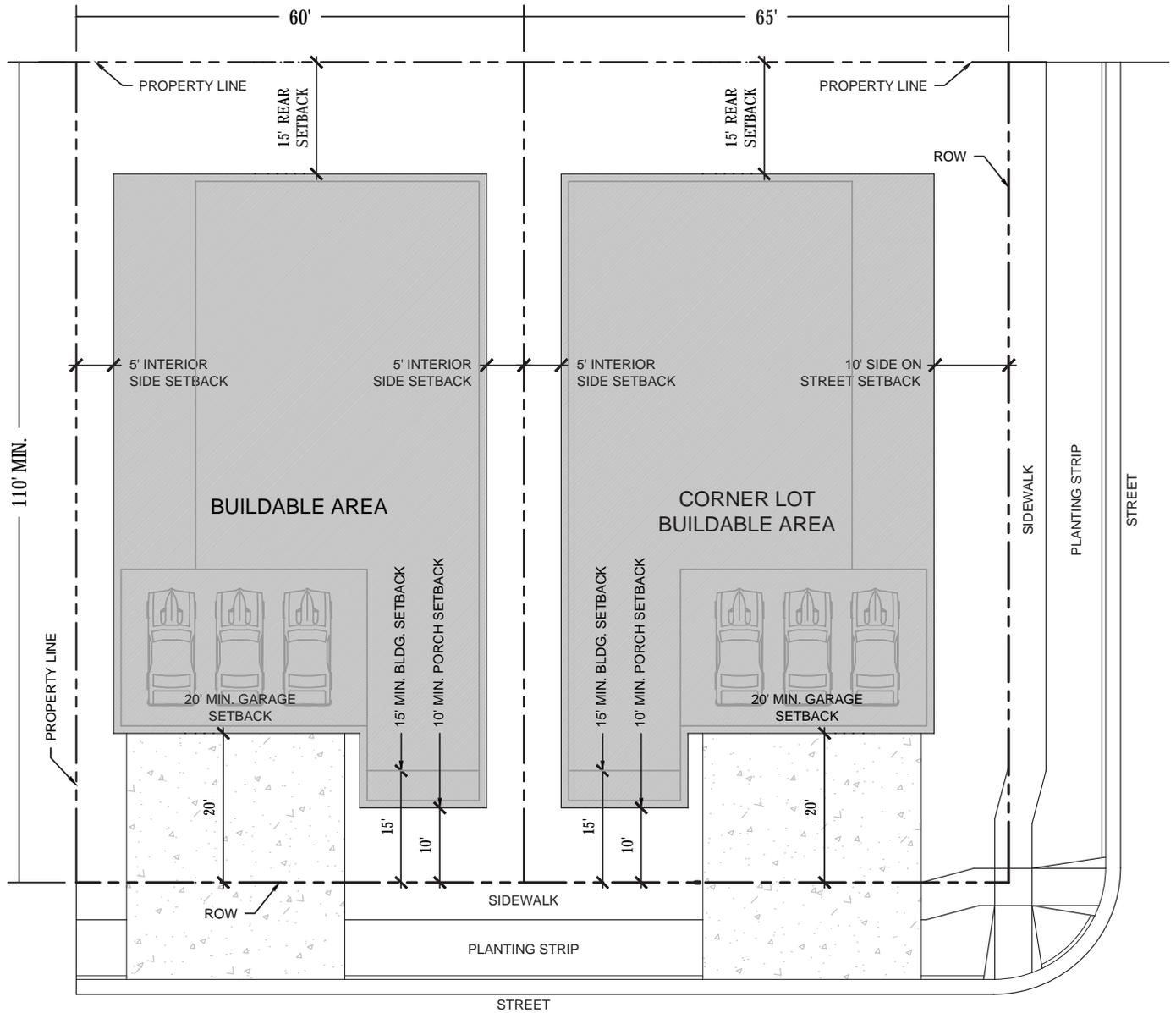
<b>Front - to Structure</b>	15' minimum
<b>Front - to Covered Porch</b>	10' minimum
<b>Front - to Garage</b>	20' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum
<b>Rear - to Structure</b>	15' minimum

**SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT**

<b>Front - to Structure</b>	15' minimum
<b>Rear - to Structure</b>	5' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum

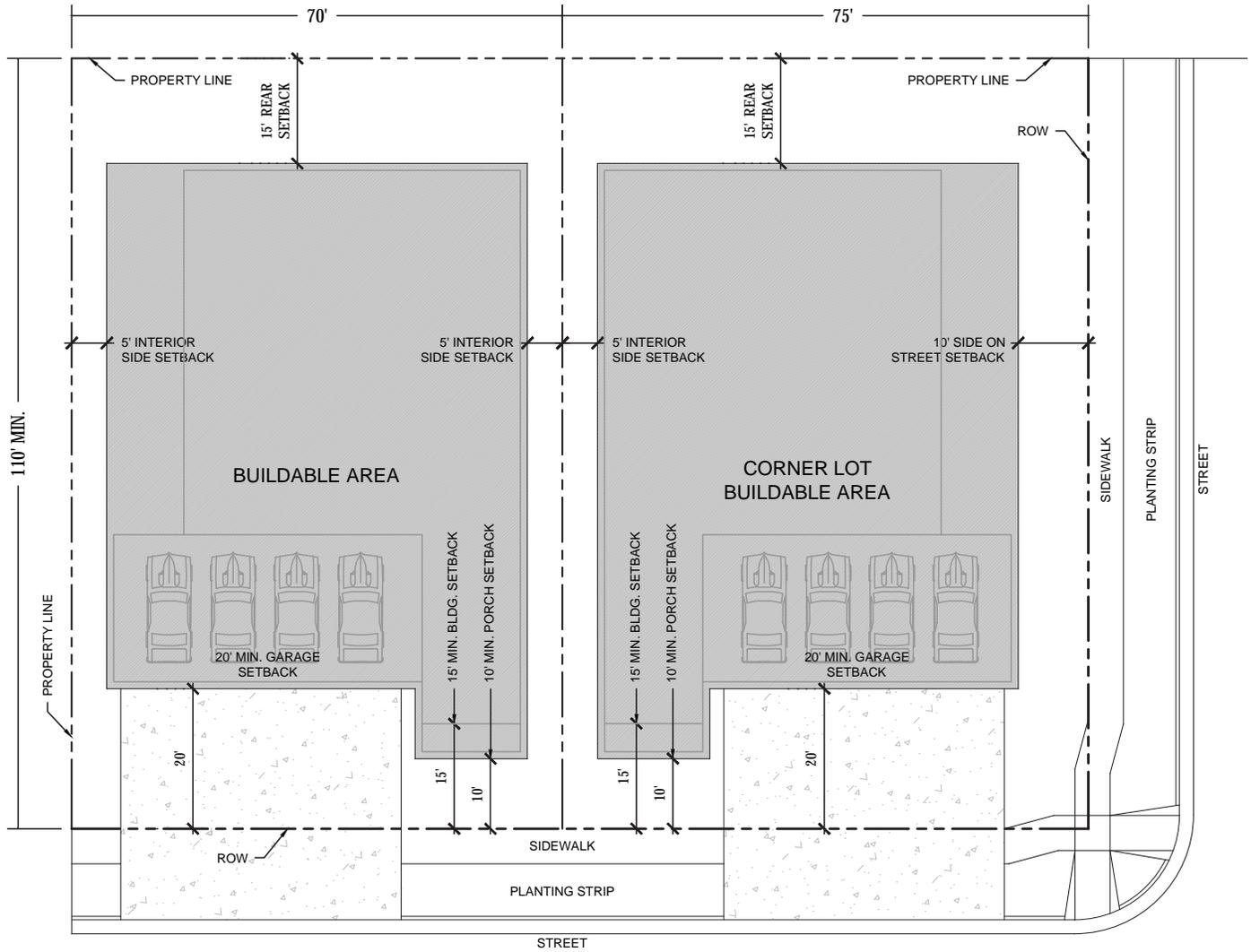


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 60' LOT (3-CAR GARAGE)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 70' LOT (4-CAR GARAGE)





DEVELOPMENT TYPE: CARRIAGE HOUSE COLLECTION (SINGLE FAMILY CLUSTER HOMES)



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1
Height	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	60% maximum
Lot Size	Minimum 2,500 sq. ft.

SETBACKS - PRINCIPAL STRUCTURE

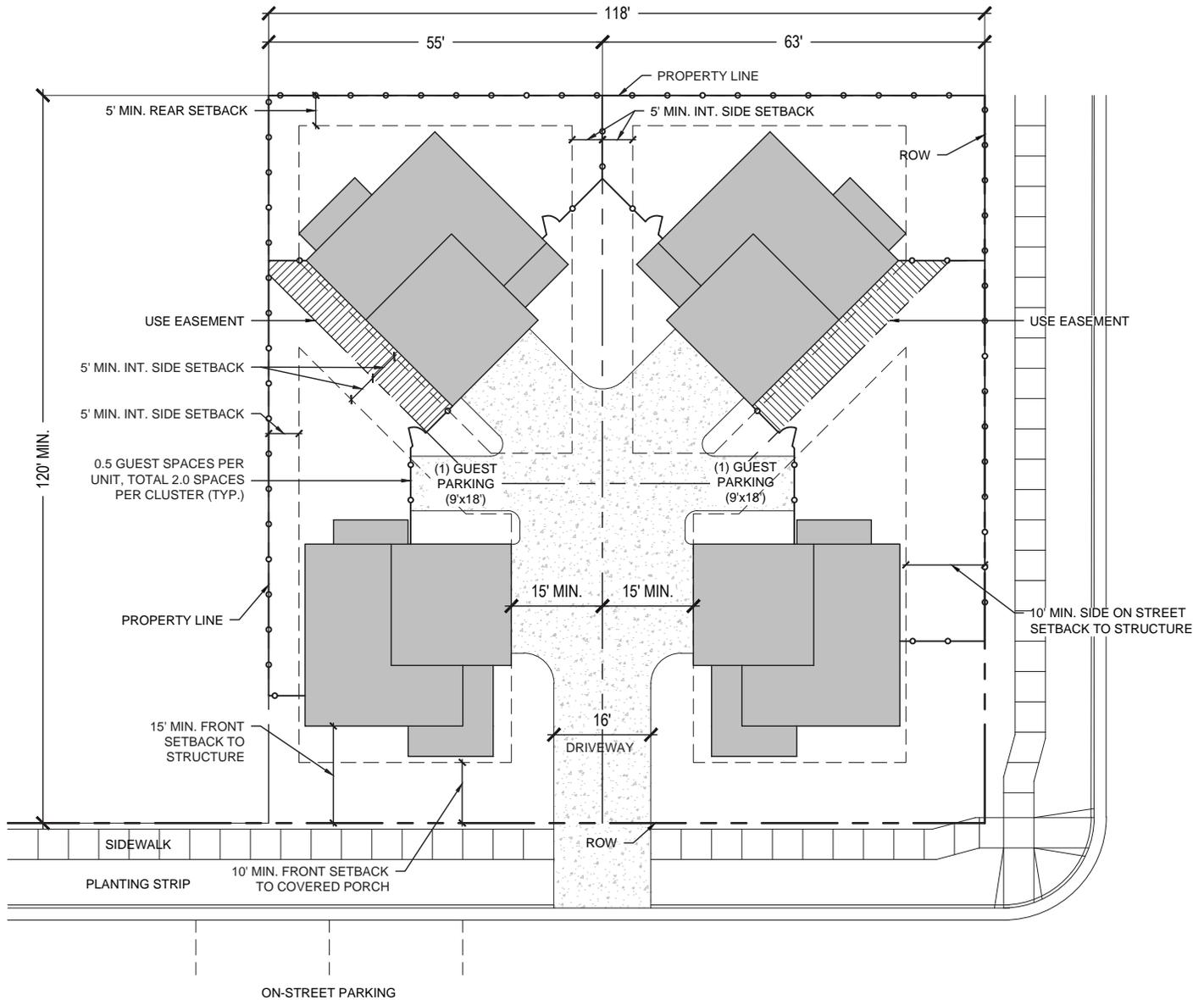
Front - to Structure	15' minimum
Front - to Covered Porch	10' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	5' minimum

OTHER STANDARDS

Guest Parking	0.5 spaces per unit
Garages	Two-car garages per SSMC Section 19.09
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	For benefit/use of adjacent lot for maintenance purposes (p. 23-24)



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 4-UNIT





DEVELOPMENT TYPE: WESTRIDGE TOWNHOMES COLLECTION



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1
Height	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum

SETBACKS - PRINCIPAL STRUCTURE

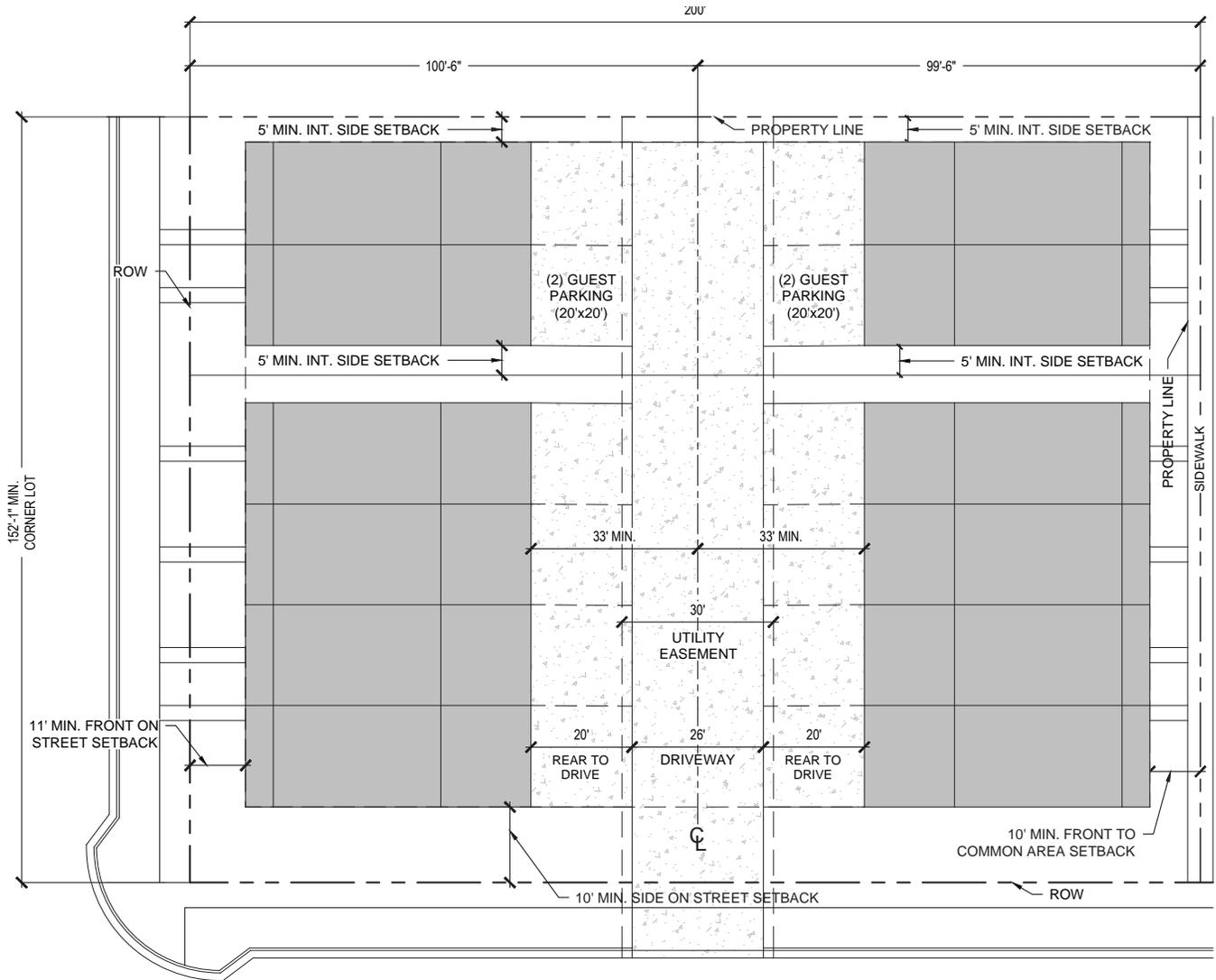
Front On-Street - to Structure	10' minimum
Front - to Common Area	10' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	3' minimum w/o driveway, 20' minimum w/driveway & guest parking

OTHER STANDARDS

Parking	0.25 spaces per unit
Garages	Two-car garage per SSMC Section 19.09
Open Space	20% minimum
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.



SETBACK DIAGRAM & LOT TYPICAL LAYOUT - TOWNHOME





**PARKING REQUIREMENTS**

Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces minimum per unit as per Section 19.11.09 of the Saratoga Springs Municipal Code. All unit types meet the minimum required number of off-street guest parking spaces. On-street parking is also available for additional public parking.

**PRIVATE OPEN SPACE**

<p><b>Permitted Elements</b></p>	<p>Front Yard: Fences, hedges, &amp; masonry walls (4' max. height/3' max. height inside clear-view triangle. Rear &amp; Side Yard: 6' min. privacy fence.</p>
<p><b>Surface Treatments</b></p>	<p>Groundcover, lawn, flower gardens, vegetable gardens, trees, grasses, small shrubs, and landscape boulders. Min. 25% of front and corner street side yards shall consist of non-rock and non-hardscape landscaping. Artificial turf is not permitted.</p>
<p><b>Schedule</b></p>	<p>All front and side yards in a single family lot shall be landscaped within one year, and interior side and back yards within two years after receiving a Certificate of Occupancy or once ownership is established by the current owner (as per Section 19.06.08.d of the SSMC). Please reference Section 19.06.05 of the SSMC for exceptions of this requirement due to weather conditions.</p>



## DEVELOPMENT STANDARDS - COMMERCIAL

Commercial areas present in Village Plan Area 1 will harbor architectural features and materials that contribute to the overall theme of the Jordan Promenade Development while blending with neighboring architecture, landscapes, and hardscape elements. Commercial development will adhere to the Saratoga Springs Municipal Code and design guidelines.

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.

Commercial areas occurring in Jordan Promenade are classified under the Neighborhood Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

The Neighborhood Commercial Land Use Zone (NC) is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents' commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.

- Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and architectural compatibility with the surrounding neighborhood.



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

LAND USE REGULATIONS (NC)	
Minimum Lot Size	15,000 sq. ft.
Maximum Building Size	15,000 sq. ft.
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	35'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (NC)	
Front/Corner Side Setback	25'
Interior Side Setback	25'
Rear Setback	25'

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

PERMITTED AND CONDITIONAL USES (NC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public, Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center (5,000 sq. ft. or larger); Floral Sales; Funeral Home (5,000 sq. ft. or less); Hair Salon; 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, Deli; Restaurant, Sit Down; Retail Sales; Retail Specialty; School, Public.
Conditional Uses	None

*Adding Convenience Store and Refueling Station, Public, and deleting Refueling Station, Private*



## SECTION 5 - DESIGN GUIDELINES

### ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development.

Repetitious and homogenous building styles will not be permitted in Jordan Promenade. A variety of housing types, building material and color variations will help create unique neighborhoods. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other.

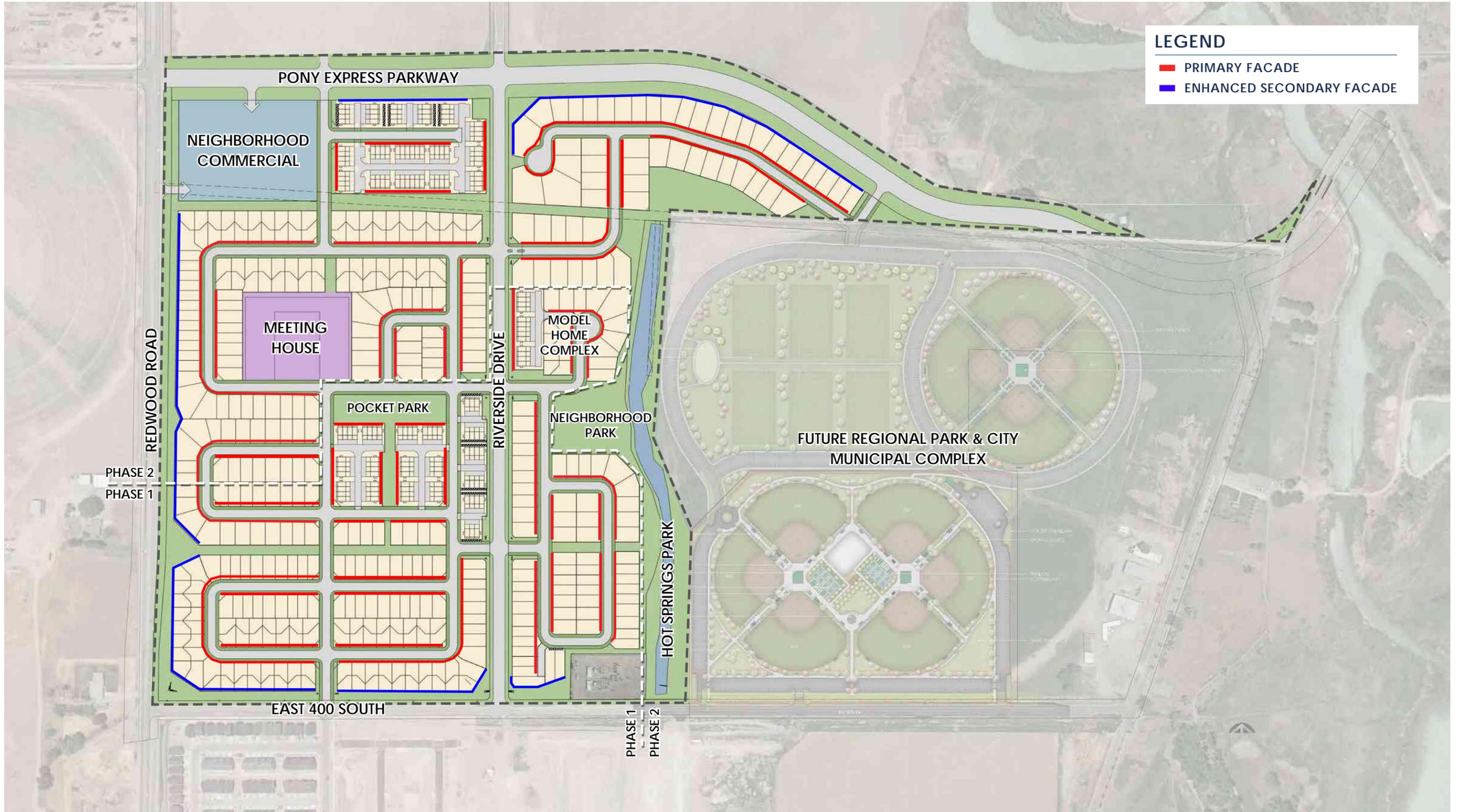
Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

Site Plans for attached residential and commercial development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

Creating a sense of place and building a desirable community are the goals of the chosen architectural styles for the Jordan Promenade Development. Each style will contribute to the character of the community, with the individuality of every home creating an attractive streetscape throughout the development. Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as brick, stucco or wood can all be used to create the subtle details that foster individuality in a home. In order to maintain an attractive street character, enhanced secondary facades will occur on all house elevations facing major arterial roadways, and primary facades will occur on all house elevations facing local and collector roadways. The following map (ref. page 30) illustrates primary and enhanced secondary facades.

Jordan Promenade offers three dwelling types to appeal to a broad range of potential buyers, including single-family detached homes, cluster homes, and townhomes. Each dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. The collections available are as follows: 910 Collection (SFD), Park House Collection (SFD), Overlook Collection (SFD), Carriage House Collection (Cluster), and Westrige Collection (Townhome). Within these collections are a variety of overarching architectural styles, such as Contemporary, Craftsman, Classic, and Historic. The architectural styles listed can be used in many variations to create the unique and individual character desired for each home. Examples of each collection and their options are provided on the following pages.

# SECTION 5a - ENHANCED FACADE PLAN





910 COLLECTION

CLASSIC



CONTEMPORARY





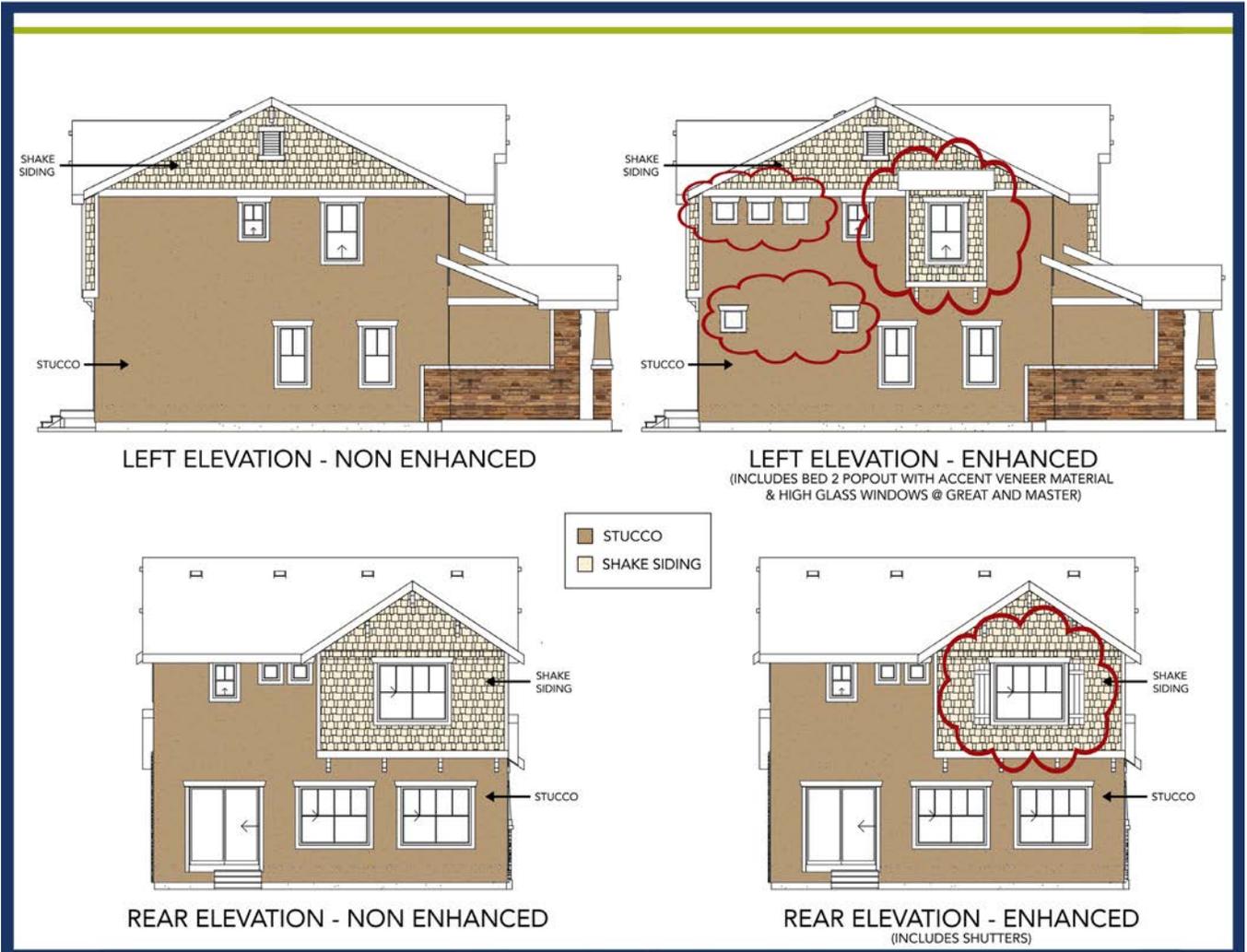
910 COLLECTION

CRAFTSMAN





910 COLLECTION





PARK HOUSE COLLECTION

CLASSIC



CONTEMPORARY





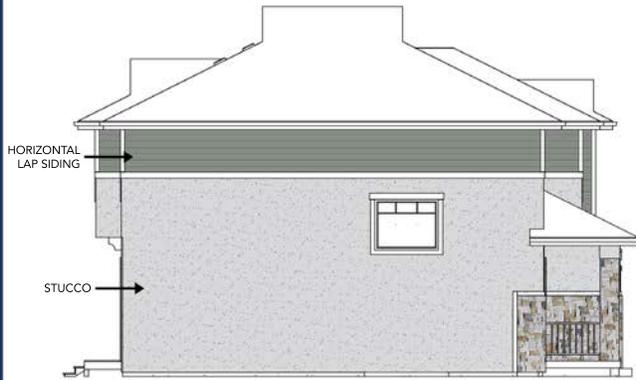
PARK HOUSE COLLECTION

CRAFTSMAN





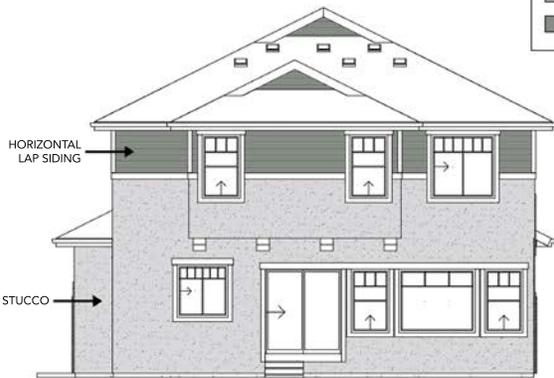
PARK HOUSE COLLECTION



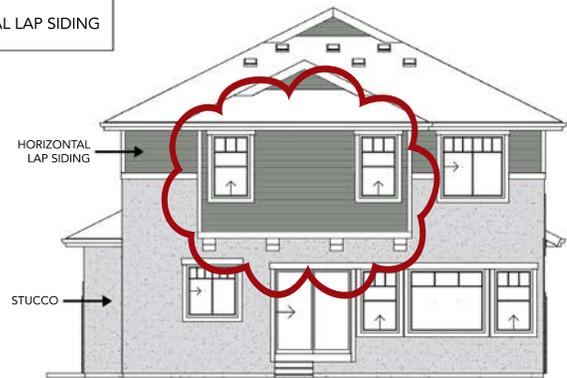
LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED  
INCLUDES GREAT ROOM POP-OUT WITH ACCENT VENEER MATERIAL  
& HIGH GLASS WINDOWS @ GREAT AND BONUS



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED  
(INCLUDES ACCENT VENEER MATERIAL @ 2ND FLOOR POPOUT)



OVERLOOK COLLECTION

CONTEMPORARY CLASSIC





OVERLOOK COLLECTION

CONTEMPORARY PRAIRIE





OVERLOOK COLLECTION

HISTORIC HOMESTEAD





OVERLOOK COLLECTION

HISTORIC CLASSIC



HAYDEN

HISTORIC PRAIRIE



AVON



HAYDEN



OLYMPUS



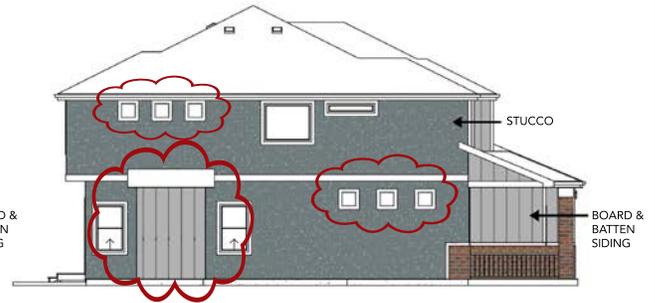
NEBO



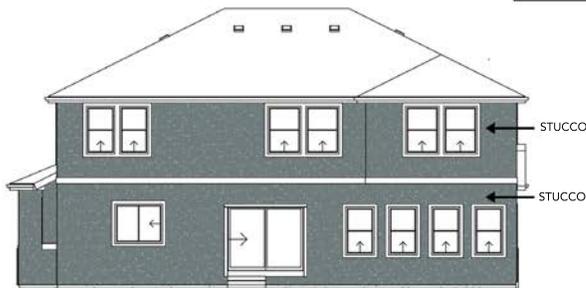
OVERLOOK COLLECTION



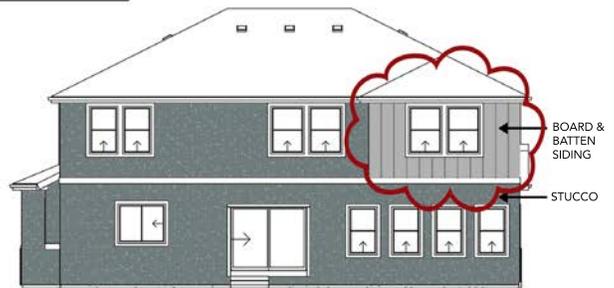
LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED  
(INCLUDES GREAT ROOM POP-OUT WITH ACCENT VENEER MATERIAL  
& HIGH GLASS WINDOWS @ FLEX AND MASTER)



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED  
(INCLUDES ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)



CARRIAGE HOUSE COLLECTION

CLASSIC





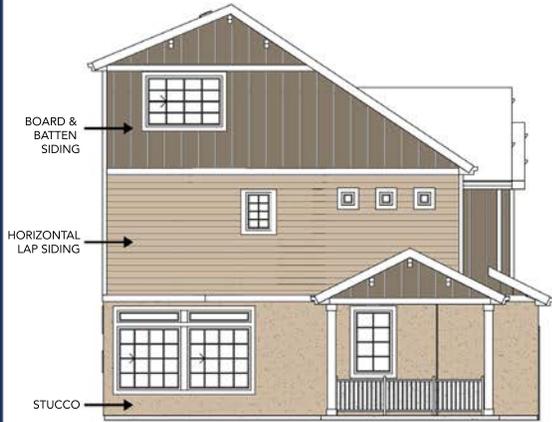
CARRIAGE HOUSE COLLECTION

CRAFTSMAN

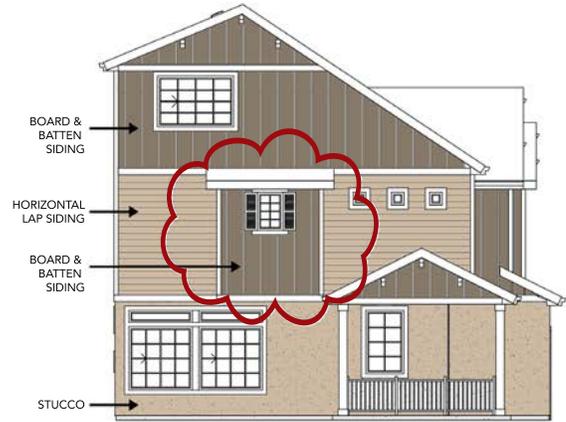




CARRIAGE HOUSE COLLECTION

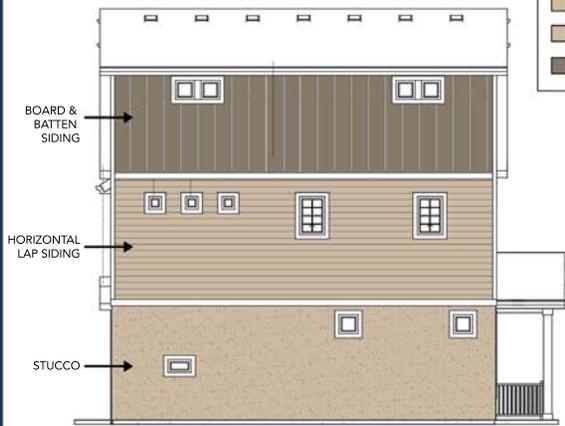


LEFT ELEVATION - NON ENHANCED

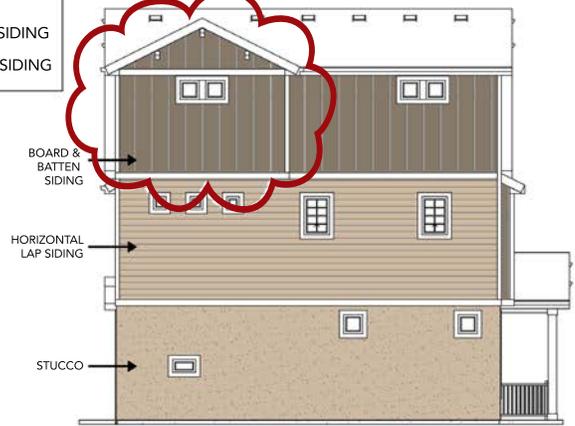


LEFT ELEVATION - ENHANCED

(INCLUDES POP-OUT WITH ACCENT VENEER MATERIAL @ 2ND FLOOR)



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED

(INCLUDES POP-OUT @ 3RD FLOOR)



WESTRIDGE TOWNHOMES COLLECTION



LEFT ELEVATION - NON ENHANCED

- STUCCO
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING



LEFT ELEVATION - ENHANCED  
(INCLUDES COVERED PATIO & ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)



### EXTERIOR COLOR PALETTE

All exterior colors will be compatible with the architectural style of each dwelling. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

The exterior color palette of Jordan Promenade is based on the natural tones found in the Utah landscape. The earthy, neutral hues chosen for the homes contributes to the overall character of the community and compliments the architectural elements of each dwelling.

Color schemes for Jordan Promenade will have a subtle contrast between main body and trim colors. This approach creates an attractive streetscape and unity within the neighborhood without relying on stark, contrasting colors to catch the eye.

The palette below is a selection from the exterior color palette and may include additional colors and materials:

#### SIDING



#### STUCCO



#### ROOF SHINGLES



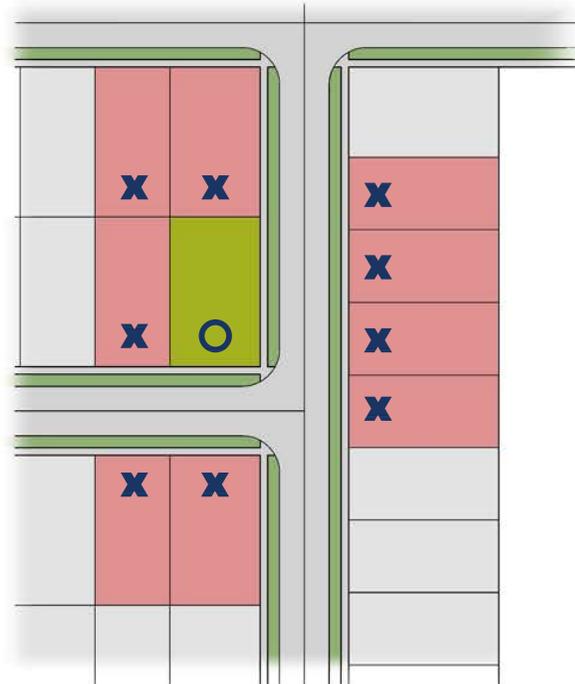
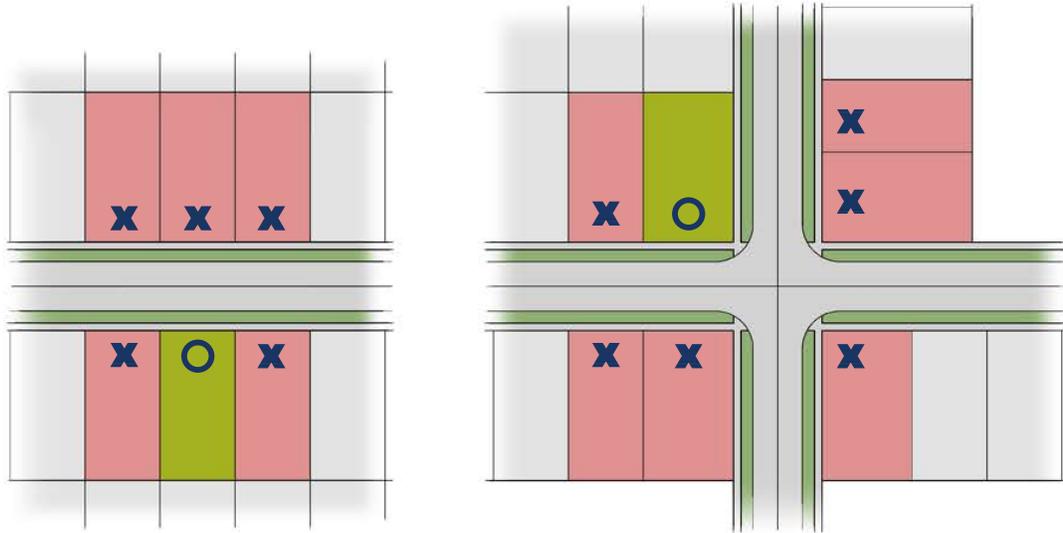
#### STONE





RHYTHM AND PLACEMENT

Color variation is critical in establishing a sense of character in each neighborhood and for preserving architectural interest in each home. Therefore, homes with the same or similar main body color may not occur across from, next to, or diagonal from each other. Neighboring dwellings may share similar trim, accent, roof, and stone colors. The following diagrams illustrate the guidelines described above:





FENCING GUIDELINES

Jordan Promenade establishes a consistent theme for project fencing that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.

FENCE TYPE	LOCATION	HEIGHT	FENCE MATERIAL	COLUMN MATERIAL
Project Perimeter Fence	Perimeter arterial roadways	6'-0"	Vinyl material	Stone, regularly spaced
Internal Privacy Fence	Internal collector roadways	6'-0"	Vinyl material	Stone, located at corners only
Open Space Fence	Internal trail & open space corridors	4'-0" to 5'-0"	3-4 rail, vinyl material	N/A

PROJECT PERIMETER FENCE



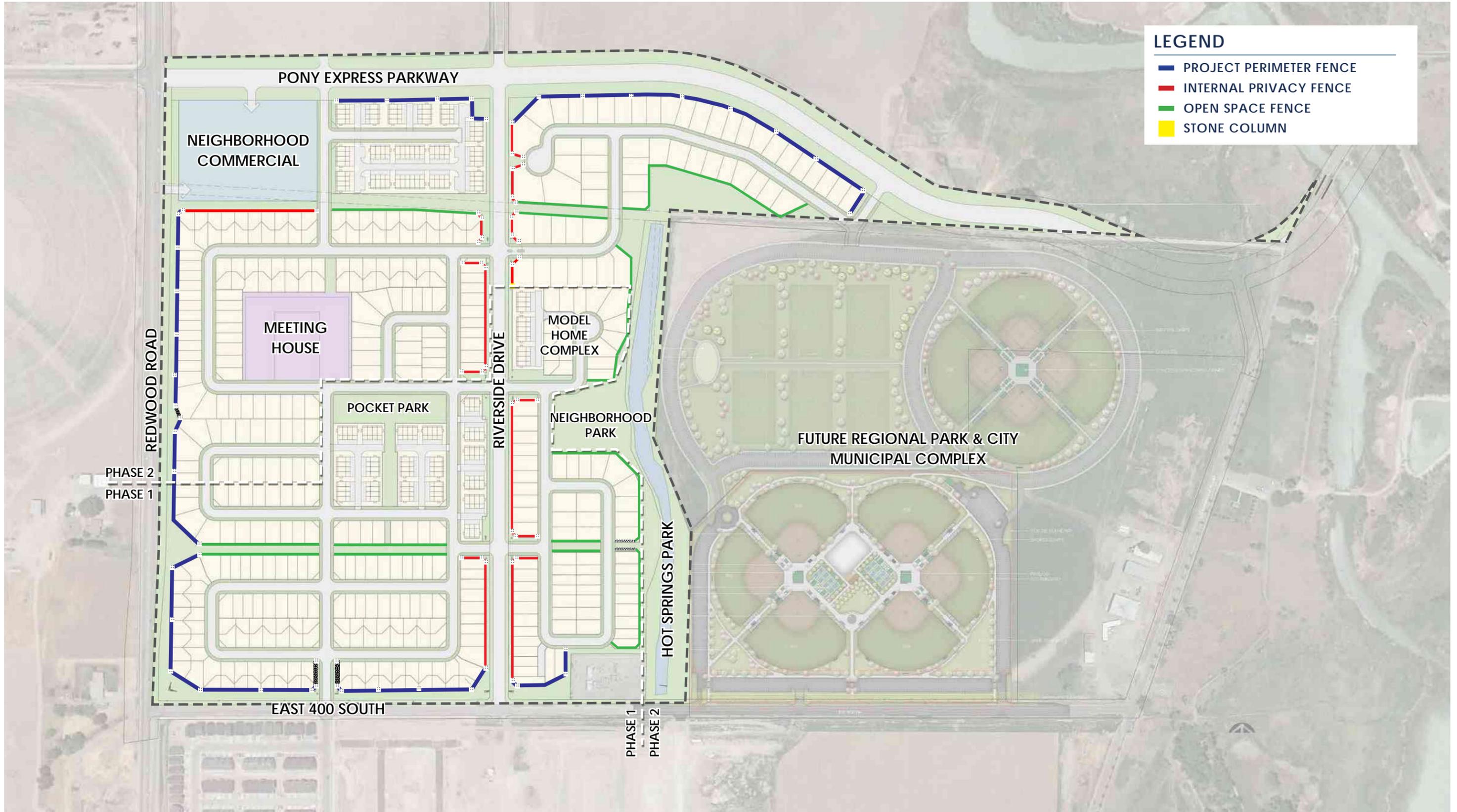
INTERNAL PRIVACY FENCE



OPEN SPACE FENCE



# SECTION 5b - 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.



## SECTION 7 - PHASING & MAINTENANCE PLAN

### PHASING

As shown on page 5 of the Jordan Promenade Community Plan, Jordan Promenade Village Plan Area 1 is the first of 3 major phases for the Jordan Promenade Development. Village Plan Area 1 will be developed in 2 phases as illustrated in the Phasing Plan (ref. page 52).

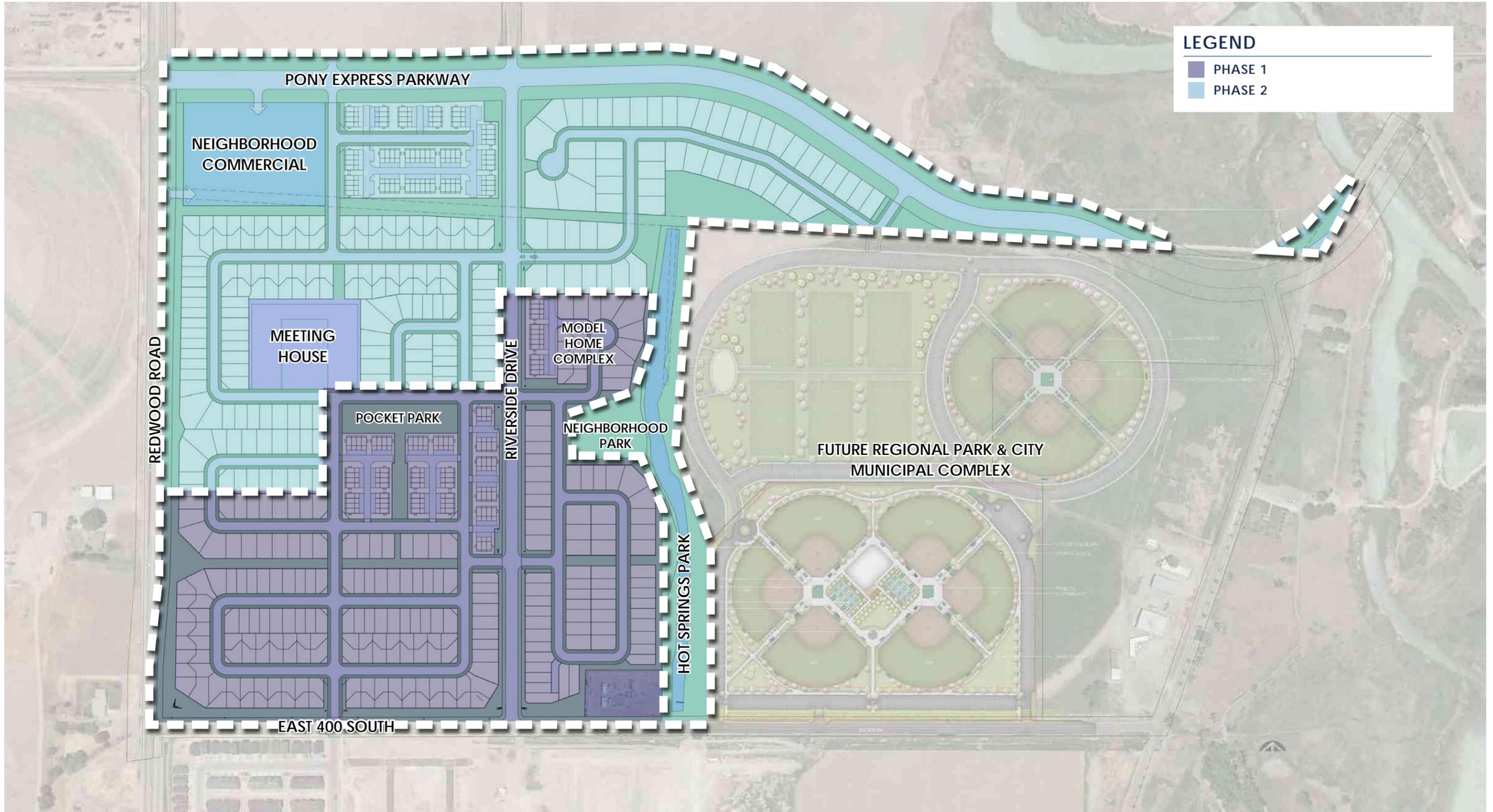
The first phase of Village Plan Area 1 is planned with a variety of program elements, including a pocket park designed with walking trails, community gardens, playgrounds, bocce court, open lawn, and pavilion. The model home complex will be developed in phase 1 in order to attract potential homebuyers in the early stages of development. Phase 1 will also include an extensive trail network weaving through planted open space tracts within the boundaries of phase 1.

The second phase will include many of the major amenities of Village Plan Area 1, including a meeting house, commercial area, neighborhood park, and the hot springs greenway. The pedestrian network established in the first phase will continue into the second phase, linking each amenity available in Village Plan Area 1. The neighborhood park will feature a clubhouse and pool, open lawn, playground, pavilion, active trails, planting areas, and bridge connection to the future regional park. The hot springs greenway, which features an enhanced waterway with natural plantings, trails, and opportunities for water access, will be developed in conjunction with the neighborhood park.

### MAINTENANCE

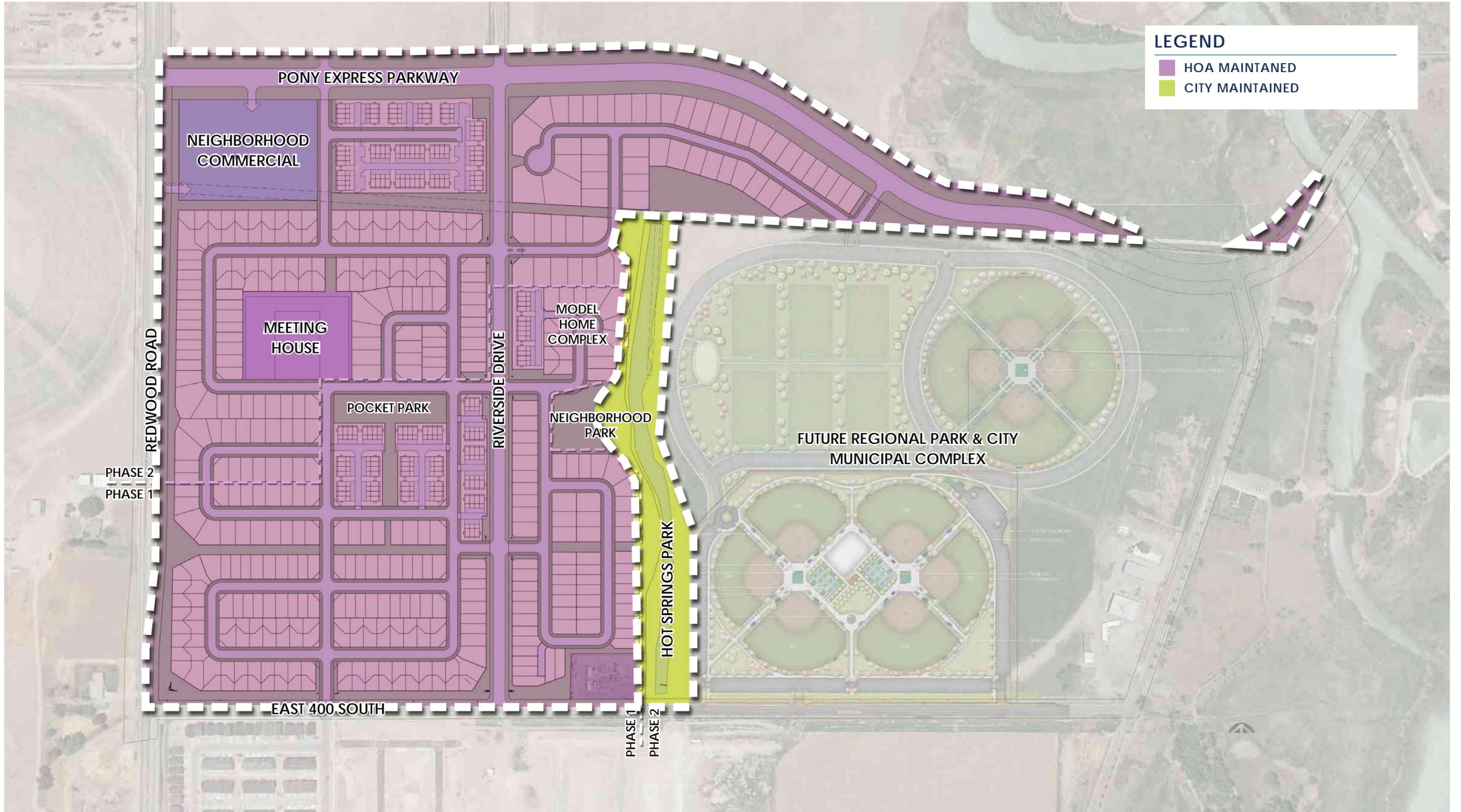
Maintenance for all common open space areas within Village Plan Area 1 will be provided by the Jordan Promenade Homeowners' Association and by the City of Saratoga Springs. The pocket park, Village Plan Area 1 trail network, and portions of the neighborhood park are designated as private and will be constructed by the developer and maintained by the HOA. The hot springs greenway park and portions of the neighborhood park are designated as public and will be constructed by the developer and maintained by the City. The Maintenance Plan (ref. page 53) details the areas to be maintained by the HOA and City. The location of open space areas and detailed open space plans are illustrated in the following series of landscape plans (ref. pages 56-62). Refer to the Pedestrian Plan (ref. page 79) for the location and types of trails within Village Plan Area 1.

# SECTION 7a - PHASING PLAN

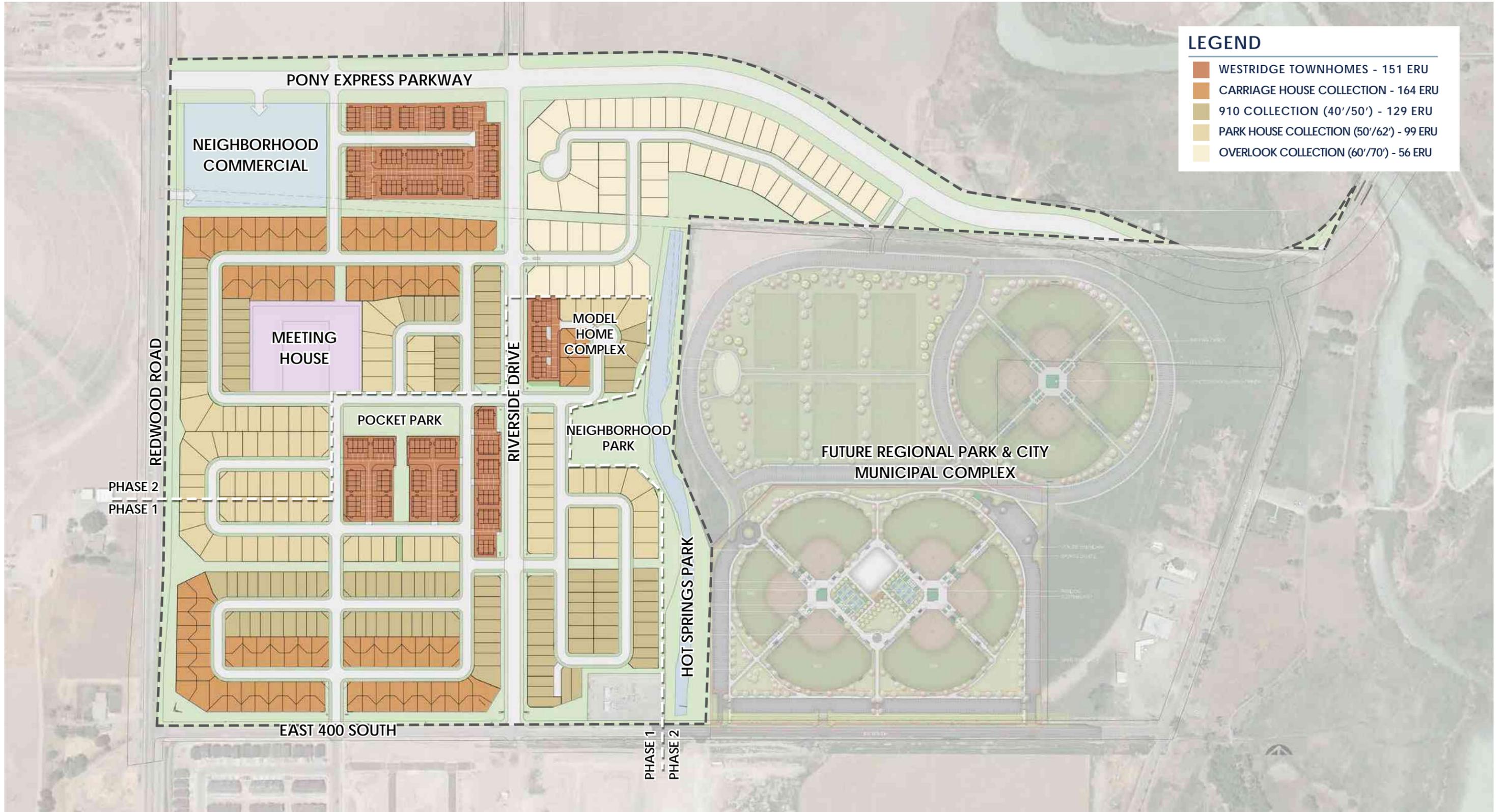


NOTE: Deficiencies in open space requirements in individual phases or sub-phases will be allowed, based on overall open space requirements being met for the Area 1 Village Plan.

# SECTION 7b - MAINTENANCE PLAN



# SECTION 8 - LOTTING MAP



NOTE: Reference Appendix A for full lotting map set.



## 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 the Jordan River and hot springs corridors are designed with native plant material to compliment the natural elements of the area. Following are general descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette.

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

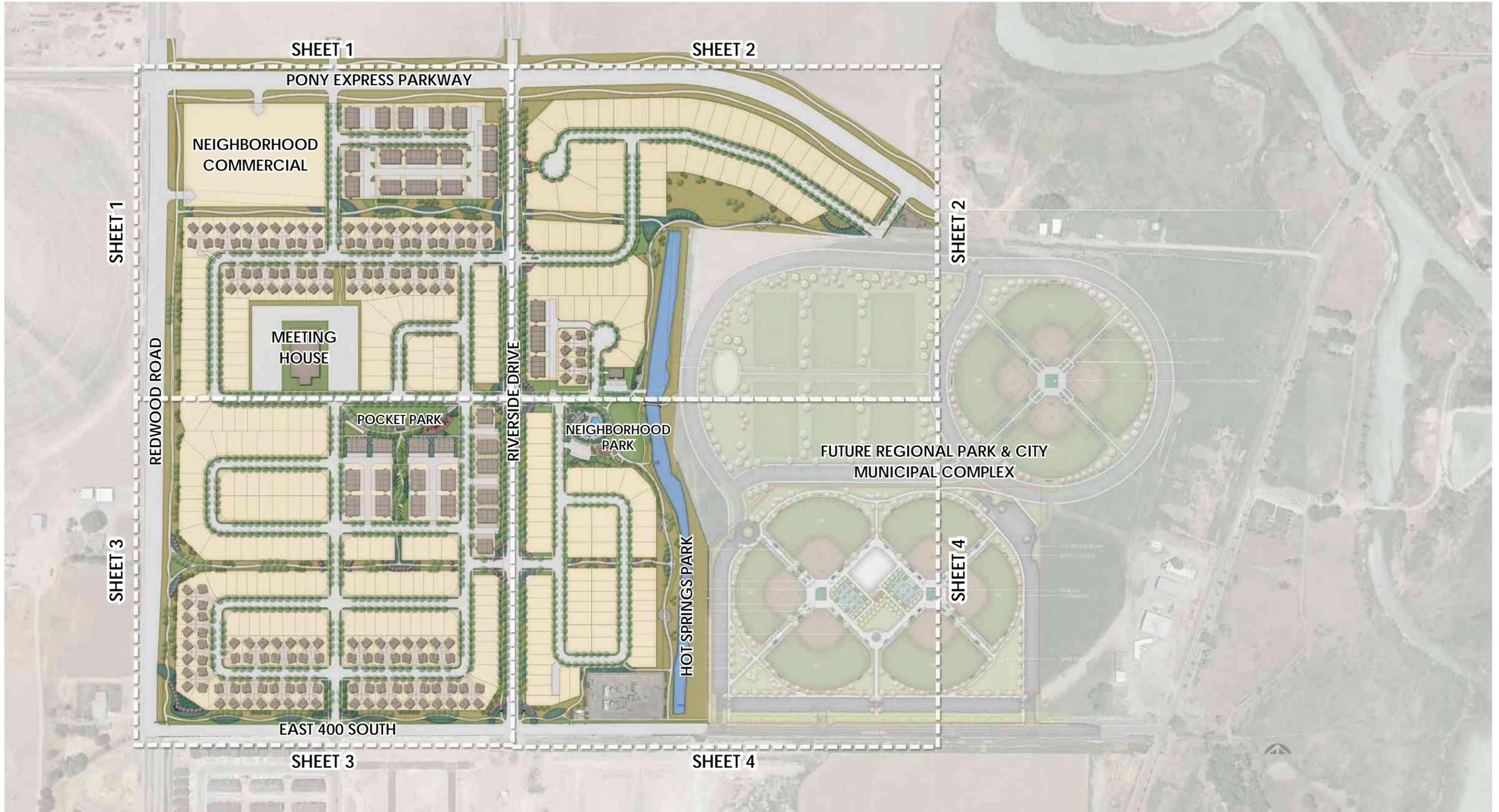
### POCKET PARK & NEIGHBORHOOD PARK LANDSCAPE

Landscaping at pocket parks and neighborhood parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance. 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

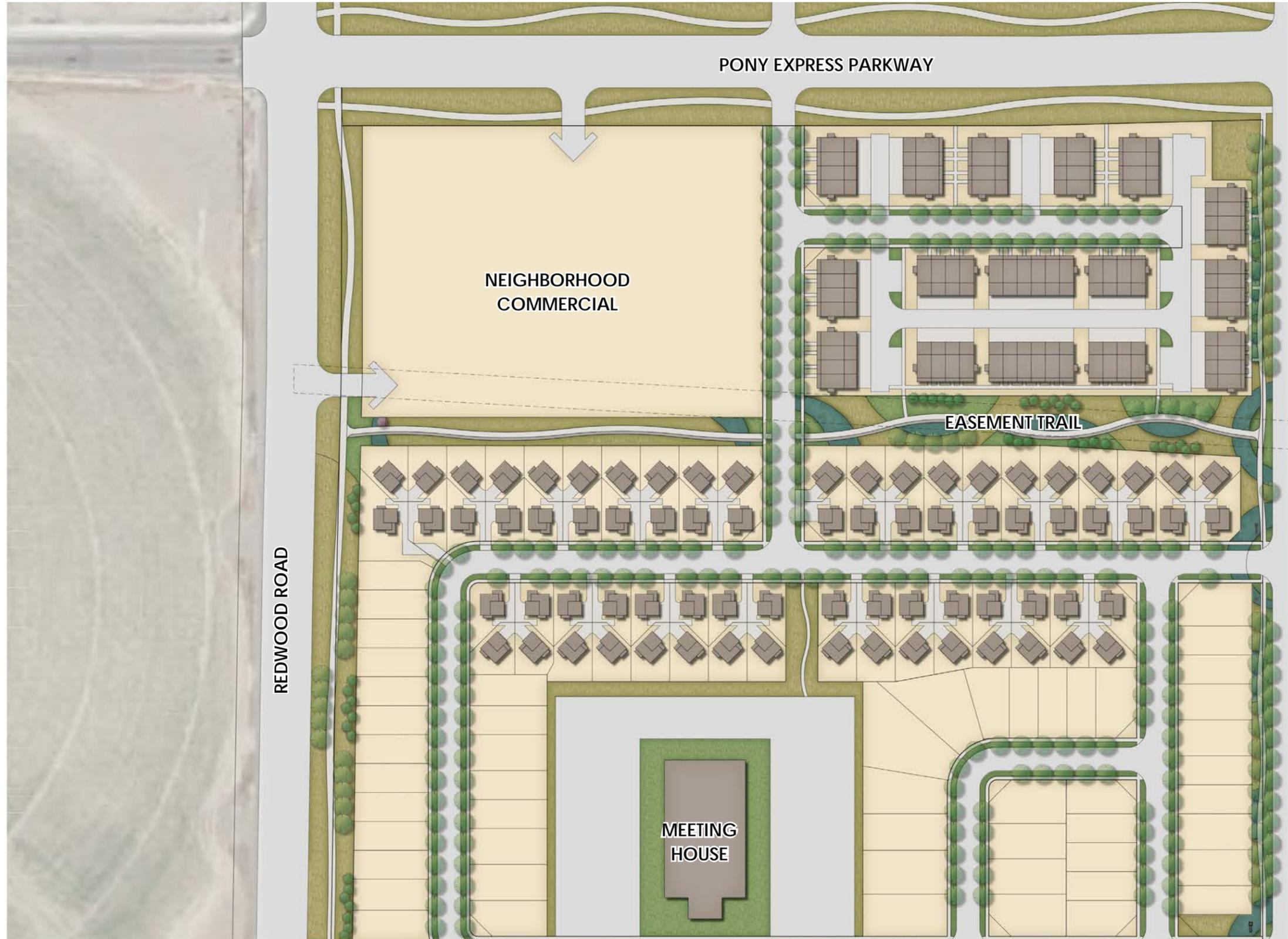
Landscaping along the project perimeter, internal trail corridors, and along the Jordan River and hot springs corridor reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native 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 and the hot springs corridor bordering the west edge of the community.

# SECTION 9a - OVERALL LANDSCAPE PLAN



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the Village Plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 1



## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 2



## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 3



## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

SECTION 9a - LANDSCAPE PLAN SHEET 4



LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9b - LANDSCAPE PLAN - POCKET PARK ENLARGEMENT



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9c - LANDSCAPE PLAN - NEIGHBORHOOD PARK ENLARGEMENT



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



## SECTION 9d - PLANT PALETTE

### LARGE TREES (>50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER PLATANOIDES 'EMERALD QUEEN'*	EMERALD QUEEN NORWAY MAPLE*
DECIDUOUS	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
EVERGREEN	PINUS NIGRA	AUSTRIAN PINE
EVERGREEN	PINUS SYLVESTRIS	SCOTCH PINE
DECIDUOUS	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE
DECIDUOUS	QUERCUS MACROCARPA*	BUR OAK*
DECIDUOUS	TILIA TOMENTOSA*	SILVER LINDEN*

### MEDIUM TREES (45' to 50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER FREEMANII 'JEFFERSRED'*	JEFFERSRED ARMSTRONG MAPLE*
DECIDUOUS	GLEDITSIA TRIACANTHOS VAR. INERMIS*	THORNLESS HONEYLOCUST*
EVERGREEN	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER

### ORNAMENTAL TREES (<25', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	AMELANCHIER SPP.	SERVICEBERRY
DECIDUOUS	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
DECIDUOUS	MALUS X 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE
DECIDUOUS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
DECIDUOUS	PRUNUS CERASIFERA 'THUNDERCLOUD'	FLOWERING PLUM

\*DENOTES COMPATIBILITY FOR USE AS A STREET TREE



SHRUBS

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
EVERGREEN	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
DECIDUOUS	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE
DECIDUOUS	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE
EVERGREEN	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE
DECIDUOUS	RHUS TRILOBATA	THREE LEAF SUMAC
DECIDUOUS	ROSA 'RADRAZZ'	KNOCKOUT ROSE
DECIDUOUS	SYMPHIOCARPOS ALBUS	SNOWBERRY
DECIDUOUS	SYRINGA X PRESTONIAE 'JAMES MACFARLANE'	JAMES MACFARLANE LILAC

GRASSES & PERENNIALS

TYPE	BOTANICAL NAME	COMMON NAME
PERENNIAL	ASCLEPIAS SPECIOSA	SHOWY MILKWEED
PERENNIAL	ASTER SP.	ASTER
PERENNIAL	AURINIA SAXATILIS	BASKET OF GOLD
GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
PERENNIAL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
PERENNIAL	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PERENNIAL	ECHINACEA PURPUREA	PURPLE CONEFLOWER
GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PERENNIAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY
PERENNIAL	LINUM LEWISII	LEWIS BLUE FLAX
GRASS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
GRASS	PENNISETUM ALOPERCUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS
PERENNIAL	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PERENNIAL	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
PERENNIAL	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR



## SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 1:

Section 10a: Culinary Water Plan

Section 10b: Secondary Water Plan

Section 10c: Sanitary Sewer Plan

Section 10d: Storm Water Drainage Plan

Section 10e: Capital Facility/Off-site Improvements Plan

### UTILITY CAPACITIES

The location of Village 1 of the proposed Jordan Promenade development is bounded by 400 South, Redwood Road, and the future Pony Express on the south end of the overall development. In addition, the existing Riverside Drive splits the property and contains utility infrastructure that may serve as a backbone for each of the major utilities. The following page addresses each of the different utilities and any specific changes not addressed within the Utility Master Plan approved with the Community Plan.



## SECTION 10a - CULINARY WATER

The overall culinary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 1.

### Source

The overall culinary water demand for Village 1 falls within the existing Zone 1 water source.

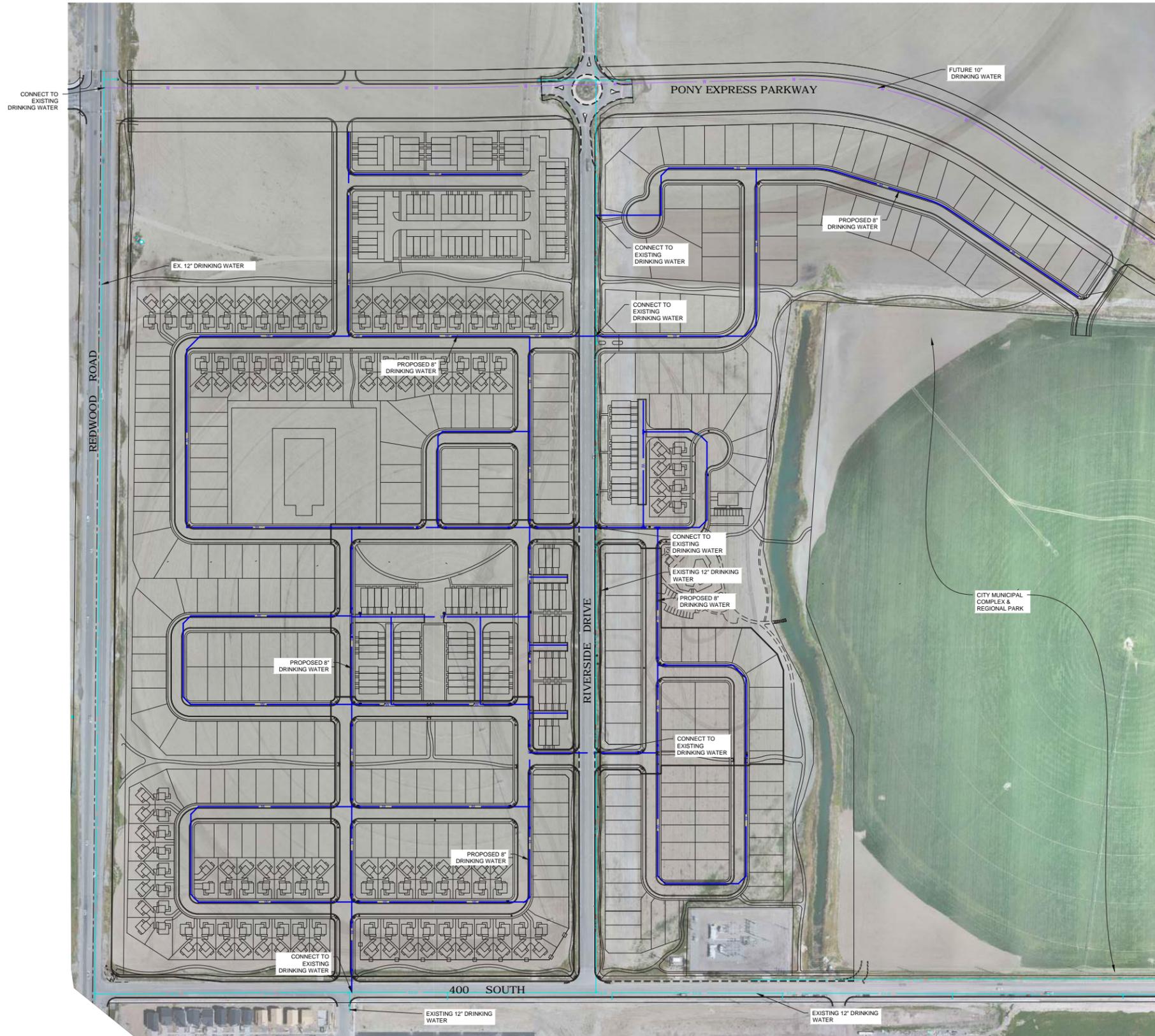
Table 1. Overall Culinary Water Demands for Village 1

	ERUs	Source Req'd (gpd/ERU)	Total Source (gpm)	Storage Req'd (gal/ERU)	Total Storage (gal)
Residential	599	800	332.8	400	239,600
Church	3	800	1.7	400	1,200
Commercial	12	800	6.7	400	4,800
<b>Total</b>	<b>614</b>		<b>341.2</b>		<b>245,600</b>

### Delivery

Water line sizing, as shown on the Culinary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1.

# SECTION 10a - CULINARY WATER PLAN



## LEGEND

- EXISTING 12" DRINKING WATER
- PROPOSED 8" DRINKING WATER
- FUTURE 10" DRINKING WATER

### NOTE:

1. Final pipe location to be based on subdivision phasing & water model.
2. These improvements are conceptual in nature.





## SECTION 10b - SECONDARY WATER

The overall secondary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 2.

### Source

The overall secondary water demand for Village 1 falls within the existing Zone 1 water source.

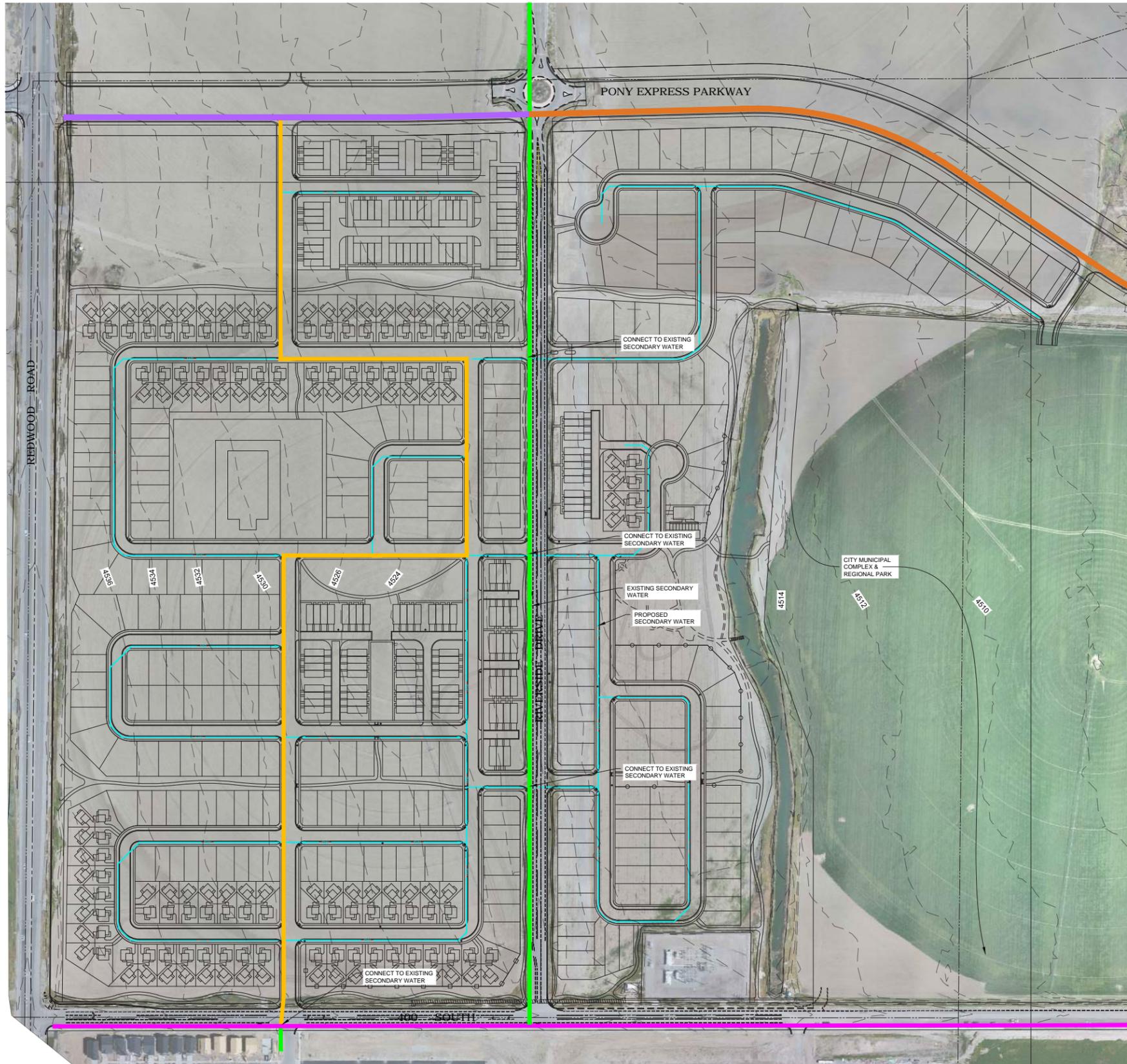
*Table 2. Overall Secondary Water Demands for Village 1*

	ERU or Acres	% Irrigated (IA / ERU)	Irrigated Area (Acres)	Source Req'd (gpm/IA)	Total Source (gpm)	Storage Req'd (gal/IA)	Total Storage (gal)
Westridge Lot	151	0.015	2.3	7.5	17	9,216	21,197
Carriage Lot	164	0.026	4.3	7.5	32	9,216	39,629
910 Lot	129	0.067	8.6	7.5	65	9,216	79,654
Park House Lot	99	0.090	8.9	7.5	67	9,216	82,022
Overlook Lot	56	0.115	6.4	7.5	48	9,216	59,351
Church	3.7	25%	0.9	7.5	7	9,216	8,525
Commercial	6.1	25%	1.5	7.5	11	9,216	13,824
Parks/Open Space	26.3	75%	19.7	7.5	148	9,216	181,555
<b>Total</b>			<b>52.6</b>		<b>395</b>		<b>485,757</b>

### Delivery

Water line sizing, as shown on the Secondary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1. Further detail has been added to show the networking through all of Village 1.

# SECTION 10b - SECONDARY WATER PLAN



## LEGEND

- PROPOSED 6" SECONDARY
- PROPOSED 12" SECONDARY
- EXISTING 12" SECONDARY
- EXISTING 16" SECONDARY
- FUTURE 16" SECONDARY
- FUTURE 24" SECONDARY

### NOTE:

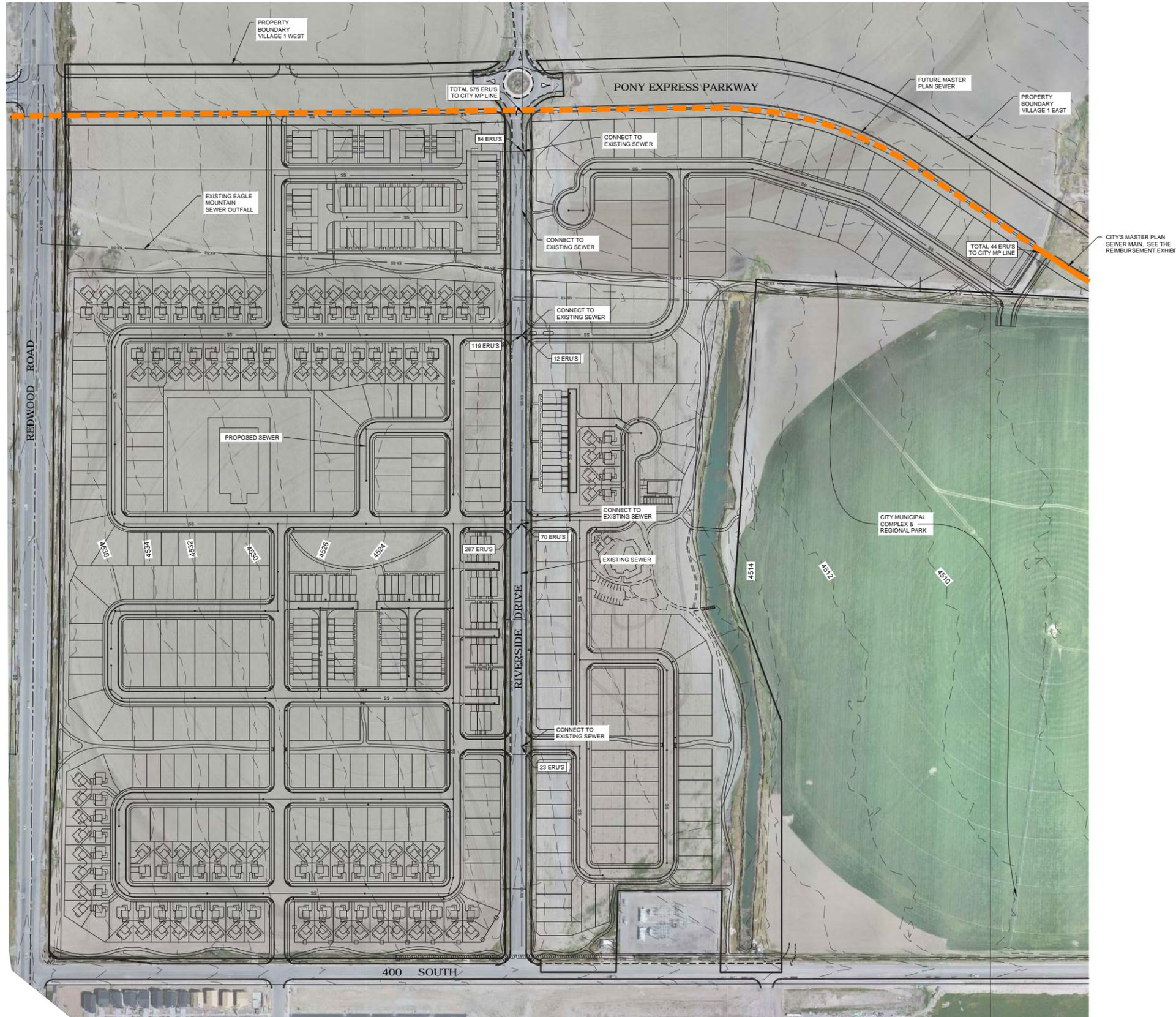
1. Final pipe location to be based on subdivision phasing & water model.
2. These improvements are conceptual in nature.



## SECTION 10c - SANITARY SEWER

The sanitary sewer generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. The sanitary sewer main located within Riverside Drive will serve as the backbone for Village 1. This sewer main currently conveys sewage to the Posey Lift Station. A future Master Plan sewer main currently being designed by the City is proposed within Pony Express Parkway and will intercept the sewer main within Riverside Drive. A portion of the single family lots located in the northeast corner of Village 1 will not be able to be developed until the City's Master Plan sewer main within Pony Express Parkway is improved. See the Sanitary Sewer Master Plan exhibit on the following page for further detail to the networking through Village 1.

# SECTION 10c - SANITARY SEWER PLAN





## SECTION 10d - STORM WATER DRAINAGE

The storm drain generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. Storm water runoff is planned to flow to the east towards the linear pond that discharges to an existing ditch until eventually reaching the Jordan River. There is a total of three different sub-basins within Area #1 of the Utility Master Plan. The following provides a general description for each sub-basin that references the Storm Drain Master Plan Exhibit and the Village 1 Storm Drain Report.

### Sub-basin 1

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will cross Riverside Drive, intercept the existing infrastructure and redirect runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

### Sub-basin 2

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

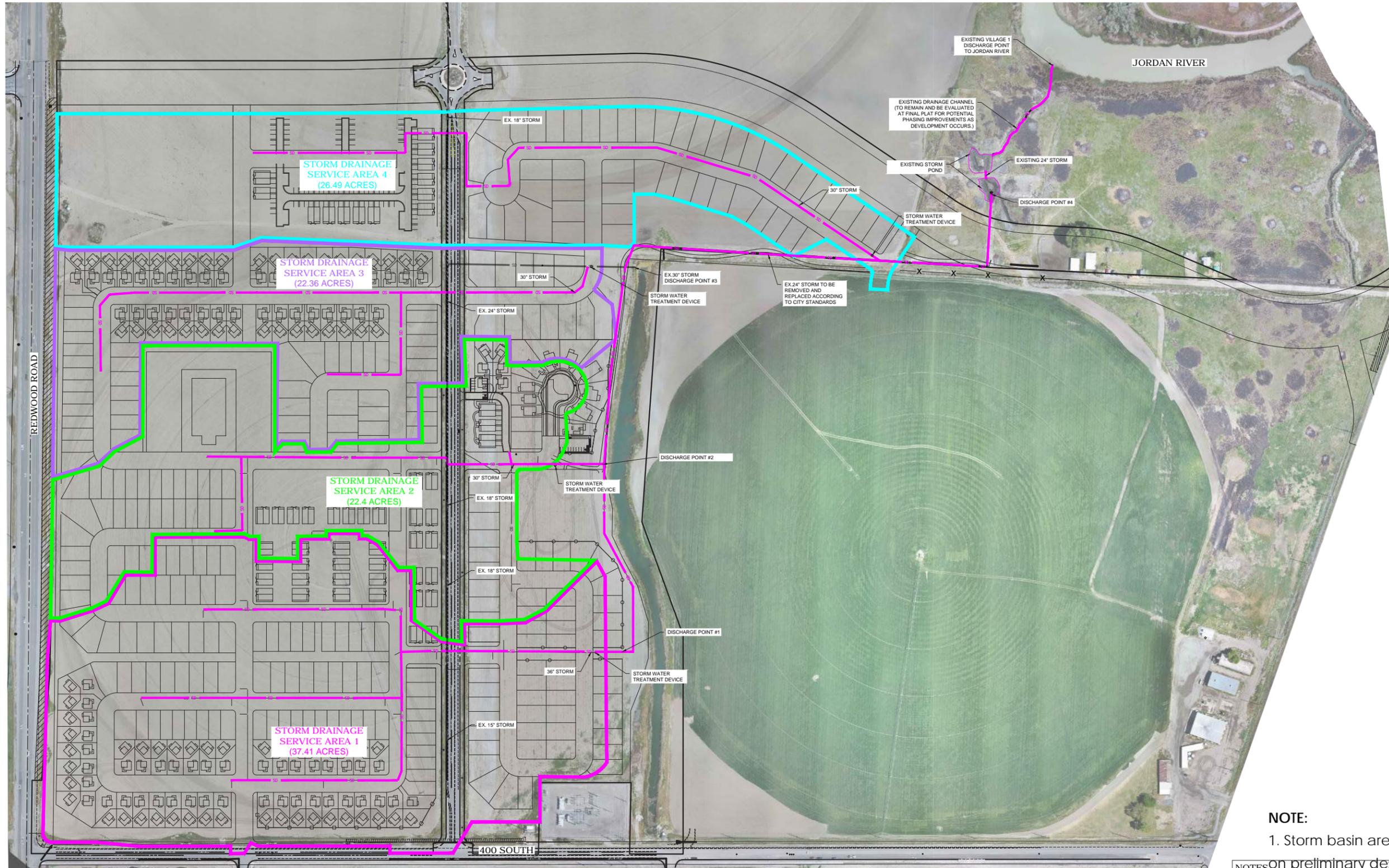
### Sub-basin 3

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

### Sub-basin 4

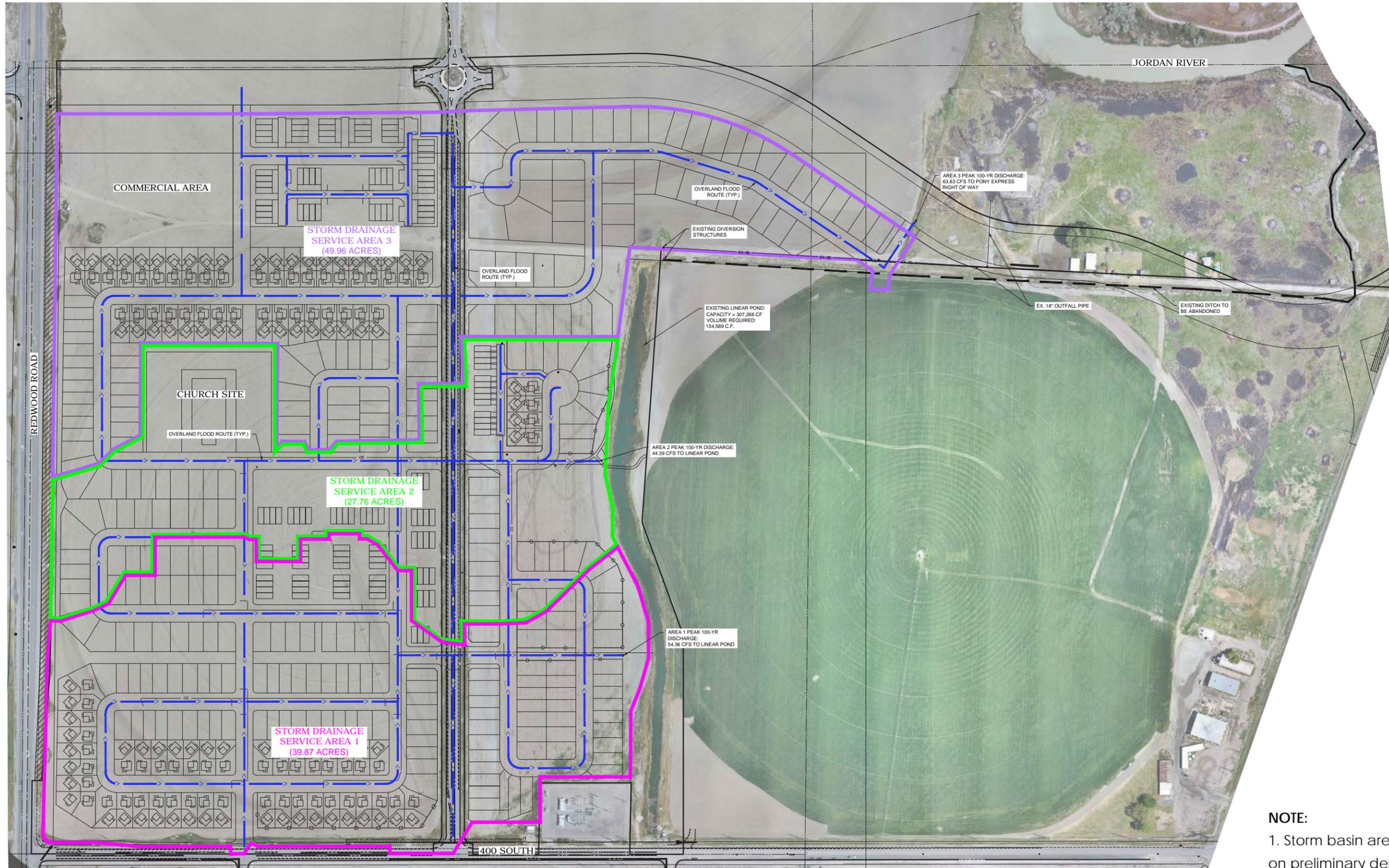
This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will cross the existing infrastructure within Riverside Drive and bypass the linear pond before conveying runoff to the east where it will be cleaned and discharged prior to the outfall to the Jordan River.

# SECTION 10d - STORM WATER DRAINAGE PLAN



**NOTE:**  
 1. Storm basin areas are approximate and based on preliminary design. More detailed information to be provided at final design.

# SECTION 10d - STORM DRAIN 100 YEAR OVERLAND FLOW ROUTE PLAN



**NOTE:**  
 1. Storm basin areas are approximate and based on preliminary design. More detailed information to be provided at final design.



## SECTION 10e - OFFSITE UTILITIES

The majority of Village 1 of Jordan Promenade will utilize existing infrastructure located within Riverside Drive other than two specific areas.

### Offsite Sewer

The single family lots located in the lower northeast corner of Village 1 will require a portion of the City's Master Plan sewer main within Pony Express to be constructed. This is currently under design by the City and their consultants. An estimate of the cost for this improvement cannot be determined at this time as the design, pipe sizing, etc. are currently underway. This information will be provided once available through the City's consultants.

### Offsite Storm Water (400 South)

The City's Storm Drain Capital Facilities Plan (CFP) dated February, 2018 currently calls out the extension of a storm water main along the frontage of 400 South (PN21a). The cost for this improvement is estimated at approximately \$449,400 as per the City's CFP. More detail for the breakdown of these costs can be found in the City's CFP.

### Offsite Storm Water (Village 1)

Storm water runoff from Village 1 will discharge to the existing linear pond located on the east side of the area. This linear pond currently conveys runoff to an existing pipe outfall that heads east and eventually turns north before discharging through a series of small basins and eventually surface flowing to the Jordan River. There will be offsite improvements consisting of the construction of a low flow channel that bypasses small storm events to the existing pipe outfall. The existing pipe outfall will need to be reconstructed to City standards up to the discharge point of the series of small basins. There are no proposed changes or improvements to the existing outfall beyond the replacement of the storm drain pipe. The outfall in this area will need to be evaluated at the final plat phase to determine the necessary phasing improvements as development occurs. The cost for this improvement is estimated at approximately \$186,000. More detail for the breakdown of these costs can be found below.



## SECTION 10e - OFFSITE UTILITIES COST ESTIMATE



### Jordan Promenade - Offsite Storm Drain (V1 Plat A)

Saratoga Springs, Utah  
Engineers Cost Estimate

By: NKW  
Date: 1/4/2019

Item	Est. Quantity	Unit	Unit Price	Total Amount
<b>Site Preparation</b>				
Mobilization	1	ls.	\$ 4,000.00	\$ 4,000.00
Clear and Grub (20-foot wide)	39,420	sf.	\$ 0.05	\$ 1,971.00
<b>Subtotal Site Preparation</b>				<b>\$ 5,971.00</b>
<b>Roadway Improvements</b>				
Rough Grading	39,420	sf.	\$ 0.05	\$ 1,971.00
Fine Grading	39,420	sf.	\$ 0.05	\$ 1,971.00
8" Road Base (12-foot wide)	1,064	tons	\$ 17.00	\$ 18,093.78
<b>Subtotal Roadway Improvements</b>				<b>\$ 22,035.78</b>
<b>Storm Drain</b>				
24" RCP Storm Drain (New Storm Drain)	868	lf.	\$ 50.00	\$ 43,400.00
24" RCP Storm Drain (Remove and relay of existing)	1,103	lf.	\$ 35.00	\$ 38,605.00
60" Manholes	8	ea.	\$ 4,200.00	\$ 33,600.00
Connect to Existing	1	ea.	\$ 500.00	\$ 500.00
Imported Pipe Bedding	532	tons	\$ 12.00	\$ 6,386.04
Imported Trench Backfill	1,796	tons	\$ 8.00	\$ 14,368.59
<b>Subtotal Storm Drain</b>				<b>\$ 136,859.63</b>
<b>Miscellaneous Improvements</b>				
Clay Dams	5	ea.	\$ 800.00	\$ 4,000.00
<b>Subtotal Miscellaneous Improvements</b>				<b>\$ 4,000.00</b>
<b>Subtotal Construction Costs</b>				<b>\$ 168,866.41</b>
<b>Contingency</b>	10%			<b>\$ 16,886.64</b>
<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$ 185,753.05</b>

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.

**DISCLAIMER**

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# SECTION 10e - CAPITAL FACILITY/IMPROVEMENTS PLAN

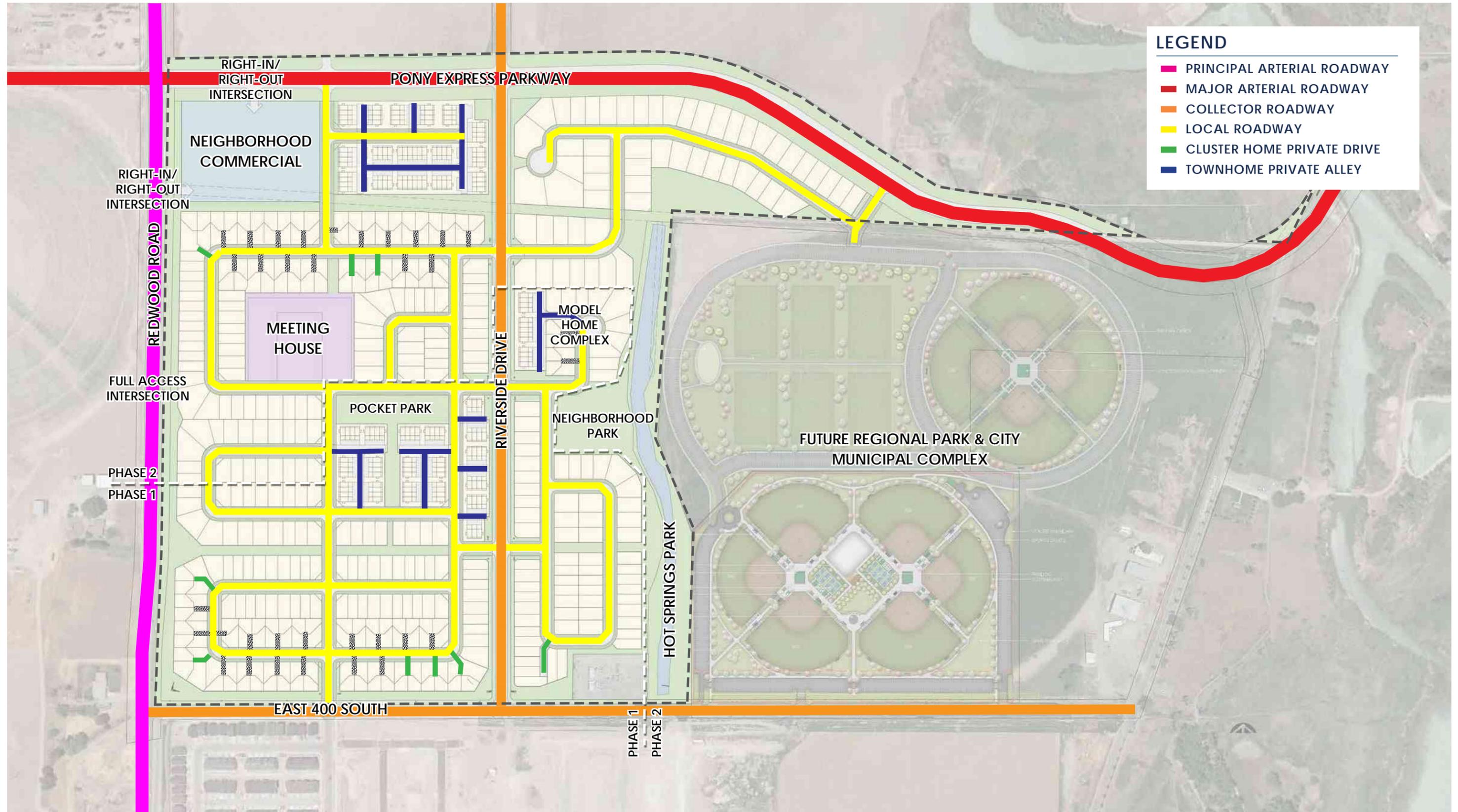


OFF-SITE SEWER



OFF-SITE STORM DRAIN

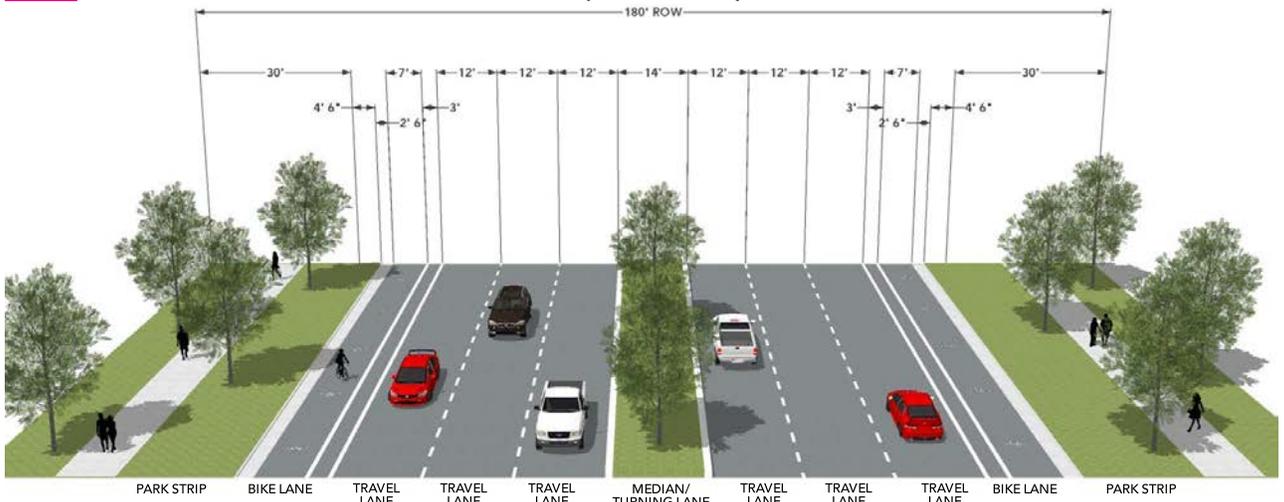
# SECTION 11 - VEHICULAR PLAN



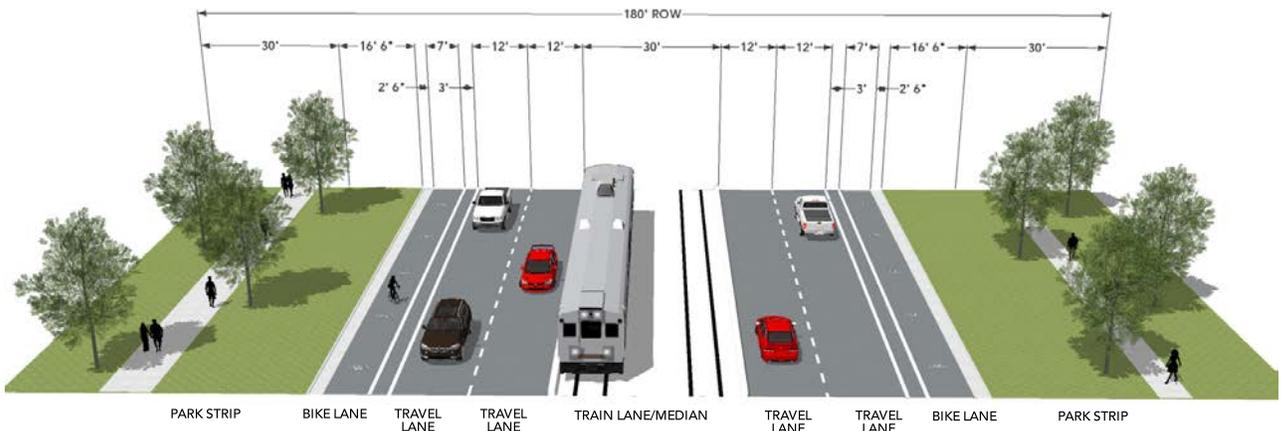


TYPICAL ROADWAY DIAGRAMS

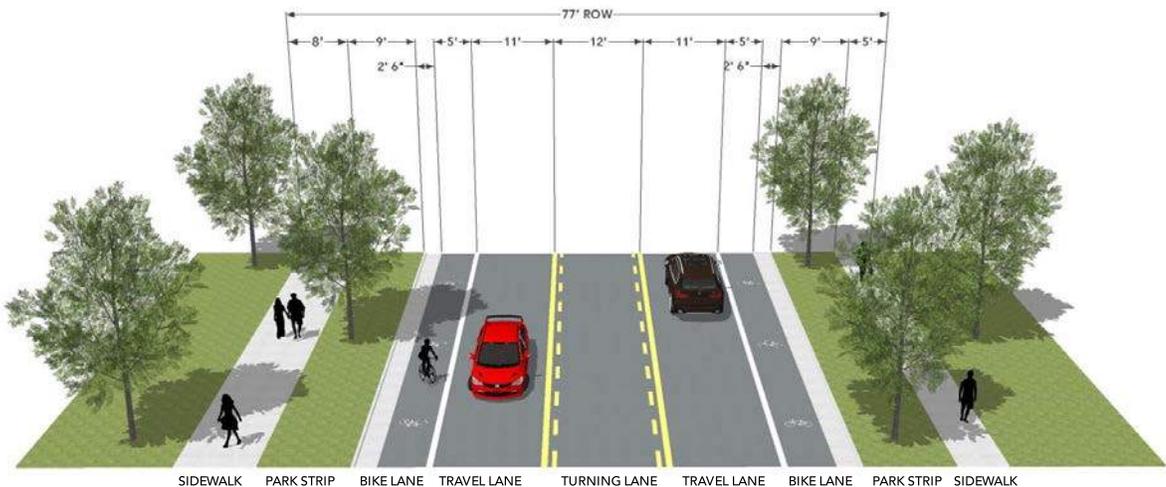
**PRINCIPAL ARTERIAL ROADWAY (180' ROW) - REDWOOD ROAD TYP.**



**MAJOR ARTERIAL ROADWAY (180' ROW) - PONY EXPRESS PARKWAY TYP.**

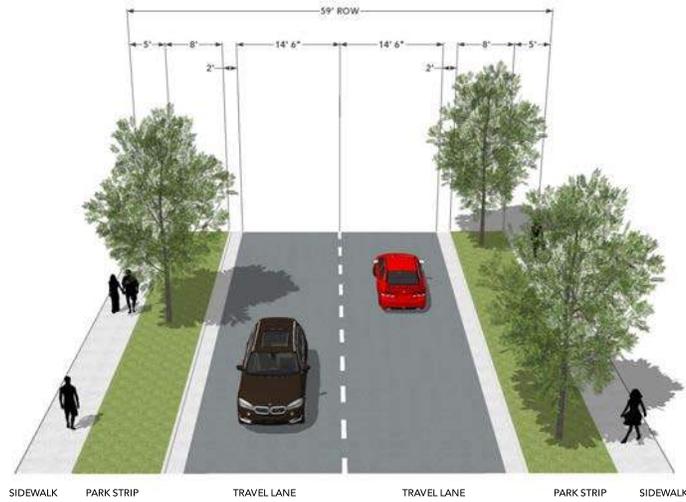


**COLLECTOR ROADWAY (77' ROW) - E. 400 SOUTH/RIVERSIDE DRIVE TYP.**





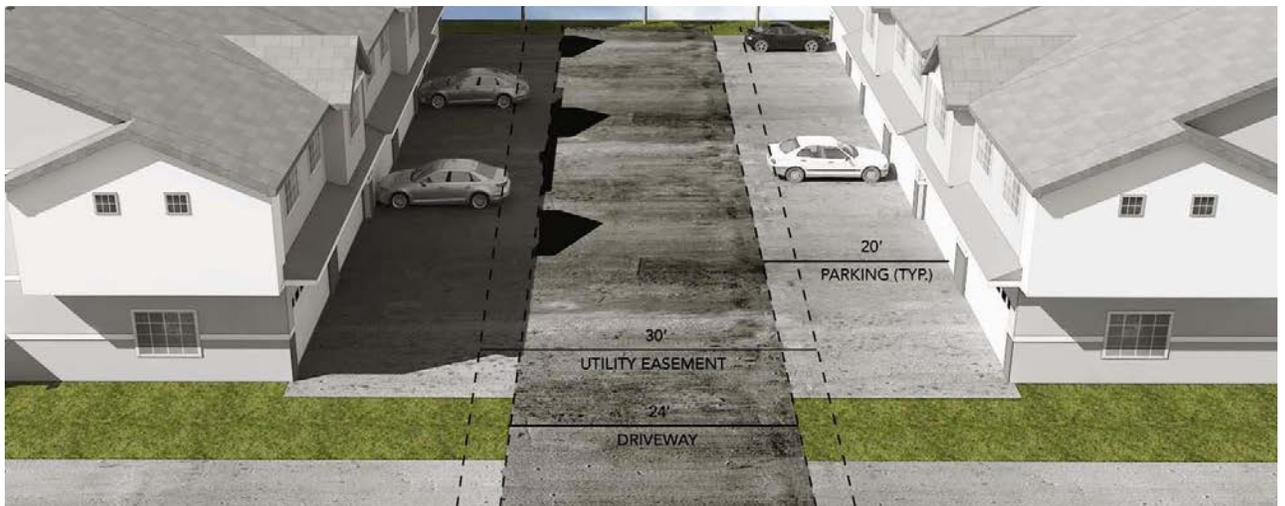
**LOCAL ROADWAY (59' ROW)**



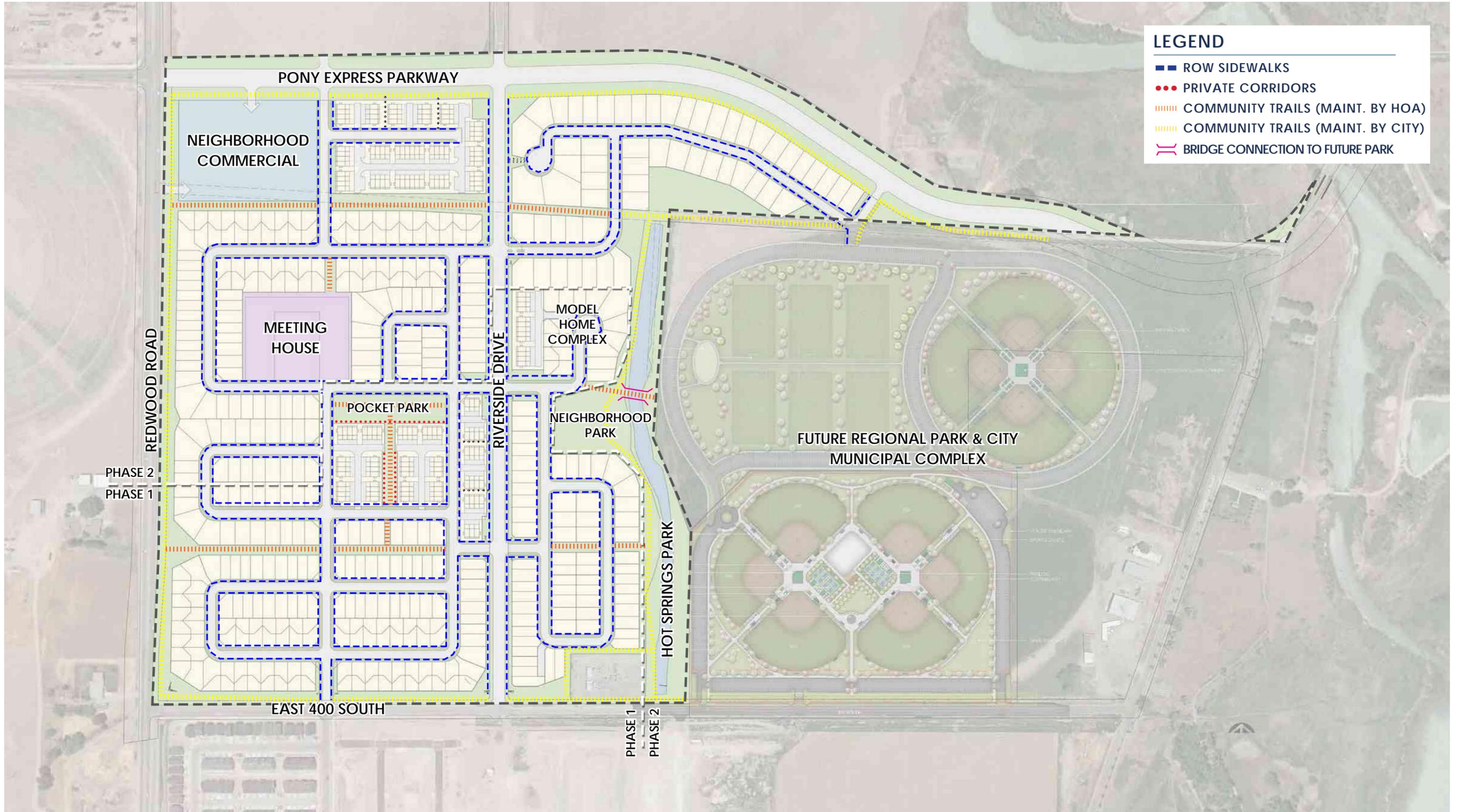
**CLUSTER HOME PRIVATE DRIVE (30' UTILITY EASEMENT/16' DRIVEWAY)**



**TOWNHOME PRIVATE ALLEY (30' UTILITY EASEMENT/24' DRIVEWAY)**



# SECTION 12 - PEDESTRIAN PLAN





TYPICAL TRAIL DIAGRAMS

■ ■ TYPICAL RIGHT-OF-WAY SIDEWALKS



● ● ● PRIVATE CORRIDORS



||||| COMMUNITY TRAILS





TYPICAL TRAIL DIAGRAMS

RIGHT-OF-WAY TRAILS - REDWOOD ROAD



ROADWAY

34' PARK STRIP

10' SIDEWALK

30' BUFFER STRIP

PRIVATE LOT

RIGHT-OF-WAY TRAILS - EAST 400 SOUTH



PRIVATE LOT

37' BUFFER STRIP

8' SIDEWALK

ROW

17.5' PARK STRIP

ROADWAY



TYPICAL TRAIL DIAGRAMS

■ ■ RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (WEST SIDE)



PRIVATE LOT

15' BUFFER STRIP

8' SIDEWALK

14' PARK STRIP

ROADWAY

■ ■ RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (EAST SIDE)



ROADWAY

14' PARK STRIP

5' SIDEWALK

15' BUFFER STRIP

PRIVATE LOT



## SECTION 13 - DENSITY TRANSFERS

The Jordan Promenade Community Plan establishes the number of Equivalent Residential Units and density for Jordan Promenade.

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:

- The overall intent and character of the Community Plan shall be maintained in the Village Plan 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.
- The maximum number of ERUs established in the Community Plan for Village Plan Area 1 shall not exceed 730 ERUs as shown in the Build-out Allocation Table (ref. page 11).
- The transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.
- ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same neighborhood.



## SECTION 14 - ADDITIONAL DETAILED PLANS

---

The following exhibits have been included to detail plans and direction contained in the Community Plan for Village Plan Area 1:

Section 14a: Entry Monument Plan & Elevations

Section 14b: Open Space Management

- Park Renderings
- Playground Equipment

Section 14c: Geological Hazards & Soils

Section 14d: Fire Protection Plan

See attached Appendices for additional detailed plans.



### MONUMENT DESIGN OVERVIEW

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process. Proposed community signage will have separate permits approved at the time of installation.

The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.

### MONUMENT MATERIALS PALETTE

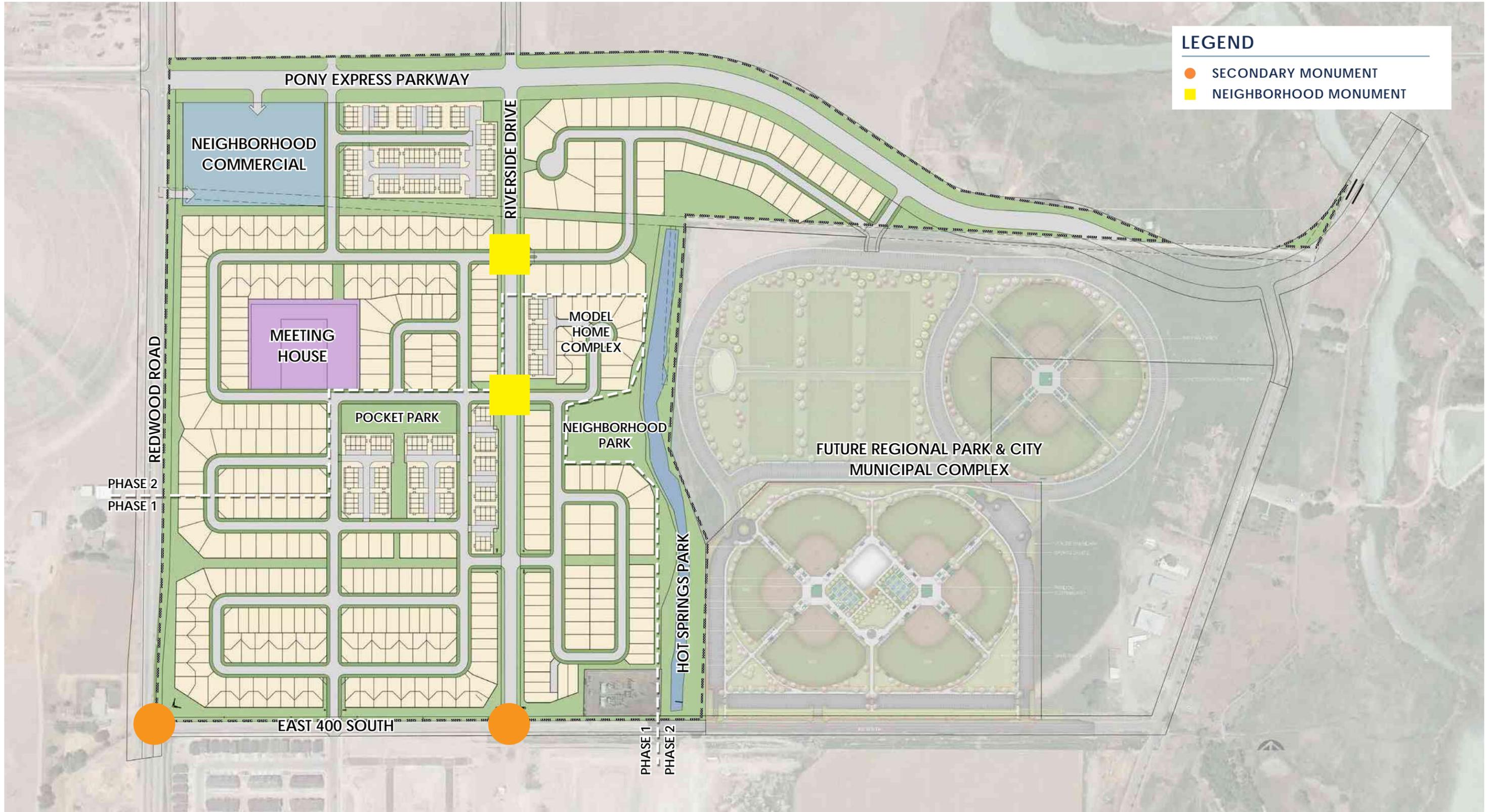
#### LEDGESTONE & SLATE



#### LETTERING & LIGHTING



# SECTION 14a - OVERALL MONUMENT PLAN



NOTE: Each symbol may represent multiple monuments, one occurring on each corner of an intersection.



SECONDARY MONUMENT AT EAST 400 SOUTH/REDWOOD ROAD

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 1 monument on the corner of Redwood Road and East 400 South,
3. Monument locations adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials.



SECONDARY MONUMENT AT EAST 400 SOUTH/RIVERSIDE DRIVE

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls, pergola gateways, and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 2 monuments on either corner of Riverside Drive and East 400 South.
3. Monument locations adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials.



NEIGHBORHOOD MONUMENT

This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, accompanied by low monument walls and neighborhood signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. These monument locations represent 4 monuments on each corner of the intersection.
3. Monument locations adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials.



## SECTION 14b - OPEN SPACE MANAGEMENT

Jordan Promenade meets the City's requirements for a range of 18-24% improved and native, public and private open space within the Planned Community District area under the Traditional Neighborhood place type as described in Saratoga Springs District Area Plan.

The percentage of open space provided within Village Plan Area 1 is 22.9%. This is within the percentage dictated within the Community Plan. Refer to the Detailed Use Plan in Section 2, page 10, for a complete breakdown of open space acreage and percentages within Village Plan Area 1.

The following pages within this section illustrate the proposed open space areas and amenities available to Village Plan Area 1.

# SECTION 14b - OPEN SPACE MANAGEMENT - POCKET PARK



- LEGEND**
- ① 2-12 PLAYGROUND
  - ② PROMENADE WALK
  - ③ EVENT LAWN
  - ④ PAVILION
  - ⑤ BOCCE BALL COURT
  - ⑥ COMMUNITY TRAIL CONNECTION
  - ⑦ COMMUNITY GARDENS

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 14b - OPEN SPACE MANAGEMENT - PLAYGROUND EQUIPMENT

## POCKET PARK

2-5 YEARS

Belt Seat w/2 Chains



Saddle Spinner DB 16"Height



Seesaw 4-Seats DB



Better playgrounds.  
Better world.<sup>®</sup>  
playtst.com

Proudly presented by:  
 landscape structures



Better playgrounds.  
Better world.<sup>®</sup>  
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 landscape structures

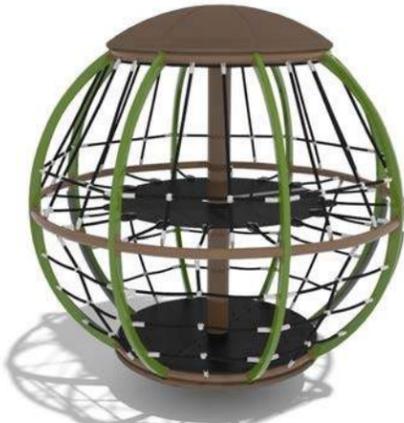


Better playgrounds.  
Better world.<sup>®</sup>  
playtst.com

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5-12 YEARS

Global Motion  
June 29, 2016



Better playgrounds.  
Better world.<sup>®</sup>  
playtst.com

Proudly presented by:  
 landscape structures

Deerfield Primary School  
September 5, 2014 \$1002-1-2



 landscape structures



Better playgrounds.  
Better world.<sup>®</sup>  
playtst.com

Proudly presented by:  
 landscape structures

PlayBooster<sup>®</sup> Netplex 10



 landscape structures



Better playgrounds.  
Better world.<sup>®</sup>  
playtst.com

Proudly presented by:  
 landscape structures

# SECTION 14b - OPEN SPACE MANAGEMENT - NEIGHBORHOOD PARK



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

NEIGHBORHOOD PARK

Alpha Link Towers TT

January 25, 2018 241397-2D



5-12 YEARS



FOR A BETTER TOMORROW  
**WE PLAY TODAY**  
shapedbyplay.com



Proudly presented by:





## SECTION 14c - GEOLOGICAL HAZARDS & SOILS

### GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified within the Village 1 boundary through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has a high potential for liquefaction.
- Flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

### SOILS

A geotechnical investigation has been conducted for Village 1 on the Jordan Promenade development by Western Technologies, Inc., dated June 27, 2018. Excerpts from the investigation include:

- Surface soils to depths of five feet consisted of six to eight inches of topsoil overlying loose silty sand or firm to stiff clay. The materials underlying the surface soils and extending to the full depth of exploration consisted of alternating layers of soft to very stiff silty clay and clay, stiff to very stiff silt, and medium dense silty sand.
- Groundwater was not encountered at the time of exploration.
- It is our opinion that the site is suitable for the proposed construction provided the soils are prepared according to the soil report recommendations. Conventional spread and continuous-type footings may be used to support the proposed structures. Since the native soils exhibit substantial settlement potential, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. Footings should be supported upon a minimum thickness of 24 inches of engineered fill, extending to native non-collapsible soils. Removal should extend beyond the footing edges the same distance as the depth of soil removed. The over-excavated material should be replaced with engineered fill. If collapsible soils or very soft clay soils are encountered, additional removal may be required. The maximum allowable bearing pressure for footings placed upon a minimum of 24 inches of engineered fill is 1500 psf.

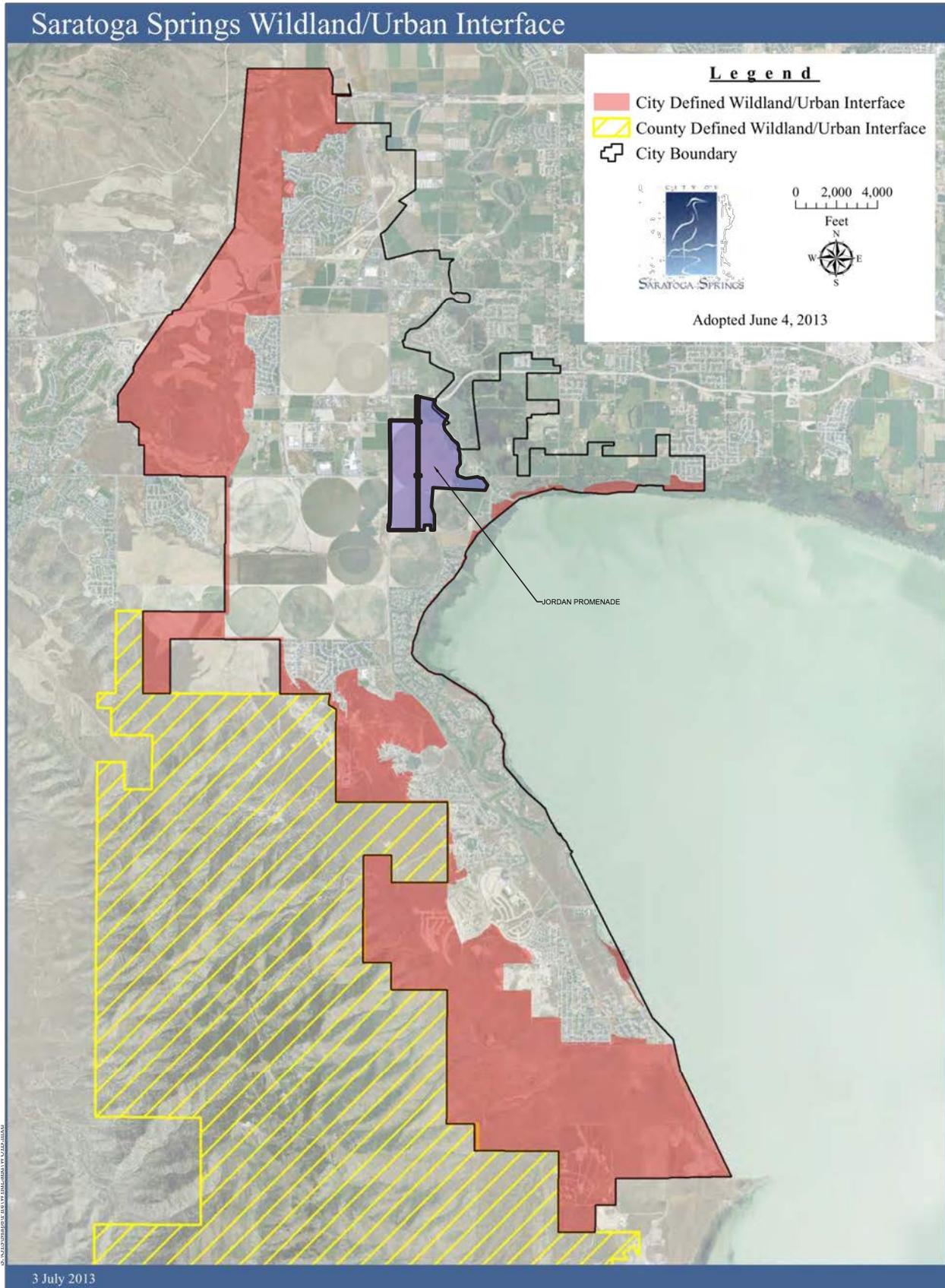


- Roadways for this project will consist of local streets and private drives and parking lots. A wide range of pavement sections have been calculated depending upon the type of street or driveway. The pavement thicknesses range from 3 inches of asphalt over 8 inches of untreated base to 4 inches of asphalt over 6 inches of untreated base and 9 inches of subbase.
- Collapsible soils were observed in the southwest corner of the site (as tested in the Preliminary Report) and around Boring B-6. Refer to the attached Boring Location Diagram (Appendix C) for an approximate location of collapsible soils. Compressible and collapsible soils are not suitable for support of foundations, concrete slabs, and pavements in their present state and should be over-excavated and recompact or replaced as recommended in the EARTHWORK section of this report (Appendix C).

#### FLOOD PLAIN DATA

There is no flood plain within Village 1.

# SECTION 14d - FIRE PROTECTION PLAN





## SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory (ref. page 67 of the Jordan Promenade Community Plan):

"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 eastern boundary of the survey area is Redwood Road, and the western 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 (ref. page 78 of the Jordan Promenade Community Plan):

"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."



## SECTION 16 - FINDINGS STATEMENTS

Village Plan Area 1 is the 136.8-acre first phase within the 367-acre Jordan Promenade Community Plan located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 1 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 1:

- a. is consistent with the adopted Community Plan;
  - Village Plan Area 1 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Jordan Promenade Community Plan.
- b. does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
  - The number of potential ERUs established in the Community Plan for Village Plan Area 1 ranges between 600 and 730 ERUs. Village Plan Area 1 establishes a maximum of 614 ERUs within Village Plan Area 1.
- c. for an individual phase, does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
  - Village Plan Area 1 adheres to the general phasing established in the Community Plan and does not exceed the number of ERUs assigned by phase.
- d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
  - Village Plan Area 1 implements the utility, infrastructure, and circulation plans as specified in the Jordan Promenade Community Plan.
- e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
  - Jordan Promenade has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. Jordan Promenade was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents, with various community amenities located nearby or within open space areas.
- f. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code.



# APPENDICES

## JORDAN PROMENADE

### AREA 1 VILLAGE PLAN



## APPENDICES

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Appendix A - Village 1 Lotting Maps (LEI Engineering, December 2018)

Appendix B - Village 1 Storm Drain Report (LEI Engineering, January 2019)

Appendix C - Geotechnical Evaluation Report (Western Technologies, Inc., September 2017)

Appendix D - Jordan Promenade, Village 1 Site Visit, Permitting Requirements, and Mitigation Measures (SWCA Environmental Consultants, August 2018)

Appendix E - Traffic Impact Study (Hales Engineering, January 2019)

**ORDINANCE NO. 20-3 (2-18-20)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,  
UTAH, APPROVING AMENDMENTS TO VILLAGE PLAN  
1 OF THE JORDAN PROMENADE (WANDER)  
COMMUNITY PLAN**

**WHEREAS**, the City of Saratoga Springs, Utah (“City”) approved the City Center District Area plan (“DAP”) in 2010 following annexation of 2,883 acres into the City, which vested the Developer with 16,000 residential units and 10,000,000 square feet of non-residential density; and

**WHEREAS**, Oakwood Homes has applied for a Village Plan Major Amendment pursuant to Chapter 19.26 of the Land Development Code (“Application”); and

**WHEREAS**, the application adds permitted uses, removes a permitted use, allows staff to approved density reallocation at a former church site, and modification of commercial locations; and

**WHEREAS**, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., the City Council, in exercising its legislative discretion, 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**, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

**SECTION I – ENACTMENT**

Amendments to Village Plan 1 of the Jordan Promenade (Wander) Community Plan, 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 for at least one publication in a newspaper of general circulation in the City; or
  - ii. post a complete copy of this ordinance in 3 public places within the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 18<sup>th</sup> day of February, 2020.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Cindy LoPiccolo, City Recorder

**VOTE**

Chris Carn	_____
Michael McOmber	_____
Ryan Poduska	_____
Chris Porter	_____
Stephen Willden	_____

# EXHIBIT A

## Village Plan 1 of the Jordan Promenade Community Plan

### SECTION 2 - DETAILED USE MAP



- NOTES:**
1. Open space calculations are subject to changes of Final Plat based on final city design for Redwood Road and Pony Express Parkway.
  2. Option to remove Meeting House site and replace with residential use area to be allowed through minor amendment/administrative approval.
  3. Option to change configuration/size of commercial parcel, or total removal of commercial parcel to be allowed through minor amendment/administrative approval.



JORDAN  
PROMENADE

Area 1 | Village Plan Amendment 1



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

LAND USE REGULATIONS (NC)	
Minimum Lot Size	15,000 sq. ft.
Maximum Building Size	15,000 sq. ft.
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	35'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (NC)	
Front/Corner Side Setback	25'
Interior Side Setback	25'
Rear Setback	25'

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

PERMITTED AND CONDITIONAL USES (NC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public; Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center (5,000 sq. ft. or larger); Floral Sales; Funeral Home (5,000 sq. ft. or less); Hair Salon; 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, Deli; Restaurant, Sit Down; Retail Sales, Retail, Specialty; School, Public.
Conditional Uses	None

*Removing Refueling Station, Private*

# Report of Action

Saratoga Springs City  
Planning Commission

TYPE OF ITEM

Village Plan Amendment

**Meeting Date:** February 13, 2020

**ITEM #6:** Public hearing – Jordan Promenade Village Plan 1 Major Amendment

Brian Chapman was present as Chairman.

### ACTION OF PLANNING COMMISSION

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

**Positive Recommendation to amend Jordan Promenade Village Plan 1 to add and delete permitted uses, staff approval of density on vacated church site, and staff approval to amend the commercial area.**

### 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

### APPLICANT PRESENTATION

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

- Sid Allsop present from Oakwood Homes

### 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 February 13, 2020, public hearing included the following:

- Pam and Neal Infanger 310 Pavilion Circle. What impacts to Saratoga Road? Concern with road structure sub-base and impact of traffic. No light at 400 South and Redwood Road.

### PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Bryan – Street light at 400 and Redwood? Road structure? Gordon – light is warranted and under design. Comment on road condition noted.

- Ken – page 28 of VP1, red comments. What is requested for approval? Are any of the housing options able to meet affordable housing standards of the state? Sidney - duet to large single-family home options. Page 48 of VP vinyl color fencing options question. Representative of the choice. Designated parking at Hot Springs Park? Bridge to access parking at Patriot Park. Bridge Built in Phase 2? Amenities in approval process. Timeline for park? Landscaping to go in when weather warms up. Triangle parcel at northwest corner? SLR to retain ownership at this time. Page 89, note clear view triangle to comply with ASHTO standards? Which prevails? Current city standard does not address all scenarios.
- Troy – Removing meeting house and commercial modification is VP1 only.
- Bryce – do meetinghouses count as open space? No. Phase 2 will eliminate Pony Express issue.
- Audrey – has 400 South light been discussed in the past? There is a street light near the intersection.
- Reed – not binding on north side of Pony Express.
- Josh – elimination of just church site in VP1? Reducing commercial on south side. Light at the south side of intersection of 400 and Redwood. Bike trail on north side of 400 South needs a light

**MOTION**

Commissioner Anderson made the following motion: “Based upon the evidence and explanations received today, I move to recommend **approval** to the City Council the Major Amendments to Jordan Promenade Village Plan 1, with the findings and conditions of the February 6, 2020, staff report.

**Findings**

1. The Community Plan Amendments are consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.
2. The Community Plan Amendments are consistent with the Land Development Code, as articulated in Section H of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All requirements of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions added by the Planning Commission or City Council: \_\_\_\_\_

Commissioner Ryan seconded the motion.

VOTE (Approve)

Bryan Chapman	AYE
Ken Kilgore	AYE
Troy Cunningham	AYE
Bryce Anderson	AYE
Audrey Barton	AYE
Reed Ryan	AYE

Josh Wagstaff

AYE



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Saratoga Springs City Planning Commission, Chairman

# Planning Commission Staff Report

**Author:** Gordon Miner, City Engineer

**Subject:** Revisions to the City's Std. Technical Specifications and Drawings

**Date:** February 13, 2020

**Type of Item:** Legislative Recommendation



- A. Summary:** Mountainland Association of Governments published its revised Regional Transportation Plan last year, moving the planning horizon from 2040 to 2050. In that revised plan, the functional classification of Saratoga Road from Pioneer Crossing to Pony Express was changed from a collector (3 lanes) to an arterial (5 lanes). The Perelle Meadows Subdivision was already under construction; and the North Shore development had already been entitled, assuming Saratoga Road would be a collector. Being as the Perelle Meadows frontage improvements are not installed yet, and North Shore has not been platted yet, the City has the opportunity to widen Saratoga Road at minimal cost to avoid costly property takings in the future. The North Shore entitlements still provide a substantial financial obstacle unless we employ a typical street section that requires less right-of-way than the City's current 180-foot arterial standard street. The attached proposed typical street section requires 85 feet of right-of-way, which provides the needed traffic volume capacity with minimal impact to the already-entitled North Shore development.
- B. Funding Source:** Not applicable.
- C. Review:** The proposed standard drawing has been reviewed by staff and it has been found to be acceptable and in legal form. City staff have met with the North Shore developer who is amenable to this standard drawing for Saratoga Road.
- D. Recommendation and Alternatives:** Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the addition of this standard drawing to the City's Standard Technical Specifications and Drawings, with the following proposed motion:

## Positive Recommendation

"I move to forward a **positive** recommendation to the City Council to add this standard drawing to the City's Standard Technical Specifications and Drawings."

## Alternative Recommendation with Modifications

“I move to forward a **positive** recommendation to the City Council to add this standard drawing to the City’s Standard Technical Specifications and Drawings with the following modifications:”

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Negative Recommendation**

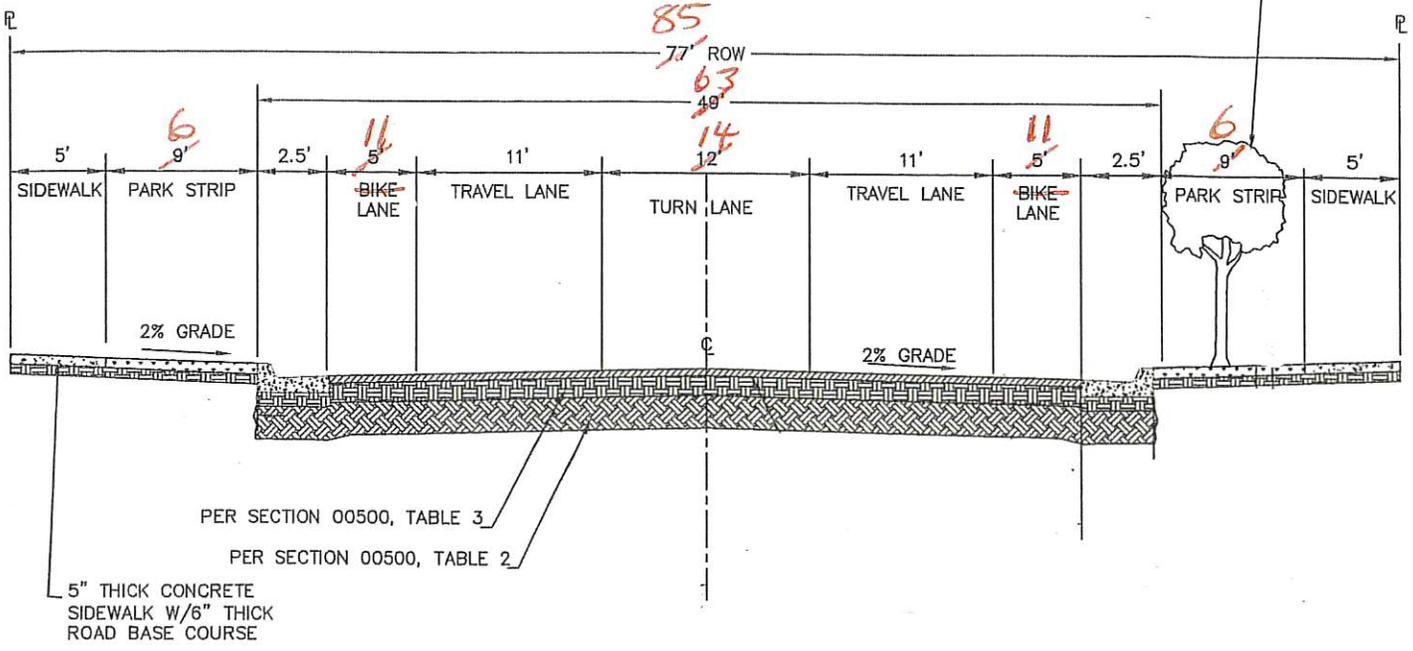
“I move to keep the City’s Standard Technical Specifications and Drawings unchanged.”

**E. Attachments:**

1. Proposed additional standard drawing to the City’s Standard Technical Specifications and Drawings.

TREES SHALL MEET SPECIFICATIONS FOUND IN SECTION 02726. TREES ARE TO BE PLACED EVERY 50' ON BOTH SIDES OF THE ROAD. STAGGER LOCATIONS FROM ONE SIDE OF THE ROAD TO THE OTHER. GRADE "A" MINIMUM IN ALL APPLICATIONS.

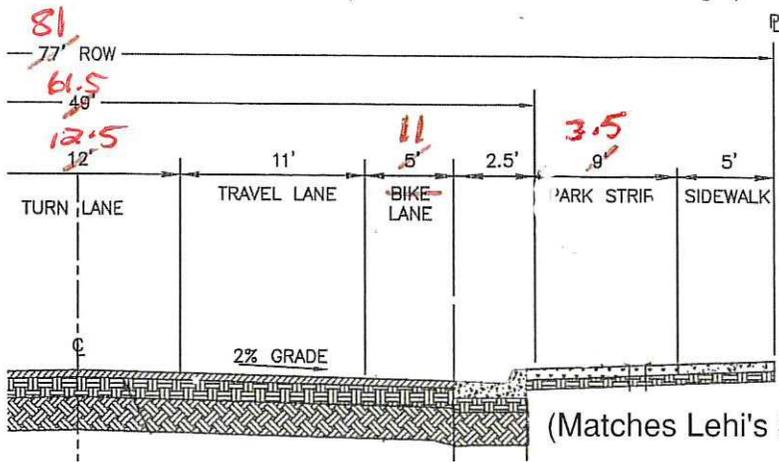
### SARATOGA ROAD (North of Pony Express)



PER SECTION 00500, TABLE 3  
PER SECTION 00500, TABLE 2

5" THICK CONCRETE  
SIDEWALK W/6" THICK  
ROAD BASE COURSE

### SARATOGA ROAD (Perelle Meadows Frontage)



(Matches Lehi's Side Treatments)

**NOTES:**

1. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
2. INSTALL TYPE 2 SLURRY SEAL.
3. HOUSES ARE ~~DISCOURAGED FROM FRONTING ON THESE STREETS.~~ **NOT ALLOWED TO**

**SARATOGA ROAD  
ARTERIAL**

DATE: AUGUST 2017
DRAWING NAME: ST-9
DRAWN BY: ETL
CHECKED: APPROVED:

REVISIONS		
REV	DATE	BY
1	08-11-17	RM
ADDED REFERENCES TO SPECIFICATIONS, DELETED UNNECESSARY NOTES.		

SARATOGA  
SPRINGS CITY

1307 H. COMMERCE DR.  
#209, SARATOGA SPRINGS,  
UT 84045  
PHONE: 801-766-9793  
FAX: 801-766-9794



STANDARD DETAILS  
STREET STANDARDS  
**ST-**

**ORDINANCE NO. 20-4 (2-18-20)**

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING THE AMENDED SARATOGA SPRINGS CITY STANDARD TECHNICAL SPECIFICATION AND DRAWINGS AND ESTABLISHING AN EFFECTIVE DATE**

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

**WHEREAS**, the City Council has determined that it is in the best interest of the public health, safety, and welfare that the attached modified Standard Technical Specifications and Drawings be adopted.

**NOW THEREFORE**, the City Council of the City of Saratoga Springs, Utah does hereby ordain as follows:

**SECTION I – ENACTMENT**

The modified Standard Technical Specifications and Drawings attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

**SECTION II – AMENDMENT OF CONFLICTING ORDINANCES**

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

**SECTION III – EFFECTIVE DATE**

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

**SECTION IV – SEVERABILITY**

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

**SECTION V – PUBLIC NOTICE**

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
  - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
  - ii. post a complete copy of this ordinance in three public places within the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 18<sup>th</sup> day of February, 2018.

Signed: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Cindy LoPiccolo, City Recorder

**VOTE**

Chris Carn \_\_\_\_\_  
Michael McOmber \_\_\_\_\_  
Ryan Poduska \_\_\_\_\_  
Chris Porter \_\_\_\_\_  
Stephen Willden \_\_\_\_\_

**EXHIBIT A**



# City Council Staff Report

Author: Owen Jackson, Assistant City Manager  
Department: Administration  
Subject: Strategic Plan Update  
Date: February 18, 2020  
Type of Item: Approval of Professional Services

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## **Background:**

During the City Council Retreat in January 2020, staff was directed to look at an update to the City's Community Strategic Plan. The last strategic plan was accepted by the City Council in February 2015. Tanner Co. was the City's consultant during the last plan and has provided a proposal to update the plan. The proposed cost is \$25,950. This would include working with a resident committee to gather input and direction from the community in order to update the strategic plan. With Tanner's familiarity with our community and their completion of the strategic plan previously, this cost is less than our previous strategic plan process.

Staff is looking for approval to move forward with executing a contract with Tanner Co. for professional services.

## **Budget Impact:**

Currently the budget does not include funding for a strategic plan update, therefore the budget impact would be an increase of \$25,950.

# DIFFERENT FIRM. DIFFERENT EXPERIENCE.



## COMMUNITY-BASED STRATEGIC PLAN FOR THE CITY OF SARATOGA SPRING, UTAH

**SUBMITTED BY:**

**Tanner LLC**

Dan Griffiths, Strategy and Leadership Partner  
Key Bank Tower at City Creek  
36 South State Street, Suite 600  
Salt Lake City, Utah 84111-1400  
Telephone: +1.801.532.7444  
Dgriffiths@tannerco.com

January 20, 2020

Dear Mark,

It has been a pleasure working with you and the City of Saratoga Springs over the years, and we are grateful for the opportunity to be of continued service to the community, particularly by engaging in a community-based approach to update your five-year strategic plan. We believe that a community-based strategic planning process can be a powerful way of aligning elected officials, staff, residents and other stakeholders around a unified vision for the future.

Local governments face the challenges of every organization: How do we focus scarce resources on what matters most? How do we engage our stakeholders in alignment with a unified vision of what matters most? Many businesses and local governments hire independent strategic planning facilitators to assist them because they understand that reaching the highest levels of clarity and innovation through an internal effort requires an external enabler. We are excited by the opportunity to assist as that external enabler.

## RESOURCES & CAPABILITIES

Tanner LLC has an impeccable record of quality and an entire practice area devoted exclusively to strategic planning and leadership. We have deep national and international firm experience and expertise, and nearly 70% of our team (Managers, Senior Managers, and Partners) have experience with national or international firms. Tanner is recognized for their exceptional management team, technical talent, and a reputation for quality and reasonable fees.

## WE WILL EXCEED YOUR EXPECTATIONS

1. Our process is engaging, dynamic, innovative, and sustainable. Making decisions is easy but implementing them and maintaining momentum is the biggest challenge in developing a strategic plan. Our strategic planning process will empower staff and elected officials to make decisions, particularly in the face of individual pressure or an unknown or adverse political climate. When critical decisions arise, you will be able to use the strategic plan to put decisions into context and make recommendations that are reasonable and prudent with a long-term focus.
2. Our skills and expertise are unmatched. Strategic planning steps around the world are fundamentally similar. What makes them unique are the individuals who facilitate them. Each of our consultants are practitioners, not scholars. Each have vast experience in public, private and international settings, and each are dynamic and are highly sought-after. We also understand that what we say and do in a public forum reflects on you as well as us. The work we perform is carefully crafted for success in this type of environment.
3. You will get a custom project, to meet the City's unique issues and circumstances. We take the time to work with you and your staff, and elected officials to better understand their challenges and concerns. In every community, some things are going well, and others are not. Opinions and personal experiences are valued and integrated into the strategic planning process. The result is a carefully crafted 'living' strategic plan document.

## OUR COMMITMENT

We are committed to exceeding your expectations and to being on time, within our stated budget, and to providing expert resources without utilizing any subcontractors. From my years of developing strategic plans for municipalities, I have seen first-hand how a strategic plan can transform a community. I truly love what I do and am excited to use my experience for the benefit of Saratoga Springs. I will be the primary designee for this project and am ready to begin work in February. I look forward to speaking with you in the days ahead.

Sincerely,



Dan Griffiths, Partner, Strategic Planning

## EXPERIENCE OF THE FIRM



Founded in 1940, Tanner LLC has grown into one of the largest and most successful professional services firms in the country over the past 75 years. In response to a growing need, seven years ago Tanner began providing insightful solutions for municipalities throughout the United States.

Tanner is well positioned to facilitate a comprehensive strategic planning effort resulting in a strategic plan that is consistent with Saratoga Springs’s mission, strategic initiatives, and citizen needs. Tanner has engaged in recent strategic planning projects with, Ogden, UT, Baytown, TX, West Jordan, UT, Lewis County, WA, Roy, UT, Geneva, IL, Independence, KS, Summit County, UT, Grand Junction, CO, and many communities around the country. We know your issues and your opportunities!

## OUR VALUES

<b>TANNER VISION</b> Our purpose is to serve. Each day, we will make a positive impact in the lives of all those with whom we interact.	<b>TANNER VALUES</b>		Respect
	Personal Accountability		Trust
	Excellence in All We Do		Gratitude
	Innovation	Work-Life Integration	

# PROJECT TEAM ORGANIZATION

Key personnel that will be utilized with no sub-consultants:



**Dan Griffiths, onsite Project Partner** will serve as the project manager and principal point of contact. He will be directly involved in helping you design a process that meets your needs as well as facilitating many of the planning sessions. Dan has deep experience in facilitating strategic planning retreats and focus groups, facilitating over 75 leadership retreats every year. Dan is also fluent in all aspects of Spanish and will facilitate meetings in that language if needed. Apart from serving as project manager, Dan will lead in strategic planning facilitation and development. Dan has over 15 years of experience serving public and private organizations and is a certified Strategic Planning Facilitator and Leadership Development Instructor through the Business Learning Institute.



**Mackey Smith, Senior Strategy Consultant** will lead out on conducting the community outreach and analysis of public engagement. He will also assist with deliverable development and some of the work with the project team and community stakeholders. Mackey has a strong background in community building, an analytical skillset, and a love for local government, facilitating over 50 public community focus groups a year. Mackey is also fluent in Spanish and will facilitate meetings in that language if needed. Mackey has over 5 years of experience serving cities, counties, and not-for-profit entities.



**Becky Anderson, Marketing Coordinator** will help with any of the more significant design elements. She has marketing and PR experience that we will leverage in crafting communication with residents. Becky has a strong background in graphic design and will ensure that the planning deliverables look great and match well with city logos and other planning documents.

## RELEVANT SKILLS

### *Dan Griffiths*

- Project Manager
- Process Design
- Strategic Alignment
- Meeting Facilitation
- Complete Spanish Fluency

### *Mackey Smith*

- Strategic Support
- Data Analysis
- Planning and Metrics
- Community Engagement
- Stakeholder Facilitation

### *Becky Anderson*

- Graphic Design Work
- Final Deliverables

## PROJECT APPROACH

Our approach to strategic planning assumes that you know more about your community than we will ever know. We are there as experts in the process of developing a strategic plan. Ultimately, the content of that plan is yours. Our process is designed to draw out the best thinking of elected officials, staff, and other stakeholders in coordination with a citizen-led strategic planning project team to develop an actionable plan with buy-in for execution.

We may ultimately recommend making a few adjustments based on the results of our initial planning session. Because we were engaged to develop your plan five years ago, we have proposed a significantly lower fee than what would normally be the case. We expect to find efficiencies based on our prior work and experience with the City. The approach that we recommend for your consideration may be tailored to meet your expectations and budget.

## COMMUNITY-BASED STRATEGIC PLANNING PROCESS

Here is an anticipated outline of our approach:

### Phase I- Coordinate Planning Process and Preliminary Research

1. Process Design Meeting – Initial meeting with key decision makers (likely staff leadership and possibly a few elected officials) to refine the process and develop a timeline with dates and times for community dialogue sessions and deadlines for key deliverables. (Early February)
2. Meet with Advisory Committee – Decision-makers will appoint a small committee of citizens to work with our team in carrying out the strategic planning process (typically referred to as the Strategic Planning Advisory Committee or SPAC) and engaging the general public. Our initial meeting with the SPAC will consist of the following: (Late-February)
  - Explain high-level process and timeline of deliverables
  - Coordinate community outreach strategies, identify important stakeholder groups to target for facilitated dialogue sessions, and appoint individual project team members to introduce our facilitators to leaders of these respective stakeholder groups
  - Review, edit, and ultimately approve survey that will be administered to the community
  - Schedule future meetings and establish expectations from SPAC

In your retreat this month, your council mentioned the ability to appoint members from your previous community-based strategic planning initiative, along with assigning additional members to the committee. This will expedite the formation of the committee, as well as orienting its members to overall process.

3. Background Review and Situational Analysis – As we are scheduling future facilitated meetings and community engagement, we will review current City information available, including current goals of the City, public meeting records, department home pages, budget information, City ordinances, and other related documents and information. (February)

## Phase II-Community Engagement

1. Community Dialogue Sessions – We will work with the SPAC to plan and conduct a series of community dialogue sessions with citizens, staff and key stakeholders. We may also complement these sessions with focus groups or interviews with key stakeholders. While we typically host 4-5 dialogue sessions, this number could be adjusted based on recommendations from the SPAC or leadership to ensure appropriate outreach to all stakeholder groups. It is vital that outreach thoroughly cover a wide range of perspectives. In particular, we plan to schedule sessions to ensure broad community participation. (March – Early May)
2. Focus Groups – Dialogue sessions could also be supplemented by focus groups with select stakeholders to ensure that select groups and interests are included in the community engagement process. The exact number of focus groups will be determined as we get to know your community better and recognize alongside the SPAC the various stakeholder groups in Saratoga Springs. (March – Early May)
3. Interviews with Key Stakeholders – We will conduct a series of interviews with key stakeholders to supply additional perspective and insight. (Likely Council, City Management, and other desired individuals.) (March – Early May)
4. Community Survey – With approval on the finalized version, we will issue a custom survey to the public of Saratoga Springs. This survey will be accessible through both print and online channels, and be translated into Spanish if desired. In our community-based approach, the survey is distributed as an engagement tool to as many people as possible, and helps citizens know they are a part of the process. Our survey is also relatively short, which we find helps increase the rate of completion by residents. It is worth noting that the in-person interactions proposed will be the core of our community engagement phase. (March – Early May)

## Phase III- Development of Strategic Plan

1. Synthesis of Stakeholder Input – We will synthesize the input from the dialogue sessions and surveys to allow the advisory committee and city leadership to more easily digest that input. (Mid-Late May)
2. Planning Sessions with Advisory Committee – We will facilitate multiple meetings with the SPAC to synthesize community input into an update of the 5-year strategic plan. This plan will include key focus areas, strategic initiatives, goals, and metrics by which the success of goals and initiatives will be measured. (Early – Late June)
3. Strategic Plan Deliverable – Develop a concise strategic plan document that identifies key strategic focus areas and highlights critical initiatives within each area including goals and key performance criteria. (Late June)
4. Revisions – After development of the strategic plan document, we will work with the project team and select staff members to fine-tune any points and make necessary edits in preparation for presentation of a final deliverable to the Council and community at large. (Early-Mid July)

## Phase IV- Present and Communicate Plan

1. Present Strategic Plan – We will present the final deliverable to the City Council and other guests as invited, walking through the key focus areas and strategic initiatives that should guide the City’s decisions over the next 5 years. The City Council will then make any final changes and ratify the strategic plan and approve broader communication of the plan. (Late-July – Early August)
2. Communicate Strategic Plan – We will coordinate with Staff on recommended communication methods and channels to inform the public on the results of the strategic planning initiative. We will provide high-level summaries to be used to reach the citizens of Saratoga Springs via multiple channels (e.g. City and City websites, social media, newsletter, paper publications, and community groups) (Early-Late August)

This process is expected to take a total of approximately 5-7 months start to finish. For example, if we start in February, we would anticipate completion by August 2020. We have found that the step that can create the biggest delay in this process is scheduling meetings. The length of time will be dependent upon how quickly the advisory committee can be assembled and availability of staff and elected officials. Because you are starting with a list of potential volunteers for the advisory committee, we anticipate that this process could be accomplished in as little as 5 months.

This approach offers a number of key benefits:

- **Longevity** – Because a community-based process engages community stakeholders, it is much more likely that it will survive the current City Council. Strategic planning efforts that center around the views of just elected officials or staff tend to fade much more quickly than those that truly engage people throughout the community.
- **Political Sensitivities** – It can often be very difficult for elected officials to take a public stand about priorities for resource allocation. A community-based planning process takes the heat off of the elected body by engaging members of the community. Done right, it provides elected bodies with the power to say “yes” to things that the community has identified as critical and “no” to the good things that fall outside the scope of those critical focus areas.
- **Staff Empowerment** – Because the plan is developed through a community-based process and has a greater likelihood of continuing beyond the terms of the current elected body, staff can feel empowered to take the plan seriously and truly focus on the key strategic directives it contains. They are less inclined to think that the plan is simply the flavor of the day that will change when current elected officials turn over.

## EXPECTED DELIVERABLES

From our efforts, expected deliverables will include, but not be limited to:

1. Public outreach program and implementation
2. Synthesized report on the results of public outreach
3. City Council presentations
4. Updated 5-year strategic plan ready for adoption by the City
5. Slides providing a summary of the process and describing key elements of the plan

# SUMMARY OF FOUR COMPARABLE PROJECTS

## **OGDEN, UTAH**

Tanner facilitated a community-based strategic planning endeavor for the City of Ogden. Ogden is an urban city with a population of 85,000, and the most diverse city in the State of Utah regarding racial and ethnic diversity. Since the community had never embarked upon such an initiative, Tanner provided a detailed schedule and methodology to the elected body and worked primarily with the strategic planning advisory committee and staff to chart out and identify methodologies used for gathering extensive public feedback. Tanner administered and collected over 2000 surveys, conducted 15 community dialogue sessions and other stakeholder meetings, synthesized all data, and assisted the committee in identifying key strategic directives and initiatives. Tanner composed all findings, data, and other plan elements into a report and presented it to the governing body for ratification. Ogden faced unique budgetary constraints, and challenges in addressing a deteriorating infrastructure and perceptions of poor public safety. The strategic plan was adopted and used to guide budgetary decisions for the city.

## **BAYTOWN, TEXAS**

Tanner facilitated a multi-month community-based strategic planning endeavor for Baytown, Texas, a Houston Suburb with approximately 75,000 residents, a long history, and large industrial base. Since the community had never embarked upon such an initiative, Tanner provided a detailed schedule and methodology to the elected body and worked primarily with the strategic planning advisory committee and staff to chart out and identify methodologies used for gathering extensive public feedback. Tanner facilitated all public events, administered a comprehensive community survey, conducted community dialogue sessions and other stakeholder meetings, synthesized all data, and assisted the committee in identifying key strategic directives and initiatives. Tanner composed all findings, data, and other plan elements into a report and presented it to the governing body for ratification. Beyond this, Tanner worked with city department heads to develop an implementation plan which included the identification of specific initiatives and outcome metrics. This plan was also submitted to the elected body for its approval.

## **GRAND JUNCTION, CO**

Tanner facilitated a strategic planning initiative that involved staff, elected officials and a few key stakeholders. Throughout its history, Grand Junction has been exposed to the ups and downs in the price of oil. A central element of Grand Junction's strategic planning involved economic diversification in order to moderate some of the boom and bust cycles with oil and create a more sustainable future for the community. Grand Junction is also relatively isolated from other population centers and as a result, faces challenges somewhat unique to a community of its size. We have continued to lend facilitation support as updates to the strategic plan are needed over time.

## **INDEPENDENCE, KANSAS**

Tanner engaged in a community-based strategic planning initiative, helping create the first strategic plan for Independence in many years. The county seat of Montgomery County, Independence is facing a continually declining population, budgetary challenges, some public detractors, and challenges facing various rural communities across the country. Independence used the community-based approach to help rally the City around shared values and priorities to focus resource allocation. Coordinating with a citizen-led advisory committee, Tanner facilitated several dialogue sessions and focus groups with various stakeholders across town, collected hundreds of survey responses, and interviewed dozens of key figures in the community to appropriately gauge the challenges facing Independence, and the priorities of its citizens. Tanner synthesized all data and assisted the committee in identifying strategic priorities and creating a five-year strategic plan. The plan was ultimately presented to and adopted by the 3-member City Commission.

## CLIENT SATISFACTION – REFERENCES



**Rick Davis** (Strategic Planning)  
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**Natalie Gochnour** (Strategic Planning)  
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Kem C. Gardner Policy Institute  
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**Craig Whitehead** (Strategic Planning)  
City of Independence  
811 West Laurel Street, 2nd floor  
Independence, KS 67301  
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**Janene Eller-Smith** (Strategic Planning)  
City of Ogden  
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Ogden, UT 84401  
801.629.8165  
JaneneEller-Smith@ogdencity.com

## BRANDING AND MARKETING

With a unique approach to community-based strategic planning, it is critically important that your citizens understand the following:

- That your local government has decided to embark upon a community-based strategic planning process.
- That this process will include citizen input from every sector of your community.
- That their individual participation in helping create a strategic direction for the community is not only welcome but critical to the success of the project.

To ensure adequate buy-in from the community at large, branding and marketing are essential in conveying the message that citizens were engaged in the strategic planning process.

In our work with the city of Baytown, TX, they used a new slogan and logo to communicate the idea to “Imagine Baytown” in the future by executing the strategic plan. They promoted Imagine Baytown with a dedicated space on the city website and announcements on the City Facebook page and other communication channels. Baytown successfully included thousands of its citizens in this process.

Please see - <https://www.baytown.org/city-hall/city-council/imagine-baytown> for Baytown’s strategic plan, branding approach, and implementation tools.

## SAMPLE FACILITATION PICTURES



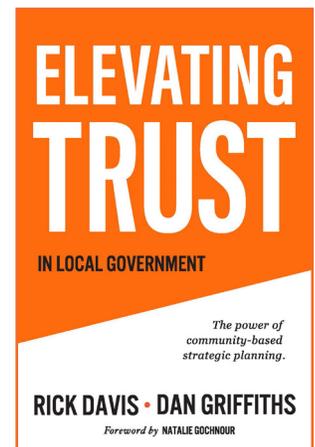
## SAMPLE FACILITATION PICTURES – CONTINUED



## ELEVATING TRUST IN LOCAL GOVERNMENT

Because of his passion in helping local governments in the strategic planning process, Dan recently co-authored the book *Elevating Trust in Local Government: The Power of Community-Based Strategic Planning*. In this book, Dan Griffiths draws on his experience with local government to outline the ins and outs of a community-based approach to strategic planning. This isn't a book about what might work in theory. Instead, it outlines a practical approach that has been employed by local governments throughout the world. Using stories and examples from real communities where he has worked, Dan and his co-author offer a systematic process that can be applied by cities, towns, counties, school districts, and other municipal governments.

More information can be found at: [https://www.amazon.com/gp/product/1944141375?pf\\_rd\\_p=d1f45e03-8b73-4c9a-9beb-4819111bef9a&pf\\_rd\\_r=JXXW5ZTGFA6KMTVFFDQN](https://www.amazon.com/gp/product/1944141375?pf_rd_p=d1f45e03-8b73-4c9a-9beb-4819111bef9a&pf_rd_r=JXXW5ZTGFA6KMTVFFDQN)



## PROPOSED COSTS

<b>Community-Based Strategic Planning Services</b>	<b>Fees</b>
Fees for services as described will not exceed:	\$25,300
Estimated out-of-pocket mileage costs:	\$ 650
Total Costs not to exceed:	<b>\$25,950</b>

## ADDITIONAL SERVICES

If other services are desired, we would be delighted to provide them at our standard rates. Additional services will be reviewed and approved (including estimated fees and out-of-pocket costs) by you in advance of services being performed.

## CONFLICTS OF INTEREST

Tanner LLC and our employees have no conflicts of interest, nor do we have any working relationships that may be perceived by disinterested parties as a conflict of interest.

**RESOLUTION NO. R20-11 (2-18-20)**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SARATOGA SPRINGS, UTAH  
APPROVING A PROPOSAL FOR PROFESSIONAL  
SERVICES WITH TANNER CO.**

**WHEREAS**, the City Council of the City of Saratoga Springs, Utah has found it necessary to further the public health, safety, and welfare of its residents to provide for community strategic plan update (“Professional Services”); and

**WHEREAS**, the City of Saratoga Springs has obtained a proposal dated January 20, 2020 (“Proposal”) from Tanner Co. (“Professional”) for the Professional Services, which Proposal is attached as Exhibit A; and

**WHEREAS**, Utah law and the City’s purchasing policy allow the City to contract directly with the Professional without obtaining bids if the Professional Services contract furthers the health, safety, and welfare of the residents of the City; and

**WHEREAS**, the City Council has determined that approving the Proposal and entering into a contract for the Professional Services is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

1. The City Council does hereby approve the Proposal.
2. The City Manager is authorized to enter into a contract for the Professional Services using the standard agreement approved by the City Attorney, which shall be binding on the Professional.
3. The Professional shall be required to comply with all requirements in the Proposal including entering into the required agreement with the City.

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

Passed on the 18<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
Cindy LoPiccolo, City Recorder



# MINUTES – CITY COUNCIL

Tuesday, February 4, 2020

City of Saratoga Springs City Offices

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

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## City Council Policy Meeting

**Call to Order:** Mayor Jim Miller called the Policy Meeting to order at 6:05 p.m.

### **Roll Call:**

**Present** Mayor Jim Miller, Council Members Chris Porter, Michael McOmber, Ryan Poduska, and Stephen Willden. Council Member Christopher Carn was excused.

**Staff Present** City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Planning Director David Stroud, Fire Chief Jess Campbell, Court Clerk Amalie Ottley, Court Clerk Adrienne Dean, and City Recorder Cindy LoPiccolo.

Invocation by Council Member McOmber.

Pledge of Allegiance led by Council Member Porter.

**Public Input:** None.

### **REPORTS:**

Mayor Miller reported Fat Cats received the “Mayor’s Business of the Year Award” today at the Point of the Mountain Chambers annual awards luncheon in recognition of the difference it has made in city commerce.

Council Member Porter reported Council’s attendance at Local Officials Day at the legislature, advised he spent time with the Youth Council, discussed city issues with Senator Anderegg and Representative Moss, and attended the legislative policy committee session concerning upcoming legislative bills.

### **PUBLIC HEARING:**

1) **Road/Street Re-Name, City-Initiated, South Indian Rock Drive; Resolution R20-2 (2-4-20).** *(Continued from 1-21-20).* Planning Director David Stroud presented the staff report addressing a citizen request to change the road name to eliminate the word “Indian”, advised proper noticing was completed, and reviewed potential new names noting staff is in favor of Kara Way. Council Member McOmber confirmed renaming the street will not impact residents as construction has not been completed. Council Member Porter noted there may be a legislative requirement to obtain permission from the tribe to use a tribal name.

Mayor Miller opened the public hearing and invited public comment. There being no public comment, Mayor Miller closed the public hearing.

46  
47 Motion by Council Member Poduska to rename South Indian Rock Drive to Kara Way if approved by family,  
48 Resolution R20-2 (2-4-20), was seconded by Council Member Porter  
49

50 City Manager Christensen advised as it may be best to inform Kara’s husband and receive consent, to at this  
51 time rename this street Rock Drive, and use Kara Way on a future street giving him the opportunity to be  
52 present.

53  
54 Amended Motion by Council Member Poduska to rename the street Rock Drive, Resolution R20-2 (2-4-20),  
55 was seconded by Council Member Porter

56 Vote: Council Members Porter, Willden, McOmber, and Poduska – Aye  
57 Motion carried 4-0.

58  
59 **BUSINESS ITEM:**

60  
61 1) **Riverside Crossing Preliminary Plat, Zach Olson Applicant, Pioneer Crossing and Redwood Road.**  
62 Planning Director Stroud presented the staff report concerning a request to approve a preliminary plat with  
63 fourteen lots located on twenty-one acres within the Riverside Crossing subdivision. He reported the zoning  
64 within the plat is Business Park, Community Commercial, and Mixed Use, and the Planning Commission  
65 forwards a positive recommendation with findings and conditions. Council Member Porter pointed out he  
66 appreciates the table that clearly outlining the information and compliances making it an easy decision. In  
67 response to Council Member Poduska, Director Stroud advised Devonshire will be standard cross section width  
68 and staff will look at the transition. City Attorney Thurman noted the developer is entitled to current  
69 engineering standards and you cannot vary from that.

70  
71 Motion by Council Member Porter to approve Riverside Crossing Preliminary Plat with all staff findings and  
72 conditions and meeting city code, was seconded by Council Member McOmber.

73 Vote: Council Members Porter, Willden, McOmber, and Poduska – Aye.  
74 Motion carried 4-0.

75  
76 2) **Former Police Offices Remediation and Repair – Approval of Change Order with SIRQ Construction;**  
77 **Resolution R20-9 (2-4-20).** Assistant City Manager presented the staff report and recommendation to approve  
78 the SIRQ Construction change order to remediate and repair the former police offices in City Hall as part of  
79 the construction project of the new Court and Police Facility. This work will include repair of flooring in the  
80 prior police area as well as fixing and repair of other things throughout City Hall building. In response to Council  
81 Member Porter, this was evaluated and determined the best course for cost effective management and timing.  
82 Council Member McOmber pointed out this change order is an additional \$34,455 as \$75,000 had been  
83 allocated and \$75,000 is in savings.

84  
85 Motion by Council Member Willden to approve the change order with SIRQ Construction, Resolution R20-9 (2-  
86 4-20), was seconded by Council Member Porter

87 Vote: Council Members Poduska, McOmber, Willden, and Porter – Aye.  
88 Motion carried 4-0.

89  
90 **MINUTES:**

91  
92 1) **January 21, 2020; January 23, 2020.**  
93

94 Motion by Council Member Poduska to approve the Minutes of January 21, 2020 and January 23, 2020, with  
95 the submitted change, was seconded by Council Member McOmber.

96 Vote: Council Members Porter, Willden, McOmber, and Poduska – Aye  
97 Motion carried 4-0.

98  
99 **REPORTS (Continued):**

100  
101 In response to City Manager Christensen, the Mayor and Council advised concerning attendance at the Utah  
102 League of Cities and Towns (ULCT) Spring Conference April 22-24 in St. George.

103  
104 City Manager Christensen presented an overview of the current MAG funding applications and requested  
105 direction in regard to the application for the Foothill Boulevard project in the next funding cycle. Following  
106 discussion, the Mayor and Council concurred this project had the highest priority in goals in the interest of  
107 public safety and that the project be constructed in completion to Lariat. Council requested staff attempt to  
108 ascertain how voting will happen with the pledge/participation of City funding toward the project and apply  
109 for 11.5 million if support, or for 10 million or a number MAG is likely to fund during this cycle. Council  
110 requested staff develop and bring back conceptual funding paths to provide funding for the complete project  
111 pursuant to discussion.

112  
113 **Oath of Office – Justice Court Judge Ann Boyle.** Mayor Miller gave Justice Court Judge Ann Boyle the Oath of  
114 Office and extended welcome. Judge Boyle thanked attending family, friends, clerks, and constituents, and  
115 commented she looks forward to serving the City in this position.

116  
117 **Election of Mayor Pro Tempore.** Mayor Jim Miller opened the matter of election of Mayor Pro Tempore for  
118 motion.

119  
120 Motion by Council Member McOmber to appoint Council Member Poduska as Mayor Pro Tempore to serve  
121 for a one year period, was seconded by Council Member Willden.

122 Vote: Council Members McOmber, Porter, Willden, and Poduska – Aye  
123 Motion carried unanimously.

124  
125 **CLOSED SESSION:**

126  
127 Motion by Council Member McOmber to enter into closed session for the purchase, exchange, or lease of  
128 property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably  
129 imminent litigation, the character, professional competence, or physical or mental health of an individual, was  
130 seconded by Council Member Poduska.

131 Motion carried Council Members unanimously In Favor

132  
133 The meeting moved to closed session at 7:00 p.m.

134  
135 Present: Mayor Miller, Council Members McOmber, Willden, Porter, and Poduska, City Attorney Kevin  
136 Thurman, Assistant City Manager Owen Jackson, and City Recorder Cindy LoPiccolo.

137  
138 Closed Session adjourned at 7:30 p.m.

139  
140  
141

142 **ADJOURNMENT:**

143

144 There being no further business, Mayor Miller adjourned the meeting at 7:30 p.m.

145

146

147

148 \_\_\_\_\_  
Jim Miller, Mayor

149

150 Attest:

151

152

153 \_\_\_\_\_  
Cindy LoPiccolo, City Recorder

154

155 Approved: