



SARATOGA SPRINGS
Utah

GENERAL PLAN

2017



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SPECIAL APPRECIATION IS GIVEN TO THE COMMUNITY OF SARATOGA SPRINGS.

Thank you to all who participated in stakeholder interviews, attended Plan meetings and events, completed surveys, and provided their comments throughout this process.

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Preface

Chapter 1:

Our Vision

This chapter establishes the community vision that guides the General Plan.

Chapter 2:

Our Framework

This chapter delves into the specific objectives that support the community vision. Elements include:

- Land Use and Development
- Residential Areas
- Commercial and Economic Development
- Transportation
- Parks and Recreation
- Open Space and Natural Features
- Community Facilities & Services

Chapter 3:

Our Plan

This chapter sets the Plan up for success by outlining the steps needed to embody and translate the contents of this Plan into action.

Appendix:

The appendices include reference and supporting documents for the Plan.

In order to ensure that information relevant to this document stays up-to-date, please visit the City webpage to review the Saratoga Springs Zoning Map, Existing Development Map, and Active Development Map.

PURPOSE OF THE PLAN

The Saratoga Springs General Plan is the City’s primary planning policy document. The Plan is the basis for ordinance and policy changes to help implement the City’s vision for the future. It is a long-term strategic plan that provides direction and policy guidance on the physical structure—the things we build, how and where we build them, as well as the places we preserve. It is the one place that various City plans and programs come together to work towards a single vision for the future.

As an “umbrella” document, the Plan’s objectives guide decisions related to new development, redevelopment, City programs, projects, budgets, and services. This Plan shapes other City plans, spending on capital projects, development of regulations, and other programs and services, all of which affect the community in both large and small ways.

Perhaps most importantly, the General Plan integrates the concerns and expressions of the community into objectives and prioritized actions that ensure critical decisions will be aligned with what’s important to the community.

WHAT IS A GENERAL PLAN?

Cities make decisions about the future every day, in response to new opportunities or unexpected problems. General plans are required by State law for cities and counties. The General Plan for Saratoga Springs:

- Is long-range, looking ahead 10 to 20 years.
- Is general, looking across many different aspects of what a city does.
- Is purposeful, looking to address the needs and desires of the community.
- Is a policy document that provides guidance for future decisions.
- Is not a regulatory document.

Acknowledgements

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CHAPTER 1

OUR VISION



Many communities find themselves at different starting points in their journey to make their city great. For Saratoga Springs, as a well-planned city already known for its quality of life, it's about continuing to be exceptional. Creating a place that is memorable, inspirational, and appealing to generations of residents requires a General Plan rooted in a strong vision.

Photo Source:
City of Saratoga
Springs

As Saratoga Springs looks forward, it's clear that maintaining its character is key for the City to continue to thrive. The City's environment will be a place with a setting that attracts families, businesses and educational, cultural and health institutions. To achieve this, the General Plan vision prepares us for what lies ahead and how to take advantage of anticipated and unforeseen opportunities.

Our Guiding Vision

Saratoga Springs is a growing community with an unparalleled quality of life. Now and into the future, we strive to:

- increase recreation opportunities for all ages;
- maximize our lakeside locations;
- provide vibrant gathering places;
- offer a range of housing choices; and
- encourage a variety of employment and business opportunities.

We will maintain sound fiscal strategies and sustainable city services in pursuit of these goals.

Vision Background

A vision statement is community-based and articulates the ideal future of a community. This Vision represents the values of those who are in Saratoga Springs now, and shares them with those who will live here in the future. Most importantly, the Vision is forward looking, seeking to be thoughtful and intentional about what to preserve while planning for an ever-changing future.

The General Plan relies on broad community input, and visioning is a critical step to articulate the shared values of Saratoga Springs' citizens. The visioning process used a variety of techniques to effectively reach and collect responses from a broad spectrum of the community. This Vision builds from the City's 2005 General Plan and the [2015 Strategic Plan](#), and has been refined through conversations with community leaders and the public. This Vision recognizes the change that is occurring in the community and identifies what we love and want to preserve. Our future vision is therefore founded on the preservation of our community's values with a focus on growth that enhances the quality of life for our citizens. For more information on the development of the vision, see Appendix B: Plan Study.

Vision Themes

The following Vision Themes were carried over from the [2015 Strategic Plan](#).

1

SENSE OF COMMUNITY

“In Saratoga Springs, we value a strong sense of community. We seek to build and nurture this by providing opportunities for citizen participation in local governance and planning, problem solving, and volunteerism. Communication between citizens and local government is clear, abundant, diverse, and transparent. We take advantage of opportunities to further build our sense of community through celebrations of our community’s heritage, participation in local activities and events, and by investing in the quality of our City and neighborhoods.”

2

NATURAL BEAUTY AND AESTHETICS

“In Saratoga Springs, we cherish our natural beauty and environment. We recognize that these characteristics represent the reason why many have made their homes here. We therefore place high importance on preserving and enhancing the natural beauty of this very unique location. As we work together to promote the quality and cleanliness of our neighborhoods and commercial areas, it will inspire citizens and visitors to appreciate and take pride in the shared beauty of the environment that is uniquely Saratoga Springs.”

3

QUALITY PLANNING AND GROWTH

“In Saratoga Springs, we value our rural and unique character. Growth and development is therefore planned and executed in a manner that preserves not only our community character but also our natural beauty and environment. Economic development is conducted with the objective of elevating quality of life by enhancing convenient access to goods and services. Residential development, meanwhile, emphasizes single-family home development while still providing for an adequate level of carefully located other housing options.”

4

HEALTHY AND SAFE COMMUNITY

“In Saratoga Springs, we value an active, safe, and healthy lifestyle. We believe that local government plays a role in realizing this by promoting the walk-ability of our community and safe walking routes for schoolchildren, by helping to provide an abundance of recreational opportunities, by promoting the development of parks and trails, and by working toward the future development of recreational and community facilities/amenities.”

5

TRANSPORTATION

“In Saratoga Springs, we invest in the development and maintenance of a modern transportation system. We accomplish this by taking appropriate measures to mitigate traffic, expand critical corridors, and provide timely and essential maintenance of our roadway system.”

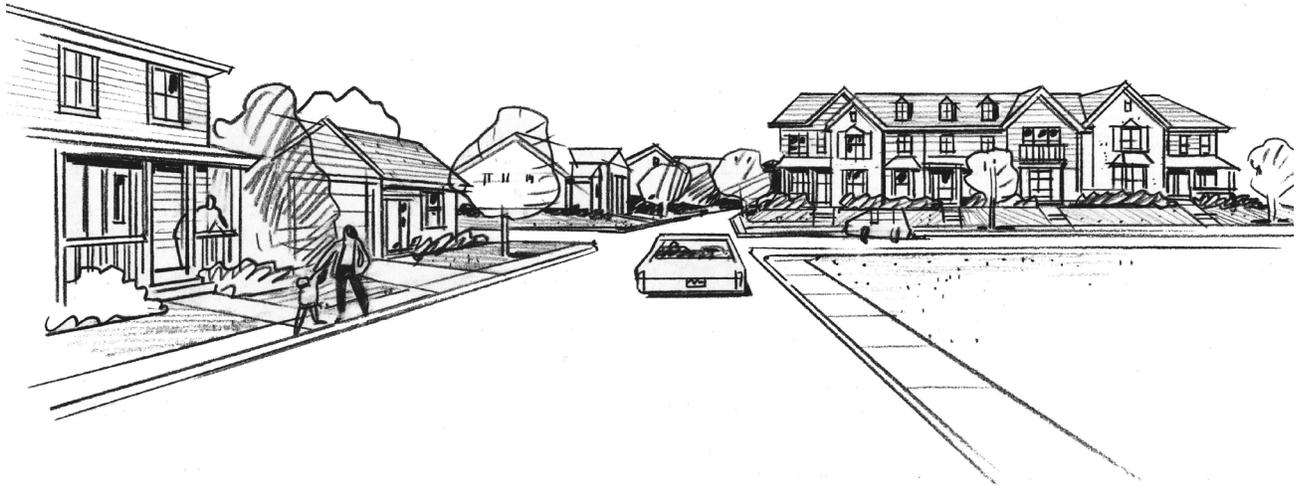
6

FISCAL SUSTAINABILITY AND RESPONSIBILITY

“In Saratoga Springs, we create a sustainable future for our community that does not place undue financial or other burdens on future generations. As such, we develop sustainable revenue models for funding local government services while minimizing the financial impacts on citizens.”

CHAPTER 2

OUR FRAMEWORK



This Chapter includes a framework for each of the elements of the General Plan. Each framework includes a series of objectives followed by a framework map, if applicable, that represents the vision. The elements include:

- Land Use and Development
- Residential Areas
- Commercial and Economic Development
- Transportation
- Parks and Recreation
- Open Space and Natural Features
- Community Facilities & Services

The objectives begin to put the community's vision into action. Using the Vision and supporting data as a basis, these statements reflect Saratoga Springs' aspirations and foundation for future decision making. Some of the objectives from the previous 2005 General Plan were brought forward and refined to achieve the community's updated vision. The objectives should provide a guide to all developments, initiatives, and organizations within Saratoga Springs to advance the Vision of the community. The City is not solely responsible for implementing the General Plan. Specific actions and the roles of the community for implementing the Plan are outlined in [Chapter 3: Our Plan](#).

How are planning decisions interrelated?



The way we use the land, today and in the future, is at the heart of managing growth and the character of Saratoga Springs. Decisions about how, where, and what kind of development takes place in the future will affect all other aspects of the City of Saratoga Springs including traffic, noise and air quality; opportunities for jobs, housing and business development; community character and design and the need for public facilities and services of all types. Choices we make in one area affect aspects of all areas of the General Plan.

An example of the relationships of planning decisions is housing density. A number of residents expressed a desire for more variety in shopping and dining opportunities, and for close access to retail shopping at large-scale, national retailers like Target and Costco. Residents also supported providing more opportunities to both live and work in the City. Zions Public Finance prepared a summary evaluation of the financial feasibility of retail and office development in Saratoga Springs, which is attached as Appendix D. Major factors that influence development investment include the population within certain distances of the proposed development, median income, visibility from major streets and other factors. The analysis also compares how competitive Saratoga Springs is with Lehi, American Fork, Herriman and Eagle Mountain in attracting new commercial development. A conclusion of the analysis is that, if Saratoga Springs wishes to successfully attract the types of retail and business commercial development it seeks, additional rental and small-scale residential housing options need to be provided in areas near the desired development.

Another example is the relationships between traffic, commercial development and transportation investment decisions. Providing expanded opportunities for shopping and work in the City can reduce pressure on roadways. As with commercial development, the levels of residential density near future transportation hubs influences the timing of investment in additional public transit services and infrastructure, such as additional traffic lanes, bus rapid transit and ultimately, light rail. Choices about housing types and configurations will influence future decisions about both commercial and transportation investments.

LAND USE & DEVELOPMENT

The land use and development element identifies desired land uses for all areas within the City and provides a framework for future planning and land use decisions. Objectives of this element support creating a healthy variety of land uses that will continue to make Saratoga Springs an attractive community in which to live and work while preserving the small-town character and charm. By providing for residential, employment and commercial uses within the City, traffic impacts can be mitigated, more variety in shopping and dining can be offered, and needed improvements in transportation and utility infrastructure can be justified.

Objectives

Mix of Land Uses

Objective: Provide for a variety of land uses and housing options to attract investment and support the City’s fiscal sustainability: Encourage a mix of land uses at identified gathering centers and along major transportation routes to support public transit, bicycle, and pedestrian investments while preserving the existing character of single-family residential neighborhoods.

Objective: Establish compact, connected, and walkable community areas: In areas designated for mixed-use development, guide development to create compact, human-scaled neighborhoods and business districts that support walking, bicycling, and transit as viable means of transportation within and to and from the neighborhoods and districts.

Objective: Manage land-use transitions: Plan for incremental geographic transitions between single-family residential neighborhoods, multi-family residential neighborhoods, commercial areas, and industrial areas.

Town Center

Objective: Create a mixed-use town center that is interconnected, walkable, and a central gathering place for city residents: A town center should be the unifying central gathering space and heart of the city, while incorporating a mix of uses.

Transit Oriented Development

Objective: Prepare for transit-oriented development: Recognize and plan for potential future public transit connections in the area of Pioneer Crossing and Redwood Road.

Transit Oriented Development or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.



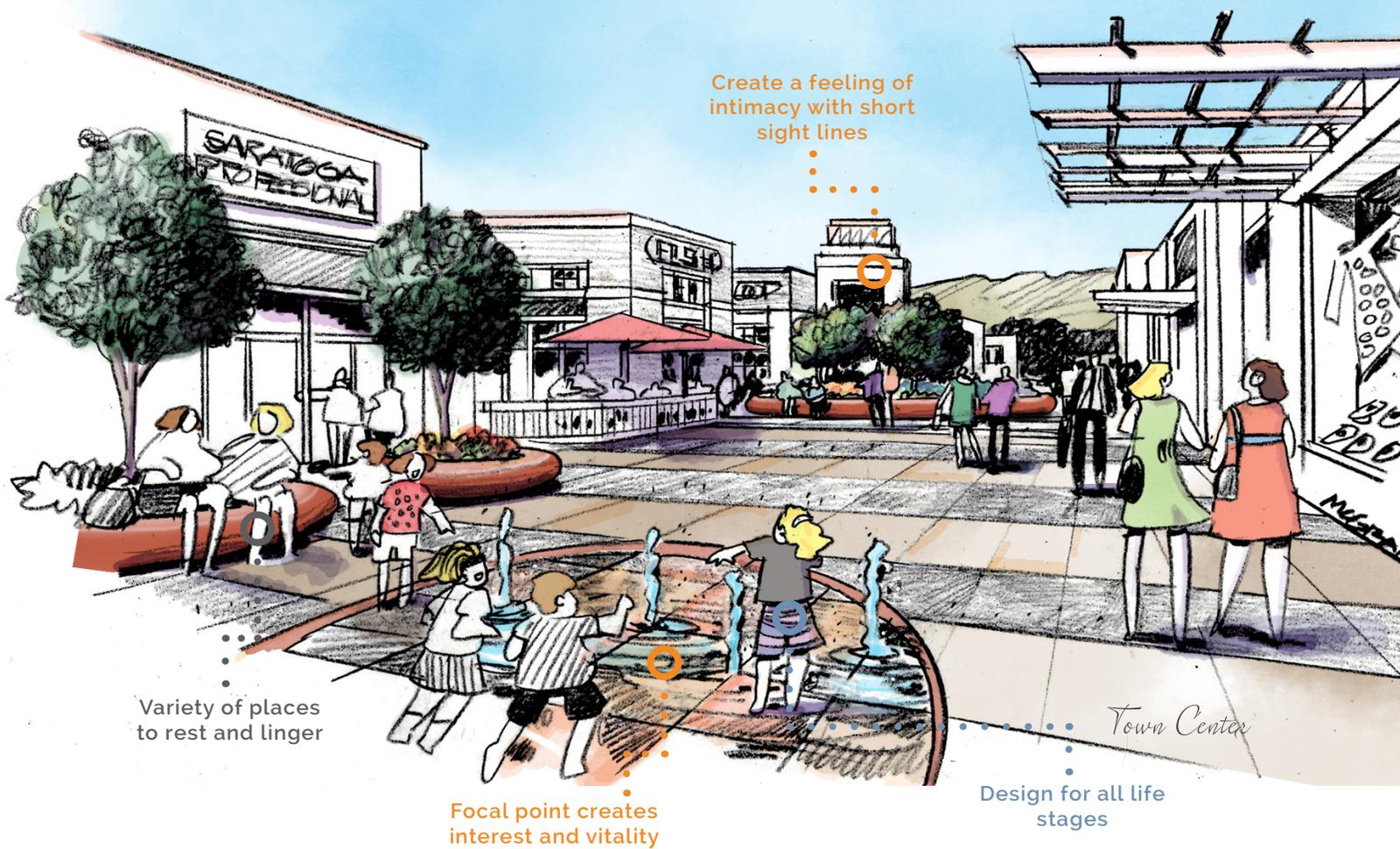


Image & Design

Objective: Continue to create great streets and streetscapes: Implement design and construction of safe, attractive, and walkable streetscapes that allow for walking and bicycling in addition to automobiles and project a positive image of Saratoga Springs.

Objective: Continue to support planting and maintenance of trees in public spaces: As trees provide numerous benefits to urban spaces, continue to support the addition of trees in public spaces.

Objective: Create great public spaces and places: Create a network of public spaces and gathering places (i.e., plazas, greenways) in major destinations.

Objective: Ensure good design in future development: Continue to ensure that new developments utilize quality building materials, and employ architectural design that is in keeping with the existing character of the community.

Objective: Promote sustainable building: Promote sustainable building design, site planning, and landscape design citywide.

Objective: Protect sensitive resources: Ensure that new development is designed to protect wildlife corridors, avoid sensitive lands, and to protect significant views.

Growth Management

Objective: Infrastructure capacity: Continue to rigorously evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, roads, and other infrastructure.

Objective: Strategic public infrastructure expansion: Strategically identify and plan for publicly funded infrastructure expansion to support continued economic development.

Objective: Annexation: Provide for responsible growth management through logical geographical boundary extensions to enhance community identity, economic development, and efficiency of providing municipal services.

Land Use Plan

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

All land within the City has been categorized under one of 15 land use designations. These land use categories cover the full range of different land use types and should serve as the basis for development review and approval and future zoning amendments.

Land Use Categories

Category	General Characteristics	Res. Density and range of typical lot sizes
Very Low Density Residential	Areas identified for very low density residential with animal rights and are primarily adjacent to open space and agricultural uses on the fringe of the community. Serves as a transition from County to the City. The dominant land-uses are to be agriculture or natural open space, rather than residentially based. Open spaces in these areas shall be limited to agricultural open space or other recreational features like trails, trail head parks and regional park facilities.	1 acre or greater lots
Low Density Residential	Single-family neighborhoods built on a highly connected street pattern and interspersed with schools, public facilities, walkable neighborhood amenities, parks and trails. The Low Density Residential designation is expected to be the City’s most prevalent land-use designation.	2 - 5 DU/Acre, half acre to 8,000 square foot lots
Medium Density Residential	Residential developments at higher densities in neighborhoods that still maintain a suburban character. Designed to create a functional transition from one land-use to another. Developments in these areas should be constructed with urban streets and useable recreational features and lands.	6 - 8 DU/Acre, 3,000 to 7,000 square foot lots
High Density Residential	These areas are primarily residential in character and include a variety of housing types that are supported by nearby retail, civic, and employment uses. This use buffers single-family residential neighborhoods. Public facilities should connect to surrounding uses and major facilities should be buffered to residential uses.	9 – 18DU/Acre, 2,500 to 8,700 square foot lots
Community Commercial	These areas include a variety of commercial uses which are well integrated into the community and are located in commercial clusters along major transportation corridors. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complementary land-uses.	NA
Neighborhood Commercial	Areas where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.	NA

Category	General Characteristics	Res. Density and range of typical lot sizes
Regional Commercial	These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.	NA
Mixed Waterfront	Areas at key locations along the Utah Lake and Jordan River shorelines. This designation accommodates a wide range of land-uses so long as those land-uses are combined and arranged to create destination oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. A mix of 75% residential and 35% commercial use in the Mixed Lakeshore designation is the goal.	2 – 14DU/Acre, 3,000 square foot to half-acre lots
Office	Areas intended to provide locations for employment and economic development opportunities. Uses include large and small scale offices, business parks, and supporting service retail. These areas can also serve as transitions between residential areas and major roadways.	NA
Office Warehouse	The Office Warehouse designation accommodates uses that permit a blend of warehousing and offices uses within a campus-like setting. This category allows for a mix of flex, high-tech space, and production uses. Generally, it is accessed off collector streets near highways; it should be convenient to transit access when feasible.	NA
Light Industrial	Areas characterized as fabrication, light manufacturing, warehousing, and some commercial uses. These areas are generally located close to regional transportation networks. Zoning in industrial areas should be separated into multiple zones based on the level of intensity and only the lightest industrial uses should be located near residential development.	NA
General Industrial	This category allows for a mix of medium- and heavy-industrial uses and production. General industry is generally accessed off collector or arterial streets or highways. This land use is only appropriate in locations where it is well buffered from residential development.	NA
Planned Community Residential	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, but is primarily residential. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Planned Community Mixed Use	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, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.	Varies
Institutional/Civic	Areas that accommodate public or quasi-public land uses. Activities in the institutional areas will vary greatly and shall include schools, libraries, hospitals, public buildings or facilities and other land-uses that provide essential services to the general public.	NA
Natural Open Space	Areas that are not appropriate for residential or other development, along with developable areas that are to be reserved for passive recreational opportunities. Natural Open Space areas are to be minimally improved with all improvements carefully designed so as to subtly compliment the natural atmosphere that should prevail. Facilities that are included in the Natural Open Space areas should include hiking trails, equestrian trails, boardwalks, observatories, educational kiosks and other elements that promote an awareness or appreciation of the City's history and natural setting.	NA
Developed Open Space	Areas that provide facilities to meet the City's active recreational needs. These areas will be characterized by a variety of different improvements that will include City parks, playgrounds, sports fields, swimming pools and other facilities that will accommodate the City's recreational programs.	NA

Land Use Plan Map

Use & Flexibility

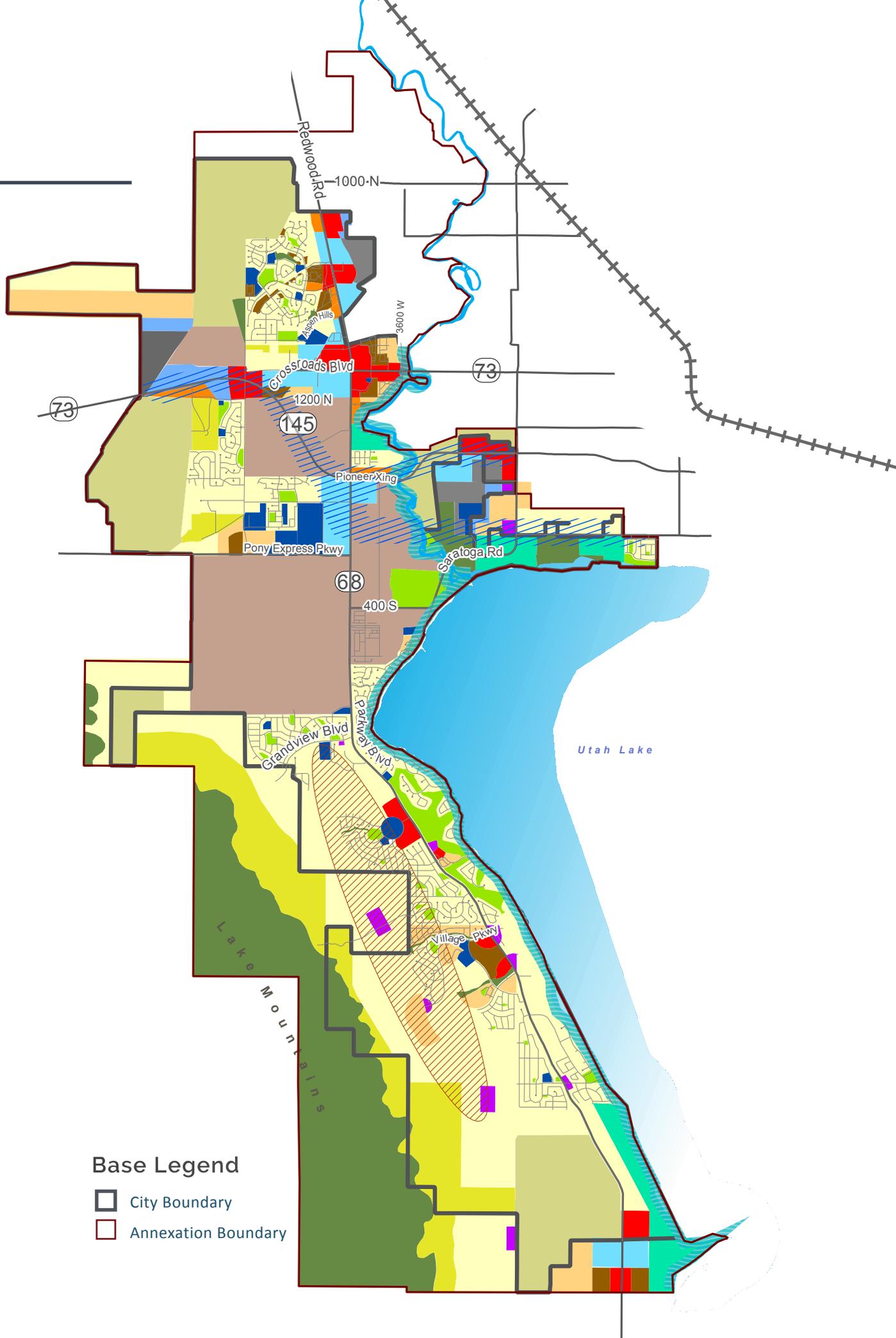
The land use plan assigns a desired land use for all land within the City to produce a full “build-out” scenario. In some cases, a land use is different from the existing use. This does not mean that the City is pro-actively advocating for that parcel to become that land use or that the property will become that during the life of this General Plan. Instead, the land use designations help the City understand what the area should become if it were to be developed or redeveloped in the future.

It should be understood that the Land Use Plan is a general guide for growth and development and serves as the foundation for decision making; it is not a site-specific development plan. It remains flexible to allow for creative approaches that are consistent with the objectives of this General Plan.

Map Key

-  **Rural Residential**
Areas designated for single-family homes, large-lot residential development, and other ancillary uses.
-  **Low Density Residential**
Areas designated for conventional single-family homes.
-  **Medium Density Residential**
Areas designated for single-family detached and attached dwellings, including duplexes and townhomes.
-  **High Density Residential**
Areas designated for higher density attached dwellings, such as townhomes, condos, and apartments.
-  **Neighborhood Commercial**
Areas designated for low-scale commercial uses supporting general neighborhood needs.
-  **Community Commercial**
Areas designated for low- to medium-scale commercial uses supporting general neighborhood needs.
-  **Regional Commercial**
Areas that incorporate retail, employment, entertainment, and civic uses.
-  **Mixed Waterfront**
Areas designated as a mix of resort, residential, and commercial uses with an emphasis on the lake.
-  **Office**
Areas designated for office development.
-  **Office Warehouse**
Areas designated for office and warehousing uses.
-  **Light Industrial**
Areas designated for fabrication, manufacturing, or warehousing space.
-  **General Industrial**
Areas designated for general industrial uses.

-  **Planned Community Residential**
Areas designated for a mixture of residential land uses and could include small scale commercial.
-  **Planned Community Mixed Use**
Areas designated for a mixture of residential and commercial land uses.
-  **Institutional/Civic**
Areas designated for civic or institutional space.
-  **Natural Open Space**
Land remaining undeveloped as natural open space or land with minimal development for passive recreation.
-  **Developed Open Space**
Areas designated for parks, playground, sports fields, and similar uses.
-  **Future Transit Oriented Development**
Not an official Land Use category but thought should be given to future uses in this area in anticipation of TRAX and BRT route plans. See [Mountainland Association of Governments TransPlan40](#) for more information.
-  **Commercial Floating Overlay**
Not an official Land Use category but thought should be given to additional Community Commercial and Neighborhood Commercial as the City Council sees fit along key nodes and intersections along the future Mountain View Corridor.
-  **Waterfront Overlay**
Overlay buffering the Utah Lake and Jordan River shorelines preserving trail connections, enhancing the pedestrian experience, and articulating appropriate development. Overlay shown is to illustrate the concept only. Refer to the Waterfront Trails and Buffer Overlay Zone for specifications.



Base Legend

- City Boundary
- Annexation Boundary

Residential Areas

Saratoga Springs’ neighborhoods are the building blocks of the community, and their attractiveness, health, and character is vital to the success of Saratoga Springs and the everyday quality of life. The objectives of this element describe enhancing and protecting established neighborhood character, while encouraging quality architectural design in master planned developments.

Objectives

Single-Family Residential

Objective: Encourage single-family residential: Support single-family residential as the predominant housing type for Saratoga Springs.

Objective: Maintain the quality of existing single-family neighborhoods: Protect the quality of life in existing single-family neighborhoods by buffering neighborhoods from more intensive uses and managing vehicular traffic.

Objective: Manage growth to locate new housing in appropriate areas: Provide for new residential development while protecting the character of established single-family neighborhoods.

Neighborhoods

Objective: Promote quality in terms of design, liveability, aesthetics, sustainability, and construction in all housing types: Promote residential development that is constructed of quality building materials, that incorporates good architectural and site design, and that reflects good land planning.

Objective: Connect housing to services and amenities: Ensure effective connections from housing to jobs, child care, schools, retail, and other amenities and services that are needed on a daily basis.

Multi-Family Residential

Objective: Locate new multi-family and increased density housing in appropriate areas: In order to support more shopping and dining opportunities, and encourage investment in transportation system

improvements, provide for higher-density housing where appropriate in walkable mixed-use areas near shopping, offices, healthcare, and transportation centers.

Moderate-Income Housing

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate-income to live within the City. The Area Median Income (AMI) and average household size data for the Provo-Orem, UT Metropolitan Statistical Area (MSA) as reported by the U.S. Department of Housing and Urban Development (HUD) are used to determine moderate income thresholds for an average household. The 2017 Saratoga Springs Housing Study found that there is a very reasonable opportunity for moderate-income households to live in the City.

According to HUD, the AMI for 2016 in the MSA is \$67,625. Utah County has an average household size of 3.62 (rounded to 4.0 for analysis), putting the moderate-income threshold at \$54,100. Therefore, a family of 4 at 80 percent of AMI can afford a home in Saratoga Springs up to \$196,133. Combining affordable apartment and single-family units brings the total estimated number of units that can be classified as affordable at 1,401, or 19.8% of housing units are therefore affordable to moderate-income households. For a complete analysis of affordability, see Appendix C: Housing Study.

Objective: Provide for an appropriate supply of moderate income housing: Ensure that future development includes moderate income housing that meets the needs for the workforce and diverse populations.



Design Theme
Inspiration for
Multi-family
Developments

Sources

Top Left: Solterra
Group of Companies

Top Middle:

Top Right: Tonkin
Architecture

Bottom Left:
SummerHill Housing
Group

Bottom Right: Hen-
sley Lamkin Rachel,
Inc.



Source: Edge Homes

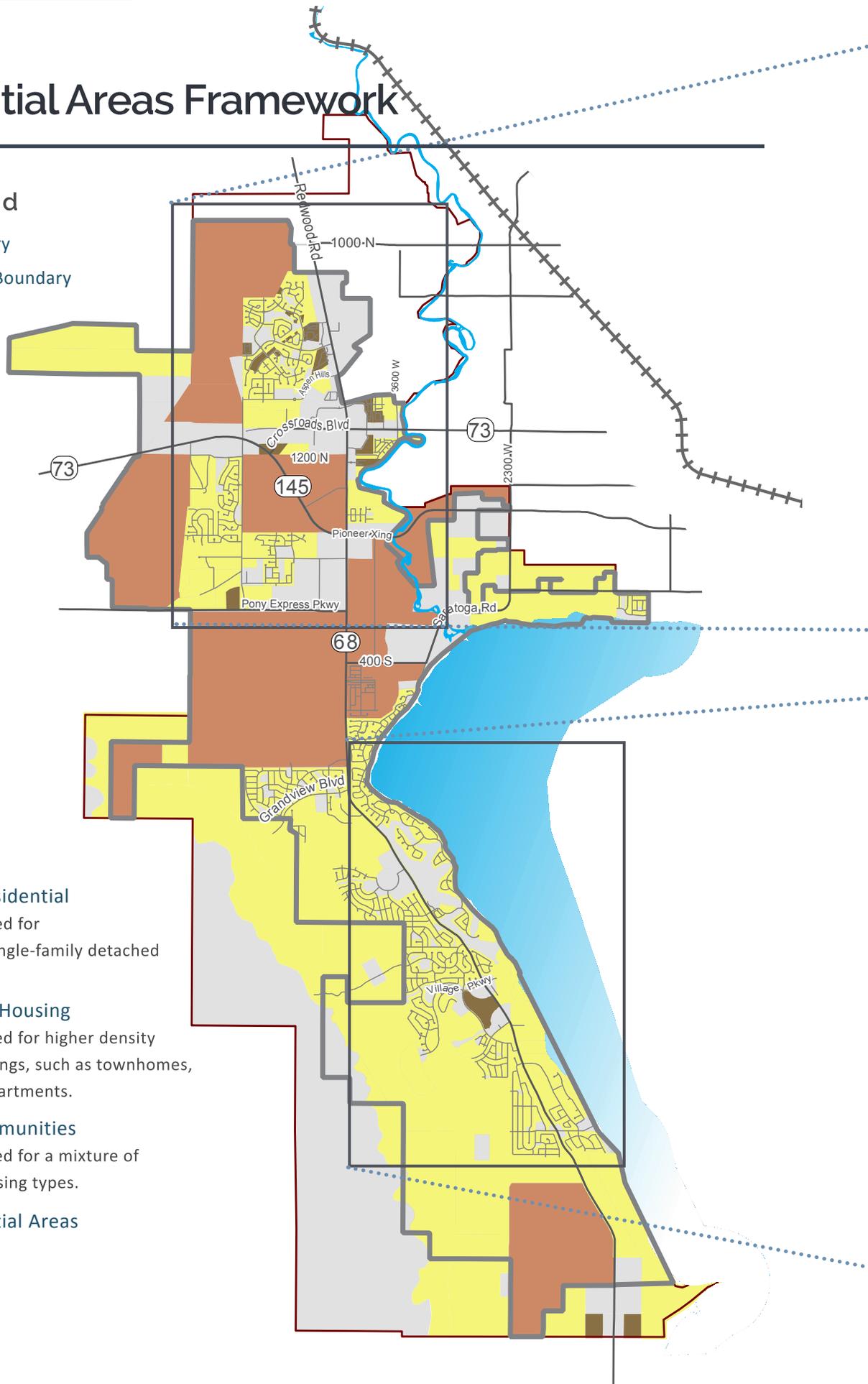
Residential Areas Framework

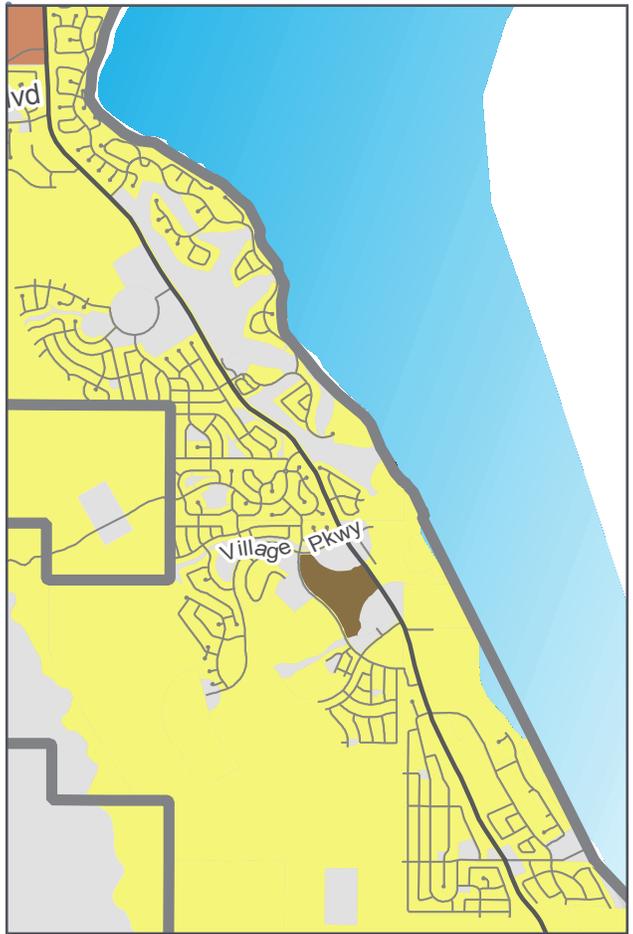
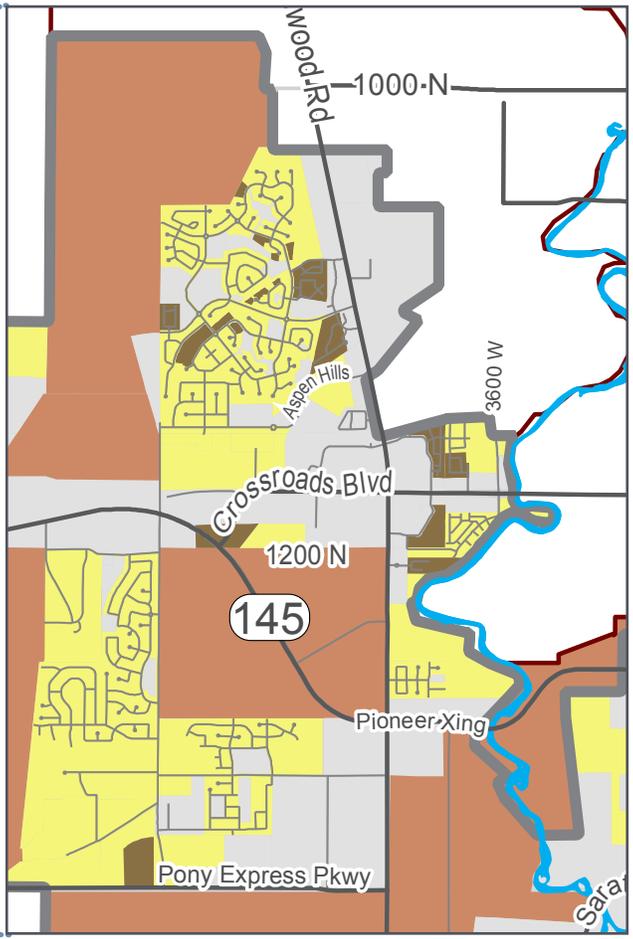
Base Legend

-  City Boundary
-  Annexation Boundary

Map Key

-  **Single-Family Detached Residential**
Areas designated for conventional single-family detached homes.
-  **Multi-Family Housing**
Areas designated for higher density attached dwellings, such as townhomes, condos, and apartments.
-  **Planned Communities**
Areas designated for a mixture of residential housing types.
-  **Non-Residential Areas**





Commercial and Economic Development

Saratoga Springs is an attractive place to do business, with access to a highly educated workforce, an excellent quality of life, and proximity to major roadways and the interstate freeway. This element details objectives to maintain and enhance City’s major commercial areas and creating a vibrant, mixed-use town center. Saratoga Springs will experience a significant demand for additional office and retail commercial spaces as the population continues to grow. Additionally, as neighboring cities continue to expand their commercial areas, the needs of Saratoga Springs will adjust. Saratoga Springs is in competition with nearby cities to “capture” new commercial development. The extent to which the City is successful in “capturing” development from its competitors is referred to as the City’s capture rate. The extent to which commercial projects in the City are securing tenants for the spaces they build is called the absorption rate. Zions Public Finance has prepared a Commercial Absorption Report that explains how well Saratoga Springs is likely to compete for businesses in the North Utah County submarket. The report also discusses the needed amount of retail space per capita, and how retail offerings in neighboring communities will influence shopping trends. See Appendix D: Commercial Absorption Report.

Objectives

Economic Development

Objective: Attract and retain businesses:

Strategically attract and retain a mix of businesses that can provide shopping and employment opportunities, creating a self-sufficient community and supporting the City’s tax base.

Objective: Balance local job and household growth: Support employment growth in the City by providing local housing options for new employees, and create opportunities to transform existing commercial areas into more dynamic and productive mixed-use areas.

Objective: Cultivate local and regional partnerships: Actively coordinate economic development activities with local and regional partners to improve the effectiveness and impact of these efforts.

Objective: Promote public spaces: Where appropriate, require the design of new developments to incorporate public amenities such as plazas, and connections to existing or proposed trails.

Objective: Support modern infrastructure: Continue to support investment in infrastructure such as broadband that can support innovative and technology-based industry within Saratoga Springs.



Commercial Opportunities

Objective: Maximize the City's investment in a future town center: Adopt policies and programs that maximize the town center as the focal point of the community. (See land use objective Town Center)

Objective: Focus commercial uses around the Pioneer and Redwood Road area: Maximize the future potential of a transit hub at that area by including retail, office, and residential uses.

Objective: Support local and regional retail opportunities: The terms "local" and "regional" apply both to ownership (e.g., local versus non-local ownership) as well

as "draw" (e.g., development entertainment facilities that draw from a regional base).

Objective: Support home occupations: Consider providing opportunities for home occupations in appropriate locations with conditions to protect the character and quality of life in City neighborhoods.

Objective: Explore development of a lakefront shopping and entertainment area: Develop the north Utah Lake Shoreline and Jordan River as a regional destination for shopping, dining, lodging, recreation, and access to the Lake and the River. Consider including water sports and improvements to the historic hot springs.



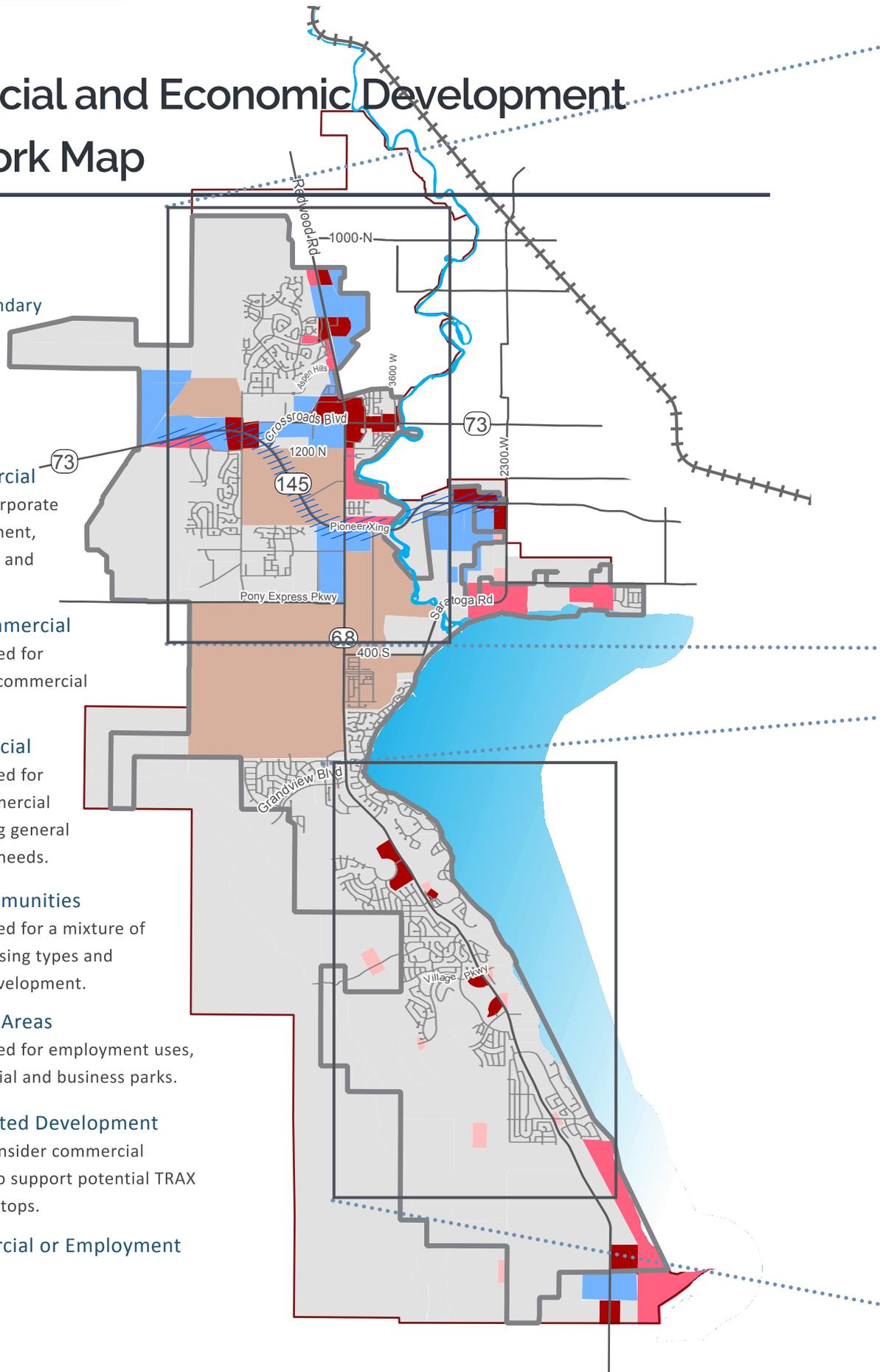
Commercial and Economic Development Framework Map

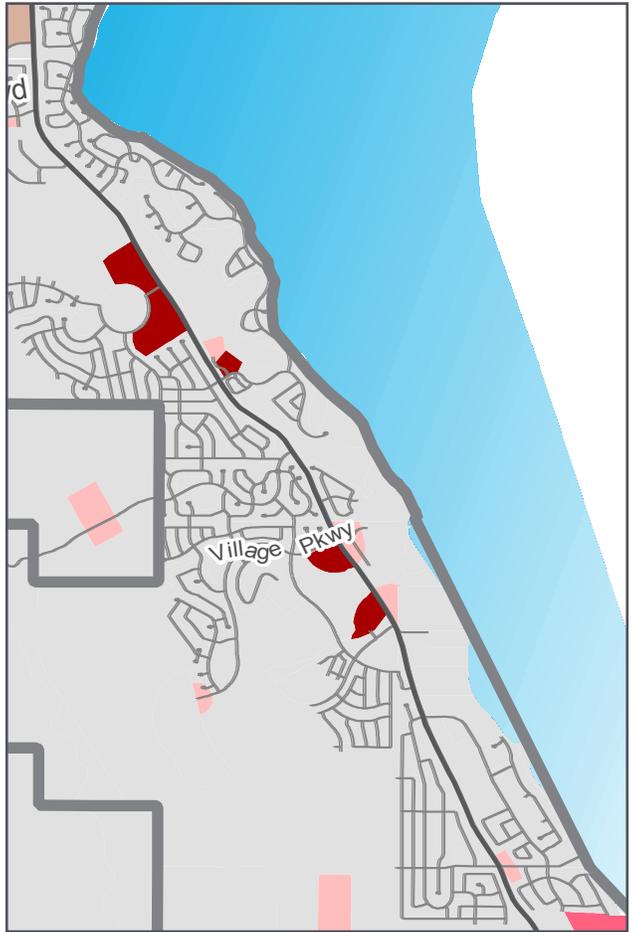
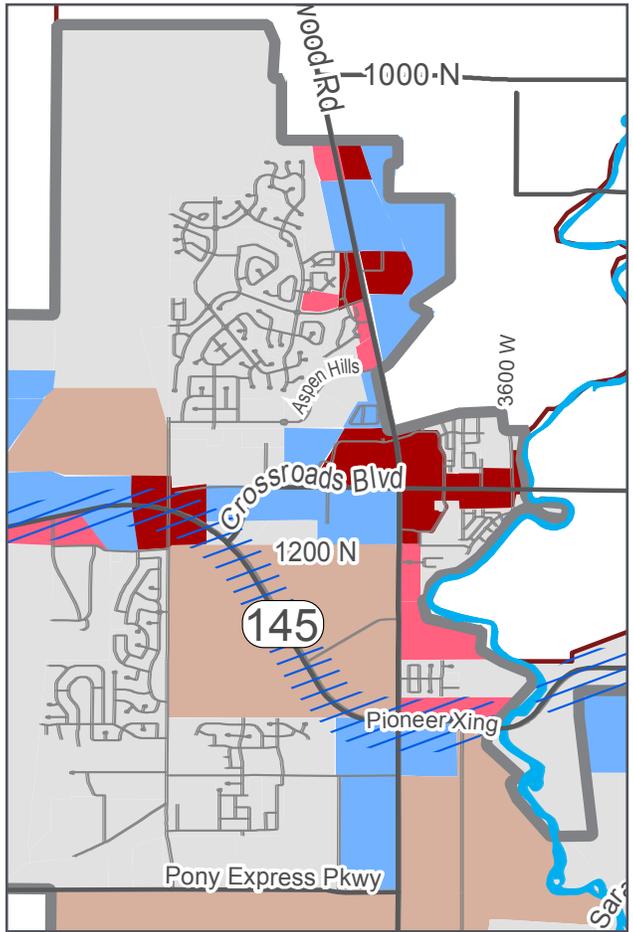
Base Legend

-  City Boundary
-  Annexation Boundary

Map Key

-  **High Commercial**
Areas that incorporate retail, employment, entertainment, and civic uses.
-  **Medium Commercial**
Areas designated for medium-scale commercial uses.
-  **Low Commercial**
Areas designated for low-scale commercial uses supporting general neighborhood needs.
-  **Planned Communities**
Areas designated for a mixture of residential housing types and commercial development.
-  **Employment Areas**
Areas designated for employment uses, such as industrial and business parks.
-  **Transit-Oriented Development**
Area should consider commercial development to support potential TRAX or BRT transit stops.
-  **Non-Commercial or Employment Areas**





Transportation

A well-integrated network of quality transportation options – driving, biking, walking, or riding the bus – is integral to the quality of life for Saratoga Springs residents. The development of new transportation system improvements can be a bit of a chicken and egg situation, where population growth creates a demand and justification for system improvements, but the time needed to acquire rights-of-way and design and construct system improvements can lag the growing demand. The land use and transportation elements of the Plan should be read together, as transportation decisions influence land uses and vice versa. This element should be referred to in conjunction with the [Transportation Master Plan](#). Objectives focus on improvements that can provide missing linkages in the pedestrian system and reduce areas of congestion.

Objectives

Road Network

Objective: Plan, design, and implement key corridors as efficient and complete streets:

Ensure critical framework streets provide safe access and circulation for all modes of travel in the City, while establishing a sense of place.

Objective: Enhance North-South Connectivity:

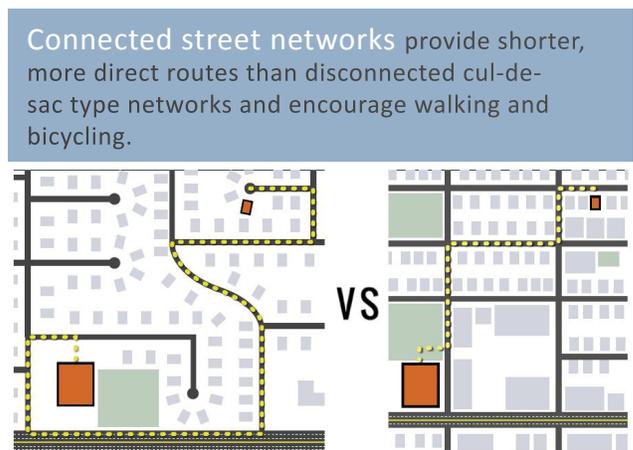
Enhance north-south connectivity, per the Transportation Master Plan, to manage congestion and enhance emergency management.

Objective: Include street enhancements in the land development process:

Achieve the recommendation of the City’s plans for its transportation system in part through private development contributions.

Objective: Encourage finer-grained and connected network of streets: Encourage smaller block sizes and a regular grid of publically-accessible streets that accommodate all modes of travel.

Objective: Allow private streets only in appropriate locations: Require streets connecting to major thoroughfares to allow public vehicle movement, even if these streets are not built on public rights-of-way.



Complete Streets are designed to accommodate multiple modes of transportation in a way that is appropriate to the area. A complete street may include sidewalks, bike paths, bus lanes, medians, and numerous crosswalks.

Complete Streets image and definition are courtesy of Envision Utah



*Roadway
Improvements*

Transit

Objective: Support increased bus service: Plan future development to support additional Utah Transit Authority bus routes and stops within Saratoga Springs.

Objective: Increase access to existing and planned transit stops: Consider the UTA long-range plans for Bus Rapid Transit and Light Rail through Saratoga Springs when approving development projects, and provide adequate pedestrian connections to transit throughout developments.

Objective: Plan development to support investment in transit options for City residents: Plan higher intensity development near access to transit stops to support transit investment and long-term ridership.

Pedestrian Network

Objective: Expand the network: In future developments, plan for sidewalks, trails, and bicycle infrastructure that connects with the City's systems and makes neighborhoods better connected.

Objective: Implement bicycle and pedestrian improvements: Implement bicycle and pedestrian improvement recommended in the City's Bicycle and Pedestrian Master Plan.

Objective: Increase connectivity: Increase connectivity between neighborhoods and from neighborhoods to commercial areas, parks and greenways through the use of sidewalks, walkways, bicycle lanes, multi-use paths, and trails.

Transportation Framework Map

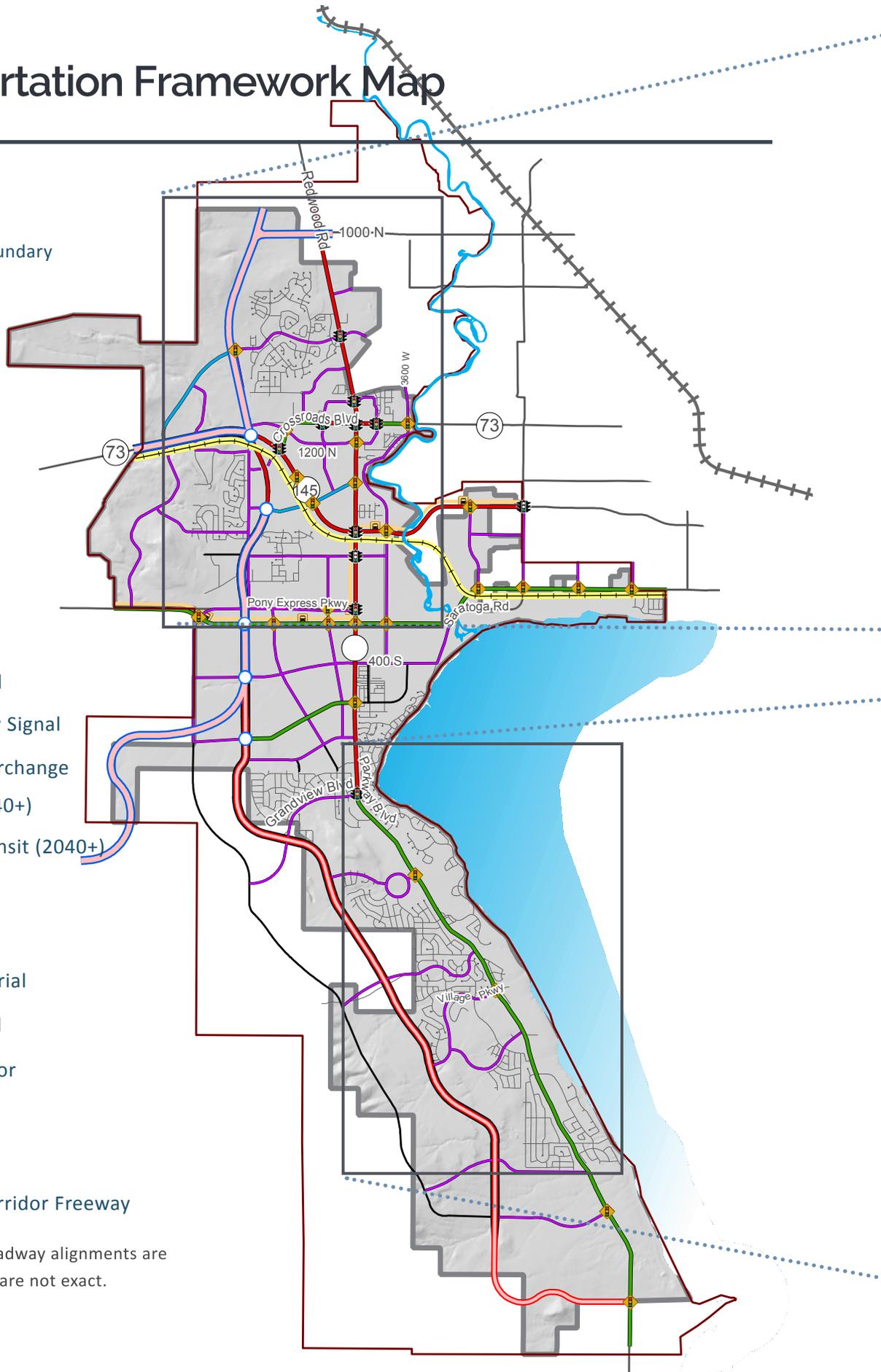
Base Legend

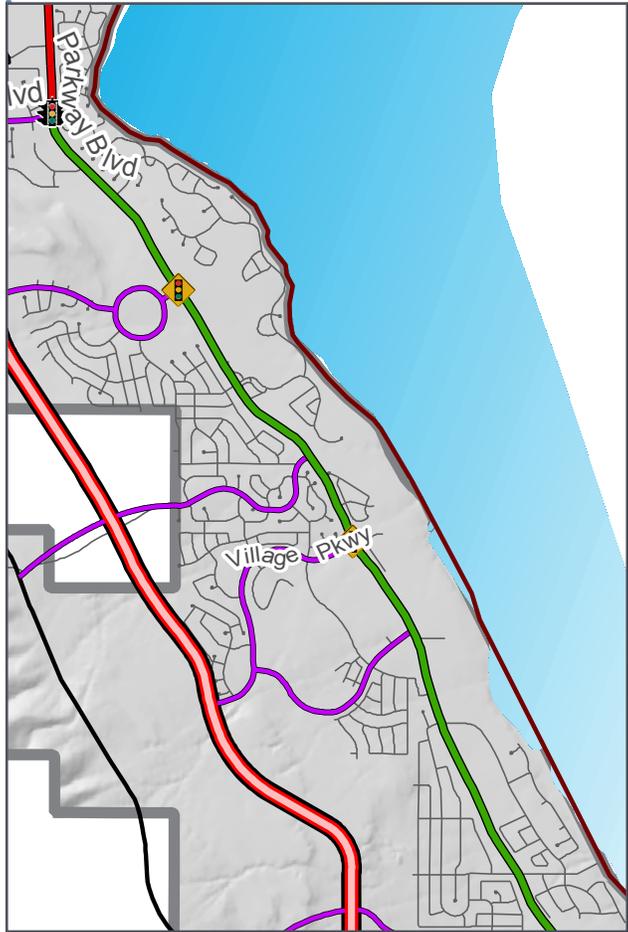
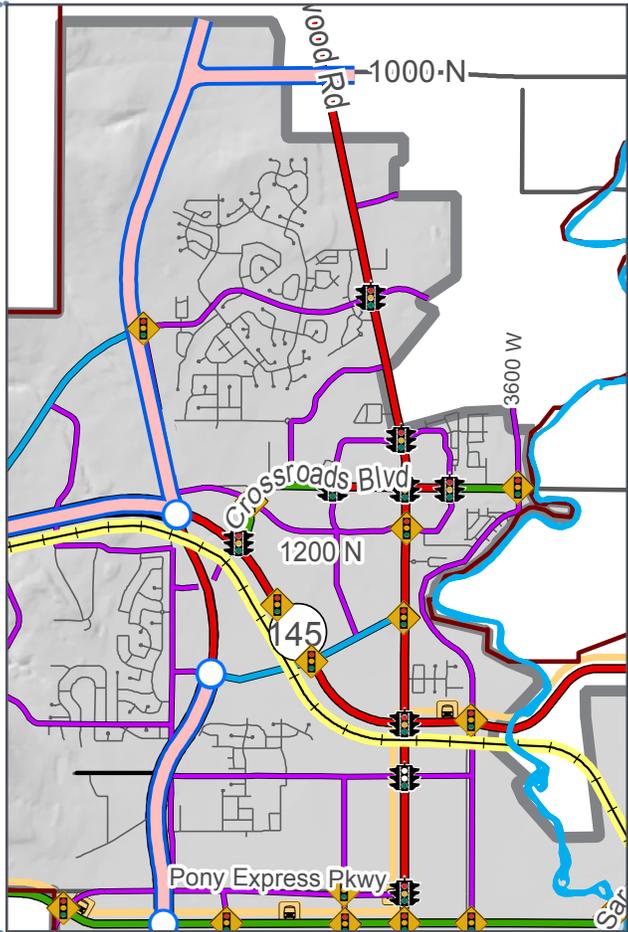
- City Boundary
- Annexation Boundary

Map Key

-  Existing Signal
-  Potential New Signal
-  Potential Interchange
-  Light Rail (2040+)
-  Bus Rapid Transit (2040+)
-  Freeway
-  Parkway
-  Principal Arterial
-  Major Arterial
-  Minor Collector
-  Collector
-  Local
-  Mtn. View Corridor Freeway

Note: Future roadway alignments are conceptual and are not exact.





Parks and Recreation

Parks and recreation features play a vital role in shaping the character of Saratoga Springs and its high quality of life. During the planning process, a number of residents expressed a desire for a central recreational facility in the City. In order to understand and evaluate this idea, Zions Public Finance prepared an analysis of likely cost of construction for a modern community center to provide information on the cost to residents of a \$20 million to \$40 million complex. At current development levels, the impact on the owners of a \$270,000 home in the City would be between \$151 and \$264 per year to pay off the construction bond. Operating expenses would be in addition.

This element presents objectives that help ensure Saratoga Springs residents continue to enjoy excellent parks and recreation services. The [Parks, Recreation, Trails, and Open Space Master Plan](#) should be referred to with this element.

Objectives

Recreation Network

Objective: Expand recreation areas: Strategically acquire and protect land for new developed and undeveloped recreational facilities and activities.

Objective: Expand recreational opportunities: Expand the number and variety of recreational opportunities throughout the city, in order to meet a growing population and increasingly varied recreational needs.

Objective: Ensure access: Ensure that every resident has access to quality parks and green spaces within ½ mile of where they live.

Objective: Recreation Center: Recognizing that many residents desire a community recreation center, consider the feasibility, cost of construction, and required financing (construction and operation) of a recreation center that could serve all residents.



Trails

Objective: Connect the trail network in Saratoga

Springs: Establish an interconnected network of pedestrian and bicycle facilities to connect City neighborhoods, green spaces, and recreational features throughout the city, to and along the Jordan River, and to and along the Utah Lake Shoreline.

Objective: Regional trail system: Work with neighboring municipalities and Utah County to develop regional trail connections that can increase connectivity from the City into surrounding areas.

Objective: Recreational trails: Plan for a mountain bike park and hiking trails network in the foothills and canyons of the Lake Mountains with supporting trailheads in appropriate locations.

Jordan River Parkway

Objective: Enhance the Jordan River Parkway

recreational capacity: While carefully preserving the habitat values and character of the River, enhance the Jordan River Parkway as a recreational asset.

Utah Lake

Objective: Access and enjoy the Utah Lake Shoreline:

Enhance Utah Lake access for recreation and promote tourism by providing access to the Lake for all users.

Objective: Explore development of a lakefront retail

area: Develop the north Utah Lake Shoreline as a destination for shopping, dining and recreational access to the Lake.

Consider providing winter activities and connection of the lakefront with the historic hot springs area.

Objective: Lakeshore Development: Provide for

lakeshore residential development that protects lake views and allows for trail access along the shoreline.



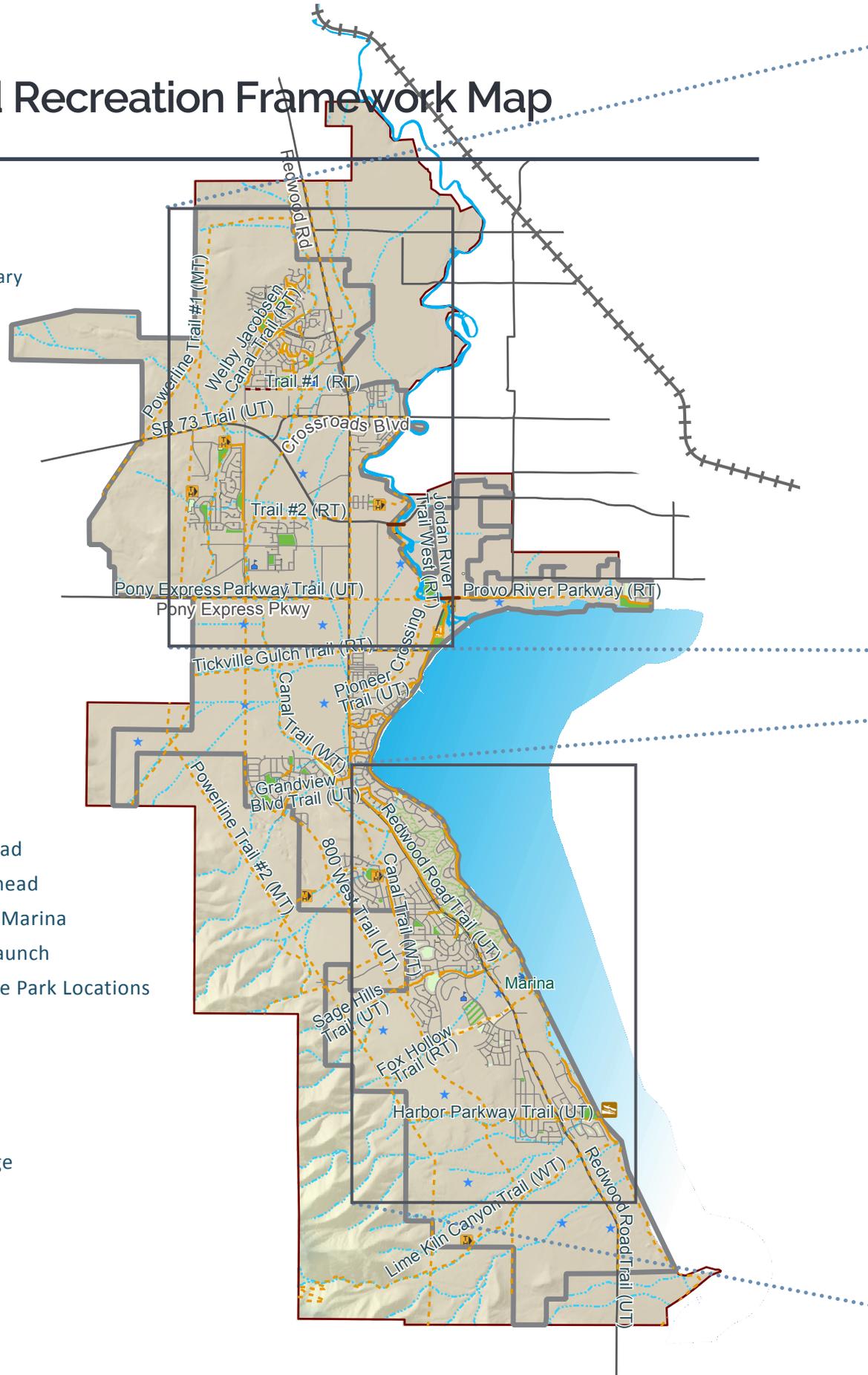
Parks and Recreation Framework Map

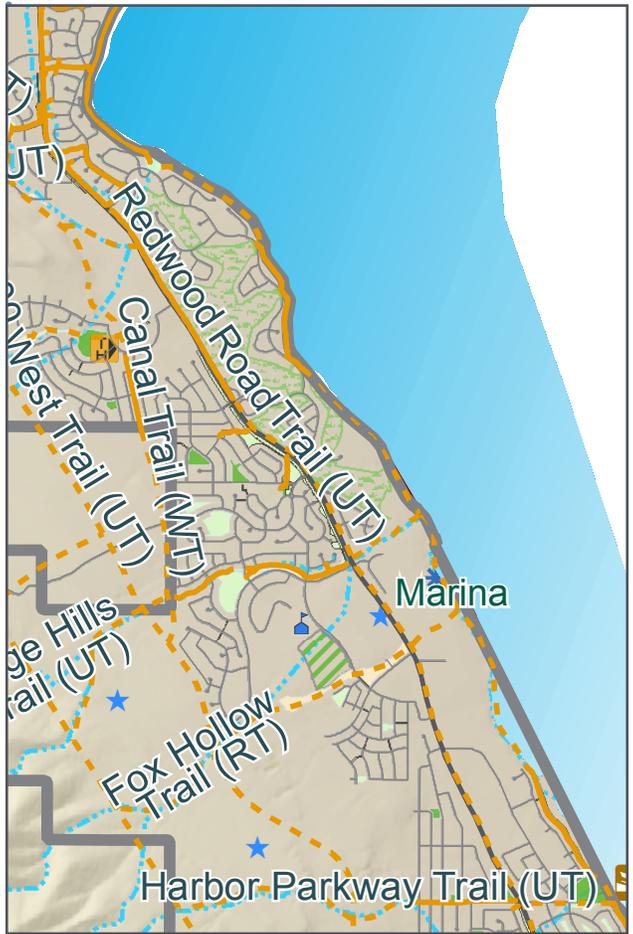
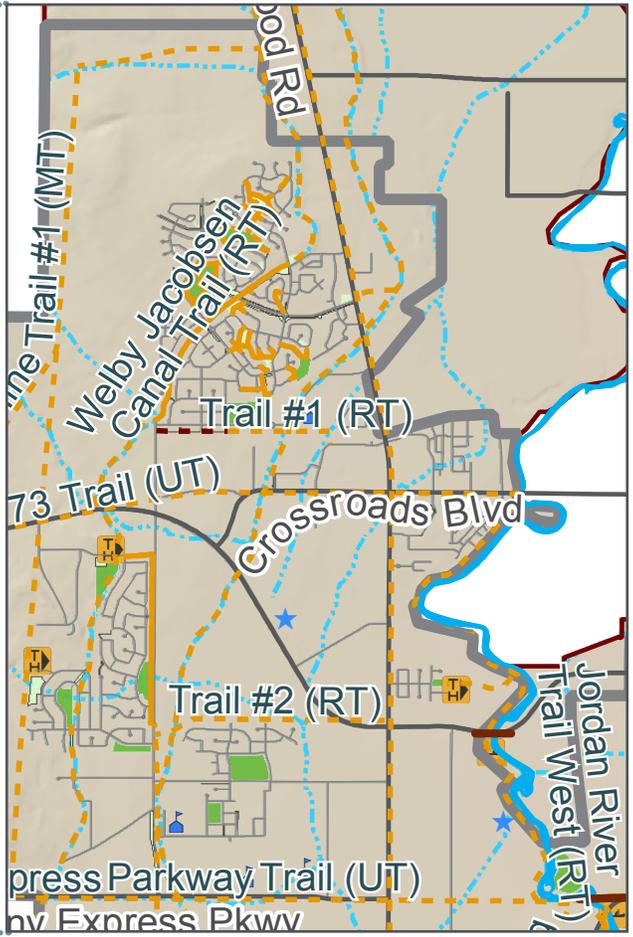
Base Legend

-  City Boundary
-  Annexation Boundary

Map Key

-  Existing Trailhead
 -  Proposed Trailhead
 -  Proposed New Marina
 -  Marina/Boat Launch
 -  Potential Future Park Locations
- Trails
-  Dedicated
 -  Existing
 -  Proposed
 -  Proposed Bridge
 -  Golf Course
 -  Public Park
 -  Private Park
 -  School





Open Space and Natural Features

Saratoga Springs' open spaces and environmental features play an integral role in sustaining a healthy place and providing a unique, beautiful landscape. They also contribute to flood mitigation and stormwater filtering. This element seeks to protect open space, views, and important sensitive environmental features.

Objectives

Open Space & Views

Objective: Provide for areas of natural open space in Saratoga Springs: To support the character of Saratoga Springs, identify and protect areas of natural open space in Saratoga Springs.

Objective: Preserve and enhance scenic views: Identify, preserve, and enhance notable scenic views that define the visual character of Saratoga Springs.

Natural Features

Objective: Manage and improve water quality and water resources: Improve the management of water resources and water quality.

Objective: Designate and protect ecological corridors: Identify important ecological corridors along streams, wildlife corridors, and other environmentally sensitive areas. Develop methods to protect the ecological function of identified corridors.

Objective: Improve air quality: Strive to reduce impacts to air quality on a city-wide basis.



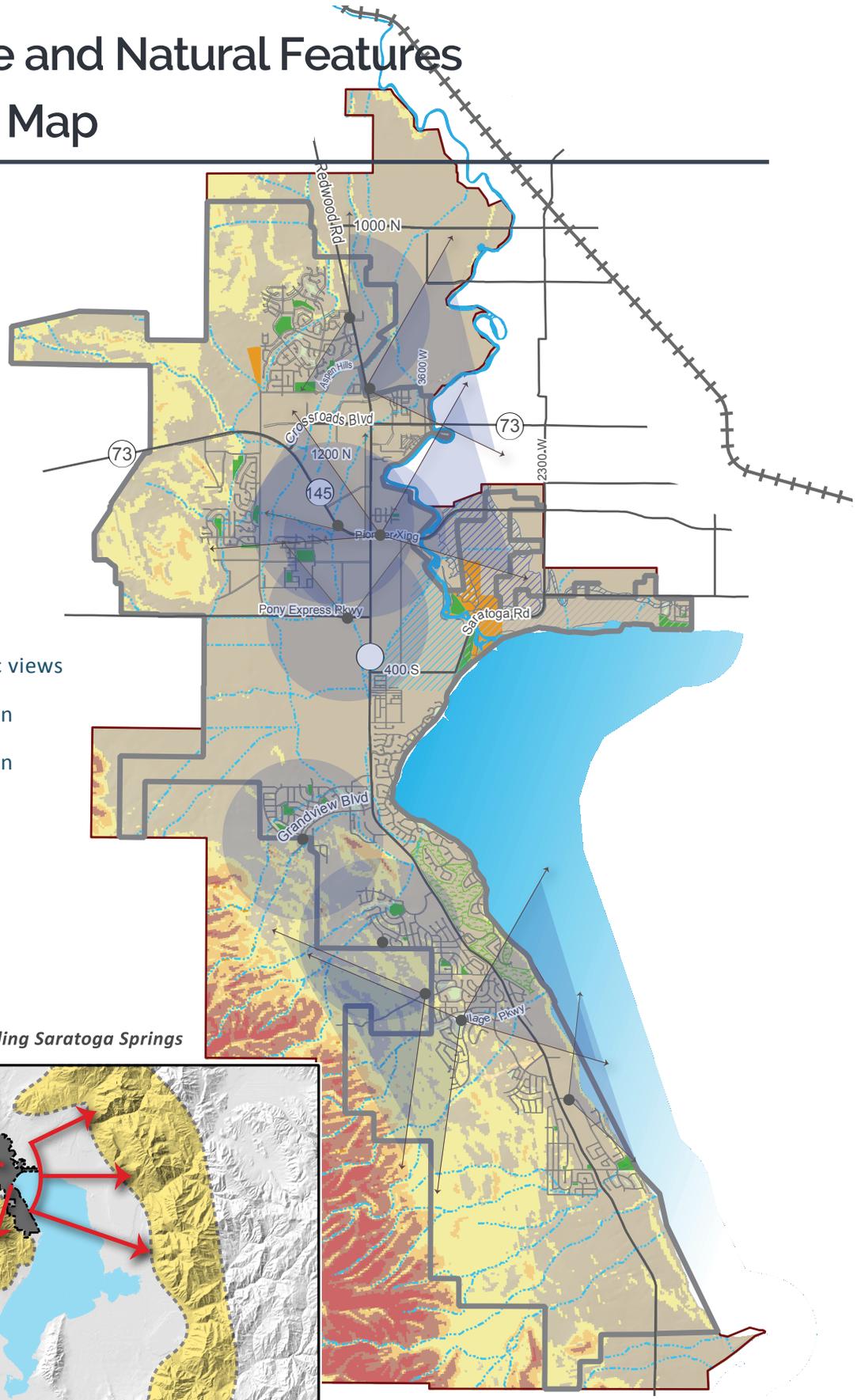
Open Space and Natural Features Framework Map

Base Legend

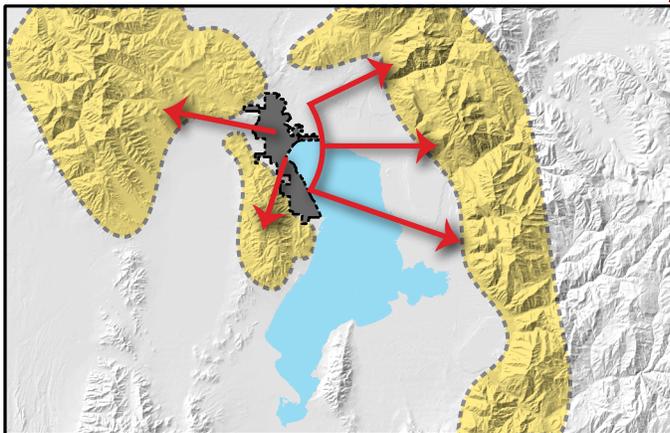
-  City Boundary
-  Annexation Boundary

Map Key

-  Parks
-  Open Space
- Slope
 -  Low
 -  Medium
 -  High
-  Direction of scenic views
-  100 Year Floodplain
-  500 Year Floodplain



Scenic features surrounding Saratoga Springs



Community Facilities and Services

Community facilities and services define local quality of life and desirability of living and working in Saratoga Springs. This includes critical City services, as well as those provided by other bodies, such as solid waste removal. This element presents objectives to ensure Saratoga Springs remains well-served by high quality facilities and services. Objectives throughout this section should generally be accomplished through the City’s Capital Improvement Plan.

Objectives

Public Facilities

Objective: Support an expanded library system: Support expanded library facilities and services that fulfil community interest in books and other media, address needs to acquire information and skills, and that functions as a community gathering place.

Objective: Develop a centralized city campus: Develop a city campus with a City Hall and other city services to provide convenience and efficiency in the provision of services.

General Utility System

Objective: Adequate utility infrastructure: Continue planning and coordination to ensure that all utilities in the City are reliable and support existing developed areas and future growth.

Objective: Financing for utilities: Ensure that the long-term costs of developing utility infrastructure to serve Saratoga Springs can be met.

Objective: Sustainability: Provide environmentally sustainable and efficient systems that protect Saratoga Springs’ and the area’s natural resources that contribute to the overall quality of life.

Objective: Telecommunications: Support new and emerging information and telecommunications technologies that would benefit utility service delivery by being sustainable, appropriate and viable.

Objective: Shared use facilities: Encourage joint use of public facilities such as the development of storm and surface water detention areas for passive recreation.

Objective: Update utility plans: Periodically update functional utility system plans that forecast system capacity and needs.

Objective: Low impact development: Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.

Utility Coordination

Objective: Regional coordination: Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.

Objective: Annexation area coordination: Coordinate with the appropriate jurisdictions to ensure that utility facilities that are to be constructed in potential annexation areas are designed and built in accordance with City of Saratoga Springs standards.

Objective: Emergency preparedness: Coordinate emergency preparedness and response with local and regional service provider partners.

Objective: Wildfire Management: Plan for defensible space in the Wildland-Urban Interface.

Solid Waste

Objective: Reliable solid waste collection: Provide a reliable solid waste collection and disposal system that ensures public health and safety, and protects the environment. Encourage recycling of residential and commercial wastes. NOTE: Solid waste is currently serviced by a City contractor.

Wastewater Utility

Objective: Reliable wastewater disposal: Provide a reliable wastewater disposal system that ensures public health and safety, and protects the environment.

Objective: Wastewater connection requirements: Require wastewater connections for all new development, including single-family plats, unless otherwise allowed by state or county regulations.

Storm and Surface Water Utility

Objective: Stormwater system: Provide a storm and surface water system that controls damage from storms, protects surface water quality, provides for the safety and enjoyment of citizens, supports fish and wildlife habitat, and protects the environment.

Objective: Facility design: Design context-appropriate stormwater management facilities that reflect the unique character of the neighborhood in which the site is situated.

Objective: Public education: Educate the public about water quality issues.

Objective: Low impact development: Encourage the use of low impact development and stormwater best management practices to manage stormwater runoff, which may result in smaller facilities, constructed on- and off-site for flow control, conveyance, and water quality.

Water Utility

Objective: Water system: Provide a reliable, cost-effective supply of safe, secure, high quality drinking water that meets the community's water needs in an environmentally responsible manner.

Objective: Secondary water supply: Provide a secondary water supply for fire suppression, irrigation and other non-culinary uses to conserve culinary quality water supplies. Expand the system as a development requirement, particularly with larger lot developments.

Objective: Emergency services: Provide reliable water service for fire flow protection and emergencies.

Objective: Water conservation: Promote conservation and the wise and efficient use of the public water supply and discourage the waste of this valuable resource.

Objective: Lead by example: Serve as a role model for the community in the efficient use of water. Use low-water species for public landscaping and encourage the use of low-water landscaping techniques for private developments.



Source: Scott G Winterton, Deseret News

CHAPTER 3

OUR PLAN



The General Plan establishes a blueprint for growth and development within Saratoga Springs over the next 10 – 15 years. This chapter outlines the steps for implementing the Plan. For this Plan to be effective, it will take the work of the entire community and will need to be reviewed and updated periodically. This chapter discusses the roles of implementation and a strategic action plan.

Implementation is the responsibility of the entire community. Elected and Appointed officials, City staff, private developers, and other government and non-governmental organizations all have specific roles. The participation of the community is equally important to the success of the Plan, as all decisions ultimately affect the community’s vision. Therefore, it is essential that the community remains invested in the successful implementation of this Plan.

IMPLEMENTATION PLAN

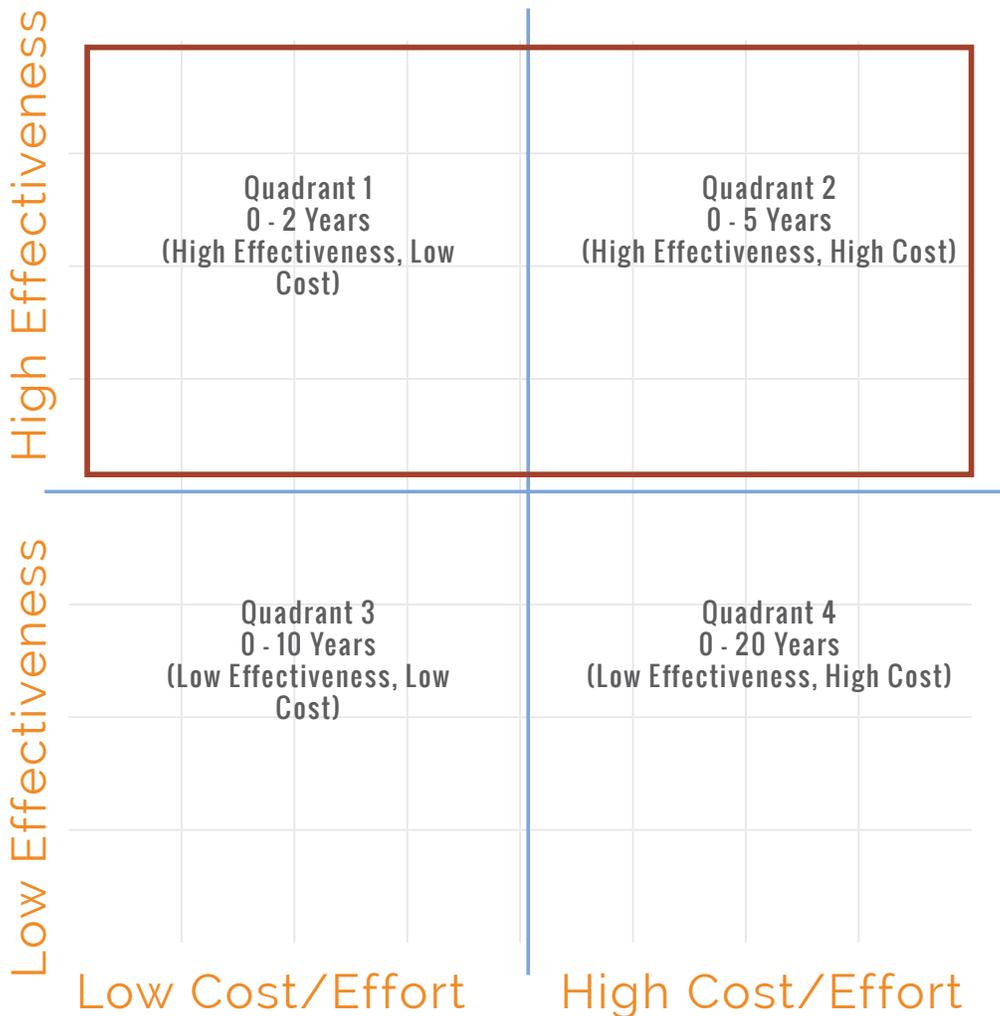
Implementation Responsibilities

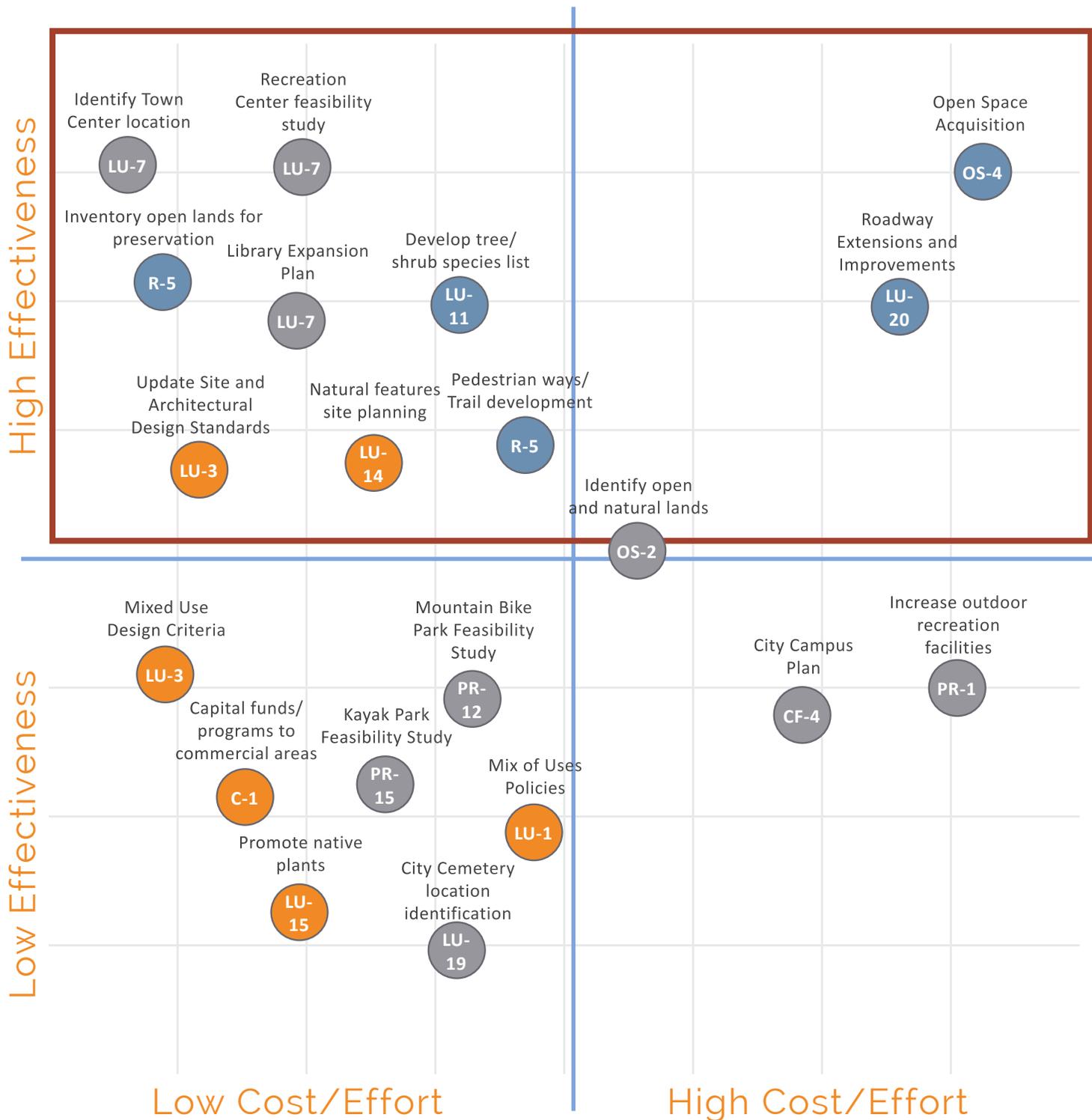
Planning Staff	Elected/Appointed Officials	The Community	Agencies & Organizations
<ol style="list-style-type: none"> 1. Updating land development regulations, zoning codes and other plan implementation measures for consistency with this Plan; 2. Monitoring community perception of and satisfaction with this Plan; 3. Producing annual reports to illustrate progress, and working to integrate strategies into yearly budgets/ programs; and 4. Drafting new or amended ordinances or to help implement the Plan. 	<ol style="list-style-type: none"> 1. Reviewing and adopting new or amended ordinances; 2. Determining the strategies to be included in the implementation work plan for the next year; 3. Allocating the necessary funding to implement the objectives contained in this Plan; and 4. Collaborating with other governmental and non-governmental service providers. 	<ol style="list-style-type: none"> 1. Staying involved in local government and monitoring the decisions of elected officials, planning staff, and other governmental and quasi-governmental agencies. 	<ol style="list-style-type: none"> 1. Integrating the objectives of the General Plan into their strategic plans; 2. Working with city planners and officials to find solutions to community issues that are consistent with this General Plan and work together to implement the strategies; 3. Assisting in gathering data to monitor indicators, analysing the success of actions, and studying the feasibility of proposed actions; and 4. Working together to pool resources and find mutually-beneficial solutions toward community goals.

Priority Projects Matrix

As part of this Plan’s annual review, City Staff should evaluate the work completed and re-prioritize actions to be included in the Priority Projects Matrix. Understanding that best practices, technology, market trends, and local priorities can evolve, the work plan may include new actions that are not listed in this Plan. The focus of the initial matrix is on actions that further the vision and objectives of the General Plan, and that can be initiated in the short term.

Quadrant 2 includes project packages that are have the ability to greatly impact the community but come with a high price tag. Quadrants 1 and 3 include project packages that are generally more regulatory in nature and that will have incremental positive change over time. They also have those “low-hanging fruit” projects that are required for subsequent improvements. Quadrant 4 includes project packages that may take longer to implement as many of them also require additional funding sources. Note: This matrix does not include all actions in the Action Plan. Actions were identified based on public input during this 2017 General Plan update process.





Regulatory Reform



Project



Plan or Study

Action Plan

The implementation action plan provides a method to achieving the vision. The actions listed in the following table are intended to influence future zoning and regulation changes, suggest potential financing needs, establish and leverage new partnerships, prioritize capital investments, and redefine land development patterns. The resources and partnerships required for each action will be considered in conjunction with annual budgeting and capital planning.

Key

Schedule Horizon (SH)

Short-term (ST): Can be completed immediately or in the short term (six months - two years)

Long-term (LT): Projects that will take two years or longer to complete

Ongoing (O): Actions that have begun, or should take place continually over the course of the Plan

Cost

\$: Lower cost, typically administrative or staff action

\$\$: Medium cost, likely to be paid for with grants, annual budget processes, or special revenues

\$\$\$: High cost, likely paid for from a variety of sources (e.g. tax increases, bond issuance, private funds, etc.)

Objective	Action	Cost	Partners	SH
Land Use and Development				
<i>Mix of Uses</i>				
Objective: Provide for a variety of land uses and housing options to attract investment and support the City’s fiscal sustainability: Encourage a mix of land uses at identified gathering centers and along major transportation routes to support public transit, bicycle, and pedestrian investments while preserving the existing character of single-family residential neighborhoods.	LU-1: Revise the Land Use Map to identify gathering centers and associated land uses. Design gathering centers to include a well-integrated variety of uses. Provide for residential, ground floor retail, and office uses in the same buildings.	NA	Consultant	O & LT
	LU-2: Where appropriate, encourage the inclusion of a variety of housing types in neighborhoods near gathering centers, with an emphasis on homeownership (including small-lot single-family houses, townhomes, and condominiums).	\$	Staff	O
Objective: Establish compact, connected, and walkable community areas: In areas designated for mixed-use development, guide development to create compact, human-scaled neighborhoods and business districts that support walking, bicycling, and transit as viable means of transportation within and to and from the neighborhoods and districts.	LU-3: Review and update, as necessary, the City’s Site and Architectural Design Standards and other appropriate zoning or code sections to allow for more design flexibility to support mixed-use projects.	\$	Staff	ST
	LU-4: Support development of compact, walkable, and mixed-use neighborhoods in appropriate locations, where residents can live, shop, go to work, play, and travel to school without needing to drive.	\$\$	Staff, Developers	O
	LU-5: Develop design standards that are inviting and support pedestrian activity.	\$\$	Staff, Developers	ST

Objective	Action	Cost	Partners	SH
Objective: Manage land-use transitions: Plan for incremental geographic transitions between single-family residential neighborhoods, multi-family residential neighborhoods, commercial areas, and industrial areas.	LU-6: Revise the Land Use Map to establish buffering transitions between land uses that, where feasible, follow the general hierarchy of land use scale and intensity – with land use transitioning from institutional and commercial uses to multi-family residential, to townhomes or small-lot-single-family residences, and then to traditional suburban single-family uses.	\$ - was completed during this 2017 General Plan update process, but should be revisited as Land Use Map Amendments are made.	Consultant, Staff	O
Town Center				
Objective: Create a mixed-use town center that is interconnected, walkable, and a central gathering place for city residents: A town center should be the unifying central gathering space and heart of the city, while incorporating a mix of uses.	LU-7: Identify an appropriate location for a unique, vibrant and walkable town center. Attributes of a successful location include access to public transit and major roadways. It should also include a mixture of housing, small office space, retail commercial, and civic facilities.	\$\$	Consultants, Staff	LT
Transit Oriented Development				
Objective: Prepare for transit-oriented development: Recognize potential future transit connections in the area of Pioneer Crossing and Redwood Road.	LU-8: Revise Land Use Map to identify future potential transit hubs and areas where transit-oriented development would support transit investment.	\$ - was completed during this 2017 General Plan update process, but should be revisited as Land Use Map Amendments are made.	Consultant	O
Image and Design				
Objective: Continue to create great streets and streetscapes: Implement design and construction of safe, attractive, and walkable streetscapes that allow for walking and bicycling in addition to automobiles and project a positive image of Saratoga Springs.	LU-9: Review and update, as necessary, the City's Site and Architectural Design Standards to provide for attractive and functional publicly and privately constructed streets.	\$	Staff	ST
Objective: Continue to support planting and maintenance of trees in public spaces: As trees provide numerous benefits to urban spaces, continue to support the addition of trees in public spaces.	LU-10: Continue to monitor what species of trees do well in Saratoga Springs and support the planting of additional trees.	\$\$	Staff, Developers	O
	LU-11: Develop a list of tree and shrub species that can thrive in the City without significant maintenance and which contribute to the character of the City.	\$	Staff, Developers	ST

OUR PLAN

Objective	Action	Cost	Partners	SH
Objective: Create great public spaces and places: Create a network of public spaces and gathering places (i.e., plazas, greenways) in major destinations.	LU-12: Review and update, as necessary, the City’s Site and Architectural Design Standards to obtain the desired results for public spaces and ways.	\$	Staff	ST
Objective: Ensure good design in future development: Continue to ensure that new developments utilize quality building materials, and employ architectural design that is in keeping with the existing character of the community.	LU-13: Review and update, as necessary, the City’s Site and Architectural Design Standards.	\$	Staff	ST
Objective: Sustainable building: Promote sustainable building design, site planning, and landscape design citywide.	LU-14: Promote sustainable site planning and landscape design that follows best practices for stormwater management, water conservation, habitat protection, and improving air quality.	\$	Staff	O
	LU-15: Promote the planting of native plants that are part of landscape design.	\$	Staff	O
	LU-16: Review and update, as necessary, the City’s Site and Architectural Design Standards to promote sustainable planning and design.	\$	Staff	ST
Objective: Protect sensitive resources: Ensure that new development is designed to protect wildlife corridors, avoid sensitive lands, and to protect significant views.	LU-17: Develop requirements for site analysis prior to the design of development projects, to include identification of water bodies and water courses, wetlands, stands of significant vegetation, wildlife corridors, viewsheds, and other attributes of the development site. Require site planning to take natural features into account in the project design and layout process.	\$	Staff	ST
Growth Management				
Objective: Infrastructure capacity: Continue to rigorously evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, roads, and other infrastructure.	LU-18: Continue to require traffic and utility system capacity analysis as a part of the development review process	\$\$	Staff, Utah County, UDOT, Rocky Mountain Power, and other utility companies.	O

Objective	Action	Cost	Partners	SH
Objective: Strategic public infrastructure expansion: Strategically identify and plan for publicly funded infrastructure expansion to support continued economic development.	LU-19: Consider appropriate locations for a future City Cemetery.	\$	Staff	LT
	LU-20: Identify and fund extensions and improvements of selected arterial and collector roadways.	\$\$\$	Staff, UDOT, Utah County, MAG	LT & O
Objective: Annexation: Provide for responsible growth management through logical geographical boundary extensions to enhance community identity, economic development, and efficiency of providing municipal services.	LU-21: Review and update, as necessary, the City’s annexation boundaries and policy.	\$	Staff	O

Objective	Action	Cost	Partners	SH
Residential Areas				
Single-family residential				
Objective: Encourage single-family residential: Support single-family residential as the predominant housing type for Saratoga Springs.	R-1: Identify boundaries of existing single-family neighborhoods and limit future development within them to uses compatible with the character of the neighborhood.	\$ - was completed during this 2017 General Plan update process, but should be revisited as Land Use Map Amendments are made.	Consultant, Staff	O
	R-2: Maintain the Proposition 6 objective to achieve a 73% to 27% ratio of single-family development to multi-family development in Saratoga Springs.	\$	Staff	O
Objective: Maintain the quality of existing single-family neighborhoods: Protect the quality of life in existing single-family neighborhoods by buffering neighborhoods from more intensive uses and managing vehicular traffic.	R-3: Prevent the encroachment of higher intensity uses into existing single-family neighborhoods.	\$	Staff	O
	R-4: Establish buffers between existing single-family neighborhoods and nearby more intensive land uses and transportation facilities	\$	Staff	O
	R-5: Support the development of new pedestrian ways, parks and trails in existing single-family neighborhoods, where appropriate.	\$\$	Staff	ST
Objective: Manage growth to locate new housing in appropriate areas: Provide for new residential development while protecting the character of established single-family neighborhoods.	R-6: Identify appropriate locations in the City for new residential development.	\$\$	Consultant, Staff	O
Multi-Family Residential				
Objective: Locate new multi-family and increased density housing in appropriate areas: Provide for higher-density housing where appropriate in walkable mixed-use areas near shopping, offices, healthcare, and transportation centers.	R-7: Revise the Land Use Map to identify areas where higher-intensity residential development can support walkable mixed-use neighborhoods, shopping and employment opportunities, and transportation centers.	\$ – Was completed during this 2017 General Plan update process, but should be revisited as Land Use Map Amendments are made.	Consultant	O

Objective	Action	Cost	Partners	SH
Moderate-Income Housing				
Objective: Provide for an appropriate supply of moderate income housing: Ensure that future development includes moderate income housing that meets the needs for the workforce and diverse populations.	R-8: Continue to track the numbers of residential units that meet moderate income housing criteria.	\$	Staff	O
	R-9: Encourage the inclusion of moderate income housing as a part of future residential development projects where appropriate.	\$\$	Staff, Developers	O
Neighborhoods				
Objective: Promote quality in terms of design, livability, aesthetics, sustainability, and construction in all housing types: Promote residential development that is constructed of quality building materials, that incorporates good architectural and site design, and that reflects good land planning.	R-10: Review and update, as necessary, the City's Site and Architectural Design Standards.	\$	Staff	ST
	R-11: Encourage developers to develop consistent and coordinated design themes within new housing developments.	\$	Staff, Developers	ST

Objective	Action	Cost	Partners	SH
Commercial and Economic Development				
Economic Development				
Objective: Attract and retain businesses: Strategically attract and retain a mix of businesses that can provide shopping and employment opportunities, creating a self-sufficient community and supporting the City’s tax base.	C-1: Encourage private investment through continued public investment in facilities, infrastructure and services, such as parks, and roadways. Develop policies and programs to direct capital funds and improvements into targeted commercial areas.	\$\$	Staff	LT
Objective: Balance local job and household growth: Support employment growth in the City by providing local housing options for new employees and to create opportunities to transform existing commercial areas into more dynamic and productive mixed-use areas.	C-2: Identify key locations that will support more intense development and/or alternative uses. Understand which use types will provide the greatest returns, and what, if any, incentives will be required to encourage development	\$	Staff, Consultant	LT
Objective: Promote public spaces: Where appropriate, require the design of new developments to incorporate public amenities such as plazas, and connections to existing or proposed trails.	C-3: Where appropriate, include the provision of public amenities as a requirement of approval of identified development projects.	\$	Staff	O
	C-4: Consider public/private partnerships to invest in public amenities	\$\$	Staff, Developers	ST
Objective: Support modern infrastructure: Continue to support investment in infrastructure such as broadband that can support innovative and technology-based industry within Saratoga Springs.	C-5: Consider options for alternative forms of energy that can satisfy the demands of an evolving employment base in the region.	\$	Staff	LT

Objective	Action	Cost	Partners	SH
Transportation				
Objective: Plan, design, and implement key corridors as efficient and complete streets: Ensure critical framework streets provide safe access and circulation for all modes of travel in the City, while establishing a sense of place.	T-1: Continue to implement the Saratoga Springs Transportation Master Plan.	\$\$	Staff, UDOT, UTA	O
	T-2: Establish a design framework for Redwood Road that increases the safety, comfort and overall viability of non-drive-alone travel.	\$\$	Staff, UDOT	ST
Objective: Implement bicycle and pedestrian improvements: Implement bicycle and pedestrian improvement recommended in the City's Bicycle and Pedestrian Master Plan.	T-4: Expand bicycle facilities that serve the needs of both commuter and community travelers. Implement trail connections, bicycle lanes, and shared use pathways as outlined in the City's Bicycle and Pedestrian Master Plan.	\$\$	Staff	O
	T-5: Provide short-term bicycle parking throughout significant activity centers, located within the public realm.	\$\$	Staff, Developers	LT
Objective: Increase connectivity: Increase connectivity between neighborhoods and from neighborhoods to parks and greenways through the use of sidewalks, bicycle lanes, multi-use paths, and trails.	T-6: Complete the sidewalk network.	\$\$	Staff, Developers	O
	T-7: Enhance and connect the existing trail network.	\$\$	Staff	LT

Objective	Action	Cost	Partners	SH
Parks and Recreation				
Recreation Network				
Objective: Expand recreation areas: Strategically acquire and protect land for new developed and un-developed recreational facilities and activities.	PR-1: Continue to increase the number of outdoor recreation facilities – including athletic fields, playgrounds, and trails – as outlined in the Parks and Recreation Master Plan.	\$\$\$	Staff, Developers, Consultants	O
	PR-2: Prepare an updated Parks and Recreation Master Plan. Define a General approach to addressing recreation needs through the development of an updated Parks and Recreation Master Plan.	\$\$	Staff, Consultants	ST
	PR-3: Support development of new indoor facilities, such as a community center and multi-purpose indoor facility.	\$\$\$	Staff, Consultants, Developers, Utah County	LT
	PR-4: Support the provision of restroom facilities in parks and along trails to enhance the useability of City recreational features.	\$\$	Staff	O
	PR-5: Support the creation of a fenced dog park in an appropriate location.	\$\$	Staff, Consultants, Developers	LT
Objective: Expand recreational opportunities: Expand the number and variety of recreational opportunities throughout the city, in order to meet a growing population and increasingly varied recreational needs.	PR-6: Continue to support the expansion of recreational programming in Saratoga Springs.	\$\$	Staff	O
Objective: Ensure access: Ensure that every resident has access to quality parks and green spaces within ½ mile of where they live.	PR-7: Identify and address the gaps in the park and recreation inventory to ensure equitable distribution of green spaces and facilities.	\$\$	Staff, Consultants	ST
	PR-8: Identify a location and plan for a large regional park (80+ acres).	\$\$	Staff, Consultants	LT
	PR-9: Improve access to Utah Lake and Jordan River Parkway by filling gaps in trails and sidewalks, and installing bridges over canals.	\$\$\$	Staff, Consultants, Developers	LT

Objective	Action	Cost	Partners	SH
Objective: Recreation Center: Recognizing that many residents desire a community Recreation Center, consider the feasibility, cost of construction, and required financing (construction and operation) of a Recreation Center that could serve all residents.	PR-10: Conduct a feasibility study for the construction and operation of a community recreation center in Saratoga Springs.	\$\$	Staff, Consultants	ST
Trails				
Objective: Connect the trail network in Saratoga Springs: Establish an interconnected network of pedestrian and bicycle facilities to connect City neighborhoods, green spaces, and recreational features throughout the city, to and along the Jordan River, and to and along the Utah Lake Shoreline.	PR-11: Continue to implement the Saratoga Springs Parks, Recreation, Trails, and Open Space Master Plan to develop a trail system that connects and provides access to all parts of the City and the foothills of the Lake Mountains.	\$\$	Staff	O
Objective: Recreational Trails: Plan for a mountain bike park and hiking trails network in the foothills and canyons of the Lake Mountains with supporting trailheads in appropriate locations.	PR-12: Consider the feasibility of a mountain bike park for recreational needs and economic development.	\$\$	Staff, Consultants	ST
Jordan River Parkway				
Objective: Enhance the Jordan River Parkway recreational capacity: While carefully preserving the habitat values and character of the River, enhance the Jordan River Parkway as a recreational asset.	PR-15: Partner with the Jordan River Commission, Utah County, and Mountainland Association of Governments to explore the feasibility of a kayak park or other recreation feature along the Jordan River Parkway.	\$\$	Staff, Consultants, Utah County, Utah Lake Commission, Jordan River Commission	LT

Objective	Action	Cost	Partners	SH
Open Space and Natural Features				
Open Space				
Objective: Provide for areas of natural open space in Saratoga Springs: To support the character of Saratoga Springs, identify and protect areas of natural open space in Saratoga Springs.	OS-1: Identify existing open lands within the City and describe their natural function as habitat, movement corridors, waterways and other relevant functions.	\$	Staff	ST
	OS-2: Develop and maintain a general system to inventory, evaluate, and prioritize open lands for preservation.	\$	Staff	ST
	OS-3: Consider and prepare revisions to the Saratoga Springs Municipal Code to facilitate the acquisition and/or preservation of desirable open lands in accordance with the General Plan.	\$	Staff	ST
	OS-4: Pursue the preservation or acquisition of high-valued open space, parks properties and trail easements, while achieving the overall open lands goal by strategically applying a full range of acquisition, preservation and financing options.	\$\$\$	Staff	LT
	OS-5: Prepare an annual implementation progress report to inform the community regarding open lands acquisition by summarizing progress toward open land goals. The report would also detail the acres of open lands obtained from dedications, existing sales tax acquisitions and other sources and means.	\$\$	Staff	LT
Objective: Preserve and enhance scenic views: Identify, preserve, and enhance notable scenic views that define the visual character of Saratoga Springs.	OS-6: Conduct a study of scenic views in the city to inform associated scenic and open space protections.	\$	Staff, Consultant	ST
	OS-7: Identify and explore the feasibility of implementation tools, such as viewshed protection overlay zones.	\$	Staff, Consultant	ST

Objective	Action	Cost	Partners	SH
Community Facilities				
Public Facilities				
Objective: Support an expanded library system: Support expanded library facilities and services that fulfil community interest in books and other media, address needs to acquire information and skills, and that functions as a community gathering place.	CF-1: Create a library expansion plan to facilitate a larger space to accommodate the current and growing population.	\$\$	Staff, Consultant	ST
	CF-2: Expand the library’s online resources and connectivity to mobile devices.	\$\$	Staff	LT
	CF-3: Continue to expand varied community partnerships and joint projects with other cultural groups.	\$	Staff	O
Objective: Develop a centralized city campus: Develop a city campus with a City Hall and other city services to provide convenience and efficiency in the provision of services.	CF-4: Develop a City Campus Plan.	\$\$\$	Staff, Consultant	ST
General Utility System				
Objective: Low impact development: Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.	CF-5: Review and update, as necessary, the City’s Site and Architectural Design Standards.	\$	Staff	ST

APPENDIX A

GLOSSARY

ABBREVIATIONS

ACS: American Community Survey
MAG: Mountainland Association of Governments
UTA: Utah Transit Authority
UDOT: Utah Department of Transportation
CIP: Capital Improvement Plan

TERMS

Annexation

The process by which cities extend full municipal services, full voting privileges, and full regulatory and taxing authority to new territory.

Accessibility

The ability of people (including the elderly, disabled, and those with young children) to move around an area and reach destinations and facilities.

Activity Center

Areas where an increased concentration of people, jobs, businesses, and services will be located.

Alternative Transportation

Means of travel other than private cars and includes walking, bicycling, rollerblading, carpooling and transit.

Bicycle Facilities

A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping of all bikeways, and shared roadways not specifically designated for bicycle use.

Build-out

Build-out means that less than 5% of land designated for housing remains undeveloped.

Capital Improvement Plan

The City's plan for financing large-scale improvements—such as repairing or building roads, water and sewer mains.

Character

The image and perception of a community as defined by its people, history, built environment, and natural features.

Conservation

The management of natural resources to prevent waste, depletion, destruction, or neglect.

Corridor

The area that includes an arterial or major roadway, the right-of-way such as a sidewalk, and the adjacent property.

Density

In the context of planning, density is the number of families, persons, or housing units per unit of land.

Development Code

A set of land use regulations enacted by the City to create zones that permit certain land uses and prohibit others. Land uses in each zone are regulated according to type, lot size or density, height, and, in some zones, the coverage of buildings.

Dwelling Unit

A room or group of rooms, including living, sleeping, eating, cooking and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one household on a non-transient basis and having not more than one kitchen.

Infrastructure

Facilities and services needed to sustain industry, residential, commercial, and all other land-use activities and include water, sewer lines, and other utilities, streets and roads, communications, transmission lines, and public facilities such as fire stations, parks, schools, etc.

Land Use

The type of activity or development that occupies a parcel of land. Common land uses include residential, retail, industrial, recreation, and institutional.

Mixed-Use

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Moderate Income Housing

Dwelling units for sale or rent that are deemed affordable for lower or middle income households. It is also housing that does not create an economic burden for a household and allows residents to meet other basic needs on a sustainable basis.

Multi-Modal

Term applied to the movement of passengers and cargo by more than one method of transport.

Open Space

A parcel of land in a predominantly open and undeveloped condition that is suitable for natural areas; wildlife and native plant habitat, wetlands or watershed lands; stream corridors; passive, low-impact activities; no land disturbance; and/or trails for non-motorized activities.

Park

An area of land set aside for public use, as:

- A piece of land with few or no buildings, maintained for recreational and ornamental purposes
- A landscaped city square
- A large tract of rural land kept in its natural state and usually reserved for the enjoyment and recreation of visitors.

Pedestrian Friendly

A built environment that is safe and pleasant for foot traffic because of design features that increase comfort and accessibility such as visually interesting buildings, quality sidewalks, crosswalks, and landscaping.

Preservation

Restoration or protection from deterioration of features having environmental, cultural, historic, or other resource value.

Streetscape

Pedestrian and landscape improvements in the right-of-way, generally occurring between the curb and the right-of-way line.

Streetscape generally includes sidewalks, street trees, pedestrian lighting, fencing, furnishings, and landscaped areas, including medians and irrigation.

Transit

A shared passenger transportation service which is available for use by the general public and includes buses, commuter trains, high-speed rail, subways, streetcars, urban rail, and ferries.

Transit-Oriented Development (TOD)

A mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the center.

Walkable

An area designed and constructed in such a way to provide and encourage pleasant, easy and efficient pedestrian movement. Features of a walkable neighborhood may include: sidewalks separated from auto traffic by a planted buffer; continuous sidewalks; safe and well-marked street crossings; short blocks and/or mid-block pedestrian connections; street trees and pleasant streetscapes; windows oriented to the street; a sense of safety; and destinations (parks; shops; gathering places; schools; places of worship) within walking distance.

Wastewater

Liquid waste discharged by domestic residences, commercial properties, industry, and/or agriculture and can encompass a wide range of potential contaminants and concentrations. Its most common usage refers to the municipal wastewater that contains a broad spectrum of contaminants resulting from the mixing of wastewaters from different sources.

Zoning Map

The Map that depicts the division of the Valley into zones in which different uses are allowed and different building and lot size restrictions apply. The zoning map is regulatory in nature and applies to currently allowed uses; it should not be confused with the Future Land Use Map, which guides desired future land uses.

APPENDIX B

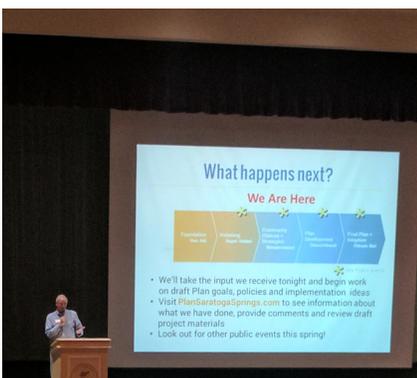
Plan Study

This Appendix includes information used to develop or inform the General Plan update process. Information includes:

- B-1: Community Outreach and Plan Process
- B-5: Community Context
 - B-5: City History
 - B-6: Community Values
 - B-8: 2017/2018 City Projects
 - B-9: 2017/2018 City Projects Map

COMMUNITY OUTREACH & PLAN PROCESS

The General Plan updates and replaces the City's 2005 General Plan, and is a product of a planning process that actively sought input from a variety of stakeholders, including residents, business owners, service providers, elected officials, and City staff. A variety of outreach efforts, both in-person and online, were used to gather input.



Plan Update Process

The development of the Plan relied on broad community input at every stage in the process. This engagement ensured a truly community-based vision with goals and objectives that are representative of public interests and desires. The planning process was divided into five phases as described below.

1 Phase 1: Foundation

Introduced the General Plan; generated public awareness and interest surrounding the project efforts; and laid the framework for meaningful community engagement.

2 Phase 2: Vision

Provided overall direction for the entire plan and process – goals and objectives were developed to support the community vision. Multiple public events were held throughout the community to establish community values and opportunities for the future.

3 Phase 3: Choices & Strategies

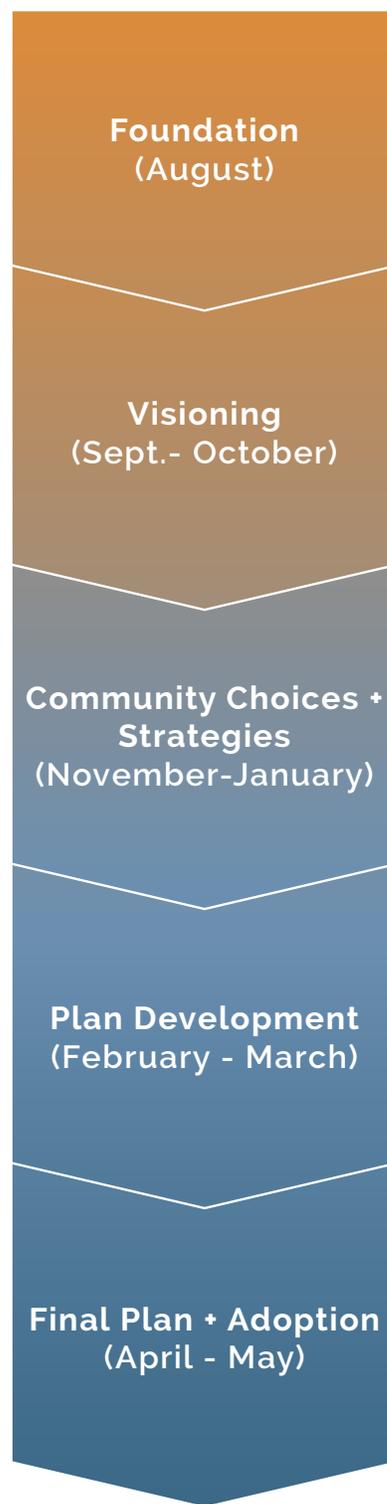
Focused on strategic community choices and pivotal questions related to growth management, development, and amenities which helped shape the Plan's objectives and strategies.

4 Phase 4: Plan Development

Refined choices determined by input received from the stakeholders, public, the Planning Commission, and City Council to draft the Plan. The Plan was reviewed by the public through a month-long public review period.

5 Phase 5: Final Plan & Adoption

Following the Plan review updates were made based on feedback received. The Plan was then reviewed by the Planning Commission for recommendation to the City Council for final adoption.



In Person Outreach

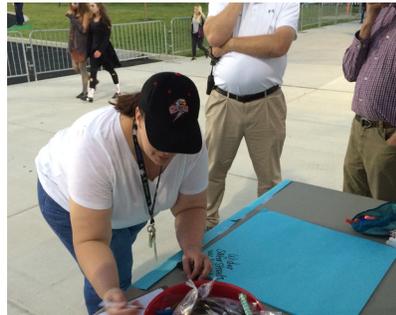


1. Foundation

Community Listening Session

A “Community Listening Session” occurred during Phase I: Foundation. This provided the planning team with an opportunity to learn about the community and help set the stage for how the Plan process should develop. Additionally, this opportunity provided a chance to simply ask people how they thought the overall community should be involved. A corresponding online survey was available for those unable to attend the Listening Session.

The community also helped articulate early visioning words to define Saratoga Springs, including “quiet”, “safe”, “friendly”, “small town feel”, and “views”, setting the stage for the community’s values and vision.



2. Visioning

Visioning Open House

A Visioning Open House was held to kick off the visioning outreach phase. Participants were given background and existing conditions information about Saratoga Springs, were asked to share what they love and would improve about Saratoga Springs, share their big ideas for the future, and then were asked to review six vision themes developed in the Saratoga Springs Strategic Plan.

Food Truck Underground, Westlake High School, and Fall Festival

A key focus during these events was to hear from under-represented people - likely to be families and working people who are often too busy to attend formal sessions or workshops. Instead, the process reached out to them where they do go. Three mobile outreach events were held to present the same information and ask the same questions as the Visioning Open House.



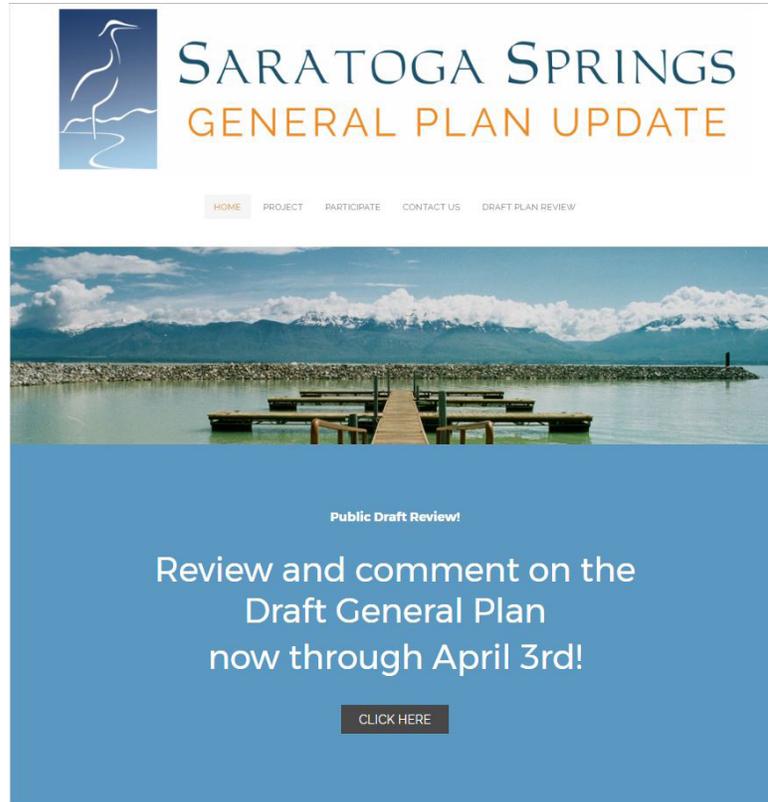
3. Choices

Opportunities & Choices Workshop

During the third round of public events a workshop was held to discuss key opportunities and priorities that were highlighted in the visioning process. Public feedback was also received on a range of policy and future land use choices. These meetings built off the results of the visioning outreach phase conducted at prior outreach activities. These meetings enlisted the support and collaboration of residents to help identify the future desired condition and refine specific recommendations for the General Plan. An online survey was also available as a component of this workshop.

Plan Hub

A Plan Hub was set up at the City Library to ensure residents who were unable to attend the formal workshop were provided with an opportunity to participate. It contained the same information as the workshop, although no formal presentation was given.



Additional Outreach Methods

Project Website

A project website was created to establish a centralized location for information regarding the General Plan update. The website contained information and updates concerning the project, meeting notices, and downloadable versions of project documents. The website also contained links to online questionnaires, as well as a place to provide detailed comments. The website was open through all phases of the project.

Online Questionnaires

An online questionnaire was posted on the project website following each outreach milestone. Each survey was designed to supplement in-person outreach activities and was not intended to be scientific survey instrument, but more of an “online workshop” to provide another avenue to participate in the plan update process. There were a total of three online questionnaires with a total of 390 surveys completed. You can view the complete results from the surveys in Appendix E.

Advisory Committee

The Advisory Committee acted as a sounding board on key issues throughout the process and provided an additional outreach option to the public. The Advisory Committee generally met once per month, and was vital in promoting the plan process and other public engagement opportunities throughout members’ respective networks. The Advisory Committee was made up a diverse group of community members and City staff.

COMMUNITY CONTEXT

City History

The City of Saratoga Springs was formed by a group of land owners desiring to develop lakeside and foothill properties and build upon the spectacular view and resort style history of the region. Near the mouth of the Jordan River, there are natural hot springs that inspired early settlers in the area to create a resort known as Beck’s Saratoga Springs. The resort was opened in 1884 and also served as a home for the Beck family for many years. The area had several buildings and amusement park facilities and was a very popular location for tourists and visitors. Although the original buildings are gone, the resort area is now a part of a private development that contains an outdoor pool, clubhouse and a kitchen facility for groups and parties.

In the early 1990’s, landowners began to investigate the possibilities of developing the land around the hot springs and in the foothill locations of Lake Mountain. The Utah County land development ordinances were not sufficiently urban in nature so several landowners sought incorporation as a town. Subsequently, Saratoga Springs incorporated in December of 1997.

Development in the City has taken the form of large “master planned” communities with progressive land-use and zoning practices which have resulted in quality and diverse housing styles. Since the incorporation of the City, several ordinances have been adopted and a land development code has been created that encourages planned developments, clustering of residential units, preservation of open space, creation of parks and trail systems and the maximization of views along the Utah Lake shore.



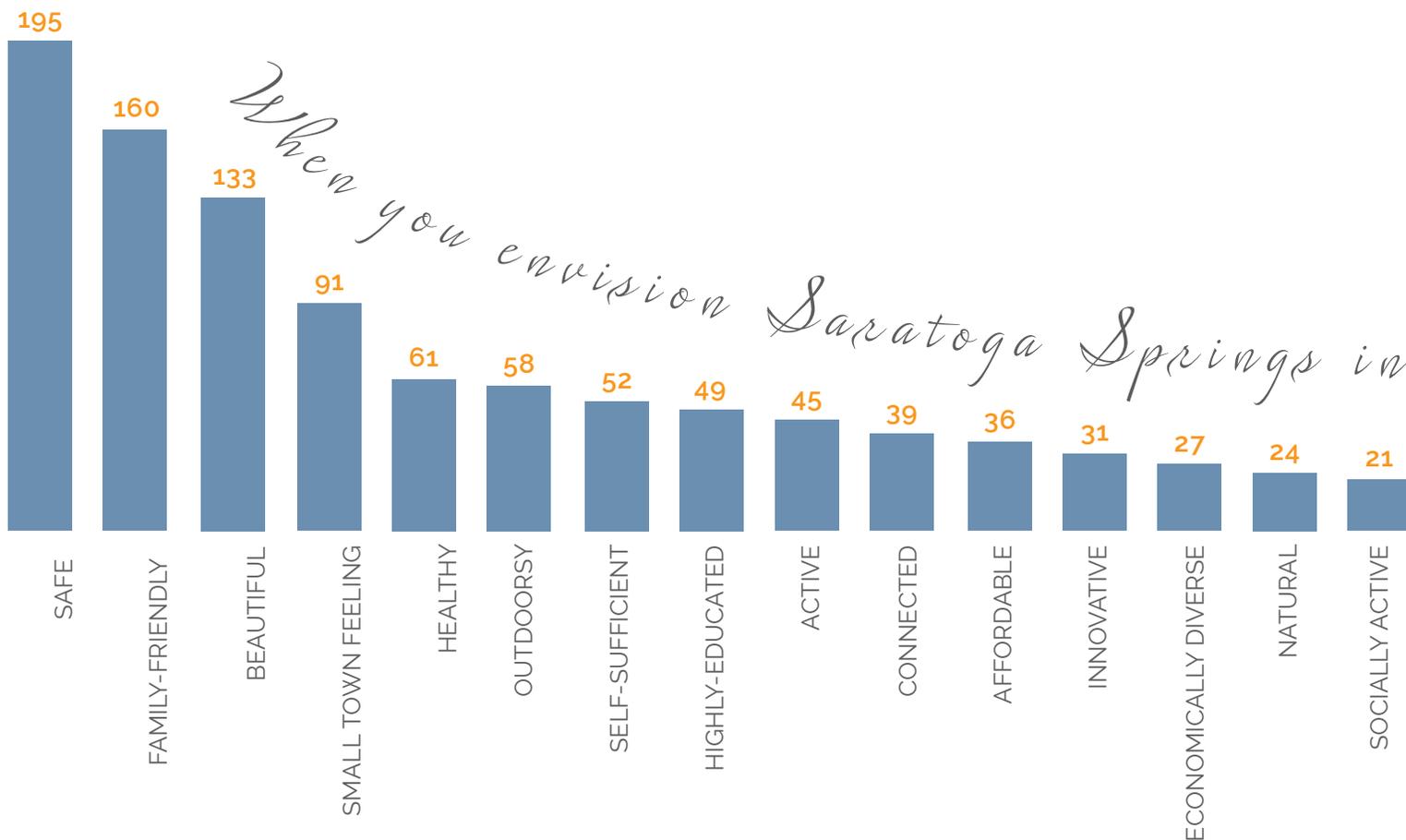
Images are credit of the City of Saratoga Springs

Community Values

A reoccurring value mentioned by participants during the General Plan Update process was the desire to maintain Saratoga Springs' existing small-town feel. Natural features, including Utah Lake, the Jordan River, expansive views, and wildlife corridors, were also emphasized as key values to protect in future planning. The City should also stay clean, visually attractive, and safe. Residents value walkable and accessible neighborhoods where you can connect safely to destinations in the City without needing a car.

Saratoga Springs residents want to see focused commercial growth within a centralized gathering place. This area should have a variety of shopping options that complement each other and are local and small-town in character, while minimizing sprawling commercial strips. Currently, Saratoga Springs doesn't have a true "downtown" as the heart of the City. A downtown or town center should be a pedestrian-friendly nucleus with shopping, restaurants, cultural facilities, employment and housing, with convenient walking accessibility from adjacent City neighborhoods. A proactive business climate, an economically healthy City, and City government should set the stage for a town center. Residents value Utah Lake and see opportunities for enhancing this unique asset to create an activity center for retail and community gatherings.

It is important to preserve the quality of life and small-town feel that Saratoga Springs residents value. Saratoga Springs' neighborhoods play an important role in this; neighborhoods should be connected to schools and other amenities, such as the Jordan River Parkway, by trails and pathways. Building the neighborhoods around these features creates a sense of community. Public art, festivals, and cultural offerings also help foster a sense of community.



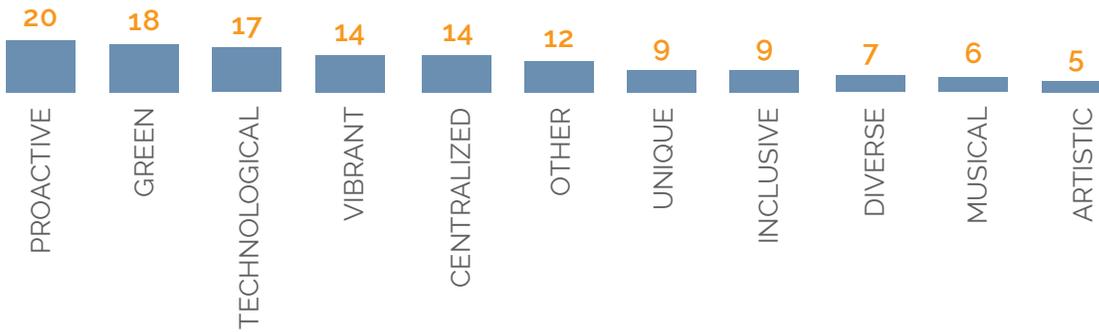
What do you **LOVE** about Saratoga Springs?



What should **IMPROVE** in Saratoga Springs?



the next 10-20 years, what should it be?



Participants selected five statements/words. Number represents the number of times that word was chosen.

2017/2018 City Projects

In addition to recently completed plans and studies, Saratoga Springs has a number of projects underway to meet future demands, address growth impacts, and implement recently completed plans. Among those are:

- Transportation Master Plan Update (complete)
- Bicycle & Pedestrian Master Plan Update (complete)
- Major water system upgrades: \$13 million dollar bond to finance the construction of improvements to both secondary and culinary water facilities of the water system. (in progress)
- Marina improvements: Construction of a marina intake and booster, as well as dredging for the marina. The booster station should add about 4,000 gallons of water to the system. (in progress)
- Transportation projects:
 - Mountainview Corridor & Redwood Road widening in partnership with Utah Department of Transportation (UDOT).
 - Pony Express widening, in partnership with Mountainland Association of Governments (MAG) and Eagle Mountain City.
 - SR-73 widening and Jordan River bridge replacement, in partnership with MAG and Lehi City.

Please see map showing current projects on next page.

APPENDIX C

Housing Study

INTRODUCTION

Saratoga Springs is one of the fastest growing cities in Utah. This rapid change makes long-term planning a vital task to ensure growth is beneficial to residents. Facilitating proper housing development that is safe, efficient and diverse in type and affordability can improve the economic performance in the City, promote a feeling of community, and enhance the quality of life. The type of residential development that occurs will be influenced by government regulations and policies, zoning, existing land uses, and market forces.

A community should offer a variety of housing types in order to support a population of diverse ages and cultures. A variety of housing options is also important to ensure that the needs are met of all stages of the lifecycle, including entry-level home buyers, larger households, aging populations and special needs populations. Demographic characteristics such as household size, number of children, and age play a key role in determining the type of housing desired.

This housing chapter is organized to first evaluate existing conditions in the current housing supply. Existing and future needs are then presented and matched with supply and demographics in order to best determine the greatest needs and priorities for Saratoga Springs.

SUMMARY OF FINDINGS

Saratoga Springs is a fast-growing, family-oriented community with primarily residential development. Housing units are overwhelmingly single-family, with 78 percent of units categorized as single-family houses. 81 percent of units are owner-occupied. At the projected rate of growth, the City can expect the addition of 8,828 more households by 2030 at the rapid average rate of 552 households per year.

Overall, homes are generally very affordable – one-fifth of units are affordable to moderate- and low-income households. However, the limited affordable apartment units may present challenges to some households in having a reasonable opportunity to locate to Saratoga Springs. Future rapid growth in the City will require continual monitoring of affordability. Single-family homes continue to be the most popular development within Saratoga Springs.

CURRENT HOUSING SUPPLY

The majority of housing units in Saratoga Springs are owner-occupied, single-family homes. Saratoga Springs currently has 6,824 residential parcels listed with the Utah County Assessor's Office, with about 7,062 total housing units, the difference being only in the single apartment complex. About 78 percent of those units are categorized as single-family residences (SFRs). The median value for SFRs is \$283,900 according to the County's assessed market values. The next largest category is townhome or twin home units with a median value per unit of \$189,000.

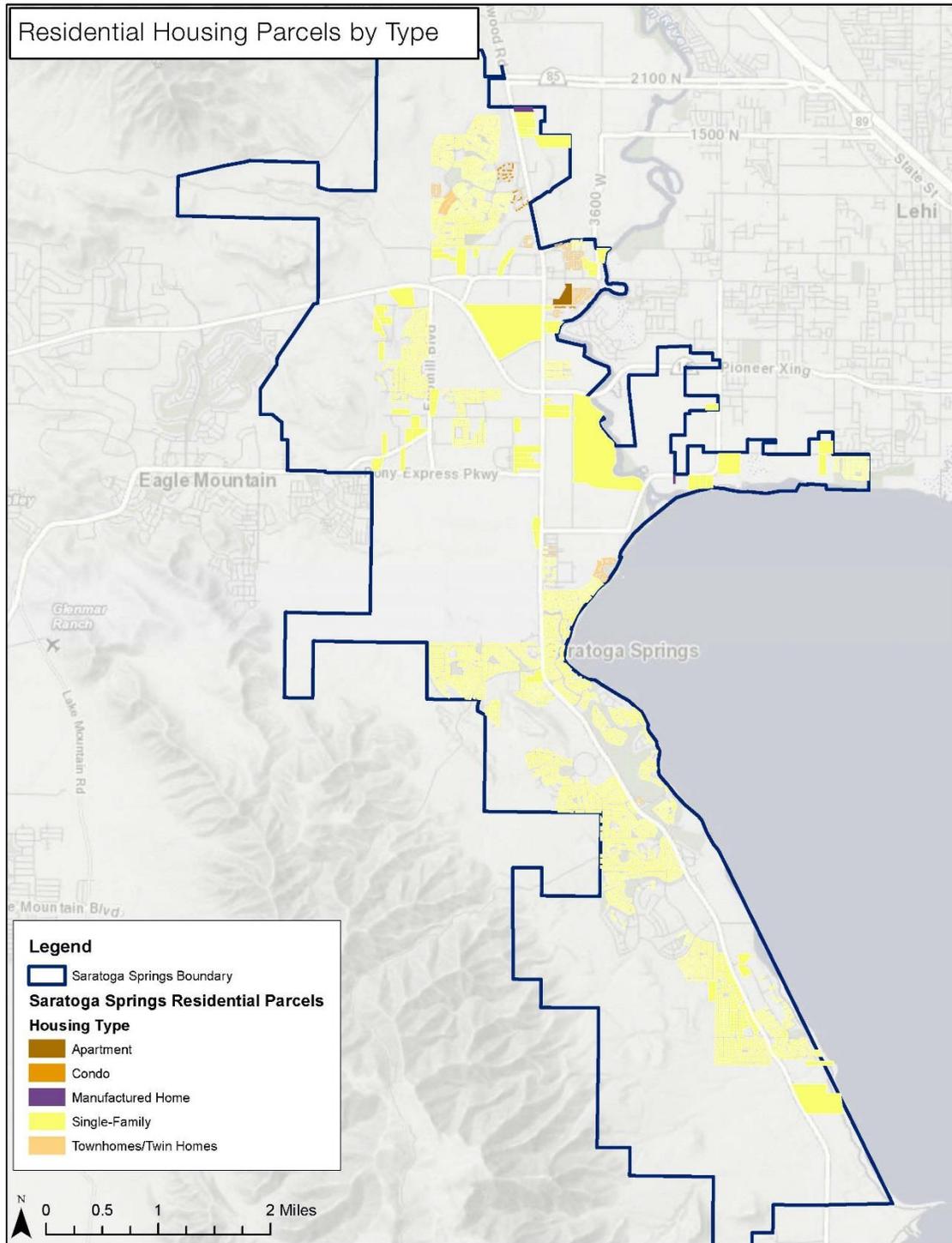
Table 1: Number of Parcels and Units by Housing Type

Summary	Number of Units	Avg. Lot Size (acres)	Median Value	Avg. Square Feet
Apartments	240	11.28	NA	NA
Condos	444	0.03	\$134,000	1,237
Manufactured Homes ¹	2	3.00	\$254,050	1,526

¹ Modular homes were grouped with SFR, but manufactured units are separate. Although both function as SFRs by the household using them, there are differences in laws regarding building codes that are relevant to housing analysis.

Summary	Number of Units	Avg. Lot Size (acres)	Median Value	Avg. Square Feet
Single-Family Residential Homes	5,483	0.38	\$283,900	3,396
Townhomes/Twin Homes	893	0.04	\$189,000	2,258
TOTAL	7,062	0.31	\$265,200	3,106

Source: Utah County Parcel Database



2014 ACS data estimates an 81 percent ownership rate for the City. While most surrounding cities also have high ownership rates, this rate is much higher than the rest of the County, which has a rate of 67.3 percent ownership of housing units.

Table 2: Proportion of Homes that are Owner-Occupied

	American Fork	Cedar Fort	Eagle Mountain	Fairfield	Highland	Lehi	Saratoga Springs	Utah County
% of units owner-occupied	72.6	92.6	86.0	90.5	92.6	80.9	81.4	67.3

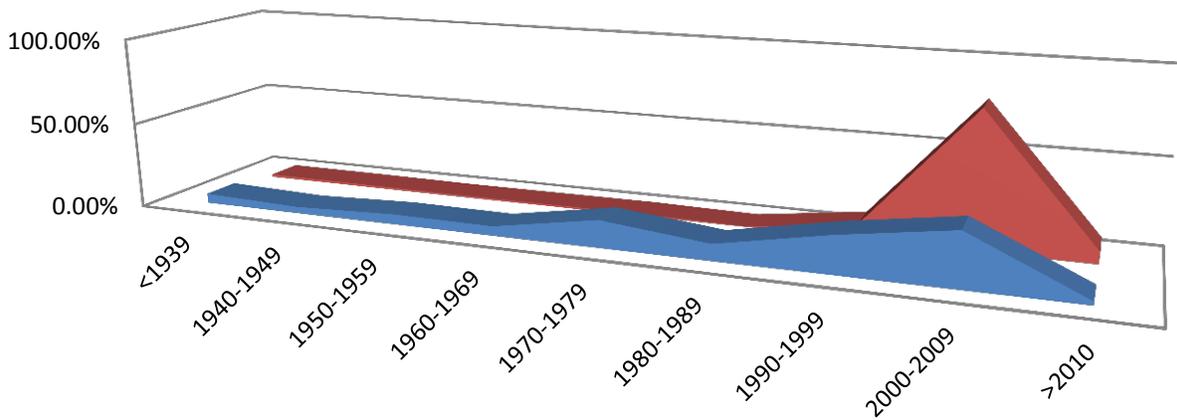
Source: Source: ACS 2014 5-Year Estimate

Saratoga Springs has one apartment complex within the City – Aldara Apartment Homes with 240 units. Rent values range from \$929 to \$1,559 and are discussed in detail in the Housing Affordability section. While there are currently no small multi-family complexes and no duplexes, there are rental units available through private renters who own housing units individually. The ACS estimates the bulk of all rental units in the City to have a gross monthly rental rate starting in the \$900 range, but the majority of rentals have a gross rent above \$1,250 per month and the median gross rent is \$1,528.

HOUSING CONDITIONS

Due to rapid population growth in Saratoga Springs in the last decade, much of the housing stock is newly built – the median year built is 2005. ACS data shows that 85.5 percent of housing in Saratoga Springs was built since 2000 and 93.9 percent since 1990, compared to only 32.7 percent of housing county-wide was built after 2000.

Proportion of Housing Units by Year Built



	<1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	>2010
Utah County	5.60%	3.80%	5.90%	5.50%	15.80%	9.50%	21.30%	30.70%	2.10%
Saratoga Springs	1.50%	1.30%	0.90%	1.00%	1.20%	0.30%	8.40%	78.40%	7.10%

Source: ACS 2014 5-Year Estimate

The County Assessor notes that 99.5 percent of residences are in average condition, with 25 units in better condition and only 5 units in fair or poor condition. About 82 percent are constructed with Average construction grades and most other units with even better construction grades. Only eight units are classified as fair quality.

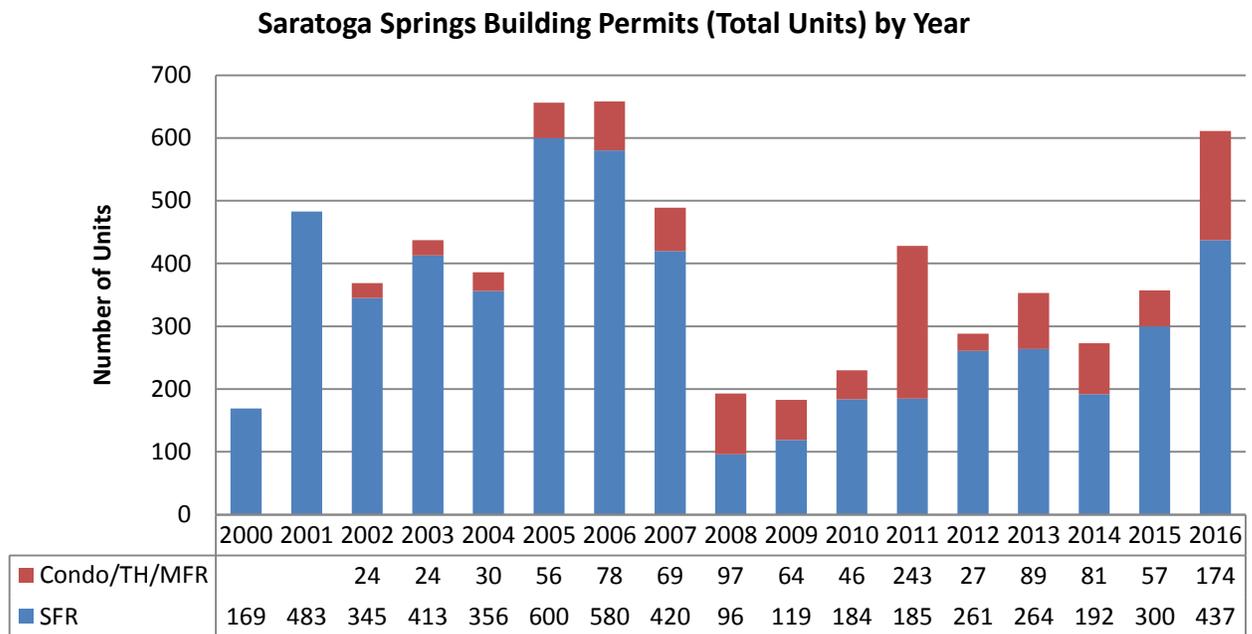
FUTURE HOUSING SUPPLY

PROJECTIONS

Population projections expect the City’s population to be 58,496 by 2030. Dividing that population by the current household size of 4.24, about 13,796 households are projected to be in the City by 2030. This is a growth of 8,828 households from the 4,968 estimated back in the 2014 ACS – almost tripling at an average of 552 new households per year.

HOUSING PERMITS

In addition to the 5,483 single-family units already built and listed in the Assessor’s parcel database, an additional 437 permits have been submitted through September of 2016 for single-family homes plus 174 additional units for denser housing such as condos and townhomes. The graph below shows that the building of single-family homes is back on an upward trend after a drop-off during the recession. This is a trend shared by many of the fast-growing communities on the Wasatch Front, such as Herriman, Eagle Mountain and Lehi. Although the year is not complete, 2016 is on track to equal pre-recession years in the number of total permitted units.



Source: University of Utah BEBR

In addition to building permits, there are additional housing units in the planning stages with the City. The parcel database shows an incredible 1,210 vacant residential lots already recorded or in the beginning mapping stages. Interviews with the City indicate two significant housing developments already in process. Mount Saratoga will include about 2,400 to 2,500 units with a good mix in variety –

about 27 percent will be townhomes or condos. Similarly, the Wildflower development will have 1,425 units with about 425 units being townhomes or condos.

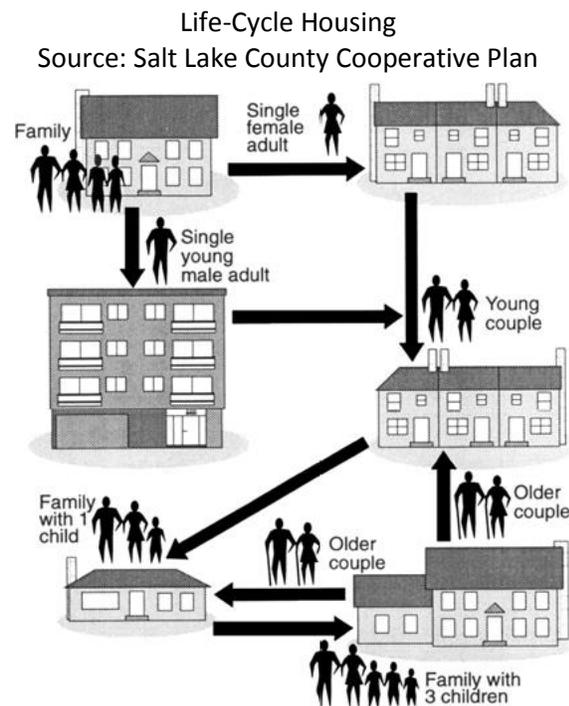
LIFECYCLE HOUSING

There are significant age gaps in the City, with less people in their twenties and very few above 65 years old, indicating that the current housing supply is not adequately meeting full life-cycle housing demands, although the City is currently making efforts to address these needs. It is important to ensure housing suitable for different stages of life, such as units for singles and young couples, townhomes for retirees, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Such an approach creates opportunities for people to live and grow in the same community. It also enables young couples, families and the elderly to live near relatives.

2014 ACS data shows less than 8 percent of all households were held by those 65 and older. In new communities with rapid SFR growth, a common concern is the lack of balanced life-cycle housing within the City. A deficit of townhomes, senior housing, and assisted living pushes out residents as they age when fixed-incomes, lifestyle and health needs force them to leave to communities with living and health assistance. To address this concern a major development is underway that will allow seniors to age-in-place across various levels of care needs. This development will have 77 units for independent living with an adjacent assisted living facility that should have about 70 to 90 beds.

Millennials, or Generation Y, are those born between 1982 and 2004 and are another group disproportionately lower in Saratoga Spring’s population distribution. They are generally highly educated, along with being entrepreneurial and active in their communities. As Saratoga Springs and the surrounding cities do not have any major colleges and the City is not an employment center, it makes sense that the profile of the City would not retain this age group. The City also has few apartments, which is currently a good economic fit for many in this generation. However, the comparatively affordable homes currently attract a disproportionate number of young families with parents in their thirties. The City’s affordable housing will continue to be a great asset to attract Millennials starting families, which will in turn further attract employers.

Millennials are a very large generation that will be important for the City to keep in mind for future planning, even if college-aged adults are currently a small segment of the population. Millennials see socially-conscious shopping and living as highly desirable. This generation is also highly social and often seeks semi-urban, mixed-use development. Since this demographic is generally thrifty, development with modern aesthetics, but at a discount compared to more urban areas, will be a draw.



HOUSING AFFORDABILITY

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate-income to live within the City. Moderate-income housing is defined by HUD as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in the Provo-Orem, UT Metropolitan Statistical Area² (MSA) as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.

AREA MEDIAN INCOME LEVELS

According to HUD, the AMI for 2016 in the MSA is \$67,625. Utah County has an average household size of 3.62; therefore, a household of 4 persons is used as the average family size, putting the moderate-income threshold at \$54,100.

Table 3: Area Median Income Thresholds by Household Size

Household Size	30% AMI	50% AMI	80% AMI
1 person	\$14,250	\$23,700	\$37,900
2 persons	\$16,250	\$27,050	\$43,300
3 persons	\$20,160	\$30,450	\$48,700
4 persons	\$24,300	\$33,800	\$54,100
5 persons	\$28,440	\$36,550	\$58,450
6 persons	\$32,580	\$39,250	\$62,800
7 persons	\$36,730	\$41,950	\$67,100
8 persons	\$40,890	\$44,650	\$71,450

Source: HUD

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

Table 4 below shows affordable monthly allowances at different levels of income given in Table 3 above. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of 4 at the 80 percent AMI threshold has a monthly housing allowance of \$1,353. If utilities are \$250³, the family can afford a rent or mortgage payment of \$1,029 per month, including taxes and interest if applicable.

Table 4: Monthly Housing Allowance by Household Size and AMI Thresholds

Household Size	30% AMI	50% AMI	80% AMI
1 person	\$356	\$593	\$948

² The Provo-Orem, UT MSA includes Utah and Juab Counties grouped together. HUD calculates the regional area AMI at this geographic level and not at an individual county level for Utah County.

³ Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount for a typical resident.

Household Size	30% AMI	50% AMI	80% AMI
2 persons	\$406	\$676	\$1,083
3 persons	\$504	\$761	\$1,218
4 persons	\$608	\$845	\$1,353
5 persons	\$711	\$914	\$1,461
6 persons	\$815	\$981	\$1,570
7 persons	\$918	\$1,049	\$1,678
8 persons	\$1,022	\$1,116	\$1,786

Source: HUD, ZPFI

Translating this moderate-income affordability level to home values, a family of 4 at 80 percent of AMI can afford a home in Saratoga Springs up to \$196,133. This assumes utility payments at \$250 per month, current City property tax rates, insurances, a 4 percent interest rate, 30 year mortgage term and a 10 percent down payment. Table 5 shows the home price ranges affordable to household income categories at various interest rates. Table 6 shows the ranges specific to targeted low- and moderate-income households. Note the significant difference the interest rate can make. While current rates are currently at historic lows under four percent, making housing much more affordable, affordability in the City will be more difficult to maintain if interest rates rise in the future.

Table 5: Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$10,301	\$0	\$9,161	\$0	\$8,203
\$15,000 to \$24,999	\$10,301	\$57,827	\$9,161	\$51,428	\$8,203	\$46,047
\$25,000 to \$34,999	\$57,827	\$105,353	\$51,428	\$93,695	\$46,047	\$83,892
\$35,000 to \$49,999	\$105,353	\$176,643	\$93,695	\$157,095	\$83,892	\$140,659
\$50,000 to \$74,999	\$176,643	\$295,458	\$157,095	\$262,762	\$140,659	\$235,270
\$75,000 to \$99,999	\$295,458	\$414,273	\$262,762	\$368,429	\$235,270	\$329,881
\$100,000 to \$149,999	\$414,273	\$651,904	\$368,429	\$579,763	\$329,881	\$519,104
\$150,000 to \$199,999	\$651,904	\$889,535	\$579,763	\$791,096	\$519,104	\$708,327
\$200,000 or more	\$889,535		\$791,096		\$708,327	

Source: ZPFI

Table 6: Affordable Price Ranges by Targeted Group and Interest Rate

Household Income Range	Home Price Range							
	Income Range - Low		4% Mortgage		5% Mortgage		6% Mortgage	
			Income Range - High	Low	High	Low	High	Low
< 30% of AMI	\$0	\$24,300	\$0	\$54,505	\$0	\$48,473	\$0	\$43,402
30% to 50% of AMI	\$24,300	\$33,800	\$54,505	\$99,655	\$48,473	\$88,627	\$43,402	\$79,354
50% to 80% of AMI	\$33,800	\$54,100	\$99,655	\$196,133	\$88,627	\$174,428	\$79,354	\$156,179

Source: ZPFI

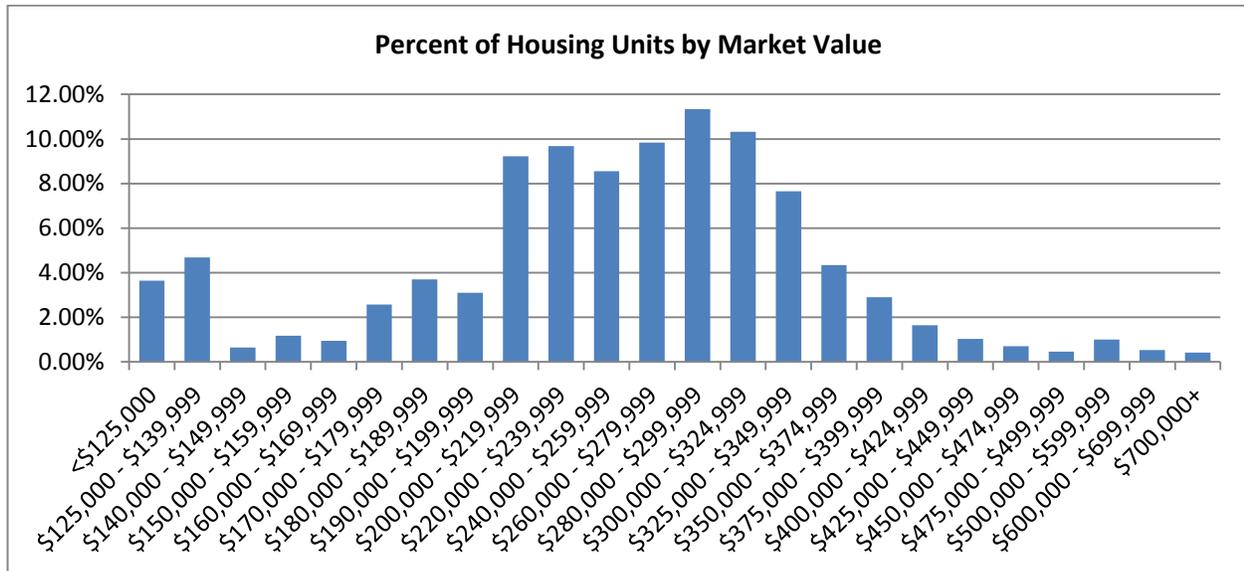
PRICING AND AFFORDABILITY

Table 7 below shows the distribution of non-apartment units by home value, as assessed and maintained by the Utah County Assessor’s Office. The median value is \$265,200 of these assessed values, which is above the affordable threshold of \$196,133. Approximately 19.6 percent (1,341 units) are within the affordability target or below.

Table 7: Non-Rental Residential Unit Values

Home Value	# of Units	% of total	Cumulative % Total
<\$125,000	248	3.64%	3.64%
\$125,000 - \$139,999	319	4.68%	8.31%
\$140,000 - \$149,999	44	0.64%	8.96%
\$150,000 - \$159,999	80	1.17%	10.13%
\$160,000 - \$169,999	64	0.94%	11.07%
\$170,000 - \$179,999	175	2.57%	13.63%
\$180,000 - \$189,999	252	3.69%	17.33%
\$190,000 - \$199,999	211	3.09%	20.42%
\$200,000 - \$219,999	629	9.22%	29.64%
\$220,000 - \$239,999	660	9.67%	39.31%
\$240,000 - \$259,999	583	8.55%	47.86%
\$260,000 - \$279,999	671	9.84%	57.70%
\$280,000 - \$299,999	773	11.33%	69.03%
\$300,000 - \$324,999	704	10.32%	79.35%
\$325,000 - \$349,999	522	7.65%	87.00%
\$350,000 - \$374,999	296	4.34%	91.34%
\$375,000 - \$399,999	198	2.90%	94.24%
\$400,000 - \$424,999	112	1.64%	95.88%
\$425,000 - \$449,999	70	1.03%	96.91%
\$450,000 - \$474,999	48	0.70%	97.61%
\$475,000 - \$499,999	31	0.45%	98.07%
\$500,000 - \$599,999	68	1.00%	99.06%
\$600,000 - \$699,999	36	0.53%	99.59%
\$700,000+	28	0.41%	100.00%

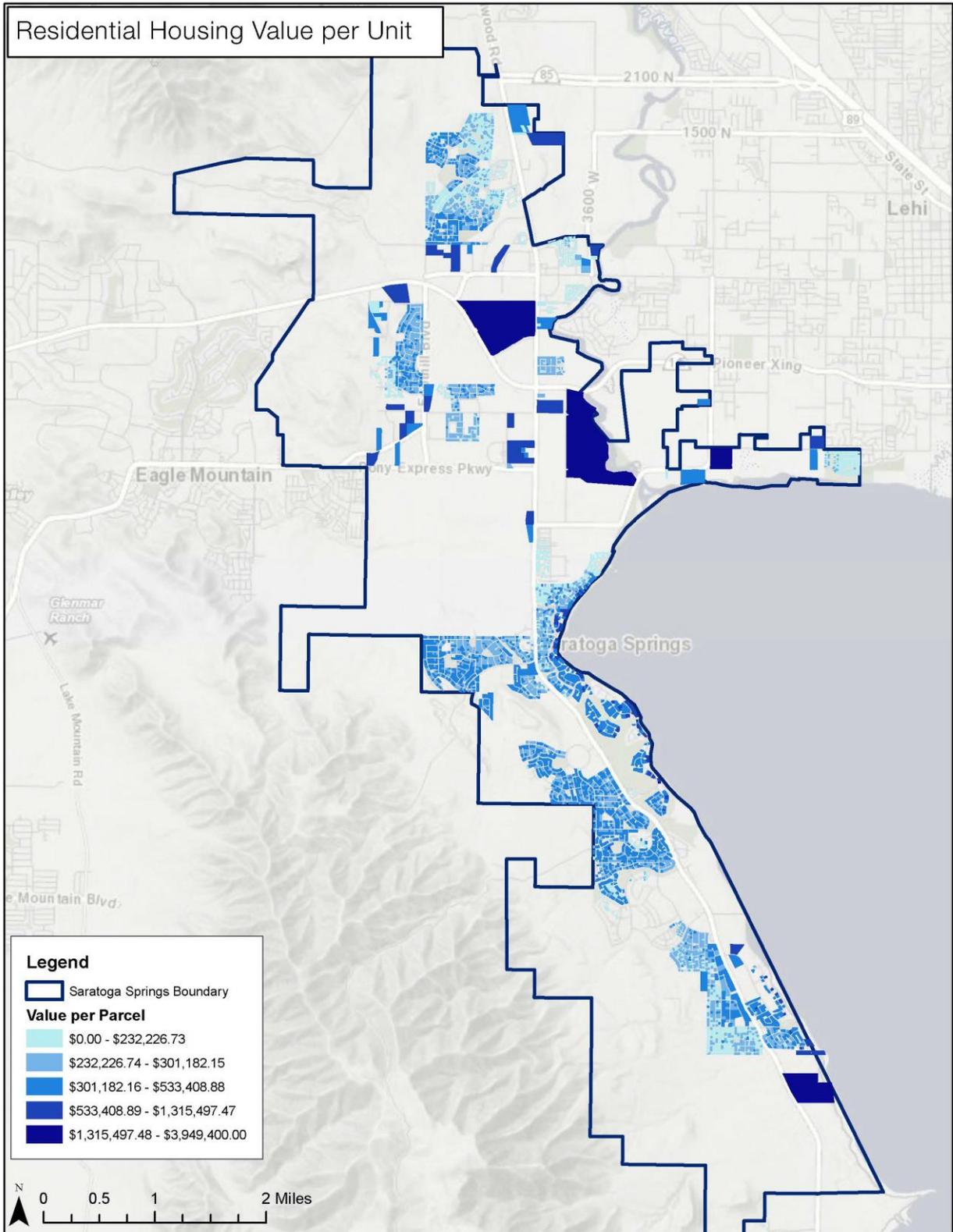
Source: Utah County Parcel Database



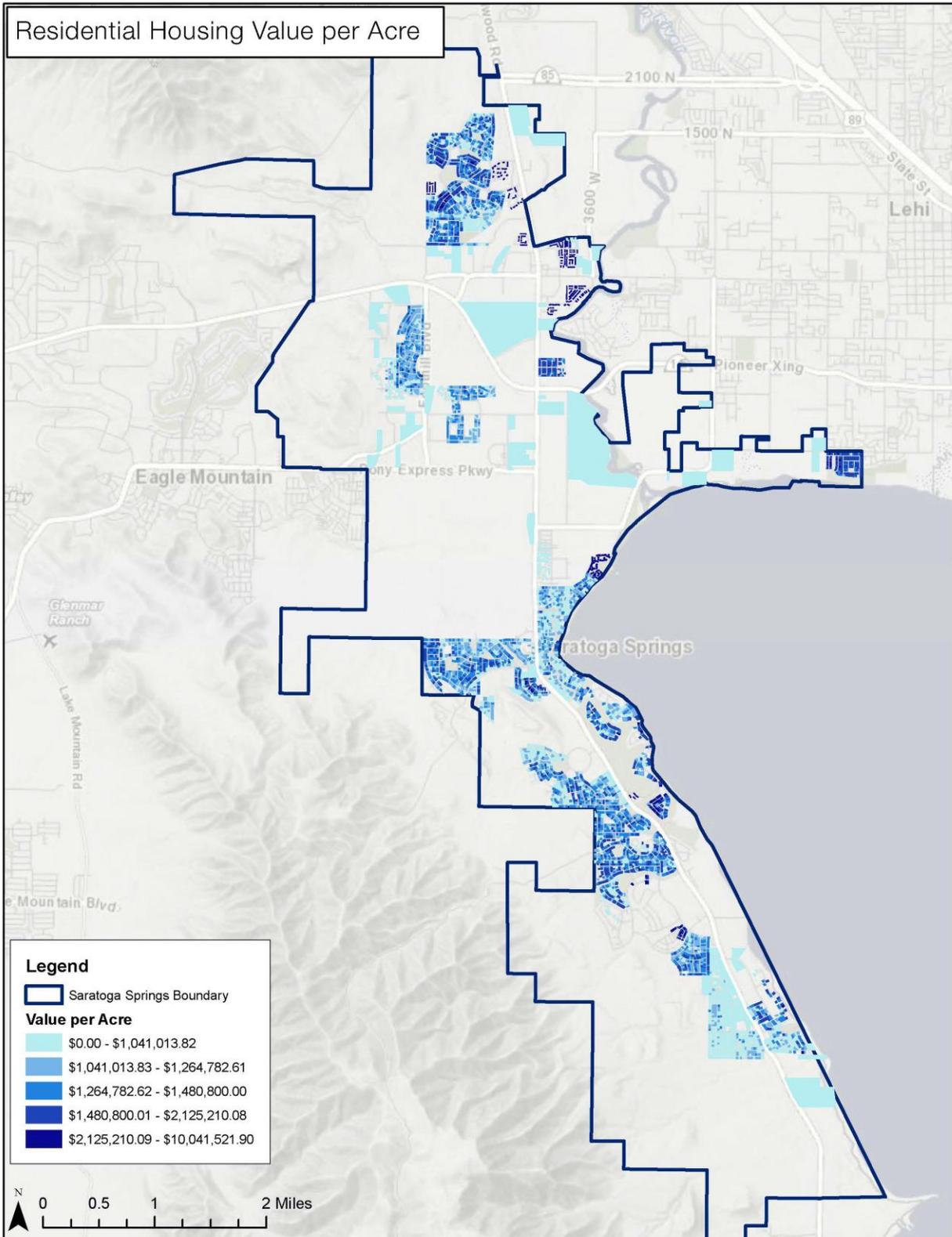
Source: Utah County Parcel Database

Generally larger parcels are more expensive housing units, partially due to increased land cost, but also often due to the type of larger homes generally associated with a larger lot. While these properties are valuable and provide high property tax revenue per parcel, value is more densely concentrated on smaller lots. Higher property tax revenues are available per acre in denser housing.

Residential Housing Value per Unit



Residential Housing Value per Acre



While apartments are not common in the City, most units are outside the affordable threshold defined by 80 percent of AMI. Assuming about \$250 per month in utility and other housing costs, rent rates should be \$1,029 or lower to be affordable. The City’s only apartment complex (Aldara Apartments) is new with luxury features, meaning most units fall outside of an affordable range. It has rental rates ranging from \$949 to \$1,559; only the one bedroom units classify as affordable – about 25 percent of units.

Table 8: Aldara Apartments and Rental Rates

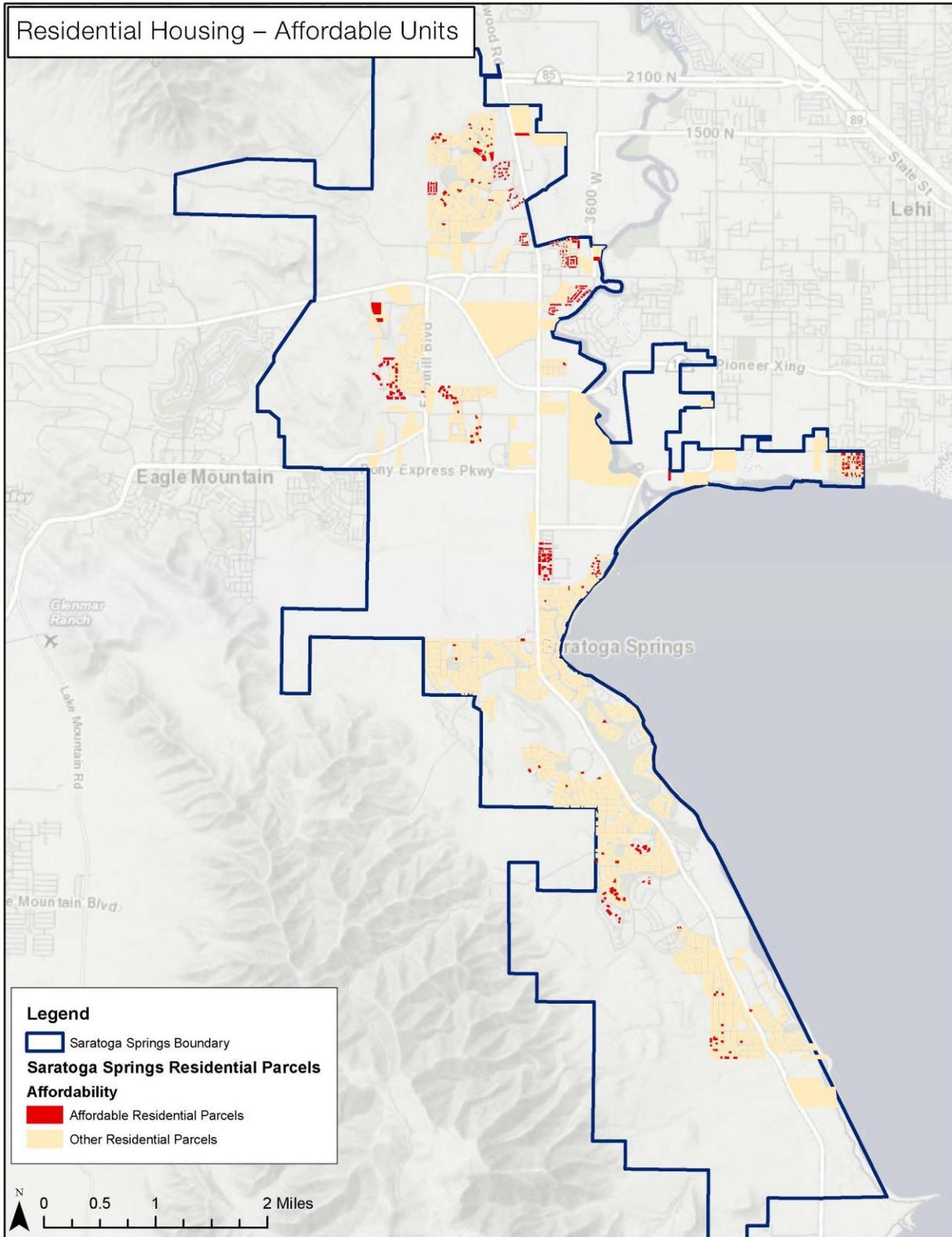
Unit Type	Number of Units	Rental Rate
1 bed	60	\$929-1049
2 bed	130	\$1,249-1,349
3 bed	50	\$1,319-1,559
Total Complex	240	\$929-1,559

There are currently no small multi-family complexes and no duplexes; however, there are rental units available through private renters who own housing units individually. The ACS estimates the bulk of all rental rates in the City to start in the \$900 range, but the majority of rentals have a gross rent above \$1,250 per month and the median gross rent is \$1,528, leaving most private rentals outside of affordable ranges.

Affordable rental units are overall limited which has the potential to impact affordability and fair housing choices. Rental units are important options for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment on purchasing a home. These households are often those with the highest need for affordable housing.

Overall, there is a very reasonable opportunity for moderate-income households to live in the City. Combining affordable apartment and single-family units brings the total estimated number of units that can be classified as affordable at 1,401. 19.8 percent of housing units are therefore affordable to moderate-income households. The estimated average market value of units in the City is a very affordable \$89 per square foot. There is a reasonable opportunity for moderate-income households to live in the City.

Residential Housing – Affordable Units



MATCHING MARKET WITH DEMOGRAPHICS

Outside of moderate-income affordability, it is notable how current housing availability matches income levels of Saratoga Springs residents. This analysis again assumes a 4 percent mortgage rate, 10 percent down payment, 30 percent of gross income, \$250 in utilities per month and other factors like taxes and insurance. The table below shows by home price ranges the income level that matches a given price range, the percentage of single-family homes in that price range, and the percentage of residents that fall into that income category.

Table 9: Household Income and Home Price Distribution

Household Income Range	% of HH in Income		Affordable Home Price Range	Affordable Rent (up to)	Affordable SFR and MFR Units
	Range				
\$10,000 to \$14,999	0.6%		\$0 to \$10,301	\$125	0.0%
\$15,000 to \$24,999	0.5%		\$10,301 to \$57,827	\$375	0.9%
\$25,000 to \$34,999	0.8%		\$57,827 to \$105,353	\$625	2.6%
\$35,000 to \$49,999	3.9%		\$105,353 to \$176,643	\$1,000	9.1%
\$50,000 to \$74,999	11.1%		\$176,643 to \$295,458	\$1,625	54.8%
\$75,000 to \$99,999	31.8%		\$295,458 to \$414,273	\$2,250	28.1%
\$100,000 to \$149,999	18.7%		\$414,273 to \$651,904	\$3,500	3.9%
\$150,000 to \$199,999	19.8%		\$651,904 to \$889,535	\$4,750	0.4%
\$200,000 or more	9.8%		>\$889,535	>\$4,750	0.2%

Source: ACS 2014 5-Year Estimate, ZPFI, Utah County Parcel Database

Resident income levels indicate some wiggle room for increased growth in luxury housing, however the excess of high income households compared to home values is more likely an indication of the low price per square foot in the area. Comparing these numbers across rows shows that the large segment of the population making above \$75,000 per year has limited housing stock that reaches into their full buying potential. However, this isn't necessarily an indication that there are no luxury homes in Saratoga Springs, but that high-income households are possibly able to find quality housing at a good price in the City, especially as home values continue to recover from the recession. Also, the large household sizes in Saratoga Springs serve to reduce per capita incomes and provide families with less discretionary income to spend on larger homes.

Average sale prices in Saratoga Springs of single-family homes confirm a strong upward trend in home values. As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth.

Table 10: Historic Sales Prices for Saratoga Springs and Nearby Cities

City	2012 Value	2013 Value	2014 Value	2015 Value	2016 Value	% Change 2012 to 2016
Eagle Mountain	\$179,900	\$198,000	\$212,950	\$243,900	\$257,500	43.1%
Lehi	\$219,900	\$246,794	\$257,000	\$294,000	\$310,201	41.1%
Saratoga Springs	\$225,000	\$249,700	\$284,512	\$299,000	\$332,000	47.6%

Source: Salt Lake Tribune

CONCLUSION

Saratoga Springs is a fast-growing family community with most development being residential. While current housing has reasonable amounts of affordable housing, careful planning through the City's rapid growth is needed to ensure continued balance in housing selection and prices.

Single-family homes continue to be the most popular development within Saratoga Springs, and unmonitored growth could lead to future imbalances in affordability and life-cycle demands. Future development plans in the pipeline include a greater mix of housing types as diversity in demand grows with population growth.

The single-family home predominance also provides opportunities for the City to expand further into the luxury home market, similar to trends in Riverton and Herriman. City income levels indicate room to afford higher-valued homes, and Saratoga Springs has ample space and lake views to encourage high-priced, custom development.

APPENDIX D

Commercial Absorption Memo

The following paragraphs consider retail and office absorption potential for Saratoga Springs. The city, which is rapidly growing, will experience significant need changes for office and retail product as population evolves to a critical mass level. Additionally, as neighboring cities continue to expand, the needs of Saratoga Springs will adjust. Potential capture rates are herein highlighted, showing what percentage of total absorption from the North Utah County submarket could be attributed to Saratoga Springs. Consideration is also made for the needed amount of retail space per capita, and how retail offerings in neighboring communities will influence shopping trends.

Overall Annual Absorption Rate

Use Type	Current Anticipated Absorption	Absorption when Population is > than 50,000
Office	50,000 sq.ft.	100,000 sq.ft.
Retail	30,000 to 50,000 sq.ft.	50,000-75,000 sq.ft.

Office

- Saratoga Springs is a potential “one-off” location for users being priced out of the I-15 corridor, including Lehi, American Fork, Draper, South Jordan, and Sandy. Competitive markets for the “one-off” user include Herriman, West Jordan, Murray, and Riverton/Bluffdale.
- The Utah County North submarket absorbed nearly 875,000 square feet of office space in 2016. In 2015, total absorption in Utah County North office space was 640,000 square feet, and 590,000 square feet in 2014. Brokers anticipate between 600,000 and 700,000 square feet of net absorption this year. If strong economic conditions persist, brokers indicate that Saratoga Springs could capture 20 percent of office absorption each year for the north submarket. This appears optimistic, given the current population, but is likely feasible in future years. Lehi and American Fork are noted to be the major draws for office space, capturing nearly the remainder of the market. Limited office absorption is expected for Highland, Alpine, and Eagle Mountain in the north submarket, with some office development likely for Pleasant Grove.

Annual Office Absorption

Northern Utah County Office Absorption - Year	Net Absorption – Sq.Ft.	Potential Saratoga Springs Capture (20%)
2013	115,000 sq.ft.	23,000 sq.ft.
2014	590,000 sq.ft.	120,000 sq.ft.
2015	640,000 sq.ft.	130,000 sq.ft.
2016	875,000 sq.ft.	175,000 sq.ft.

- Overall, office absorption could likely be near 100,000 square feet per year in future years, once enough critical mass has been realized for the city (roughly 50,000 to 60,000 occupants). In the interim, office

construction should be anticipated at closer to 50,000 square feet per year. Returns are superior in Lehi and American Fork, inferior in Eagle Mountain, and relatively similar in Herriman. Construction costs are similar in the aforementioned markets, while the increased rental rates in Lehi and American Fork and investor demand more than offset the higher land costs. Consequently, profits are superior in Lehi and American Fork.

- Future estimates of 100,000 square feet per year could prove low if medical office space or college campus (satellite) space is added.

Retail

- National statistics support 46 square feet of retail space per capita (including all shopping space types). This is well above other, industrialized nations. In Saratoga Springs, at a population of 30,000 square feet, this measurement would require roughly 1.4 million square feet. At a proposed population of 60,000 in the next 12-15 years, an annual increase of near 110,000 square feet per year would be supported. However, strong trends for reduced square footage per capita suggest more conservatism. Smaller stores and online shopping are creating reduced needs for square feet per capita.
- In relation to leakage and capture of retail activity, Lehi loses very little leakage to Saratoga Springs, but captures a moderate amount from the city. Eagle Mountain does not benefit from Saratoga Springs spending habits, but conversely has a significant amount of leakage that is captured by Saratoga. As more retail is added to Eagle Mountain over time, shopping dollars will stay in that community. However, residents of Eagle Mountain will always have to commute through Saratoga Springs to utilize I-15 and access other communities (and likewise, Saratoga Springs’ residents will travel through Lehi), suggesting that retailers will capture dollars from residents of neighboring communities. Changing retail trends, coupled with characteristics of neighboring communities, suggest that a long-term, annual average for Saratoga Springs could be supported closer to 50,000 square feet per year. This is closer to 20 square feet per capita.
- Net absorption in 2013 for the North Utah County retail market was a negative 32,000 square feet. For 2014, a positive 80,690 square feet was shown, and 72,500 square feet in 2015. The most recent full-year (2016) showed net absorption of 370,000 square feet. Active markets in Lehi and American Fork have significantly added to positive absorption, with brokers commenting that Saratoga Springs and Pleasant Grove also have relatively healthy markets.
- Brokers believe that due to the heavy population increases anticipated for Saratoga Springs and Eagle Mountain, that a future capture rate of near 30 to 40 percent of the overall retail market in the North Utah County submarket is feasible. Lehi and American Fork will remain a desirable retail market due to their freeway frontages, access, and proximity to communities with high median incomes. Nonetheless, Saratoga Springs is considered a desirable retail market due to planned population growth in the region (the city also has solid median income characteristics).

Annual Retail Absorption

Northern Utah County Retail Absorption - Year	Net Absorption – Sq.Ft.	Potential Saratoga Springs Capture (35%)
2013	-32,000 sq.ft.	NA
2014	80,690 sq.ft.	30,000 sq.ft.
2015	72,500 sq.ft.	25,000 sq.ft.
2016	370,000 sq.ft.	130,000 sq.ft.

- The above matrix suggests the estimate of absorption near 30,000 to 50,000 square feet per year of retail space could be supported, but would be on the aggressive side in certain years, particularly if population

forecasts do not materialize at the anticipated rates. Again, similar to the office analysis, retail needs will continue to strengthen annually with the increases in population. Additional, specific retailers will be attracted to the area when population figures reveal 50,000 occupants. At that point, larger developments will likely become feasible, and some years will show increases more than 30,000 to 50,000 square feet. Most large grocers and retailers will want a minimum of 35,000 residents within a one-mile radius. The majority of community and neighborhood shopping centers (in excess of 100,000 square feet) will require 35,000 people within one mile.

APPENDIX E

Online Survey Summaries

Online Survey #1: Listening Session (E-2 - E-13)

Online Survey #2: Visioning (E-15 - E-83)

Online Survey #3: Choices (E-85 - E-127)

Listening Session Survey #1

1. What do you love about Saratoga Springs?

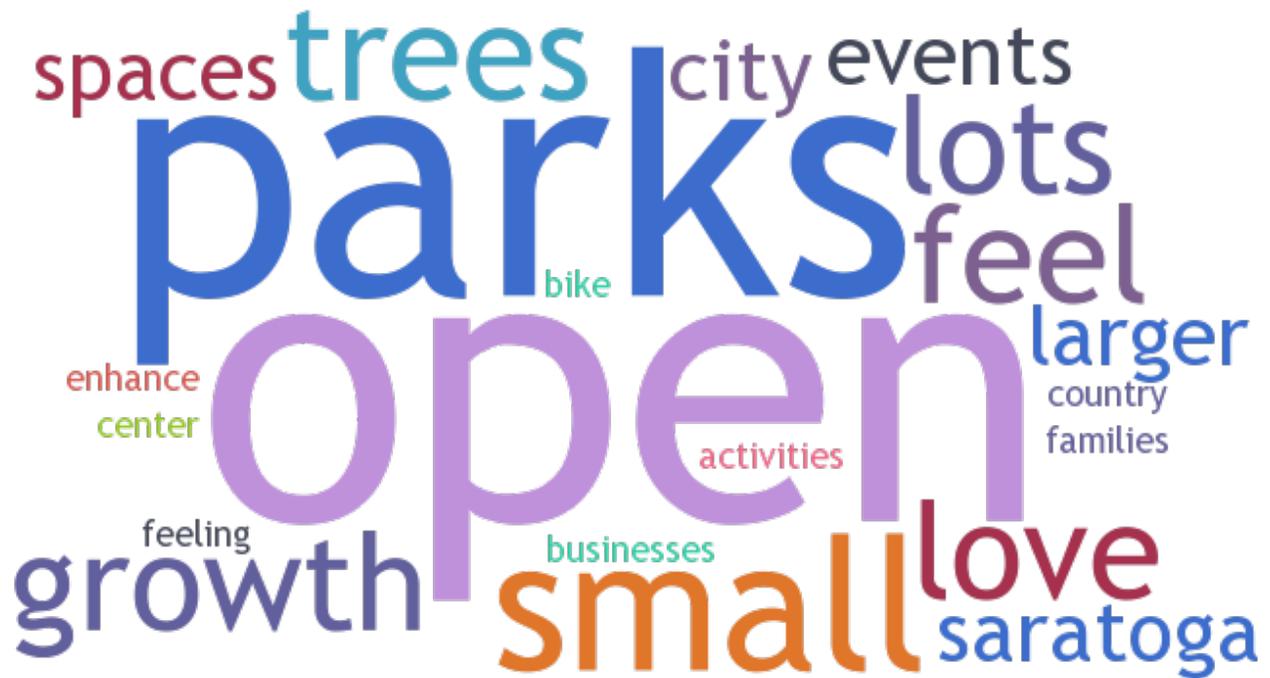


Count	Response
1	Everything except the massive growth
1	Family lives here.
1	Fields. Farm animals. Mountain views.
1	I love that Saratoga Springs is farther away from the freeway and hustle and bustle of Utah County. I love that there are city resources (such as the library and recreation center) and community events that bring us together.
1	I love that it is small but growing! I have lived in two places in saratoga and have loved my neighbors and community. I think saratoga city does a great job with events given how small we are.
1	I love the small town feel. I love the quiet isolated feeling despite not being far away from things. I love the compact tight-knit communities, interspersed with parks and green space. I love the landscape with it's views of the lake and mountains.
1	It is beautiful here. I have loved the small town feel. I appreciate the new roads, stores, and restaurants.

Count Response

1	It is not as busy as American Fork, Orem and other Utah County cities.
1	It's a good safe place to live with stunning views of the valley and lots of potential to become a large and functional city on Utah Valley's West end.
1	It's a small town with a rural, community feel, yet it's also close to larger communities and has convenient vendors.
1	It's quiet. I also like being by the river and trail. It's removed from most business establishments but still only ten minutes from them.
1	It's so peaceful! I love that there are a lot of people and businesses, but that it still feels like a quiet, slower paced place to live.
1	Location: Easy and quick to get to SLC or Provo. Parks & Trails: Great variety of trails and parks. Safe neighborhoods.
1	Open Space, slower pace, more natural looking open spaces, agricultural land uses, not as crowded as AF, PG, Provo, Orem
1	Open spaces, larger properties, less people.
1	Open spaces. Slower pace.
1	Parks, low crime, lack of high density housing, commercial development with service businesses, school options
1	Proximity to work, school, etc.
1	Small community, not too much traffic. Close to shopping but not over run with malls and people. Love the views of the lake and the wide open spaces. In the city and country at the same time.
1	Small town feel, close proximity to SLC and Provo, friendly people, paths and trails.
1	The great sense of community with friendly neighbors and community activities and events.
1	The quiet small town feeling
1	The small community feel.
1	Views, parks, city staff, library, friendliness

2. What are those elements of the community that you would like to see preserved or enhanced in the future?



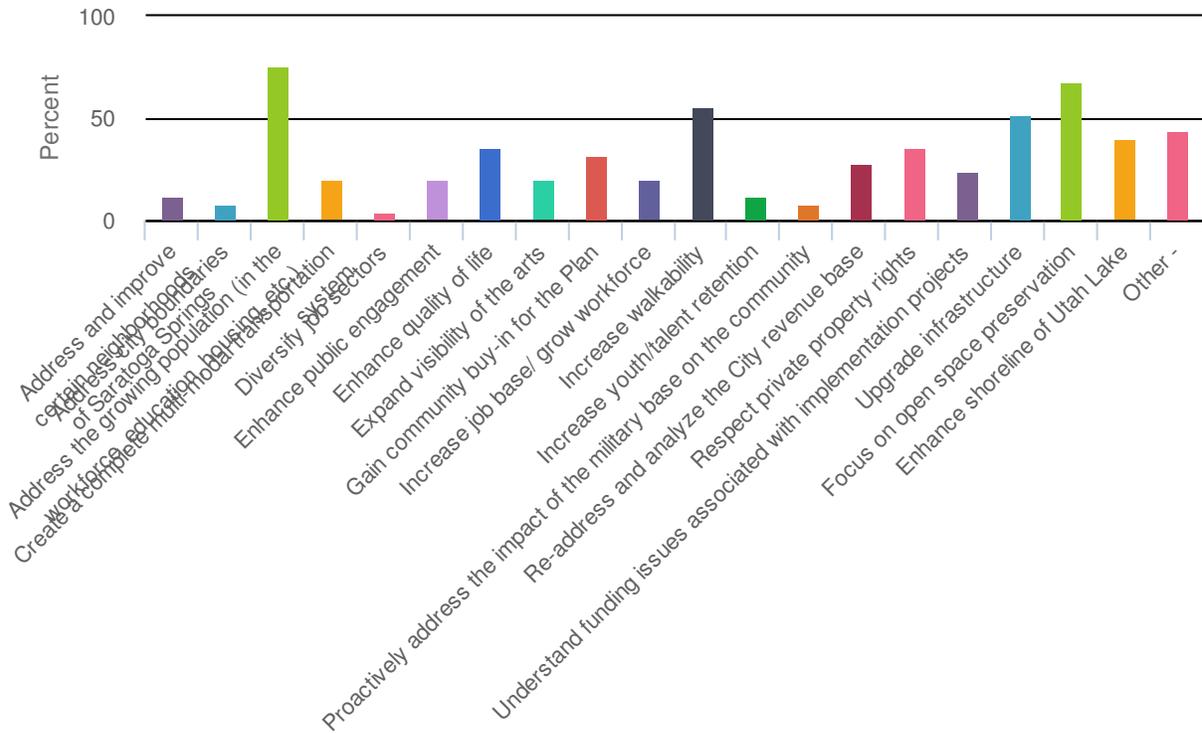
Count Response

1	Bike trails and parks
1	Definitely the small town feel and the focus on parks, open spaces, and recreation. And also a focus on the infrastructure to support all of the growth.
1	I feel there may be too much development for the city to keep up with. I want Saratoga Springs to keep its small-town feel. It is getting increasingly crowded and that is hard to see.
1	I would like to continue to see community events being held.
1	I would love to see enhanced bike trails, a way to walk across the river on the 89, more trees and medians with trees, grass, and greenery in general. I would love to see a man made reservoir or something of that nature put in for families to swim in, like the one in springville. A splash pad like the one in highland would be a great addition. Poor water pressure needs to be fixed.
1	Its small town, close-to-farming, wide open fields feel, its large open parks, and its community events and involvement.
1	Large open spaces
1	Larger lots .33+, where smaller lots are used smaller house footprints to keep the appearance of openness. Slower growth curve, wider roads, and more open space with less grass. Greater agricultural use in residential zonings (animals, edible landscapes)
1	Lots of parks and green space. It's important to have them, especially when down the road the buildings will age, but if there's plenty of trees, it'll lessen the impact of the aging infrastructure. I'd also love to see the shore of Utah Lake be cleaned up a bit, with lots of trails and paths, and maybe some artificial beaches rather than swamps and mud. Giving Saratoga Springs a beach-like environment would make it unique and would help set the city apart to potentially enhance growth in the future.
1	Middle income families and low density housing.

Count Response

1	Neighborhood activities. Community events
1	Not too much growth, larger lots giving a more country feeling. No wall to wall houses.
1	Open space
1	Open space!!!! Stop building houses. We need less houses. Plant some trees. We need more running trails and sidewalks!!
1	Open spaces, larger individual lots, less people...
1	Parks, more sit-in dining options, day care options, recreational/fun businesses
1	Preserve focus on parks, open space, and creating a mix of housing types to create a good blend of residents. Encourage business and industrial that create local jobs, rather than just retail that serves the residents. Would like SS to be more than a commuter town/bedroom community. Commuter towns often experience rapid urban decay after a generation. Example being Roy Utah.
1	Saratoga has great parks, they are clean and fun. I'd love to see them stay that way. We went to splash days for the first time this year and had a lot of fun, we loved the car show. I guess I'd like it to somehow not get too busy/full of businesses, but I do like the businesses that are coming so it's so far so good.
1	Service projects focused on unifying generations (celebrating seniors, history trivia contests, etc) and beautifying common ground (maintaining value of existing parks, etc).
1	Small town feel, open space, more trees and natural beauty.
1	Small town feeling and country
1	Would love to see a city pool/recreation center to enhance sports and recreation activities for youth.
1	bigger library, rec center

3. What would you like to improve about Saratoga Springs in the future? What areas of focus would you like this Plan to address, to make Saratoga Springs an even better place? (Please limit your selections to less than ten.)



Value		Percent	Responses
Address and improve certain neighborhoods of Saratoga Springs		12.0%	3
Address city boundaries		8.0%	2
Address the growing population (in the workforce, education, housing, etc.)		76.0%	19
Create a complete multi-modal transportation system		20.0%	5
Diversify job sectors		4.0%	1
Enhance public engagement		20.0%	5
Enhance quality of life		36.0%	9
Expand visibility of the arts		20.0%	5
Gain community buy-in for the Plan		32.0%	8
Increase job base/grow workforce		20.0%	5
Increase walkability		56.0%	14
Increase youth/talent retention		12.0%	3
Pro actively address the impact of the military base on the community		8.0%	2
Re-address and analyze the City revenue base		28.0%	7
Respect private property rights		36.0%	9
Understand funding issues associated with implementation projects		24.0%	6
Upgrade infrastructure		52.0%	13
Focus on open space preservation		68.0%	17
Enhance shoreline of Utah Lake		40.0%	10
Other -		44.0%	11

Other -	Count
Bike trails/lanes	1
Improve water conditions and accomodate for growth in city resources.	1
Plan out streets better. Stop putting stop lights in random spots.	1
Recreation Center	1
Roads, roads, roads! 400 North is a joke.	1
Schools	1
Slow growth curve	1
Stop allowing so much housing development on less than .25 acre lots, increase business development. Focus on infrastructure including water and roadways...	1
The infrastructure especially the roads are very bad in this city. With all the recent grown and revenue you would think the roads could be maintained. Also the water issue is really unacceptable.	1
With the growth focus expect the growth and plan on it. I.e. build as if our population is triple its current size	1
larger library	1
Total	11

4. What should Saratoga Springs look like in 2037?



Count Response

1 A lot more developed and beautiful.

1 A quaint, small-feeling town with a central "historic" (appropriate feel to the origins of the town) district, separate buildings for various city and rescue departments, various housing communities that are within reasonable distance of the central district and that do not overtax our water supply, and many large parks, fields, and farms that provide local and state-wide food supply.

1 A vibrant community with housing that accommodates people in all walks of life. Homes with large yards, homes with small yards, small homes, townhomes, etc. Offices and big businesses provide work for residents and people commute into town rather than out. Retail has boomed with the influx of workers in SS. Neighborhoods are well planned with trails, parks, and nice landscaping. Homes are well maintained and home values continue to increase due to the desirability of the neighborhood and the proximity to employment. Infrastructure is well maintained and serves the needs to the community. Entire city can be safely accessed via bike trails and lanes.

1 A well developed community with clear communication between the city and its people. A city that has solved past problems with providing enough clean and consistent water to its residents, over-crowded schools, damaged busy roads (400 North), and lack of infrastructure.

1 Hopefully not too different from now! Maybe a mall and an LDS temple.

1 I have no idea.

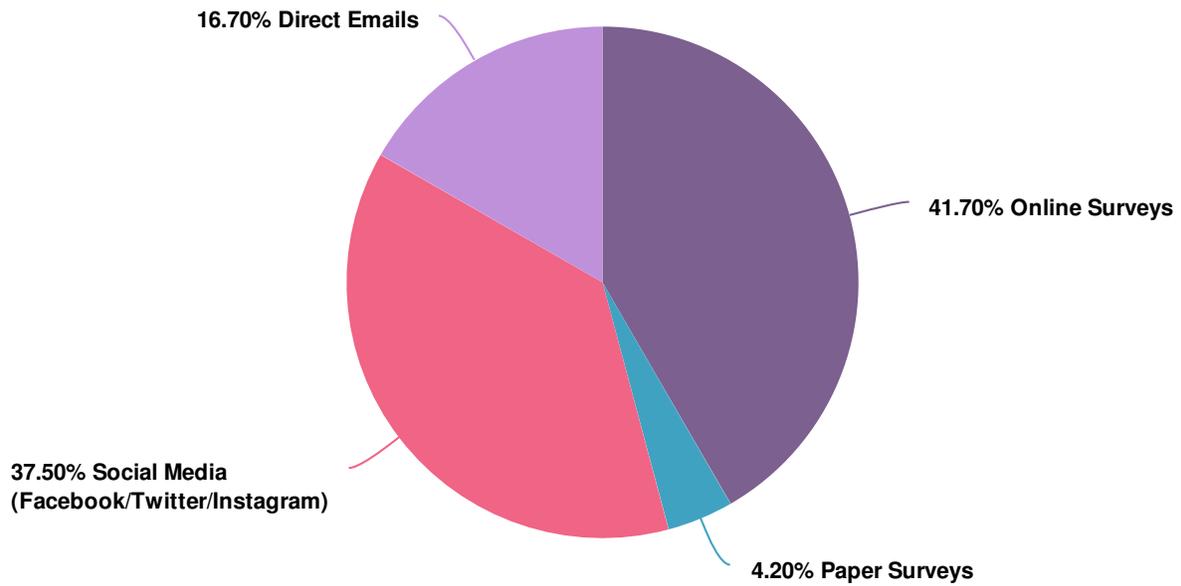
1 I hope it will be a walkable city, able to support the needs of its citizens. We need to have a sustainable water plan, recreation opportunities, and enough shopping options to keep the tax base in our community.

1 I picture a city built and laid out similarly to one built on the ocean. We have the lake, which can be used to our advantage. I want to see lots of small shops, good transportation with efficient connectivity to the rest of the Salt Lake and Utah valleys, and I'd love for it to be built up enough that there's no undeveloped areas.

Count Response

- 1 Large community with a suburban feel, with no mink or pig farms (seriously, who thought this would be a good idea?), good schools, lots of activities, parks and open air, and good, well thought out businesses at which residents can shop.
- 1 Less traffic. More schools.
- 1 Like it was very well thought out in terms of development and transportation. All have farm feel-ish, but not high density housing big city feel.
- 1 More schools, still clean. I just love how clean and young our city feels.
- 1 My biggest fear of being one of the biggest growth spots in the USA is sustainability. I would appreciate increase in public awareness of how the city plan will allow for a thriving community to be debt-free by 2037. If that is not a fundamental goal, I doubt the city will still be a desirable location, if it exists at all.
- 1 No more construction of housing communities. Open space preserved. Walking trails connecting entire city. Sufficient schools. Smiths business park thing completed. Rec center.
- 1 Parks and rec should be vibrant. Well planned and thought out.
- 1 Probably a built out city. Would be nice to have a community center and pool, movies and large shopping mall with some upscale restaurants and stores.
- 1 Quiet and full of trees.
- 1 Saratoga Springs should continue to grow but keep the growth in check. Don't make current residents suffer (e.g. water problems) because of the hyper-paced growth.
- 1 Take the beautiful, well-kept, quiet neighborhoods we have now and copy/paste them into the open areas that are left. A few more major roads/transportation options, that make it easy to get places. And many more restaurants, stores, and entertainment venues in the downtown area.
- 1 What is should not look like is Legacy Farms and many of our newer subdivisions. Provide open spaces, including between lots. Houses with space between them and land around them. grow out the business districts and then open up property rights to residential lots for more agricultural pursuits (animals and edible landscapes). Less sod, more natural landscapes.

5. What is the best way to reach the Saratoga Springs community during the plan development process? Please select your top three choices.



Value	Percent	Responses
Online Surveys	41.7%	10
Paper Surveys	4.2%	1
Social Media (Facebook/Twitter/Instagram)	37.5%	9
Direct Emails	16.7%	4
		Total: 24

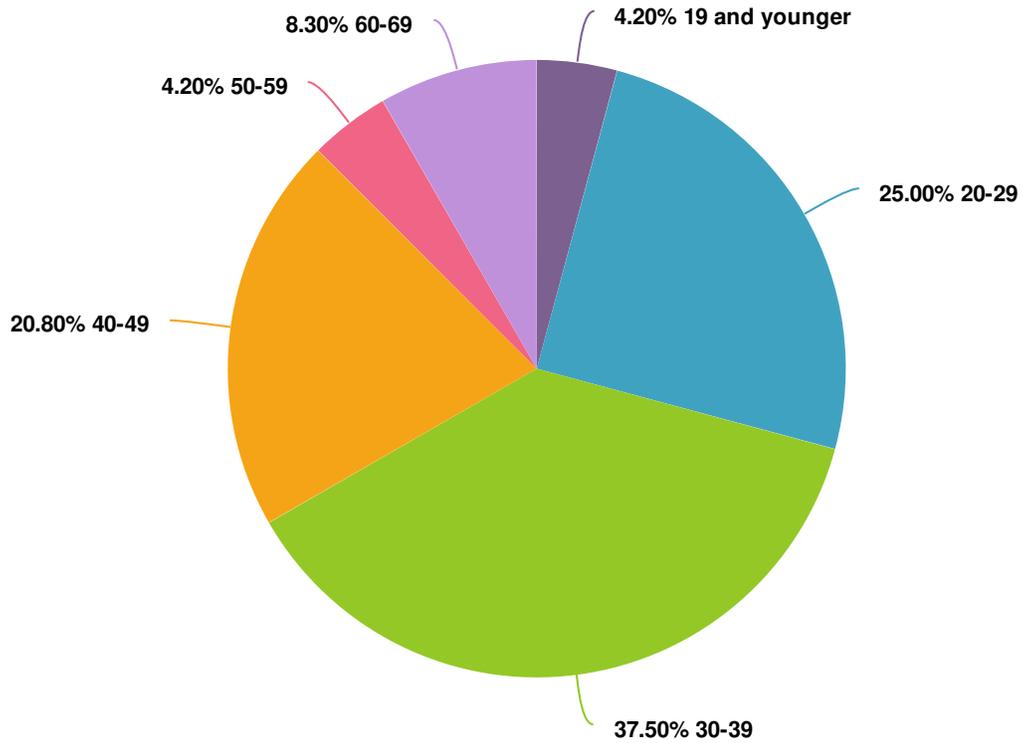
Other	Count
Total	0

6. What neighborhood do you live in and identify with?



Count	Response
7	Sunrise Meadows
6	Harvest Hills
2	Fox Hollow
2	Mountain View Estates
1	Crossroads
1	Harvest hills
1	Lake Mountain
1	Riverbend town homes
1	SSHOA
1	Sunrise meadows
1	The Cove at Jordan River

7. What is your age?



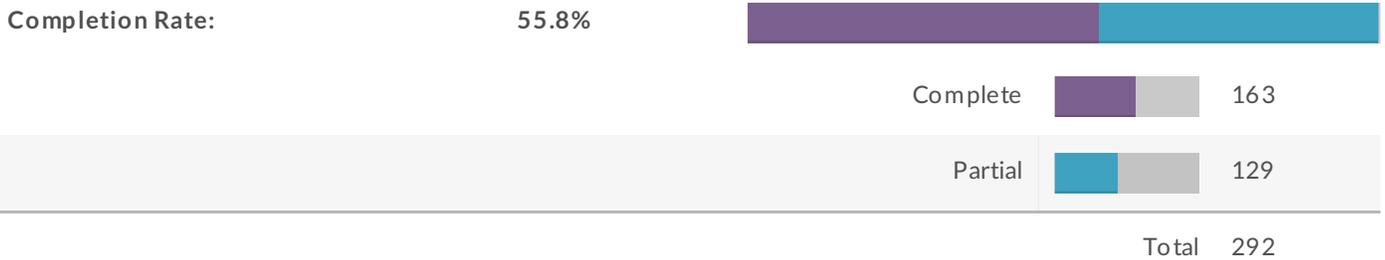
Value	Percent	Responses
19 and younger	4.2%	1
20-29	25.0%	6
30-39	37.5%	9
40-49	20.8%	5
50-59	4.2%	1
60-69	8.3%	2

Total: 24

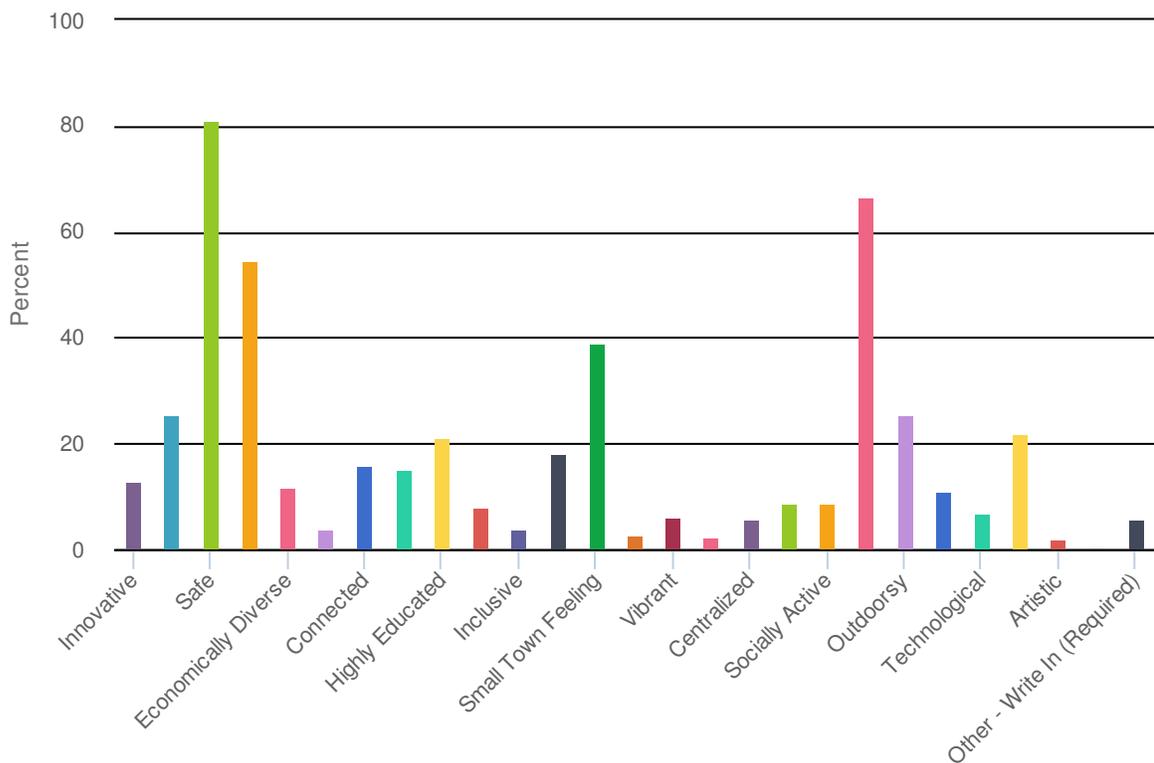
Report for Saratoga Springs Visioning

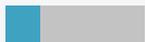
Report for Saratoga Springs Visioning

1. Response Counts



2. When you envision Saratoga Springs in 10 to 20 years, what do you want the City to BE? Select the top five most important ideas.



Value	Percent		Count
Innovative	12.7%		32
Healthy	25.5%		64
Safe	80.9%		203
Beautiful	54.6%		137
Economically Diverse	11.6%		29
Unique	3.6%		9
Connected	15.9%		40
Affordable	15.1%		38
Highly Educated	21.1%		53
Proactive	8.0%		20
Inclusive	3.6%		9
Active	18.3%		46
Small Town Feeling	39.0%		98
Vibrant	6.0%		15
Centralized	5.6%		14
Green	8.8%		22
Socially Active	8.8%		22
Family-friendly	66.5%		167
Outdoorsy	25.5%		64
Natural	10.8%		27
Technological	6.8%		17
Self-sufficient	21.9%		55
Other - Write In (Required)	5.6%		14
All Others (click to expand) ▶	7.6%		19

Other - Write In (Required)	Count
Awsome Youth Sports Town	1
Easy to get to	1
Fiscally and resource responsible	1
Good Traffic Flow	1
I would like to see more highend/priced communities and homes in this area.	1
MORE than adequate Infrastrucure	1
Market-dictated	1
Not congested with traffic north-south	1
Prosperous, Free, Unencumbered	1
Quiet	1
Strategic	1
low density, large lo ts	1
low-density, large lo ts, wide streets	1
small town!! - not just a feeling	1
Total	14

2. If you would like to explain any of your choices, please do so here:



Count	Response
2	We live in between the lake and the mountains, the natural beauty and quiet is why we moved here and these should be preserved. Native, natural corridors from the lake to the mountains.
1	A family-friendly atmosphere with sufficient arts/sports/outdoors that do NOT need to leave the city for a date night or family night. Easy to get around (lots of ppl and large enough roads to accommodate)
1	As I have lived here 13 years, I have seen patterns of stability in Harvest Hills. I have noticed that bigger lots and homes are more stable and less likely to become rentals. I have also noticed that where there are areas of smaller lots and smaller homes, they seem to be more stable if there are some bigger lots and bigger homes close by. My point being, when there are areas of smaller homes on smaller lots, I hope the city encourages developers to always have some larger homes on larger lots to anchor the neighborhood and subsequent LDS wards. I think this will go a long way in keeping neighborhoods stable and beautiful.
1	As a crossroads community we should be able to offer everything to anybody, but not at at out cost. Try to keep that small town atmosphere.
1	As the city ages, it should remain important that there are initiatives in place to promote a healthy community.
1	Biking and hiking trails need to be improved

Count Response

1	By outdoorsy, I'm assuming you mean bike paths, parks, trails, recreation, etc.
1	Connected neighbors with a active community
1	Family Friendly - Having options, both outdoors and in museums, aquariums, etc, to have family educational and recreational experiences. Green - Healthy Utah Lake, clean streets, treating our environment with care. Diverse - Attract a variety of ideas and people to strengthen our community Highly Educated - High graduation and college attendance rates, extra opportunities for aspiring kids. etc.
1	Family-friendly including sports parks, safe roads, etc.
1	Fix unreliable utilities (water!), make space for a technical college campus, make space for a hospital, and get a lowes or home depot built over here. Work with the school district to get better locations figured out for future schools soon! Our community needs a reliable utility system, in particular water. Our community needs opportunities closer to home for students that are looking beyond high school. There are good colleges within commuter distance but we need a technical college or another sort of opportunity on this side of the lake. This will help not only high school kids, but also men and women in transition periods. With families and other obligations, a technical school will help our community stay relevant and increase income opportunities for our residents. A space for a hospital is going to be a must very soon. Medical care close to home is so important for a thriving community like ours. We also need a home depot or lowes badly. They have the essentials for h
1	I am not native to Utah and I sorely miss mature shade trees. I wish our parks were flooded with trees that would shade the children's play equipment and offer comfortable places to picnic, etc.
1	I believe that part of the draw to SS is the rural feel with quiet neighborhoods and dark nights. We should tap into the technology boom that is taking place at the point of the mountain but keep it centralized in a business district towards the center of town. Trails (bike and walking) and parks are critical to a healthy community.
1	I chose "active" because we would love a rec center & pool so our whole family can be active. Also more of the running paths around the city, we love those!
1	I especially like the small town feeling.
1	I focused on the basics because Saratoga Springs needs to focus on the basics of Good, Clean water. I'm glad we're not growing too fast because we don't want Lehi's water pressure problem. We need to be more connected with Lehi, mostly in our Library's (we don't use ours we go to Salt Lake County)

Count Response

1	I just moved from social and I definitely see a need in Saratoga for traffic improvement which would hopefully improve safety. People here seem frustrated and willing to take chances on their safety and others because there is so much traffic and not enough lights on Redwood. It would be nice to have more diverse, well-planned shopping and dining options.
1	I like the semi-rural character of our town. It would be nice to have more business in town, but only if the infrastructure is there to support it. I am disappointed that it took citizen pressure to move up the widening of Redwood Road and that it still falls short of the area where a very large percentage of the new housing is being constructed. I am also very concerned about the apparent short term view being taken concerning the city water supply. Having worked in the industry, city leaders lack of foresight is frightening.
1	I love that as of now there are still open spaces and farm areas interspersed between neighborhoods and subdivisions. But they are going away, and as the city gets more crowded I worry that quality of life will suffer.
1	I love this city. We are moving in a good direction but as growth happens I just hope it will be more thought out than some of the changes in the past. I...location of some businesses like Taco Bell, Wendy's, cafe rio,,, and I would like nothing more than to see our recreation world get bigger and better. Are youth population out here is skyrocketing yet we don't have a a lot of amenities or programs to support them all.
1	I moved here because of the space and small town feel. I want to preserve open space, and because we are adjacent to Utah Lake and Jordan River, we have a crucial responsibility to partner with the state and county to preserve natural habitat and make the lake an asset, not only to us as citizens, but to the wildlife and ecosystem. I don't believe the natural environment should be compromised as a result of people living nearby.
1	I moved here 15 years ago specifically to get away from the city life and now it seems to have followed me.
1	I moved here for the small town feel....now I'm stuck in traffic?! The vision of this town is going downhill fast.
1	I realize growth is inevitable but feel it should be carefully managed with water use and availability and infrastructure kept in the forefront.
1	I really hope we can improve the schooling situation in our city. Class sizes are too large and schools are over-crowded. I do not like how quickly the city is trying to expand, as the number of homes being built far exceeds the resources and infrastructure.

Count Response

1	I specifically choose connected because I am concerned with quick access to I15
1	I want our city to be a SAFE and FAMILY FRIENDLY place to live. I want my own kids to want to return and live here. I want the people to HEALTH H with activities to peruse and to be able the enjoy the OUTDOORSY things here. Lastly, I want the city to economically SELF SUFFICIENT and to not make choices that leave us in debt.
1	I wish we had more mature shade trees everywhere, especially to shade the playground equipment in the parks for the children.
1	I would be nice to preserve some of the open space so that it does not become just another concrete jungle like South Jordan.
1	I would like a city center ehere we as a community could gather for city events. Similar to Legacy Center in Lehi. I would like a Rec Center. We do have the States top two swimmers at Westlake but they have to travel to Lehi and American Fork to train. We need the resources to help the talent here in Saratoga, stay in Saratoga.
1	I would like to see a feel such as the sugar house area has created., where people are outside dining, more night life brought alive. Definitely improve the transit. Redwood Rd from Talons Cove to 2100 N is horrible at 730 am !!! It takes about 20-30 mins to get through. More affordable water. It is by far the most expensive water costs that I have seen out there.
1	I would like to see Saratoga Springs be a destination for business drawing on the educated capable individuals to support those business. I believe SS could be a resort town feel like Park City, Midway, or St George. We need the roads and infrastructure to support those initiatives before the growth is too large.
1	I would like to see a reduced reliance on irrigation water, meaning taking more advantage or the natural beauty, using or requiring drought tolerant landscaping, changing the requirements for green space to include less grass.
1	I would like to see more stores and restaurants here so we don't have to go to American Fork so often.
1	I would like to see redwood road expanded sooner than later. I don't care for the twin style homes due to what happens once all of those homeowners upgrade to a real house and renters move in
1	I would like us to be water and energy wise

Count Response

1	I would love Saratoga Springs to maintain its beauty and nature as well as be a fun place to live with plenty of community activities.
1	I would love to see Saratoga Springs as a place I don't have to leave to do fun, social things as a family. It would be great to have great restaurants, possibly a movie theater, and some arts-related shops and venues.
1	I would love to see fewer high density housing units and more open larger lots. If we keep allowing so many condos and apartment units, our schools will be even more overcrowded than they already are, making education not near as good for our children. Plus, with lots of high density housing, comes a higher crime rate. Look at west valley as an example. They have tons of high density, affordable housing. I know that most people would not willingly choose west valley as their home based on their crime rate alone. I would love to see our city become more like highland or alpine. With more open space and larger lots, the property values are higher because it's a more desirable city to live in.
1	I would really like to see the library have more family friendly programs to promote reading similar to other cities like lehi and American fork and pleasant Grove. the library needs a lot more funding for books as well as for programs.
1	Keep more open space, keep high density housing very limited. Alpine has a great small town feel and has minimal if any high density homes.
1	Minimal government services, maximized privatized services.
1	More parks and splash pads. I'd love to see a larger library and community center like Lehi or other cities have.
1	Most important is a minimal government and taxes, with as much freedom for businesses and individuals as possible.
1	Municipal fiber is so awesome! Connecting a city with fiber or other fast internet will bring lots of innovation.
1	Musical: I would love to see a regular music in the park concert series like Orem, Pleasant Grove, American Fork, etc... Outdoorsy: I would love to see a kayaking/paddleboarding park (like Highland Glen Park) developed in the city. I think Ring Road would be a great place for it. Beautiful: I would love to see more trees especially at parks. I think it would be better to buy one or two larger trees that will actually do well in our soil/water instead of a bunch of small trees that don't do well.

Count Response

- | Count | Response |
|-------|--|
| 1 | Natural: The beauty of Saratoga lies in it's natural state. Open fields for the pronghorn to graze and run, open fields to enjoy the peace and tranquility, open fields to preserve the unique views and landscapes people moved here to enjoy. Envision the possibility of being the "Cutting Edge City" that will get awards for Protecting some of it's "Natural" state and having the VISION that we'll be the SMART city that SAVED these precious GEMS that ALL OTHERS threw away. Everyone will SEE what they SHOULD HAVE DONE and WISHED they WOULD HAVE been SMART about HOW they PLAN, not just a city, but plan for an ELEVATED WAY of LIFE. |
| 1 | Need to have connections with Utah Transit Authority System for bus stops, BART, etc., to get to the rail system. |
| 1 | On the general plan, and on the zoning map, there should be more land set aside for rural low density. This will help the city maintain some of its rural heritage and open feel. In areas where there are smaller lots, at least part of the neighborhood should be required to have .25 acres + lots for larger homes. Having this population in all neighborhoods will stabilize neighborhoods and LDS wards and maintain higher property values. |
| 1 | One of my favorite things about driving home from work is seeing open spaces rather than houses everywhere. |
| 1 | One of the reasons why we chose to move out here is because of the small town feel and lots of farming fields and natural landscape. One of our concerns is the re-zoning of land for commercial and high density housing. We are concerned about this ruining our small town feel and having more commercialized property close to us. We would also like to see more efficient means of energy use and conserving our natural resources. |
| 1 | Our city is growing by leaps and bounds, but our city plan relies heavily on UDOT to provide main thoroughfares for north-south traffic. We must implement within the city plan secondary thoroughfares, similar to Harbor Parkway, Village Parkway, or Grandview, which we ask future developers to include in their plans, and which are meant to connect our city North to south. Albeit slower than the main UDOT thoroughfares, these secondary traffic gatherers would significantly decrease traffic and congestion on the main roads, and provide safer exit strategies in future cases of mandatory evacuation such as during the dump fire a few years ago. Thank you for considering this proposal. |
| 1 | Part of safety concerns for Saratoga is the lack of outlet roads out of Saratoga in the case of an emergency. There also needs to be a light in & out of Jacobs Ranch. In the few years we have been here, there have been dozens of accidents because of high speed, lack of stop lights and lack of vision in and out of our development. We feel strongly this is a high priority safety issue. |

Count Response

1	People come here for the lake views and mountain trails. Hiking biking and ATVing. (the lake is to polluted for boating and fishing). Don't ruin the natural hot springs and lake views by over building. Keep the mountain trails open to public use.
1	Please so down on the housing, I love the small town feeling and hate to see so much housing going up with so little infrastructure and new businesses.
1	Please work on infrastructure and slow down on new home growth
1	Preserve the natural beauty of the hot springs, lake, and mountain and be able to have recreation in each area.
1	Safe and family friendly is the most important to me. I want this to be a safe place I can raise my girls in. Being able to do things with them around home while still having easy access to other parts of the state are the most important to me
1	Saratoga Springs feels less cramped to me (The Villages at SS). I'd like it to stay that way. Two things I think we need severely - a bridge across Utah Lake and Businesses in South SS - just a few essential ones - a grocery store, a gas station (maybe Tesla), a few restaraunts.
1	Saratoga Springs should work with Avantive and other providers (such as Google) in order to install fiber infrastructure connecting all neighborhoods just as has been done on the east side of the lake. The goal should be to provide cheap/free fiber internet access to all houses in the city (like Provo). By focusing on creating infrastructure throughout the city, we can encourage economic growth/prosperity in the city and bring in a set of businesses we may want to have. Further, it seems that a walking plaza that includes a built up river walk (capable of easy cleanup if flooded) and connects via walks and overhead bridges to the commercial areas, such as where the new Smith's is going in, could give the city something exceptional as well.
1	Stop planting grass everywhere. Please use natural landscaping that requires less water and less maintenance. Look into round about's instead of 4 way stops or traffic lights.
1	The city needs to be Unique, and opportunity to bring businesses and people here. We are a central hub that connects land to Utah county. Let's make something of it.

Count Response

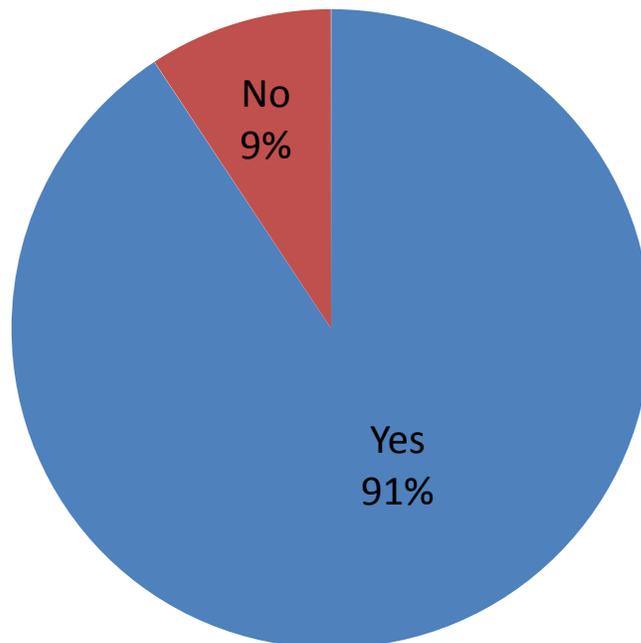
- | Count | Response |
|-------|--|
| 1 | This community is going to get big quickly. However, there needs to be infrastructure to back what growth is coming. Mainly the water rights/needs of the people who are moving in with what already exists. Utah Lake is one place we should NOT use as a back-up plan to use. Wells are probably the better option, as well as allowing the people to use rain water on their own property legally. We should also be allowed to xescape on our property to help elevate the drought happening. Instead of requiring us to use up precious water for drinking, we should be making desert landscaping for our yards. |
| 1 | Useful, larger stores so I don't always have to go to American Fork, ie. Lowes, Costco, etc |
| 1 | WE HATE THE GROWTH AND THE HIGHER COST OF LIVING |
| 1 | WE need to do a better job of growing infrastructure as fast as development, i.e. water and roads. |
| 1 | Walking and biking paths on major roadways, no bill boards, natural scenery over overdone commercial big city |
| 1 | We could use more stores and restaurants so we don't have to travel to American Fork so often. |
| 1 | We have a highly educated community that is hard working and fairly young which should indicate that we could be self sufficient. Self sufficient should look like a community that can work (not just retail), shop for basic needs, and have entertainment opportunities within its community. All of this while providing an honest government with transparency and adequate resources to accomplish these activities (road systems). |
| 1 | We love all the open and green space here! |
| 1 | We moved here 5 years ago because it felt like a small town and there was lots of open space. It is quickly becoming too crowded for the roads, water and is taking away from our beautiful mountains that we enjoy hiking and riding 4 wheeler's on. |
| 1 | We moved here to be in a small town and do not want it to get bigger and bigger. We moved away from that. |
| 1 | We moved out here to be away from the busy feeling of a bigger city. We like that there are a few stores out here, but nothing too big. We like the flocks of birds, the herds of antelope and the open fields. |

Count Response

1	We moved to Saratoga Springs because of it's uniqueness and small town feel. It would be sad to loose that.
1	We moved to this area specifically for the small town, away from the big city, feeling this area had. We are increasingly saddened by the extension of building and building and building that is going on. :-)
1	We need to bring more retail and upscale the homes we are building in Saratoga.
1	We need to keep the farms and the country-feeling. T he feeling which drew us here was rural and agricultural.
1	Would like to see SS remain with the small town feel. That is why we bought here three years ago. Some growth is nice, but we enjoy the smallness of it. We wish there were more activities though such as more food truck nights, a true community fair or carnival in the summer and better, more upscale family owned restaurants instead of chains and fast food. We now drive up north to enjoy different food
1	Your town cannot be active together due to the lack of youth sports programs and facilities. Everyone leaves the town which many of them leave due to travel away from there home town.
1	keep the area beautiful, add running/walking trails, green spaces, make retailers have nice looking buildings in the city

3. Sense of Community“In Saratoga Springs, we value a strong sense of community. We seek to build and nurture this by providing opportunities for citizen participation in local governance and planning, problem solving, and volunteerism. Communication between citizens and local government is clear, abundant, diverse, and transparent. We take advantage of opportunities to further build our sense of community through celebrations of our community’s heritage, participation in local activities and events, and by investing in the quality of our city and neighborhoods.”

Does the Sense of Community directive match your vision for the future?



Comment

A word cloud graphic featuring the words 'community' and 'city' as the most prominent elements. 'community' is written in a large, green, sans-serif font at the top. 'city' is written in a large, blue, sans-serif font in the center. Surrounding these are several other words in various colors and sizes, including 'activities' (green, diagonal), 'sense' (blue), 'abundant' (green), 'appealing' (purple), 'attended' (purple), 'agree' (red), 'adults' (red), 'add' (yellow), 'area' (yellow), 'high' (red), 'density' (purple), 'diverse' (orange), and 'areas' (orange). The words are arranged in a cluster, with some overlapping.

Count Response

1	Almost, the activities and events are not as important to me.
1	City offices needs to improve on communication and transparency.
1	Communication is not clear between citizens and government. The government holds planning meetings which are attended by the people to talk things like housing. Its decided to not put high density housing in a certain area. Then months later their is another meeting held to talk about the same piece of land and because people don't show up you change it back to high density housing to make a quick buck. But that had already been decided on!
1	I feel too much of an emphasis is being placed on the youth and children based activities and nothing to bring a sense of community for the adults in our city. In order to stand out and really thrive we need to focus on both families as well as individualism adults
1	Not too important to me.
1	The above statement is a nice warm vision of community. But proof is always in the pudding, right? The increase of many high-density housing projects (often in stark contrast to the will of the citizens) and low-density businesses (fast food etc) popping up all over is at odds with the appealing campaign rhetoric above.
1	There is a divide between the northern and southern sections of our city. The sense of community seems to be "us" vs. "them".
1	This isn't happening now!!
1	This not a huge priority for me, but I like how Pleasant Grove used to do things. Not how they do things now though.
1	We have 1 park....no other recreational areas. Where does our community have to get together regularly? Pools. Skate rink. Rec Center. Senior , boys and girls club? All green space and small parks you ask builders to put in, how about the city step up.
1	We need to add the word "rural" and limit city growth.
1	We need to make sure this objective..."Communication between citizens and local government is clear, abundant, diverse, and transparent." is really happening.
1	Yes, I agree with this but at times wonder if the city council does! I don't know that communication is clear, abundant, diverse and transparent.
1	your

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1

.

1

A community center

1

A recreation center! Saratoga needs a rec center/swimming facility

1

Common spaces that are easily accessible via walking/biking trails from the various neighborhoods.

1

Community Parks and Rec Center

1

Diversity

1

Don't force a "vision", allow property owners to determine their own future.

1

Emphasis on farming and agriculture.

1

Four years ago the entire community came together to help the families affected by the flood. Thousands of people showed up to help. I would love to see that same thing happen for project that blesses the community. Perhaps creating a kayaking/paddleboarding park (like Highland Glen Park) could be something that would bring the community together for something positive.

1

Growth should be restricted to retain small town feeling.

1

High tech connections

1

I feel like there could be more emphasis on community activities and celebrations

1

I think there should be a focus on infrastructure as well

1

I would love to participate in these events more fully. I am often unaware of the available activities or input because I don't see it until it has been sent in the flier with the monthly utility bill. I think the flier is a great idea, but most families need time to plan schedules a good month in advance. I was quite disappointed that there was a parade for our city's veterans, and my family was unable to participate because I found out about the event three days too late, when I got the flier in the mail. I would like to see the following months events on the current flier. Often I've either already miss or cannot reschedule in order to attend city activities because of the short notice.

1

Investing in quality neighborhoods is lacking. We have way too much high density housing and starter home developments. We need to bring higher scale homes and builders to offset the amount of lower income homes we already have in Saratoga

1

It seems like the city is allowing way too many homes to be built too quickly without enough water, roads, and businesses.

1

Listening to the people who are part of the city first and foremost.

1

More businesses and shopping so we don't have to go somewhere else, like American Fork or Lehi.

1

NA

1

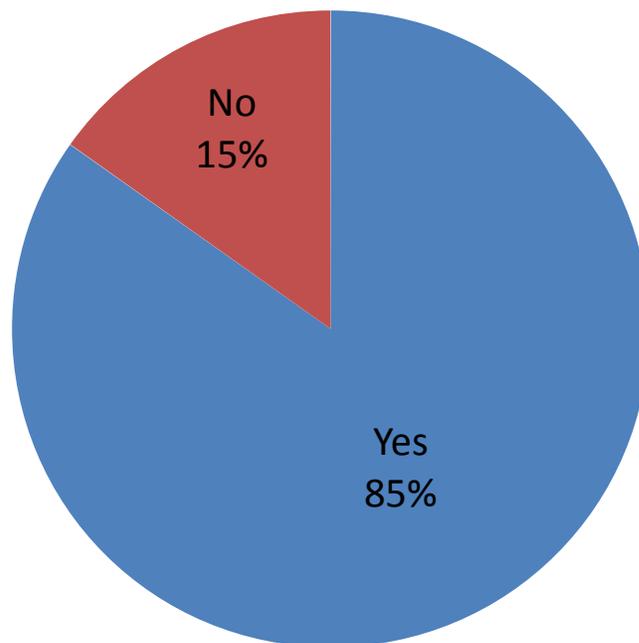
Na

Count Response

1	Nothing
1	People also need a feeling of space. Their own space something a park or even a green space can not give. If all our future developments are like Legacy Farms we will all feel that we are living on top of each other. There will be no open views to speak of. It is vital for families to have yards big enough for their kids to play safely in.
1	Rec center and pool
1	Refer to previous comment
1	Roads to actually get to these activities in a relatively short amount of time.
1	Sense of community is not important to me.
1	The citizens, we easily fall into someone else will do it. More emails of problems and proposed solutions may help.
1	The city is not that old and the infrastructure is falling apart
1	The fact that our city isn't as transparent as we'd like it to be.
1	The wording sounds nice, but currently it does not seem to be in place.
1	There is a disconnect between HOA families and non HOA neighborhoods
1	We need more opportunities for "public comment" beyond the "planning commission meeting on a development proposal and the final."
1	We've expressed many concerns about safety and other issues within the city. Our opinion and concerns aren't of value to many city officials.
1	What actions will be taken to ensure the above steps are achieved.
1	When the city has problems, they don't communicate them to the citizens very well.
1	You are thinking short term money instead of long term satisfaction to those living here.
1	Youth sports (baseball)
1	a playhouse; we have talent in SS and rely on church's for many events. Could benefit from a playhouse or a theatre of sorts

5. Natural Beauty and Community Aesthetics “In Saratoga Springs, we cherish our natural beauty and environment. We recognize that these characteristics represent the reason why many have made their homes here. We therefore place high importance on preserving and enhancing the natural beauty of this very unique location. As we work together to promote the quality and cleanliness of our neighborhoods and commercial areas, it will inspire citizens and visitors to appreciate and take pride in the shared beauty of the environment that is uniquely Saratoga Springs.”

Does the Natural Beauty and Community Aesthetics directive match your vision for the future?



Comment



Count Response

1	Again this sounds nice, but the sheer number of homes being built seems to nullify the hopes of this directive. We need trees and views, not mega-packed housing.
1	Again, I do not believe the city is working to preserve our natural beauty by continuing to build more and more houses and commercial building.
1	As long as this includes not taking water from Utah lake to water our lawns. If we drain that lake, the reason I moved here will be gone.
1	How specifically will we be preserving and enhancing the natural beauty.
1	I don't see a lot of beautification or preservation happening... builders and building mass amounts of homes without giving back anything to the community no new parks, or anything do I see besides homes and churches
1	I hate the "natural grass" look that the city pushes. It mostly turns into huge weed patches that aren't maintained or controlled.
1	I think there should be restrictions on sight line obstructions as part of the city code. Contractors shouldn't be allowed to destroy the beautiful view of the lake by building such tall houses. They can build a large house that has a low profile. I think lot sizes should be large to allow sight lines to continue. All these houses on little lots are offensive to the eyes.
1	If natural beauty is desert landscaping, that would be on the right track.
1	It is so beautiful out here but we need more useable green space. We need more parks. The city is growing like crazy and there aren't enough parks or facilities to accommodate everyone.
1	Many people have their homes here because it is cheap. It is not naturally beautiful here.
1	Natural spaces as they call them are bug infested and rodent filled, not to pleasant to look at big overgrown weeds (natural spaces) that could be beautified.
1	Our city is beautiful! But we need more parks and less tiny homes and apartments crammed on tiny lots
1	So long as we don't let this concept overshadow common sense or dictate unreasonable solutions to growth and real needs of the community. We don't need another Park City or Sundance.
1	Stop building high dense...I thought that was passed? Slow building down and really look to see what is happening here. Builders everywhere and THEORY DON'T KNOW HOW TO CLEAN UP AFTER THEMSELVES OR RESPECT THE PEOPLE THAT ALREADY LIVE HERE. yes I know. ...redwood road us the Responsibilities of U DOT and the garbage on the trail is Jordan River Trails response. "Not mine not mine", that's all I hear from the city. garbage everywhere.
1	The amount of high density housing that is being approved is detracting from this statement.
1	This means taking action to clean up Utah Lake in coordination with other stakeholders.
1	To me "preserving and enhancing the natural beauty" means fewer spacious lawns and more use of native plants, beautiful drought resistant landscapes, etc.. We just moved here from Colorado and I don't see how the golf course look is sustainable in this high desert area.

Count Response

1	Unfortunately, there are no zoning control here. We live in such a beautiful community, but have neighbors that have not finished their yards, have trash or "collections" in their yards or do not pull weeds nor take care of their property. It's quite sad and embarrassing when we have friends visiting from out of town
1	Very important!
1	We need to solve the lack of water pressure so we can water our lawns to keep them green.
1	We need to value the view of the lake.
1	Why are there power lines blocking the beautiful view for homes to see the lake and mountains. How did that ever get approved.
1	Would love more parks, more outdoor areas, less homes.
1	Would love to see the planters in the city (especially the ones by the main streets) maintained better. Most times I notice huge weeds growing in these planters. I'm all for natural beauty, but this just makes our city look lazy and run down
1	Yes
1	Your digging has killed the natural hot springs in the area. What happened to the hot spring pool? The hot springs should be the number one thing people think of when they think of Saratoga Springs.
1	i don't feel that the current city plan fully matches this directive. I also feel that this has negatively affected efforts at self-reliance in my neighborhood, such as ill-conceived ordinances against keeping chickens or bees.
1	see above
1	the entrance to Jacob's ranch is sad

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1	"place high importance on preserving and enhancing the natural beauty of this very unique location 'in a fiscally responsible manner'"
1	Actually implementing this instead of growing beyond what we can sustain
1	Allowing the community to have some legal rights with water/rain.
1	As it's stated above, "Working together to promote the Quality and cleanliness" doesn't really address the "High Importance" you claim to put on "preserving" the natural beauty here. Let's being OUTSTANDING in our ability to preserve what's been here for millions of years and be a BEACON for OTHER cities to ADMIRE. IF WE CAN ENVISION IT, IT CAN BE REAL! :) THINK DAYBREAK! There's a REASON people LOVE to live there!! They have OPEN NATURAL SPACE, BREATHING ROOM, community GARDENS, WALKING TRAILS, "small town feel" shops, guidelines for business to be a BEAUTIFUL PART of our community.
1	Building more homes instead of keeping a small- town feel is ruining the area.
1	Cautiously build new homes while keeping in mind that they will detract from the open feel that attracts people to the city
1	Do not mix businesses with housing developments. Keep them in a centralized location.
1	Enforcing the cleanup of unkept lots
1	I do not see the city actively being involved in keeping the aesthetics of our city. Look at our lake! It is awful! Someone from our city should be fighting for our lake... slc is draining it and it looks awful. I built here for the one reason to have a lakeside home and without a lake I will move
1	I don't feel that this vision is being enacted because of the rezoning of land for commercial use and high density housing.
1	I think there should be restrictions on sight line obstructions as part of the city code. Contractors shouldn't be allowed to destroy the beautiful view of the lake by building such tall houses. They can build a large house that has a low profile. I think lot sizes should be large to allow sight lines to continue. All these houses on little lots are offensive to the eyes.
1	I would like to see a reduced reliance on irrigation water, meaning taking more advantage of the natural beauty, using or requiring drought tolerant landscaping, changing the requirements for green space to include less grass.
1	It says nothing about protecting conserving lake and river habitat.
1	Jacob's Ranch lacks a local school, requiring bus transport which affects natural beauty; Lack of walking/biking trails that connect the neighborhoods effectively.
1	More natural and conservation minded landscaping should be promoted to conserve water.
1	More on water conservation and sustainability
1	More undisturbed native corridors.
1	NA

Count Response

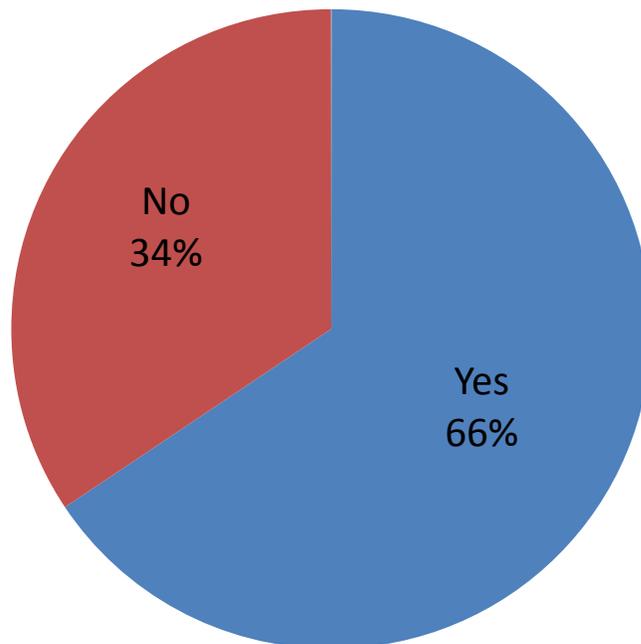
1	No comment
1	Our city plan includes infrastructure, such as parks and trails, that allow people to enjoy the outdoors.
1	Part of this should include not having too many or too large of commercial areas to detract from the city's natural beauty
1	Please slow down the building and growth and every new development doesn't need to be crammed in. Maintain the beauty and integrity of what is already here.
1	Preserving Utah Lake and Cleaning it up. Not using it for secondary water.
1	Rethink zoning--- this statement is great, but not necessarily followed by city planners
1	Shade Trees
1	Shade trees.
1	Specific references to parks, green spaces, trails, etc.
1	Stop planting grass EVERYWHERE. Use natural plants that require less water and maintenance.
1	The City lacks in following the vision
1	The natural beauty is being quickly taken away with the loss of farming land & addition of multiple family living.
1	The preservation of natural aesthetics can not override the safety and necessary resources of the citizens.
1	The view we had before the townhomes were built in talons cove golf course and the beautiful farm fields that helped us to decide to buy a home here.
1	There was a petition passed that limited the amount of multi-family housing that can be built as a percentage of the overall community. Judging from the amount of multifamily complexes I see going up around the town it does not appear that this is being adhered to.
1	This statement would be more assuring if I saw the city back up this statement with land set aside for rural zones, larger lots, and wider streets. Many of the recent developments in the city speak the opposite of what is shared here.
1	Too many houses are being built so close together that it is blocking all view of the lake. Spread the houses out so we can have pickets of beautiful lake views.
1	Too many fences are fencing off the view of the lake from Redwood road and other homes.
1	We have the most beautiful lake, yet most developers have sold property right down to the lake. A lakeside bike and jogging path would increase appreciation for the beautiful environment, increase health, increase safety with fewer cyclists on Redwood, and increase our sense of community as we would have a recreational space based around our cities biggest asset.

Count Response

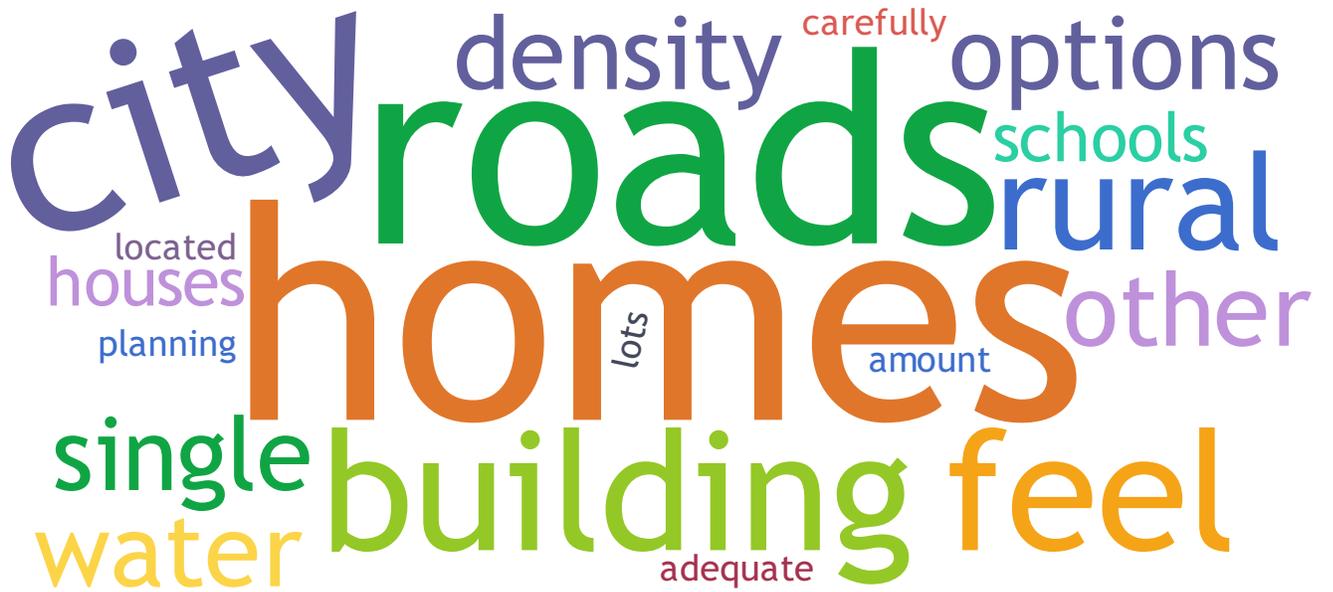
1	We moved here for the lake use. It has been unusable this summer therefor I would like an emphasis to be brought back to making the lake beautiful and useable, not nearly drained empty and zero use to the community
1	We need to make it a walkable community with pedestrian trails & connections from the North to the South and East to West. This needs to be incorporated for every development...before it is presented to the Planning Commission.
1	We should move in the direction of reflecting the natural beauty of the area and reducing our consumption of water.
1	We think it's important to take care of our yards and surrounding areas. It makes it difficult to keep our yards watered and healthy when water is limited. We have had unhealthy grass all year due to lack of water, yet we still keep going over our wafted allotment which in return has costed us financially.
1	Weed control.
1	You are beginning to miss the importance of having balance. Without space between our properties no one will see the beauty of our environment unless their home is bo ardering it. We have a lot of land for homes can we please not pile so many people into each new neighborhood coming in to the city. There won't be any natural beauty left if every development is as condensed as the new Legacy Farms develop.
1	city parks were drying up this summer
1	more walking/biking trails, cross walks across redwood, it is a busy street and it should be safer to cross the street to access the current trails/sidewalks on redwood
1	natural spaces- parks that are LARGE- not neighborhood corner lots
1	no powerlines
1	pride of ownership. We look like the Getto with all the weeds growing
1	rec center and pool, splash pads
1	secondary water to higher elevation homes.

6. Quality Growth and Planning “In Saratoga Springs, we value our rural and unique character. Growth and development is therefore planned and executed in a manner that preserves not only our community character but also our natural beauty and environment. Economic development is conducted with the objective of elevating quality of life by enhancing convenient access to goods and services. Residential development, meanwhile, emphasizes single-family home development while still providing for an adequate level of carefully located other housing options.”

Does the Quality Growth and Planning directive match your vision for the future?



Comment ·



A word cloud featuring various terms related to housing and urban planning. The words are arranged in a non-linear fashion, with some overlapping. The largest word is 'homes' in orange. Other prominent words include 'roads' in green, 'city' in blue, 'building' in light green, and 'feel' in yellow. Smaller words include 'density', 'options', 'rural', 'single', 'water', 'adequate', 'amount', 'lots', 'other', 'schools', 'carefully', 'located', 'houses', and 'planning'.

city density carefully options
roads schools rural
located houses other
planning homes amount
single building feel
water adequate

Count Response

1 As of now, I agree with what is mentioned, however, with the new projects that are being considered, I am concerned with amount of high density housing that will be allowed and the impact it will have on the overall feel of Saratoga Springs.

1 Building needs to stop until our roads and infrastructure can handle it! People are waiting to get out of the city for upwards of 30 minutes some mornings because of over population which our infrastructure cannot handle

1 But ironically this is not what the city is doing! Instead, we see a perpetual increase in high-density housing, increased public transportation, and low-density businesses (ie fast food) throughout the city. This kind of growth attracts a demographic that is out of sync with "quality growth and planning." Then there is the lack of infrastructure (roads etc) to support a wild influx of this kind of demographic.

1 But where are the goods and services?

1 Completely agree with keeping the rural feel and emphasis on single family homes

1 Have you seen the mess that is currently our "convenient access"

1 How are we planning to preserve our "Natural Beauty?" And what IS "Natural Beauty" to the author?

1 However, why are there still so many homes going up and very little businesses?

1 I am so disappointed in the way the city has and is growing.

1 I don't believe the city council's idea of "adequate level of other housing options" matches the citizens view. We shouldn't be catering to landowners by giving them condo building rights all over the place.

1 I don't like the "carefully located other housing options." This sounds prejudice. I like more diverse places which I feel Saratoga is missing

1 I don't understand the phrase "while still providing for an adequate level of carefully located other housing options." What does this mean? I think we should only focus on single family homes and remove the last phrase.

1 I have yet to see these housing options carefully located.

1 I meant to press yes but could not cancel the No button. See my previous response relating to multifamily home development.

1 I would rather have a small town than to have every type of store in Saratoga Springs.

1 In theory yes-but the increase in housing development is not matched with increase in infrastructure. Schools are crowded and roads not capable of traffic.

1 It is not possible to maintain a "rural" character with high density housing/apartments. Well planned also takes water and desert environment into account and not just planting houses wherever there is an open spot.

1 It seems like the emphasis lately is building homes. It's taken away for the rural feel.

1 It sounds promising.

Count Response

1	LOL...your comments above are a joke. Rural? Planned And executed? Lol. More like we messed up and the builders are taking over this city. It's their vision, not the residence.
1	Lots of communities going up with out the infostructure to uphold roads , water, etc.
1	Movie theater.
1	Not if they are as densely populated as Legacy Farms.
1	Once again - I feel like the quality of life for those already living here is going down as more houses are being built because there are not adequate roads, schools, or water to support the growth. The schools cannot keep up with the growth!
1	Only single family homes.
1	Our infrastructure is not growing at the same rate as new homes. Secondary water and roads do not meet the needs of the citizens, yet the city continues to issue building permits and allowing tiny building lots to be parceled off so developers can maximize the number of houses on an acre of land. I was shocked to hear Edge homes received over 3,000 building permits for their Talus Ridge development, and yet, weren't required to set aside land for an elementary school! Our city needs to grow responsibly and maintain a high-quality of living that includes access to education, safe and adequate roads, and water to maintain a park-like atmosphere.
1	PLEASE do not make all housing communities HOA communities. They do not function well long term and do not foster good feelings between community members. I know they help the city have less to take care of but in the long run it doesn't work well.
1	Saratoga springs is growing at a rapidly high rate, yet there isn't enough schools, roads, lights etc to support the growth. It's becoming an undesirable place to live.
1	Single Single Family homes on at least 1/4 acre lots
1	Some lot sizes are way too small
1	Sort of. It's the AMOUNT of homes being built that is the problem. Not the type. The rural feeling is going away quickly.
1	Sounds good in here, but what's really happening?
1	THE PLANNING SUCKS
1	The "other housing options" has already been overbuilt as a percentage of the total available households and multifamily units need to slow as they are taxing on the current city infrastructure
1	The city is clearly not building enough basic roads to support the growth.
1	The pace of growth, both residential and commercial though important should be tempered slightly to ensure infrastructure is sufficient, as well as not losing the small town feel.
1	There are too many multi-family homes and too many new developments!
1	There needs to be a moratorium on building until roads and water access and schools can catch up.

Count Response

1	This is my biggest concern.
1	Too many houses and residential and nowhere near enough businesses or shopping to accommodate. Or other facilities for entertainment or events.
1	Too many houses roads and schools cannot accommodate all the growth.
1	Too many tiny lots in newer developments!! This makes us cheaper and feel more like eagle mountain.
1	Too much development has taken place recently.
1	Too much high density housing makes it less rural and more urban with a competing demographic
1	Total lie. Rural and high density housing do not mix. This is just a plain out lie.
1	We are not following this directive. Growth is vastly outpacing infrastructure and proper planning.
1	Who says what is carefully located? Multi-unit housing should be at its maximum for this town. Lot sizes should be larger and new housing should bear the brunt of the costs of water infrastructure expansion. Housing here doesn't need to be more affordable. It needs to grow in value. It will do the opposite if we overbuild and destroy what makes us unique, our views.
1	With the amount of growth I feel the infrastructure is WAAAAAAAAAAAAAAAA behind the 8 ball!!!!!!
1	Would love to see less high density housing in this city.
1	You say that you emphasize single-family home development, but they sure are building a ton of condo and town homes.
1	You say this but it appears you don't try to follow it.
1	building without considering the amount of traffic
1	for the most part; but maybe little LESS emphasis on "other housing options." and more focus on single-family homes
1	mostly, as long as we have the roads and infrastructure to accommodate this growth.
1	see above
1	small starter type homes are great But giving the homeowner little to no yard to beautify with plants and trees or remove to expand as the needs of a start home change will leave to high turn over and no desire to maintain an improve ones home if their is little to no chance you will be in it long term. First type homes are great. but lumping them together hurts the whole community.
1	your

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1

1 A decent commute and water pressure in the south end of Saratoga Springs.

1 A provision to limit high density housing and not build too many homes right next to the lake.

1 Actually living by what you say.

1 Again the City seems to NOT follow

1 Again, if this statement was backed by specific actions the city was willing to implement, I would be more assured that this reflects city management's views on development. For example, as the city is aware that grandfathered rights exceed multi-family percentages outlined in Prop 6, I would say that the zoning map needs to reflect an earnest move to no longer allow anymore attached housing in the city where it has not otherwise been grandfathered in.

1 Almost all new neighborhoods were high density multi family dwellings even when they were first approved for single family. We already have water problems, we should slow down on the new construction until we can give everyone water.

1 And that infrastructure will be in place before housing is built.

1 Apartments, condos and townhomes have their place but that add more residence in a small area making things more crowded.

1 As I previously stated, North-South secondary traffic gatherers that actually are planned out to connect all the way through our city, and a more comprehensive lakeside bike and jogging path.

1 Becoming better connected will only be more important as we expand. Rural and unique is good, but we need to focus on easy access into and out of the outer reaches of Saratoga. Also, we should attract more services and businesses to the north and south ends of saratoga.

1 Better neighborhood planning with traffic and such

1 Businesses in South SS.

1 But as of now there is a strong sense of overdevelopment going on.

1 City and state are not keeping up with acceptable schools and roads to fit our growing city.

1 Communities south of Crossroads are included in these plans, not just Harvest Hills and Eagle Mountain.

1 Growth surpassed development some time ago. There isn't an infrastructure in place to meet the needs of the many homes that are already built, let alone the continuing growth

1 How about a plan for traffic and water availability prior to actually build in all of the new houses that are going to further ruin the access to our city.

1 How does rural match with the third line? Is rural the vision of all residents? Is it still?

Count Response

1	I do acknowledge two needed improvements to roads (Pioneer Crossing & Crossroads Blvd). But believe this has been more to appease the emerging needs of Eagle Mountain rather than SS. I say this because the most significant road in SS is Redwood; it runs the length of SS and if anyone in SS leaves their home later than 0730, residents are forced to experience congestion reminiscent of large cities like Vegas or LA. Why has the most significant road in SS received absolutely no attention?
1	I do think the emphasis should be on single-family homes and not multiple-family dwellings
1	I don't feel like the residential development is really focusing on single family homes. There are a lot of townhouses being built right now in Legacy Farms. Also, it mentions making goods and services more convenient. I like the small-town feeling of this area and I'd rather drive further to get things than to have a lot of stores out here.
1	I don't feel that this vision is being enacted because of the rezoning of land for commercial use and high density housing. I don't like all of the town homes that have been constructed lately so close to us and we are worried about how it affects our property value of our home. We are also concerned about how this affects the classrooms in the schools.
1	I don't think we should just value our rural and unique character, but we should value growth and opportunities as well.
1	I don't understand the phrase "while still providing for an adequate level of carefully located other housing options." What does this mean? I think we should only focus on single family homes and remove the last phrase.
1	I don't want our city to turn into an apartment complex. I love the emphasis on single family housing. At the same time I don't believe in having a load of cheap housing that turns our city into a whole bunch of rental properties
1	I have the same comment as previous stated to maintain those wonderful traits in Character, Natural Beauty and Environment we will need to be able to see them through the many homes. Please keep the SPACE between homes so we can see and enjoy where we live.
1	I think this would be fine if it were true. What I see happening is disgusting to me. With sight lines being destroyed by small lots and tall houses. I don't mind homes being built, but if the city leaders really cared, there would be legislation that actually protected our natural beauty.
1	I've noticed a huge increase of town homes and tiny homes on tiny close lots. They are being built in areas without enough schools as it is. The city should be more careful with the quality of homes that are built and the amount
1	In actuality, planning has not been well executed or thought out. We need alternatives to Redwood Road, especially in the south end of the city. We also need better culinary water and irrigation plans to match our growth.
1	It doesn't seem like the city has done a very good job of this. There are growing pains everywhere. The city should have been more proactive years ago to avoid the current issues. It doesn't seem like you are fixing that now either. Streets, water, facilities, services...
1	It seems like water is a huge issue. There are so many new developments going in, and it would be wise to make sure there are enough resources to go around. It would be nice to also have more commercial options in the south end of the city

Count Response

1 It would be nice to have better restaurants to go eat at. Less fast food.

1 Keep it exclusive!

1 Less multi family housing.

1 Let people know about exactly what's going on. Whether it's through newspaper or email inform people about what's going on and what's being built. Why it's being built. Where. Progress of the construction.

1 Maybe a 55+ community would be nice in my future

1 Movie theater.

1 NA

1 NO MORE APARTMENTS, CONDOS, TOWNHOMES, 2 HOMES FOR 1 LOT ETC

1 Needs to address transportation more.

1 Nicer restaurants, a Lowes. More shopping. I don't like spending all of my money in American Fork.

1 No apartment or townhomes.

1 Not sure I like the word "rural"

1 Our city is small and locked in by the lake. We need to use what small amount of land still available wisely. Choose wise businesses to bring in; don't just accept anything especially a Denny's.

1 Our infrastructure is not growing at the same rate as new homes. Secondary water and roads do not meet the needs of the citizens, yet the city continues to issue building permits and allowing tiny building lots to be parceled off so developers can maximize the number of houses on an acre of land. I was shocked to hear Edge homes received over 3,000 building permits for their Talus Ridge development, and yet, weren't required to set aside land for an elementary school! Our city needs to grow responsibly and maintain a high-quality of living that includes access to education, safe and adequate roads, and water to maintain a park-like atmosphere.

1 Place high density housing near the center of the city, by the shops and retail outlets, not in between large lots with single family homes.

1 Please rarely provide other types of housing from single family, those quickly bring down the safety and quality of population

1 Proper routes out of South Saratoga

1 Rapid too fast. Road not ready.

1 Roads. Schools. Community center.

1 Saratoga springs is growing at a rapidly high rate. There isn't enough schools, lights, roads and so forth to support the growth making it a less desirable place to live.

Count Response

1 Schools are over-crowded and we need to stop building until that issue is resolved.

1 Slow the housing growth and move some businesses and well as a better library and a full rec center here

1 Solve the water pressure problems before allowing more homes to be built.

1 Space. Give people space. This is a beautiful area. Let people stay here long term and enjoy the views.

1 Stop building apartments. Living in California, we unfortunately saw what /who were attracted to apartments. We need to maintain this community just as highland and alpine/high end, affluent and desirable

1 The DR Horton homes are multi-family all packed together. Farm lands are being eliminated and packed with housing.

1 The adequate level of other housing options is limited to 20 something percent if I recall the petition correctly.

1 The city is way to hard to work with your going to loose developers

1 The number of multi-family houses is increasing at a rate that will not be sustainable. Many Multi-family homes in a single area puts a large strain on public schools, especially commentaries. The school district can't keep up with developers. We need more single family homes in areas where there are already multi-family units. Decisions to build multi-family units should take school populations and areas of future growth into account.

1 The planned Mount Saratoga development really worries me. I think it will add to the traffic and take away beautiful views.

1 There needs to be a moratorium on building until infrastructure can catch up. We needs roads, schools, water access. We are not maintaining the charm that once was Saratoga. Traffic is a nightmare and it seems like we are constantly trying to "catch up". Planning seems to be reactive instead of pro active.

1 This directive and what is actually happening seem to be opposites. A devopment that is planned and executed and elevating quality of life would take into account the roads and access the citizens have. Allowing for more building, high denisty houseing on already over crowded redwood road is not good planning or caring for the people that live here.

1 This is my biggest concern

1 Too many multi-family housing units at the entrances to our city, particularly in Harvest Hills.

1 Too much mid and high density. Need more low density housing. Open spaces. Don't want the city to evolve into a Taylorsville in 30 years.

1 Updated Roads with all of the growth the roads and streets are so crowded, slow down the growth til the roads are updated.

1 We cannot expand (number of homes) without having the infrastructure and resources in place!

1 We do need more housing options for single or retired people to diversify the community.

Count Response

1 We need a feeling of OPENNESS if we are going to "PRESERVE" OUR "NATURAL BEAUTY". IT DOESN'T EVEN HAVE TO BE A PARK! WITH \$ INVESTED. JUST LEAVE FIELDS & OPEN SPACeS IN THEIR NATURAL STATE OF EXISTENCE. :) And the community will BE HAPPY AND BE LOYAL TO THE CITY....AS IN SUPPORT THE CITY 1000%. :)

1 We need larger lots and more acreage per home.

1 We need more higherend/priced homes. There is no diversity if the median home price is 225,000 there is only one community with highend homes out of the 20 + communities here! That is not diversity and our city will eventually be west valley if this trend continues.

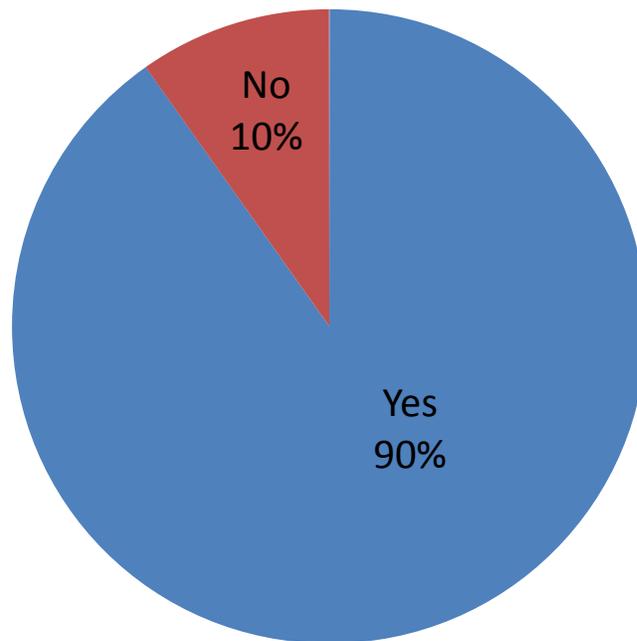
1 managing growth to allow infrastructure to keep up. schools, roads

1 rec center and pool, splash pads

1 wider streets, a light at Ring Rd and Redwood

7. Healthy and Safe Community “In Saratoga Springs, we value an active, safe, and healthy lifestyle. We believe that local government plays a role in realizing this by promoting the walk-ability of our community and safe walking routes for schoolchildren, by helping to provide an abundance of recreational opportunities, by promoting the development of parks and trails, and by working toward the future development of recreational and community facilities/amenities.”

Does the Healthy and Safe Community directive match your vision for the future?



Comment



Count Response

1	As we grow parks are nice but should not take the place of yards where kids can play with enough space in their own play area and families can play together for personal bonding time.
1	But the walking paths, and bike paths are seriously lacking from the south end of the city!
1	City parks are growing quickly and are popular
1	How about you build us a rec center with a pool
1	I agree our schools need to be walkable however our roads need to be safe in order to protect our children. These kids walking on redwood road at the same time as it is backlogged with traffic is so unsafe
1	I feel the city is doing a good job of getting more recreation programs and parks in place.
1	I no longer believe the city believes in children's safety after seeing a huge city park be put in with limited parking on a narrow neighborhood street. Shay park.
1	I think bike lanes need to be a part of the city's concerns as well. Redwood was a beautiful place to bike but it is so dangerous and no one can see the lake from the road anymore. I guess maybe that's just gone forever.
1	I think it's a great statement but it hasn't been fully implemented yet. Lots of unsafe walkways and lack of sidewalks. But I understand it's a work in progress.
1	Love the idea of trails connecting our city.
1	More biking trails/walking trails, no motorized vehicles allowed on them.
1	Please build a rec center sooner than later!
1	Safety is one that is getting worst.
1	The directive matches my vision, but so far isn't even close to being met. There should be sidewalks along redwood road and better lighting along the roads. I would also like to see a rec center in development.
1	The government's job isn't to entertain it's citizens. Rec centers should be private, same with other community facilities. I would rather keep our taxes low for home owners and businesses.
1	The trails and parks are nice-- I mean that. However, because of some of the issues pointed out earlier in this survey, I'm left with the feeling that parks, trails, and aesthetics sometimes appear to be overemphasized and address the desires of the few. Recreational opportunities? Soccer fields are everywhere (to a fault). Where are the baseball diamonds, ice rinks, or even movie theaters? Other than soccer, residents are forced to leave SS when seeking mature or even competitive city sporting programs, recreational activities, or just shopping. Real money is leaving SS and goes to Lehi and AF. SS needs to provide reasons for its residents to stay and keep the money in the city (long term growth and stability).
1	The trails and parks is one of the things I love about Saratoga Springs
1	The vision matches but the reality is way off.

Count Response

1 There are too many new developments.

1 Water stinks and has for 7 years. I was promised it would stop, but it continues.

1 We do believe our community would be safer if we had more law enforcement personnel for the amount of people who live in our city.

1 We love that saratoga has so many wonderful parks and trails for families! Thank you for making this a priority for our city.

1 We need more then parks. Those are for the 10 and under age group. Here in a few years this town is going to have a HUGE abundance of teens. There is absolutely nothing for them to do in Saratoga Springs

1 With the new Edge Homes development, I am concerned with the traffic along 800 West with many of the schools nearby. Also, Summit View Drive is a great rural location for many who exercise (including the schools cross country and sports teams) and and can find the space and views to enjoy the natural beauty that Saratoga Springs has to offer. However, with the new developments coming, it has been indicated that this will be made a thoroughfare for the new Edge Homes development. It would be great if this could be left as is for many to enjoy without the worry of traffic as well as other small roads in Saratoga Springs that continue to give us the small town feel.

1 YAY! Even a low cost "Natural play areas" Kids don't always need us to STRUCTURE their PLAY. IMAGINE a FIELD where kids get to have adventures in!!

1 again, the weed infested land

1 see above

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1	A community rec center would be fantastic. There aren't many close to us and our own would be fantastic. Something like the provo rec center would be awesome to have.
1	A rec center for families
1	Actual commitment to community based recreation and groups that promote healthy lifestyles (like running groups and things like that)
1	Adequate planning and budgeting for appropriate expansion, not just knee-jerk reactions to fix issues after the budgeted work is complete.
1	Again Saratoga City lacks in following its own vision. All we see is small cramped homes.
1	Atv development trails
1	Bike lanes are a MUST on Redwood Road
1	Bike lanes but it's so ugly driving south on Redwood I guess there's no point anymore.
1	Clean parks. Not enough side walks. ...or even trails. Not doing enough the preserve green spaces.
1	Develop and provide facilities that our neighboring communities don't have. Built it and they will come, right? Theaters, restaurants (not fast food), the arts, stores like Home Depot and Costco will ensure needed funds remain in SS. Has the city considered an ice rink? The closest rink is Murray and Provo. If SS was to have an ice rink (for example) it would provide an activity that would draw residents from neighboring communities (money). Hockey is a growing sport and there are just not enough ice sheets to support the growing demand. With the proper setup, a rink would provide public skating, figure skating opportunities, an additional venue for new hockey teams, and another location for lucrative hockey tournaments. A rink/theater/restaurant combo would provide unparalleled recreation for locals and created an influx of outsider residents (and money). Remember that SS needs to compete with neighboring cities for revenue. This can't be done through increased property tax
1	Even a low cost "Natural play areas" Kids don't always need us to STRUCTURE their PLAY. IMAGINE a FIELD where kids get to have adventures in!!
1	How about also working on our recreational facilities to promote a healthy and unified community. Softball teams, adult volleyball and basketball teams, a rec center, a city pool. Where are the plans for these?
1	I feel like the city needs more parks. I know those are expensive and I feel like the city is doing a good job getting parks in. Also I've been very happy with the city's recreation program that has helped our children be more active.
1	I love that Saratoga Springs has planned for green space and parks and trails as that improves the quality of life for citizens. I would also love to see an indoor venue for families to be active during the winter months in our community.
1	I would actually prefer for government to be out of this completely.
1	I would like to see a better system implemented regarding the crossing guards for school children. There have been several times in my neighborhood where a crossing guard did not show up and kids were crossing a main street by themselves.

Count Response

1 I'd really like to see some sort of rec center including a city swimming pool.

1 If that's what's believed where are the amenities?!?! Let's get them built and invest in our community

1 Isolating high-traffic roads, promoting "walkable" downtown.

1 Make sure we have access to adequate health facilities like dr offices.

1 More parks!

1 More parks, more sports fields, more walking paths and bike lanes. Even the city of Vineyard has a beautiful soccer complex for heaven sakes.

1 NA

1 Neighborhood connecting trails are non-existent as are trails connecting to the commercial areas and recreational areas.

1 One item that has been a consistent source of personal trouble in this area is at the intersection of Harbor Parkway and Redwood road. Succinctly, the sidewalk on the east side of the intersection in Pelican Bay has never been finished up to Redwood Road. This creates a hazard for pedestrians crossing Redwood, because there is no sidewalk on which to seek refuge, and mothers with strollers and small children are walking in the street until they can reach a place to struggle over the rocks and weeds to get to the sidewalk.

1 Previously answers

1 Recreational opportunities for families are limited. Would like to see more planning to include these in the near future

1 Redwood road is very busy and dangerous. I see children walking too close to cars to and from school. I also see bike riders too close to cars as well. There needs to be more of a separation between cars and road on Redwood.

1 SPLASH PAD, please!!! Look at Rexburg Idaho for a decent idea of one.

1 See prior comment

1 Streets are very narrow in most new residential areas. Parking in our neighborhood is a huge problem around Sunset Haven Park and Vista Heights Middle School field.

1 The Lake trail needs to be more accessible

1 The city has ample amount of parks. We don't need anymore. Maybe a few more running trails. We don't need any more recreational facilities. We have VASa and a rec center in Lehi close by

1 The directive matches my vision, but so far isn't even close to being met. There should be sidewalks along redwood road and better lighting along the roads. I would also like to see a rec center in development.

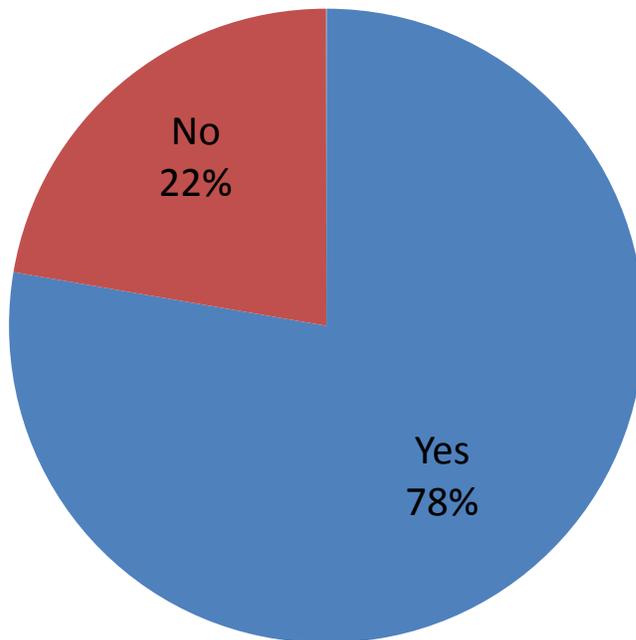
1 The natural spaces need some maintenance attention

Count Response

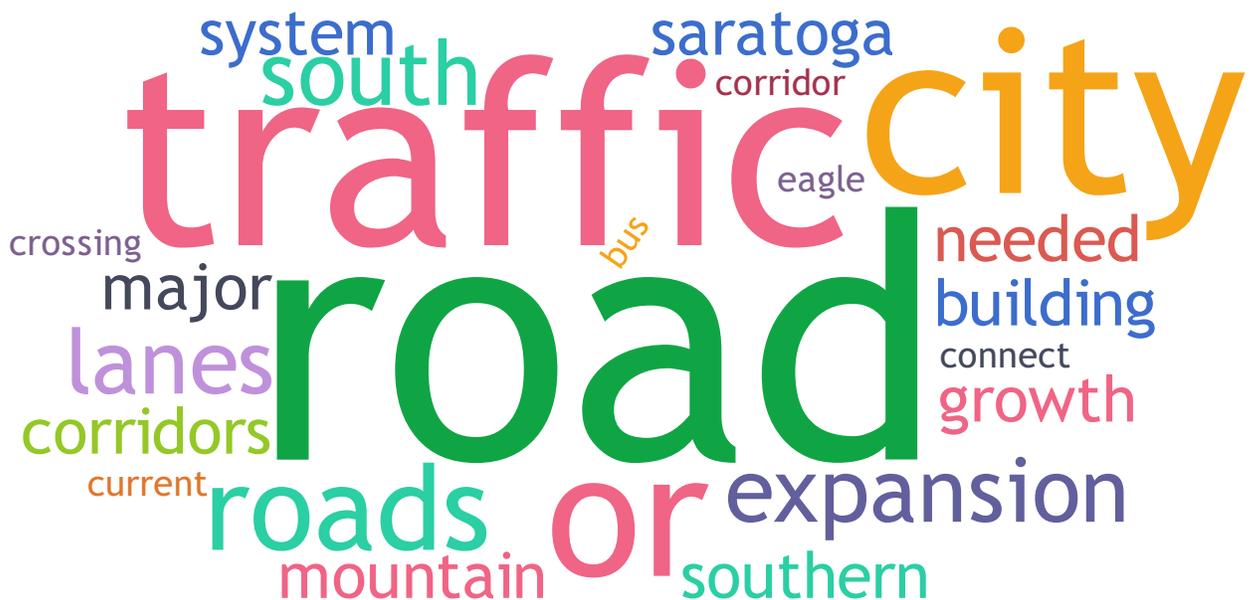
1	There need to be more stoplights along redwood road and crosswalks to safely cross the street. The road also needs to be widened to accomidate more traffice. I think redwood road is the most unsafe thing about Saratoga Springs.
1	This community is very low an overall walk-ability
1	Time will tell if those things will be fixed.
1	Too many break-ins, vandalism and problems with youth, because there is nowhere else for them to go or no thing to do.
1	We need more law enforcement personnel. There clearly isn't enough for our city.
1	We need to make it a walkable community with pedestrian trails & connections from the North to the South and East to West. This needs to be incorporated for every development...before it is presented to the Planning Commission.
1	We should be very careful about the construction of a Rec Center. Others cities in the area seem to be having to prop those facilities up financially. More open fields for soccer, football, baseball, etc are needed.
1	Would love a rec center with pool
1	Yards
1	Yes
1	clean water
1	more trails. more outdoor recreatiion
1	rec center and pool, splash pads
1	the 'walk-ability' is unheard of. I do not trust drivers in my neighborhood with children's safety AT ALL
1	we need signal lites where people can cross Redwood in safety and cars and exit in safety

7. Transportation “In Saratoga Springs, we invest in the development and maintenance of a modern transportation system. We accomplish this by taking appropriate measures to mitigate traffic, expand critical corridors, and provide timely and essential maintenance of our roadway system.”

Does the Transportation directive match your vision for the future?



Comment



Count Response

1	A
1	Add biking and walking paths on major road ways like redwood road and pioneer crossing
1	Bus system needs to run full time not just morning and nights
1	But is it being followed??
1	But the city could do more. They clearly spent money on roads in places without any homes. And yet the main thoroughfare's are overcrowded and could use longer turn lanes.
1	But traffic is a major problem. I sometimes regret my decision to live in Saratoga Springs and notice that many homes are for sale in our neighborhood.
1	Directive is great, but we still have major traffic problems on Redwood - needs to be 4 lanes EACH direction
1	EVERY TOWN that STARTED OFF "BEAUTIFUL" as you say we have here, CREATED TOO MANY ROADS and are NOW NO LONGER BEAUTIFUL. The most beautiful towns are the ones with LIMITED ROADS and definitely, NO HUGE FREEWAYS near communities!
1	Emphasis on the north end (like the MVC which is well under way) before shifting focus on the southern end.
1	Have you driven on Redwood road from 0715 to 0900 monday through Friday...It's a JOKE! and yet you're still allowing building.
1	However, as I have noted previously (and cannot emphasize enough) our city plan must include clearly marked, easily usable, secondary North South corridors outside of Redwood Rd. or other future plans provided by UDOT.
1	I agree with this statement, but do not feel like it is actually being done in a timely manner!
1	I hope that "traffic mitigation and expansion of critical corridors can happen ASAP. Trying to get onto Redwood Road from Ring Road at any time of day is a perilous event. I'm glad I don't have children in those school buses that have to play chicken every morning.
1	I think a lot needs to be looked at with public transportation and road expansion to ease traffic congestion.
1	It is a nice idea, but a far cry from what it is and has been.
1	It makes me laugh. Transportation planning is even more short sighted than the city's water policies.
1	It's not happening fast enough.
1	Its taking to long to do something about redwood road. Either widen the road or quit building so many houses! Also another road besides redwood to get out of the south side of saratoga would be nice.
1	Keep it small, more roads means more people driving.

Count Response

1	Need to build a causeway or another faster way to get to Provo. Redwood is a nightmare and something needs to be done
1	Not at all. There should be a secondary route built from the south end of the city. It's unsafe, and was poorly planned for city growth. The road built just east of redwood was premature at best and useless at its worst. The money should have gone to developing along the foothills. Whether this was a udon responsibility or not, the city should find a way to make it happen for the safety and comfort of its citizens.
1	Overall, yes, but do not connect Aspen Hills Blvd to Mountain View Corridor
1	Pioneer Crossing is the next Bangerter Highway. With Eagle Mountain expanding and our own expansion, we need to focus on making this a better, faster corridor.
1	Please put a plan for another outlet out of southern saratoga springs!! Only one road in and out is dangerous. More proactive steps need to be taken. The city needs to better anticipate growth and act accordingly BEFORE the traffic gets so bad that it is too late to fix it.
1	Really?! The city needs to do their share also...not just UDot. And the contractor you used for River Road took forever to finish. Hurry and get a light at 400 and have Pony Expressway connect to River or that was a waste of city funds as that street sits empty. Poor planning again.
1	Redwood Road needs some work where it reduces to only 2 lanes.
1	Redwood Road needs to be widened down to Lake Mountain subdivision.
1	Redwood is getting to congested
1	Redwood is horrible for traffic, need another main commuter road
1	Redwood road is not adequate/up to par for current housing expansion.
1	Roads are horrible.
1	Roads need more
1	Sounds good, but I can tell you that those of us who live in the south end of the city aren't very happy about traffic.
1	The traffic coming into and out of our city at rush hour is ridiculous! Building needs to stop until this is fixed period!
1	The vision matches but the reality is WAY behind.
1	There is so much traffic.

Count Response

1	This is not happening at the pace or to the extent needed. I attended the early discussions with SS and Eagle Mountain concerning public transportation. Both cities failed to fully understand its residents; public transit was not and is still not the answer, it only ensured increased problems. And while it may be better for EM tenants it does not meet the needs of the residents of SS. In fact, if you look at the types and frequency of crimes handled by the SS police before and directly after public transportation was imposed on SS residents there is a direct correlation. These historical/proven statistics were brought up--and ignored-- in those meetings. I say "imposed" because the residents voted on a poorly written referendum that was miss leading at best.
1	This is obviously future as current options are not really 'modern'. Lack of bus routes, lack of bicycle lanes, clusters of stoplights, half-planned construction, etc., especially in the southern areas of the city.
1	This is something that is much needed for our city. Their isn't enough corridors, lights or options of evacuation in the case of an emergency.
1	Unless by saying modern transportation system you are talking about running Trax through our neighborhoods.
1	We need better transportation system.
1	When will the bottle neck of Redwood Road ever be addressed?
1	With rapid growth the transportation needs are lacking. More foresight needed
1	see above
1	what measures are used to mitigate traffic?
1	you take your life in your hands trying to get out onto Redwood from Ring Rd

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1	There does not seem to be a method for taking appropriate measures to mitigate traffic on the Crossroads area. Also, Crossroads Blvd and the Jordan River bridge need major improvements.
1	A proper route map/routes for getting out of South Saratoga in the event of a catastrophe
1	A secondary exit from the city would be helpful. If Redwood is closed we are pretty much trapped
1	Actually do some of these things
1	Again, it's just growing pains. There are a lot of road that need widening and improving and I understand that some being to the State of Utah. So getting the work done has been difficult.
1	Alternate routes besides Redwood Road need to be built asap. Redwood needs expanding.
1	Another access road in addition to Redwood! A Trax Station.
1	As Saratoga Springs grows, there will be a need for more roads to lessen traffic. When new developments are made, developers should be made to make wider roads in the parts of the development that will see larger traffic flows. In our neighborhood, Aspen Hills Blvd is very busy and very narrow. If cars are parked on the street, there is not sufficient room for two cars to pass each other. There is also a lot of through traffic on this street and because it is so narrow the cars are very close to yards, garbage cans, cars, sidewalks, people walking, and kids riding their bikes. Developers will do everything they can to squeeze in more lots. The city should make sure that they build wide enough roads. The city also needs to make sure that roads are built with future growth in mind. It is much easier to build a road right the first time than deal with problems for years to come. Areas of high population density and/or commercial districts should have plenty of space for multi-lane roads.
1	As our city and Eagle Mountain grow, traffic keeps getting worse and worse. Redwood Rd. is packed between 4 and 7 p.m. Pioneer Crossing is more and more crowded between 7:30 and 8:30 a.m. and 5 and 6:30 p.m. 400 North, the road to schools and one of the city's best parks, is still in terrible shape.
1	Basically this whole plan
1	City aren't ready for fast grow. Please fix roads.
1	Do not connect major highways to our neighborhoods. Around is fine, leave us be.
1	EVERY TOWN that STARTED OFF "BEAUTIFUL" as you say we have here, CREATED TOO MANY ROADS and are NOW NO LONGER BEAUTIFUL. The most beautiful towns are the ones with LIMITED ROADS and definitely, NO HUGE FREEWAYS near communities!
1	Housing developments are being approved faster than new roads can be built!
1	I believe the city needs to move aggressively in building Foothill Blvd as an alternative to Redwood and to ease traffic. I'm hoping it is also pressuring UDOT to move up its timetable to widen Redwood Road further south.
1	I feel like Saratoga might be playing catch up with the transportation system with our roads in and out of the city.
1	I hate how the growth of the city has made getting around during "rush hours" so slow.

Count Response

1	I would like to see another roadway access out of Saratoga Hills besides Grandview Drive.
1	I've already addressed the need of expansion of roadways and in particular Redwood road in an earlier question.
1	In terms of should a natural disaster occur, we need to have another way to evacuate our neighborhoods. Currently there is only one road in and one road out.
1	It is a danger to thousands of residents in the south to only have one road out of the city going north. Planning for a second corridor needs to be expedited.
1	Just waiting for this directive to come into action. Widening Redwood Road and providing crosswalks is needed.
1	Let's fix traffic issues prior to continuing building.
1	Mitigate traffic should be removed. It should never be allowed to get to that point. Expansion of corridors should happen before housing is build.
1	More major roads. Redwood is always backed up. If for some reason it got shut down we would all be stuck
1	Must have infrastructure in place BEFORE building more homes!
1	NA
1	Need more than one road to access southern part of saratoga springs
1	New growth should not be allowed until sufficient access on redwood roads and or additional roads are available
1	Not at all. There should be a secondary route built from the south end of the city. It's unsafe, and was poorly planned for city growth. The road built just east of redwood was premature at best and useless at its worst. The money should have gone to developing along the foothills. Whether this was a udon responsibility or not, the city should find a way to make it happen for the safety and comfort of its citizens.
1	Please provide more access to the southern part of the city by building roads besides redwood road, like mtn view corridor
1	Public transportation would be helpful so that your only choice to go anywhere is something other than driving.
1	Redwood needs to be widened. The bridge across the lake would help immensely!
1	Redwood road needs to be widened for continued growth. It often bottle necks the further south you go on it.
1	Road issues along Redwood Road have created a huge hazard for kids walking to school. Our neighborhood has had to put up gates to keep people from cutting through to avoid the congestion.
1	Roads to get in an out of south saratoga, widening wont fix the issues

Count Response

1 Secondary North-South corridors planned by the city and implemented by developers which will decrease citywide congestion and increase safety.

1 See previous answer

1 Several areas of the city are lacking in adequate roads; Alternative transportation options are also not truly available.

1 The city has missed the boat on this one!!

1 There is a lot of growth. Plan for it and make changes BEFORE there is dire need

1 There is only one exit for all of Saratoga Hills, in case of an emergency it would be difficult to evacuate.

1 There is only one main road through Saratoga Springs; redwood road. For future development we'd love need additional options on the west side of Saratoga springs

1 There isn't enough corridors, lights and exit routes in the case of an emergency. This is highly concerning.

1 This hasn't been done anywhere. Most streets are way over congested. Redwood needed widened years ago and that is taking forever to happen.

1 This is not happening.

1 Transit. Light rail.

1 Transportation is a big problem here! Redwood road should've been widened years ago

1 UTA

1 Use funds for infrastructure, not public transportation.

1 Use round about's where ever possible. Protect existing open spaces and do not let UDOT develop major roads through established neighborhoods.

1 We are missing an alternative road; other than Redwood Road.

1 We need alternative routes to go out of the city from the southern part of the city.

1 We need bigger roads for the mass amount of houses going in.

1 We need more than one signal corridor for all those that live south of 400 south. In the event of an emergency or accident, there is no other exit and this creates a dangerous situation.

1 We need to make MASS TRANSIT ie: UTA bussing, paratransit, BART... a real part of our general plan to allow for those who cannot drive because of monetary issues or personal needs.

1 Wider roads and more lanes to south SS. For traffic and safety purposes

1 With so much growth on the south end of the city it is so important to plan for the future and have roads that will accommodate the growth.

Count Response

1 Work on Redwood. Expand the road or make for additional place to cross the lake.

1 Working with DOT is critical to success since they hold the purse strings for many of the major corridor upgrades that need to be made.

1 Wow really....poor planning has created a traffic mess.

1 Yes

1 execution is terrible in this city. We wait way too long before fixing/upgrading roads.

1 expanded public/mass transit. less reliance on polluting vehicles.

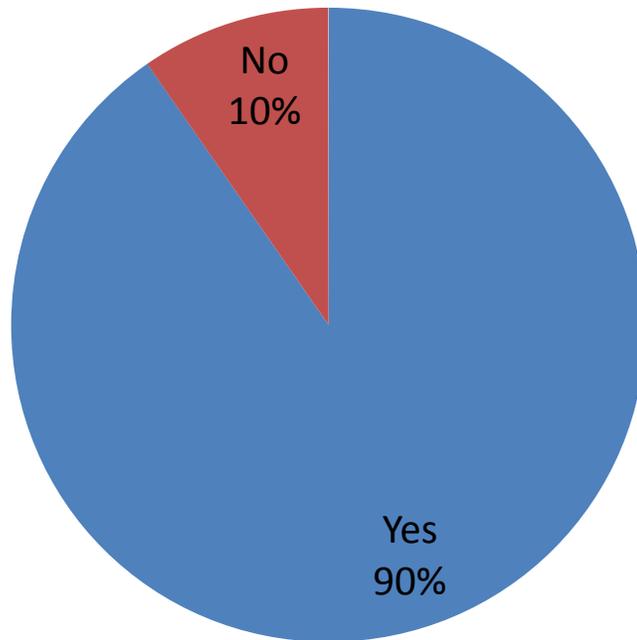
1 if would have been nice if you would have made sure all the developments on the west side of Redwood Rd had a connecting north south road so that there was a secondary city road for the south end of the city to go north.

1 invest in the development and maintenance of a modern transportation system in a "timely manner."

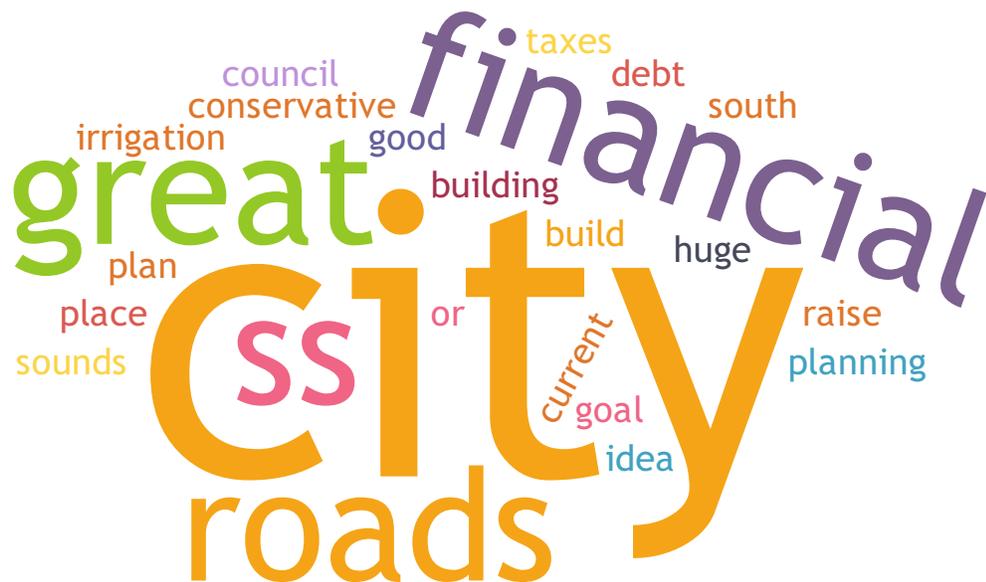
1 wider roads in some areas. Not safe for bike riders.

8. Fiscal Sustainability and Responsibility “In Saratoga Springs, we create a sustainable future for our community that does not place undue financial or other burdens on future generations. As such, we develop sustainable revenue models for funding local government services while minimizing the financial impacts on citizens.”

Does the Fiscal Sustainability and Responsibility directive match your vision for the future?



Comment



Count Response

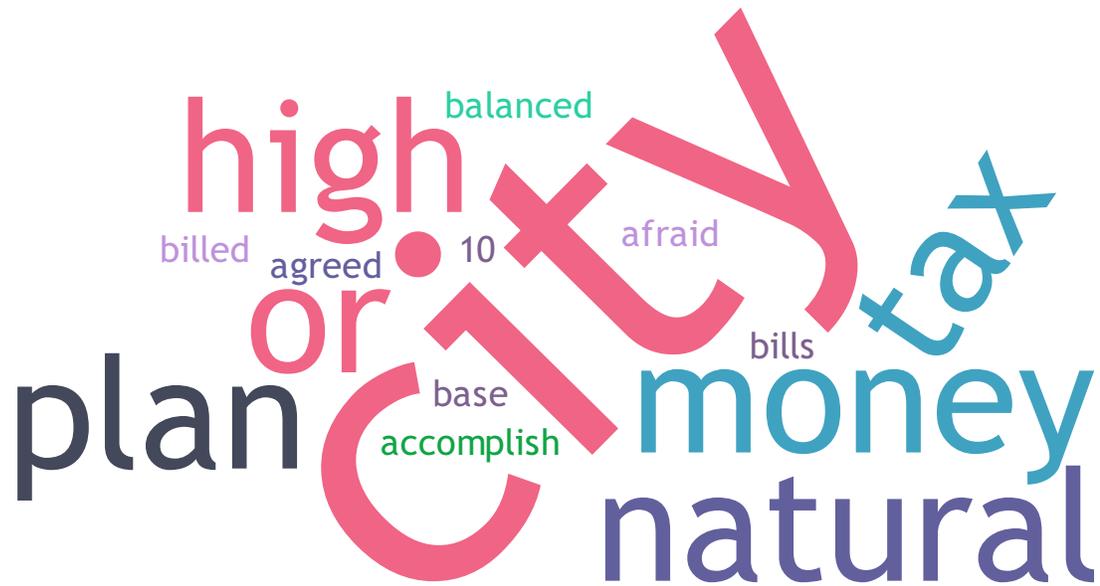
1	Excellent.
1	Fiscal is good yet shouldn't punish the citizens
1	However I believe the city is too conservative in some cases specifically in infrastructure. Roads and water are over taxed in south and always playing catch up. This has not changed in the 5 years I have lived here. It's unacceptable to raise rates multiple times and see no improvement in water for irrigation. Getting water from Utah lake is a bad idea.
1	I agree
1	I like the idea of not going into debt as a city. I will say that doesn't mean we don't plan ahead and build infrastructure before it's a dire emergency. Charge what it costs to upgrade.
1	I think the city does a great job here in conservative spending.
1	I would need more details on how you are planning to accomplish this in order to fully support this goal. It sounds great in theory though!
1	Minimizing financial impact on citizens is important, but it is more important to make sure we keep building SS as a great city. I'd rather pay higher taxes than have a city council who doesn't represent what me and my neighbors want.
1	Need more businesses in South SS
1	New developers should hold a greater responsibility for building infrastructure, namely; wells, roads, and lighting.
1	No comment
1	Sounds good, but what do you plan on doing?
1	The irrigation billing does not align
1	There will have to be HUGE changes from the current methods for this to take place.
1	This is completely inaccurate! The statement is noble and should be the goal for sure, but is far from common practice by SS City. I'll admit I'm still bothered by the cities lack of planning and mismanagement of precious taxpayer funds over the last 10 years. Because of incompetent city managers, misguided mayors, and city council members, SS went from an excess budget to over \$3 million dollars in debt in one year alone. In large part, this was due to an oversized police department with capabilities and resources equal to neighboring cities more than twice our size. It was ridiculous and clearly demonstrated a lack of control and proper planning on the part of the city. The solution by the city manager was to simply raise property taxes, a proposal that was supported by council members including Mia Love. The growing pains of those early years (2006-2009) defiantly tainted my faith in local government. And while I know some positive changes have taken place since (financial ad
1	Water is a huge problem and it will be a financial burden on all homeowners who invest in landscaping and then have no water pressure or water to water plants. Let us do desert landscape if there is not enough water to go around
1	We need to provide for better library facilities and recreation facilities for future and current residents.

Count Response

1	We shouldn't build more parks than we can make beautiful and maintenance or make new roads we can't maintain.
---	---

1 Yes

Comment - What is missing? (use comment space to fill in your answer)



Count Response

1 A new library

1 Agreed!

1 BS. I have lived here for 10 years. My utilities are OUT OF CONTROL

1 Development of a central business/technology hub would provide for a diverse tax base that could enhance the financial footing of the city.

1 Don't be afraid of raising taxes now to create infrastructure that will help in the future. Be ahead, not behind.

1 Emphasize minimal services even further, not just minimal "burden"

1 Fiscal responsibility should be our top priority!!!!

1 Fix secondary water issues. Citizens are paying too high of bills for water in the summer and some weeks we haven't had water at all.

1 Giving back to the residents. Make us self sufficient and not reliant on other energy and natural resource platforms. We shouldn't be billed to death so we can support other districts who have a reduced rate.

1 Have a balanced budget. Spend our tax money wisely

1 I am okay with paying more on my property taxes to help fund the school system better for our students.

1 I don't know enough about the spending of this city. I do know we need a lot more of many things. Get builders or businesses to help pay for parks and such.

1 I would love the City to invite us as citizens to donate time, services, goods and/or money to specific projects that will bless the community. I think the City could accomplish more if we, as citizens, were invited to participate in creating a fantastic community with the things we want, instead of being taxed for them.

1 Make it easier for businesses to come here.

1 Maybe mention that part of what this means is not ignoring future needs for placating current desires to spend less

1 NA

1 Need to improve on existing tools to implement this plan.

1 New developers should hold a greater responsibility for building infrastructure, namely; wells, roads, and lighting.

1 No comment

1 The less taxing the citizens the better.

Count	Response
1	This survey ough
1	Water needs with out draining the natural hot springs.
1	What's the future plan?
1	You can't grow a city paying cash for everything get some bonds and give the citizens facilities they can be proud of.
1	see above
1	taxes to high

10. General Comments:



Count	Response
2	None
1	A better planned community where you can navigate through traffic easier and where there is not three auto parts stores within a mile of each other and 20 credit unions. Please limit "type of business" so you don't kill already established small businesses and encourage variety. Please use more common sense.
1	A clean city, not too crowded in with tiny lots, beautiful parks and trails, with amenities closer by so we are not putting undo stress on the environment or roadways. Priority on education and a hospital too.

Count Response

1	A place of safety, of beauty, of health, of excitement, and a unique place to visit! We have the waterfront- we should have a waterfront dinner, places to get an adult beverage and activities that would make us unique above all other cities
1	As a community, we need to decide NOW what kind of city we want. "Rural by Design" rules out fixed amenities like clearly marked bike paths and sidewalks. It seems that we are trying to achieve a "bedroom community" feel with the big city expenditures and costs. What will it be? If we're going to have a "city", let's commit to building a city. Transportation, shopping, parking, etc. But, if you want rural, you need to put a stop to the rampant house-planting, and leave it rural.
1	Fix the water situation
1	Generally things are going well. Over growth, especially without water and sufficient roads - i.e. the Redwood road situation causes alarm. Another concern is the lake and the ability of other towns draining our lake. Those 3 issues should be a High Priority.
1	I feel that Saratoga City lacks in following any of the above. Look at Eagle Mountain as a good example for recreation. As for traffic what a mess due to poor planning and high density housing.
1	I feel that there is too much multi-family building taking place without places for children to play. Also this high density housing is greatly increasing the traffic we have to deal with. I am glad I don't am retired and don't have to go to work everyday.
1	I really like the vision boards. I am concerned that some of the critical needs are listed on a 10-20 year plan. Redwood Road expansion and multiple traffic lights along that corridor were needed a few years ago. I've heard some people call their driving experience a "suicide experience". My husband felt safer on a motorcycle in a city of 400,000 than he does in a big truck on Redwood Road in Saratoga Springs. That's a sad commentary
1	I think what you've put on paper is excellent however my gut reaction tells me that I'm not the only one who considers moving into the city based on: inadequate roads, ridiculous utility rates (water), destruction of a home town feel for immense high density town houses etc.
1	I would like to see a safe, healthy community with economic and recreational opportunities. I would like to keep the small town, close-knit community feel.
1	I would really like to see the library collection expanded and more programs for kids and the summer reading program vamped up. I would love for our city to do the 'we play unplugged' summer program that Heber Valley started. It's an incredible program for kids for little cost to the city. I would love to someday have our own rec center since sharing with lehi is becoming difficult with all the growth in this area. I would love more summer sports programs for kids at perhaps a slightly lower cost. Saratoga has done a FANTASTIC job with parks and events in parks. Please keep that up! We love them! Movies in thr park, food truck night, splash days and pumpkin harvest night. Thank you!
1	I'm disappointed in the city not listening to actual homeowners. I feel like they are building too fast and not addressing important issues like roads and schools. My children are impacted by the growth and it's become apparent that building homes is more important than taking care of those people who already live here. I'm not happy with Saratoga Springs.
1	I'm not native to Utah and I sorely miss shade trees. Our parks are nearly barren of trees that spread outward to provide shade as they mature. Most playground equipment is not shaded at all and no trees have been planted to help with shade.

Count Response

1	If we have not already planned for this, it is imperative as part of our growth and planning initiative that we develop a community cemetery. Many are coming to live in Saratoga with plans to be here forever. Without a cemetery, there is no heritage or legacy.
1	It would be so nice to have a sit down restaurant like chilis. Please also invest in expanding the library and building a rec center.
1	Major roadways with walk and biking. SLOW the house building. Make nice open areas that stay open areas. Bring a better library that is connected to other libraries in with a nice rec center.
1	More trees, more schools, a rec center, a library that's in its own building, roads equipped to deal with high traffic, etc needed!
1	My main frustration is the lack of water pressure while watching ever more neighborhoods being built. Shouldn't we stop adding more homes until we get the water situation solved?
1	Need more businesses in South SS (grocery store and gas station) Need a bridge across Utah Lake Google Fiber would be great One giant park would be cool (like Liberty Park) More focus on water quality and pressure Utah Lake should be capitalized upon - boardwalk? beaches, cleaning it up (made more like a reservoir).
1	Need rec center and pool, splash pads
1	Of course I agree with everything they say, but let's add some poetic imagery or something. Maybe an epanalepsis here and there.
1	SS is a beautiful community with only a handful of things to work on: more single family high end homes rather than apartments and condos, more schools, better restaurants, and better traffic / road system (maybe a causeway)
1	Saratoga Springs has amazing potential. I agree with these statements overall and I understand it takes patience. I think a model city is Herriman because they have managed to keep a small town feel, but have amazing trails, community center (with pool, which undoubtedly is a County controlled thing), firehouses and schools. We moved here from another state only a year ago. We have seen good growth. We hope to see it continue.
1	Saratoga Springs is still small enough as a community to create a vibrant small town feel. However, the opportunities to do so are diminishing. The creation of a "walkplatz" or walking place in the center of the city that includes the city offices, library, and police HQ could go a long way towards promoting a unique cultural focus for the city as it grows.
1	Saratoga Springs should grow at a responsible and sustainable rate. Quality amenities like parks, a library, and a rec center should be a priority. Growth should be slowed to allow for schools to be built at the appropriate pace, creating an acceptable learning environment for our children. Please don't focus on being "the fastest growing city in America." Instead, focus on creating a great environment for families founded on safety, education, and atmosphere.
1	Schools seem to be really overcrowded and roads seem to be filled with more cars. As you issue building permits please think of the burden you cause on school population and traffic.

Count Response

1	Spread houses of all sizes out so people will plan on staying long term in each house and will want to invest in maintaining and improving their home. Spread houses out so we can all see pockets of the beautiful lakes and mountains. Keep open space of recreation activity. Preserve the hot springs. Think long term not just quick money. We need to be confident that we will have enough water each year for drinking and water our land.
1	Stop issuing building permits until the underlying infrastructure has been drastically improved. We struggle with secondary water pressure in the summer & poor water quality with skyrocketing water costs.
1	THE CITY LEADERSHIP WILL NEVER CHANGE FOR THE BETTER
1	Thank you for giving the citizens of Saratoga Springs the opportunity to voice our opinions. It is a great place and community to be apart of!
1	Thank you for taking the time to consider my proposals.
1	Thank you so much for pondering my comments. :) I LOVE Saratoga Springs the WAY IT IS. :) As do MOST others here. Reality is certain leaders in small towns think it has to CHANGE or be BIGGER. BIGGER isn't BETTER. MORE does not equal BETTER QUALITY of LIFE or HAPPIER LIFE. More \$ GENERATED is NOT a SUCCESSFUL CITY. We need to RETHINK what really is IMPORTANT before it's too late. Let's NOT be LIKE other cities who just "VOMITED" gas stations, fast food, banks, auto stores etc all over the place. LOOK how beautiful those "cities" are.....Kearns, West Valley, etc. Would any of our city planners want to go live there now?? Let's BE that UNIQUE PLACE on EARTH where people LOVE to be and LIVE. Where we RESPECT the "Natural" Open Space that makes Saratoga Springs so UNIQUE and BEAUTIFUL. Let's BE the PLACE that DOESN'T FOLLOW, but let's BE the LEADERS of a NEW ERA of people who can ENVISION a BEST FUTURE and futuristic PLANNING to PRESERVE what WILL BE OBSOLETE in every other town. Thank you
1	The city needs to do a way better job at planning infrastructure to sustain all of the developments on the south end of town. The amenities are also lacking in Saratoga. For the amount of people that live here it's plain down and out piss poor!
1	The people of saratoga springs care. We all have families so it's hard to come to meetings. Contacting people through surveys is great but they have to be short. After working with many surveys the longer they are the less people want to do them.
1	The places that are building up don't have the infrastructure in place to support what's going in. There are new roads planned, but the traffic and water issues aren't going away anytime soon. Something also needs to be done for the people who are bikers and walkers in the southern end of the city. It's just not safe!
1	There needs to be a plan for cleaning up and preserving Utah Lake and saving some space for people to enjoy it, not just sell all the lake shore property to private developers.
1	These all sound great if they were actually happening.
1	We have an opportunity to do something great and attract revenue from the outside to support our community. Make the main corridor of redwood road a hub of unique entertainment and businesses. Take a really good look at Farmington Station!!!!
1	We love Saratoga Springs. It's why we moved here several years ago and why when we needed a larger house we stayed here. I am concerned however about the lack in infrastructure here. Our roads and schools are lacking.

Count Response

1	We love the City of Saratoga Springs, however the rapid growth is causing concerns for safety, overloading of schools, unsafe roads/traffic, lack of lawn enforcement personnel, and other concerns.
1	We pay very high use fees but don't receive much in return. We need larger library facilities, city recreation facilities, available meeting places, etc.
1	We should be semi-rural with large lot sizes, low rooflines, and a view of the lake all along redwood.
1	We'd like to keep the small-town, natural feeling of this town. We really don't want a lot of busyness here. We don't see driving a bit for things as an inconvenience.
1	if fiscally responsible, the city should make expanding their library a higher priority
1	you should be your

11. Let's think big! What are your big ideas for Saratoga Springs?(e.g. mountain bike park, Trax station, etc.)Write your ideas here:

A word cloud of ideas for Saratoga Springs. The words are arranged in a cluster, with 'lakecity' and 'center' being the largest. Other words include 'trails', 'south', 'library', 'traffic', 'park', 'restaurants', 'pool', 'road', 'utah', 'movie', 'parks', 'station', 'rec', and 'redwood'. The colors of the words vary, including shades of blue, purple, red, yellow, and green.

Count Response

1	A nice soccer complex, long bike trails. (We need bathrooms near recreation.) Getting a Costco!! Mosquito abatement?
1	A recreation center would be awesome! With swimming pool :)
1	A swimming pool and Costco or Target
1	A trax station would be nice but we don't need buses clogging up the roadways. We need an alternate route to Redwood out of the southern end of town in case of fire Do you really want to be the city council with families dying on the roadway because an accident has closed Redwood and a fire is being blown up from the south?
1	Although space is limited. Development of the lake front could bring great benefits to the area. A board walk with restaurants, shops and a boat ramp would be great. Likewise, commercial development along the Jordan River would be effective. Parks are also a great thing.
1	As before Cemetary development up on a hillside overlooking the lake.
1	As listed on the notes from the meeting -- better water pressure, more water! Safer, healthier lake with sufficient amount of water (too much was removed this year -- wow). Roadways need to be improved, with street lights added, to make it safe now that we have all of this influx of traffic from all of the new construction constantly happening.
1	As mentioned earlier, SS needs to compete economically with neighboring cities. This means keeping resident money local and provide a draw for outsiders to come spend their money in our city. If the city wants to have the culture, community, and history mentioned in many of earlier mission statements, the city must seek out and encourage the kinds of businesses reminiscent of those goals. If SS wants a transient demographic then perhaps the continued growth of low-density businesses and fast food restaurants are the way to go. SS needs things that build a community and provide needed services... a well organized and attractive sporting venue for all sports (not just soccer), theaters, sit-down restaurants (not fast food), programs for the arts, and stores like Home Depot and Costco. It is understood this takes proper planning and time. A big idea... The city should seriously consider an ice rink/theater/restaurant complex. There is nothing like this within 50+ miles. Done p
1	Baseball fields
1	Be fiscally responsible. Updgrade the library and bring her income housing
1	Best idea...fix the terrible irrigation water. Trax station, a second roadway to s. Saratoga springs, Larger lots than what is being approved now, Fantastic city center with shops, movie theatre, community arts theatre. College campus or college extension, IT business park.
1	Better roadways to access areas outside of the city. Walking trails, parks that include appropriate equipment for YOUNG children (the parks now are typically built for 4 year old and up) STEM schools. Let's attract better educators! A recreation center with activities for adults, children and families. No more big box stores! Let'a keep it local! Local business. Local Restaurants. Local feel!!!
1	Bigger green spaces. An ice rink!
1	Bigger library with more programs, ie. family nights, daye nights. And a splash pad!
1	Bigger redwood all way to south

Count	Response
1	Bike/skate park. Soccer complex, recreation center/community pool.
1	Bridge across Utah Lake. Resisting the urge to fill in all of the open space. Building infrastructure and expanding roads before allowing more building projects.
1	Bridge across the lake Incredible recreation center with gym and pool (slides and a toddler play place would be great as well) Wider Redwood Costco !!!! More food services(not fast food)
1	Bridge across the lake. A Soccer complex. A community center.
1	Bridge between SS and Lindon. Trax station near Pioneer Crossing and Redwood with ample parking.
1	Bridge to Orem or Provo. Big park like Liberty Park. Tesla charging station. A grocery store and gas station in south SS. Improve Utah Lake!!! Borders, quality of water, lakefront beaches, less bugs, businesses on each of water?
1	Bring a Costco to the area. Help clean up Utah lake and the surroundings. Turn the SSOA into a public area. I know that takes the homeowners consent but the pros outweigh the cons.
1	Buses would be nice. It would be nice if we didn't develop all of the farm land. A recreation center would be lovely.
1	Causeway across Utah Lake
1	Causeway over the lake
1	Cemetery, Front Runner
1	City-run recreation center, like the Lehi Rec Center, with discounts for locals. Lots of awesome parks, including a real DOG PARK.
1	Community Center with sufficient space for events like "The Lamb of God"
1	Community Recreation Center
1	Continue to expand the trail system and stay in-front of the need for more and improved roads.
1	Dog Park, ATV Riding Areas
1	Ease of development for privately owned infrastructure (toll roads, internet, etc.)
1	Event center, movie theaters, shopping district
1	Expanded development around the water and marina, including finishing a trail that goes all along the lake, finishing the proposed marina plan to include a beach and swimming area, as well as adding small but meaningful commercial areas to take advantage of the location.
1	First, Secondary corridors that continue from the north of the city through to the south of the city. Second, more or continuous lakefront bike and jogging trails. Finally, finish the sidewalk at the intersection of Harbor Parkway and Redwood Rd.

Count Response

1	For transportation- a road across Utah Lake would connect us to our jealous neighboring cities. I know this has been talked about and maybe has been deemed impossible, but it would destroy the only "perceived" downside of living out here. For Spiritual Growth and Beauty- would like an LDS Temple, but that isn't entirely up to the city government. Just accommodate that if you can. For Recreation- How about a drone racing arena... it's going to be a thing soon. For Art and Beauty- I would love to see some large-scale art around the city. We could look into unique 3d printed structures! https://3dprint.com/40154/3d-printed-house-rudenko/ I just see Saratoga Springs as a place everyone wants to come... let's keep our foot on the gas and do some cool stuff- not just "we put in some nice parks" but "we put in some parks so unique and so cool that we got the attention of local media". I feel like we have a unique opportunity with the exploding growth to do things that were
1	Hardware store, Costco/Sam's Club, Harbor Freight. We have plenty of dance studios.
1	I am a big supporter of the transit and I believe having light rail with connections to frontrunner would be a big improvement.
1	I think fast and accessible public transportation in Saratoga Springs would be great. A lot of people that live here commute so having a Trax station that connected with other communities and Front Runner would be helpful.
1	I want a lake front community that drives tourism and recreation to Utah Lake while maintaining a small town feel.
1	I would like to see Saratoga Springs becoming a part of silicon slopes, a technologically advanced place.
1	I would like to see a reduced reliance on irrigation water, meaning taking more advantage of the natural beauty, using or requiring drought tolerant landscaping, changing the requirements for green space to include less grass.
1	I would love to see a Trax station in Saratoga Springs, as well as some more commercial development (while maintaining natural beauty--I know, hard to do!). A movie theater and nice restaurants would be awesome.
1	I would love to see a bike path/trail that connected all of the city, especially along Redwood Road.
1	I would love to see commuter rail reach into Saratoga to provide ready access to Salt Lake City and airport.
1	I would love to see more youth recreation programs in place. A lot less building going on - to allow for roads, schools, and water to catch up to the demand. this city is becoming less appealing the bigger it gets.
1	I would love to see trax come out to Saratoga. Where the vast majority of people work outside of the city, trax would be a huge asset!
1	I'd really like to see more scenic paved running/biking trails. I enjoy jogging on the Jordan River Trail, I'd like to see more like that.
1	I'm excited for the park and outside amphitheater they have planned just southwest of us. I think it would help to have more public transportation for residents. My main concern is I feel the city has not planned very well for the influx of people that are moving into our city and this includes traffic problems, school classroom sizes too large, water usage and pressurization problems etc. I hope these problems can be fixed in the future!
1	Ice rink, rec center, swimming pool-not just a baby pool. Think a few years ahead we are going to have teenagers coming out of our ears and they have zero to do in this community!

Count Response

1	Improve the Walkability. I would like to see a lot more traffic seperated walking routes/trails. The only way for Harvest Hills Residents to walk to city center is by walking alongside the shoulder of redwood. I would like to see trail connectors throughout the city. The trails should take you to schools, stores, library, and churches. Currently each neighbourhood feels like an island to its self.
1	In a perfect world we would have a large library, our own Pool (Legacy Center serves WAY TOO MANY people...and don't get me started on how Swim Team have to share pool time with Lehi, Skyridge and Westlake -and possibly Eagle Mountain if bond passes). We desperately need a community pool. Federal Funding available? New City Hall in a central location with Fire, Police and Rec Center. These are my "Big ideas" and probably cost millions. So in reality what can we really get accomplished?
1	It would be great to have a movie theater, nicer sit down restaurants, and a track station.
1	Its special because of the hot springs, lake and mountain. Other things like technology are great but that can be found anywhere. Lets focus on the things that are unique and special only to Saratoga Springs
1	LDS Temple
1	LESS TRAFFIC AND NO MORE SCHOOLS
1	Lake front boardwalk
1	Larger library and recreation center unique to Saratoga springs and support kids education and recreation. Help clean up natural area around the lake
1	Major roadways with walk and biking. SLOW the house building. Make nice open areas that stay open areas. Bring a better library that is connected to other libraries in with a nice rec center.
1	Minor league ballpark
1	More parks, maybe a splash pad. More commercial options in the south such as gas station or small market. I feel like bikers need a lane, there are some areas of a redwood that are very unsafe.
1	More shopping centers, more water availability, adequate law enforcement personnel, more schools, better road access, safety and evacuation measures in the case of an emergency, and so on.
1	More trees, more schools, a rec center, a library that's in its own building, roads equipped to deal with high traffic, etc needed!
1	More water-wise landscaping. The grass that's planted all along Redwood Road is NOT sustainable. We need more rules about how we use water and better plans of where to get water. Draining Utah Lake is NOT a good idea. It really concerns me.
1	Move business further south. Mall, movie theater, etc.
1	Movie theater! Splash pad! More trails!
1	My first priority as someone who is extremely involved in youth sports programs is to get a better recreation program going on out here. I think we are doing okay with what we have but with limited resources like a recreation facility, baseball fields, not enough "real" soccer fields etc we will remain less competitive and insignificant as our kids get older and into high school.

Count Response

1	Need to focus on Infrastructure. Way to many problems with our public works and transportation. We don't seem to be doing well at anything currently, what good are parks and recreation facilities when it's already impossible to move around the city with only a single road running through the middle. All these directional statements are great, but you can't execute on any of them until we can support the population that is already here. Focus on infrastructure and reserve open spaces for future work. We can build out parks and recreation areas after we solve the infrastructure problem.
1	None of the above ideas should be the role of government. The only way to fund things like Trax, bike parks, etc., is to redistribute money. I did not move here to have Saratoga Springs turn in California. Please, unless Saratoga Springs is growing money trees, stop asking the citizens to ask for more at the expense of their neighbors. It's un-American.
1	OPEN SPACES AND RECREATION!! Lets preserve the rural feel and access to valued and beneficial recreational opportunities, while at the same time expanding those opportunities. A mountain bike park would top my personal list!! Add to that hiking/nature trails and preserves and we are getting somewhere. Additionally, providing cycling and pedestrian access around the city would be a perfect improvement. Saratoga is already beautiful, and these features will only enhance that beauty and appeal.
1	One day we should have a center complex adjacent to a park that holds a rec. center, library and arts center. A good place would be down by inlet park, this area is a flood plain and could have a section of native plants along the river creating a riparian habitat an important habitat for animals and birds. Adjacent sports fields would be a good buffer between the riparian corridor and the civics building. This could be a destinations for Saratoga Spring residents and it is centrally located, has access to the beauty of the lake and river.
1	Our biggest resource is Utah lake. Make Utah Lake the "go to" place for recreational activities. Make the Lake healthy and clean.
1	Parks and Rec needs to be pushed forward. Sports complex Rec center Community splash pad or pool. the city has got to start giving back to the citizens.
1	Peace and quiet
1	Playhouse Sports complex UVU extension
1	Please Please Please consider a rec center for our city sooner than later. We are big enough and desperately need one. Lehi is already over capacity for their rec center. I feel like our lack of rec center causes us to use neighboring cities which is causing a problem for everyone. I also would like to see the traffic improve for our city rather watch it get worse.
1	Post Office
1	Protecting pockets of rural areas and continuing with the goal of connectivity of trails.
1	Put in the south end of the mountain west corridor now! One road out of the south end is not enough.
1	Rec center with senior offerings. Not just a senior center. A community center where people can meet in groups. I work in the library and we have many requests for a meeting room. WE NEED A NEW LIBRARY, soon.
1	Rec center, more schools, soundwall along redwood road (similar to pioneer crossing) additional retail at south end of city. A lakeside shopping district. Fighting for laws regarding Utah Lake to be changed so our Lake doesn't dry up.

Count Response

1	Rec center, restaurants, movie theater, entertainment (like bowling)
1	Rec center. Bigger library. Trails around the lake? Maybe a public dock?
1	Recreation center
1	Recreation center, city pool, bringing our community together by putting together city sports teams and places for healthy outlets.
1	Redwood Road expansion south ASAP!!!! Signal lights at Ring Road ASAP! Signal light at the new D.R. Horton subdivision where I see school buses cross traffic everyday--very scary. Also, there was another accident at Ring Road/Redwood that shut down Redwood. I'm shocked that there isn't another way out of Jacob's Ranch, especially since there was a fire and and flood in this area. This is no a safe situation for anyone. Are there plans for this to be addressed?
1	Secondary water supply that is reliable to all residents. A recreational center possibly a joint venture between SS and Eagle Mountain. 2nd road corridor out of the south of the city.
1	Shooting range
1	Shooting range Easy commute A way to get to front runner without driving Ways to improve trust between citizens and police
1	Shopping, splash pad, recreation center
1	Soccer/Sports Complex Rec Center Trax Station near 2100 N Splash Pad at Neptune Work for more sit down restaurants
1	Something I have not heard comments about is preserving lake and river habitat; and taking measures to slow growth down to allow schools and roads to keep up.
1	Splash pad- water park :) trax through redwood to Slc
1	Stop building low income high density housing.....Start listening to the people...
1	Suuggestion: Water pressure for lawn sprinklers needs to be increased. It seems that it would have been better to have used the money to have placed pumps into the system rather than have used the money to put on individual meters to try and reduce water use and thereby increase pressure. I wouldn't need to water as much if I could have more pressure and do it right the first time when I water my lawn.
1	The main parts of Saratoga Springs are growing up quickly. But the water problems and biking problems are not going away. Secondary water problems, and drinking water problems need to be addressed WITHOUT using Utah Lake as it's backup plan. Also, rainwater should be allowed to be collected on people's property legally. Desert landscaping should also be allowed to help slow the flow problems that happen in a desert.
1	The water situation needs to be resolved before more building of homes is approved.
1	Thinking big is keeping it small. We have to maintain that small rural feel even with growth.
1	Traffic traffic traffic!! Redwood and the bridge project
1	Trail system, improvements along Jordan River for kayaking access.

Count Response

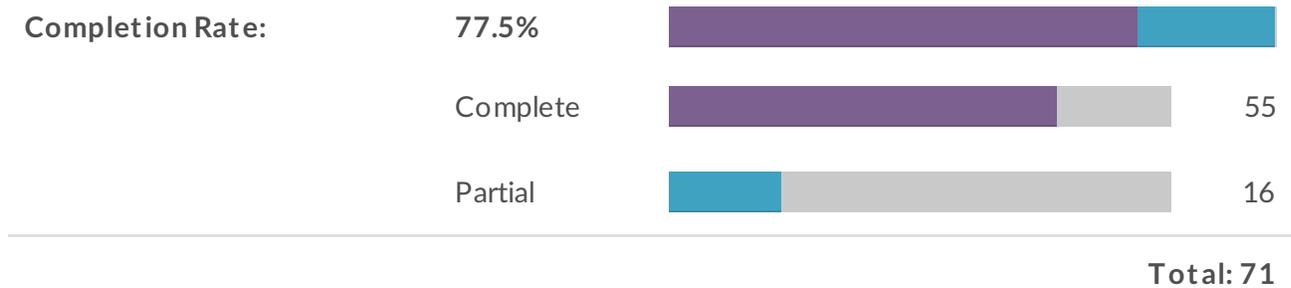
1	Trax Dining next to Lake Night life Trails Large bike paths on roads
1	Trax Station and more shopping.
1	Trax Station! More retail outlets. Even a mall nearby. More gas stations. Einstein Brothers Bagels!
1	Trax and/or FrontRunner station Increased number of lanes on Redwood Road Movie theater
1	Trax and/or bus lines. Larger library Dog park walking and/or biking path that connects the city from one end to the other in a safe manner.
1	Trax station Movie theater Rec Center Bigger Library then our current "dental office" library that is difficult to navigate a stroller through Target Outdoor shopping mall Restaurants besides fast food
1	Trax station that connects with Trax by i15. Commerce area to rival Jordan Commons.
1	Trax station would be wonderful. A causeway across Utah Lake would create more economic viability to south SS and provide a second corridor out of the city. Would like to see a baseball/sports park or a recreation center.
1	Trax station would be awesome. More retail stores and gas stations. More schools at every level.
1	Trax would be great. Restaurants (steakhouses, Chinese, sushi) higher end for adult dining. Shops like crafts and fabric, hardware like Home Depot, Movie theaters, etc. Play equipment in parks without HOAs.
1	Trax, fiber to the home, airport
1	UTA Transportation in Saratoga Springs for those who need this. Trails & walkable corridors throughout the City to be able to walk and enjoy the beauty of the City...not just from the window of a car.
1	Walkable downtown, like what Park City has. Moving high-traffic roads to the edges of the city to promote slow traffic. More emphasis on community involvement: community center, well-stocked libraries, lots of public involvement.
1	Walkplatz - A walking area that combines several walking streets of stores in the center of the city and free underground parking for visitors. The walkplatz should also include a "city hall" with a fountain and art area. Further, it should be connected via trails that go over Redwood and Pioneer Crossing and SR73 to the various neighborhoods and recreational areas around the periphery of the city. Saratoga Springs should also consider building a broad walking trail on both sides of the Jordan River going from the border with Lehi (or SR 73 crossing) all the way down to Utah lake. It should be broad enough to allow bike and walking traffic going both ways without interference and have areas over the river at periodic intervals to allow for fishing or just viewing. It may also be advisable to encourage a few businesses to have store fronts along the west side of the river bordering the trail and allow said businesses to have low fenced in areas for patrons to enjoy food outside in
1	Waterfront restaurants!!!! Art galleries!!! All on the lake... we have a view like nothing else in utah... but nobody has any reason to come out here. We need to give them a reason!
1	We need a second road out of south saratoga springs. If redwood gets backed up there is no way out of here. More roads!
1	We could use a local recreation center with a lap pool

Count Response

1	We need a Farmington or city creek in Saratoga. Trax would be nice to support that. Let's attract tax revenue to our city instead of the citizens leaving the city to support others.
1	We need a movie theater, home improvement store like Home Depot, a Sams or Costco & more gas stations on redwood road out here by the golf course area.
1	We need more places for families to go. (Parks, hikes, splash pads!!!, fishing ponds)
1	We need to highlight our closeness to the Lake and all the recreation it provides. We also need to provide more Hot Springs for residents as well as possible visitors. Please also limit the growth of new housing!!!
1	We would really benefit from a recreation center.
1	Where is the Rec center that has been discussed for years? Where are the natural spaces? Where are the inter-connected walking paths? Why are city utilities OUT OF CONTROL and there is nothing to show for it? Why is the library hours catered to stay at home moms and not ALL citizens that actually work? Where is the business growth that does not include fast food establishments? Why do I see Bluffdale police patrolling their neighborhoods ALL the time and never in mine?
1	Widen Redwood Road, put in stop lights so it is not so scary to turn onto Redwood Road from neighborhoods. Install crosswalks. Create more running/walking trails. Build a Saratoga Springs Recreation Center. I know a lot of people drive to Lehi to use their rec center. We should have our own with a pool. Support more locally owned restaurants instead of chain restaurants.
1	Would love to see a rec center! My family, and several other family's buy passes at the Provo or Lehi Rec centers because there isn't anything like that in our city, especially for family fun. I keep thinking that it's too bad that money is going to a different city.
1	Zero-scaping for all individual properties. I know that having some grass around is nice, but it's not natural in our state.
1	diversity of buisnesses
1	dog park, and extensive mountains to main street trail system. Wouldn't it be great if you could ride from the Jordan River Parkway to the top of lake mountain on a nice trail?
1	rec center and pool, splash pads
1	someday I'd like to see a bridge built between Saratoga Springs and American Fork/Orem/Provo. Right now we are landlocked and in case of emergency we're in big trouble.
1	~BIG OPEN SPACES ~Condensed shopping areas like "DAYBREAK". ~Trails and natural paths to be able to walk/bike throughout Saratoga with little impact to natural surroundings. Like "DAYBREAK". :) ~BIG park areas like Sugarhouse and Liberty with lots of trees.....aaaaawwwweeee....that's the LIFE! :)

Report for Saratoga Springs Choices

Response Counts



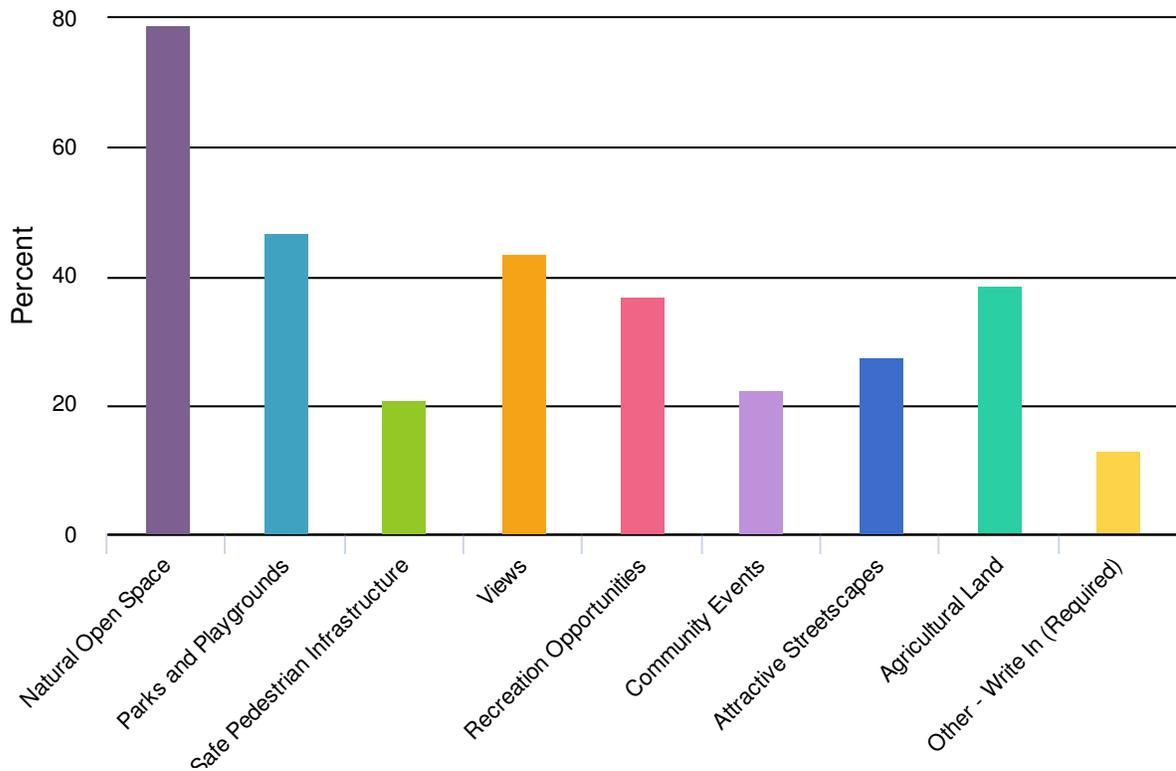
1. Please prioritize the opportunities you think are most important.

HOW WE GROW

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Identify the open, small-town feel of Saratoga Springs.	1	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	251	57
Protect scenic viewsheds.	2	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	210	55
Provide for open space and wildlife corridors.	3	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	206	54
Continue to promote community uses and events in public spaces.	4	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	186	53
Support a city campus that houses police, fire, city government, an expanded library, etc.	5	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	182	51
Maintain sustainable development on the Utah Lake shoreline.	6	<div style="display: flex; align-items: center; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #0070c0; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #a6c9ec; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> <div style="width: 10px; height: 10px; background-color: #e91e63; border: 1px solid black;"></div> </div>	127	52



2. Many of you described Saratoga Springs as having a rural, small-town character. Help us better understand which of the City's attributes and features contribute to that character, in order to help develop policies and strategies to guide future growth. Tell us your choices: Tell us which of the following attributes are most important to maintaining a rural small town feel. Please select the three most important attributes.



Value	Percent	Responses
Natural Open Space	79.0%	49
Parks and Playgrounds	46.8%	29
Safe Pedestrian Infrastructure	21.0%	13
Views	43.5%	27
Recreation Opportunities	37.1%	23
Community Events	22.6%	14
Attractive Streetscapes	27.4%	17
Agricultural Land	38.7%	24

3. The City is required to provide essential services to all residents. But other features and services may vary by location, and all vary in cost. Relative range of cost of these projects is included, with \$\$\$\$ the highest cost. Tell us your choices: What are the most important services, facilities, and amenities needed to support existing and new residents? Drag and drop your priorities in order of importance, with the top being the most important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Community Center \$\$\$	1		377	53
Sidewalk/Streetscape Upgrades \$\$	2		338	49
Community Plaza/Square \$\$\$	3		300	48
Bicycle Infrastructure \$\$	4		280	48
Transit \$\$\$\$	5		265	45
City Campus \$\$\$\$	6		207	43
Cultural Space \$\$	7		196	43
Community Garden \$	8		151	44
Public Art \$	9		87	41

Lowest Rank Highest Rank

4. Open Space and Viewsheds Tell us your choices: Help us identify scenic corridors and key open spaces that should be preserved. Please describe those locations below.



1	800 West/Foothill needs to stay a 1-lane road and Mountain View Corridor should not go any more south and stop at SR-73.
1	All along my drive back and forth we enjoy the views of the lake. Now there are houses being built there so we don't enjoy the wonderful relaxing view very much. There are too many houses, too close together. Stop building homes with hoas and small lots. Stop building 2 story homes on the east side of redwood. Ramblers only please, if you have to continue building on the east side
1	Along Utah lake as well as areas in abundance with wildlife
1	Area by Lake Mountains, and the shoreline
1	Area north of high school, land south of current developments by lake, scenic areas near lake
1	Behind 67 E. Amber Community walk way the grass is full of weeds and does not get watered all over. I have addressed this many times..living here for 17 yrs. You have spay weeded but they grow back. Even your workers say this is one of the weedest spost around the community.
1	East of Landrock
1	Entire view of Wasatch Mountains

Count Response

Count	Response
1	Having the city set a lot size minimum (.5 achers) will allow for the space needed to keep our beautiful views and a sence of open space.
1	Having views of the mountains and the lake, don't want to see houses just going up all over the mountains sides
1	Hillsides-not building too high on the hill
1	I know this is not realistic, but I would love to see all the farm land and lake front preserved as well as the foothills. I love the rural feel.
1	I love the fields around Talus Ridge!
1	Inlet Park, South Marina
1	Jordan River. T ickville gulch. Mount Saratoga.
1	Keep the area around Talus Ridge reserved to large houses. Without any town homes and apartments.
1	Need more parks and recreation - public tennis courts Invest in a "downtown" curbside appeal Look at Kirkland Washington as a guide
1	Open Space/Natural space at Talus Ridge
1	Some of the areas along redwood where the Pronghorn are seen regularly.
1	The agricultural farms along redwood. Leave them be and don't build any more housing on them.
1	The agricultural land that currently exists is the only place I see the deer and geese anymore. The areas south of pioneer crossing on both sides of the road.
1	The area around the lake needs to be left open.
1	The hill above Talus Ridge. I don't want to see it covered in houses.
1	The hill at the top of Talus Ridge should be preserved.
1	The space between Foothill Blvd and redwood road. The church owned farms south of pony express.

Count Response

1	There are great scenes everywhere right now.. to preserve this maybe we limit the height of all buildings to 2 stories...
1	There are many current farm areas around Redwood Road and Pony Express Dr that sustain antelope and many types of birds. It is nice to see those.
1	There shouldn't be large building built that can take away any view from all benches.
1	To the south east of foothill and Corey wide memorial highway
1	Utah Lake Shoreline and Mount Saratoga
1	Views of the Utah Lake Views of the Mountains
1	Views of the lake and mountains from bike routes and trails including redwood road must be maintained.
1	We love the fields around us and it is very sad to watch each one be overcome with houses when there is no infrastructure of roads to maintain the growth. Traffic in and out of the community is terrible!!!! We have loved the open spaces and wildlife.

5. Comments on How We Grow:



Count	Response
1	A recreation center would be amazing, especially with an indoor pool. I would love a Target and some more good restaurants.
1	Carefully and with class (I don't think the addition of Denny's brought an element of class). Well-designed landscapes, good, clean roads and sidewalks, modern street intersections with well-timed lights. Low-to-medium density housing.
1	Do not put high density housing in areas with low density housing. Such as Talus Ridge area should not have town homes, condos, or apartments built where they can be seen by the houses or that they would connect any way to Talus Ridge Rd
1	Grow the community center with town homes, apartments, and businesses. Keep all high density residents together. Then allow for parks and bike paths leading to the community center.
1	I do not want a recreation center. I will not use it and I do not want my taxes to increase by hundreds of dollars a year for something that individuals can obtain in the private sector. There are already various gyms, fitness classes, sports, gymnastics and dance classes offered in Saratoga Springs. My neighbors believe a rec center will include a pool and have been surprised to learn the high cost estimate does not include one. People can drive the short distance to Lehi to swim.
1	I think it is very important to ensure there is infrastructure before growth. Our roads are terrible with the amount of growth that has come in. All roads are terrible to get in and out on to get to work. There is a lack of resources here. We have to leave the city for everything: most sports, a swimming pool, a recreation center, nice places to eat, movies. There needs to be a plan to keep people here in the city.

Count Response

1	I would like the intersections to be functional and allow for future growth. The problem with some cities is that they didn't allow for growth and additional traffic issues that come with more people.
1	I would love to see more adult activities in Saratoga Springs. More variety of restaurants, movie theatre (long term) coffee shops, shopping etc
1	I'd LOVE too see and Rec Center and an Arts Program!!!!
1	I'd like to limit high density housing. We don't have the community structure for it. We have little shopping choice and limited schools. High density tends to bring lots of children and more schools are needed.
1	Keep housing density low and keep any high-density housing grouped in location(s) away from single-family homes.
1	Keep taxes low, and provide the Neccessary functions, but allow for communities and such to provide for themselves. Having open spaces that people can do things of their own accord and or purposes but requiring ever increasing amounts of taxes.
1	Keep the HOA fee at \$100.00 since we have more homes.
1	Let's be sure water supply is greater or equal to the population and green space requirements, before we worry about any of the things in the lists above. Water pressure continues to be a problem, both culinary and irrigation.
1	More single family homes promote a family friendly environment. All the condo/apartment/twin homes will bring in more crime.
1	Moving forward I want to see a community center and recreational program that can sustian the growth of a young family, hopefully before my kids out grow this community...softball, baseball, soccer faciltity's.
1	Need a community fitness center bad!!
1	No rush!! That neighborhood just north of the original Saratoga Springs neighborhood is atrocious. Too many people in a super small area. Nobody has a view. Terrible decision by city council or whoever to allow that.

Count Response

1	On "How We Grow" - it will not allow me to choose "other" and write in a response. //The big elephant in the room that was not even addressed here but is of paramount importance to EVERY resident I have spoken with, is population density. Of course when people tell you they like the rural feel, a major factor is low density housing. To not have that listed seems silly. To then create a survey which diverts a persons' focus from that, and then not to allow a write in, will give you data which does NOT reflect the values of the residents. I have yet to talk to a single person who wants more high density housing in Saratoga Springs. I am concerned that this project will create a twisted representation of what the residents truly want and have voted on.
1	Only one center of town
1	Please do not build town homes around talus ridge area. Town homes in my opinion should be kept close to where they are, which is around walmart and smith's. We came from herriman where they started putting in town homes all over the place and while they are nice for a few years, they end up turning into rentals and devaluing the area, along with bringing more crime. The wonderful rural part of Saratoga should keep with having bigger lot sizes and no town homes.
1	Provide a rec center.
1	Slow and steady, make sure we have water pressure and infrastructure to meet needs of existing homes.
1	Slow down. No high density housing. Preserve farm land and open space. That's why we moved out here.
1	Slower the better. The least pleasant thing in the world is congestion. There are too many high density housing areas in the north end of town. I'm sure many people would disagree with me, but I am also against commercial development. In my mind one of the major contributors to the small town feel is the lack of major commercial spaces. This wasn't even an option on the list of reasons to choose from on the why does Saratoga Springs feels like a small town question.
1	Try to keep the small town feel by keeping highways out of the city. Keep Mountain View from coming right through neighborhoods and help farmers and landowners to stay by keeping with the small town feel.
1	We definitely need a nice library and new city hall and price station. What we have now is embarrassing.

Count Response

1	We need more amenities here like good restaurants...Not just fast food chains and Denny's. COSTCO PLEASE. The roads are horrendous in some areas both physically and with their ability to support the growth. And example would be foothill and 400 north. During school hours it's so bad.
1	We need real high quality stores, Harmon's, Trader Joe's. Nice restaurants.
1	We need roads, shopping (not fast food), recreation center available to residents.
1	Would love to see more restaurants and shopping brought into the area

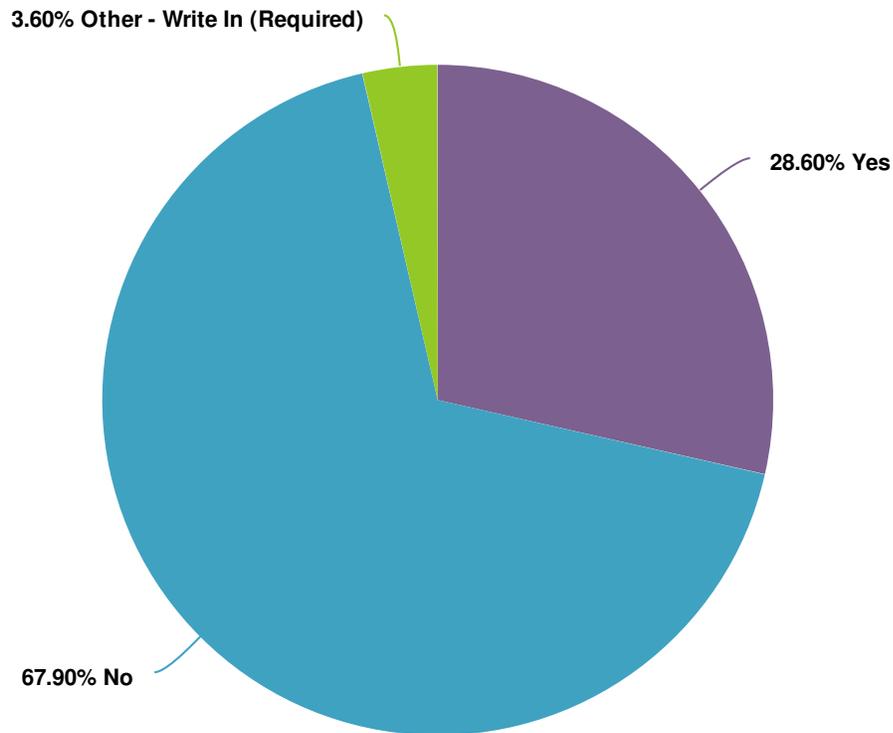
6. Please prioritize the opportunities you think are most important.

WHERE WE LIVE

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Continue to provide for large lot residential use.	1		169	55
Promote a vibrant live/work mixed use environment in appropriate areas.	2		133	45
Provide for a transition from higher density residential to low-density residential to agriculture.	3		112	44
Provide a variety of housing opportunities including options for students, millennials, and baby boomers.	4		82	44



7. Is providing for life-cycle housing something Saratoga Springs should consider? From Fact Sheets: Life-cycle housing is housing that is affordable for singles and young couples, townhomes for retirees, and opportunities for senior citizen housing and long-term care/assisted living facilities to create opportunities for people to live and grow in the same community. It also enables young couples, families, and the elderly to live near relatives.

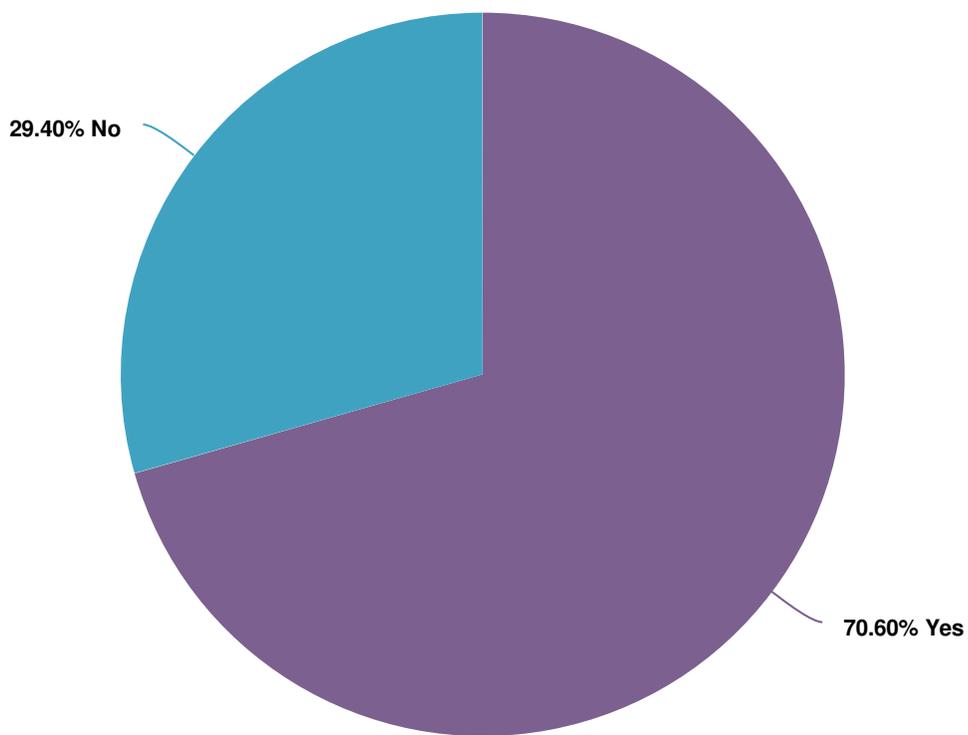


Value	Percent	Responses
Yes	28.6%	16
No	67.9%	38
Other - Write In (Required)	3.6%	2

Total: 56

Other - Write In (Required)	Count
Are we to believe this is not already taking place? In my observation it is.	1
We need senior citizen housing; long-term care, etc but we're sufficient for the rest.	1
Total	2

8. Are there specific areas in the City where large lot residential should be retained?



Value	Percent	Responses
Yes	70.6%	36
No	29.4%	15

Total: 51

9. If yes, please generally describe them below.



Count	Response
1	ALL OVER. This is not a college town and there is already enough multi-family housing.
1	All areas. Farms will eventually go away but if you maintain at least .25 acre lots then it gives the feel of larger open lots. The new DR horton community looks like something you would see in LA not in Saratoga Springs.
1	All of the communities that have town homes, the redwood road area should continue to build them but heading out west should not.
1	All over! Single family housing on larger lots.
1	Along the benches and and along the shoreline
1	Anywhere close to school and other neighborhoods similar. Dont put town home or apartments right next door to large lots or schools. They belong closer to bug businesses.
1	Anywhere that isn't developed yet.
1	Areas closest to the lake.

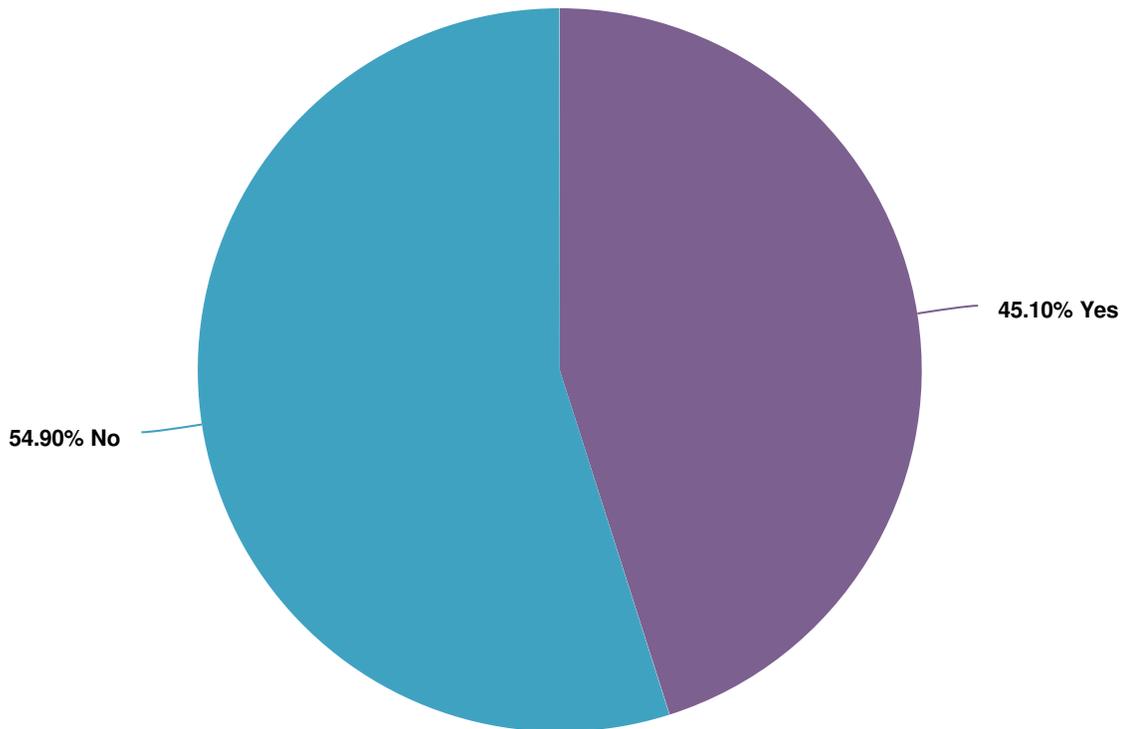
Count Response

Count	Response
1	Around the hills of Talus Ridge
1	As much as possible
1	As much of the remaining land not designated for commercial or agriculture should be large lots. We have plenty of high density housing in our city.
1	Everything south of 400 south
1	Everywhere
1	Generally, when I talk to fellow "millennials" they all agree that the new developments have too small of lots. I would like to see homes with larger yards, and even townhomes with yards rather than pads.
1	Hillside
1	I do like larger lots, but I am new to the city, so I don't know where those areas would be.
1	I would keep all apartment buildings next to commercial in the main city area with large lots and single family residential everywhere else...
1	I would like large lot areas throughout the city, not just in specific sections.
1	If large-lot residential means anything above 0.20 acres then I would say it should be maintained everywhere.
1	In current open spaces
1	It seems particularly appropriate in the south end of the city.
1	It will help homes built first here to not decrease in price.
1	My first answer is that we don't want more high density housing as it goes in direct opposition of what the residents have already voiced. This question needs more specificity. Are "large lots" five acres (that's how I would interpret the question) or are they closer to .30 or even .25 of an acre? If so, "large" .25+ acre lots should be retained everywhere. Again, this survey seems not to have the objective of obtaining a true untwisted residential opinion.
1	North of talus ridge

Count Response

1	Places like Harvest Hills.
1	Specifically I do not want any town homes or condos by where I live. T he talus ridge community. Even with just regular housing there are beginning to be far to many people here. Especially with the one main road through the community that gets all the traffic.
1	The rest of Saratoga. Please no more lots under a half acre and no more hoa's

10. Are there areas in the City where a mix of residential building types (e.g., small lot single family, condos, and townhomes) would be appropriate?



Value		Percent	Responses
Yes		45.1%	23
No		54.9%	28

Total: 51

11. If yes, please generally describe them below.



Count	Response
1	Along redwood near city center. Similar to legacy farms.
1	Backside of the mountain.
1	By the shopping centers.
1	City Center by Wendy's / Smiths market place
1	Downtown

Count Response

1	Healthy mix near potential city center
1	I don't know this answer
1	I prefer neighborhoods that have a mix of housing types. It creates neighborhoods that have a vibrant population from various stages of life. However, townhomes should have yards to make them blend with the neighborhood better.
1	I think that high density (condos, townhomes) should be kept separate from single-family homes.
1	I'd like to see more diversity in the area. I feel it's appropriate anywhere.
1	Many of the questions in this survey sound as if they came from Agenda 21. I don't want the UN dictating the course of our community. Federal dollars related to these issues are too expensive.
1	NE of city center
1	Near the downtown area.. or dispersed throughout the city is fine as well.
1	Near the shopping, smiths market place, walmart, etc.
1	Not by me in Talus Ridge ;)
1	On the north end where existing housing is. I don't want that type of neighborhood near my home.
1	Place with easy access to major roads.
1	The main area where they are, by walmart and smiths
1	The roads cannot handle the traffic we have now. Please don't add to the problem with additional townhomes and condos.
1	These should not be mixed. Keep single family housing separate from the others.
1	They are already doing that on the north end. Like it or not.
1	Up on redwood road behind walmart there are already alot there continue to keep those in one area of the city.

Count	Response
1	We already have some of this east of Redwood. That seems like an appropriate place to continue building it out.
1	What exists is more than sufficient.

12. Comments on Where We Live:



Count	Response
1	We recently bought a home in Legacy Farms. After we bought our home trees were installed in the middle of the street behind our house, and rock cages were placed at the entrances to that street. When we contacted the builder about removing them we were told it was part of their contract with Saratoga Springs. These trees and Rock cages have to be removed. It is unbelievably inconvenient for me and my neighbors to back out of our driveways and use the road behind our house.
1	A nice safe place but is pretty boring. A lot of our city residents spend their flexible income and produce revenue (tax dollars) in cities like Sandy, Lehi and American Fork. A lot of money not spent in their own community

Count Response

1	As I have said. There is too much building and no plan to sustain it.
1	Edge is pushing for condos and townhomes. There is enough of this in the city as it is. Builders have built a lot of nicer larger homes in the area (over 5,000 sq ft) and mixing that with condos and townhomes with lower values to allow for lower income families does not make sense.
1	I enjoy living in Saratoga Springs. I just wish there was more to do here without leaving the city. A movie theater, ice rink and shops would be nice to keep me from having to drive to American Fork or East Lehi.
1	I feel Saratoga is pushing a lot of multi-living homes and not having the roads to accommodate them. We don't need all the multi-living. Let's keep Saratoga small and cozy, that is the reason I live here.
1	I love love love living here. Since I love it so much I worry absolutely it the amount of growth and what it will do to the small town feel.
1	I love the mix of being in a beautiful neighborhood with great views and being right next to farms. It is relaxing here and not fast paced in any way. It would be sad to expand and make it big and busy. We have that 5-10 minutes away so we don't need it.
1	I think it is up to developers to bring projects for approval rather than the city pre-determining what can be built.
1	I think we have enough townhomes/condos in the city. I'd like to see more large lot residential houses go in or a big senior citizen living center instead of more townhomes.
1	It is a great city. Hope to avoid the high density and low density mix that I have seen in other places.
1	Love it!
1	My biggest concern is the transition and flow between various neighborhoods and commercial development. The north end is a hodgepodge. Hopefully the rest of the city has a better experience.
1	Saratoga Springs just isn't that big. There isn't a lot of land to work with. I'd like to feel less like we trying to be like our big brother cities (as evidenced by the same old restaurants and too many of the same--4 burger joints? 5 mexican? etc).
1	We moved to Saratoga because Herriman was getting crowded way too fast! We like the open space and big lots! Please keep it that way. 😊

Count Response

1	We need a closed gate in the main entrance..just like at the pool.
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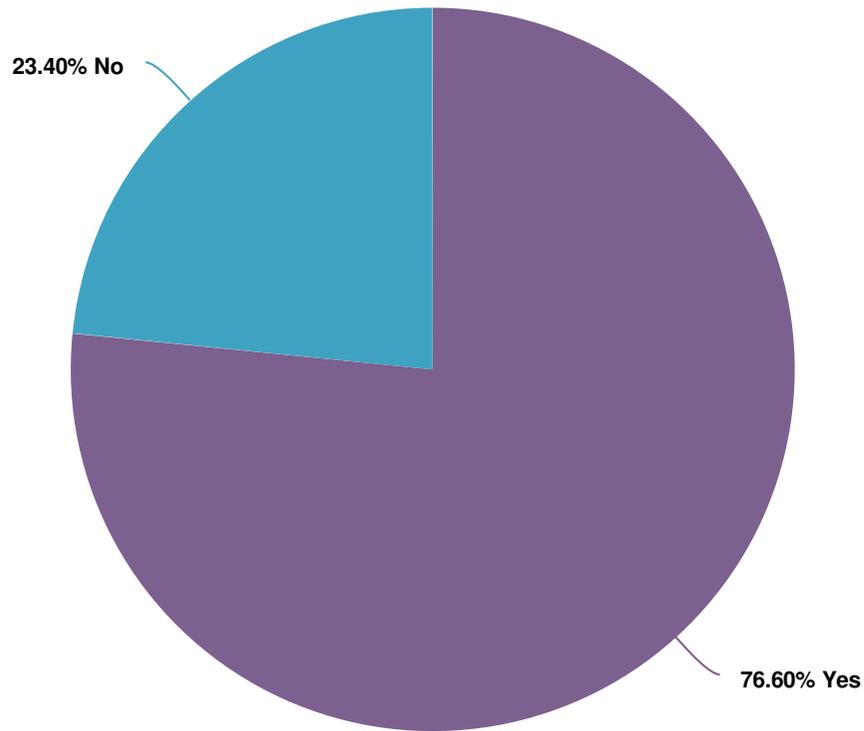
13. Please prioritize the opportunities you think are most important.

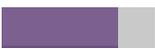
WHERE WE SHOP & WORK

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Configure the Downtown Area Plan into a community destination that offers shopping, dining, and entertainment with indoor and outdoor spaces focusing on walkability and quality public gathering spaces.	1		197	46
Develop a retail center to attract regional commercial stores.	2		139	44
Make the Utah Lake shoreline a shopping and recreation destination with activities and events.	3		137	43
Work to bring jobs to Saratoga Springs.	4		99	38
Provide retail opportunities in the southern end of the City.	5		89	40



14. Would you support providing for more employment opportunities in Saratoga Springs?



Value		Percent	Responses
Yes		76.6%	36
No		23.4%	11
			Total: 47

15. If yes, what types of employment?

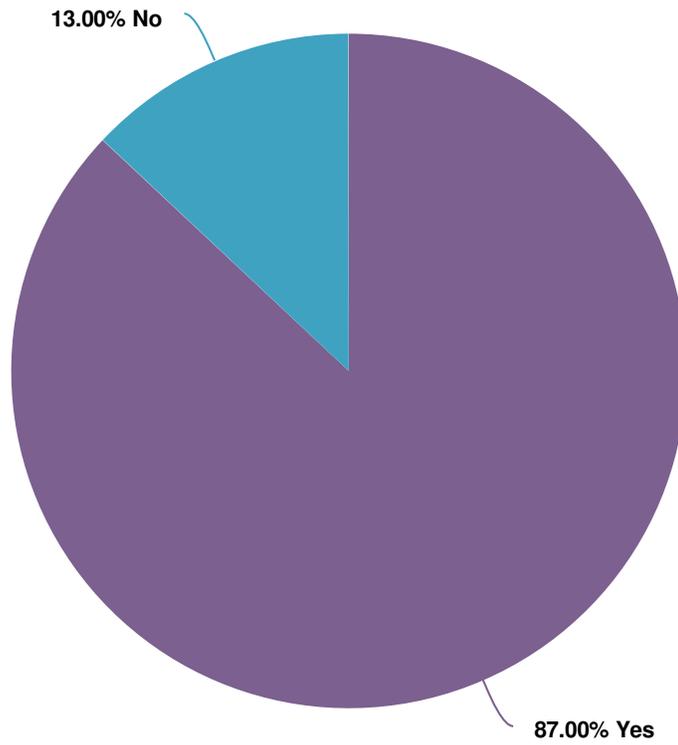


Count	Response
1	Agriculture
1	All types
1	Anything would help very low business opportunity right now
1	Businesses should provide most employment. Not the city.
1	Employment that provides high paying jobs which can sustain the population and keep home values high. The city gets all excited for a new restaurant including posting about it on social media, but when a new business opens that is providing high paying jobs it would seem from that outside that there is no mention or support.
1	High wage jobs, back-office, etc. that would allow Saratoga Springs residents shorten their commutes
1	I believe that if you create the right conditions you can encourage people and business to bring jobs here
1	I'd like to see more businesses especially some of the technology ones that are attracted to silicon slopes. I think Saratoga Springs should be a part of that.
1	Just not Industrial
1	More retail stores will provide more jobs.

Count Response

Count	Response
1	Movie theater, restaurants, clothing stores. I would love to see a smaller Costco and also a Home Depot in Saratoga.
1	Not looking for industrial jobs, but more retail jobs.
1	Restaurants
1	Restaurants, recreational activities and shopping areas
1	Retail near the new smiths marketplace: Home Depot or Lowes. Add a good family restaurant (leatherbys). Rec center with a pool, dog park, ice skating arena, and other fun family oriented activity centers.
1	Retail restaurants and entertainment
1	Smaller businesses
1	Sure, but I don't think Saratoga will ever be the tech hub that Lehi is, and I'm not sure if it ever should be. I don't think it's a priority.
1	We live close enough to the cities that are more than willing to support employment opportunities.
1	White Collar, tech, industry
1	White collar professional work
1	something more than fastfood

16. Would you support adding shopping opportunities and lifestyle-type commercial development?



Value	Percent	Responses
Yes	87.0%	47
No	13.0%	7

Total: 54

Count Response

- | Count | Response |
|-------|---|
| 1 | I'd love to see a Target, Costco, Home Depot, movie theater, and more sit-down restaurants like Cheesecake Factory come in. |
| 1 | Minimal. Stick to the basics. |
| 1 | Need a lowes!!! |
| 1 | Need more restaurants and options |
| 1 | Not enough shopping hold people from moving here. |
| 1 | Outside of grocery, the majority of shopping is done in American Fork and that is fine by me. Keep the traffic/people over there. |
| 1 | Stop!! I can't prioritize any of the above because I hate them all. The traffic will be crazy! Goodbye small town feel. We'll all be stuck just trying to get in and out. Ugh. |
| 1 | We are retired, but shop here and in Lehi and Ammerican Fork. |
| 1 | We desperately need more businesses here in Saratoga Springs. I know some people oppose this who are very vocal, but there are lots of people who want to see more businesses as well. I hate having to drive to American Fork for so much. Let's give more of our tax dollars to our own city. |
| 1 | We have a clean slate... no need to get anymore big box in here since all are pretty available 10 minutes away. I would make Saratoga unique with a quaint shopping area - Highland and Alpine seem to do just fine without the traditional big box developments. We all moved out here without them and are willing to drive to get to those type of stores. I realize the smaller shops probably don't bring in the tax dollars but I think most people are fine since they moved out here knowing certain conveniences were not here. I'd like to see shopping areas like a small town main street... wouldn't it be great to be a destination with eclectic restaurants and art galleries that people can stroll? Have a bike path that people can use to go from their homes to the shopping area and get an ice cream cone? Maybe similar to Station Park up in Farmington... |
| 1 | We're dying for quality retail in Saratoga. Of course, Costco and Target will be great, but we are especially missing quality dining choices. Nice, fast casual dining choices are missing. We're constantly going to AF or Lehi to eat, and would much rather stay in Saratoga, and have the taxes stay here. We don't want any more fast food chains. |
| 1 | Yes I'd love to see a Homedepot, Costco, Kohl's, Sears, Target, anything to keep me in my city instead of having to drive and shop outside of my town. I want to keep the revinue here, support my city. |

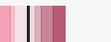
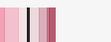
18. Please prioritize the opportunities you think are most important.

HOW WE MOVE

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Improve circulation along major roadways. Continue to develop a street network of small blocks and gridded streets to improve non-vehicular transportation options.	1		193	46
Create an interconnected trail system and dedicated bike lanes with connections to key destinations.	2		146	45
Improve the regional transportation system. Develop a transit stop with connections to TRAX and bus rapid transit.	3		120	44
Support a causeway over Utah Lake.	4		119	43
Enhance mobility in existing neighborhoods.	5		116	43

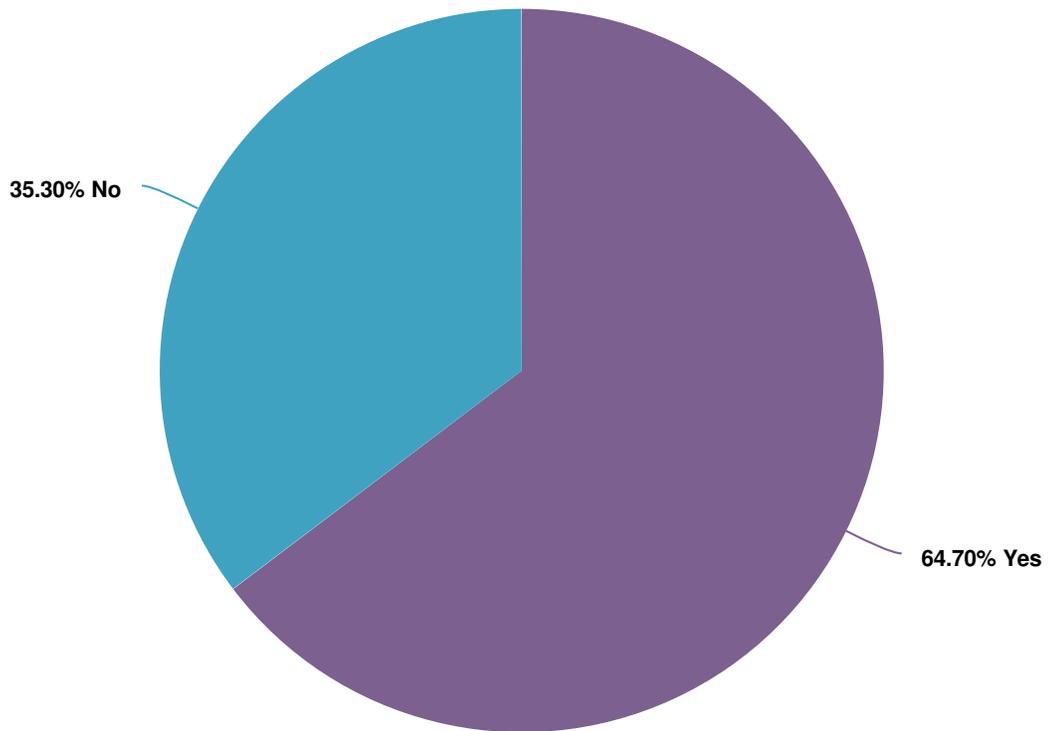


19. What should be the highest priorities for future investment in the Saratoga Springs transportation system?

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Reducing traffic congestion	1		310	49
Improving roadway access in and out of the city	2		288	48
Maintaining the condition of existing roads	3		250	47
Improving walking conditions (e.g., more sidewalks, road crossings, pathways)	4		190	43
Improving the look of streets (e.g., adding sidewalks, lighting, and/or street trees)	5		185	44
Improving bicycling conditions (e.g., more pathways, bike lanes)	6		183	44
Reducing crashes	7		157	42
Expanding transit service	8		138	39



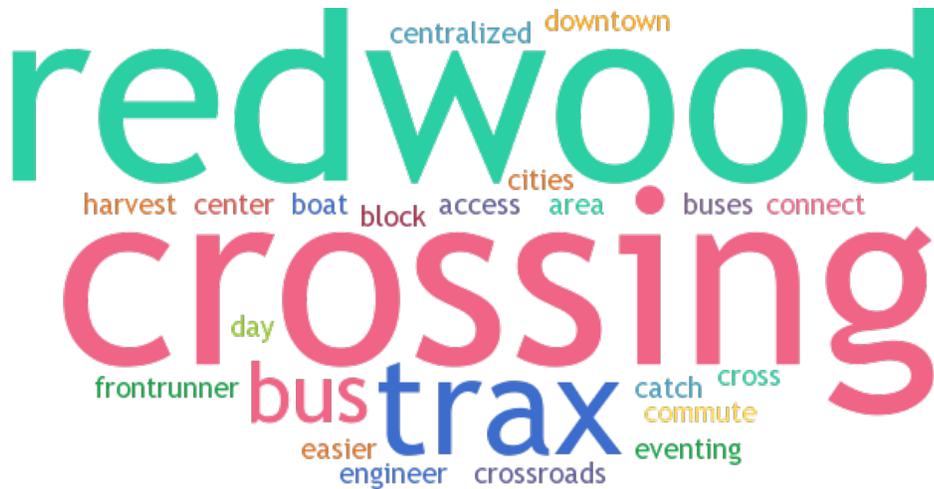
20. Do you support expanding public transit options in Saratoga Springs?



Value	Percent	Responses
Yes	64.7%	33
No	35.3%	18

Total: 51

21. If yes, where should transit stops or routes be located?



Count Response

1	All along Redwood Rd, and for all day not just a block of time in the morning and eventing.
1	Around Redwood and Pioneer Crossing
1	I don't know, but I think it should be easier for someone to commute to SLC or Provo from Saratoga instead of needing to go in to other cities to catch a bus or TRAX train.
1	I think just the bus system. Not Trax
1	I would like to have a centralized transit center with parking and access to buses which connect to Fronrunner/TRAX.
1	Near potential downtown, somewhere along Pioneer Crossing
1	Near the cross roads (Walmart/ harvest Hills) , near Pioneer Crossing/ high School I area
1	Not sure where the best location would be
1	Off of Pioneer Crossing near Redwood Road.
1	Pioneer and Redwood interchange.
1	Pioneer crossing and at the crossroads.
1	Up and Down Redwood Rd From Public boat Ramp to Main street.

Count Response

1	I like the bike paths we already have. I don't think that's a big priority right now.
1	Keep the main roads such as pioneer and redwood clean!!! Street sweep way more often. Maintain and extend Jordan river trail it would be awesome if it connected farther around the lake.
1	Mainly up and down Redwood and on Pioneer Crossing.
1	Pedestrian/bike improvements along Redwood, which is currently dangerous to walk or ride
1	Please connect the pathway on Foothill from Pioneer crossing to Pony Express! Please expand the path on Pony Express to meet Redwood road.
1	Sidewalk especially near schools
1	Talus ridge to the lake / city center.
1	The path along foothill just ends after 1 mile. Can we connect it to the path going through the talus ridge development. I'm a runner and love trails.
1	There are too many pedestrians and cyclists using redwood where there is no room for them. Make a connected sidewalk that runs the entire length of redwood, east and west sides . And add a bike lane the entire length of redwood as well
1	This is only a concern to me because of the number of bikers there are in the area. Redwood just does not have a safe are currently, but some of that is do to the construction along Redwood.
1	Traveling on Redwood road for bikers is just scary. Though there are "lanes" they become so filled with rock and small sediment that it becomes dangerous to travel. Paths removed from the road would be great.

23. Comments for How We Move:



Count	Response
1	Better streets wider and More of them
1	Public transportation is not self-sustaining, and I support defunding it rather than expansion.
1	Try to keep the small town feel.
1	We need additional options for getting to AF/I-15 S beside Pioneer Crossing. During rush hour Pioneer is packed. I feel like we need a second option.
1	Wider side walks on Foothill to get to T hunder ridge. And also connection from the trail on Foothill to the trail on pony express.

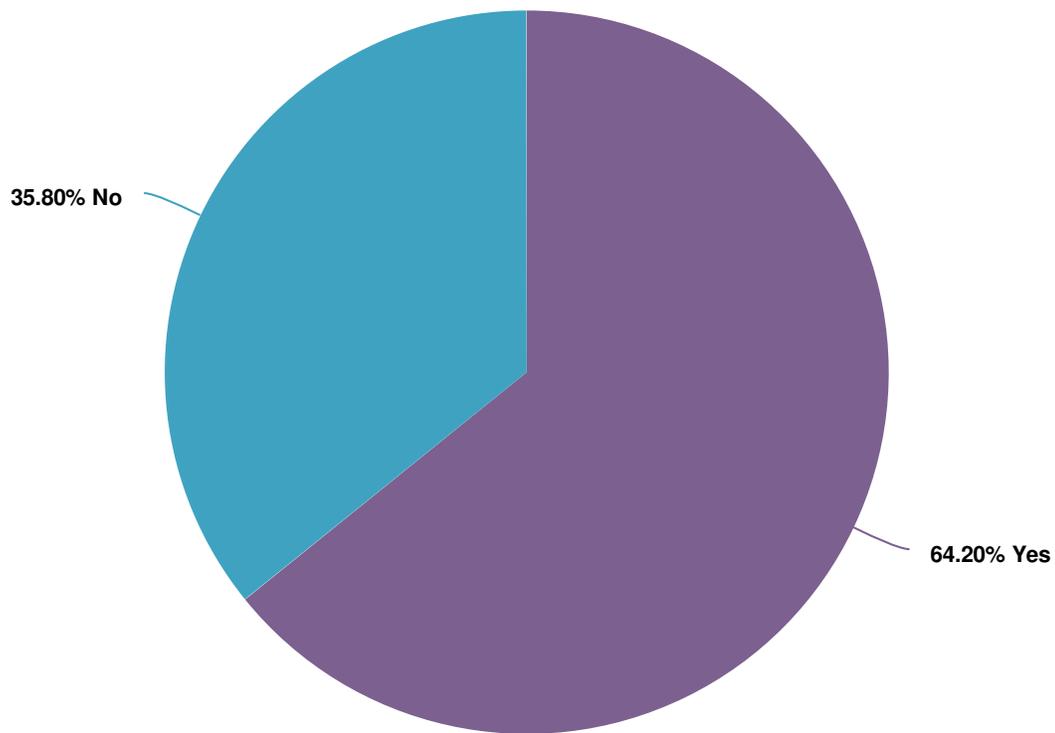
24. Please prioritize the opportunities you think are most important.

HOW WE PLAY

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Promote and enhance our recreational amenities that support and retain residents through neighborhood parks, a recreation center, and other recreational assets.	1		222	45
Continue to development new parks within ½ mile of residents within City limits and identify a location for a regional park.	2		177	44
Connect walking and biking paths to circulate through town, capitalizing on major drainages, and connecting to Utah Lake, schools, parks, and community facilities.	3		174	44
Plan for an expanded recreation system to include specialty uses such as a mountain bike park and dog park.	4		129	44
Add additional sports fields to accommodate tournaments.	5		128	41
Enhance recreational opportunities at the Jordan River Parkway.	6		125	39

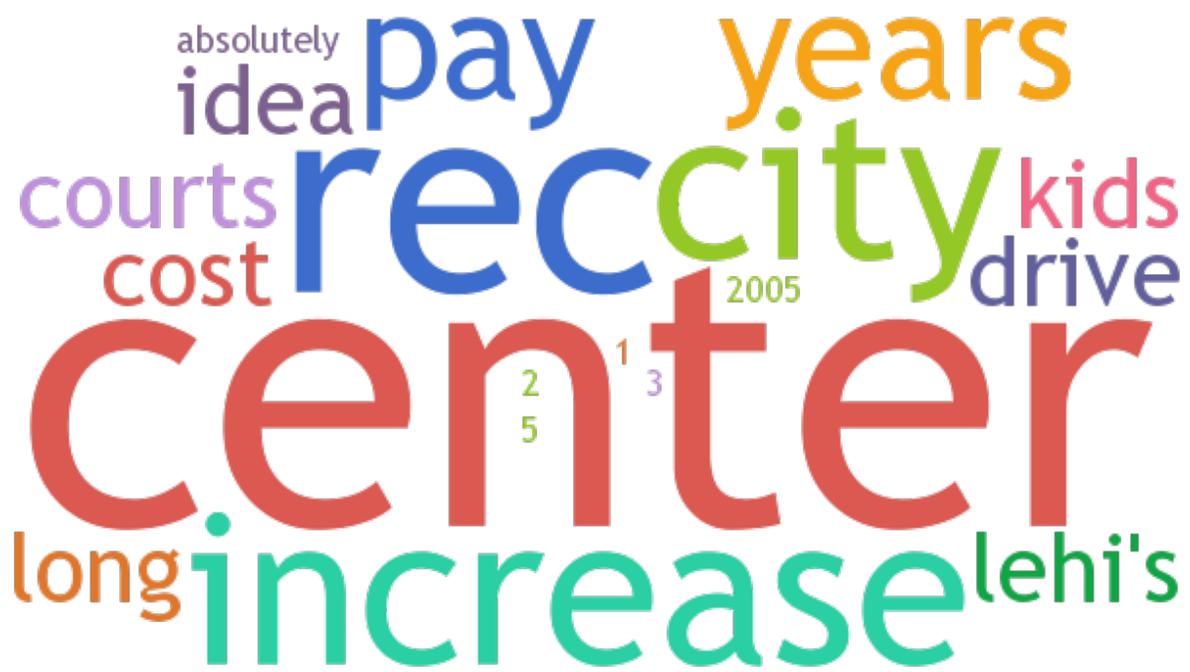


25. Do you think Saratoga Springs residents would be willing to increase their property taxes to support construction and operation of a recreation center?



Value		Percent	Responses
Yes		64.2%	34
No		35.8%	19

Total: 53

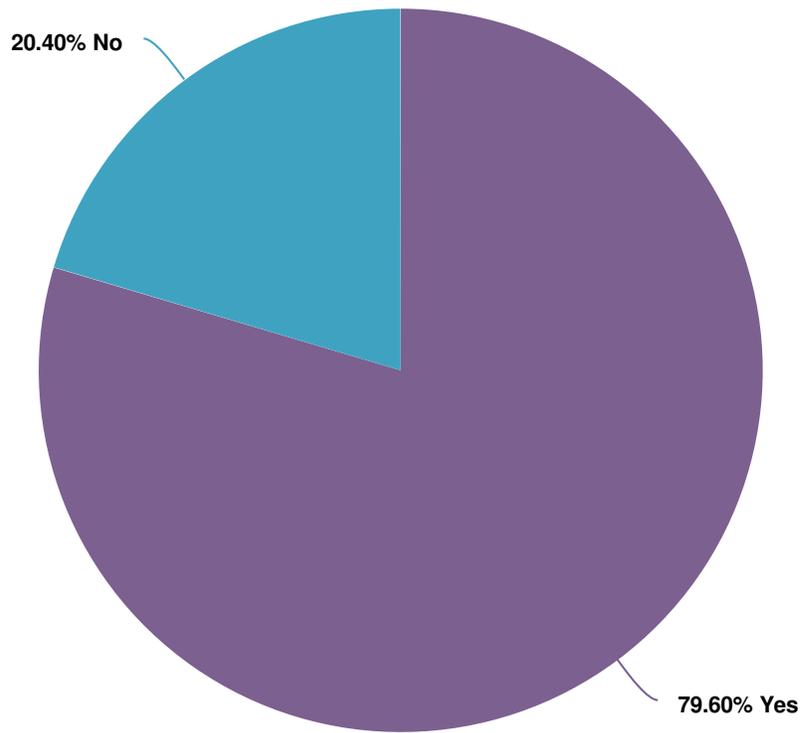


Count	Response
1	Absolutely!!!!!!!!!!!!!!!
1	As long as it didn't continue to increase costs every year
1	I do not want my taxes to increase for a rec center.
1	I think with the influx of residents and interest of having a rec center, I believe you would get the membership required to keep the rec center operational without raising taxes.
1	I would definitely be willing to increase taxes if the rec center could be completed while my kids are still young (in the next 5 years or so)
1	If people understood the cost, I doubt the majority would want it. I really appreciated the cost estimate that was provided in the supporting attached documents. I wish that would have been included here. Of course, the idea of a rec center is appealing, but if those cost estimates were included in this question, I hope more people would vote for private rec centers rather than a publicly funded and maintained one.
1	It just depends on the size of increase.
1	Please let it have something different than Lehi's. for example, indoor racquetball, wallyball courts.
1	Raising the taxes may drive people from the city, resulting in fewer people to pay for the recreation center, which many people won't desire to use, anyway. And the tax base is still too small for one.

Count Response

1	This needs to be voted on NOW!! Most residents don't want to see this as a long term goal. it needs to be done in the next 1-3 years and the way SS plans it will take them 2 years just to agree on a design. You can't pay cash for everything when you are a growing city. I don't see where the city has provided its residents with any new amenities. This was a high recommendation in the long term plan from 2005 what more do we need to say to get this done
1	This should be a priority. Lehi can't sustain Saratoga recreation needs any longer
1	Unfortunately, the city has forced expensive clubhouse and HOAs on the residents so we have a lot of mediocre facilities rather than a quality community center. Stop forcing clubhouses in communities to save resident resources to go towards a recreation center.
1	We don't need it, especially for the cost that has been proposed.
1	We have all we need now
1	We would love to have a nice, modern rec center nearby, similar to Lehi's legacy center. We would definitely use it.
1	With a huge amount of younger families settling here...Yes. we need one asap
1	Yes but I think it is a poor idea at this point.
1	Yes, Yes a million times Yes...and not in five years but yesterday. My kids are getting older and we have thought about moving to different citys because they provide better sports programs...like Spanishfork, Highland, etc.
1	Yes, if there are racquetball courts. Right now people drive down to orem to use them.
1	You made too much money on the irrigation meter fiasco. The city can pay for it. If you weren't already charging an arm and a leg to residents then they might be willing.

27. Would you support public-private partnerships to develop public recreational facilities in conjunction with private development?



Value	Percent	Responses
Yes	79.6%	39
No	20.4%	10

Total: 49



Count Response

1 I don't feel like I have a voice in this decision. The city has made it very clear that they want to have a rec center. If a public partnership was involved at least I would not feel the full burden that I already do not want to bear. Again I do not want to pay for a rec center!

1 Build it!

1 I support whatever gets it built quicker.

1 I will come back to this question. I have not yet read about this. I'm looking for that "save" button so I can come back and complete this survey.

1 Vancouver Washington did this with their indoor tennis courts and it worked out well. Kept the cost down for families and made tennis accessible when it usually isn't.

1 Yes, great idea!

29. Where do you think new neighborhood parks are needed?
Describe locations below.



Count Response

1	We have so many parks. Do we need more?
1	Areas that can accommodate for parking and traffic.
1	I think we have plenty of parks, actually. I have kids age 4, 2, and 6 months old.
1	In new neighborhoods
1	In the city center area.
1	Large ball field and regional soccer fields above Talus Ridge
1	Legacy Farms Area, and south end of SS
1	No, we have plenty. A lot of HOA parks have them as well.
1	No, we need a larger tournament style park then we need neighborhood parks.
1	Not really sure here, but the more parks the better.
1	Not sure, but I love having an abundance of parks.
1	SS needs to not put so many community parks in the neighborhoods stick to 1-2 there are bigger and provide amenities. SS considers a open grass area a park and most aren't even big enough to support sports. Concentrate on completing the city's sports complex no one wants to see it phase over the next 5 years. Get it DONE!!
1	Tennis ad swim recreation center Look at Tualatin rec Center Oregon http://thprd.org/
1	Walking trails and parks off of Pony Express
1	We have plenty where we are at in Talus Ridge. The more the merrier I say.

30. Comments for How We Play:



Count Response

1	A dog park would be amazing! We currently drive all the way out to Draper to get to a quality dog park. We would love to have that here at home.
1	I think the city does a lot of planning but really comes up short on the execution. Most items at your presentation were already recommendations in the last city plan and yet nothing is done. Yes there are money considerations but figure it out there are a lot smaller cities in Utah with more amenities.
1	I would like to see an ice rink here in Saratoga Springs. The closest ice rink are Peaks in Provo or Cottonwood Heights. This would be a great opportunity to bring different sports to Saratoga Springs and allow surrounding Jr and Sr. High Schools to participate in ice sports.
1	I would love to see a recreation center and swimming pool. I would love to see possibly a skating rink for winter activities! I would love to see baseball fields for kids to have nice programs here. We currently drive out of the city for competitive swimming and water polo for our kids. I also drive into other towns for rec centers.
1	I'd love to have trails on the hills to hike instead of homes.
1	Need a fitness center with a pool
1	No one around here has indoor courts of any kind. We have to go in to American Fork to play racquet sports and Spanish Fork or Orem for an indoor tennis court. If you build courts, you'll attract people from EM, Bluffdale, Lehi, etc thereby helping offset the costs.
1	People love the outdoors. Hiking, walking, biking, etc.
1	Rec center is my top choice
1	We need paths that connect to each other for running and pushing strollers
1	We need some variety. A pump track would be fun. Saw a nice one in Hailey Idaho. Loved by toddlers on balance bikes, and teens on bmx. Unique park that appeals to wide age ranges.