SARATOGA SPRINGS

Life's just better here

WATER CONSERVATION PLAN

(HAL Project No.: 360.24.200)

APRIL 2026

HANSEN ALLEN & LUCE inc

ENGINEERS

CITY OF SARATOGA SPRINGS

WATER CONSERVATION PLAN

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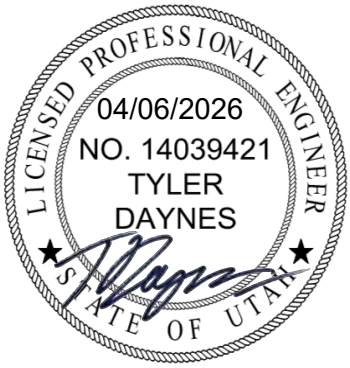

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ENGINEERS

April 2026

TABLE OF CONTENTS

TABLE OF CONTENTS ..... **i**
LIST OF TABLES ..... **ii**
LIST OF FIGURES ..... **ii**

CHAPTER 1 INTRODUCTION **1-1**
INTRODUCTION 1-1
POPULATION GROWTH 1-1

CHAPTER 2 EXISTING WATER SYSTEMS **2-1**
SYSTEM CONNECTIONS 2-1
INVENTORY OF WATER RESOURCES 2-1
Water Rights Supply 2-2
WATER USE 2-3
EXISTING AND FUTURE WATER USE 2-6
WATER RATES 2-7
DW Rates 2-7
PI Rates 2-8

CHAPTER 3 CONSERVATION ISSUES AND GOALS **3-1**
IDENTIFIED PROBLEMS 3-1
CONSERVATION GOALS 3-1

CHAPTER 4 CONSERVATION MEASURES & IMPLEMENTATION **4-1**
EXISTING AND PROPOSED CONSERVATION MEASURES 4-1
Conservation Measures Summary 4-5

REFERENCES **R-1**

APPENDIX A
Additional Best Management Practices

APPENDIX B
Resolution Amending the Water Conservation Plan

APPENDIX C
Public Meeting Notification

APPENDIX D
Public Meeting Minutes

APPENDIX E
40-Year Plan

LIST OF TABLES

Table 2-1: 2025 Metered Connections 2-1
Table 2-2: Existing Drinking Water Sources 2-2
Table 2-3: Existing Pressurized Irrigation Sources 2-2
Table 2-4: Estimated Supply of Water Rights 2-3
Table 2-5: Drinking Water Use by Type 2-4
Table 2-6: Pressurized Irrigation Use by Type 2-4
Table 2-7: System Losses 2-5
Table 2-8: Drinking Water Rates 2-8
Table 2-9: Pressurized Irrigate Rates 2-9
Table 4-1: Residential PI Water Use Before and After Meters 4-4
Table 4-2: Water Conservation Measures 4-6

LIST OF FIGURES

Figure 1-1: Saratoga Springs Historic and Projected Population 1-1
Figure 1-2: Service Area Boundary 1-2
Figure 2-1: Historical Water Supply 2-3
Figure 2-2: System Losses 2-5
Figure 2-3: Historical Water Use 2-6
Figure 2-4: Historic and Projected Water Use 2-7
Figure 4-1: Comparison of Resident Water Use Each Month 4-2
Figure 4-2: Resident Water Use Over a 24-Hour Period 4-3
Figure 4-3: Smart Controls for Turning Sprinkler System On and Off 4-3
Figure 4-4: Example of a City-Wide Fixed Network System 4-5

CHAPTER 1 INTRODUCTION

INTRODUCTION

The Saratoga Springs 2026 Water Conservation Plan has been developed in accordance with the Water Conservation Act (Section 73-10-32 Utah State Code) as an update to the Saratoga Springs 2021 Water Conservation Plan. The City of Saratoga Springs (City) has continued to experience rapid growth and is one of the fastest growing communities in both Utah County and the Wasatch Front.

Growth affects the future cost and availability of both drinking water (DW) and pressurized irrigation (PI) supplies. These concerns are identified and addressed in this Water Conservation Plan. This plan contains a summary of the current DW and PI systems, identifies existing water conservation measures that have been implemented, and provides recommendations the City and community can pursue to build upon and improve water conservation efforts.

POPULATION GROWTH

The population in the City has rapidly increased since incorporation in 1997. The first census data for the City reports a population of 1,003 from the 2000 census. The U.S. Census in 2010 and 2020 showed a population increase of 119.8%, much greater than the rest of Utah County which during the same census years increased 28%. Figure 1-1 shows the historical and forecasted population from 2000 to 2060.

According to the City's General Plan, the population is expected to continue its rapid growth in the future (General Plan, 2022). Mountainland Association of Governments (MAG) population projections were used to project population growth, with projections extended beyond 2050 based on previous growth rates (MAG, 2025). Build-out population is estimated to be 165,000 based on the City's General Plan assumptions and is used in Figure 1-1 as the cutoff for all projections. Although population projections are important for planning purposes, land-use changes, new development, regulatory changes, and City choices will ultimately serve as the trigger for when the City reaches build-out.

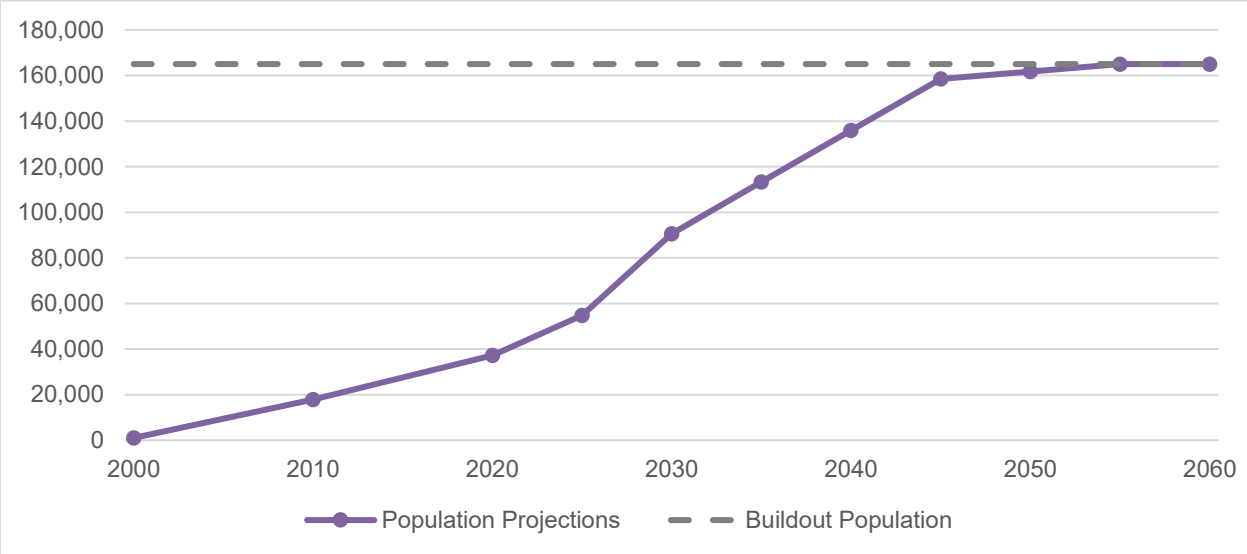

Figure 1-1: Saratoga Springs Historic and Projected Population

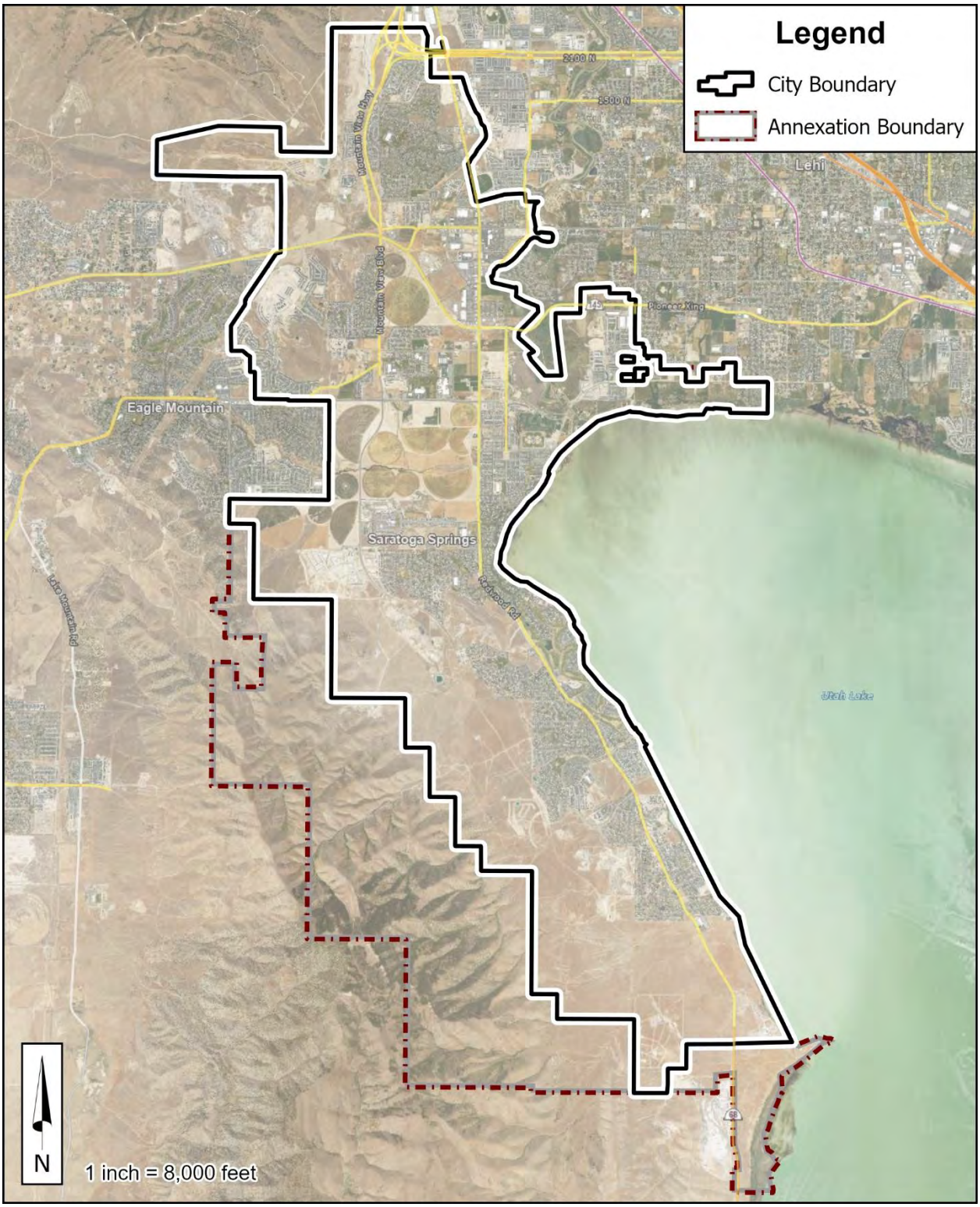

Figure 1-2: Service Area Boundary

CHAPTER 2 EXISTING WATER SYSTEMS

The City owns and operates a DW system to deliver potable water for indoor use, and a PI system to deliver non-potable water for outdoor use. While drinking water is occasionally used to supplement the PI system under current conditions, both systems are master planned to operate independently and to have adequate capacity for their own purposes.

The City has master planned to service the annexation boundary as shown on Figure 1-2. Due to steep slopes, some areas of the annexation boundary will not be serviceable, and development is not expected in these areas.

SYSTEM CONNECTIONS

According to City GIS records, there are 17,420 metered DW connections and 11,200 metered PI connections in the City as of December 2025. The connection types and corresponding connection totals for both water systems are shown in Table 2-1.

Table 2-1: 2025 Metered Connections

Connection Type	DW Connections	PI Connections
Domestic	16,844	10,912
Industrial	0	0
Commercial	506	188
Institutional	68	100
Agricultural	2	0
Total	**17,420**	**11,200**

INVENTORY OF WATER RESOURCES

The DW system is served by four underground wells located east of the Jordan River and three wholesale connections (turnouts) from Central Utah Water Conservancy District (CUWCD). The peak day source capacity from these sources is 13,870 gallons per minute (gpm). The capacity of each DW source is listed in Table 2-2.

Table 2-2: Existing Drinking Water Sources

Source	Peak Day Source Capacity (gpm)	Annual Source Capacity[1] (ac-ft)
Well No. 2 – Vessel	1,020	748
Well No. 3 – 145 North	1,750	1,283
Well No. 4 – Crossroads	1,000	733
Well No. 6 - Scuttlebutt	1,100	807
CUWCD 1 – 2400 North	3,000	2,760[2]
CUWCD 2 – 2300 Pioneer	3,000	
CUWCD 3 – Redwood	3,000	
Total	**13,870**	**6,331**

1. Annual well capacity assumes about half of the year-round flow at the given flow rate which matches the current drinking water right diversion capacity. Actual volume may be limited by demand or hydrologic constraints.
2. The annual source capacity of the CUWCD connections is determined by the agreement between the City and CUWCD. This value represents the annual purchase volume for the 2025-2026 fiscal year (July 1, 2025-June 30-2026).

Five wells and four surface water sources currently supply water for the City's PI system. The sources have a total production capacity of 19,030 gpm or 7,694 ac-ft. The DW system also supplements the PI system at several cross-connections throughout the city. The capacity of each PI source is listed in Table 2-3.

Table 2-3: Existing Pressurized Irrigation Sources

Source	Peak Day Source Capacity (gpm)	Annual Source Capacity[1] (ac-ft)
Well 1 - Parkway Trail	800	404
Well 2 - Bike Bark	900	364
Well 3 - 145 North Well	500	202
Well 4 - HH 2	800	323
Well 5 - Jacobs Ranch (Western Dr.)	3,500	1,415
Booster 1 – ULDC Source	1,100	1,617
Booster 36 – Marina	4,000	445
Booster 32 - 400 North	5,000	2,022
Booster 31 - Jacob Canal	2,230	902
Total	**19,030**	**7,694**

1. In the absence of other data, annual well capacity assumes half of the irrigation season flow at the given flow rate. Actual volume may be limited by water rights or hydrologic constraints.

Water Rights Supply

The City completed a 40-Year plan for their water rights in September 2025. This plan evaluates the capacity of the City's currently owned water rights portfolio with projected demands. Table 2-

4 includes the estimated supply from the City's water rights portfolio. A copy of the 40-Year plan is included in Appendix E.

Table 2-4: Estimated Supply of Water Rights

Water Rights/Shares	Approved Quantity (acre-feet)	Source	Reliable Supply Quantity (acre-feet)
Well Water Rights[1]	10,016	Groundwater	10,016
Surface Water Rights	5,041	Utah Lake & Jordan River	4,105
Deliverable CUP Water[2]	3,060	Central Utah Water (CUWCD)	3,060
Reserved CUP Water by Contract[3]	7,240	Central Utah Water (CUWCD)	7,240
		Total	**24,421**

1. It is assumed that all groundwater water rights will be available for future use.
2. Deliverable water purchased for the 2025-2026 season which started July 1, 2025 according to the 2009 and 2018 CUP and City Water Supply Agreements.
3. Reserved CUP water for the City according to the 2009 and 2018 CUP and City Water Supply Agreements.

WATER USE

Figure 2-1 summarizes the water supplied to the DW and PI systems from 2005 to 2025. Water supply data for the PI system was not recorded prior to 2016 and is therefore not included.

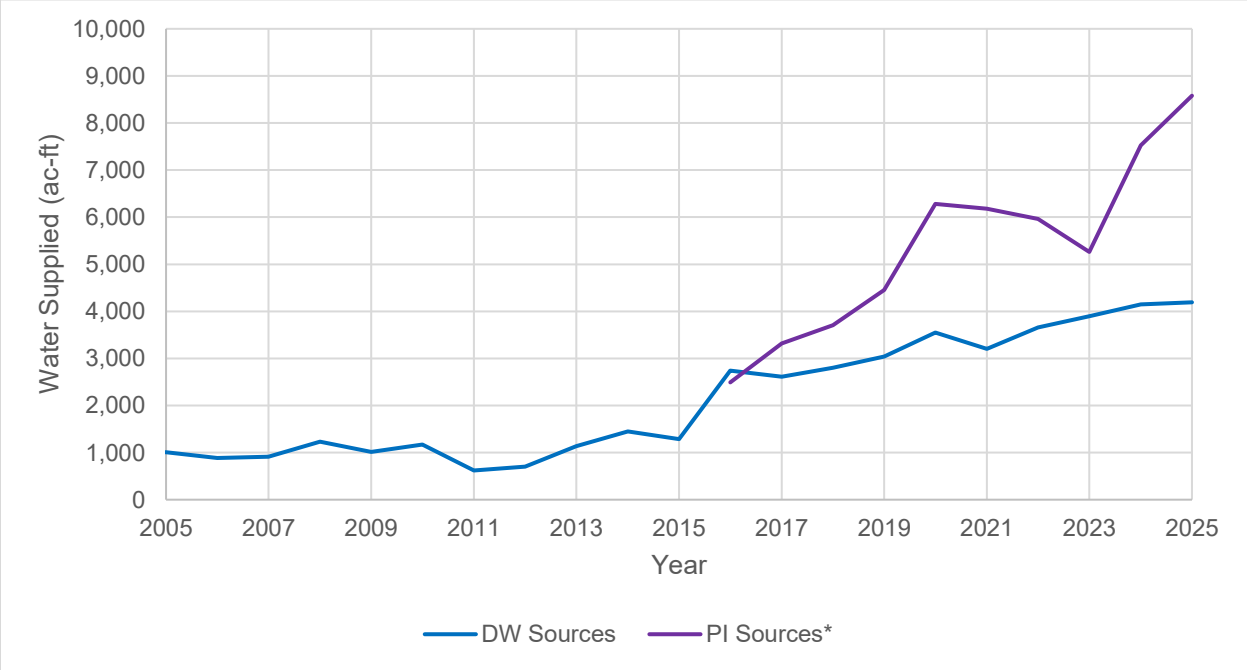

Figure 2-1: Historical Water Supply

*PI Sources shown on Figure 2-1 include supplemental water provided by the drinking water system.

In 2016, the City updated their tracking system to be more consistent with the categories reported to the Utah Division of Water Rights. Prior to 2019, PI usage was not reported separately to the Utah Division of Water Rights. Table 2-5 lists the annual water use for the DW system from 2011

to 2025 as reported to the Utah Division of Water Rights. Table 2-6 lists the annual water use for the PI system from 2019 to 2025 as reported to the Utah Division of Water Rights.

Table 2-5: Drinking Water Use by Type

Year	Annual Use in ac-ft (% of Total)				
	Residential	Commercial	Industrial	Institutional	Other
2025	2,686.73 (91%)	215.48 (7%)	-	51.94 (2%)	-
2024	2,459.60 (91%)	204.27 (8%)	-	52.63 (2%)	-
2023	2,167.52 (90%)	163.01 (7%)	-	82.36 (3%)	-
2022	1,889.55 (92%)	107.69 (5%)	-	51.27 (3%)	-
2021	1,805.98 (92%)	92.38 (5%)	-	58.28 (3%)	-
2020	1,714.22 (94%)	80.15 (4%)	-	29.42 (2%)	-
2019	1,382.38 (88%)	170.67 (11%)	-	25.12 (2%)	-
2018	1,261.00 (83%)	216.00 (14%)	-	40.13 (3%)	-
2017	1,240.68 (95%)	11.05 (1%)	-	58.88 (4%)	-
2016	1,174.70 (95%)	53.00 (4%)	-	7.21 (1%)	-
2015	1,174.43 (31%)	38.35 (1%)	0.39 (0%)	22.68 (1%)	2,576.14 (68%)
2014	1,087.99 (45%)	76.88 (3%)	0.55 (0%)	20.70 (1%)	1,231.45 (51%)
2013	1,116.54 (62%)	58.52 (3%)	0.41 (0%)	23.63 (1%)	598.03 (33%)
2012	980.90 (60%)	54.12 (3%)	0.37 (0%)	23.71 (1%)	571.24 (35%)
2011	907.30 (67%)	50.41 (4%)	0.20 (0%)	21.45 (2%)	377.10 (28%)

Table 2-6: Pressurized Irrigation Use by Type

Year	Annual Use in ac-ft (% of Total)				
	Residential	Commercial	Industrial	Institutional	Other
2025	6,181 (93%)	180 (3%)	-	251 (4%)	-
2024	5,482 (90%)	291 (5%)	-	282 (5%)	-
2023	4,353 (91%)	206 (4%)	-	222 (5%)	-
2022	4,133 (92%)	184 (4%)	-	199 (4%)	-
2021	4,227 (93%)	140 (3%)	-	179 (4%)	-
2020	4,501 (97%)	98 (2%)	-	35 (1%)	-
2019	2,748 (92%)	216 (7%)	-	23 (1%)	-

Table 2-7 shows a comparison of the water produced by City sources and the water used each year for both the DW and PI systems from 2016 through 2025. Possible explanations for the unaccounted water use include leaks in the systems, meter inaccuracies, PI system charging and draining at the start and end of the irrigation season, and miscellaneous unmetered water use (such as pipe flushing).

Table 2-7: System Losses

Year	DW Supply (ac-ft)	PI Crossover[1] (ac-ft)	PI Supply[2] (ac-ft)	DW Use (ac-ft)	PI Use[2] (ac-ft)	DW Loss	PI Loss[2]
2025	4,191	817	8,579	2,954	6,613	10%	30%
2024	4,146	1,043	7,525	2,717	6,054	9%	29%
2023	3,894	1,200	5,265	2,413	4,781	7%	26%
2022	3,656	1,122	5,965	2,049	4,515	13%	36%
2021	3,200	765	6,180	1,957	4,597	15%	34%
2020	3,552	1,210	6,281	1,824	4,633	15%	38%
2019	3,039	869	4,451	1,578	2,986	19%	44%
2018	2,799	934	3,703	1,517		12%	
2017	2,614	1,039	3,320	1,311		10%	
2016	2,744	1,185	2,491	1,235		12%	

1. Crossover water from the DW system to the PI system is not included in the DW loss calculations, but is included in the PI loss calculations.
2. PI Usage was not reported to the Utah Division of Water Rights until 2019, while supply was reported starting in 2016. For this reason, PI system loss was only calculated beginning in 2019.

Figure 2-2 shows the percentage of loss between water supply and use for both systems as shown in Table 2-7. Losses for the DW system have remained generally consistent, while losses for the PI system have generally decreased. Improvements are likely due to improved metering accuracy, proactive leak detection and improvements in PI system startup and shutdown efficiency.

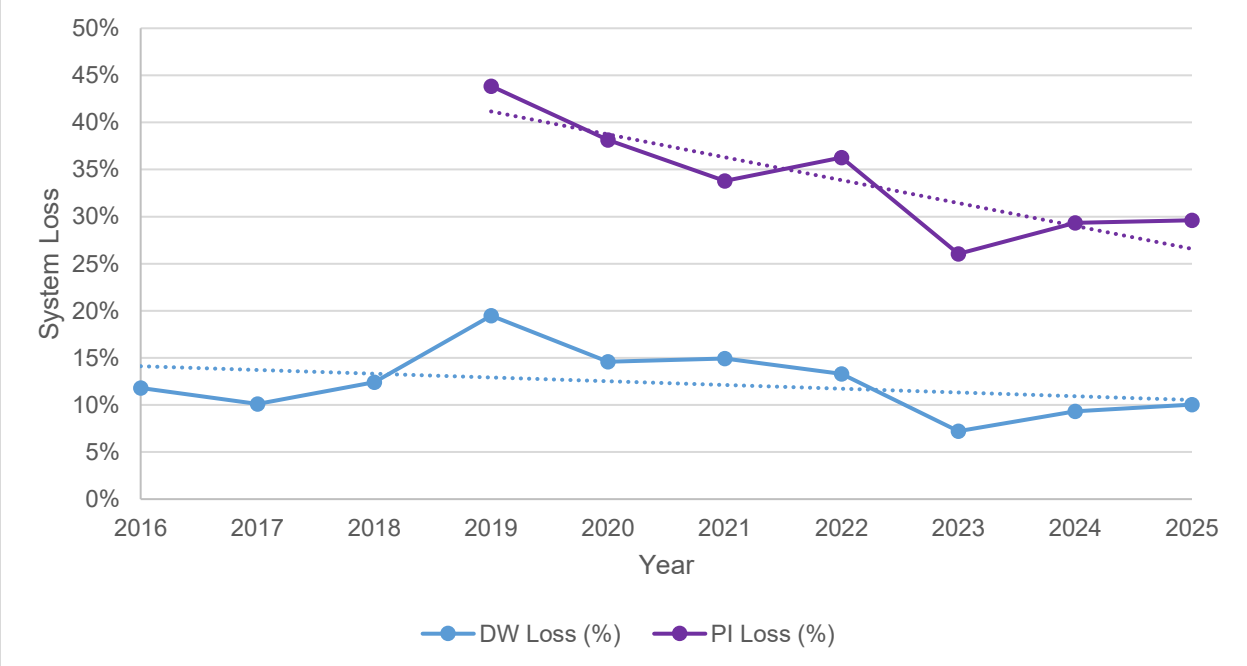

Figure 2-2: System Losses

EXISTING AND FUTURE WATER USE

Figure 2-3 shows the historical, per-capita water use for the DW and PI systems from 2015 through 2025. The average total per-capita water usage from 2022 through 2025 is 142 gpcd, with the DW system averaging 44 gpcd, and the PI system averaging 98 gpcd. As shown in Figure 2-3, per-capita water usage is generally increasing city-wide, with larger increases seen on the PI system.

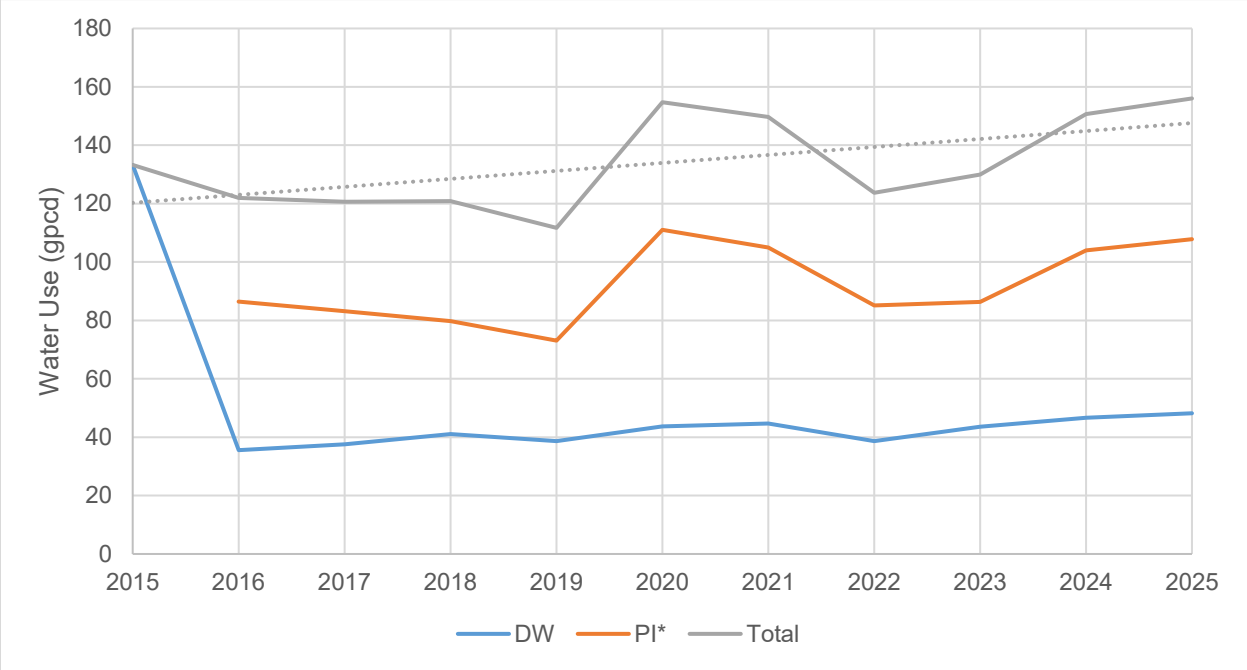

Figure 2-3: Historical Water Use

*PI usage was estimated for 2016 through 2018 as usage records are unavailable.

Although the average per-capita water usage is generally increasing, water use in the City is lower than the regional average. Future water use was projected using the average per-capita water use of 142 gpcd with the population projections from Figure 1-1. Figure 2-4 shows the future water use projections, alongside the Provo River regional water conservation goals from Utah's Regional M&I Water Conservation Goals (HAL & BC&A, 2019).

Additionally, the expected reliable water supply from all current and planned water sources for both systems is included on Figure 2-4. The reliable water supply is based on current and expected capacity of all existing and planned water sources, and current contracts with CUWCD for wholesale deliveries. Increases in the reliable water supply represent approximate construction dates of existing and future facilities. It is important to note that the water use and supply shown on Figure 2-4 combines both the DW and PI systems. Each water system is planned to function independently, and future sources have been planned to supply enough water to each system.

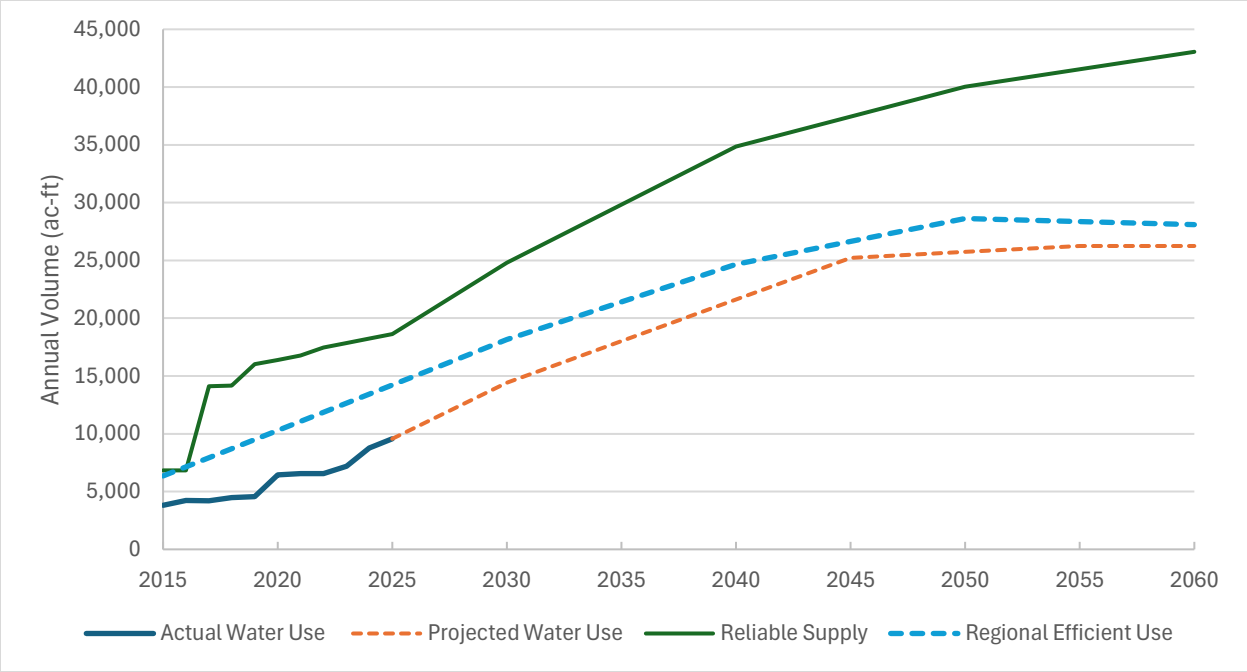

Figure 2-4: Historic and Projected Water Use

As shown on Figure 2-4, by maintaining current water conservation levels, the projected City water use is expected to remain below the regional efficient use. The projected reliable supply is expected to remain adequate for current water conservation levels.

WATER RATES

In 2014, the City adopted changes to the DW and PI water rates that were recommended by Zion's Public Finance. In 2015, the City adopted a tiered rate system for the PI system which considers the amount of irrigatable area for each lot.

DW Rates

Table 2-8 provides a breakdown of the DW rates. For residential connections, a base rate of $17.75 is charged per month for both single and master metered units which includes the first 3,000 gallons of water used. Residential water usage that exceeds 3,000 gallons per month incurs an additional usage rate proportional to the amount of water used. For non-residential customers there is a flat rate of $2.40 per 1,000 gallons of water used and a monthly minimum charge based on the size of the meter.

Table 2-8: Drinking Water Rates

Residential Minimum Monthly Charge (Single Unit)
$17.75 (Includes 1st 3,000 gal.)

Non-Residential Monthly Usage Rate (Per 1,000 gal.) (For Master Metered systems multiply gal. by # of Units)
$2.40

Residential Minimum Monthly Charge (Master Metered)
$17.75 times # of Units Served (Includes 1st 3,000 gal. multiplied by # of Units Served)

Residential Monthly Usage Rate (Per 1,000 gal.) (For Master Metered systems multiply gal. by # of Units)	
3,001 – 7,000 gallons	$2.40
7,001 – 12,000 gallons	$3.25
≥12,001 gallons	$4.00

Non-Residential Minimum Monthly Charge (Based on meter size)	
¾”	$17.75
1”	$23.08
1.5”	$28.40
2”	$46.15
3”	$177.50
4”	$225.43
6”	$339.03
8”	$468.60

PI Rates

Table 2-9 provides a breakdown of the pricing for PI rates. A base fee is charged to single family residential and non-single family residential (includes commercial, industrial, institutional, and all others) of $16.25 per quarter acre and $65.00 per acre, respectively. Additionally, each unit or property is provided a monthly allotment of water based upon the total lot acreage for single family residential and the irrigable lot area for non-single family residential.

Table 2-9: Pressurized Irrigation Rates

Single Family Residential Irrigation Base Fee (Per ¼ Acre)
$16.25
Non-Single Family Residential Irrigation Base Fee (Per Acre)
$65.00

Single Family Residential Monthly Allotment (Per 1,000 gal.)	
Gross lot acreage x 108.79	
Non-single Family Residential Monthly Allotment (Per 1,000 gal.)	
Irrigable lot area x 152.99	
Allotment Usage Rate (Per 1,000 gal.)	
0 to 75%	$0.35
75 to 100%	$1.00
100 to 150%	$1.25
150 to 200%	$2.04
200 to 250%	$3.09
Above 250%	$3.95

CHAPTER 3 CONSERVATION ISSUES AND GOALS

IDENTIFIED PROBLEMS

The City is concerned with the potential waste of water from inefficient indoor water use, outdoor water use, and from system wide losses. While these factors are seemingly negligible due to the City's relatively new water system, when combined with growth projections and the associated demands that may be placed on the system, these losses may be magnified. The following water management concerns have been identified:

- Water loss from line breaks
- Water theft from hydrants or contractors
- Illegal connections
- Water loss from leaks on the customer and City side
- Inefficient indoor and outdoor water use
- Limited water available within the Utah Lake aquifer (main source utilized)
- A growing population and associated demands

The City's future DW and PI systems will continue to utilize deep groundwater sources from the Utah Lake aquifer to meet the needs of its growing community. The City will also meet this need by providing more water to the drinking system via the Central Water Project (CWP) from CUWCD.

It is evident that alternate water sources will need to be developed to meet the long-term water service needs of the City. Physical groundwater availability is also becoming an issue. Even if additional ground water rights were available, the physical water may not be.

Surface water is the primary remaining source of water for the City's PI water system. The only planned additional source of drinking water is from CUWCD. The use of reclaimed water is also a potential option to meet future irrigation demands in the City's PI water system. This reclaimed water could be brought in from an off-site treatment plant or could be part of a future treatment option that is constructed within Saratoga Springs. Coordination with the Timpanogos Special Service District (TSSD) and the Utah Division of Water Rights (DWRi) would be required to implement such a plan.

The City has adopted drinking and PI water master plans that provide guidelines on how to fully develop the DW and PI systems to meet the future needs of the City. These plans discuss options for the development of water sources as well as future storage and distribution needs. It is expected that future drinking water wells will continue to be located on the east side of the Jordan River due to the higher quality of the water. Future PI wells could be on either side of the Jordan River, however the best and most efficient distribution system would result from having PI water sources evenly distributed throughout the City.

CONSERVATION GOALS

With plans for extensive future growth, the management of the City's water supply is vital to the development of the City as a whole. It is estimated that water conservation efforts will require the administrative effort of at least one City staff member. Below are the goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City.

Overall Water Use Reduction Goals

Match PI Water Use to Adopted Level of Service

One of the City's water use reduction goals is to sustain the level of service adopted in the City's PI IFFP and the amount of water being used by residents and businesses.

Maintain Current Water Conservation Levels

The City's current water conservation level currently exceeds the water conservation goals for the Provo River region in Utah's Regional M&I Water Conservation Goals (HAL & BC&A, 2019). Maintaining this current level is also expected to keep water demand below the planned reliable supply. The City's goal is to maintain a water conservation level of 142 gpcd over the next 5 years.

CHAPTER 4 CONSERVATION MEASURES & IMPLEMENTATION

The City has adopted ordinances that help reduce water consumption, installed infrastructure to address water supply shortages, and implemented metered water use rates with tiers to incentivize residents to conserve water. Currently, the Public Works Department oversees water conservation for the City. Contact information for the City is listed below:

Address:	319 S Saratoga Rd, Saratoga Springs, UT 84045
Phone Number:	801-766-9793
Public Works Director:	Jeremy Lapin, jlapin@saratogasprings-ut.gov
Assistant Public Works Director:	Dean Free, dfree@saratogasprings-ut.gov
Mayor:	Christopher Carn, ccarn@saratogasprings-ut.gov

After adopting this water conservation plan, the City will post and make publicly available the adopted plan on the City's website. The City will provide links and notification on social media pages to ensure the public and local media are properly notified and can receive delivery of the plan by accessing it and if they so choose, downloading it.

EXISTING AND PROPOSED CONSERVATION MEASURES

Below are the water conservation measures that the City has adopted or are planning to adopt to help improve water conservation efforts and meet the City's overall water use reduction goals.

Completed Master Plans

The City has created hydraulic models and master plans of the DW and PI systems. These adopted master plans account for the growth of the system and the need to expand water supply sources to meet future demands in an efficient and economical way.

Tiered Non-Residential Drinking Water Rate

Currently, the City uses a flat rate for DW use for non-residential connections. To deter further excessive water use, the City has a goal to create a tiered system that can be applied to non-residential connections in the hopes that they can be incentivized to conserve water.

24-hour On Call Emergency Phone

The City has a 24-hour phone number for residents to call in the event of an emergency. This can be used for rapid identification and response to water leaks to help eliminate water waste.

Customer Water Usage Portal

The City has created an online portal that can be accessed by residents that have a metered property registered under their name. Residents can track and monitor their water use in real time, giving them the power to identify any issues or leaks in their own system. The portal can display historical data and will notify residents of leaks or other issues in

their system. This was implemented with the goal of reducing residential water use while also making the identification of water waste in the system a more efficient and accessible process. Figures 4-1, 4-2, and 4-3 demonstrate a few of the portal's capabilities.

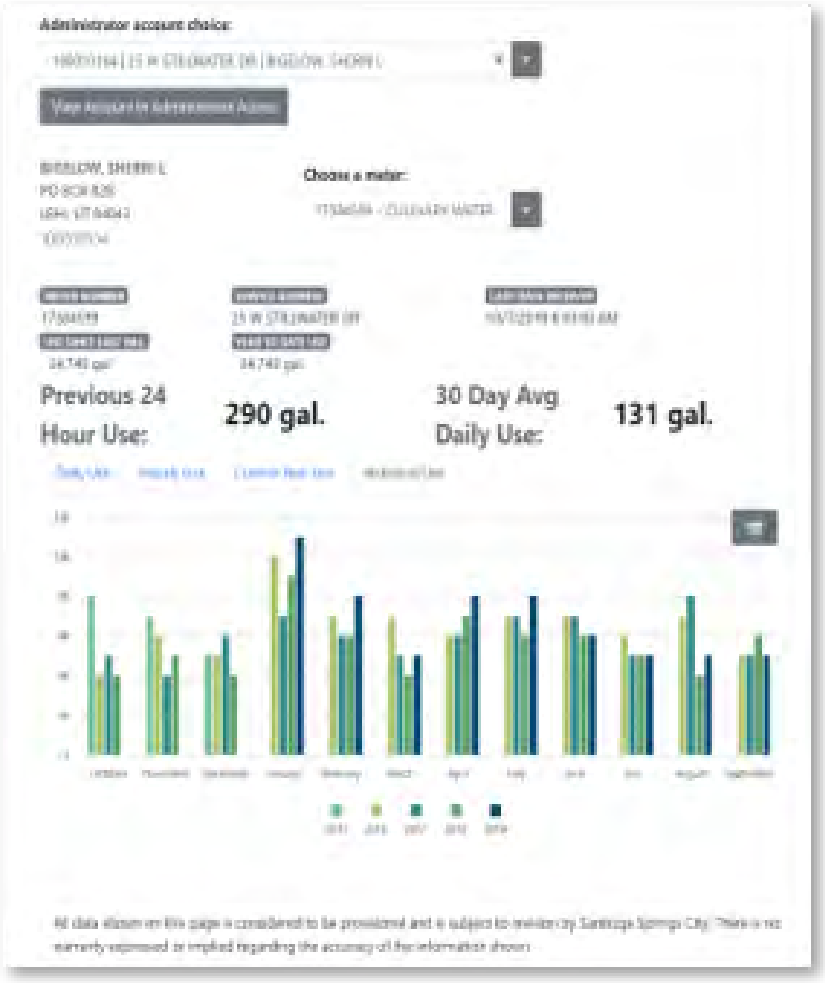

Figure 4-1: Comparison of Resident Water Use Each Month

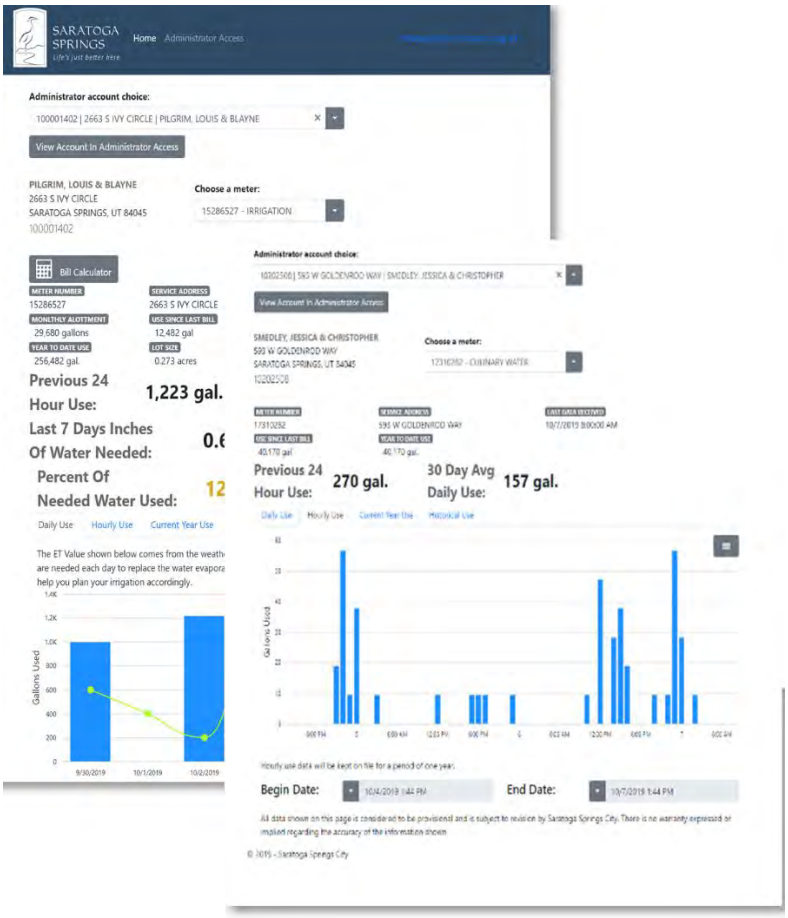

Figure 4-2: Resident Water Use Over a 24-Hour Period

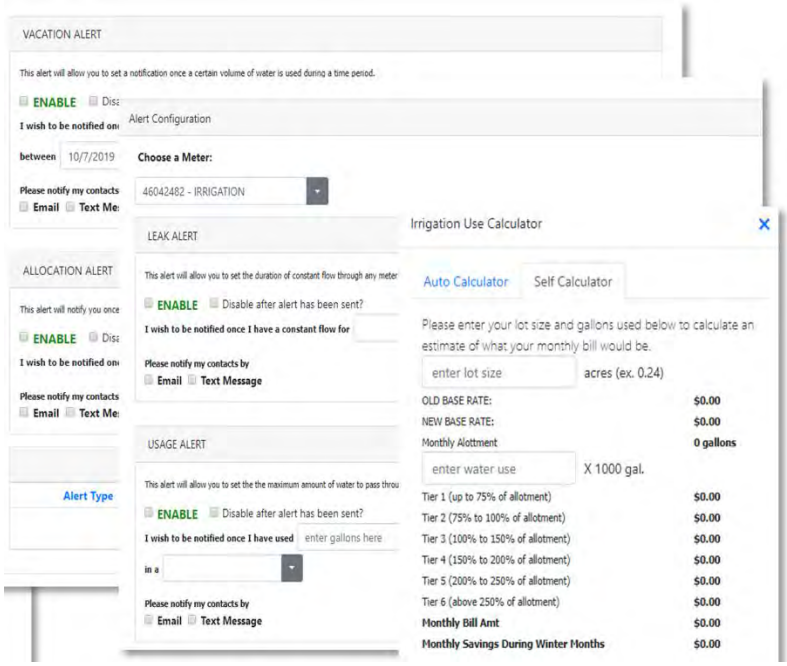

Figure 4-3: Smart Controls for Turning Sprinkler System On and Off

PI System

The City has completed the installation of a PI system that is separate from the DW system. The PI system supplies irrigation demands for residential and non-residential developments. Its separation from the drinking system conserves higher quality water (treated) for future growth and allows the City to utilize lower quality water for irrigation (untreated).

Metered PI Water Rate with Tiers

The City has successfully transitioned from a flat rate for PI use to a metered rate with tiers for residential use. The tiers set an increasing rate for water use that helps deter excessive use. Rates can be found in Chapter 2.

Installation of PI Water Meters

The City has installed meters at all known PI water connections. This allows the City to bill residents according to their water use rather than a flat rate as was administered prior to 2015. The recently installed meters, along with tiered rates, have resulted in lower water use among residents. Table 4-1 shows the difference in residential water use before and after the installation of meters.

Table 4-1: Residential PI Water Use Before and After Meters

	Before Meters		After Meters	
	Per Residence	**Per Irrigated Acre**	**Per Residence**	**Per Irrigated Acre**
Average Yearly Water Use (acre-feet)	0.97	4.46	0.78	2.54
Average Peak Day Water Use (gpm)	2.53	11.50	1.57	5.11

Locate Unknown PI Connections

The City is aware that there are PI water connections within the city that have not been documented or had meters placed on them. The City is determined to continue to locate and meter all unknown PI connections within the next 5 years.

Remove Remaining Crossover Locations

Although the City has an independent PI system, there are a few remaining locations throughout the city where drinking water is used to supplement the PI system. The City is focused on locating these remaining crossover points and installing the infrastructure that is needed for the PI system to become fully independent from the DW system. The City's PI Master Plan details the planned infrastructure for the system to become fully independent. Crossovers will be removed as additional PI sources and transmission pipelines are constructed.

Smart Irrigation Systems

The Saratoga Springs Parks Department is moving toward using the smart irrigation system, *weatherTRAK*, to monitor and track water use according to the watering needs

throughout the city. This is now standard practice for all new parks and open space within the City. In addition, existing public parks are actively being converted to the *weatherTRAK* system. W*eatherTRAK* can be precisely controlled, monitored, and adjusted remotely through a central cloud-based system. Smart irrigation systems can track flows and send notifications on malfunctions in real time which allows damaged irrigation to be shut off immediately. This in turn allows the City to make timely repairs, avoiding unnecessary water waste.

City-Wide Fixed Network System

The City has successfully installed a wireless city-wide fixed network that uses strategically placed towers to gather meter data in real-time. The meters send signals to the towers to collect water use data and store it in the City's database that is accessible to residents. Having a fixed network enables customers to better understand and manage their water use and associated water bill. Water leaks on the homeowner's side of the water meter can be identified and repaired quickly by the homeowner themselves. The fixed network improves the accuracy of meter reads, eliminates the need for on-site readings, and enhances the efficiency of how meter data is used in the overall water system. Figure 4-4 is an example of how the city-wide fixed network system operates.

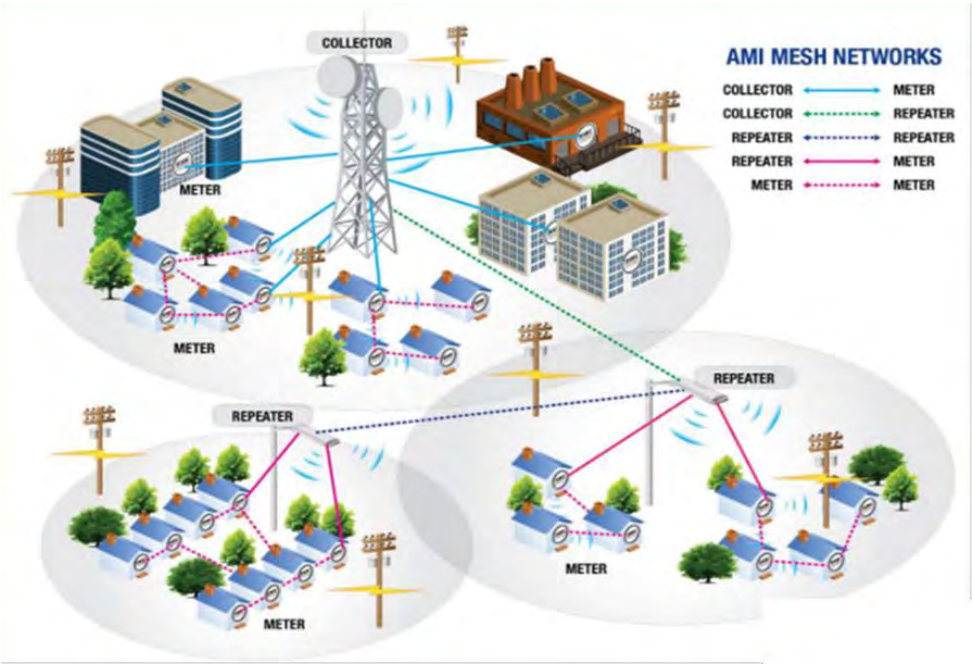

Figure 4-4: Example of a City-Wide Fixed Network System

Conservation Measures Summary

Table 4-2 summarizes the existing and proposed water conservation measures for the City. Additional conservation measures recommended by the Utah Division of Water Resources are included in Appendix A for reference.

Table 4-2: Water Conservation Measures

Conservation Measures	Summary
Existing Conservation Measures	
24-hour On Call Emergency Phone	The City has a 24-hour phone number for residents to call for emergencies. This phone number can be used for identifying water leaks.
City-Wide Fixed Network System	The City has installed a wireless city-wide fixed network that collects meter data in real time. This allows the City and City residents to better understand water use and identify any leaks.
Completed Master Plans	The City completed updated master plans for the DW and PI systems in 2026. These plans will guide the City on the infrastructure required to support both systems as the City continues to grow.
Customer Water Usage Portal	The City has created an online portal that residents can use to track water use in real time.
Installation of PI Meters	The City has installed meters at all known PI system connections.
PI System	The City has completed the install of a separate pressurized irrigation system to utilize lower quality water for outdoor water use and preserve higher quality water for indoor uses.
Tiered Pressurized Irrigation Rates	The City has adopted tiered, allotment-based, rates for the PI system.
Tiered Residential Drinking Water Rates	The City has adopted tiered residential water rates for the Drinking Water System.
Proposed Conservation Measures	
Locate Unknown PI Connections	The City has metered all known PI system connections but is aware that there are connections that have not been documented or had meters installed. The City is determined to locate and meter these connections within the next 5 years.
Remove Remaining Crossover Locations	The City currently supplements the PI system with drinking water due to infrastructure limitations. The PI system is planned to be fully independent, and the City is focused on installing the necessary infrastructure to remove the need for the remaining crossovers. The City's master plan for the PI system details planned infrastructure for the system. As the system grows and additional sources are constructed, crossovers will be removed accordingly.
Smart Irrigation Systems	The City is currently replacing existing irrigation controllers for City parks and open spaces with smart systems to reduce water waste. All new parks and open spaces will use smart irrigation systems as they are constructed.
Tiered Non-Residential Drinking Water Rates	The City already uses a tiered water rate system for residential connections for the DW system. The City plans to implement a tiered water rate for non-residential connections within 5 years.

REFERENCES

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Mountainland Association of Governments (MAG). 2025. Data Population of Governments. Accessed March 13, 2026. https://magutah.gov/mag-population-projections/

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APPENDIX A

Additional Best Management Practices

Conservation Best Management Practices (BMP's)

Water Conservation Coordinator, Committee or Team
Hire or designate a Water Conservation Coordinator.
Create a committee/team/board with a chair that includes a combination of the following participants; Water Conservation Coordinator, Public Works Director, City Council Member, and/or applicable local advocacy group member to help research, coordinate, create and implement public information campaign(s), water conservation programs and incentives.
Water Conservation Plan (WCP)
Develop a WCP. More information at www.conservewater.utah.gov/wcp.html.
Provide contact information, system profile, water use history and detail specific ongoing and new conservation programs.
Public Awareness & Public Outreach
Develop or utilize existing messaging from Slow The Flow, Water Resources, CWEL and WaterSense.
Display educational materials & resources on agency website(s), social media & bills.
Offer agency materials and resources to community partners for distribution.
Hold or collaborate events, programs and/or presentations.
Education & Training
Provide adult efficient water use education and training. Or, direct them to available local training(s) such as Localscapes.
Provide or support youth education programs for elementary school students.
Provide or recommend a waterwise demonstration garden.
Educate customers about new water-saving technology. Example: weather based smart controllers.
Provide new homeowner water-efficient landscape information.
Participate and promote large efficient landscape training and programs: https://www.qwelutah.com/training/
Create and/or distribute "how to videos". Example: switching to drip.
Rebates | Incentives |Rewards
Offer or collaborate on rebates for high efficiency appliances, fixtures, irrigation smart controllers, drip irrigation, nozzles, shut off hose valves, and landscape conversions.
Promote rebates offered in your service area

Conservation Best Management Practices (BMP's)

Public Involvement
Offer or collaborate on residential water audit programs.
Offer or collaborate on landscape consultation programs.
Offer residential water budgeting programs.
Offer indoor and outdoor retrofit kits.
Perform outdoor high water use inquiries and resolution techniques.
Address water waste complaints
Identify structures built before 1992 and organize low efficiency fixture replacements.
Ordinances & Standards
Adopt a time-of-day watering ordinance. Example: no watering between 10-6pm and alternating watering days
Adopt an ordinance requiring a water-efficient landscaping in all new residential developments.
Review existing plumbing codes and revise them as necessary to ensure water-conserving measures in all new construction.
Adopt an ordinance requiring water-efficient landscaping in all new commercial development.
Change business license requirements to require water reuse and recycling in new facilities.
Mandate retrofit upon resale.
Water Pricing
Utah SB28 requires water rates to rise for higher tiers of consumption
Charge for secondary water based on individual use.
High water use notification.
Physical System
Install & maintain efficient irrigation, utilize water-wise landscaping & smart controller technology at agency facilities.
Perform agency water system audit and implement a leak detection program
Meter all connections (UT SCR 1), repair and replacement program, read meters on a regular basis.
Consider water reuse.

APPENDIX B

Resolution Amending the Water Conservation Plan

ORDINANCE NO. 26-14 (04-14-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING THE 2026 WATER CONSERVATION PLAN; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code§ 73-10-32 the City of Saratoga Springs ("City") is required by the State of Utah to adopt a water conservation plan and update its plan at least every five years; and

WHEREAS, the City previously adopted a water conservation plan in 2021 and now wishes to update the same by adopting the 2026 Water Conservation Plan; and

WHEREAS, the City has established a conservation goal to reduce water use within its service area to match the levels of service adopted as part of the City's Culinary and Secondary Impact Fee Facilities Plans; and

WHEREAS, the City desires to sustain existing water supplies, eliminate or delay more expensive water supply and infrastructure projects, and assist in providing an adequate water supply for future generations; and

WHEREAS, the City Council has determined that the City's water supply serves as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs, and is a critical link in economic development for the community, and that specific water conservation measures and strategies should be adopted at this time.

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

SECTION I - ENACTMENT

The City Council hereby adopts the attached 2026 Water Conservation Plan.

SECTION II - AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III - EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga

Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV - SEVERABILITY

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

SECTION V - PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code§§ 73-10-32 (3), to do as follows:

a. File a Copy of the Water Conservation Plan with the Division
b. Post the Water Conservation Plan on the City Website

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 14th day of April, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY OF SARATOGA SPRINGS · EST 1902 · STATE OF UTAH ·

CITY COUNCIL VOTE AS RECORDED

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

APPENDIX C

Public Meeting Notification

SARATOGA SPRINGS
Life's just better here

Notice of Public Hearing

The City of Saratoga Springs, Utah, proposes an update to the Water Conservation Plan ("Plan") pursuant to Utah Code Section 73-10-32.

The City Council will hold a public hearing during its regular meeting on April 14th, 2026, beginning at 6:00 p.m. Held in the City Council Chambers at 319 S. Saratoga Road, Saratoga Springs UT, 84045, to discuss the proposed update to the Plan.

Comments & questions about the Plan may be directed to the Public Works Dept. 801-766-6506.

Comments may be submitted to comments@saratogasprings-ut.com.

/s/ Nicolette Fike, City Recorder
Published March 30, 2026

APPENDIX D

Public Meeting Minutes

MINUTES – City Council Meeting

Tuesday, April 14, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Chris Carn

1. **Roll Call** – A quorum was present
   Present:
   Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Deputy Recorder Heather Washburn, Senior Planner Austin Roy, Planner II Kendal Black, Budget Analyst Spencer Quain, Financial Director Chelese Rawlings, Public Works Director Jeremy Lapin, City Recorder Nicolette Fike.
   Others: Garrett Cozzens, Sam Braegger, Olivia Baker, Dave Morton, Luke McGarry, Ellie Mitchel, David Kelley.

2. **Moment of Reflection** – given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Taylor.
4. **Public Input** –
   Garrett Cozzens, resident of Saratoga Springs, expressed concerns about garbage and appliance/furniture dumping near Chianti Street. Mayor Carn directed Staff to investigate the issue.

REPORTS

1. **Mayor.** No Report.
2. **City Council.** No report.
3. **Administration.** City Manager Mark Christensen noted there was need for a Closed Meeting.
4. **Department Reports: Library, Recreation, Public Relations/Community Outreach.** Given in packet.

CONSENT ITEMS

1. **Fireworks Restriction Map Update. Ordinance 26-13 (04-14-26).**
2. **Approval of Minutes: March 24, 2026 & March 31, 2026.**

Councilmember Wilson suggested sending mailers to residents in Firework restriction zones.

Councilmember Barton noted that she loved the idea.

Staff was directed to research sending mailers to residents in firework restriction zones.

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

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.

Motion passed 5-0

PUBLIC HEARINGS

1. **Updates to the City of Saratoga Springs' Water Conservation Plan. Ordinance 26-14 (04-14-26).** Public Works Director Lapin presented the item. He explained that the State requires water agencies with more than 500 service connections, as well as all water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources. The code also requires that the plans be updated no less than every five years. He gave an overview of metering procedures and leak identification measures.

   City Manager Mark Christensen provided an update on current reporting procedures for utility leak notifications.

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

   Councilmember Wilson expressed her excitement that residents could now participate in the Utah Water Saver's Program, noting that Jeremy and Staff had been working on that for several years.

   City Manager Mark Christensen explained that residents are eligible for partial participation in the program, with Central Utah Water Conservation District providing a portion in support of the City's conservation efforts. He noted that certain state requirements are more restrictive than the current approach, which prioritizes affordability and ease for residents. The City does not require landscape plan approvals or enforce detailed planting requirements and meeting state requirements would be more restrictive than current practices and would be a hurdle to qualifying for full funding.

   Public Works Director Jeremy Lapin explained that residents are also eligible for smart controller rebates that automatically adjust watering and shut off during rain.

2. **Motion made by Councilmember Barton to approve the Updates to the City of Saratoga Springs' Water Conservation Plan. Ordinance 26-14 (04-14-26). Seconded by Councilmember Wilson.**
   Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

   No: None.
   Absent: None.
   Motion passed 5-0

WORK SESSION

1. **Utah Lake Authority – Utah Lake Access Point Master Plans Project, Sam Braegger, Deputy Director. –**
   Sam Braegger, Deputy Director of the Utah Lake Authority (ULA), provided background on the item. He noted this was very beginning stages.

   The Council liked having lake and portage access and improvements to the area. ULA is pursuing studies and research on what best amenities, practices and policies would be.

BUSINESS ITEMS

1. **Tentative Budget Presentation, FY 2026-27 Balanced Budget Report, and Summary of Budget Requests for FY 2026-27, including proposed tax rate increase to fund public safety.**
   Budget Analyst Spencer Quain presented the item. He provided background on the budget request process and annual timeline. This budget includes a proposed property tax increase of $3.1 million to help narrow

the funding gap for public safety to maintain reliable police and fire safety services. The packet includes both budget options and a draft notice.

City Manager Mark Christensen explained that discussions on public safety needs began in the previous year. He said that the City anticipated placing a staffed ambulance on the east side by the end of the fiscal year and had begun designing a new fire station, while evaluating public safety staffing, with an estimated $6 million increase in ongoing operating costs. He added that the fire station would be financed and reimbursed through impact fees, but those fees could not be used for operational expenses. He reported that staffing metrics indicated a need for additional personnel to manage workloads and improve response times. He further explained that property tax revenue from new growth is delayed, a year or two behind when services are provided. He indicated that property taxes continue to fund public safety and that the proposal would increase the percentage to align with historic funding levels.

Councilmember Taylor explained that using general fund reserves to cover ongoing costs would not be fiscally responsible, emphasizing the need to match ongoing expenses with reliable revenue sources. He noted that while impact fees can help fund capital projects such as a fire station, ongoing costs require staffing and operational funding. He emphasized that core government responsibilities include public safety, roads, water, and sewer, and that property taxes are intended to support those services. He raised concern about relying on variable revenue sources, such as sales tax, due to economic fluctuations. He noted that he does not like paying property taxes or seeing them increase but acknowledged that the City's portion of property tax is a small share of the overall tax and is among the lowest in the county.

Mayor Carn said that there will be a public hearing on this item at a future date.

City Manager Mark Christensen gave an overview of the next steps and Truth in Taxation procedures.

Councilmember Wadman expressed appreciation for the City's efforts to inform the public and encouraged residents to review the available publications for additional context. He said that the Council does not take the matter lightly, describing it as one of the most difficult conversations he has experienced, and noted that council members have spent significant time engaging with residents and discussing the issue.

Councilmember Wilson thanked Staff for their work and acknowledged the difficulty of the discussion. She mentioned that data from police and fire services showed a clear need for a significant investment to address growth and improve response times. She noted that response times in certain areas were about 10.5 minutes compared to a target of approximately 5.5 minutes, indicating real need. She added that the City was working to make that investment while limiting the impact to residents.

Councilmember Barton invited the public to reach out to Councilmembers with questions or concerns. She acknowledged that the decision is difficult and emphasized the Council's willingness to communicate and provide information to residents.

Councilmember Davenport highlighted that the increase pertains only to the City's portion of property taxes, approximately 12%, and not the total property tax amount.

City Manager Mark Christensen elaborated that for an approximately $550,000 home, the impact would be about $13.50 per month, noting that exact figures would be published at a future date.

Councilmember Wilson noted that the budget packet is publicly available and can be reviewed in detail. She invited residents to review the budget and reach out with questions.

No action taken on the item.

2. **Award of Contract for Construction for the Saratoga Road and Pony Express Widening Project with Geneva Rock. Resolution R26-17 (04-14-26).**
Public Works Director Lapin explained that the project consisted of widening both Saratoga Road from Pony Express Parkway to Pioneer Crossing and Pony Express Parkway from Saratoga Rd. to 5 lanes each. The City has received funding through the Transportation Improvement Program through Mountainland Association of Governments (MAG). No budget amendment is needed currently. He reported that the

project was estimated at approximately $14.5 million, with the low bid from Geneva Rock at $10.9 million, including add-ons. He noted that add-ons were included with the intent to proceed if funding allowed, including a signal at 1100 West near Dry Creek Elementary, upsizing the box culvert at Dry Creek, and a variety of other pavement improvement and preservation add-ons.

Mayor Carn noted that funding is not a single flexible source and that the project is funded through a combination of City and MAG funds. The City would front the cost and be reimbursed by MAG.

In response to questions, Public Works Director Jeremy Lapin clarified that funding would cover approximately 93% of the project, with the City responsible for a 7% match. He added that the City would work closely with the contractor, with direction to minimize closures as much as possible and to utilize the two summer seasons for work that could potentially have greater impact on schools, but that a schedule would be provided later. He gave details on power poles affected by the project.

City Manager Mark Christensen noted that the project involved significant coordination with MAG and other funding sources to acquire necessary right-of-way. He added that portions of the road would be constructed over previously installed sewer infrastructure, allowing some elements of the project to progress more efficiently.

Public Works Director Jeremy Lapin further discussed the project location, MAG process, and provided an overview of the subsequent bridge project.

Mayor Carn acknowledged that the project may appear inconsistent, with sections widening and narrowing, but that there is a coordinated plan based on funding and timing, and that the long-term plan is for Pony to be five lanes from the eastern Saratoga border to Eagle Mountain.

City Manager Mark Christensen added that, once the bridge is designed and additional funding opportunities are identified, the City could advance projects to expedite construction, noting the high priority for the community.

Staff and Council further discussed UDOT projects, UTA, scheduling, and potential project overlap.

Motion made by Councilmember Wadman to approve the Award of Contract for Construction for the Saratoga Road and Pony Express Widening Project with Geneva Rock, with any staff findings and conditions. Resolution R26-17 (04-14-26). Seconded by Councilmember Davenport.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

A short break was taken. Meeting resumed at 7:30 PM.

Business Items 3 & 4 were presented at the same time with on motion taken on both together.

3. **Reimbursement Agreement for Meadows at North Lake with Alpine Homes LLC. Resolution R26-18 (04-14-26).**
   Public Works Director Lapin noted that the Developer will install City system improvements on this development, and the Engineering department has found the improvements listed to be consistent with the accepted plans.

4. **Reimbursement Agreement for Fox Hollow Neighborhood 4 with Grnobl Fox Hollow Owner, LLC. With any staff findings and conditions. Resolution R26-19 (04-14-26).**

Public Works Director Lapin noted that the Developer will install City system improvements on this development, and the Engineering department has found the improvements listed to be consistent with the accepted plans.

David Kelly with the applicant was present and gave an overview on anticipated construction timelines on the Fox Hollow item.

Motion made by Councilmember Taylor to approve the Reimbursement Agreement for Meadows at North Lake with Alpine Homes LLC. Resolution R26-18 (04-14-26), and to approve the Reimbursement Agreement for Fox Hollow Neighborhood 4 with Grnobl Fox Hollow Owner, LLC. Resolution R26-19 (04-14-26). Seconded by Councilmember Wilson.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

5. **North Marina Site Plan, located at 1192 E Saratoga Road. City initiated.**
Planner II Kendal Black presented the item noting that the marina will include a boat ramp, a floating dock, 30 long parking stalls for vehicles with boat trailers, 19 normal parking stalls (2 are ADA compliant), a toll booth, bathroom facilities (a portion of which will be used for storage), and trail connections.

Mayor Carn asked if it would be possible to add outdoor showers.

Public Works Director Jeremy Lapin explained they could add free-standing showers adjacent to the building.

Councilmember Taylor received clarification that the guard shack would be staffed or self-pay depending on the time and that the guard shack is also used for storage.

City Manager Mark Christensen highlighted that the City contributed approximately $500,000 and was able to match that amount roughly twelvefold through additional funding sources.

Motion made by Councilmember Barton to approve the requested Site Plan for the North Marina located at 1192 East Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Wadman.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

6. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities. Citywide, City initiated. Ordinance 26-15 (04-14-26).**
Senior Planner Austin Roy explained the background on Open Space amenities and requirements for residential development. These changes will allow for flexibility in how developments satisfy open space standards. He noted this eliminates the 25% limit to encourage larger amenities and increases the categories they can choose from. The change also changes language for restrooms to focus on parks that result in longer stays and/or trailheads with parking areas.

In response to questions, Senior Planner Austin Roy explained that the language includes a provision stating, "subject to approval by the land use authority," meaning the City Council. He explained that during site plan review, the Council could require elements such as a restroom if deemed necessary or not. Councilmember Barton expressed her concern that there would be less trailheads and did not feel a restroom should be mandatory at trailheads.

Councilmember Taylor suggested a composting toilet, and Councilmember Barton agreed that would be better.

City Attorney Kevin Thurman clarified that once the code is adopted, decisions would be administrative, based on applying established criteria, and would not involve Council discretion. He explained that the current language requires a minimum of one restroom and includes criteria related to duration of public use, indicating that the code generally requires a restroom, with only limited circumstances where it may not be required. He said that revising the language to "may be required" would provide more flexibility but cautioned against converting an administrative decision into a discretionary or legislative one and noted that decisions may be made by a land use authority such as the Planning Commission, emphasizing the importance of having clear criteria to guide those decisions.

City Manager Mark Christensen noted that consideration could be given to alternative restroom types in areas not near sewer infrastructure as part of a future code amendment.

Councilmember Barton was not in favor of requiring restrooms at trailheads.

Councilmember Taylor indicated he was not ready to eliminate restroom requirements, noting it could be a valuable amenity and suggesting further discussion, including consideration of associated costs, before making a determination.

Motion made by Councilmember Wilson to continue the item for amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities to a future date. Citywide, City initiated. Ordinance 26-15 (04-14-26), with direction to Staff to investigate cost effectiveness and that code is not a legislative decision. Seconded by Councilmember Taylor.

Mayor Carn asked for two Councilmembers to work on options with Staff and to bring it back to the Council at a later date.

City Manager Mark Christensen noted that the City has the capability to maintain vault toilets using existing equipment and could consider them as a cost-effective option at trailhead locations if desired by the Council.

Councilmember Barton said she was opposed to requiring restrooms at trailheads, noting that many do not have such facilities and that users often plan accordingly. She added that, even if the City could maintain them, it would still require resources and effort, and she would prefer prioritizing other infrastructure needs.

Councilmember Davenport noted that the intent of the code is to be less restrictive and to consider how to diversify amenities, emphasizing the importance of keeping the language focused on reducing restrictions rather than adding them.

Mayor Carn appointed Councilmember Barton and Councilmember Davenport to work on options for potential changes with Staff.

Vote:

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

No: None.

Absent: None.
Motion passed 4-1

7. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide. Ordinance 26-16 (04-14-26).**
Panner II Kendal Black explained that recent proposals for smaller buildings in the OW zone have identified a need to be able to grant exceptions to the additional standard requirements in 19.16.08. The proposed code amendment would allow smaller buildings (15,000 square feet in area or smaller and 200 feet in width or less) to build as a commercial building, without the additional standards that may only make sense for wide and large warehouse buildings.

Councilmember Wilson received clarification that the proposed 15,000 square foot adjustment was compared with existing structures and reviewed with the Planning Director.

Motion made by Councilmember Barton to approve the amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide, with any staff findings and conditions in the staff report. Ordinance 26-16 (04-14-26). Seconded by Councilmember Davenport.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

8. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated. Ordinance 26-17 (04-14-26).**
Senior Planner Austin Roy presented the item. They explained that currently, the code requires a minimum of 5 feet between a building and a drive-thru lane. However, staff has noted in recent reviews for commercial buildings that it can be difficult to meet the Building Buffer requirement on building corners adjacent to a drive thru lane. In addition, the Building Buffer requirement does not work for buildings with a Loading Bay. Staff is proposing to allow exceptions for these specific circumstances. Also, a new definition for "Loading Bay" is being proposed with this code amendment.

Mayor Carn and Councilmember Barton expressed concern with the reduced setback, noting it brings the building closer to vehicles and may weaken the aesthetic.

Staff and Council discussed bollards, current drive-thru exceptions, and building challenges.

The Council discussed a need for more time to see examples, and City Manager Mark Christensen noted that Staff can provide examples.

Councilmember Davenport noted that feedback is sometimes received that City code makes opening a business difficult and questioned whether to prioritize aesthetics or a more business-friendly approach, emphasizing the need to find a balance and suggested further review.

9. **Motion made by Councilmember Davenport to continue the item for amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated, Ordinance 26-17 (04-14-26)., to a future date, with direction to Staff to provide examples to the Council. Seconded by Councilmember Wadman.**

Councilmember Taylor requested the examples be provided in a future packet.

Councilmember Barton requested an email sent with locations of examples to view in person as well.

Senior Planner Austin Roy noted that he would include them in the packet as well as through email.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

CLOSED MEETING –

Motion by Councilmember Wadman to enter into closed meeting for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilmember Barton.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

A short break was taken.
Meeting commenced at 8:21 p.m.

Present: Mayor Carn, Councilmembers Audrey Barton, Lance Wadman, Edon Davenport, Robert Taylor, Emma Wilson. City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Deputy Recorder Heather Washburn.

Closed Meeting ended at 8:35 p.m.

ADJOURNMENT

Meeting Adjourned Without Objection at 8:37 p.m. by Mayor Chris Carn.

Mayor Chris Carn

5-5-2026
Date

City Recorder