



**SARATOGA SPRINGS  
GENERAL PLAN UPDATE 2022-2042  
MAKING IT BETTER TOGETHER**



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# EXECUTIVE SUMMARY

The **2022-2042 General Plan Update** sets a course to

- manage growth
- promote connectivity
- enhance economic prosperity
- preserve quality of life

The General Plan is a policy document that identifies goals and strategies to achieve the community's vision over the next twenty years.

The 2022-2042 General Plan Update is inspired and guided by the core values and aspirations of the community. Several of the policies contained herein originated through the 2017 General Plan or other community-based planning efforts over recent years. The 2022-2042 General Plan Update affirms and updates an optimal pattern of growth identified through this document and the future land use map. This approach is based on fiscal, economic, and quality of life factors. The 2022-2042 General Plan Update also addresses new challenges and opportunities, including evolving demographics, changes in lifestyle and housing preferences, the interface between urban development and open spaces, and the opportunity to encourage long-term sustainability by promoting purposeful growth in identified centers and along key corridors.

Since the 2017 General Plan adoption, Saratoga Springs, as well as the entire State of Utah, has continued to experience tremendous growth. Additionally, themes related to quality of life, sustainability, and connectivity have remained as important considerations affecting economic resilience and community health, along with a better understanding of their connection with land use. Saratoga Springs anticipates continued growth in the coming decades, underscoring the need for a community-driven framework that will ensure that growth and change will occur in a way that strengthens the economy, enhances quality of life and livability, as well as positively affects future generations of residents. The 2022-2042 General Plan Update identifies an updated Vision of what Saratoga Springs seeks

to become over the next two decades while proposing the goals, policies, and actions that can be carried out to make the Vision a reality.

Saratoga Springs has completed or is in the process of completing several major transportation-planning projects that connect different parts of the community, and the greater region. Saratoga Springs has historically been developed and characterized by planned unit developments that result in a mix of uses. While much of the land area within the City has been planned and entitled to include similar uses, development pressure is expected to increase as regional population and employment continues to grow.

The 2022-2042 General Plan Update serves as a guide for Saratoga Springs to retain and enhance its character, (re)define its identity, improve quality of life, and enhance the economy. In addition to addressing the opportunities and challenges of the future, the 2022-2042 General Plan Update addresses present issues identified by stakeholders and the community. The community expressed strong desire throughout the planning process to retain its best and brightest youth, attract appropriate employment, and provide living options for all life stages, all while balancing new development with sensitivity and integration of established neighborhoods.

The 2022-2042 General Plan Update is comprehensive in nature, as it is intended to guide decision-making over the next twenty years. There are four key concepts that are the foundation of the strategies identified in the plan:

- **Identify areas for balanced development**
- **Identify an area for a town center**
- **Enhance Saratoga Springs' community identity through urban design and streetscape improvements**
- **Continue to demonstrate forethought in the development and planning process**

At the core of the 2022-2042 General Plan Update is the Future Land Use Map (page 28). This map guides future decisions relating to zoning and development.

There are several key projects identified on the map, including:

- The location of a Town Center Overlay which will serve as the future town center for the community
- Mixed Use Commercial Overlay areas that incorporate a mix of regional retail, neighborhood commercial, business park, urban center, and residential uses outlined through the "City Center District Area Plan" (DAP)
- Mixed Waterfront areas to attract a mix of uses that capitalize on the natural amenities
- The future Foothill Boulevard Corridor alignment
- Location of community commercial nodes located at key intersections along the future Foothill Boulevard Corridor
- Residential neighborhoods work in conjunction with commercial and other uses
- Natural and developed open space along the western portion of the City into the annexation boundary that already defines the area
- Areas for office space to protect and enhance the City's business base

The Plan also identifies opportunities to review and update City policies to enhance connectivity, community character, and other factors that improve livability. Examples include:

- Creating gathering places and amenities for residents and visitors of all ages
- Creating a sense of Citywide identity through signage, streetscape, and amenities

## Executive Summary

- Working with property owners to create balanced development
- Continuing to identify opportunities to locate jobs and services in convenient locations to minimize travel
- Continuing to work with regional transportation partners to improve transit service options
- Continue planning for future transit, including the addition of new TRAX stations and enhanced bus routes

Saratoga Springs residents and business owners identified livable neighborhoods, head of household jobs, and vibrant local businesses as key considerations for the future of the City. The Plan identifies steps to take to address these and other important values identified by the community.

Highlights include:

- The housing plan which identifies strategies to encourage the development of housing that supports all stages of life, and programs to help current residents update and improve their existing housing
- Transportation strategies to reduce congestion and maximize capture of local workforce
- The economic development element highlights the importance of utilizing the City's natural amenities as a tool for economic development
- Continued implementation of the Saratoga Springs economic development strategy
- The Future Land Use Map identifies areas and strategies to retain and improve locations for businesses

The updated General Plan is a guide for land use and development decisions for the next 10 to 20 years. It is intended to be a resource for the community, Planning Commission, and City Council as growth and development continues in the city.



Photo by Michael Stanley Administration



# 1 INTRODUCTION & OVERVIEW



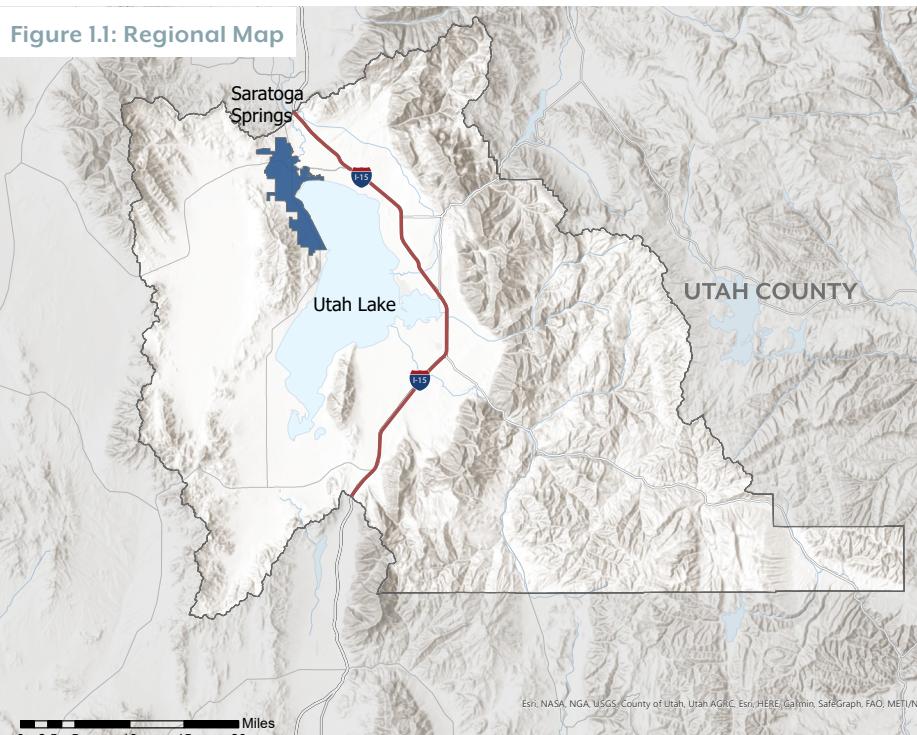
# INTRODUCTION & OVERVIEW

The **2022-2042 General Plan Update** builds upon Saratoga Springs planning and projects of the last 25 years. Saratoga Springs has grown to 48,264 residents since its incorporation in 1997 and will continue to be one of the fastest growing communities in the State. The City is at the crossroads of one of the fastest growing regions of the Wasatch Front, connecting the established communities east of Utah Lake to other high-growth areas to the west.

Saratoga Springs began as an agricultural community on the “far side of the lake” in Utah County. Suburban, residential development reached the area in the early 1990s. Saratoga Springs has grown since that time through planned unit developments that include a mix of uses, parks, and trails. Due to primarily the foresight of past City Council and Planning Commission members, Saratoga Springs has established a high quality of life. Much of Saratoga Springs land area has been planned and entitled to include homes, stores, office buildings and similar uses. The focus of the 2022-2042 General Plan Update is to provide goals and strategies necessary to enhance the quality of life and ensure continued, balanced growth for fiscal sustainability. Many of the projects identified through the 2017 General Plan have been completed, or are in the process of being completed, including the construction or improvement of roads, trails, parks, and other community amenities, such as:

- Roads:
  - ✚ Pony Express Extension (under construction)
  - ✚ Foothill Boulevard Corridor (Mountain View Corridor)
- Trails:
  - ✚ Redwood Road Trails Phase 1
  - ✚ South Lakeshore Trail (under construction)
- Parks:
  - ✚ Patriot Park Phase 2 Purchase
- Other Community Amenities:
  - ✚ Hot Springs Investigation Phase 1

- ✚ Saratoga Cemetery Phase 1
- Other Community Facilities/Services:
  - ✚ South Zone 2 Reservoir and Losee Canyon Debris Basin (under construction)
  - ✚ Rocky Mountain Power Strategic Energy Management Grant Program



## Why Plan?

The general plan establishes a vision for the future and includes the necessary goals, strategies, and actions to achieve that vision. Addressed decisions involving land use, housing, transportation, and economic development are topics in the plan, all rooted in the community vision.

A general plan is required by the Utah Land Use Development and Management Act <https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html>. Section 10-9a-403 of the Utah Code Annotated provides, in part:

“At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission’s recommendations for the following plan elements:

- i. a land use element that:
  - ✚ designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
  - ✚ includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- ii. a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and
- iii. for a municipality described in Subsection 10-9a-401(3)(b) a plan that provides a realistic opportunity to meet the need for additional moderate-income housing.
- iv. except for a City of the fifth class or a town, a water use and preservation element that addresses:
  - ✚ the effect of permitted development or patterns of development on water demand and water infrastructure;
  - ✚ methods of reducing water demand and per capita consumption for future development;
  - ✚ methods of reducing water demand and per capita consumption for existing development; and
  - ✚ opportunities for the municipality to modify the municipality’s operations to eliminate practices or conditions that waste water.”

While general plans are typically developed to serve as 10-20 year plans, the unprecedented growth within Saratoga Springs and Utah County necessitated this current update. The proactive approach to updating the 2017 General Plan within five years of adoption speaks to the City's commitment to planning and growth management.

## How to Use this Plan Update

This Plan Update is organized into Element Chapters addressing components that have direct impact on the quality of life in Saratoga Springs. These elements have been identified as:

- Community Values
- **Land Use and Neighborhoods**
- **Housing**
- Economic Development
- **Transportation and Connectivity**
- Parks, Recreation, Open Space, and Trails
- Community Facilities
- **Water Resource Preservation**
- Natural Hazards

\* elements bolded are required by Utah State Statute

The element chapters are organized by:

- Introduction – what is the element and how it relates to the whole
- How the element supports the Vision
- Background, History, & Analysis (summary of existing conditions)
- What the Community Said – comments, ideas & feedback
- Goals, Objectives, and Recommended Policies & Strategies – how to achieve the Vision

The final chapter of the 2022-2042 General Plan Update consists of the Summary of Strategies and Actions. This chapter provides a condensed summarization of the goals and strategies included within each element chapter of the plan.

An Appendix follows the plan, with comprehensive data that is summarized and analyzed in each of the elements. The Appendix includes all the public engagement results, including online, in person, and survey results.

This plan update is an advisory policy document. The goals, strategies, and actions guide land development and zoning decisions.



## 2042 General Plan Goals

### COMMUNITY VALUES

Saratoga Springs is the first choice for current and future households because of its unique identity, connection to nature, and family-friendly amenities.

### LAND USE & NEIGHBORHOODS

Future development in Saratoga Springs reflects the community's preferred vision.

### HOUSING

Housing in Saratoga Springs meets the needs of current and future residents.

### ECONOMIC DEVELOPMENT

Saratoga Springs' future includes opportunities to work, shop, play, and live in the city.

### TRANSPORTATION & CONNECTIVITY

Reduce congestion in Saratoga Springs as the community continues to grow.

### PARKS, RECREATION, OPEN SPACE, & TRAILS

Saratoga Springs continues to include excellent access to recreation, parks, trails, and outdoor activities.

### COMMUNITY FACILITIES

Continue to provide community facilities to serve residents and visitors as Saratoga Springs grows.

### WATER PRESERVATION

Saratoga Springs continues to meet the requirements of Sections 10-9a-403 and 73-10-32 of Utah Code Annotated through the implementation of the Saratoga Springs Water Conservation Plan.

### NATURAL HAZARDS

Continue to implement best practices to protect life and property within Saratoga Springs.

## Engagement Summary

### Introduction

The 2022-2042 General Plan Update captures the vision and desires of the residents and business owners of Saratoga Springs. The planning process included community members from all areas of the city and used both online and in person tools and methods to generate input from as many people as possible. A full engagement summary is found in the Appendix.

### Goals for Community Engagement

The goal for the community engagement process was to generate authentic input and representative feedback from people who live, work, and play in Saratoga Springs. To accomplish this task, the consultant team:

- Generated awareness of the planning process and various input opportunities through post card mailers, social media posts, a custom website, and attendance at City events
- Provided a combination of accessible digital, virtual, and in-person engagement options
- Engaged a wide variety of groups in the community

### KEY AUDIENCES

- Residents—including seniors & youth
- Business owners
- Property owners
- City workforce and patrons
- Community leaders
- City staff
- Elected officials
- Planning Commission members

### PROCESS

#### 1. Create a project identity & awareness

The planning process was branded “Making it Better Together” including a unique project logo. The process included the “Making it Better Together” website with online discussion, surveys, social pinpoint maps and discussion boards. At project kickoff, a postcard, seen in Figure 1.2, was sent to all addresses in the city.

#### 2. Organize a community-based steering committee

The Steering Committee was formed with the goal of providing guidance and feedback on what the consultants put forward to the public. The Steering Committee provided representation of different demographics of the residential community, school district members, city staff, and elected officials. The Steering Committee met six times throughout the planning process: January 25, February 9, March 29, April 13, May 31, and June 8, 2022.

The steering committee provided guidance with consideration for the following:

- The future vision and goals
- Future land use maps
- Case Study reviews for waterfront development
- Existing condition reviews to help identify needs



# MAKE A SPLASH!

in the Saratoga Springs General Plan Update

**WHERE:** Online at [MakItBetterSaratoga.org](http://MakItBetterSaratoga.org)

**WHEN:** the site launches January 5, 2022 | 12 p.m.

### 3. Implement a variety of engagement activities

Engagement activities were varied to ensure people had multiple opportunities to learn about the process and provide feedback and insight. These efforts included:

- **Website**—The custom website served as the primary point of contact for the community. The online surveys, online discussion facilitations, and general information were all housed on the website.
- **Online surveys**—The public had three opportunities to provide online input. The first two opportunities included an online map and discussion board focused on current conditions and broad desires for the future of Saratoga Springs. The third focused on emerging ideas feedback and followed a more traditional survey format, which garnered 569 responses.
- **Interviews**—The planning team met with City officials, business leaders, and stakeholders to understand their ideas on future planning initiatives.
- **Group discussions**—Smaller group discussions were aimed at engaging audiences that are traditionally harder to reach. These groups included:
  - + Youth Council members
  - + Seniors
  - + Lessors of Real Estate
- **School-based outreach**—The team worked with school principals and librarians to hold vision exercises to see how children envision the future of Saratoga Springs.
- **Open houses**—The planning team met with the public through a series of meetings to review and generate feedback on concepts relating to current conditions, vision and goals, and overall future desires. Open houses were held on the following days:
  - + March 8 as a part of the “Breakfast with Planners” event
  - + March 16
  - + March 23 Senior Open House
  - + May 11
- **Community activities**—The team attended the Easter Egg Hunt on April 16 to generate feedback and bring awareness to the online survey.

### 4. Ensure ongoing communications

The planning team partnered with the City to utilize their existing communication tools to provide updates on the project. These communication tools included:

- General Plan website
- City website
- Social media
- City newsletter





# 2 COMMUNITY VALUES



# COMMUNITY VALUES

## Saratoga Springs General Plan Update 2022

### Vision Statement

Saratoga Springs is a welcoming community with active recreation and economic development, promoting an exceptional quality of life.

The 2022-2042 General Plan Update vision statement was developed based on hundreds of community comments and significant time and input from the Steering Committee, City Council and Planning Commission. Figure 2.1 and 2.2 illustrate the online process and the feedback generated from the Social Pinpoint Idea Wall and Interactive Map. Figure 2.3 shows the “Emerging Ideas” or synthesis of all the comments gathered.

### Background, History & Analysis

Saratoga Springs began as a small rural community. In 1884, a resort opened near the Jordan River, inspired by the resort in Saratoga Springs, New York, hence the name Saratoga Springs. The resort included an amusement park and mineral baths along with other amenities and features. Although the resort no longer exists and the area has transitioned into private development, the community still identifies with the recreation and entertainment elements that were present in its beginning.

Saratoga Springs has grown rapidly since incorporation in 1997 and is projected to continue to grow. Saratoga Springs’ 2020 Census population was 37,696 people,

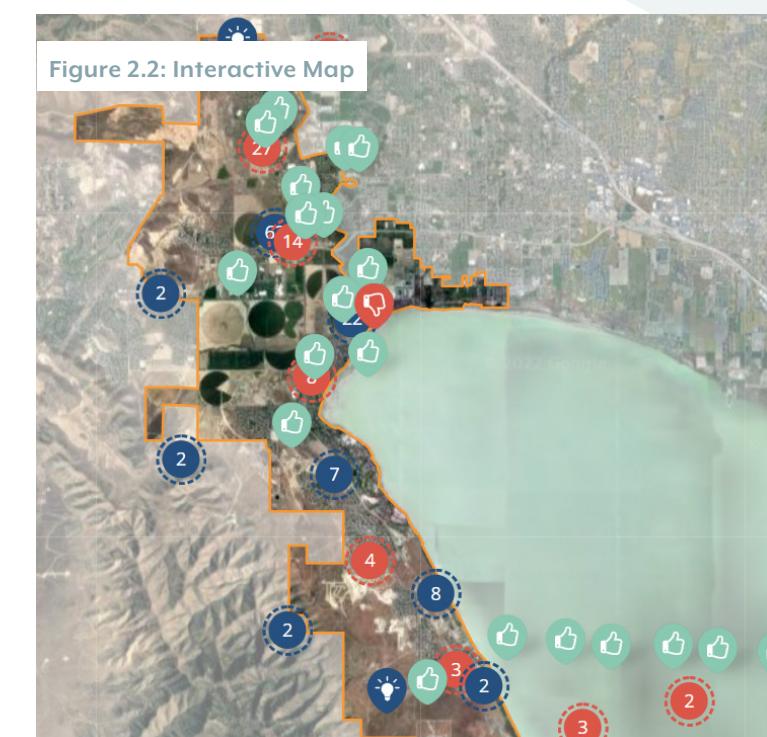
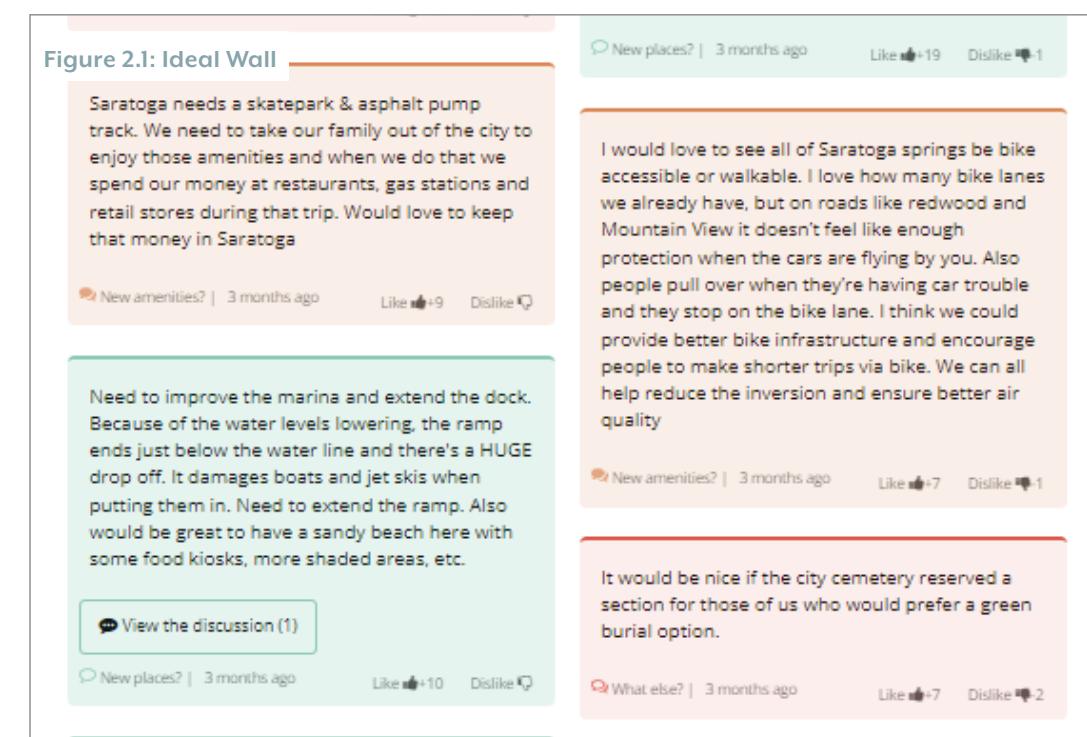


Figure 2.3: Emerging Ideas





Saratoga Springs Mineral Baths

a 112 percent increase from the 2010 Census population of 17,781. As of May 2022, the estimated population is 48,264, an increase of 28 percent in just two years. The city currently has 11,685 housing units with an average household size of 4.12. There are 39,636 additional housing units approved for development that are expected to be built in the coming years. Saratoga Springs' future population, based on existing and approved units could be as high as 170,000 people if the average household size remains at the current size.

Saratoga Springs residents and businesses are aware of current and projected growth. There are several key ideas and considerations to help maintain Saratoga Springs identity and quality of life as the community continues to grow.

## What the Community Said

Residents and businesses identified the vision and key values included in this plan during the community engagement process. The process generated input from hundreds of individuals through all of the outreach methods. Based on the input received, Saratoga Springs values access to nature and strong family bonds. The community would like to see the future Saratoga Springs:

- maintain and increase connections to recreation and natural amenities as the community grows
- create and improve public gathering spaces

- continue to offer a variety of housing options
- expand amenities that serve all ages and lifestyles

In addition to identifying these community values, the community cited traffic congestion and pedestrian/bicycle safety as some of their greatest concerns. These comments were heard at the community open houses, and through the online process, as shown in Figure 2.1 and 2.2 on the previous page.

## Goals, Strategies, & Actions

### COMMUNITY GOAL

**Saratoga Springs is the first choice for current and future households because of its unique identity, connection to nature, and family-friendly amenities.**

### STRATEGY 1

#### Create gathering places and amenities for residents and visitors of all ages

- Action 1: Identify funding sources and construct a new library
- Action 2: Identify opportunities to include senior activities in City facilities
- Action 3: Work with developers to create a town center area at Pioneer Crossing and approximately Market Street and Medical Drive to include community amenities
- Action 4: Identify funding sources and construct a recreation center that utilizes the hot springs as an amenity

### STRATEGY 2

#### Create a sense of Citywide identity through signage, streetscape, and amenities

- Action 1: Identify streetscape elements required for each type of roadway in Saratoga Springs that includes approved
  - ✚ street tree types
  - ✚ wayfinding features
  - ✚ other street furniture
- Action 2: Design and construct additional entryway monument signs at key entries to Saratoga Springs

### STRATEGY 3

#### Minimize amendments to the General Plan

- Action 1: Limit amendments to the General Plan to those elements that improve the health, safety, convenience, or general welfare of the public. Preserve commercial areas for future economic growth to support the growing community

### STRATEGY 4

#### Update the General Plan every 5–10 years

- Action 1: Stay consistent and true to the General Plan goals and vision, amending only when necessary



# 3 LAND USE & NEIGHBORHOODS



# LAND USE & NEIGHBORHOODS

## The Vision

Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.

Both a waterfront and a town center, with community gathering areas, have been a planning priority since the incorporation of Saratoga Springs. Community outreach in the planning process highlighted both the town center and the waterfront to understand the distinct vision and goals for these two areas.

## Background, History, & Analysis

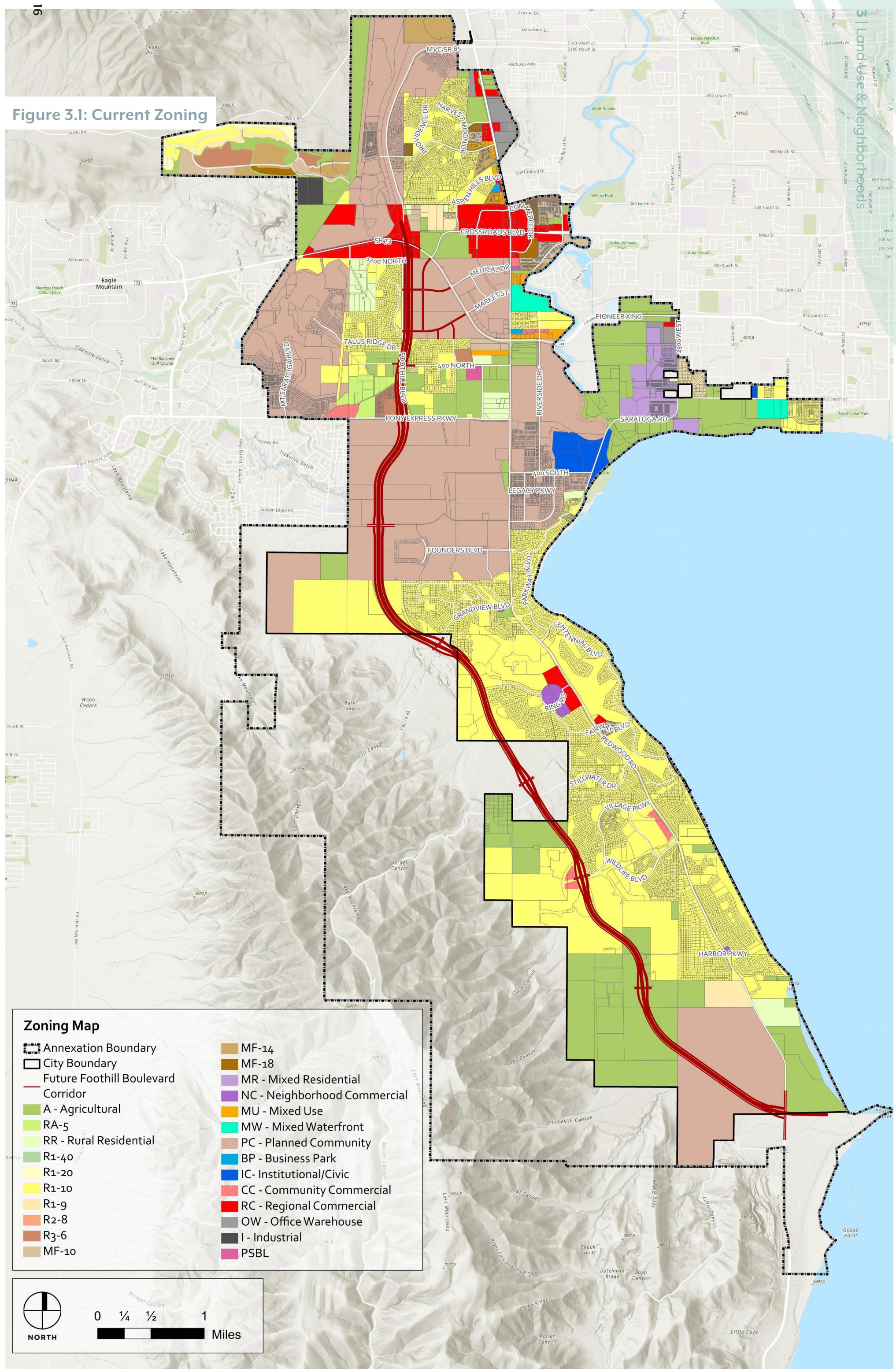
Land use in Saratoga Springs has evolved from primarily agrarian uses to a fast-growing suburb. Non-residential uses in the City are primarily retail, providing the goods and services to support the City's estimated 11,685 households.

Saratoga Springs is in transition from a primarily residential suburban community to a suburban City offering additional services including health care and, eventually, a more robust employment base.

Having a mix of land uses in the City is important for several reasons:

- Reducing travel distances for goods and services
- Balancing inbound and outbound travel at peak morning and evening times
- Diversifying the local tax base to fund public safety and other public services





## Current Zoning

Saratoga Springs has 22 different zoning designations used throughout the City. Saratoga Springs' land-use and zoning practices are progressive for the area, encouraging planned developments to address neighborhood livability needs such as neighborhood parks, trails, and other amenities. As a suburban community, most of the City's land area is developed or zoned for residential use. Commercial uses and zoning are centered around major arterials. Neighborhood commercial locations are distributed along main corridors.

## Current Land Use

Table 3.1: Current Land Use

Land Use	Percentage
Agricultural	0%
Community Commercial	1%
Developed Open Space	2%
General Industrial	1%
High-Density Residential	1%
Institutional	2%
Light Industrial	1%
Low-Density Residential	30%
Medium Density Residential	4%
Natural Open Space	15%
Neighborhood Commercial	1%
Office	2%
Office Warehouse	1%
Planned Community Mixed Use	13%
Regional Commercial	3%
Rural Residential	8%
Mixed Waterfront	3%
Planned Community Residential	13%

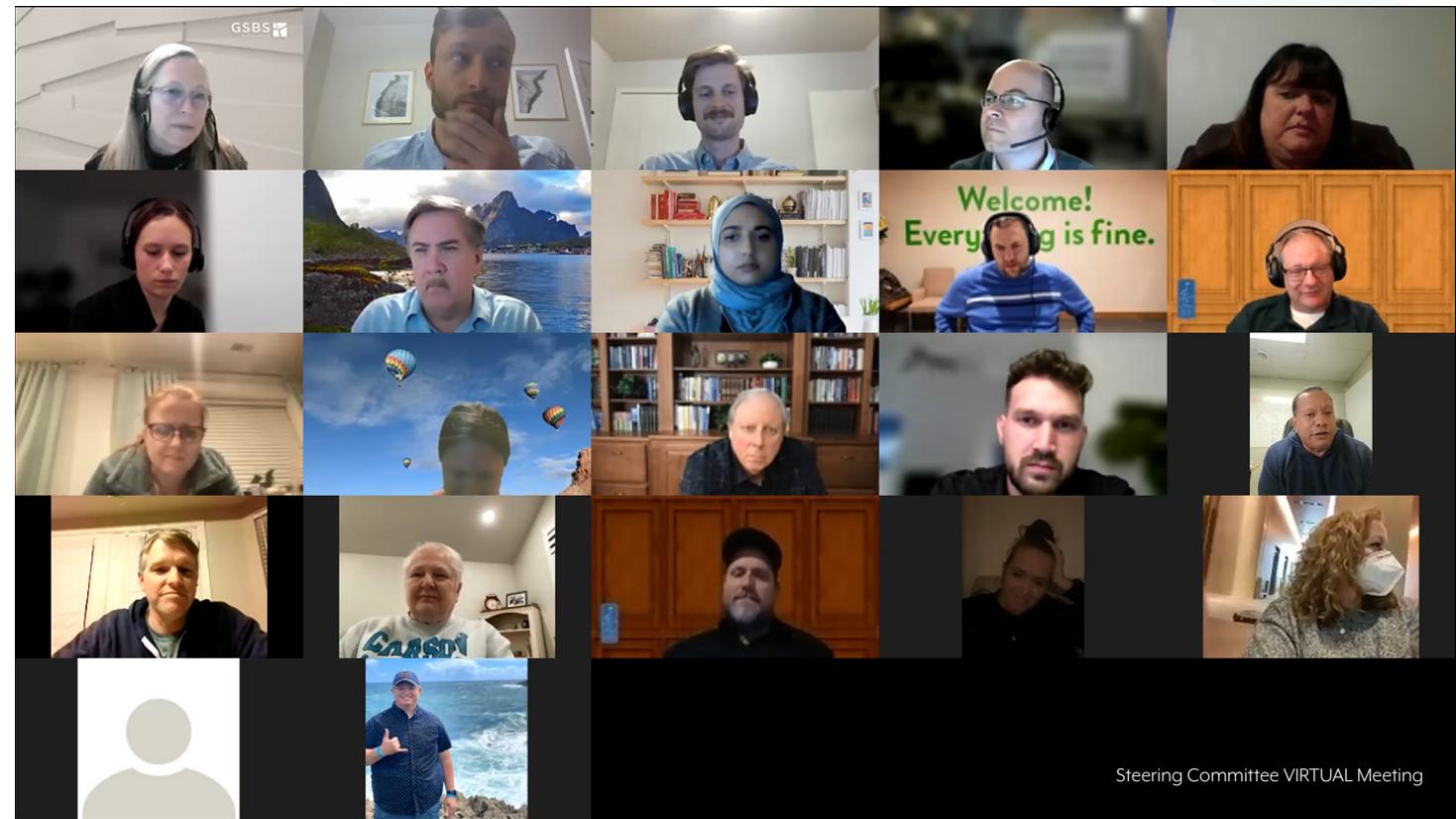
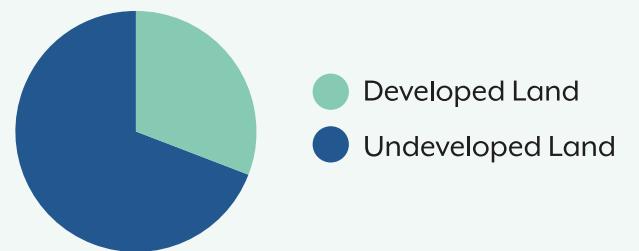
The current land use map, Figure 3.3, represents how properties are currently used in Saratoga Springs. In older communities, current land use and zoning may differ significantly. For Saratoga Springs, current land use and zoning are closely aligned. Zoning is the regulatory structure that provides the standards and regulations for building and development. Zoning confers legal rights in the present.

The most common land use type in Saratoga Springs is Low-Density Residential, accounting for 30 percent of all land within the City. This is followed by Natural Open Space, Planned Community Mixed Use, and Planned Community Residential, each making up between 13 and 15 percent of all land. Table 3.1 shows the current Land Use makeup in the City.

These land uses account for around one-third of the City's total area. As shown in Figure 3.2, two-thirds of the Saratoga Spring's total area remains undeveloped.

Around a third of all land in the 23.2 square miles that make up Saratoga Springs is developed. This developed land

Figure 3.2 Developed vs. Undeveloped Land

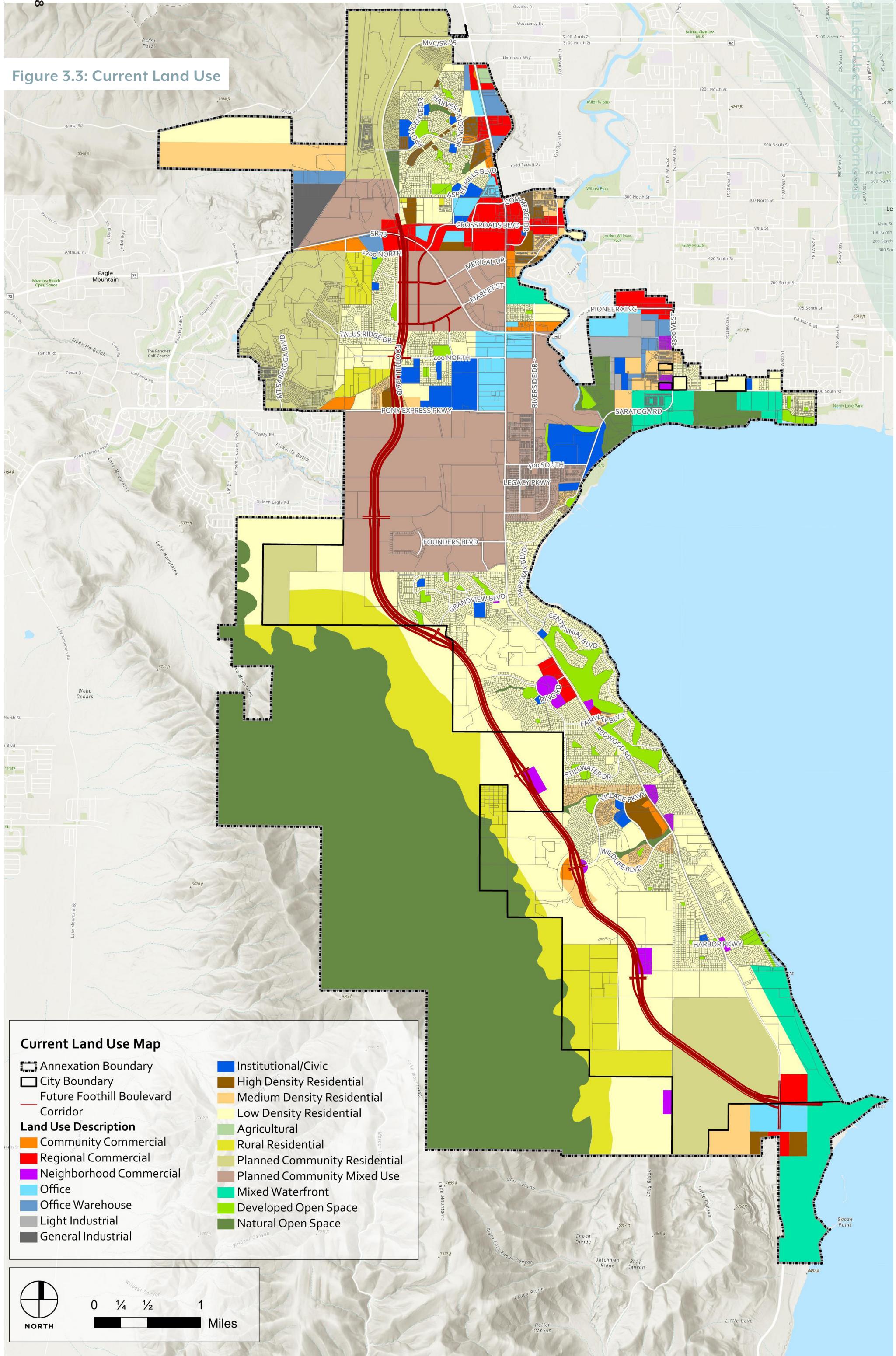


Steering Committee VIRTUAL Meeting



Site Visit Regarding Land Use Trends

**Figure 3.3: Current Land Use**



includes residential and commercial buildings, as well as developed parks. Areas of concentrated development occur along the shores of Utah Lake and the northern areas of the City.

## Entitled Properties

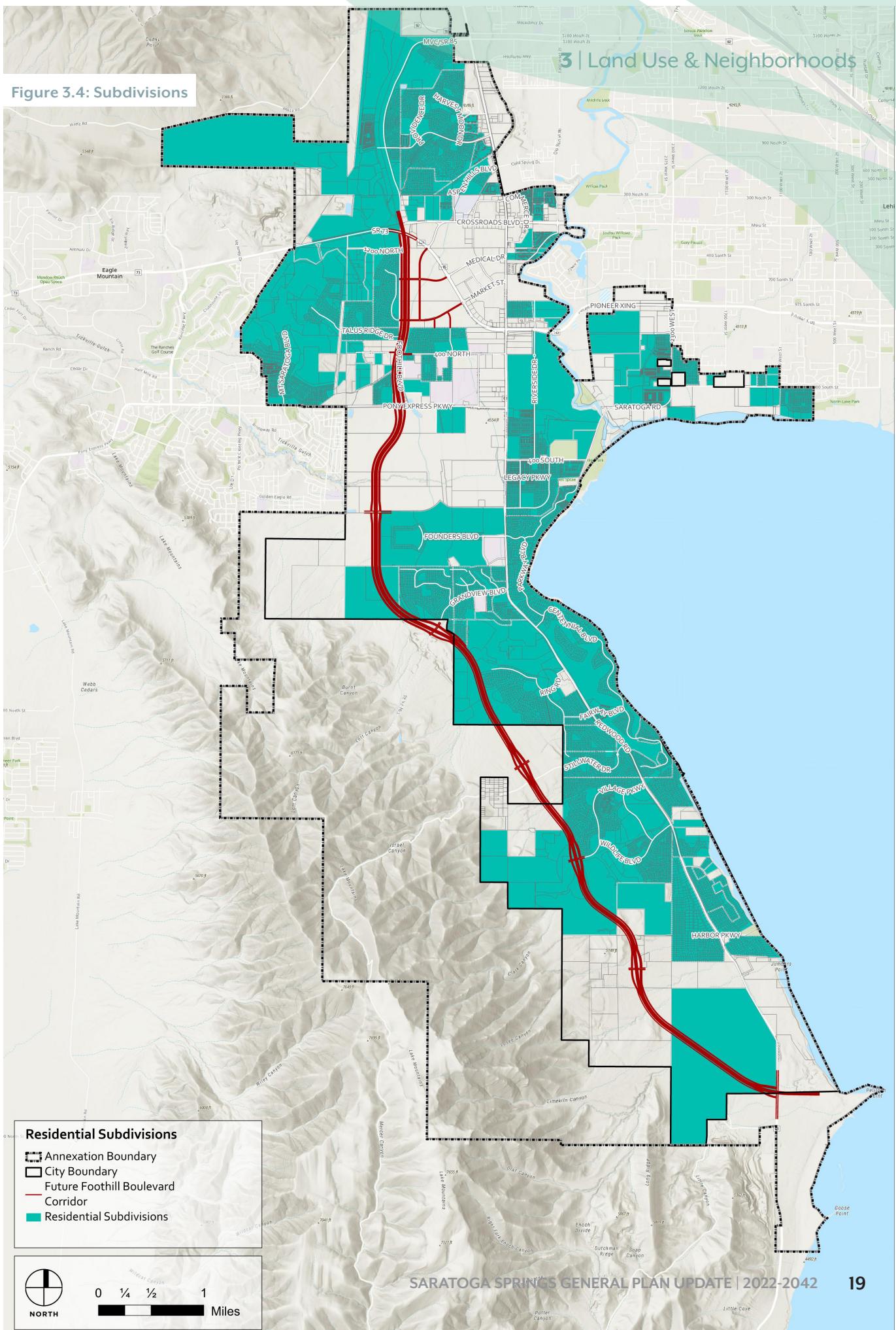
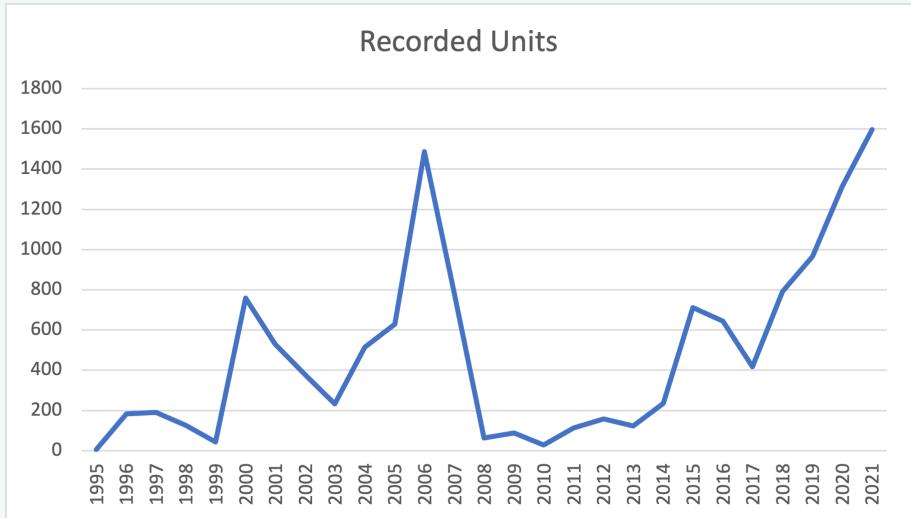
Saratoga Springs has developed largely through a series of master planned communities or planned unit developments. The City has entered into development agreements with the developers of these large properties that identify the land uses, the number of residential units, park acreage, and non-residential square feet that the developer is entitled to build over time. Some of these large developments began in 1997 and are continuing to build now, twenty-five years later. Figure 3.4 is a map that shows subdivision boundaries within the City. Figure 3.5 represents the number of residential units recorded by year, illustrating the significant influx of residential units from 2015 - 2021.

## Projected Growth

Since its incorporation, Saratoga Springs has grown significantly from just over 1,000 residents in 2000 to 48,264 in 2022 and is expected to continue growing. The population is expected to continue its rapid growth into the future. Population projections from Mountainland Association of Governments (MAG) assume that this growth will continue around the current 9.4 annual rate of growth. This is significantly higher than, the Utah County historical rate of growth of approximately 2.8 percent. MAG projects Saratoga Springs' population will reach 108,497 by 2040.

Housing type and household size are considered when projecting future growth. Saratoga Springs' median household size is 4.12. This household size is significantly higher than Utah County and state of Utah averages; thus contributing to a higher projected annual growth rate.

Figure 3.5: Recorded Residential Units per Year



## Planning for Growth

To achieve the General Plan goals to create areas of balanced development and maintain quality of life, while continuing to grow at a very high rate, requires land use decisions that accommodate the needs of the future population. One particular concern is the distribution and allocation of non-residential land uses that will be critical in supporting the future residential population.

Saratoga Springs is projected to reach a population of 108,497 residents by 2040. To support the need for balanced land use and to reduce traffic congestion, additional jobs will be needed within the community to maintain or improve the existing ratio of jobs-to-population.

In order to maintain the existing ratio of 1 job per every 13 residents, an additional 4,774 jobs will be needed in the community by 2040. Furthermore,

to preserve the existing balance of job typologies, 3,199 of those new jobs would need to inhabit “office” environments, while the remaining 1,575 new jobs would service the retail sector.

To improve the ratio to 1 job per every 10 residents by 2040, assuming a population of 108,497, there will need to be an additional 6,675 jobs within the City. The current mix of office and retail jobs could be preserved through the development of an additional 4,472 office jobs, and 2,203 retail jobs. However, through the planning and engagement process, there was a preference for a higher percentage of office jobs within the community. To improve the proportionate share of office jobs within the City to represent 75 percent of the total employment while increasing the ratio of jobs-to-population, an additional 5,006 office jobs would be needed, along with 1,669 retail jobs. This scenario would improve both the ratio of jobs to population from a current balance of 1 job per 13 residents to 1 job per 10 residents and would improve the office portion of employment within the City to represent 75 percent of all jobs compared to the current 67 percent.

Table 3.2: Growth Scenario Comparison

	2022	Scenario A	Scenario B	Scenario C
		2040 (Maintain ratio)	2040 (Improved ratio)	2040 (Improved ratio & Distribution)
Population	48,264	108,497	108,497	108,497
Total Jobs	3,825	8,599	10,500	10,500
New Jobs		4,774	6,675	6,675
Total Retail Jobs (%)	1,575 (33%)	2,838 (33%)	3,465 (33%)	2,625 (25%)
Total Office Jobs (%)	3,199 (67%)	5,761 (67%)	7,035 (67%)	7,875 (75%)
Jobs-to-Population Ratio	1 job per 13 residents	1 job per 13 residents	1 job per 10 residents	1 job per 10 residents

Sources: UrbanFootprint, ESRI, City of Saratoga Springs, MAG



To support the development of these additional jobs, adequate areas for the appropriate land uses must be allotted and preserved to ensure an opportunity for future development. To ensure there is adequate land designated to support both office and retail uses into the future, a test fit was conducted for each scenario in Table 3.2 to determine the necessary acreage to support future land uses.

Based on current office development patterns a 4.25-acre parcel of land can accommodate a 25,000 square foot footprint, 3-story building with 250 surface parking stalls. This building footprint results in a total of 75,000 square feet of office space. Current office utilization patterns use 200 square feet per office employee. This means the 4.25-acre, 75,000 square foot building can support 375 employees with required parking, amenities, and open space.

Similarly, utilizing local and national retail development trends, a 5,000 square foot retail building/center could be developed on a 1-acre site resulting in the support of 32 employees (assuming 160 square feet per employee).

To accommodate the growth in office and retail jobs presented under Scenario A below, Saratoga Springs will need approximately 87 acres of land to support the resulting development.

To accommodate the growth in office and retail jobs presented under Scenario B, Saratoga Springs will need approximately 120 acres of land to support the resulting development. The additional employment needed to bring Saratoga Springs future ratio or jobs-to-population down from 1 job per 13 residents to 1 job per 10 residents would be supported by the additional 1,901 employees, when compared to Scenario A.

Table 3.3: Scenario A

Scenario A				
	Current	Net New	2040	Land Area Needed
Jobs	3,825	4,774	8,599	
Office SF	532,226	638,491	1,170,717	36.04 acres
Retail SF	794,819	253,047	1,047,866	50.61 acres
Population	48,264	60,233	108,497	

Sources: UrbanFootprint, ESRI, City of Saratoga Springs, MAG

To accommodate the growth in office and retail jobs presented under Scenario C below, Saratoga Springs will need approximately 110 acres of land to support the resulting development. The additional employment needed to bring Saratoga Springs future ratio or jobs-to-population down from 1 job per 13 residents to 1 job per 10 residents would be supported by the additional 1,901 employees, when compared to Scenario A. Scenario C would consume an estimated 10 acres less than Scenario B, and it would also help redistribute the proportion of office jobs to retail jobs.

Table 3.4: Scenario B

Scenario B				
	Current	Net New	2040	Land Area Needed
Jobs	3,825	6,675	8,599	
Office SF	532,226	892,737	1,424,963	50.39 acres
Retail SF	794,819	353,810	1,148,629	70.76 acres
Population	48,264	60,233	108,497	

Sources: UrbanFootprint, ESRI, City of Saratoga Springs, MAG

Table 3.5: Scenario C

Scenario C				
	Current	Net New	2040	Land Area Needed
Jobs	3,825	6,675	8,599	
Office SF	532,226	1,001,250	1,533,476	56.52 acres
Retail SF	794,819	267,000	1,061,819	53.40 acres
Population	48,264	60,233	108,497	

Sources: UrbanFootprint, ESRI, City of Saratoga Springs, MAG

## What the Community Said

Community engagement demonstrated a desire among residents for the following:

- Town center development
- Waterfront development
- To take advantage of and protect the waterfront and mountains
- Areas for balanced future development

The community expressed desire for waterfront development and a town-center development to not only have areas to shop and eat, but also areas for community gatherings. Quality of life is very important to participants in the general plan process. Maintaining and improving the high quality of life in Saratoga Springs balances development of different intensities, with open space. Boards presented



in open houses showed various amenities that could be available in the town center and the waterfront. The public then indicated their preferences by placing a sticker next to the amenities they would most like to see. Table 3.6 and 3.7 show the potential amenities that resonated with the community.

## Town Center

With the unprecedented growth in both Saratoga Springs and Utah County, the City can become a regional destination for jobs, shopping, and recreation. The area shown on Figure 3.6, has been identified as the future Town Center through the General Plan update process. This area can provide opportunities for increased walkability, recreation, shopping, jobs, and housing.

Table 3.6: Town Center Amenities

Potential Town Center Amenities	Count	Percentage
Arts and Culture	8	9%
Community Gathering Space (open space)	8	9%
Community Gathering Space (farmers market)	5	6%
Flexible space for temporary programs	5	6%
Housing	2.5	3%
Intimate Social Spaces	8	9%
Office	2	2%
Play Space	3	4%
Seating	5	6%
Shopping	9	11%
Sit-down Food Options	12	14%
Splash Pad	3	4%
Tourism Opportunities	4	5%
Winter Use	6	7%
<b>Added by the public:</b>		
Access by golf cart	1	1%
EV vehicle charging	3	4%
Wide Open Spaces, Shopping, places to eat, similar to Daybreak	1	1%
<b>TOTAL</b>	<b>85.5</b>	

Table 3.7: Waterfront Amenities

Potential Waterfront Amenities	Count	Percentage
Boardwalk	7	24%
Beachfront Park	2	7%
Waterfront Stairs	5	17%
Ferris Wheel	5	17%
Playground	3	10%
Pavilion	0	0%
Outdoor Fitness Equipment	1	3%
<b>Added by the public:</b>		
Restaurants	5	17%
Bocce Court	1	3%
<b>TOTAL</b>	<b>29</b>	

This long-range vision of a Town Center is anticipated to occur over the next 20 years. Identifying the location and preferred land uses now allows for other long- and short-term planning initiatives to take into consideration the future town center site. This includes appropriate land use and zoning around the site as well as infrastructure planning.

A workshop was held at Saratoga Springs Public Safety Building on March 17th, 2022. Various stakeholders from Saratoga Springs, Property Reserve Inc (PRI), Suburban Land Reserve (SLR), and City Creek Reserve Inc (CCRI) attended. The workshop focused on the Area between Pioneer Crossing and the future alignment of Mountain View Corridor. The attendees discussed future land use, intensity, and character of the development area.



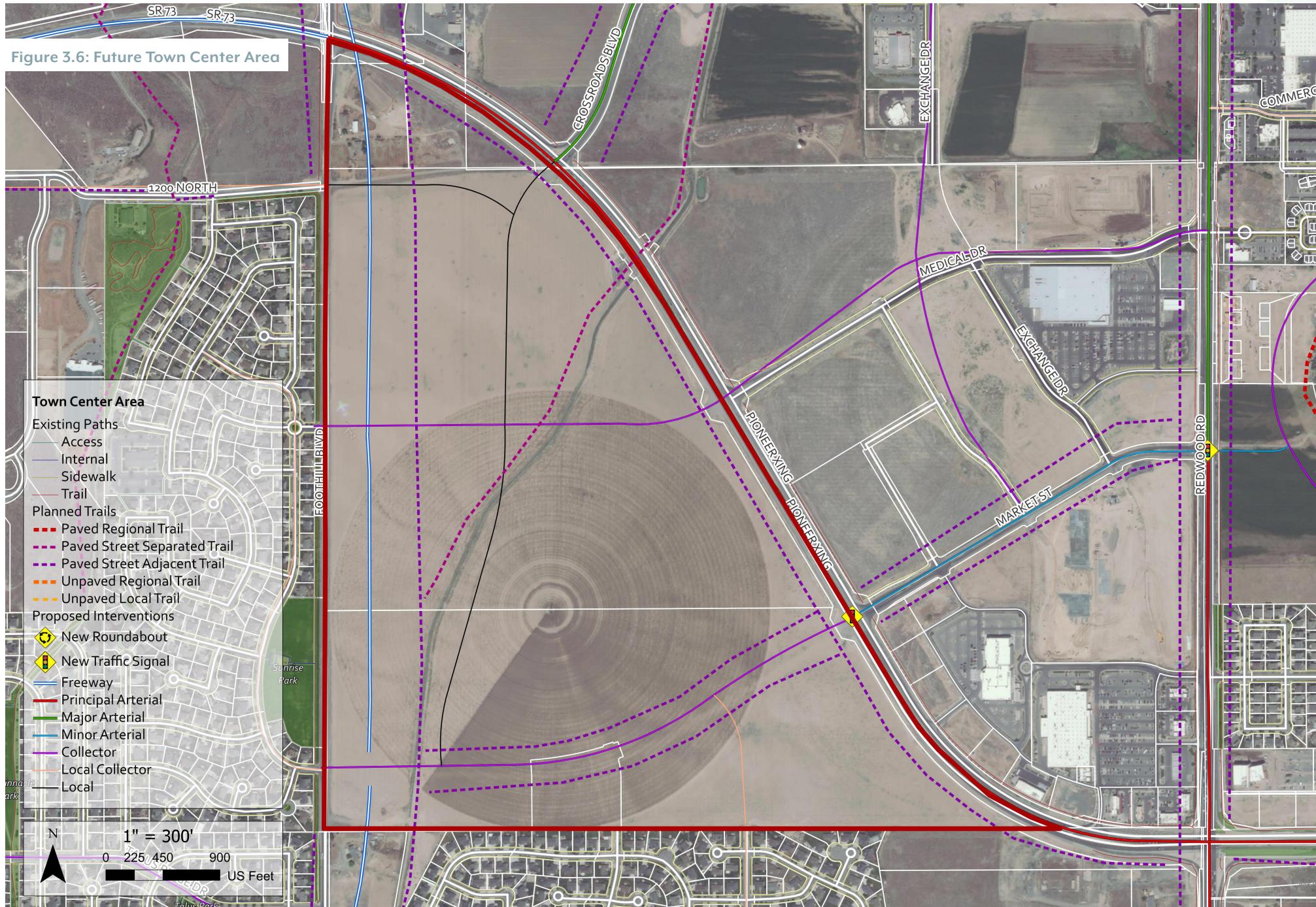
The consensus was that the greatest opportunities exist toward the center of the development area. Land uses surrounding the central area could grow in intensity, concentration of uses, or type of use.

Before the workshop, the groups visited Holladay Village Center and Farmington Station Area Park. The attendees were particularly drawn to the gathering spaces in both of these areas due to their flexibility, range of utilization, and integration into adjacent development. During the workshop, the three groups identified the importance of public gathering areas as vital component of the Saratoga Springs Town Center development area.

## 10 Elements of a Lively Unique Downtown:

1. Gathering Place—Main Square
2. Instagrammable—engaging character and branding
3. Scale—unique character at human scale
4. Core Anchor Tenant(s)—arts, restaurants, unique shops, attractions
5. Theming/Name—entry signs and wayfinding
6. Daytime, Evening and Weekend Hours—open after 6 pm
7. Walkability with pedestrian elements—safe, outdoor eating, benches, signage
8. Population—residential density
9. Programming—fun! food truck events, outdoor concerts, movie night, farmers market, fire pits, water features/splash pad, art festivals
10. Access—centrally located

Source: City of Saratoga Springs Downtown Visioning



## Waterfront Development

The 2022-2042 General Plan Update process reviewed local, regional, and national water-front development case studies as a basis for understanding priorities for Saratoga Springs' waterfront areas. The following case studies most closely matched community goals.



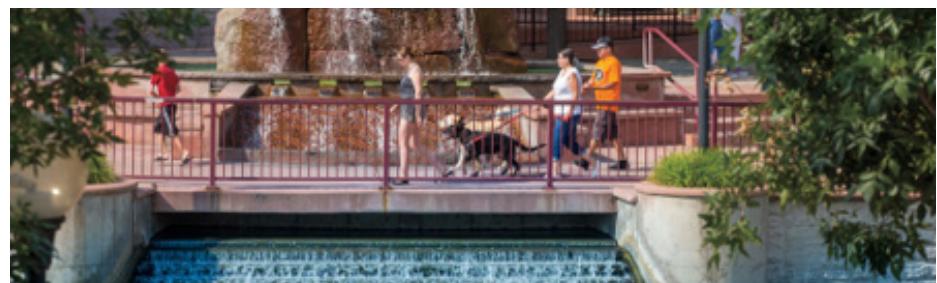
### NAPERVILLE BOARDWALK, IL

Created in 1981, the Naperville Riverwalk is 1.75 miles of brick path used to connect bridges, fountains, and event places. Mixed-use development including housing and shopping space is built along the trail to promote activation throughout the day and multiple seasons.

Elements that lead to success:

- Reconnection with waterway
- Balance of natural and built landscapes
- Programming and events
- Patio Seating
- Shopping
- Housing





### HISTORIC ARKANSAS RIVER WALK, CO

Opened in 2000, this 32-acre waterfront park is located in downtown Pueblo, Colorado. Although built to inspire tourism, the Arkansas River was always an important community asset. The designers added elements that would appeal to the local community as well as tourists.

Elements that lead to success:

- Park Areas
- Ecological benefits
- Bike paths
- Fountains provide a rapid effect when the river is low



### BOISE RIVER GREENBELT, ID

This 25-mile greenbelt connects public parks, golf courses, trailheads, and other points of interest along the Boise River. There are many entrances and wayfinding signs to orient oneself. This network of paths connects pedestrians to 9 parks.

Elements that lead to success:

- Many recreation options
- Programming and events
- Park connections



### HARBORPARK, WI

This 70-acre redeveloped industrial site now houses a park, open space, housing, and a marina. There is currently no commercial district within the site, but there are plans to build one nearby to capitalize on the success of the park. A streetcar connects downtown Kenosha to the park, alleviating some traffic and parking concerns.

Elements that lead to success:

- Year-round usage
- Recreational trails are separate from the waterfront promenade



### IDAHO FALLS GREENBELT, ID

This greenbelt is a recreation-focused amenity. It covers five miles on both sides of the Snake River and is broken up into four different trail loops. Programmed events on the greenbelt include a winter tree lighting ceremony and a summer concert series.

Elements that lead to success:

- Connection of recreation to downtown amenities
- Recreation amenity

### TRINITY TRAILS, TX

The Trinity River Trail spans 18.2 miles along the Trinity River in Fort Worth, Texas. This area has a blend of trails, natural and built environments. From the Trinity River Trail, there are over 100 other trails that allow for connections to other parts of the City and recreational opportunities.

Elements that lead to success:

- Connects 21 parks through pedestrian access
- Year-round programming and activities such as fishing, kayaking, and geocaching



### SPOKANE RIVERFRONT PARK, WA

Created in 1974, this park was untouched until 2016 when the park was redeveloped. Although the Spokane River and falls are the park's main attraction, the park features several grassy meadows for event gathering as well as conservation areas.

Elements that lead to success:

- Trail connections to downtown
- Public Art
- Natural River Rapids
- Carousel



## Overview of Opportunities

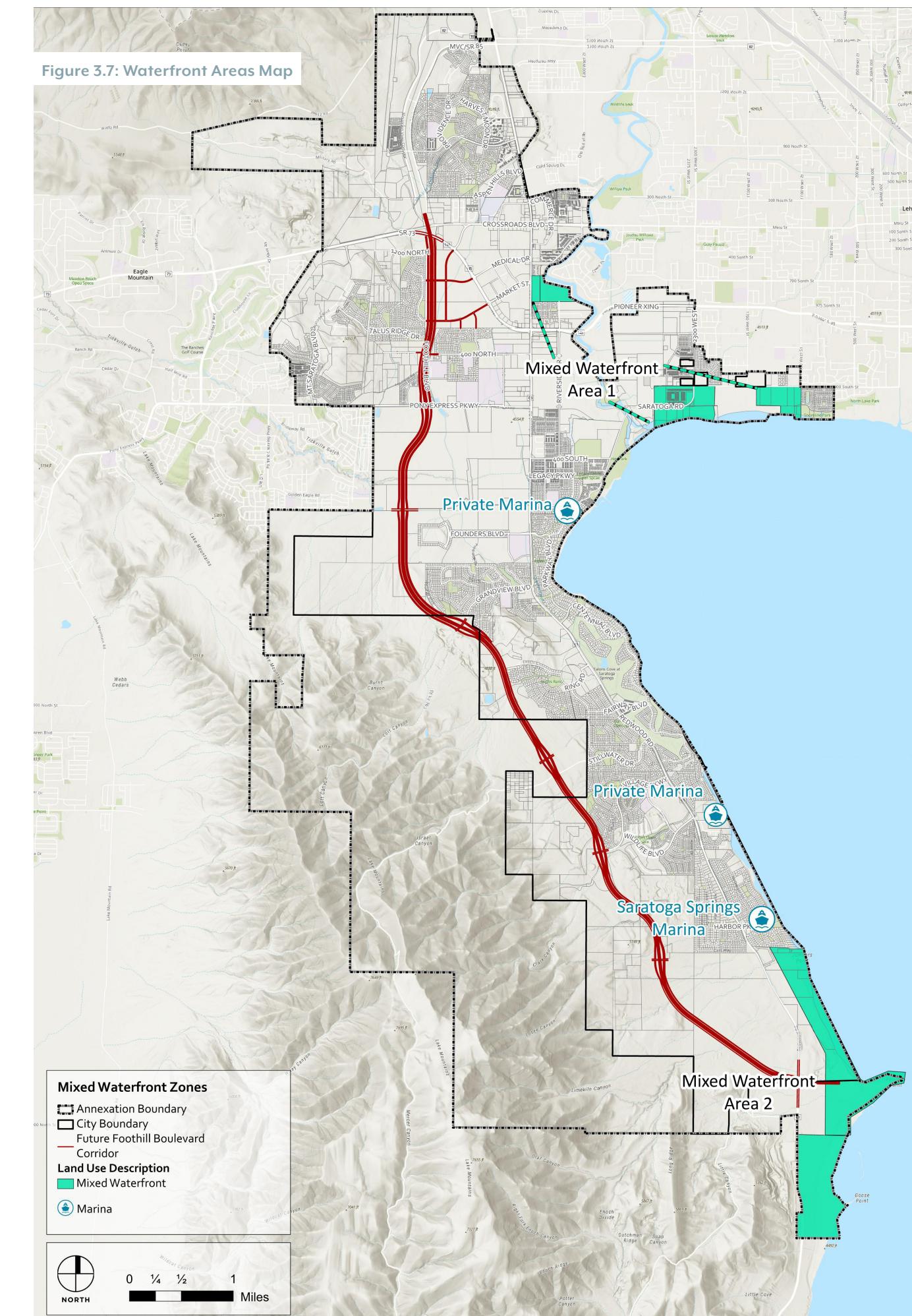
There were two primary opportunities for waterfront activation identified in Saratoga Springs, including Waterfront Area 1 is located between Pony Express and Utah Lake, with portions extending along the Jordan River. Waterfront Area 2 is located 0.5 miles south of the Saratoga Springs South Marina and is in a predominately undeveloped portion of the City.

Community engagement showed a strong desire for multi-use land development, with an emphasis on community gathering spaces and recreational opportunities along the waterfront. Completing the Utah Lake Shoreline Trail has been identified as a top priority trail connection, which when completed, would connect the waterfront activation opportunity areas.

The 11.46 acre Saratoga Springs South Marina was dedicated to the City in increments in 2002 and 2012. The City has been implementing improvements to Marina Park over time using grant money and matching funds, including a \$488,600 dredging project in 2017 and a jetty in 2022 to create a larger protected beach area. The City will be expanding the parking area, adding a restroom, and completing the landscaping in 2022-2023 with the use of grant money and matching funds.

### Photos Left (top to bottom):

Historic Arkansas River Walk, CO;  
Naperville Boardwalk, IL;  
Trinity Trails, TX;  
Spokane Riverfront Park, WA



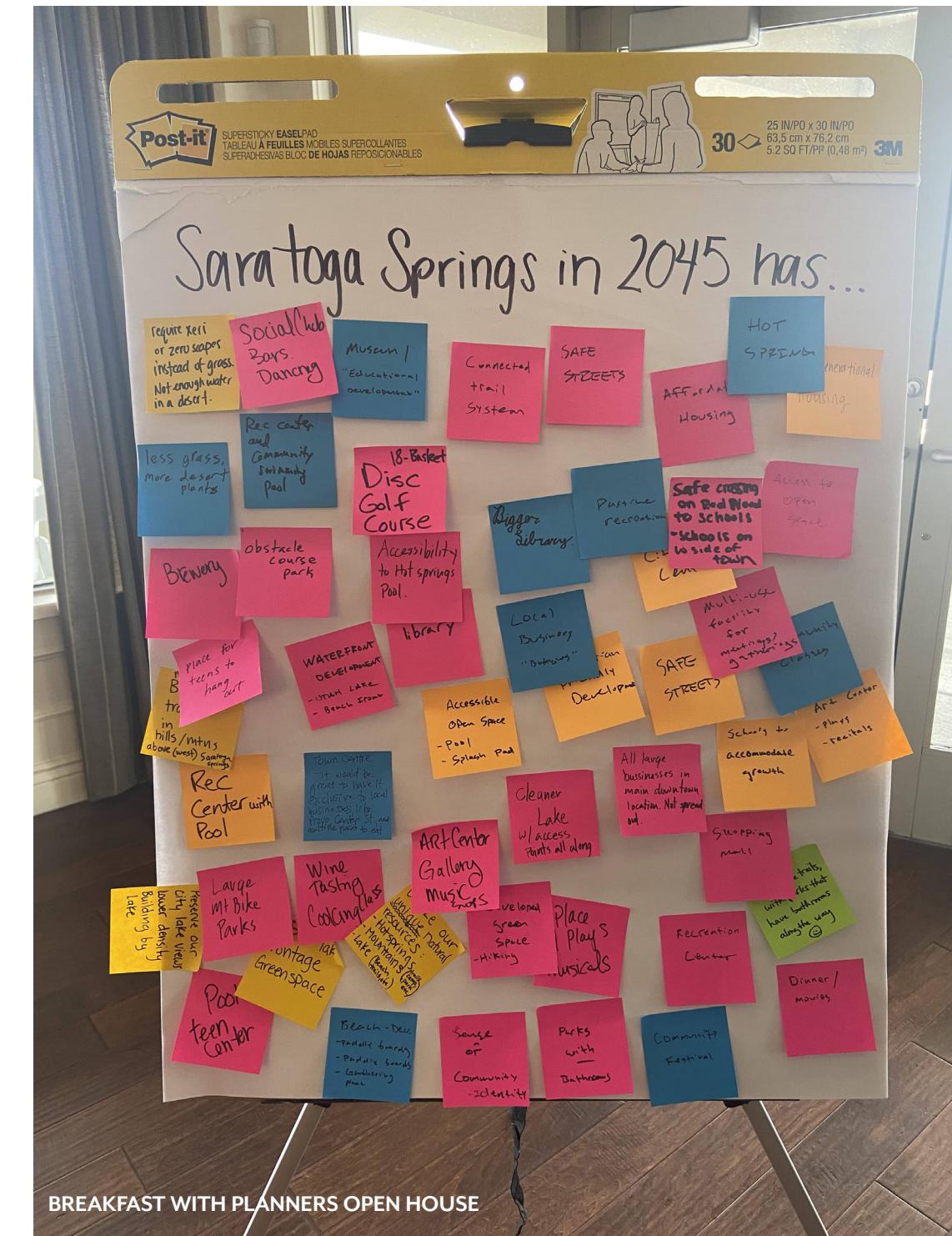
## Future Land Use Map & Descriptions

The Future Land Use Map is the guiding element for future land uses in the city and embodies the community's goal for balanced future development. The Future Land Use Map is a broad conceptual map. It is flexible to allow for evolving circumstances and market changes. Figure 3.9, the Future Land Use Map identifies the location of the following 16 land use classifications.

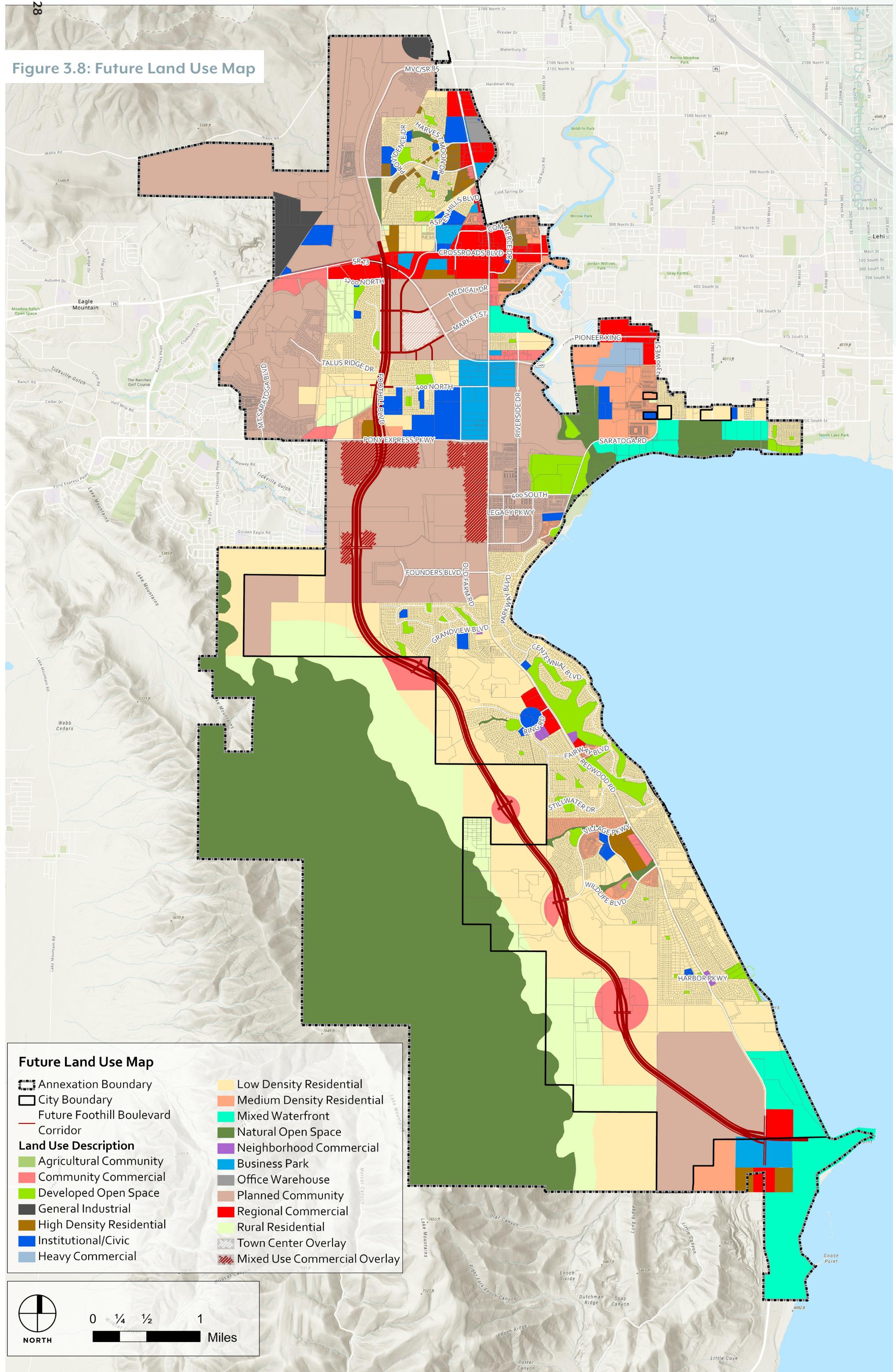
## Future Land Use Map & Descriptions

The Future Land Use Map is the guiding element for future land uses in the city and embodies the community's goal for balanced future development. The Future Land Use Map is a broad conceptual map. It is flexible to allow for evolving circumstances and market changes. Figure 3.9, the Future Land Use Map identifies the location of the following 16 land use classifications.

- Agricultural (A):** Areas designated for farm land or farming activities
- Community Commercial (CC):** Areas designated from low-to medium-scale commercial uses
- Developed Open Space (DOS):** Areas designated for parks, playgrounds, sports fields, and similar uses
- General Industrial (GI):** Areas designated for production, processing, repair, maintenance, manufacturing, or warehousing
- High Density Residential (MF-14, MF-18):** Areas designated for higher density attached dwellings such as condos, apartments, and townhomes
- Institutional/Civic (IC):** Areas designated for civic or institutional space, including municipal buildings and schools
- Heavy Commercial (HC):** Areas designated for flex warehouse with light industrial uses; Services do not include pedestrian traffic
- Low Density Residential (R1-40, R1-20, R1-10, R1-9):** Areas designated for single-family homes
- Medium Density Residential (R2-8, R3-6, MF-10):** Areas designated for single family detached and attached dwellings, including duplexes and town homes
- Mixed Waterfront (MW):** Areas designated as a mix of resort, residential, and commercial uses with an emphasis on the waterfront
- Natural Open Space (NOS):** Land remaining undeveloped as natural open space or land with minimal development for passive recreation
- Neighborhood Commercial (NC):** Areas designated for low-scale commercial uses supporting general neighborhood needs
- Rural Residential (RR):** Areas designated large-lot single-family homes
- Office Warehouse (OW):** Areas designated for warehousing and office uses
- Business Park (BP):** Areas designated for educational, healthcare, medical, and certain commercial uses
- Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan
- Regional Commercial (RC):** Areas that incorporate retail, employment, entertainment, and civic uses
- Town Center Overlay:** General Area fro the Future Town Center, consistent with existing entitlements
- Mixed Use Commercial Overlay:** General Areas that incorporate a mixture of Regional Retail, Neighborhood Commercial, Business Park, Urban Center, and Residential as described in the City Center District Area Plan, consistent with existing entitlements



**Figure 3.8: Future Land Use Map**



## Goals & Strategies

### LAND USE GOAL

Future development in Saratoga Springs reflects the community's preferred vision.

#### STRATEGY 1

Update the Future Land Use Map to reflect the community's preferred vision

- Action 1: Include the preferred location for the future Town Center development on the Future Land Use Map
- Action 2: Include future community gathering areas on the Future Land Use Map
- Action 3: Concentrate land uses with more traffic impact on arterial and collector roadways
- Action 4: Consider long term fiscal sustainability in land use decisions
- Action 5: Review, and if needed, update current commercial zoning to encourage opportunities for a range of retail services and types
- Action 6: Resist requests to rezone non-residential areas for residential development

#### STRATEGY 2

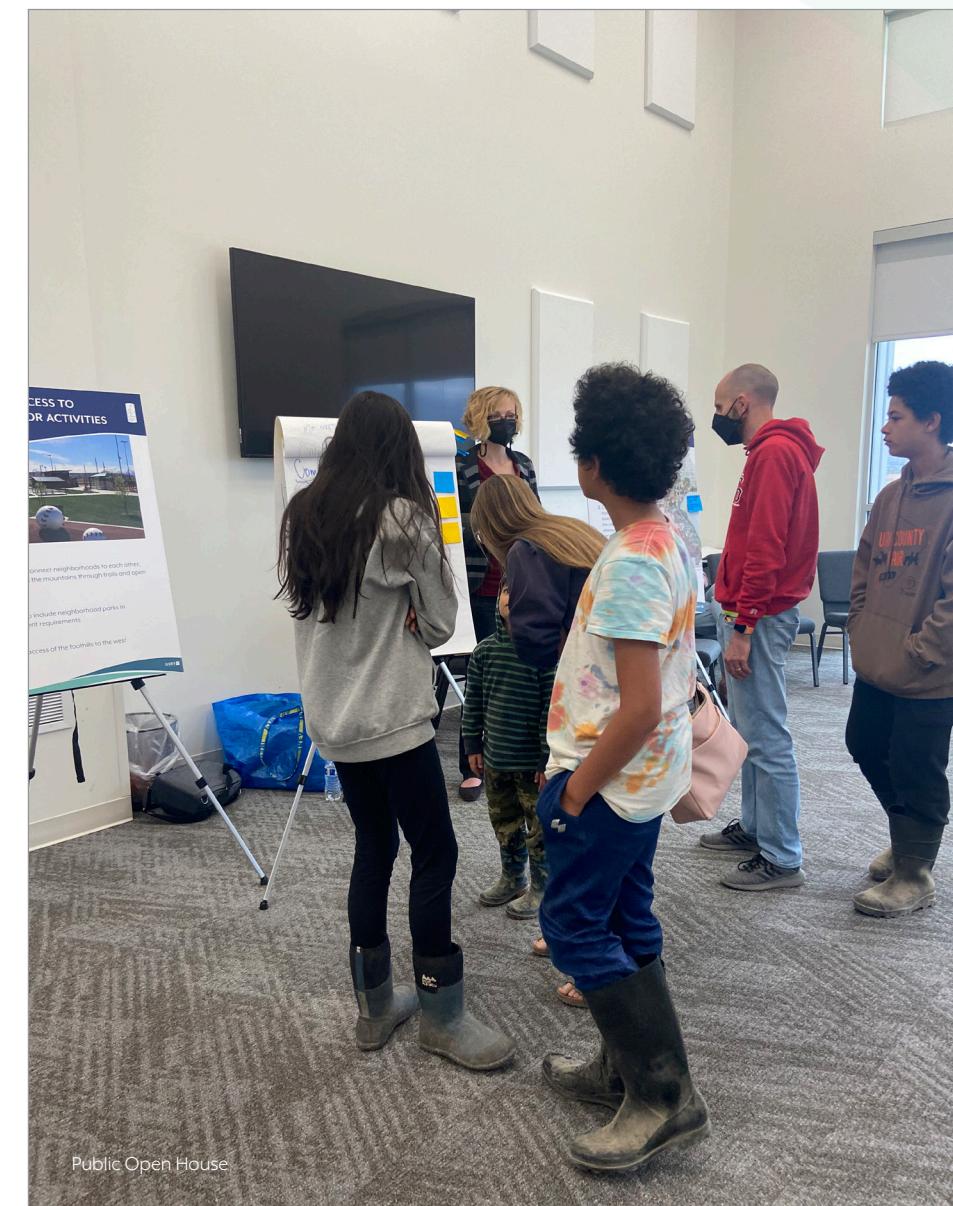
Work with property owners to create balanced development within the City Center District Area Plan

- Action 1: Continue to work with property owners and the community to plan the Town Center area
- Action 2: Review existing development agreements to identify opportunities for future non-residential development

#### STRATEGY 3

Implement the Saratoga Springs Economic Development strategy to create a diverse employment base

- Action: Continue to identify areas for development of non-residential land uses on the Future Land Use Map







# 4 HOUSING



# HOUSING

## The Vision

Housing in Saratoga Springs supports the general plan vision by providing opportunities for individuals and families to find housing appropriate for their life stage and within their household budget.

Development of housing to serve the burgeoning population of northern Utah and southern Salt Lake Counties is why Saratoga Springs is one of the fastest growing cities in the State of Utah. In addition to the 11,658 existing housing units, approved development plans include an additional 39,636 units. Housing is spread throughout the City, with larger-lot residential uses along Utah Lake.

For the community to thrive and provide opportunities for current and incoming residents, it is important to identify gaps in housing typologies or affordability.

## Background, History, & Analysis

### VESTED RIGHTS AND PROPOSITION 6

Proposition 6 was a citizen-driven effort initiated in 2013 to establish a ratio of multifamily housing stock within Saratoga Springs. The citizens chose to define a ratio of housing types in order to maintain a sense of community identity and character. The ratio of single family to multifamily housing established as a result of Proposition 6 is 73 percent to 27 percent.

Similarly, the future growth and development of Saratoga Springs is significantly impacted by the number of vested or entitled properties within the city. A vested right is a constitutionally protected right that land owner possess regarding land use. Vested properties have a right to complete a project as it was approved. Currently vested projects date back as far as 2009. The City tracks all approved housing units by typology in order to ensure that unit types are within the established ratio under Proposition 6.. A breakdown of housing types found throughout Saratoga Springs is found in Figure 4.1. These vested rights cannot be taken away; however, in certain circumstances, vested rights can expire.,

## Entitled Properties

As of 2022, there are 11,658 existing housing units in the city. In addition, there are 39,636 Entitled Units that could be developed in the next few years. Approximately 11,275 acres of Saratoga Springs' total 14,859 acres are either developed with housing, commercial or public uses. This leaves 3,584 acres of the city's currently incorporated area for future growth. The city has also identified an annexation area that represents another 7,773 acres for future development and open space.

## State Requirements: Moderate Income Housing

The State of Utah (Utah State Code (Section 10-9a-403)) requires that each municipality include a plan for Moderate-Income Housing within the General Plan. This is aimed at addressing gaps in housing stock and rising prices. Moderate Income is determined by the Area Median Income and average household size in any given area. According to the 2020 Decennial Census, Saratoga Springs' AMI is greater than \$107,000. Table 4.1 is a breakdown of AMI by household size and affordability threshold based on Saratoga Springs 2020 AMI.



**Moderate-Income households earning Housing is housing that is affordable to 80% or less of the area median income. "Affordable" is no more than 30% of income spent on housing, including utilities.**



**GRADES 4-8**

 **Essay Question: What do you wish to see in the future of Saratoga Springs? THINK BIG!**

I hope to see a strong community with lots of kind people. I also hope that we will be welcome to all newcomers.

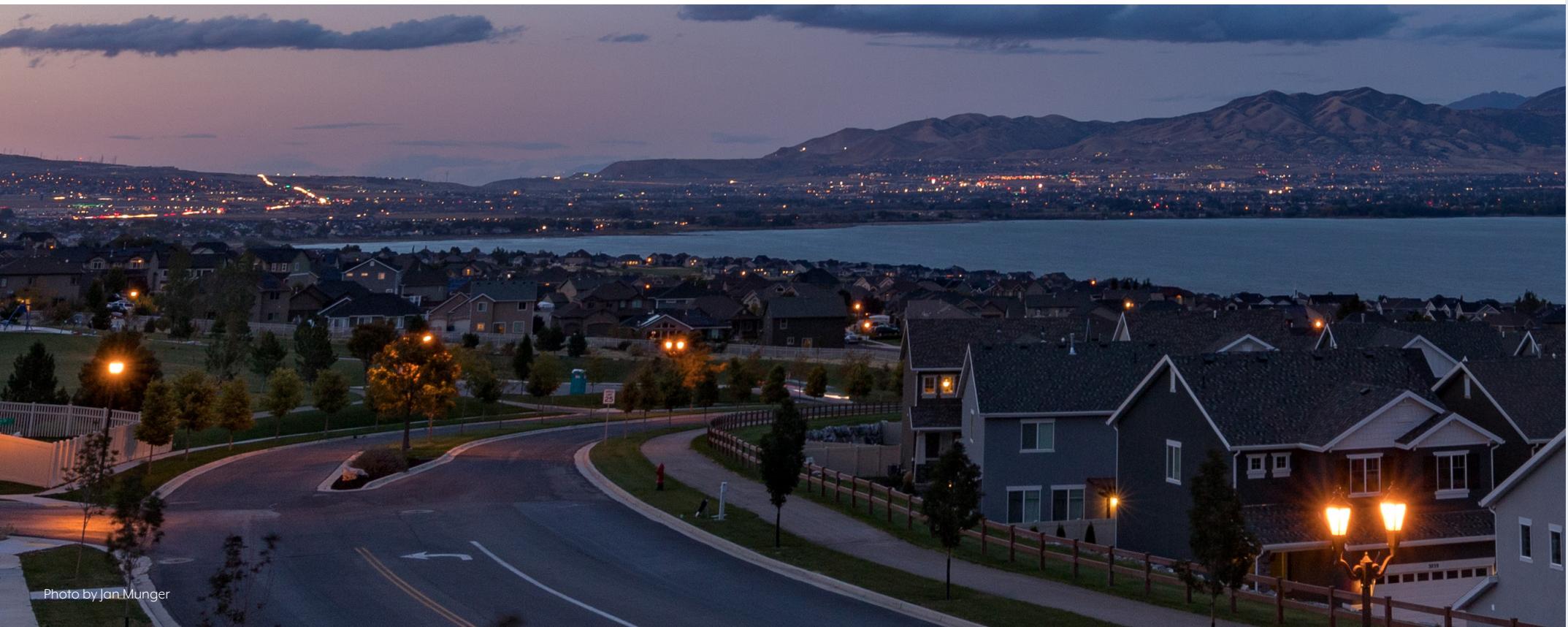
## Current Housing Data

According to the 2020 American Community Survey, 83% of all total housing units in Saratoga Springs are owner-occupied; 17.2% of all units are renter-occupied.

Table 4.1: 2022 Area Median Income Thresholds by Household Size

Household Size	30% AMI	50% AMI	80% AMI
1 persons	\$22,497	\$37,496	\$59,993
2 persons	\$25,687	\$42,811	\$68,498
3 persons	\$28,911	\$48,184	\$77,095
4 persons	\$32,100	\$53,500	\$85,600
5 persons	\$34,672	\$57,787	\$92,459
6 persons	\$37,244	\$62,074	\$99,318
7 persons	\$39,816	\$66,361	\$106,177
8 persons	\$42,388	\$70,647	\$113,036

source: US Department of Housing and Urban Development, 2022



There are 11,658 existing housing units and approximately 9,200 households in Saratoga Springs with an average household size of 4.12 persons. The number of households varies from the number of built units because of vacancy, unoccupied new builds, and vacation homes.

## Current Housing Stock

The current housing stock includes single family detached, single family common wall, multifamily (3+ story), multifamily (2 story), multifamily (1 story), and duplexes/triplexes. There are also several recorded vacant lots/units intended for each of these housing types.

Figure 4.1: Housing Types

**AS OF MAY 2022  
TOTAL BUILT UNITS:**  
**11,658**

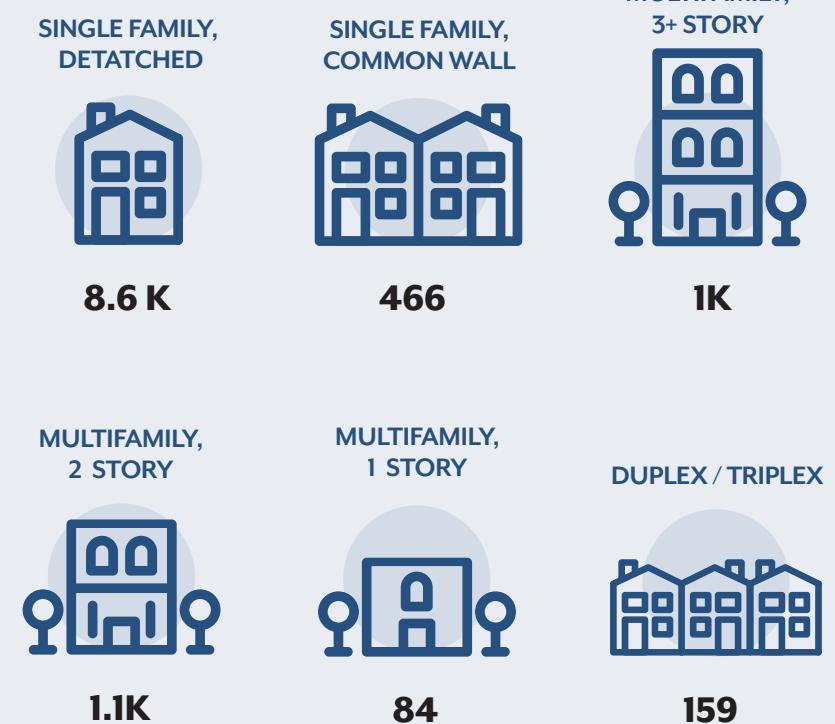
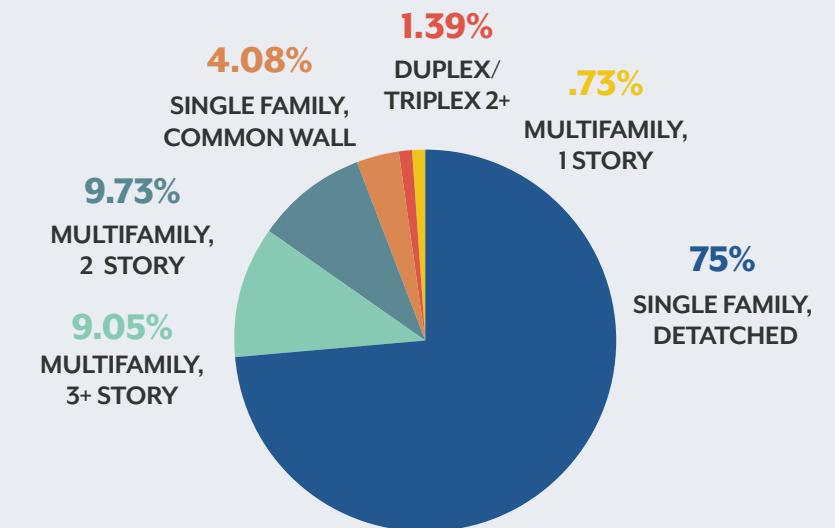


Figure 4.2: Housing Units



## Moderate Income Housing Analysis

The Saratoga Springs 2019 Moderate Income Housing Report projected the total number of moderate income households and housing units in Saratoga Springs through 2024. This analysis can be seen in Table 4.2. As seen in the analysis, the city currently has affordable units to meet the need of area households. The 2021 Moderate Income Housing Report update identified specific strategies to continue to meet the need.

Table 4.2: Projected Affordable Housing Need

Year	Projected Total Households	Projected Total Moderate-Income Households	Surplus (Deficit) of Affordable Units	Utah County Proportion	
				Projected Total Moderate-Income Households	Surplus (Deficit) of Affordable Units
2019	7,510	1,716	415	2,823	-692
2020	8,011	1,830	300	3011	-880
2021	8,542	1,952	179	3211	-1,080
2022	9,114	2,083	48	3,426	-1,295
2023	9,722	2,221	-91	3,654	-1,523
2024	<b>10,370</b>	<b>2,370</b>	<b>-239</b>	<b>3,898</b>	<b>-1,767</b>

Source: Utah County Assessor's Database, ZPFI

## 2021 Moderate Income

### HOUSING STRATEGIES

Saratoga Springs has aimed at supporting the rising affordability need of the community by implementing strategies that are included in the 2021 Moderate Income Housing Report. The strategies and actions from the 2021 Moderate Income Housing Report are:

#### Strategy A : Rezone to meet densities for moderate-income housing

- Allow for a variety of housing options and types
- As of 2021, the City of Saratoga Springs has included single family homes with various lot sizes, multifamily housing with a variety of sizes and housing types, and an apartment project

- In 2020, 669 new multifamily units were issued building permits and 867 single family units were also issued building permits
- From Jan 1, 2021–Oct 31, 2021, 559 new multifamily units have been added to the City along with 961 single family homes
- The City has implemented these outcomes within the the planned community and medium and high density residential zones that allow for a variety of housing types with specific development standards to follow

## What the Community Said

Residents were mainly concerned about the increase in multifamily development and related traffic. The community indicated that growth should be balanced with neighborhood identity and quality of life. Residents also expressed a desire for increased Architectural Design Standards. However, with the implementation of House Bill 1003 in 2021, the State prohibits municipalities from imposing certain design standards, including exterior color and material. Community members also would like the ability to age in place.

### HOUSING / NEIGHBORHOODS

**MAINTAIN NEIGHBORHOOD CHARACTER**  
ATTENTION TO SCALE URBAN DESIGN CONSISTENCY  
PLEASANT HOUSING AFFORDABILITY HOUSING OPTIONS

#### Strategy E- Allow internal accessory dwelling units (IADU)

Internal Accessory Dwelling Units (IADU) provide an opportunity to address affordable housing, providing an economic benefit to the owner and renter of the IADU

- In September 2021, the City adopted an ordinance to permit IADU's in designated areas

#### Strategy G- Encourage higher density or moderate-income residential development near major transit investment corridors.

- In 2019, the City approved the Northshore development. The development will allow for future Bus Rapid Transit (BRT) or a light rail route along Pony Express Parkway. This area of the City has townhomes, an apartment project, and work/live townhomes
- Currently only two bus routes are operating at peak hours in the City, but the City aims to provide more opportunities for connectivity
- Continue to explore plans for future light rail or BRT
- The City has units approved to be developed along these future transit development projects
- Continue to work with UTA on park and ride locations and ride share options

**See Appendix B for the City's complete Moderate Income Housing Implementation Plan.**

### Goals & Strategies

#### HOUSING GOAL

**Housing in Saratoga Springs meets the needs of current and future residents.**

#### STRATEGY 1

**Encourage a variety of housing types at price points that support all stages of life**

- Action 1: Use the Moderate-Income Housing plan and update according to the needs of Saratoga Springs on an annual basis
- Action 2: Identify and implement best practices that encourage housing that varies by size and scale

#### STRATEGY 2

**Implement the recommendations of the City's Moderate Income Housing Plan**

- Action: Implement strategies to incorporate moderate income housing and reevaluate outcomes and goals annually





# 5 ECONOMIC DEVELOPMENT



# ECONOMIC DEVELOPMENT

## The Vision

Economic Development supports the General Plan Vision by creating opportunities for Saratoga Springs residents and visitors to live, work, and play in the community. The presence of goods, services, and jobs within the City will reduce travel distances and create a sustainable tax base.

## Introduction

Current and future economic conditions and trends inform the process of economic development. Economic development can take many shapes and forms but is commonly defined as the creation and retention of wealth from which community benefits are realized. This chapter identifies the current and projected economic characteristics of Saratoga Springs, projected changes related to market factors, and key opportunities to shape the future of the community through identified economic development goals. The General Plan links land use strategies with economic development efforts/opportunities.

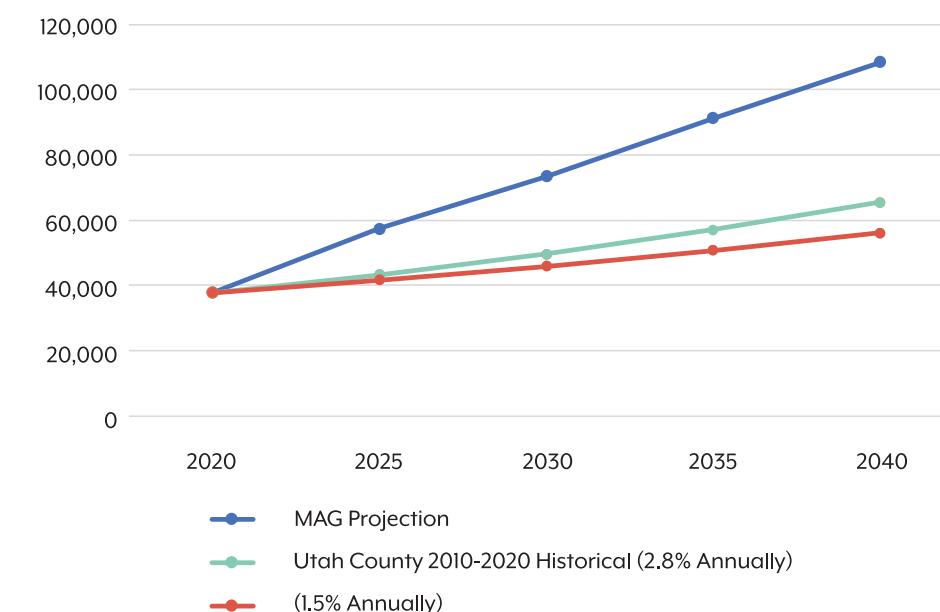
As part of the General Plan process, a market assessment was conducted to explore current conditions and future opportunities for Saratoga Springs. The assessment identified projected changes in market factors and associated market demand. Understanding these factors shaped the economic development goals and links land use strategies with economic development principles to harness local and regional growth.

## Background, History, & Analysis Population

Saratoga Springs is located within Utah County, as well as the larger Provo-Orem Metropolitan Statistical Area (MSA). In 2000, Saratoga Springs was home to just over 1,000 residents. The additional population added to Saratoga Springs between 2000 and 2020 accounted for 12.6 percent of the total growth observed in Utah County, although the land covered by Saratoga Springs within the County only constitutes 1 percent of the total.

According to population growth scenarios utilizing data from the U.S. Census, Mountainland Association of Governments, and the Kem C. Gardner Policy Institute, Saratoga Springs is projected to grow at a rapid rate over the next 20 years, especially when compared to the expected rate of growth anticipated within Utah County and the State. While Utah County and the State of Utah are projected to grow their populations by roughly 55 percent between 2020 and 2040 through

**Figure 5.1: Projected Population Growth in Saratoga Springs (2020-2040)**



Source: U.S. Census Bureau, Mountainland Association of Governments, Kem C. Gardner Institute

an expanded workforce (Kem C. Gardner Institute), this creates an opportunity for Saratoga Springs to capture a subsequent portion of the regional growth.

The resulting population growth in Saratoga Springs through 2040 is projected between 49 and 188 percent, depending upon the scenario. At the higher end of the projection spectrum, MAG projects a 2040 population of more than 108,000 residents in Saratoga Springs, while a compound annual growth rate (CAGR) scenario of 1.5 percent projects a 2040 population of just over 54,000 residents.

According to housing data collected by Saratoga Springs, there are currently just over 11,650 existing households within the City. With an average household size of 4.12 people per household, the current estimated population Saratoga Springs stands at 48,264 residents. In comparison to the population growth projections set forth by the Mountainland Association of Governments, Saratoga Springs is already outpacing regional population projections, as the MAG model projects a current population of 45,575. The population projections set forth as part of this plan update anticipate a future population range of 56,000 to 108,000 residents by 2040. An analysis of entitled dwelling units conducted by the City anticipates the possible development of an additional 39,636 units, due to existing entitlements. Combined with the existing units within the City, there is potential for Saratoga Springs to eventually support more than 51,000 dwelling units, resulting in a residential population of roughly 200,000. These estimates should be refined in future updates to this plan update, ensuring that the development pattern continues to reflect the vision of Saratoga Springs residents for their community.

The majority of Saratoga Springs' highly educated population currently commutes out of the city for employment.

## Households

The number of households in Saratoga Springs is expected to grow in conjunction with the population, experiencing significant growth over the next twenty years. Currently, Saratoga Springs is home to more than 9,200 households, and that figure is projected to increase to 36,737 by 2040 MAG. The projected 299 percent growth over twenty years would result in the addition of more than 27,500 households in the City, representing nearly 21 percent of the total projected growth within Utah County.

Saratoga Springs' households represent just under 5 percent of the total households in Utah County as of the 2020 Census. In terms of household size, the State of Utah averages 3.12 people per household, compared to 3.42 in Utah County and 4.12 in Saratoga Springs. Similarly, Saratoga Springs is home to an elevated proportion of owner-occupied housing, at more than 83 percent compared to right around 70 percent observed in the County and State.

An analysis of entitled dwelling units conducted by the City anticipates the potential development of an additional 39,636 units, due to currently entitled projects. With the existing units within the City, there is potential for Saratoga Springs to eventually support more than 51,000 dwelling units, resulting in a residential population of roughly 200,000. The existing entitlements do not represent caps or maximum levels of development far into the future. Similarly, as development continues, the specific uses, timing and intensity of growth will affect the location and amount of population and employment in Saratoga Springs. These entitlements should be refined and monitored as the market matures to make future updates to this plan update, ensuring that the development pattern continues to reflect the vision set forth.

## Income

Saratoga Springs registered a Median Household Income (MHI) of more than \$107,000 in 2020, which is 31 percent greater than Utah County's MHI of \$81,804 and more than 21 percent greater than the State average of \$83,670. From 2013 to 2020 the MHI for all three geographies increased, although Saratoga Springs experienced the largest growth at more than 45 percent compared to 36 percent

in Utah County and 37 percent throughout the State. A comparison of poverty rates among the three geographies shows that Saratoga Springs' poverty rate of 2.3 percent is significantly lower than the County and State average of 7.8 percent and 7.3 percent, respectively. Again, this suggests that Saratoga Springs has potential for higher per capita spending, resulting in an increase of development activity to support additional goods and services.

## Age

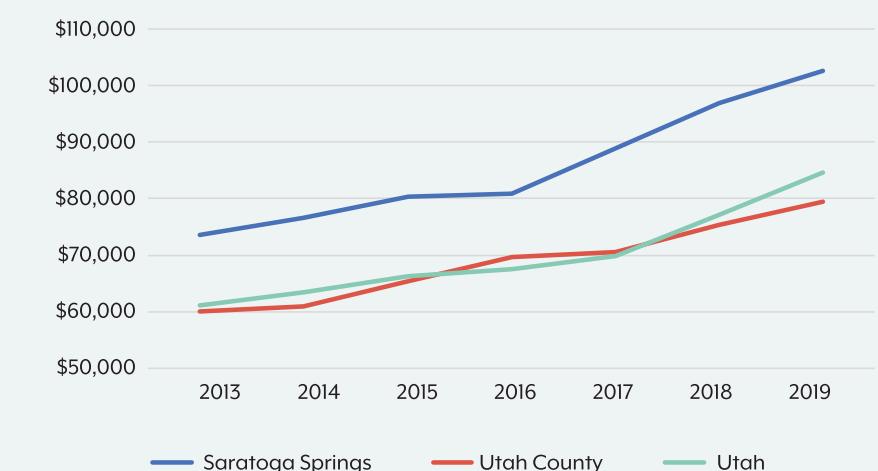
Both the Saratoga Springs and Utah County median age of 26.1 and 26.4 years old is significantly younger than the State's median age 31.1. Although the median age figure has increased across Saratoga Springs, Utah County, and the State since the 2010 Census, the median age remains far below the national median of 38.8.

According to the US Census Bureau, 12.7 percent of the population in Saratoga Springs is under the age of 5, representing a significantly greater portion of the population when compared to Utah County and the State. Saratoga Springs is also home to a significantly smaller proportion of residents over 65 years old, indicative of a growing, attractive community.

## Education

According to the U.S. Census and ESRI estimates, more than 58 percent of residents (ages 25+) in Saratoga Springs have earned an associate degree or higher. For comparative purposes, this registers well above the observed percentage within the County and State at 52 and 44 percent, respectively. Similarly, Saratoga Springs has a proportionately larger distribution of population with bachelor's degrees, and a similar but smaller portion of the population with graduate or professional level degrees compared to the County and State. Figure 5.3 is a comparison chart representing levels of educational attainment observed within Saratoga Springs, Utah County, and the State of Utah.

Figure 5.2: Household Median Income Comparison (2013-2020)



Source: U.S. Census Bureau, American Community Survey, 5-Year Data 2015-2019, Federal Reserve Economic Data (FRED), ESRI

Table 5.1: Comparison of Median Age (2010-2019)

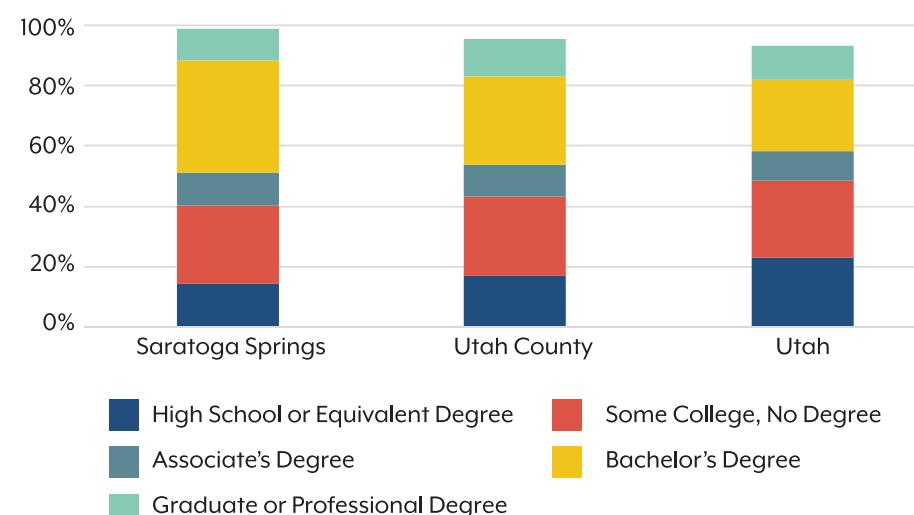
	Saratoga Springs	Utah County	Utah
2010	22.6	24.6	29.2
2019	23.1	25.2	30.8
2021	26.6	26.4	31.1

Source: U.S. Census Bureau, American Community Survey, 5-Year Data 2015-2019, ESRI

Table 5.2: Population Distribution by Age Groups

	Saratoga Springs	Utah County	Utah
Under 5 years	12.7%	9.2%	7.7%
Under 18 years	45.0%	32.9%	29.0%
18 years and over	55.0%	67.1%	71.0%
65 years and over	3.9%	7.6%	11.4%

Source: U.S. Census Bureau

**Figure 5.3: Levels of Educational Attainment (Population 25 Years and Older)**

Source: U.S. Census Bureau, ESRI

## What the Community Said

There were several ideas that emerged from the public engagement process. These ideas serve as the foundation for the development of the economic development goals and strategies. The community emphasized expanding opportunities and diversity of both social and economic characteristics of the City. The community also values the development of economic resiliency and the ability to attract and retain a diverse workforce. Adding a larger daytime population through an expanded workforce, creates an opportunity for interesting, engaging, and appropriately scaled goods and services.

### ECONOMIC DEVELOPMENT

**JOBs FOR EVERY EXPERIENCE LEVEL** POST OFFICE  
 ADDITIONAL GROCERY STORE RESIDENT NEEDS  
**ADDED RETAIL OPTIONS** LOCAL AND REGIONAL RETAILERS

## Planning for the Future

Economic development is characterized by the sustained, unified actions of policy makers and communities aimed at promoting and upholding the standard of living and economic health of a community. It is a collaborative effort between local governments and the private sector; therefore, it is critical that the public and private sectors coordinate economic development strategies to optimize outcomes. Economic development efforts include improving the quality of life, creating jobs, increasing wealth, and maintaining and expanding infrastructure. The results of economic development efforts create a strong economy and opportunities for all residents by creating a cycle of events that promotes a sustainable tax base which, in turn, provides revenue.

skills that make a company more competitive." Similarly, quality jobs also benefit local economies. Workers are paid higher wages, which results in additional spent on housing, goods and services. These wages ultimately cycle through the economy in the form of increased tax revenues from sales, property, and personal income.

Economic development approaches that encourage the creation of quality jobs in conjunction with the improvement of existing jobs is more likely to yield benefits to workers, employers, society, and the economy. When individuals and groups do better, communities and society do better as a whole.

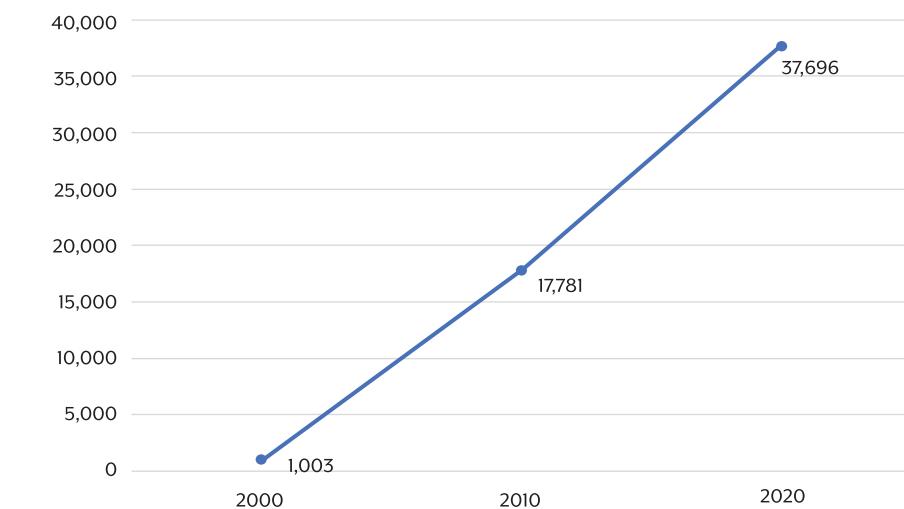
## Retail Development

Saratoga Springs is at a unique position in time, the existing households exercise significant spending power in conjunction with their elevated household incomes, while the projected growth within the community indicates continued development of similar characteristics. The future growth will only contribute to the community's ability to support additional retail uses. Table 5.3 represents an estimate of the 2020 retail gap for Saratoga Springs, calculated by the relationship that exists between actual sales within the City by category, and potential spending provided by the residential population within the City.

**Table 5.3: Saratoga Springs Targeted Unmet Spending Potential**

Category	2020 Retail Potential	2020 Retail Sales	2020 Retail Gap
Furniture & Home Furnishings Stores	\$8,240,870	\$0	\$8,240,870
Electronics & Appliance Stores	\$9,737,569	\$2,237,916	\$7,499,653
Building Materials, Garden Equipment & Supply Stores	\$17,695,944	\$1,860,746	\$15,835,198
Food & Beverage Stores	\$43,672,665	\$25,932,891	\$17,739,774
Clothing & Accessories Stores	\$13,524,468	\$1,507,042	\$12,017,426
Sporting Goods/Hobby/Musical Instruments Stores	\$11,599,124	\$0	\$11,599,124
General Merchandise Stores	\$50,206,238	\$49,204,031	\$1,002,207
Food Services & Drinking Places	\$29,992,301	\$14,911,784	\$15,080,517

Source: Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail Market Place.

**Figure 5.4: Historical Growth in Saratoga Springs (2000-2020)**

Job creation remains a key performance indicator of success for economic development efforts. However, not all jobs are equal. Economic growth continues to widen the gap between high-tech, high-wage jobs and low-wage jobs in the service sector. Quality jobs benefit people, companies, and places. Workers are provided the opportunity for self-sufficiency, economic security, and are allowed to raise their standards of living. According to the International Economic Development Council (IEDC), "A quality job is likely to attract a more valuable employee. A more valuable employee is one whose job tenure is longer, saving money on recruitment and retraining costs; one who is invested in his or her work, feels a sense of loyalty to an employer and is more productive; and who possesses

The Supply (retail sales) figure estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Retail Gap represents the difference between Retail Potential and Retail Sales. Positive Retail Gap represents the amount of dollars being spent in other jurisdictions. This unmet spending potential can be the result of many factors, for example, no supply, limited supply, or more nuanced elements related to the physical structure like poor design, challenging accessibility, or brand preference. The resulting unmet spending potential poses an opportunity for Saratoga Springs to provide a destination to harness this spending, ultimately supporting new commercial development. Table 5.4 estimates the potential retail square footage represented by the unmet spending potential.

The analysis assumes a conservative capture rate of 30 percent of the unmet spending potential within the targeted categories. This conservatively assumes that 30 percent of the spending potential currently “leaking” to other communities from Saratoga Springs households could be captured by new development within the targeted categories within the City. For rural and more isolated communities that are devoid of competition, capture rates can often skew closer to 100 percent. For Saratoga Springs, because of the relative ease of accessing other population centers and competitive developments within the region, the capture rate has been set much lower.

## Targeted Employment Attraction

As many have observed over the past 20 years, Utah County has undergone swift and consistent change. The Provo/Orem metropolitan area was recently ranked the ninth fastest-growing metropolitan area between 2010 and 2019 according to the U.S. Census Bureau. The Utah Department of Workforce Services points to several factors that have contributed to the growth and changes observed including, population growth because of natural increase and net migration, as well as steady job growth and economic conditions. A key contributor to the local area's economy had been education, although Utah County has outgrown its recognition simply an education hub and made dynamic shifts to an entire ecosystem surrounding niche technology specialization, commonly referred to as Silicon Slopes.

Within Utah County the largest industry shares (in terms of employment) are educational services, healthcare/social assistance, retail trade, professional/

scientific/technical services, and manufacturing. Out of the five largest industry sectors in Utah County, two have lost employment share in the past 20 years (education and retail trade) while three (construction, professional/scientific/technical and healthcare) grew. Education has lost employment share due to many other sectors growing since 2000, even though it remains the County's largest employment industry. Figure 5.6, represents a chart comparing the proportionate share of total jobs by industry for Utah County and Saratoga Springs.

Figure 5.5 shows the changes in Utah County's location quotients for the top six industries since 2000. A location quotient serves as a measure of relative concentration within an industry in a defined area (Utah County) compared to the U.S. A location quotient of 1.0 represents Utah County's employment concentration is equal to that of the U.S. Similarly, numbers above or below a location quotient of 1.0 represent greater or less employment concentration.

The most observable shift to occur in Utah County's location quotients are the increasing dominance of the information sector. Since 2000, Utah County already had a location quotient in the Information sector nearing 2.0, yet the relative concentration has still managed to expand over the past decade. The Construction industry has followed similar growth, although positioned and ending in a relatively weaker position than Information. Education has fallen below an LQ of 2.0 as the growth has dissipated, and the prevalence of regional competition has also likely been responsible for taking a portion of the pie. Manufacturing across the United States does not hold the same employment it once did, including in Utah County.

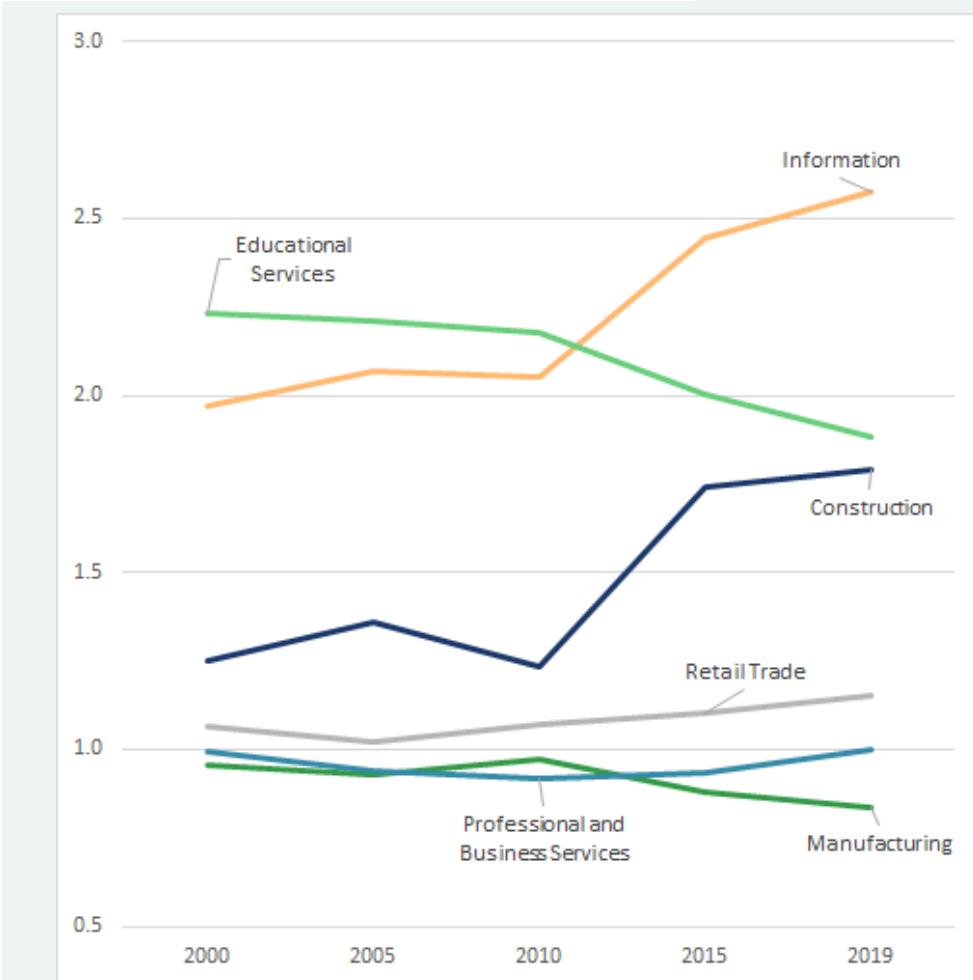
According to the U.S. Census' inflow-outflow model, there are 15,544 individuals who live in Saratoga Springs and are employed. However, of those 15,544 residents, 96 percent of them are employed outside the City, while only 4 percent are both employed and living within the City. Similarly, in terms of employment, there are 3,825 individuals who are employed within Saratoga Springs. Of the 3,825 individuals employed within the City, only 16 percent live within the City, while 84 percent live elsewhere. With an existing ratio of population to jobs registering 12.6 (1 job per 12.6 residents), the future population and development of job-providing commercial development will be a critical benchmark to monitor. According to the population projections outlined within this chapter, Saratoga Springs will need to implement another 614 – 4,774 jobs by 2040 to maintain the current ratio of population to jobs.

Table 5.4: Estimated Supportable New Retail Square Feet

Element	Number
Average Retail Sales /SF	\$400.00
Unmet Spending Potential - Targeted Categories	89,014,769
Estimated Capture of Retail Leakage - Targeted Categories	30%
Estimated Supportable SF	66,761

Source: Average Retail Sales/SF Urban Land Institute/ICSC Guide to Shopping Centers

Figure 5.5: Historical Location Quotient in Utah County



Source: Utah Department of Workforce Services, QCEW

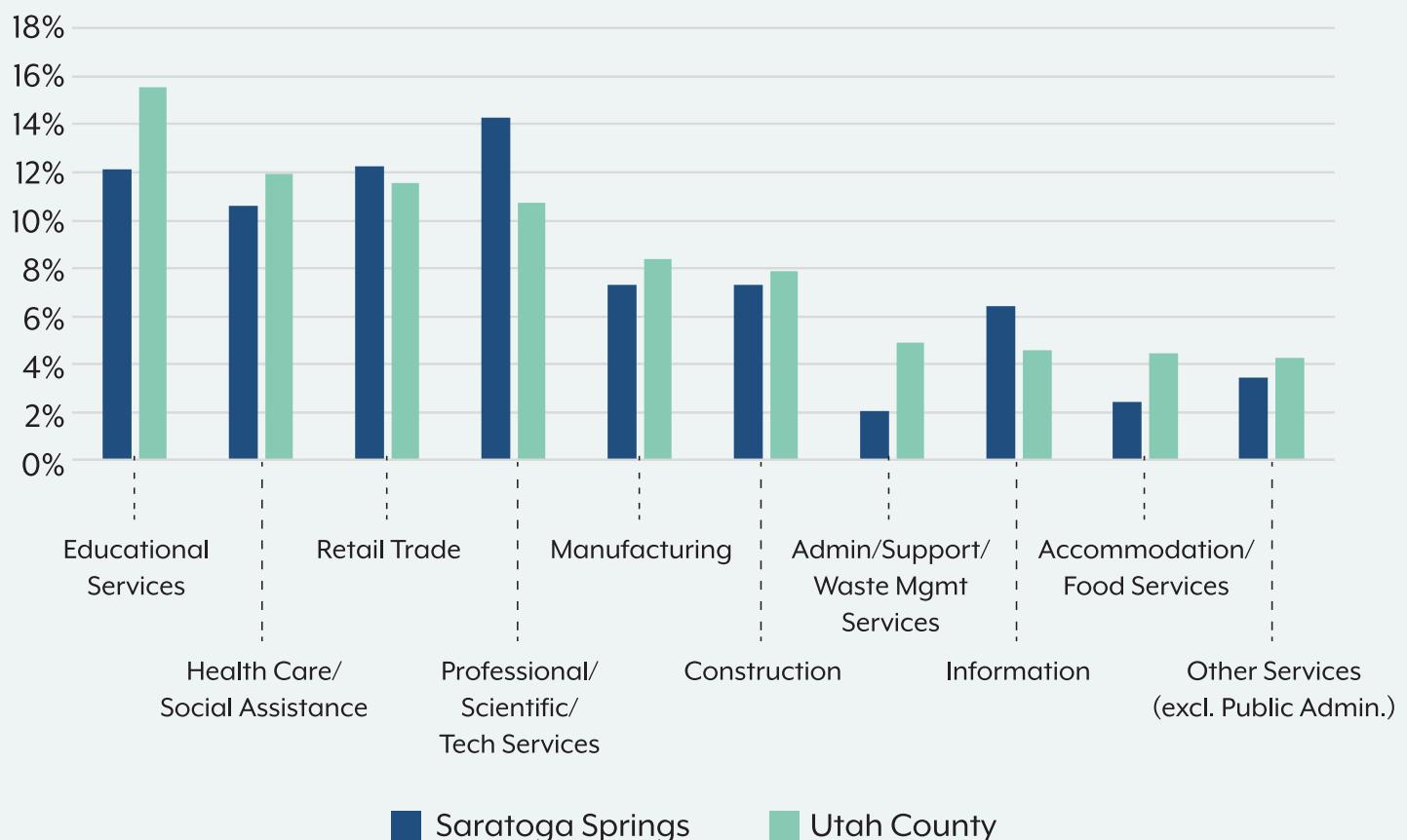
## Tools to Help Attract Business and Expand Economic Development

The City of Saratoga Springs has published an Economic Development Strategic Plan for Fiscal Years 2018 – 2023. Within the document is a framework from which decision making occurs at the City level. Incentives for individual projects are considered by the participating agencies on a case-by-case basis. The key criteria for evaluation include amount of capital investment, type of project, number of permanent jobs, wage levels and added tax value.

The following economic development tools are currently available, but not comprehensive to the City of Saratoga Springs.

- **Fee Reductions/Waivers or Infrastructure Assistance**
- **Sales Tax Deferment**
- **Tax Increment Financing (TIF)**
- **Grant Programs**
  - + **Broadband Access Grant**
  - + **Outdoor Recreation Grant**
  - + **Redeveloping Matching Grant**
  - + **Utah Technology Innovation Funding**
- **Credits**
- **State Funding**
  - + **USTAR**
  - + **Utah Rural Jobs Program**
- **Federal Grants**
- **Bonds**

Figure 5.6: Employment (%) by Industry (Top 10)



Source: U.S. Census Bureau, ESRI

## Goals & Strategies

**Saratoga Springs' future growth includes opportunities to work, shop, play, and live in the city.**

### STRATEGY 1

**Provide a range of opportunities for the development of offices, stores, and services to support residents and visitors**

- Action 1: Continue to update the preferred locations for office, town center, retail, and services on the Future Land Use Map
- Action 2: Resist pressure to rezone these areas to residential uses
- Action 3: Continue to work with regional economic development organizations to attract and retain businesses in Saratoga Springs

### STRATEGY 2

**Continue to implement the Saratoga Springs Economic Development Strategy**

- Action 1: Continue to identify areas for non-residential development to maintain and improve current ratio of one job for every three households.
- Action 2: Continue to work with property owners to identify shovel-ready locations for new office, retail, and services
- Action 3: Update the Saratoga Springs Economic Development Strategy on a regular basis to reflect changing market conditions and policy revisions
- Action 4: Continue to attract commercial development that supports a balanced tax base
- Action 5: Pursue development types that will result in balanced job types

### STRATEGY 3

**Work closely with property owners to implement the vision for a town center within the City Center District Area Plan**

- Action 1: Include the location for the Town Center on the Future Land Use Map
- Action 2: Identify the preferred mix of land uses within the Town Center area

### STRATEGY 4

**Continue to implement the waterfront strategy as an economic development strategy**

- Action 1: Construct the South Marina improvements based on approved grants and funding
- Action 2: Review, and update as needed, the Mixed Waterfront Zone to include community design standards
- Action 3: Continue to improve access to lake and river amenities
- Action 4: Continue to improve the North Marina



Site Visit

# 6 TRANSPORTATION & CONNECTIVITY



# TRANSPORTATION & CONNECTIVITY

## The Vision

Transportation and Connectivity will support the Saratoga Springs General Plan vision by creating access to opportunities.

## Introduction

This Transportation and Connectivity section outlines the City's existing transportation conditions, summarizes data on current and planned transportation projects throughout Saratoga Springs, and identifies transportation goals, objectives, and actions.

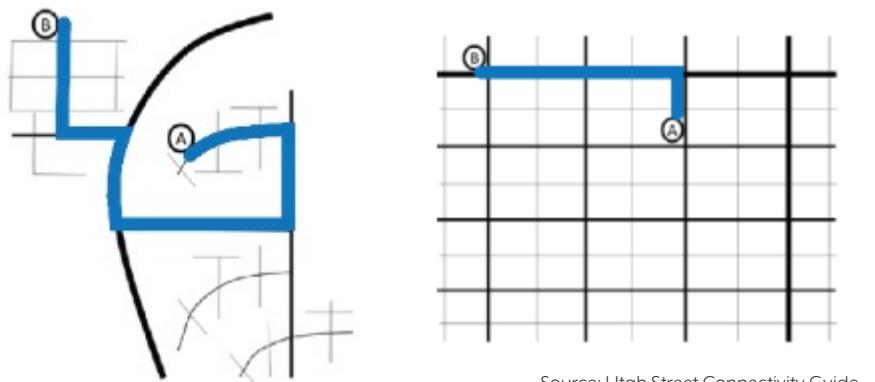
## What is Transportation?

**Transportation** is simply moving something from one place to another. For example, a person walking from one place to another is a type of transportation. The same goes for bikes, cars, buses, trains, and other ways of moving.

## What is Connectivity?

**Connectivity** addresses how streets in a community are linked to one another. For example, a neighborhood with frequent intersections with cross streets has good connectivity. In contrast, neighborhoods with many dead ends or cul-de-sacs may have poor connectivity and fewer routes people can take to reach their destinations. People living in neighborhoods with poor connectivity may have to drive, walk, or bike longer distances to get where they want to go, whereas neighborhoods with good connectivity have more route options that are more direct and take less time. Figure 1 shows examples of good and poor street connectivity.

Figure 6.1: Examples of Poor Connectivity (Left) and Good Connectivity (Right)



Source: Utah Street Connectivity Guide.  
<https://MCOV.org/Studies/UtahStreetConnectivityGuide-FINALAndAppendix.pdf>

## How Transportation & Connectivity supports the Plan's vision

A safe, well-connected transportation network decreases the distances required to reach destinations, increases route options, reduces congestion, and supports safe, comfortable walking and bicycling. Well-connected, multimodal networks are characterized by continuous bicycle and pedestrian infrastructure, direct routing, accessibility, and few physical barriers. Well-connected transportation networks can also improve health by increasing access to health care, goods, services, and other opportunities.

As Saratoga Springs continues to grow and land uses change, the transportation network must respond to meet current needs and prepare for future challenges. Therefore, maintaining the various modes of transportation safely and efficiently within the City is essential to supporting economic development, outdoor recreation opportunities, and high quality of life for residents in Saratoga Springs. Saratoga Springs has already taken many steps to ensure that the City's future residents will have good mobility through the enhancement of roadway network connectivity, coordination with regional planning agencies on future transit service, and establishing a plan for extensive active transportation options. These steps and supporting plans are described in this section.

## Background, History, & Analysis

High-level summaries of other transportation-relevant plans update are included on the following pages. For more information, please see the 2022 Saratoga Springs Transportation Master Plan<sup>1</sup>.

## Existing Plans & Other Plan Documents

As part of the transportation element of the Saratoga Springs General Plan Update, the project team reviewed the transportation components of seven previous plans to establish a baseline of understanding on which to build this plan.

- Northwest Utah County Transit Study (2022)
- Mountainland Association of Governments (MAG) TransPlan50 (2019)
- Saratoga Springs Transportation Master Plan (2022)
- Utah County General Plan (2020)
- Saratoga Springs Bicycle and Pedestrian Master Plan (2016)
- Saratoga Springs Strategic Plan (2021)
- Saratoga Springs Parks, Recreation, Trails, and Open Space Master Plan (2020)

The transportation-relevant elements of each of these plans are summarized below.

## NORTHWEST UTAH COUNTY TRANSIT STUDY (2022)<sup>2</sup>

In 2022, MAG completed an analysis of service options for public transportation in the communities of Eagle Mountain and Saratoga Springs. The study assessed current and future transportation needs and the potential feasibility of transit service options in the two communities. The report proposed the following short- and long-term actions to improve transit service in Saratoga Springs.

<sup>1</sup>Available online at <https://www.saratogaspringsCity.com/DocumentCenter/View/7715/City-of-Saratoga-Springs-Transportation-Master-Plan---2021>

<sup>2</sup>Available online at <https://mountainland.org/static/files/transportation/Studies/Northwest%20Utah%20County%20Transit%20Study%20Final%20Report.pdf>

**SHORT-TERM ACTIONS**

- Redwood Road/Pioneer Crossing Park and Ride Facility
- Fixed Route Service to American Fork Frontrunner Station
  - ✚ This would constitute an adjustment to the existing UTA Route 806 to provide more frequent service between the proposed park-and-ride lots and the American Fork Frontrunner station.
- UTA Vanpool
  - ✚ The report encourages staff from the local communities to work with UTA to establish and promote vanpool programs for commuters.
- Corridor Preservation on Pioneer Crossing
  - ✚ The report indicates that Pioneer Crossing has adequate right-of-way for proposed future transit scenarios and that this right-of-way should be preserved in future development.

**INTERMEDIATE ACTIONS**

- Microtransit service
  - ✚ Saratoga Springs was identified as a potential location for microtransit by UTA but is a lower priority than other planned locations due to low projected ridership. However, the report indicates that the local community could increase the priority of microtransit with strong support.
- Express Bus Service to Utah Valley
  - ✚ Projections for an express bus route to Utah Valley University (UVU) and the Utah Valley Express (UVX) corridor exceed the minimum performance for UTA and the need expressed in the community survey for connection to Orem and Provo. This route is included as an intermediate step to be supported by microtransit as a feeder service.
- Bus Priority in Pioneer Crossing Corridor
  - ✚ This could include bus priority at signalized intersections, queue jumps, or roadway shoulder bus operations.

**LONG-TERM SCENARIOS**

- Bus Rapid Transit (BRT)
  - ✚ The report finds that projected densities along Pioneer Crossing do not approach the density recommended by FTA to support BRT implementation. This study recommends that Saratoga Springs increase the planned level and density of development along the corridor to support planned transit in the area.

**MAG TRANSPLAN50<sup>3</sup>**

MAG's TransPlan50 document outlines multimodal transportation needs for Utah County from 2019 through 2050. Projects listed in TransPlan50's Phases 1, 2, and 3 have dedicated funding streams and are typically assumed to be confirmed for construction sometime before 2050, depending on the phase. Several major Saratoga Springs projects are included in TransPlan50:

- Phase 1, 2019-2030:
  - ✚ Cory Wride Freeway, a new freeway and frontage lanes system along SR-73 in Saratoga Springs and Eagle Mountain
  - ✚ Mountain View Corridor, a new freeway connecting Saratoga Springs with communities in Salt Lake County to the north
  - ✚ Foothill Boulevard extension
  - ✚ Widening of Pony Express Road to five lanes
  - ✚ Widening of Pioneer Crossing to six lanes
  - ✚ Core bus route service on Pony Express Parkway and Redwood Road
- Phase 2, 2031-2040:
  - ✚ Foothill Freeway
  - ✚ Cory Wride Freeway
  - ✚ North Lakeshore Freeway
- Phase 3, 2041-2050:

✚ Widening of Mountain View Corridor to eight lanes

✚ Hidden Valley Road, a six lane road connecting Saratoga Springs to Eagle Mountain over the mountains

More specific information on these and other projects can be found in the TransPlan50 document.

**SARATOGA SPRINGS TRANSPORTATION MASTER PLAN (2022)<sup>4</sup>**

The Saratoga Springs Transportation Master Plan was amended in 2022. This document evaluates existing transportation conditions in the City, establishes future functional classifications and cross-sections, and establishes policy for access management, traffic impact studies, and other transportation-related items. Several of the major projects shown in the Transportation Master Plan are also shown in MAG's TransPlan50, indicating that dedicated funding streams have been identified for these projects. The Transportation Master Plan also includes extensive networks of new road connections in Saratoga Springs.

**UTAH COUNTY GENERAL PLAN (2020)<sup>5</sup>**

Utah County adopted an update to its general plan in 2020. Chapter 6 of this plan update covers all things transportation-related in Utah County's jurisdiction. The plan designates minimum right-of-way widths for each classification and States that right-of-way should be acquired on existing County roads that do not meet these minimums.

<sup>3</sup>Available online at <https://mountainland.org/static/files/transportation/TransPlan50/TransPlan50.pdf>

<sup>4</sup>Available online at <https://www.saratogaspringsCity.com/DocumentCenter/View/7715/City-of-Saratoga-Springs-Transportation-Master-Plan---2022>

<sup>5</sup>Available online at <https://www.utahCounty.gov/Dept/ComDev/Planning/index.asp>



## SARATOGA SPRINGS BICYCLE AND PEDESTRIAN MASTER PLAN (2016)<sup>6</sup>

In 2016, the City of Saratoga Springs adopted a bicycle and pedestrian master plan to set forth a vision, goals, and policies for walking and bicycling in Saratoga Springs. The three primary goals established in this document are:

- Provide a continuous system of bike lanes, sidewalks, crosswalks, shared paths, and other bicycle and pedestrian facilities throughout Saratoga Springs and connections to neighboring cities that are safe and attractive to all users.
- Increase transportation safety for all modes through education and enforcement efforts.
- Institutionalize bicycle and pedestrian planning and routine accommodation of bicycle and pedestrian needs into City processes.

To support these goals, the plan identifies proposed bicycle and pedestrian facilities to complete an active transportation network throughout the City. The proposed projects include both on-street (Figure 6.2) and off-street (Figure 6.3) facilities. These projects are documented in the maps below.

## SARATOGA SPRINGS STRATEGIC PLAN (2021)<sup>7</sup>

The Saratoga Springs Strategic Plan (“SMP”) was developed in 2021 with the vision to “Provide an integrated mobility system that is safe, accessible and inclusive for all and promotes a thriving economy, supports healthy communities, and enhances quality of life.” The SMP focused on existing mobility networks, the State of the system, overall goals, and catalytic projects that would generate interest for additional projects that would further advance the City’s mobility goals.

### KEY TAKEAWAYS FROM THE PLAN:

- Saratoga Springs has been shaped largely by its transportation

- be it rail, road, trail, or transit.

- The City’s transportation opportunities and close access to transportation infrastructure do and will continue to draw people and businesses alike.
- The City has a degree of established connectivity within its road, transit, and active transportation networks. It is recommended that future projects support these networks while enhancing connectivity across modes to develop a City-wide mobility network.
- Investments in the City’s current active transportation network are recommended to support and enhance the City’s mobility network and help meet the increasing demand on the overall transportation network.

## SARATOGA SPRINGS PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN (2020)<sup>8</sup>

In 2020, the City of Saratoga Springs adopted a comprehensive Parks, Recreation, Trails and Open Space Master Plan to set forth goals and policies for parks, recreation opportunities, open space, and trails in Saratoga Springs. The primary trail-related goals established in this document are:

- Goal 6: Create attractive and safe bicycle and pedestrian networks for transportation and recreation purposes
- Goal 7: Assure that the saratoga springs trails system meets public needs and expectations
- Goal 8: Ensure that trails are safe

To support these goals, the plan identifies existing and proposed trail and trailhead facilities to complete an active transportation network through the City. The proposed projects include both on-street and off-street facilities. These projects are documented in figure 6.4 and 6.5.

<sup>6</sup>Available online at <https://www.saratogaspringsCity.com/DocumentCenter/View/138/Bicycle-and-Pedestrian-Master-Plan-Updated-September-2016>

<sup>7</sup>Available online at <https://www.saratogaspringsCity.com/DocumentCenter/View/8513/Saratoga-Springs-Strategic-Plan-2021>

<sup>8</sup>Available online at <https://www.saratogaspringsCity.com/DocumentCenter/View/143/Parks-Recreation-Trails-and-Open-Space>



Dalmore residents finally have a second access to the neighborhood and don't have to turn left onto Redwood.

Like (8)

Dislike

Zoom in



6 months ago

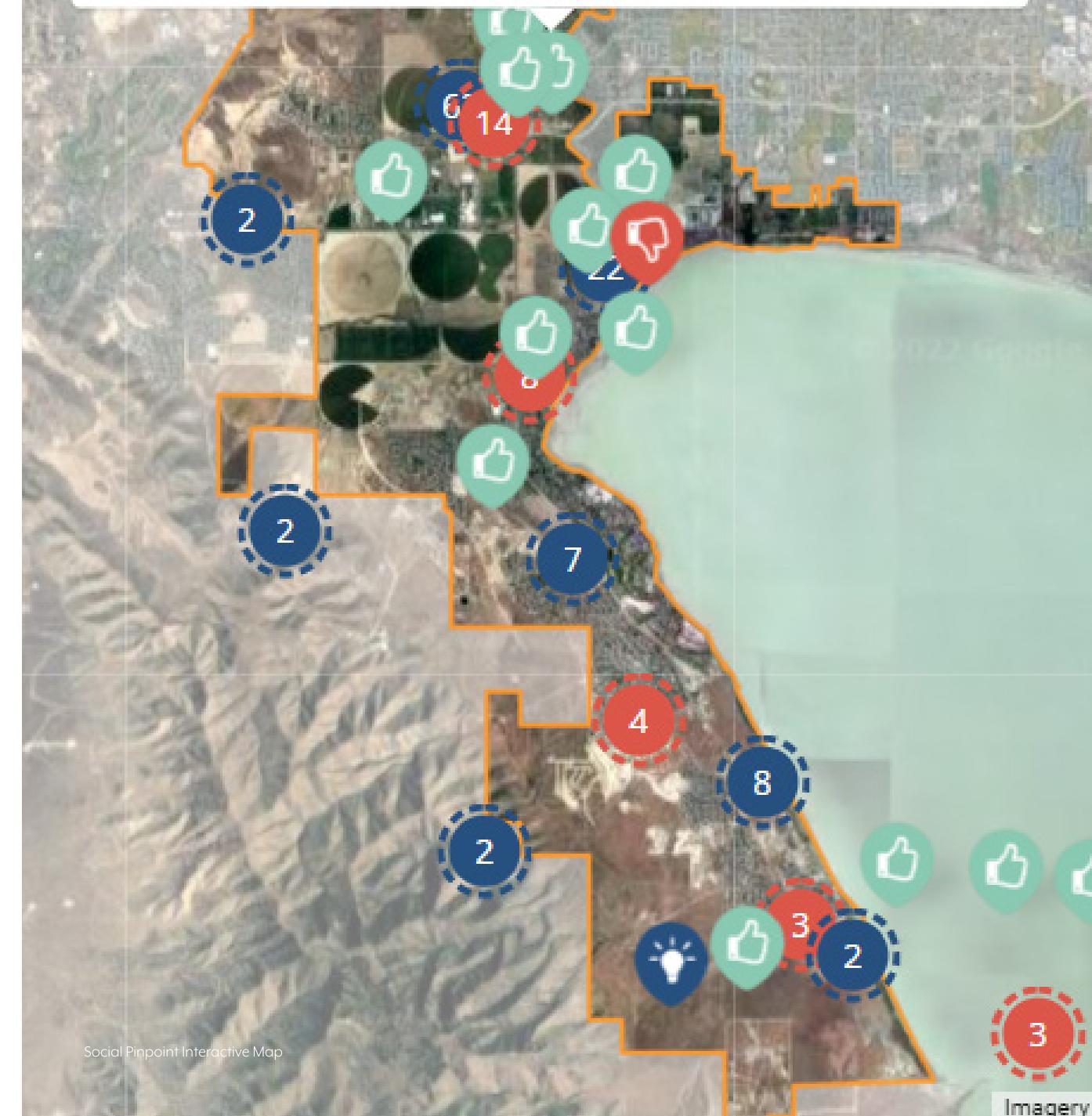
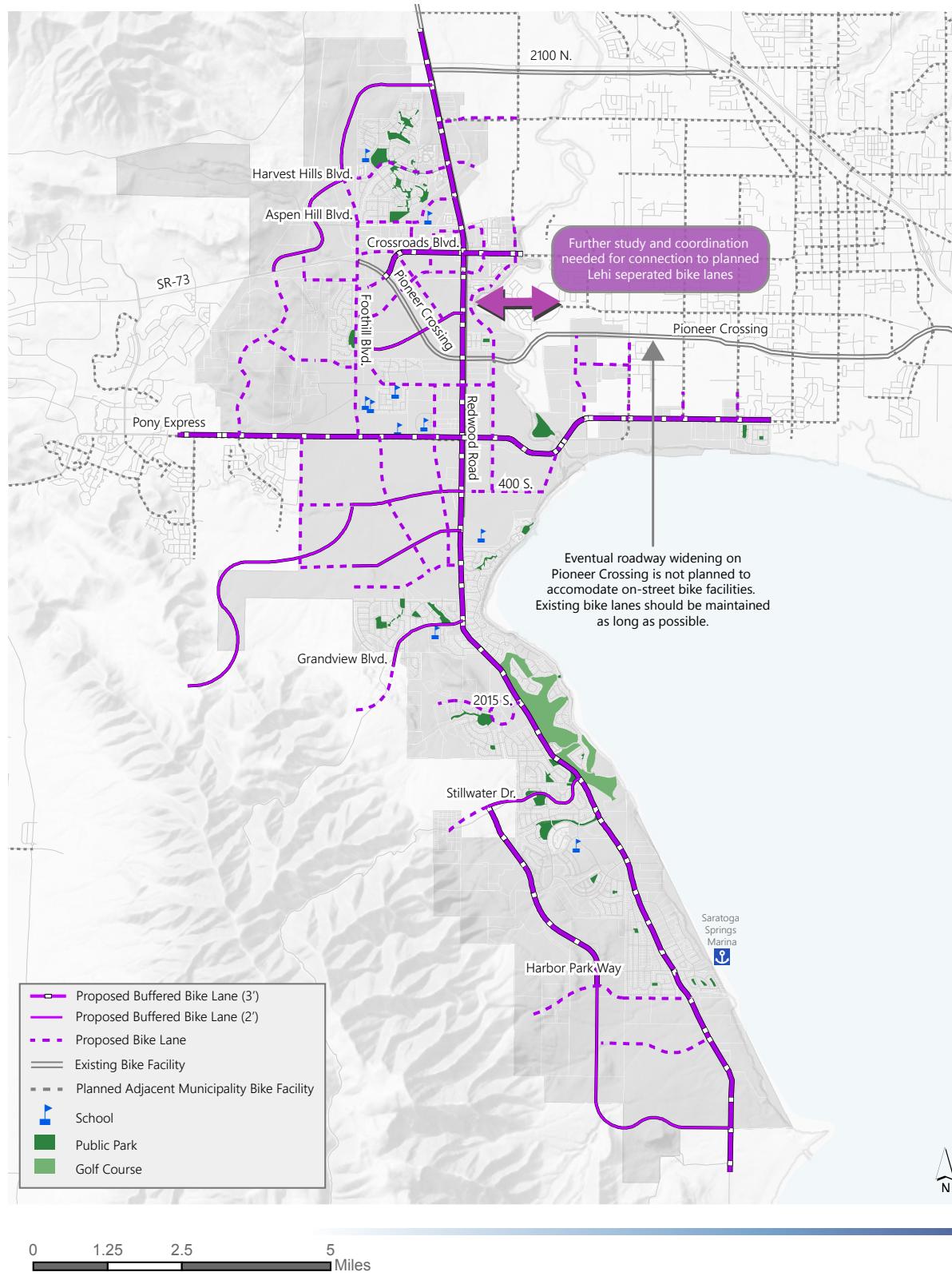
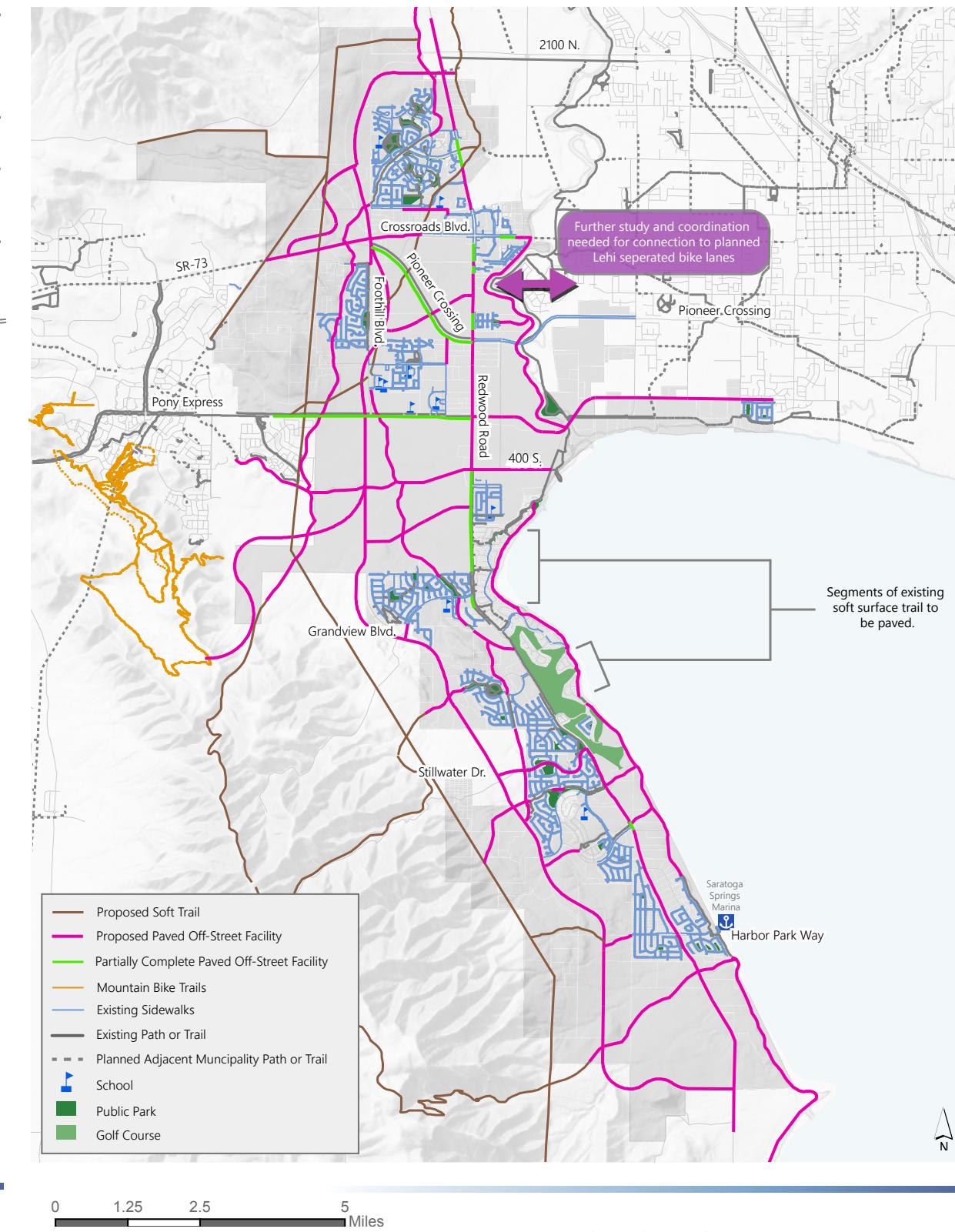


Figure 6.2: Existing and Proposed On-Street Bike Facilities



Source: Saratoga Springs Bicycle and Pedestrian Master Plan

Figure 6.3: Existing and Proposed Off-Street Bike Facilities



Source: Saratoga Springs Bicycle and Pedestrian Master Plan

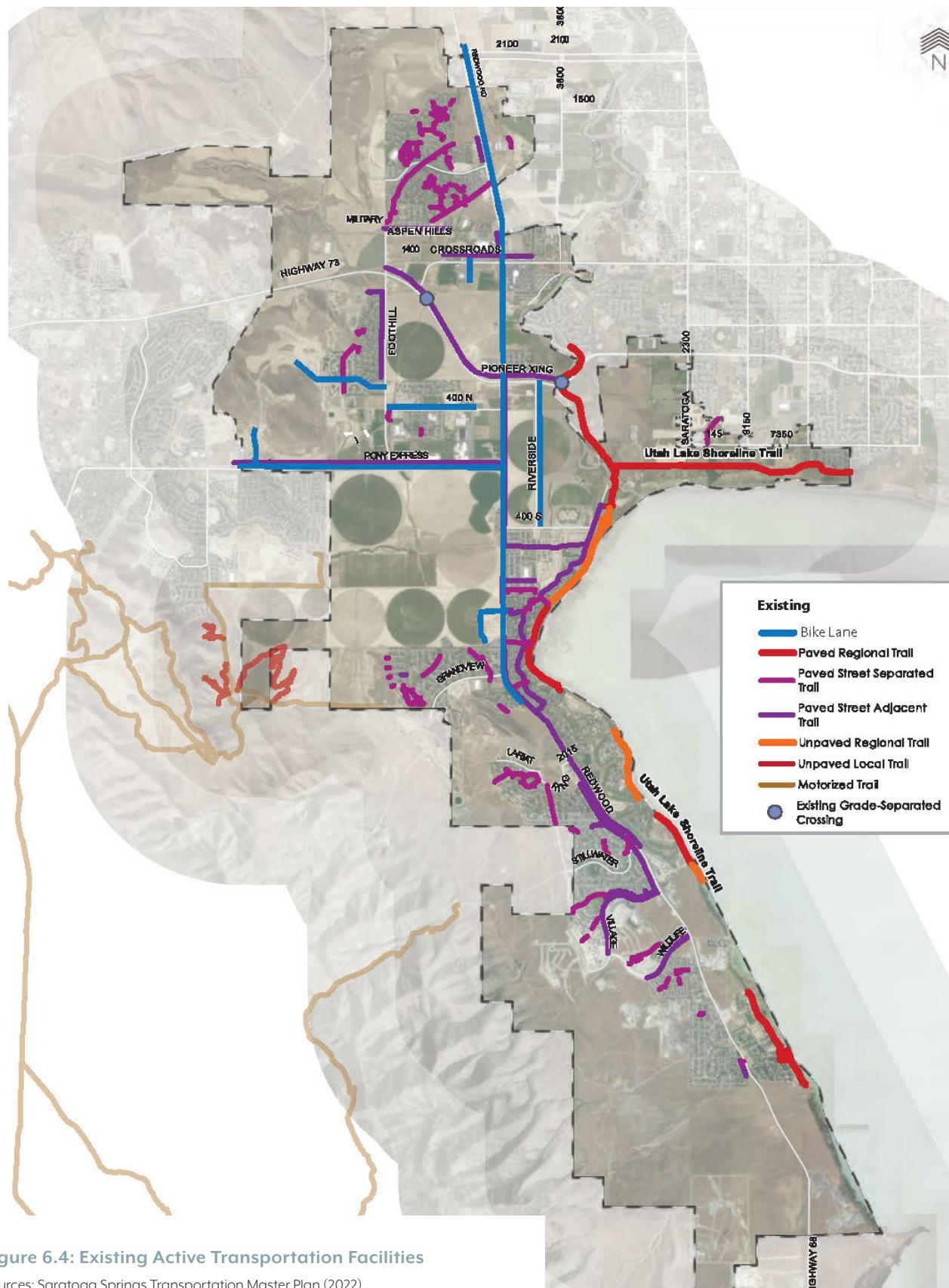


Figure 6.4: Existing Active Transportation Facilities

Sources: Saratoga Springs Transportation Master Plan (2022)

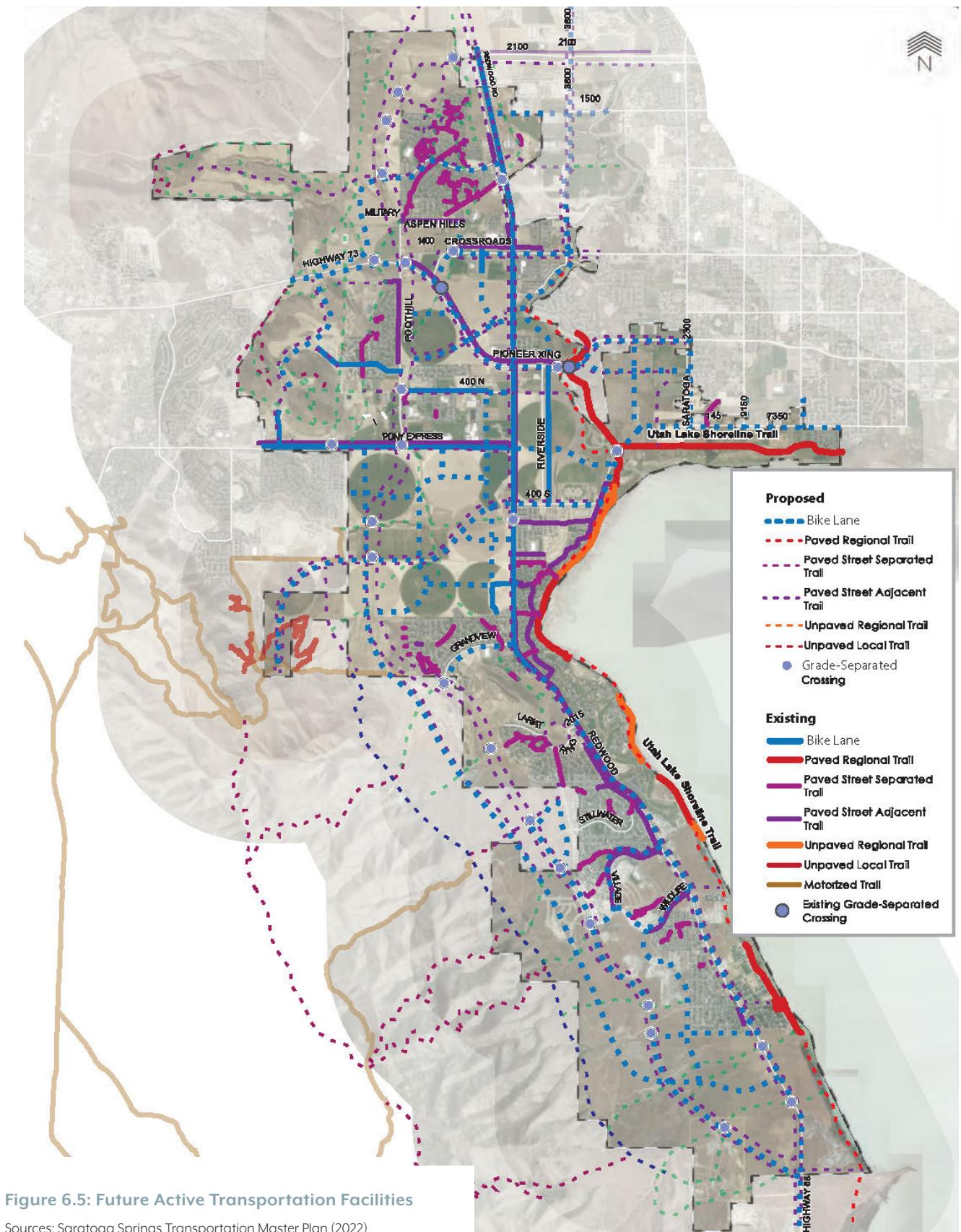


Figure 6.5: Future Active Transportation Facilities

Sources: Saratoga Springs Transportation Master Plan (2022)

## Functional Road Classifications

The Federal Highway Administration (“FHWA”) organizes roads into groups called functional classifications based on a road’s capacity and purpose. Roadway functional classifications reflect the role played by each piece of the roadway network in serving a wide variety of different travel needs. In addition to acting as a framework, roadway functional classifications also connote conventions about roadway design, including speed, volumes, and connection to current and future land use development. To better illustrate this, some of the more common characteristics of these roadway types are shown in Table 6.1.

The Utah Department of Transportation (“UDOT”) assigns these classifications to roadways across the region. A description of each, as well as local instances are provided below and in Figure 6.6 and Figure 6.7.

- **InterStates** are the highest classification of arterials. Designed and constructed for mobility and long-distance travel, I-15 is an example of an InterState.
- **Principal Arterials** connect communities and major employment centers, providing high mobility and lower speed limits and traffic volumes than interStates. This classification in Saratoga Springs includes Redwood Road north of Village Parkway, Pony Express Parkway, and Pioneer Crossing.
- **Minor Arterials** serve medium-length trips and provide mobility and connectivity while also providing some local access. Minor arterials in Saratoga Springs include Redwood Road south of Village Parkway, and Market Street.
- **Major and Minor Collectors** amass traffic from local roads and channel them to larger arterials, providing a balance between mobility and local access. Instances in Saratoga Springs include Grandview Boulevard, 800 West, and Riverside Drive.

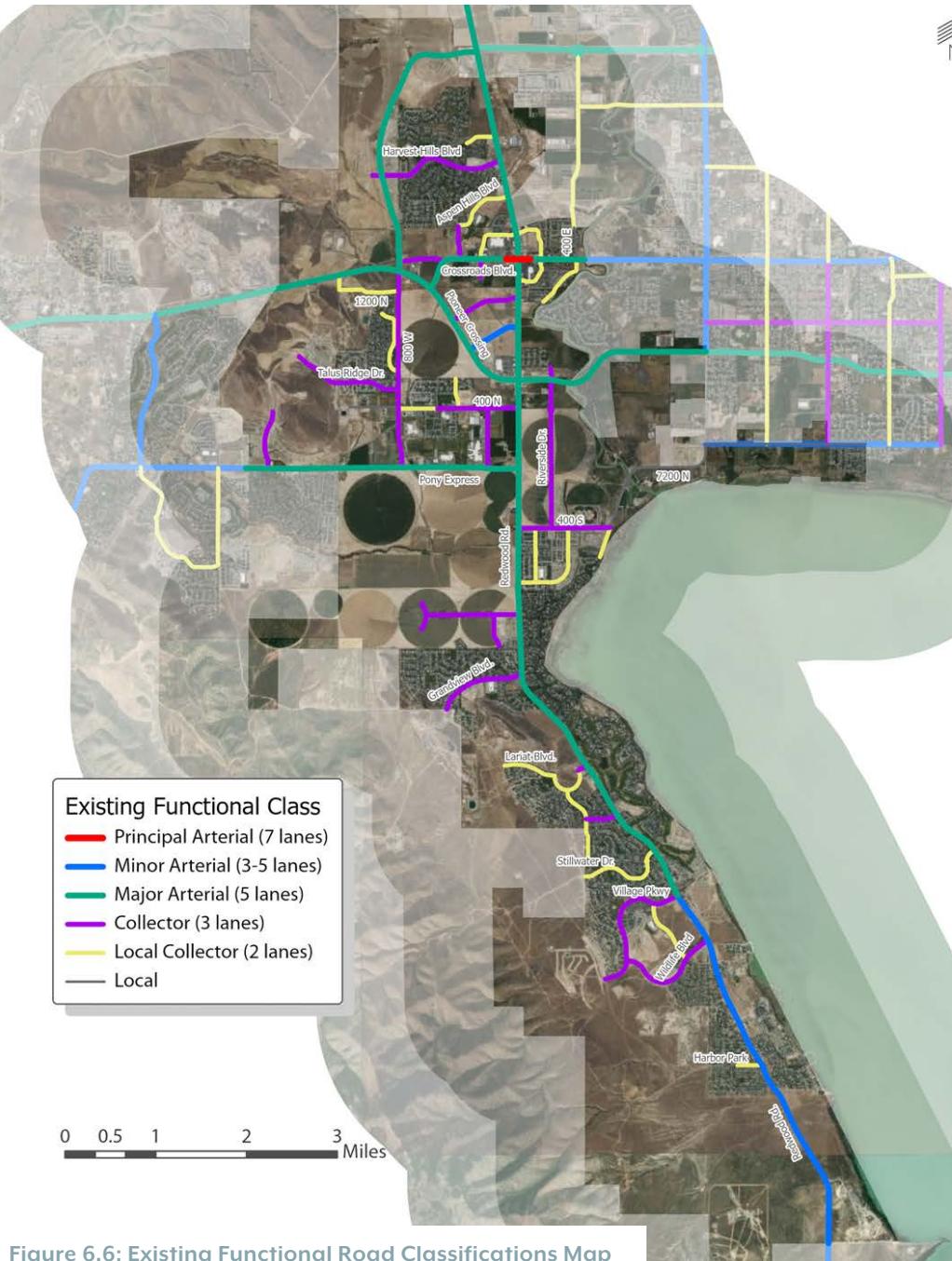


Figure 6.6: Existing Functional Road Classifications Map

Source: Saratoga Springs Transportation Master Plan (2022)

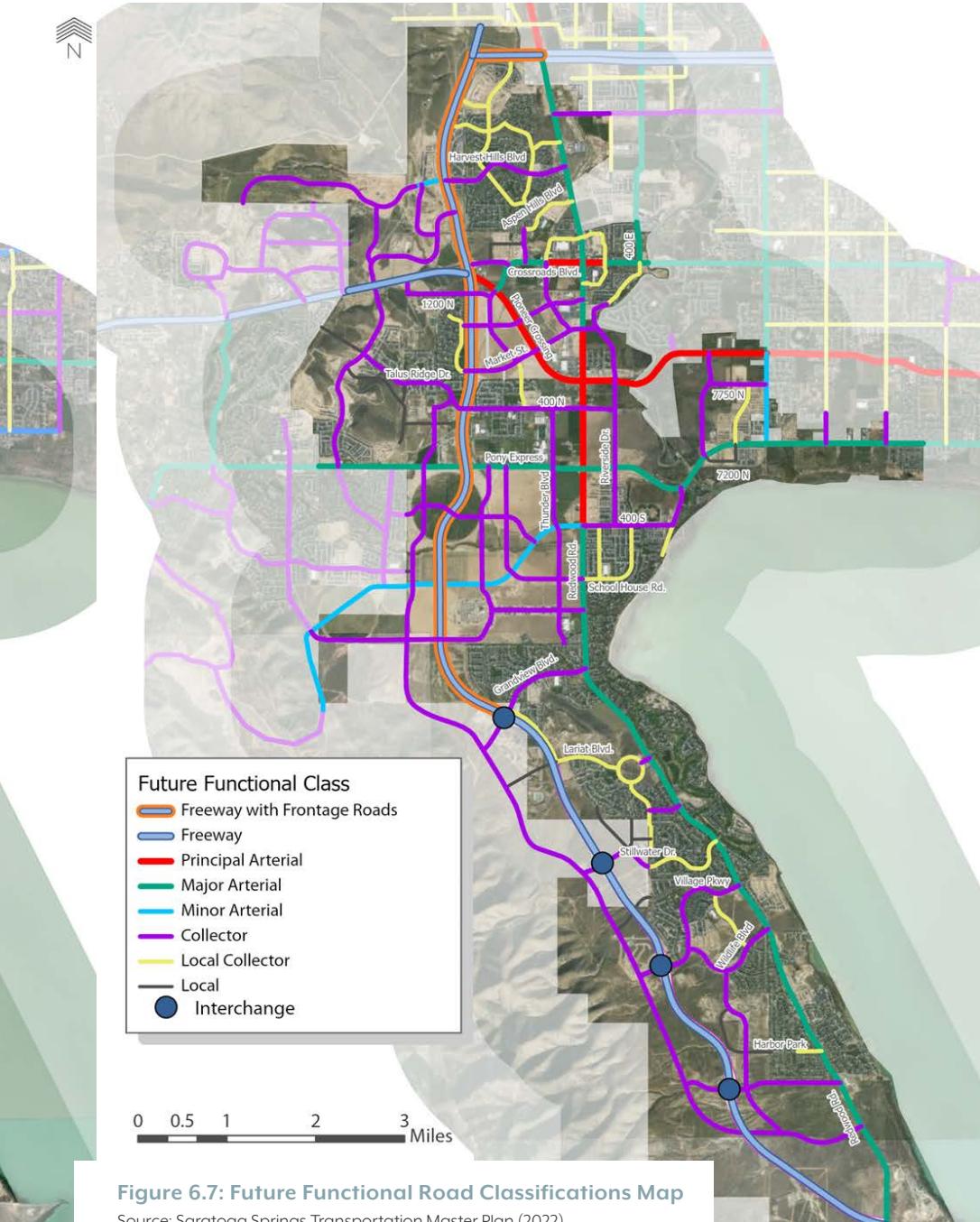


Figure 6.7: Future Functional Road Classifications Map

Source: Saratoga Springs Transportation Master Plan (2022)



- **Local Roads** are the most common types of roadways in terms of mileage. Speed limits and traffic volumes are low, and the density of local accesses is high. Most residential roads in Saratoga Springs are classified as local roads.

Table 6.1: Roadway Functional Classifications, Typical Characteristics

	AADT	SPEEDS (MPH)	Trip Length	Lane #	Driveways	Typical Access
InterState	35,000+	55-75	Long Trips (6+ miles)	6+	None	Interchanges (one-mile spacing)
Principal Arterial	20,000+	45-55	Longer Trips (6+ miles)	4+	None	Intersections (1/2-mile spacing)
Minor Arterial	5,000-15,000	35-45	Medium-length Trips (2-6 miles)	3-5	Major Only	Intersections (1/4-mile spacing)
Major and Minor Collector	1,000-8,000	30-35	Shorter Trips (1-2 miles)	2-3	Frequent	Intersections (1/8-mile spacing)
Local Roads	<2,000	Low (<30)	Short Trips (<1 mile)	2	Many	Unlimited

Source: FHWA, Fehr & Peers

## Existing Public Transit Service

The Utah Transit Authority (“UTA”) is the primary public transit service provider in Saratoga Springs. Overall, UTA manages and operates several modes of public transit, including bus and rail lines. As shown in figure 6.8 and table 6.2, UTA operates one fixed-route bus line in Saratoga Springs with four bus stops for Route 806: Eagle Mountain-Saratoga Springs-Lehi Station-UVU. Route 806 runs on weekdays every 30 minutes at peak in the mornings and every hour at peak in the evenings. In 2022, this route has an average daily boarding of 91 people and serves the communities of American Fork, Eagle Mountain, Lehi, Lindon, Orem, Pleasant Grove, and Saratoga Springs. Figure 10 shows proposed transit routes in Saratoga Springs’ Transportation Master Plan.

Table 6.2: Bus Stops in Saratoga Springs (2022)

Stop #	Stop Name	Avg Daily Boardings and Alightings (2022)	Route #
801052	Harvest Hills Blvd @ 478 West	13	806
830122	Redwood Rd @1418 North	1	806
830148	Harvest Hills Blvd @ 224	15	806
830123	Redwood Rd @ 1461 North	2	806
<2,000	Low (<30)	Short Trips (<1 mile)	2

Source: UTA



Figure 6.8: Existing Transit Route Map

Source: UTA

## Major Transit Investment Corridors and Stations

Transportation and land use are key components of how Saratoga Springs can improve access to jobs, education, and other destinations. Planning residential and commercial development around major transit investment corridors and stations improves access by connecting housing, employment, education, recreation, and commerce<sup>9</sup>. MAG, in partnership with the Wasatch Front Regional Council (“WFRC”), maintains data on these corridors and stops. Saratoga Springs has approximately 16 miles of major transit investment corridors and no major transit investment stations, as seen in Figure 6.9.

## Active Transportation Facilities

Active transportation involves all human-powered forms of traveling from one point to another. This primarily includes walking and bicycling but also includes skateboarding, scootering, etc.

In Saratoga Springs, there are a range of active transportation facilities, including a trail network, on-street bicycle facilities, and sidewalks throughout the City. Many of these are included in Figure 6.2 and 6.3. Figure 6.5 shows proposed active transportation projects from the City's Transportation Master Plan. For more information, refer to the 2016 Saratoga Springs Bicycle and Pedestrian Master Plan<sup>10</sup> and the Parks, Recreation, Trails, and Open Space Master Plan<sup>11</sup>.

## Average Annual Daily Traffic

UDOT measures Average Annual Daily Traffic (“AADT”) on UDOT facilities and local roads of regional importance. AADT reflects the number of vehicle trips made along a given roadway on a typical day and provides a starting point for assessing the relative importance and utilization of major roadways in Saratoga Springs. This data is available for many facilities within the City boundaries, as seen in Figure 6.11. As shown in the figure, Saratoga Springs' busiest roads are Redwood Road (especially between Pony Express Road and Pioneer Crossing, which was carrying 38,000 vehicles per day in 2019, according to UDOT data); Pioneer Crossing, which carries more than 30,000 vehicles per day east and west through the City; and Pony Express Road, with 20,000 vehicles per day. Figure 6.12 indicates how AADT is projected to change by 2050.

<sup>9</sup>As per Utah Code 10-9a-403: <https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S403.html>

<sup>10</sup>Available here, <https://www.saratogaspringsCity.com/DocumentCenter/View/138/Bicycle-and-Pedestrian-Master-Plan-Updated-September-2016>

<sup>11</sup>Available here, <https://www.saratogaspringsCity.com/DocumentCenter/View/143/Parks-Recreation-Trails-and-Open-Space>

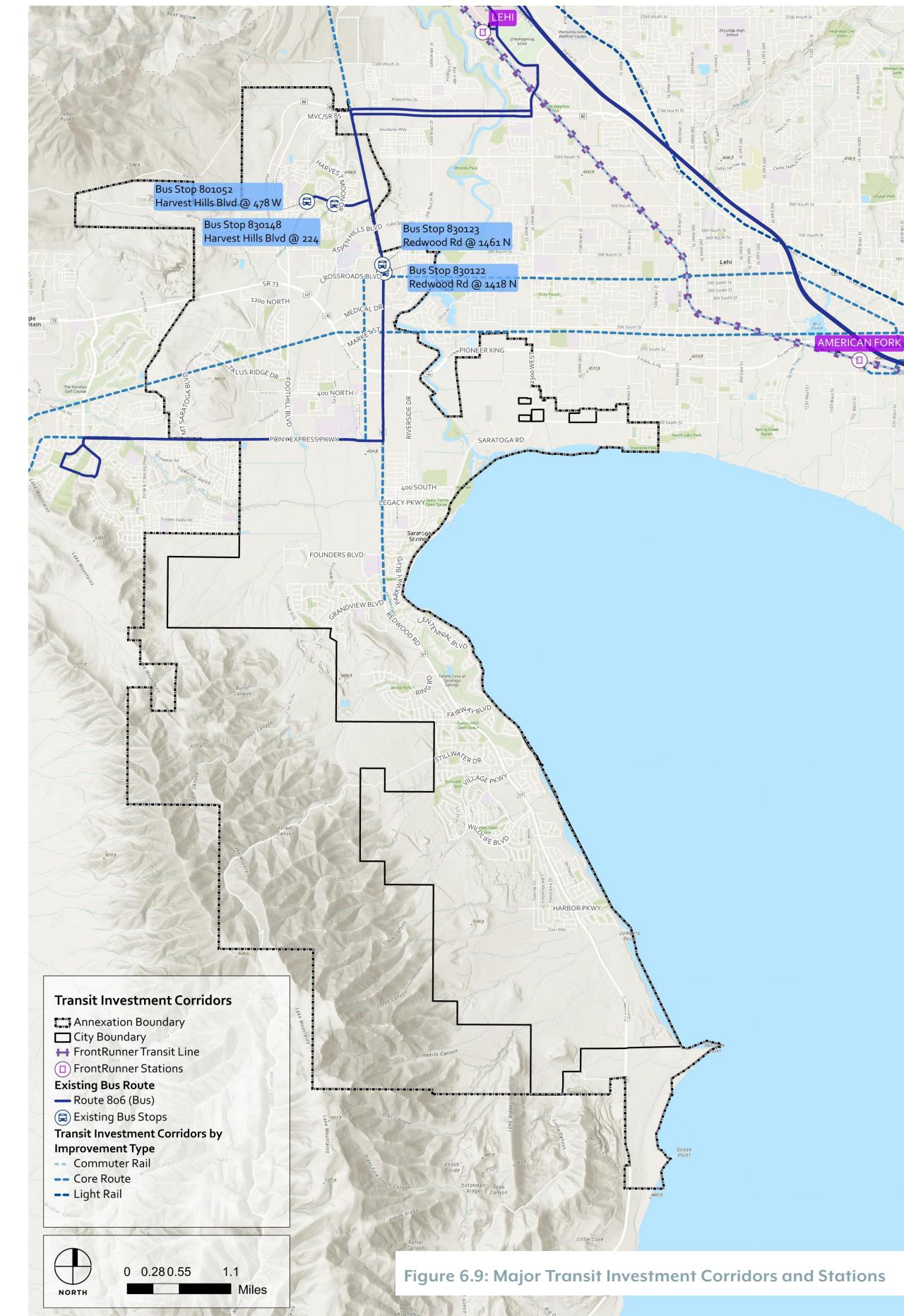


Figure 6.9: Major Transit Investment Corridors and Stations

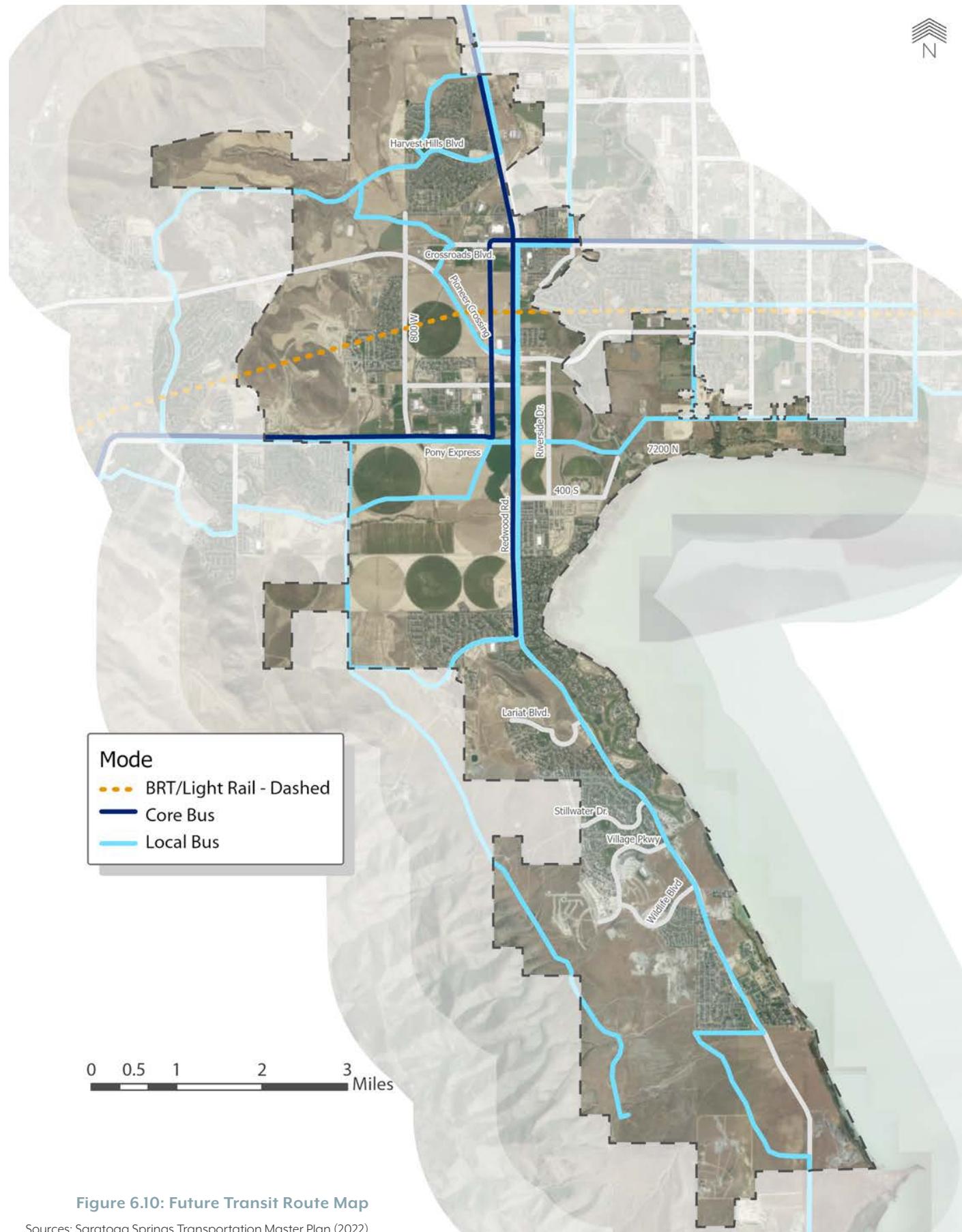


Figure 6.10: Future Transit Route Map

Sources: Saratoga Springs Transportation Master Plan (2022)

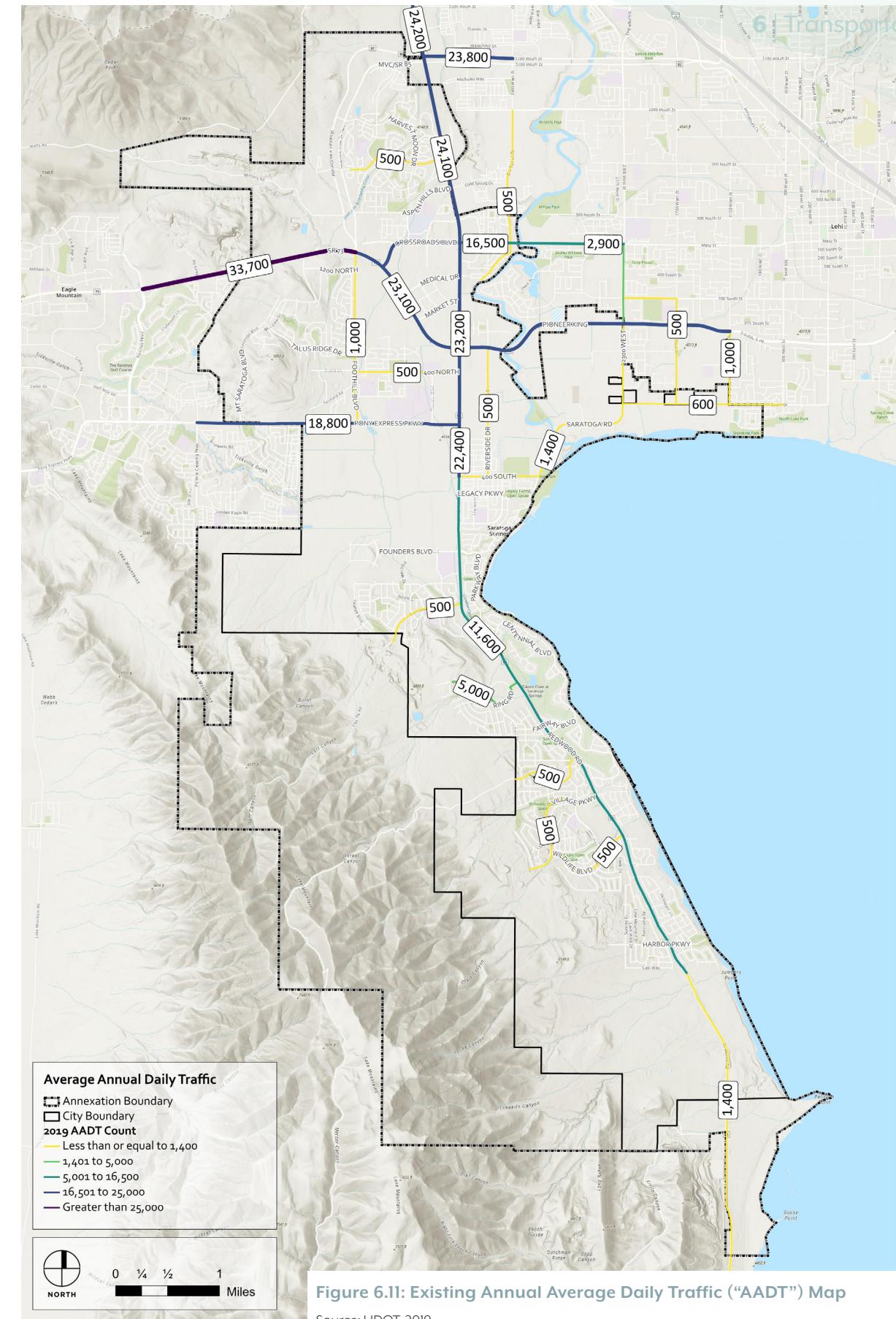


Figure 6.11: Existing Annual Average Daily Traffic (“AADT”) Map

Source: UDOT, 2019

## Projected Population, Employment, and Proposed Land Uses

The WFRC/MAG forecasts future population and employment based on information and partnerships with cities and counties, including County-level growth forecasts from the State. Changes in projected population and employment are shown in Figure 6.13 and Figure 6.14. The maps indicate that high levels of growth are anticipated in the southern part of the City along the foothills, which is reflected in the planned transportation projects that provide more service and accessibility to this part of the City. The forecasts also predict high employment growth rates along SR-73 near the City's boundary with Eagle Mountain, and in the center of town near Pony Express Road and Redwood Road. Any updates to this Plan and future City plans will need to include projected population and employment forecasts; similarly, land use updates contained in this plan update will need to be reflected in future WFRC/MAG forecasts.

## What the Community Said

Transportation-related feedback was received from this plan's public outreach and stakeholder engagement efforts, as outlined in the Appendix. In short, residents and stakeholders were focused largely on mitigating congestion without creating induced demand, adding and improving the road infrastructure, improving roadway safety for all people and modes, expanding UTA's service and transit network, creating clean, connected, safe, walkable community with improved access to existing recreational amenities, including public trails and enhanced walking and bicycling facilities. Residents also expressed concern regarding air quality, traffic patterns, future growth, and the ability of road infrastructure to keep pace with future growth.

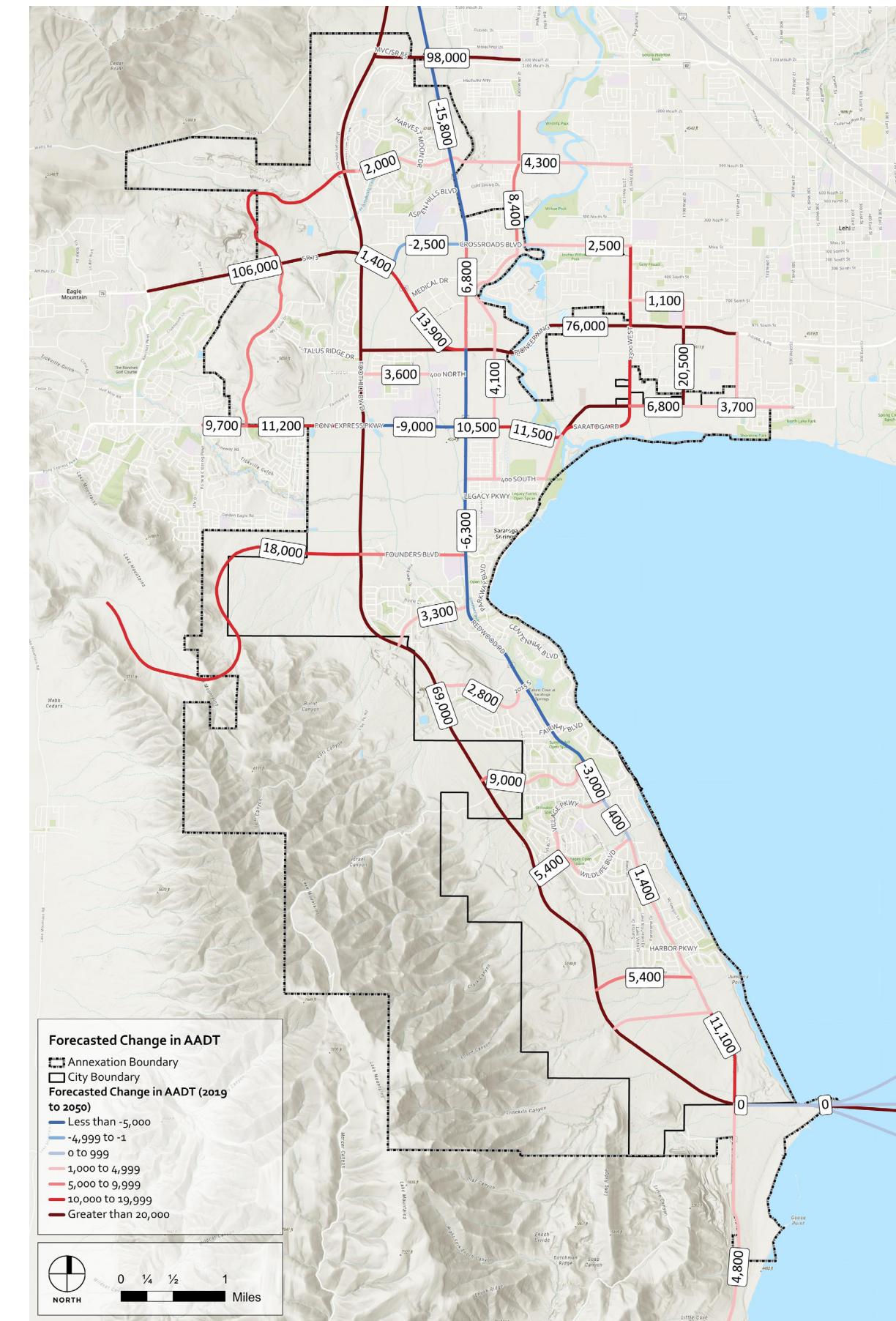


Figure 6.12: Forecasted Change in Annual Average Daily Traffic ("AADT") 2019-2050

Sources: UDOT, WFRC/MAG

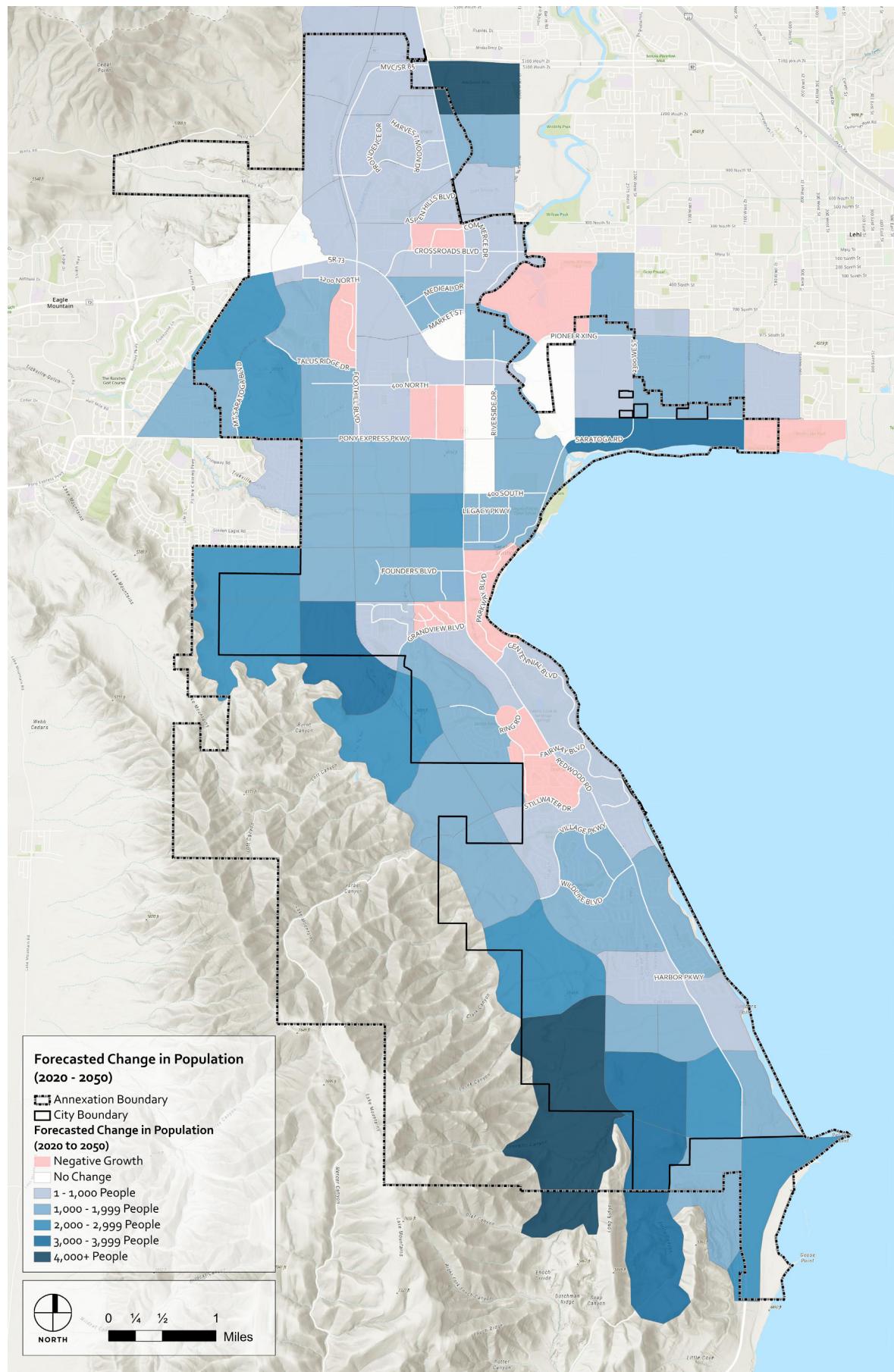


Figure 6.13: Change in Projected Population Growth 2020-2050

Source: WFRC/MAG

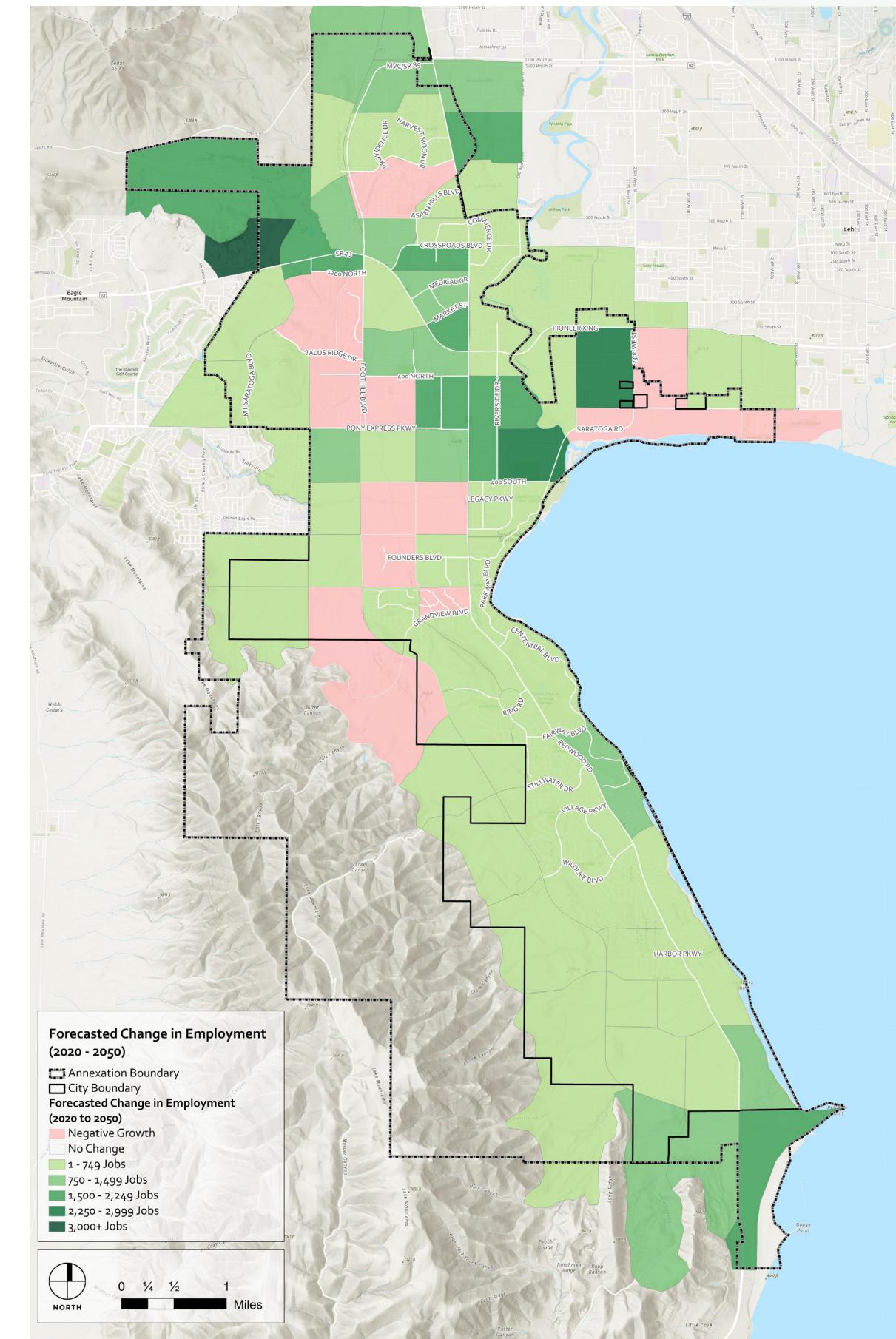


Figure 6.14: Change in Projected Employment Growth 2020-2050

Source: WFRC/MAG

## Goals & Strategies

### TRANSPORTATION & CONNECTIVITY GOAL

#### Reduce congestion in Saratoga Springs as the community continues to grow.

##### STRATEGY 1

###### Continue to identify opportunities to locate jobs and services in convenient locations to minimize travel

- Action 1: Continue to include locations for all job types along major transportation corridors with access to neighborhoods throughout the City on the Future Land Use Map

##### STRATEGY 2

###### Implement the 2022 Transportation Master Plan

- Action 1: Continue to coordinate with UDOT and MAG on the construction of Pony Express extension to the east
- Action 2: Continue to coordinate with UDOT on the construction of Mountain View Corridor
- Action 3: Continue to coordinate with UDOT to widen the southern extent of Redwood Road
- Action 4: Continue to coordinate with MAG to widen Saratoga Road to a minor arterial

##### STRATEGY 3

###### Continue to implement Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan 2020-2030, and 2016 Saratoga Springs Bicycle and Pedestrian Master Plan

- Action 1: Update the current sidewalks and bikeways inventories to identify existing gaps

- Action 2: Review existing development requirements to ensure continued implementation of the City's sidewalk and bikeways plan
- Action 3: Continue to work with UDOT to include safe, user friendly pedestrian and bicycle amenities on roadways in Saratoga Springs
- Continue to coordinate trail locations and systems with adjacent cities

##### STRATEGY 4

###### Continue to work with UTA to improve transit service in Saratoga Springs

- Action 1: Continue to work with UTA on park and ride locations
- Action 2: Continue to work with UTA on additional stops and frequency of bus service

##### STRATEGY 5

###### Continue to identify potential location and alignment for future transit services to include Bus Rapid Transit (“BRT”) or light-rail services

- Action 1: Continue to work with surrounding cities (Lehi, Saratoga Springs, and Eagle Mountain) to advocate for westside transit access
- Action 2: Work with UTA and MAG to identify funding options, and complete and transit corridors study

##### STRATEGY 6

###### Continue to work with State partners to fund and implement regional transportation solutions

- Action: Continue to participate on regional and state committees and organizations to influence transportation funding decisions.

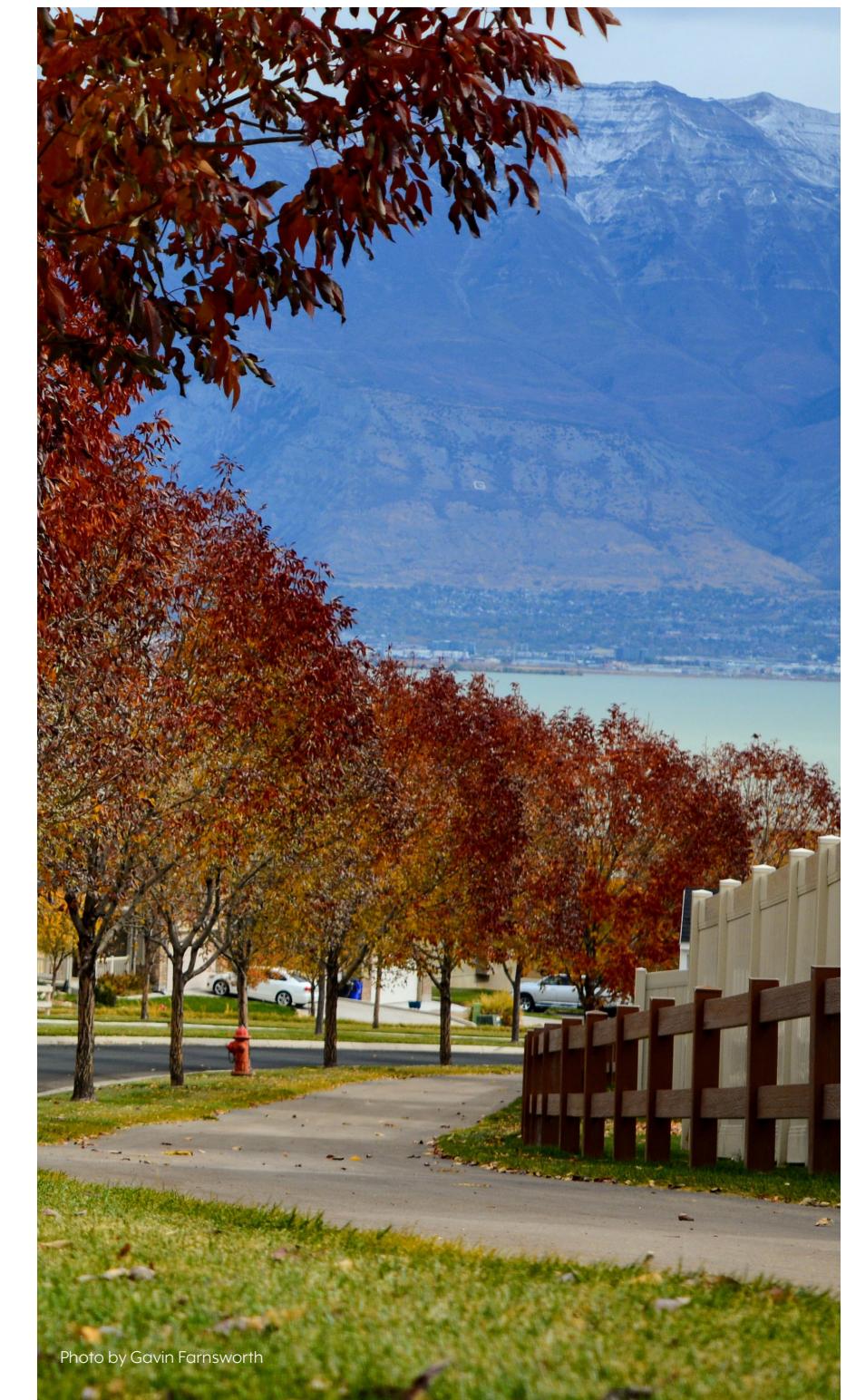


Photo by Gavin Farnsworth



# 7 PARKS, RECREATION OPEN SPACE, & TRAILS



# PARKS, RECREATION, OPEN SPACE, & TRAILS

## The Vision

Parks, recreation, open space, and trails supports the General Plan Vision by providing quality and attractive parks, bike and pedestrian networks, and open space. Neighborhoods will be connected through active transportation networks, where all residents can walk to parks.

The character of Saratoga Springs is rooted in recreation. Located between the Oquirrh Mountains and Utah Lake, recreational opportunities and access to natural areas abound. As the City continues to grow, park space, natural open space, and trails will help maintain the high quality of life and balance that residents enjoy today.

## Background, History, & Analysis

### Current Conditions

Saratoga Springs has approximately 370 acres of public park land and recreational facilities and an additional 95 acres in HOA parks. The community also has trails, open spaces, and community recreation and art programs. Table 7.1 shows a list of the community facilities.

### POCKET PARKS

Pocket Parks are small parks, typically less than 3 acres in size. These parks are designed to serve the immediate neighborhood, when a larger park with more amenities may not be within a reasonable walking distance. Saratoga Springs offers eleven pocket parks encompassing 16.5 total acres. This is the most frequently occurring park within the City.

### NEIGHBORHOOD PARKS

Neighborhood Parks range from 3-10 acres and provide more amenities than pocket parks. There can be found sports fields and playgrounds, as well as walking paths, trees, and open play areas. Saratoga Springs currently has eight of these parks, encompassing 43.3 acres. The average size of each park is around 5.4 acres.

Table 7.1: Current Parks

Park Type	Park	Acreage
Regional Parks	Patriot Park	65*
Community Parks	Harvest Park	13.3
	Inlet Park	6.7
	Marina Park	4.4
	Neptune Park	10.9
	Shay Park	11.8
Neighborhood Parks	Fitness Trail Park	8.9
	Israel Canyon Trailhead	8.2
	Meridian Park	3.4
	Pinnacle Park	5.5
	Regal Park	5.4
	Sunrise Park	5.2
	Talus Park	3.4
	Triton Park	3.3
	Devonshire Park	1.4
	Honeysuckle Park	2.6
Pocket Parks	Island Park	1.9
	Lakewood Park	0.9
	Loch Lomond Park	0.9
	Mountain Moon Park	0.9
	Palomino Park	2.6
	Panorama Park	0.7
	Remington Park	1
	Valley View Park	2.4
	Wayman Park	1.2
	Mountain Trail Bike Park	7.4
Special Use Parks	RC Airplane Park	11.2
	Other Recreation Facilities	Talons Golf Course
<b>Total Public Parks: 370 acres</b>		
<b>Total HOA Parks: 95 acres</b>		
<b>Total Parks: 465 acres</b>		

\*35 acres was acquired by the city in 2022 and is currently undeveloped, but will be in the future

### COMMUNITY PARKS

Community Parks typically range from 10-30 acres in size. The following amenities can be found in community parks: pavilions, restrooms, large open areas, perimeter trails, and sport fields. Five of these parks can be found in Saratoga Springs, averaging around 9.4 acres in size.

### REGIONAL PARKS

At over 30 acres, regional parks are the largest park type in Saratoga Springs. These parks are designed to meet not only the needs of the nearby residents, but the greater community. Patriot Park is the City's only regional park, consisting of a large baseball complex, concession stands, veteran's memorial, and other recreational assets. As of 2022, the City purchased 35 additional acres to expand Patriot Park.

### SPECIAL USE PARKS

Special Use Parks do not offer the traditional facilities found in the other park categories listed above. There are two Special Use Parks in the City: Mountain Bike Trail Park and RC Airplane Park. Mountain Bike Trail Park is a 7.4-acre park specifically designed for mountain bikers, while RC Airplane Park is a 11.2-acre park has been designed for model airplane launching and flying.

### OTHER RECREATIONAL FACILITIES

The Talons Cove Golf Course is a private, 18-hole Golf Course located along Utah Lake.

### HOA PARKS

HOA parks are owned and maintained by Homeowners Associations through homeowner fees. There are 48 HOA parks and open spaces throughout Saratoga Springs, ranging from less than an acre to over 7.5 acres. The average size is 1.97 acres.

## Proposed and Newly Acquired Parks

The City plans to build new parks in the near future and recently purchased 35 acres to expand Patriot Park. Along with this expansion, there are two other proposed parks totaling 35.8 acres of new park land to be added in the future.

Table 7.2: Proposed and Newly Acquired Parks

Proposed and Newly Acquired Parks	Added Acres
Patriot Park Phase 2	35
Beacon Point Park	14.8
Performance Park	21
<b>TOTAL</b>	<b>70.8</b>

## Trails

Currently there are 57.8 miles of trails throughout the City. As seen on Table 7.3, most of the trails are paved trails used for non-motorized use such as walking and biking. Most recently, the City has completed construction on trails along Redwood Road, and are currently in the process of Phase 2, to connect the trail system further.

Table 7.3: Existing Trails

Existing Trails	Miles
<b>Paved Trails Total</b>	<b>37.1</b>
Regional	6.4
Separated	11.2
Street Adjacent	19.5
<b>Unpaved Trails Total</b>	<b>4.9</b>
Regional	1.9
Local	3
<b>Bike Lanes Total</b>	<b>11.6</b>
<b>Motorized Trails Total</b>	<b>4.2</b>

There are three regional trails that run through Saratoga Springs. The Jordan River Trail, Utah Lake Shoreline Trail, and Redwood Road Pathway all run through around 6.4 miles of the City. The Jordan River Trail starts at Inlet Park and connects over 40 miles through to Salt Lake County. Utah Lake Shoreline Trail and Redwood Road Pathway are not complete, with plans to connect segments as areas are developed or as money is obtained.

## Natural Open Space

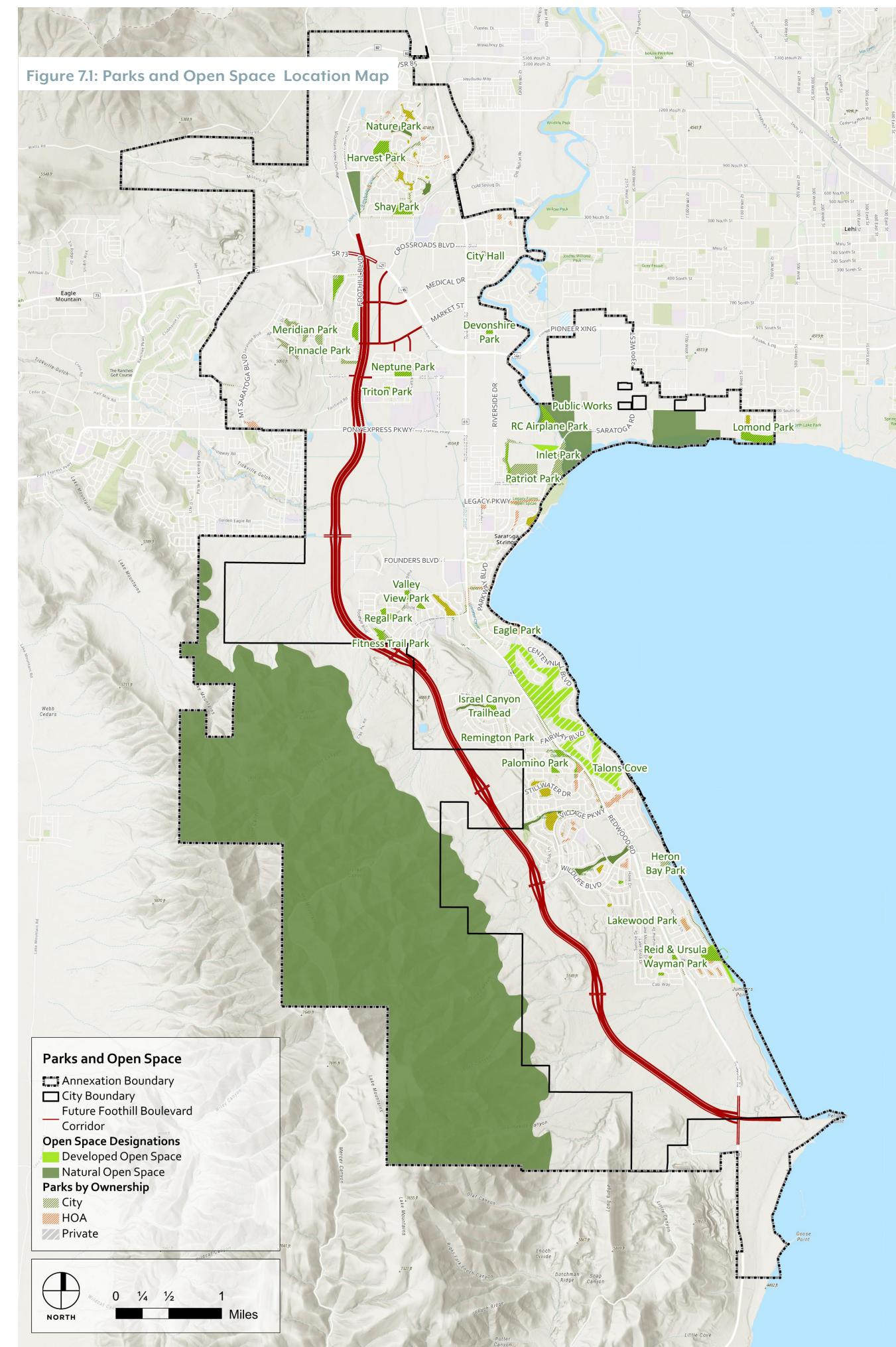
The 84.4 acres of natural open space in Saratoga Springs provides many of the same opportunities as parks do, however in a more natural setting. Community engagement showed that residents appreciate these natural open spaces, and would like to see more, especially if recreational opportunities are included. The annexation plan for Saratoga Springs shows plans to obtain more land to preserve as natural open space, particularly in the Southwestern annexation areas.

## Programming

The City offers recreational and arts programming for residents of all ages, with over 10,000 residents participating in programming provided by the Recreation Department. Programming takes place in outdoor parks and community schools.

## Current plans

[Saratoga Springs Parks, Recreation, Trails, & Open Space Plan 2020-2030](#) details the community engagement, existing conditions summary, park standards, and recommendations for the future of Saratoga Springs. The document provides immediate recommendations to be completed by 2030, as well as long-term goals between the years 2030-2060.



The City has already begun implementing the goals laid out by the plan, including but not limited to:

- Acquire and develop additional park land
- Acquire and develop parks that are 5 acres and above
- Upgrade existing parks
- Partner with other public and private agencies, facilities, organizations, groups and developers to provide additional facilities and programs
- Implement proposed trail and bike lane networks



## What the Community Said

Feedback on the Saratoga Springs park system, gathered during the community engagement process, fell into four main categories:

- Providing more opportunities for recreation
- Improving existing parks
- Connecting existing trails to create a linked trail system
- Providing recreation facilities

Residents are proud and extremely satisfied with the recreation opportunities available to them. As the population of the City increases, residents hope to maintain the same level of park service, open space access, and park quality.

Seniors and parents of children with disabilities were most interested in improving the City's current parks with features that are inclusive for all ages, abilities, and seasons. Additional shaded areas were also an often-requested amenity.

According to the survey results from the [Saratoga Springs Parks, Recreation, Trails, & Open Space Plan 2020-2030](#), residents are more likely to use trails if they are connected. This was evident in the community engagement done by the consulting team. Residents voiced strong support for off-road trails and prioritized the connection of the Utah Lake Shoreline Trail.

Citizens of Saratoga Springs feel strongly about having a recreation center. Residents were interested in programs and amenities that indoor recreation centers offer, including a pool, splashpad, and rooms for senior programming. The City conducted a feasibility study on constructing a recreation center in 2022 and is considering a potential ballot measure for an indoor/outdoor recreation complex.

## Goals & Strategies

### GOAL

**Saratoga Springs continues to include a excellent of access to recreation, parks, and outdoor activities.**

### STRATEGY 1

**Continue to implement the Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan 2020-2030**

- Action 1: Continue to include neighborhood parks in development requirements
- Action 2: Continue to acquire and develop planned park land
- Action 3: Continue to require developer greenspace contributions
- Action 4: Continue to increase the amount of open space in the City

- Action 5: Continue to develop Patriot Park Phase II

### STRATEGY 2

**Continue to implement an efficient recreation-centered trail system that supports neighborhood vitality, health, and wellness**

- Action 1: Continue to connect neighborhoods to each other, parks, schools, the lake, the river, and the mountains through trails and open space
- Action 2: Plan for access to the foothills to the west
- Action 3: Plan for trails in the annexation policy plan area

### STRATEGY 3

**Explore the opportunity to provide an indoor recreation facility**

- Action: Consider possible funding sources for an indoor recreation facility connected to the hot springs.

### STRATEGY 4

**Explore the creation of a park, trails, and open space advisory board**





# 8 COMMUNITY FACILITIES



# COMMUNITY FACILITIES

## The Vision

Community facilities support the General Plan vision by promoting lifelong learning, healthy living, and maintaining the highest quality life.

Community facilities ensure that the citizens of Saratoga Springs have access to necessary City services. Improvements to community facilities and services are accomplished through the City's Capital Improvement Plan.

## Background, History, & Analysis

### Current Conditions

Saratoga Springs is home to a police station, two fire stations, a City Hall, and a Public Works Department. Other services to the City are provided by other entities, such as solid waste removal.

The Public Works Department is responsible for an array of municipal services. These services include snow removal, street maintenance, stormwater control, as well as water supply and distribution. The department consists of eight separate buildings on a campus to house employees, supplies, and machinery.

The current City Hall contains the City Council Offices, different City departments, and the library. As both the City population and the departments grow, the building is quickly becoming too small to house everything.

Saratoga Springs has an active, volunteer-based Arts Council. The Council runs the following events:

- Community Orchestra
- Holiday Home Decorating Contest

- Photo Contest
- Youth Theatre Program

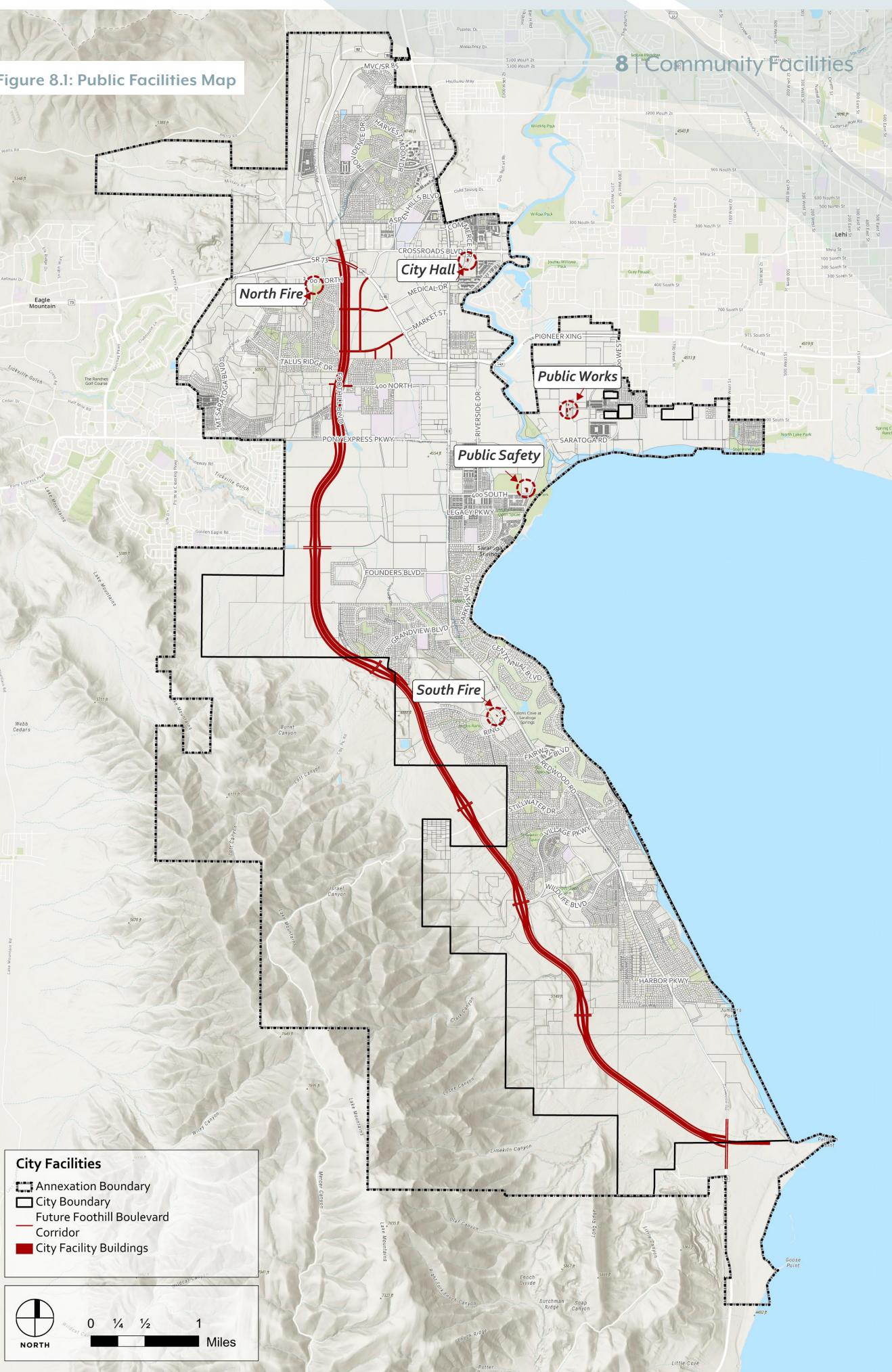
Currently, there is no year-round arts facility to hold these events. City Hall currently holds orchestra performances and the Youth Theatre Program is held at the local schools.

Future plans consist of relocating and expanding community facilities. A municipal campus is proposed on both sides of South Saratoga Road. This plan update consists of expanding Patriot Park and relocating City Hall adjacent to the existing Public Safety Building. Current plans call for the planned City Hall to be about five to six times larger than the existing City Hall to incorporate:

- expanded library
- community gathering areas
- children's area
- study rooms
- computer labs
- cafe

While a stand-alone senior center is not currently planned, there are two plans to incorporate senior-centric facilities into proposed buildings. The first potential site would be located within the recreation center, should the bond be passed in fall 2022. The other potential site is senior friendly rooms inside a new municipal building.

The City has acquired 10 acres in the Northwest corner of the City to build a cemetery, split evenly between a City cemetery and Camp Williams for a VA cemetery. Plans consist of developing the first lots, with the remaining acres to be set aside and further developed with roadways before lots can be purchased by the public.



## What the Community Said

The community was vocal about expanding the library. Across all community engagement platforms, a dedicated library was consistently one of the top requested amenities. The community not only looks to the library as a great programming and an educational resource, but also as a central gathering space.

Community engagement also showed a large interest in year-round arts and cultural facilities. Performance Park, a 21-acre park planned near Sage Hills Elementary, is currently planned to incorporate a large outdoor amphitheater. This amphitheater, however, will not be able to be used year-round.

Seniors were overwhelmingly interested in a senior center. When asked about elements that make a great senior center the following were given:

- Programming
- Community Gathering
- Transportation opportunities for those who cannot drive, whether that be transportation to and from the center, or orchestrated transportation to other areas (field trips)
- Indoor recreational opportunities
- Senior focused amenities such as pickleball

## Goals & Strategies

### GOAL

**Continue to provide community facilities to serve residents and visitors as Saratoga Springs grows**

### STRATEGY 1

**Continue efforts to develop a centralized City campus**

- Action: Relocate City Hall adjacent to the Public Safety Building

### STRATEGY 2

**Evaluate the opportunity to include senior-focused programming in City facilities**

- Action: Kick off a planning process to identify the need for, timing, and possible locations(s) for senior programming

### STRATEGY 3

**Relocate and expand the library system**

- Action 1: Relocate to the City Campus
- Action 2: Provide greater access to information through various mediums

### STRATEGY 4

**Develop the cemetery site as planned in the northern area of the community**



Public Open House



# 9 WATER PRESERVATION



# WATER PRESERVATION

## The Vision

Water Preservation and conservation supports the General Plan Vision by conserving limited resources for the future.

Water availability is a critical component of planning for growth and development, particularly in the arid west. Saratoga Springs has been at the forefront of water planning and preservation since its inception. The City adopted in 2015 and regularly updates the Saratoga Springs Water Conservation Plan to reflect best practices in water resource management. The Saratoga Springs Water Conservation Plan identifies water as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs. The Water Conservation Plan also recognizes the critical link between water resources and economic development for the community.

## Background, History, & Analysis

The Utah State Legislature amended the Utah Land Use Development and Management Act in 2022 to require cities to include a Water Preservation element in their General Plan by 2025. For a City the size of Saratoga Springs, the Water Preservation element is required to address the following:

- The effect of permitted development or patterns of development on water demand and water infrastructure
- Methods of reducing water demand and per capita consumption for future development
- Method of reducing water demand and per capita consumption for existing development

- Opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water

In addition, Saratoga Springs is required by Utah Code Section 73-10-32 to adopt a water conservation plan. The City adopted a plan in compliance with Section 73-10-32 in 2015 and regularly updates the plan to reflect best practices.

## Current Conditions

Saratoga Springs Water Conservation Plan is incorporated into the General Plan by reference including recommendations for:

- Water conservation policies
- Landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip

In addition to the Saratoga Springs Water Conservation Plan, the City has reviewed and identified changes to any ordinance that promotes the inefficient use of water. The Water Conservation Plan adopts specific water conservation measures and strategies including measures and strategies that:

- Consider principles of sustainable landscaping
- Consider how land use affects water supply and distribution planning
- Recommends strategies for water demand reduction

## What the Community Said

The community of Saratoga Springs values conservation of resources and mentioned that they would like to see more goals and strategies to promote sustainable practices. Residents of Saratoga Springs mentioned that they would like to see more water wise landscaping methods and native plant usage incorporated into City requirements and ordinances.

## Goals & Strategies

### GOAL

**Saratoga Springs continues to meet the requirements of Sections 10-9a-403 and 73-10-32 of Utah Code Annotated through the implementation of the Saratoga Springs Water Conservation Plan.**

#### STRATEGY 1

**Update the Water Conservation Plan on a regular basis to reflect best practices in water conservation**

- Action 1: This General Plan hereby adopts by reference the Water Conservation Plan as the Water Use and Preservation Element of the Saratoga Springs General Plan
- Action 2: Monitor the implementation of the current plan and update as needed

#### STRATEGY 2

**Update Model Landscape Ordinance of Title 19 Land Development as needed to reflect best practices**

- Action: Monitor the implementation of the Model Landscape Ordinance to ensure Water Conservation Plan goals are met



# 10 NATURAL HAZARDS



# NATURAL HAZARDS

The geographic location of Saratoga Springs poses natural hazards risks. As it lays along the Utah Lake and around known fault lines, infrastructure damage may occur from time to time. Climate change will likely also be a factor in causing droughts, wildfires, and flooding, all of which have happened in the past. While these hazards are mostly unpredictable, effects can be mitigated through building code enforcement, establishing an emergency preparedness plan, and proper land use.

## Background, History, & Analysis

Saratoga Springs takes great pride in its views and accessibility to the Lake Mountains to the west and Utah Lake to the east. These natural resources present several challenges to the community as well. While historically, natural disasters in Saratoga Springs have been relatively minor, they serve to remind that a larger one may be to come.

In 2017, the City implemented a Multi-Hazard Mitigation Plan to assess the effects of potential natural hazards and then developed a multiyear plan to mitigate risks. The highest priority natural hazard projects were:

- Wildfire mitigation
- Debris flow mitigation
- Severe storm mitigation
- Earthquake ground shaking mitigation
- Earthquake liquefaction mitigation
- Flood mitigation
- Drought mitigation

## Earthquakes

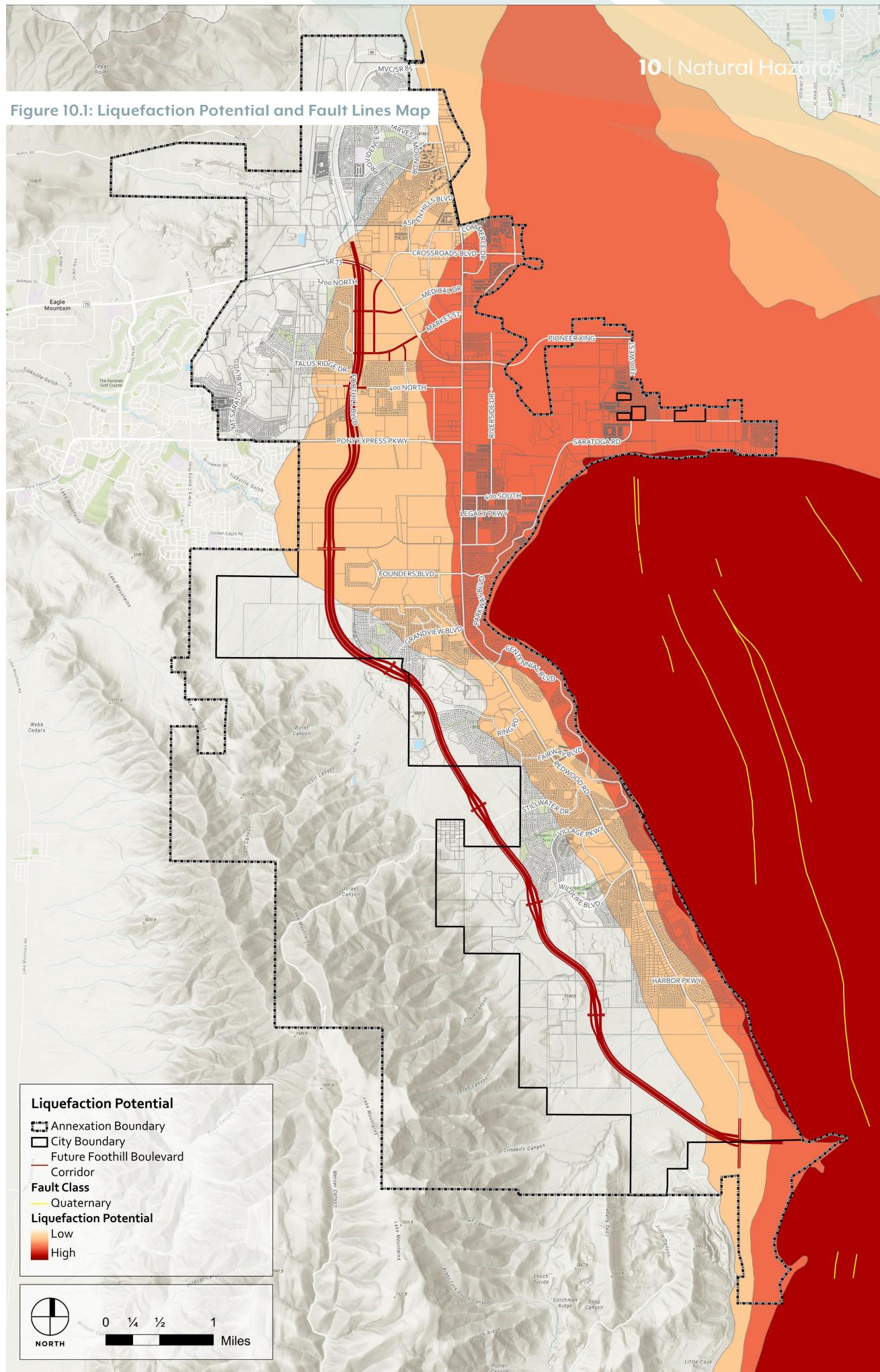
Saratoga Springs experiences many earthquakes due to its location on the Wasatch and West Valley Fault Zones. Most earthquakes have been classified as minor, registering below 3.9 on the Richter Scale. These minor earthquakes can be felt and can also cause minor damage. According to the University of Utah Seismograph Station, eight earthquakes with a magnitude of 3.0 or greater have occurred within 16 miles of Saratoga Springs since 1962.

Saratoga Springs experienced ground shaking when it was the epicenter of a 2.4 magnitude earthquake on April 10, 2019. Residents reported feeling the earthquake but no injuries or building damage were reported. While a relatively small earthquake, the United States Geological Survey reports that earthquakes in this area with a magnitude of 5 occur around every ten years and a magnitude of 6 or larger every 50 years.

Saratoga Springs provides residents with some online resources for earthquake preparedness, however, there currently is no adopted disaster response plan. The City should undergo an evaluation of current geologic hazards threatening the City and implement detailed response plans for first responders, community organizations, and The Community Emergency Response Team (CERT).

## Liquefaction

Liquefaction takes place when water-logged soils give out in response to intense ground shaking events, like earthquakes, resulting in building沉降 and sloping. Figure 10.1 shows the potential of such an event happening. Areas near the shoreline of Utah Lake and the Jordan River show a high liquefaction potential, meaning that there is a 50 percent probability of having an earthquake within a 100-year period strong enough to cause



liquefaction. A moderate designation means that the probability is between 10 and 50 percent, and a low probability designation means that there is between 5 and 10 percent chance of having an earthquake within a 100-year period strong enough to cause liquefaction.

Liquefaction is unpreventable, however damage resulting from liquefaction can be prevented by:

- Improving susceptible soil during development with gravel or better drainage
- Designing buildings to resist shaking

## Debris Flow

Debris flows are fast-moving landslides. They can be triggered by intense rainfall, floods, or earthquakes. The last large debris flow occurred in 2012. Around a dozen homes sustained flood damage in basements and first floors.

The 2017 Multi-Hazard Mitigation Plan found that debris flow could cause widespread damage to above-grade buildings in the City, transportation infrastructure, as well as damage to water infrastructure.

The City decided to review the canyon area that flooded in 2012, named Losee Canyon in 2015-2016. Part of the review was a preliminary design to install 1000 feet of storm drain piping and create a minor impoundment to keep the area from retaining so much water that a debris flow could occur.

## Flooding

The 2017 Multi-Hazard Mitigation Plan found that flooding proposed a hazard to water wells, sewer lift stations, and low-lying residential and commercial buildings.

Chapter 18.02 of the Saratoga Municipal code includes regulation on flood management, permitting, standards and restriction areas within the City.

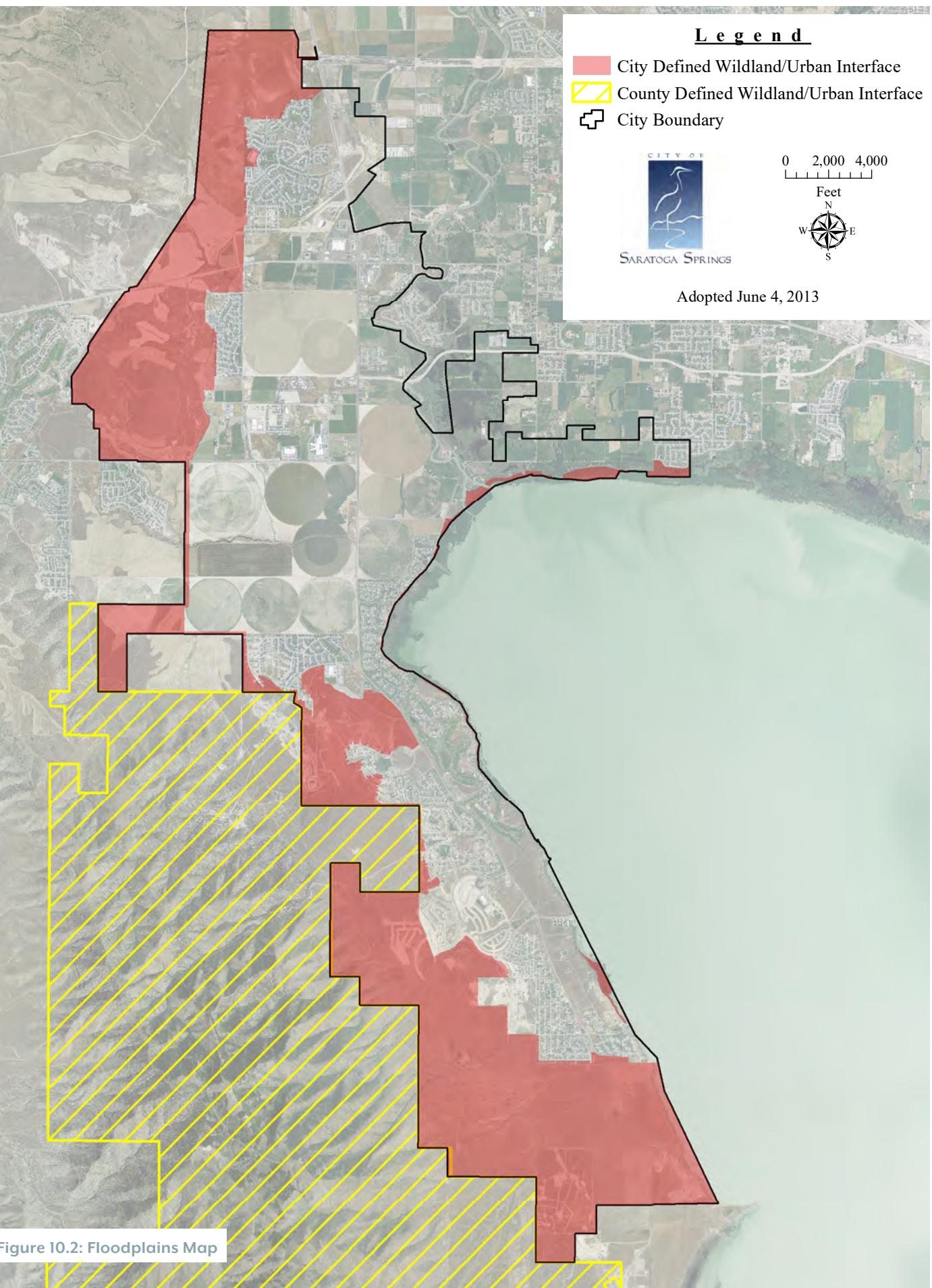
Saratoga Springs has been working on a flood prevention mitigation plan to prevent future damage. Flood mitigation is projected to include two components: protection of low-lying facilities and mitigation of debris flow hazards. The City is collaborating with both the State and federal agencies to come up with the best solution for the City moving forward.

## Wildland Fires

The Knolls Fire occurred in June 28, 2020. This human-caused fire burned an estimated 13,000 acres and caused an evacuation of some areas of Saratoga Springs. Residents located south of Grandview Boulevard and west of Redwood Road, as well as those located in the Pelican Bay area evacuated their homes. Those without shelter were sent to Westlake High School.

Wildfires not only cause damage to both the natural and built environment, but can bring on flooding and debris flow. According to the 2017 Multi-Hazard Mitigation Plan, wildfires are the most pressing natural hazard facing the City.

The City has taken a number of steps to mitigate wildfire hazards, including implementing the State Urban Wildfire Plan. There are also a few tips that is on the Saratoga Springs website to educate the community on how to prevent wildfires including the use of fire-resistant building materials and how to manage vegetation. The website also includes a safety checklist and 2006 Utah Wildland Urban Interface Code. Future mitigation techniques include conducting fuel reduction projects on undeveloped lands, constructing fire breaks near City boundaries, and conducting more public education programs.



## 2006 Utah Wildland Urban Interface Code

The Utah Wildland Urban Interface Code is meant to mitigate any impacts of wildfires in the Urban Wildland Interface. The Urban Wildland Interface is the area or zone with man-made development and structure that, if destroyed, would interfere with wildland areas. The Urban Wildland Interface code is meant to address concerns with both the International Fire and Building Code and create a plan, addressing the gap between both fire and building code. The code includes strategies, reports, and data that was collected based on tests and past fire related emergencies worldwide. It also includes the following information and tools: fire protection requirements, vegetation control, building construction requirements, and wildland urban interface area requirements.

## What the Community Said

Residents of Saratoga would like to see an updated emergency preparedness and emergency response plan. The community also provided comments specifically regarding the Knolls Fire in June of 2020 and the significance of being better prepared for wildfires. The Saratoga Springs website has a section on emergency preparedness and includes information regarding tips on what to keep in your vehicle, getting enrolled in first aid/CPR classes, resources on who to contact in case of any emergency (electrical, earthquakes, water/sewer, tornadoes, natural gas, power, charity, and waste) and CERT (Community Emergency Response Team).

## CERT (Community Emergency Response Team)

Saratoga Springs has a CERT (Community Emergency Response Team) team that is prepared to take lead when professional responders are not immediately available. The team is trained to educate the community on how best to respond and proceed in case a disaster occurs. Joining the CERT team involves ongoing training (18 and over) on how to respond in emergency situations. The training is taught by other CERT trainers and first responders, is free of cost and includes training on: disaster fire suppression, disaster psychology, disaster medical triage, disaster preparedness, disaster medical treatment, and team organization, light search and rescue. CERT personnel can respond quickly when there is an urgent need and assist when first responders are not able to reach out to everyone right away.

## Safe Walking Routes

The Saratoga Springs and Alpine School District Websites includes information on Safe Walking Routes for school going children. Alpine School District provides bus transportation for students who require bus transport whether it is for distance or to protect children from walking along hazardous roadways. Utah State law requires standards on where school crosswalks, crossing guards, and lights should be for every school. This way there is uniformity in design and placement for all schools in the State of Utah. Charter Schools in Utah do not have specific set standards in place when it comes to safe routes and crossings. This is dependent on the school location, as students may walk, bike, take a bus or get dropped off by parents/guardians. Further information on safe walking routes can be found on the at <https://saferoutes.utah.gov/school-mapping/>

## Other Resources

The website also includes information on what to include in a disaster kit, links to State and federal resources, COVID 19 small business assistance program, COVID City Plan, CDC guidelines and testing site location, and public awareness tips (Carbon Monoxide safety, firework safety, earthquakes, safe cooking tips, family disaster kit, Utah special needs registry, and natural disaster safety tips/plan).

## Goals & Strategies

### GOAL

### Continue to implement best practices to protect life and property within Saratoga Springs

#### STRATEGY 1

Review and update, if needed, development standards to create a detailed plan for earthquakes, floods, wildfires, and other potential hazards

- Action 1: Continue to incorporate development standards and best practices to mitigate any damage from natural disasters and hazards in code
- Action 2: Continue to update any community announcements or materials with plans of action and practices for emergencies

#### STRATEGY 2

### Complete Emergency Preparedness Plan Update

- Action 1: Work with Fire Department to provide “home” based plans for accountability first, followed by City alternatives
- Action 2: Continue to adjust Emergency Preparedness Plan based on Urban Interface Plan

#### STRATEGY 3

### Continue to inform and educate residents and stakeholders about emergency preparedness through various strategies

- Action 1: Continue CERT training and provide a visual manual and work to solicit more volunteers
- Action 2: Expand Natural Hazards Plan through community feedback
- Action 3: Continue to update Wildland Urban Interface Code, earthquake, and flood zone maps to reflect the most recent data



# 11 SUMMARY OF STRATEGIES AND ACTIONS



# SUMMARY OF STRATEGIES AND ACTIONS

## A. COMMUNITY VALUES

NO.	ACTION	NOTES
<b>SARATOGA SPRINGS IS THE FIRST CHOICE FOR CURRENT AND FUTURE HOUSEHOLDS BECAUSE OF ITS UNIQUE IDENTITY, CONNECTION TO NATURE, AND FAMILY FRIENDLY AMENITIES</b>		
Create gathering places and amenities for residents and visitors of all ages		
1	Identify funding sources and construct a new library	
2	Identify opportunities to include senior activities in City facilities	
3	Work with City Center developers to create a town center area at Pioneer Crossing and approximately Market Street and Medical Drive to include community amenities	
4	Identify funding sources and construct a recreation center that uses the hot springs as an amenity	
Create a sense of Citywide identity through signage, streetscape, and amenities.		
5	<p>Identify streetscape elements required for each type of roadway in Saratoga Springs that includes approved:</p> <ul style="list-style-type: none"> <li>• street tree types</li> <li>• wayfinding features</li> <li>• other street furniture</li> </ul> <p>* The City currently has streetscape standards for many road types and areas. This task is to evaluate the standards to identify and create a strategy to address any gaps.</p>	
6	Design and construct additional entryway monument signs at key entries to Saratoga Springs	
Minimize amendments to the General Plan		
7	Limit amendments to the General Plan to those elements that improve the health, safety, convenience, or general welfare of the public. Preserve commercial areas for future economic growth to support the growing community	
Update the General Plan every 5 – 10 years		
8	Stay consistent and true to the General Plan goals and vision, amending only when necessary	

## B. LAND USE & NEIGHBORHOODS

NO.	ACTION	NOTES
<b>FUTURE DEVELOPMENT IN SARATOGA SPRINGS REFLECTS THE COMMUNITY'S PREFERRED VISION</b>		
Update the Future Land Use Map to reflect the community's preferred vision of the future.		
9	Include the preferred location for the future Town Center development on the Future Land Use Map	
10	Include future community gathering areas on the Future Land Use Map	
11	Concentrate land uses with more traffic impact on arterial and collector roadways	
12	Consider long term fiscal sustainability in land use decisions	
13	Review, and if needed, update current commercial zoning to encourage opportunities for a range of retail services and types	
14	Resist requests to rezone non-residential areas for residential development	
<b>Work with property owners to create balanced development within the City Center District Area Plan</b>		
15	Continue to work with property owners and the community to plan the Town Center area	
16	Review existing development agreements to identify opportunities for future non-residential development	
<b>Implement the Saratoga Springs Economic Development strategy to create a diverse employment base</b>		
17	Continue to identify areas for development of non-residential housing on the Future Land Use Map	

## C. HOUSING

NO.	ACTION	NOTES
<b>HOUSING IN SARATOGA SPRINGS MEETS THE NEEDS OF CURRENT AND FUTURE RESIDENTS</b>		
Encourage a variety of housing types at price points that support all stages of life		
18	Use the Moderate-Income Housing plan and update according to the needs of Saratoga Springs on an annual basis	
19	Identify and implement best practices that encourage housing that varies by size and scale	
<b>Implement the recommendations of the City's Moderate Income Housing Plan</b>		
20	Implement strategies to incorporate moderate income housing and reevaluate outcomes and goals annually	

## D. ECONOMIC DEVELOPMENT

NO.	ACTION	NOTES
<b>SARATOGA SPRINGS FUTURE GROWTH INCLUDES OPPORTUNITIES TO WORK, SHOP, PLAY, AND LIVE IN THE CITY</b>		
Provide a range of opportunities for the development of office, stores, and services to support residents and visitors		
21	Continue to update the preferred locations for office, town center, retail, and services on the Future Land Use Map	
22	Resist pressure to rezone these areas to residential uses	
23	Continue to work with regional economic development organizations to attract and retain businesses in Saratoga Springs	
<b>Continue to implement the Saratoga Springs Economic Development Strategy</b>		
24	Continue to identify areas for non-residential development to maintain and improve the current ratio of jobs to population	
25	Continue to work with property owners to identify shovel-ready locations for new office, retail, and services locations	
26	Update the Saratoga Springs Economic Development Strategy on a regular basis to reflect changing market conditions and policy revisions	
27	Pursue development types that will result in balanced job types	
<b>Work closely with property owners to implement the vision for a town center within the City Center District Area Plan</b>		
28	Include the location for the Town Center on the Future Land Use Map	
29	Identify the preferred mix of land uses within the Town Center area	

NO.	ACTION	NOTES
Continue to implement the waterfront strategy as an economic development strategy		
30	Construct the South Marina improvements based on approved grants and funding	
31	Review, and update as needed, the Mixed Waterfront Zone to include community design standards	
32	Continue to improve access to lake and river amenities	
33	Continue to improve the North Marina	

## E. TRANSPORTATION & CONNECTIVITY

NO.	ACTION	NOTES
<b>REDUCE CONGESTION IN SARATOGA SPRINGS AS THE COMMUNITY CONTINUES TO GROW.</b>		
Continue to identify opportunities to locate stores and services in convenient locations to minimize travel		
34	Continue to include locations for all job types along major transportation corridors with access to neighborhoods throughout the City on the Future Land Use Map	
Implement the 2022 Transportation Master Plan		
35	Continue to coordinate with UDOT and MAG on construction of Pony Express extension to the east	
36	Continue to coordinate with UDOT on construction of Mountain View Corridor	
37	Continue to coordinate with UDOT to widen the southern extent of Redwood Road	
38	Continue to coordinate with MAG to widen Saratoga Road to a minor arterial	
Continue to implement the Saratoga Springs Parks, Recreation, Trails, and Open Space Master Plan 2020-2030 and 2016 Saratoga Springs Bicycle and Pedestrian Master Plan		
39	Update the current sidewalks and bikeways inventories to identify existing gaps	
40	Review existing development requirements to ensure continued implementation of the City's sidewalk and bikeways plan	
41	Continue to work with UDOT to include safe, user-friendly pedestrian and bicycle amenities on roadways in Saratoga Springs	
42	Continue to coordinate trail locations and systems with adjacent cities	
43	Continue to work with UTA on park and ride locations	

NO.	ACTION	NOTES
Continue to work with UTA to improve transit service in Saratoga Springs		
44	Continue to work with UTA on additional stops and frequency of bus service	
Continue to identify potential future location and alignment for transit service to include Bus Rapid Transit or TRAX services		
45	Continue to work with surrounding cities (Lehi, Saratoga Springs & Eagle Mountain) to advocate for westside transit access	
46	Work with UTA and MAG to identify funding options, and complete a transit corridors study	
Continue to work with State and regional partners to fund and implement regional transportation solutions		
47	Continue to participate on regional and state committees and organizations to influence transportation funding decisions	

## F. PARKS, RECREATION, OPEN SPACE, & TRAILS

NO.	ACTION	NOTES
<b>SARATOGA SPRINGS CONTINUES TO INCLUDE EXCELLENT ACCESS TO RECREATION, PARKS, AND OUTDOOR ACTIVITIES</b>		
Continue to implement the Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan 2020-2030		
48	Continue to include neighborhood parks in development requirements	
49	Continue to acquire and develop planned park land	
50	Continue to require developer greenspace contributions	
51	Continue to increase the amount of open space in the City	
52	Continue to develop Patriot Park Phase II	
53	Explore the creation of a parks, trails, and open space advisory board	
Continue to implement an efficient recreation-centered trail system that supports neighborhood vitality, health, and wellness		
54	Continue to connect neighborhoods to each other, parks, schools, the lake, the river, and the mountains through trails and open space	
55	Plan for access to the foothills to the west	
56	Plan for trails in the annexation policy plan area	
Explore the opportunity to provide an indoor recreation facility		
57	Consider possible funding sources for an indoor recreation facility connected to the hot springs	

## G. COMMUNITY FACILITIES

NO.	ACTION	NOTES
<b>CONTINUE TO PROVIDE COMMUNITY FACILITIES TO SERVE RESIDENTS AND VISITORS AS SARATOGA SPRINGS GROWS</b>		
Continue efforts to develop a centralized City campus		
58	Relocate City Hall adjacent to the Public Safety Building	
Evaluate the opportunity to include senior-focused programming in City facilities		
59	Kick off a planning process to identify the need for, timing, and possible location(s) for a senior activities	
Relocate and expand the library system		
60	Relocate to the City Campus	
61	Provide greater access to information through various mediums	
Develop the cemetery site as planned in the northern area of the community		
NO.	ACTION	NOTES

## H. WATER PRESERVATION

SARATOGA SPRINGS POLICIES WILL CONSERVE WATER, PROMOTE MORE CONSCIENTIOUS USE, AND HAVE AN ADEQUATE SUPPLY FOR FUTURE GENERATIONS		
Update the Water Conservation Plan on a regular basis to reflect best practices in water conservation		
62	This General Plan hereby adopts by reference the Water Conservation Plan as the Water Use and Preservation Element of the Saratoga Springs General Plan	
63	Monitor the implementation of the current plan and update as needed	
Update Model Landscape Ordinance of Title 19 Land Development as needed to reflect best practices		

## I. NATURAL HAZARDS

NO.	ACTION	NOTES
<b>CONTINUE TO IMPLEMENT BEST PRACTICES TO PROTECT LIFE AND PROPERTY WITHIN SARATOGA SPRINGS</b>		
Review and update, if needed, development standards to create a detailed plan for earthquakes, floods, wildfires, and other potential hazards		
65	Continue to incorporate development standards and best practices to mitigate any damage from natural disasters and hazards in code	
66	Continue to update any community announcements or materials with plans of action and practices for emergencies	
<b>Complete Emergency Preparedness Plan Update</b>		
67	Work with Fire Department to provide “home” based plans for accountability first, followed by City alternatives	
68	Continue to adjust Emergency Preparedness Plan based on Urban Interface Plan	
<b>Continue to inform and educate residents and stakeholders about emergency preparedness through various strategies</b>		
69	Continue CERT training and provide a visual manual and work to solicit more volunteers	
70	Expand Natural Hazards Plan through community feedback	
71	Continue to update Wildland Urban Interface Code, earthquake, and flood zone maps to reflect the most recent data	