

ORDINANCE NO. 23-1 (1-3-23)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, ADOPTING AN AMENDED GENERAL PLAN AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, Utah Code Chapter 10-9a allows municipalities to amend the general plan;
and

WHEREAS, before the Saratoga Springs City Council approves any general plan amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

WHEREAS, on December 22, 2022, the Planning Commission held a public hearing after proper notice and publication to consider the General Plan amendment, attached as Exhibit A, and forwarded the item with a favorable recommendation; and

WHEREAS, pursuant to Utah Code § 10-9a-405 and Section 19.13.02 of the City Code, the General Plan amendment is an advisory guide for land use decisions; and

WHEREAS, as an advisory guide, the proposed General Plan amendment reflects directional planning objectives of the City Council for the purpose of generally guiding and informing, but not limiting or constraining, specific land uses or vested rights in the City; and

WHEREAS, on December 22, 2022, the City Council held a public meeting to consider the updated and amended general plan; and

WHEREAS, the City Council voted to approve the updated and amended general plan;
and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that the updated and amended General Plan attached as Exhibit A be adopted.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The updated and amended General Plan attached as Exhibit A is hereby adopted, and City Staff is hereby directed to replace the previous General Plan accordingly.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701; or
 - ii. post a complete copy of this ordinance in 3 public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3 day of January, 2023.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder



CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Chris Carn	✓	_____	_____	_____
Michael McOmber	✓	_____	_____	_____
Ryan Poduska	✓	_____	_____	_____
Chris Porter	✓	_____	_____	_____
Stephen Willden	✓	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____	_____	_____

EXHIBIT A

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.



Photo by Jan Munger

Figure 4.1: Housing Types

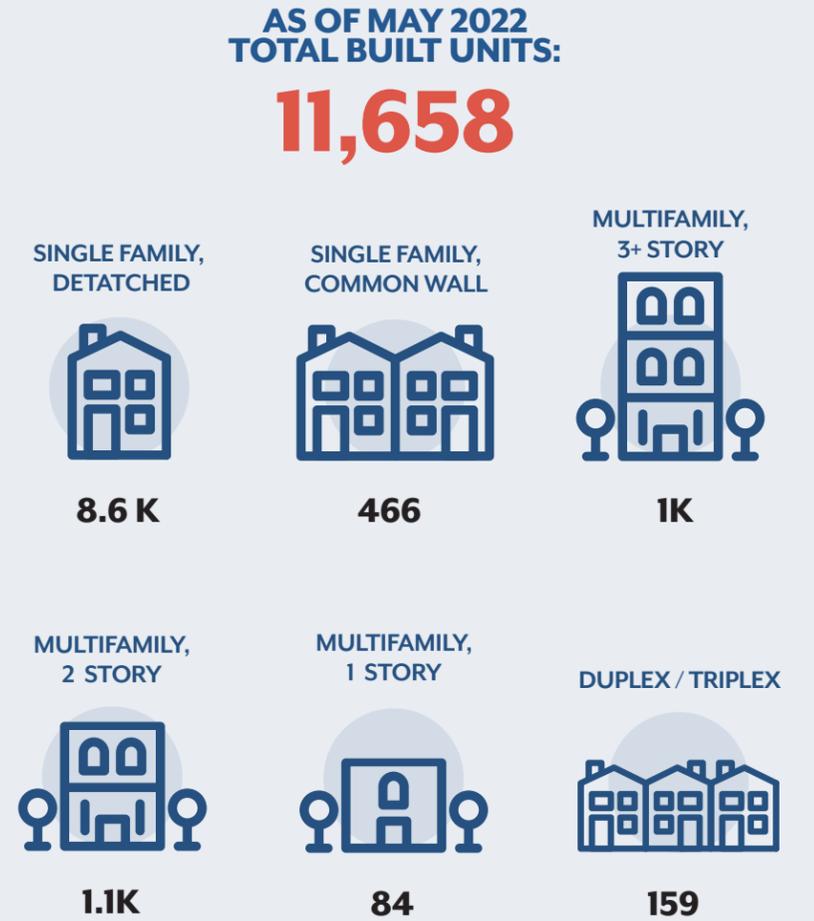
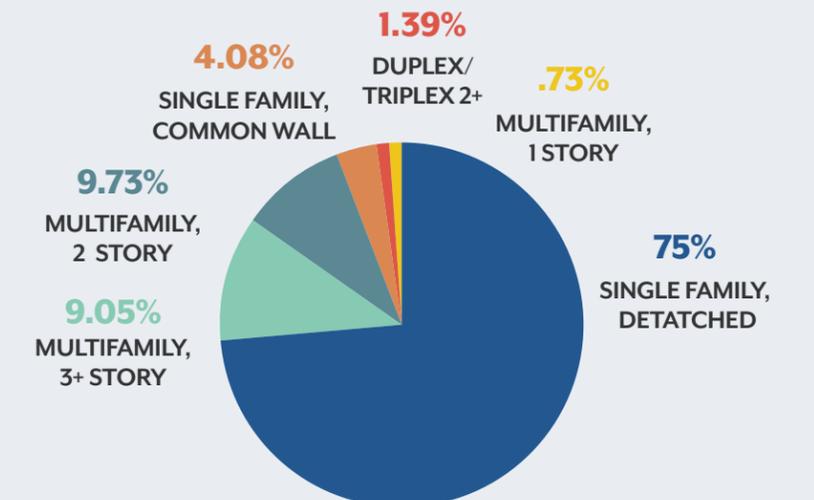


Figure 4.2: Housing Units



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	3,011	-880
2021	8,542	1,952	179	3,211	-1,080
2022	9,114	2,083	48	3,426	-1,295
2023	9,722	2,221	-91	3,654	-1,523
2024	10,370	2,370	-239	3,898	-1,767

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

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.

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.



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

MODERATE INCOME HOUSING IMPLEMENTATION PLAN



SARATOGA
SPRINGS

Life's just better here

MODERATE INCOME HOUSING AND PROPOSITION 6

While considering strategies and policies for Moderate Income Housing in Saratoga Springs, one key limiting factor is Proposition 6. This was a citizen-driven effort initiated in 2013 to establish a ratio of multifamily housing stock within Saratoga Springs. The citizens voted to establish 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. This proposition was voted into law by the residents of the city on November 5, 2013.

Proposition 6

Shall the General Plan be amended to specify minimum and maximum percentages of certain housing types? This proposition seeks to: (a) require 73% of all dwelling units to be single family, detached housing; (b) limit single family units with a common wall and single story to no more than 11% of all housing; (c) limit multi-family, single story units to no more than 7% of all housing; (d) limit multi-family units with two stories to no more than 7% of all housing; and (e) limit multi-family units with more than two stories to no more than 2% of all housing.

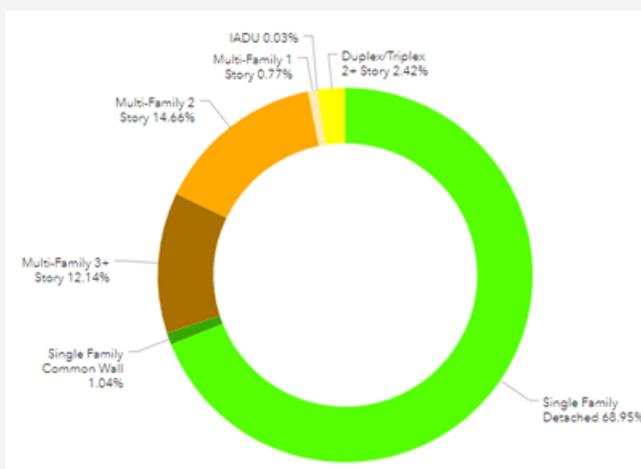


FIGURE 1: CURRENT RECORDED UNITS AS OF DECEMBER 5, 2022

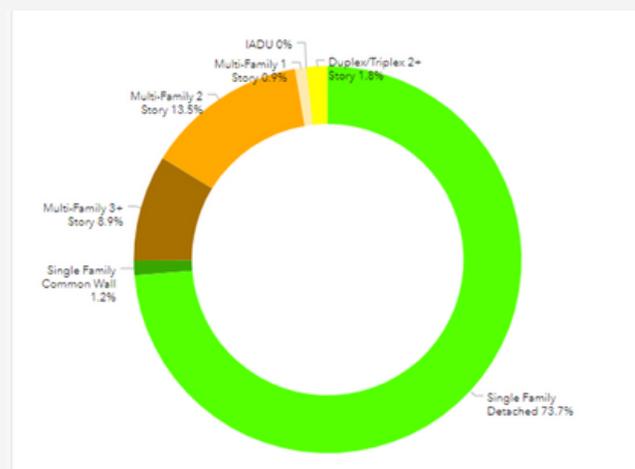


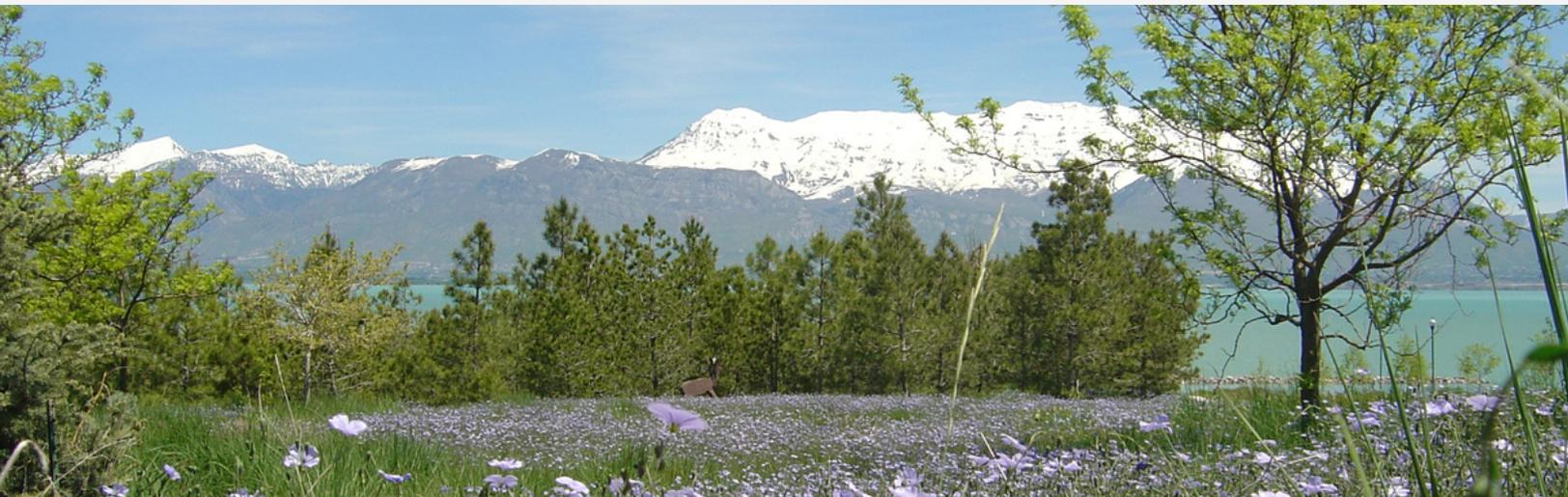
FIGURE 2: ACTUAL BUILT UNITS AS OF DECEMBER 5, 2022

**DEVELOPMENT METRICS
AS OF DECEMBER 5, 2022**



When this proposition passed, the city council determined to honor existing development entitlements and vested density, including a significant amount of density over 3,000 acres in the city. However, future rezoning decisions are subject to this mandate. Therefore, the future growth and development of Saratoga Springs may be impacted by the proposition, although the number of existing vested or entitled properties within the city dating back as far as 2009 softens this impact. The City tracks all approved housing units by type in order to ensure that unit types are within the established ratio under Proposition 6. As this specifies maximum percentages of certain housing types with the intent to limit attached/multi-family housing product within the city, Proposition 6 significantly limits how Saratoga Springs can achieve certain levels of moderate income housing, with future rezoning decisions.

While Proposition 6 prescribes a maximum percentage of 27% multi-family housing, the City of Saratoga Springs currently exceeds that limit at 31% (see Figure 1). This percentage amounts to 5,090.5 acres of developed property within the city at 34% buildout (based on current city limits, not including unbuildable areas). Because we have been held to these metrics since 2013, we have been carefully collecting data on our City’s built, approved, and pending/entitled housing units and types, which ensures we are tracking all proposed Moderate Income Housing Goals within the limitations of Proposition 6.



It is also worth noting that while approximately 31% of our built housing stock are multi-family units, that number will increase based on the breakdown of recorded units that are approved but not yet under construction. When accounting for the units already vested from before Proposition 6, approximately two-thirds of our incoming residential units that have already been vested and recorded are multi-family units (see Figure 3).

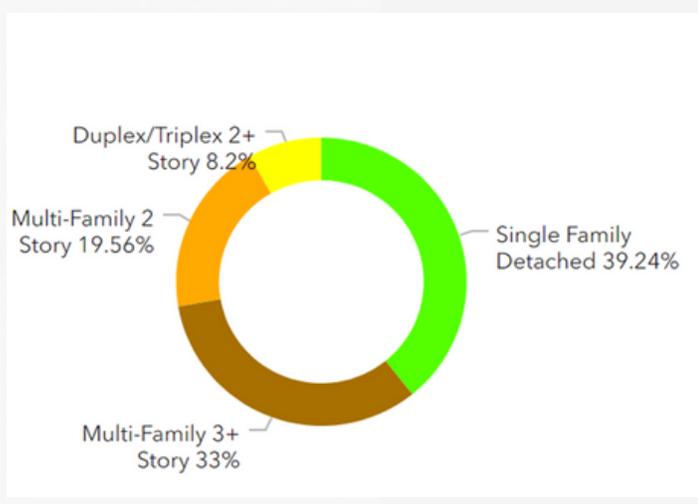
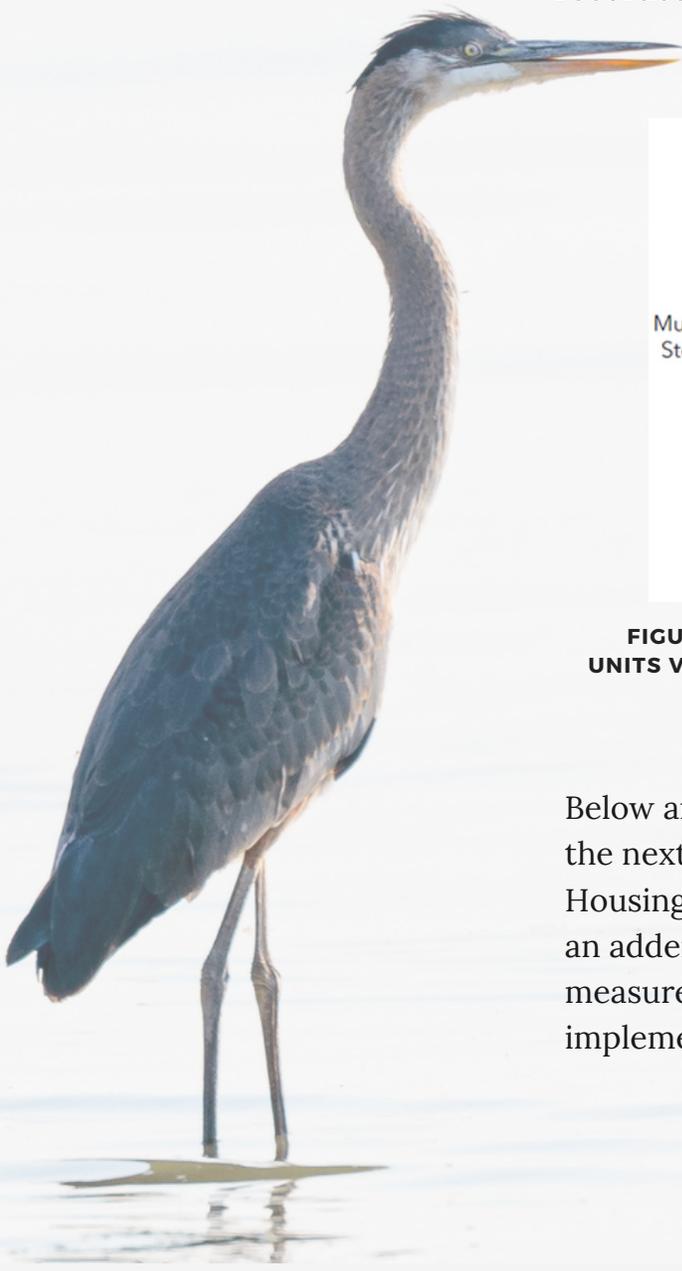


FIGURE 3: RECORDED, VACANT LOTS/UNITS NOT INCLUDING UNITS VESTED BEFORE PROPOSITION 6, AS OF DECEMBER 13, 2022

Below are all ongoing measures and goals the City has for the next year toward the identified Moderate Income Housing goals. The City will adopt these ongoing goals as an addendum to the General Plan to specify ongoing measures to identify in our annual review of our plan implementation success.



STRATEGY A

**“Rezone for densities necessary to facilitate the production of moderate-income housing”
(UCA 10-9a-403(2)(b)(iii)(A))**

.....

Goal: Allow for a variety of housing types within the city and within various neighborhoods

The City Center District Area Plan (“DAP”) covers approximately 3,000 acres in the city and was approved in 2009 through a development agreement and rezoning to the city’s Planned Community zone. The vast majority of this area has not yet been developed. This area has vested rights of up to 20,620 equivalent residential units (ERUs), which amounts to a density of 6.87 ERUs per acre. The DAP contains vested densities and unit types that are designed to provide moderate housing. For instance, the DAP states:

The plan area will provide a mix of housing choices. This mix provides housing opportunities to a variety of ages and incomes. The town and neighborhood centers are conceived as mixed use and contain a sizable portion of the housing. The housing in these centers is a mix of multifamily units in mixed-use and apartment buildings as well as townhomes and small lot single family homes. Large areas of primarily residential neighborhoods surround the commercial centers. These are identified as traditional neighborhoods and master planned communities on the map and consist of a mix of single family homes, townhomes and apartments of varying sizes.

Thus, the DAP provides for a mix of housing choices for a variety of ages and incomes, including multifamily units, apartments, townhomes, and small lot single family homes. A large portion of the remaining undeveloped area of the city is contained within the DAP. The city will continue to implement the DAP and its mix of uses and housing types over the 3,000 acres as plats continue to be submitted for approval within the DAP. Through approval of these plats, the city will ensure that the vested rights, densities, and housing types in the DAP are honored. This will be key to implementing the city’s strategy to continue to produce moderate-income housing.

Furthermore, we are continuing to approve existing and new Planned Community developments within the City, which allows for flexible zoning and housing types. With our limitations on new entitlements of multi-family housing under Proposition 6, we have also focused on the rezoning of property to allow for single-family lots as small as 3,000 square feet, where the product is typically as affordable as the townhome units we are seeing in the City. The City Center DAP and Proposition 6 have resulted in a large variety in housing types throughout the city, including a large variety in single-family housing products.

TABLE 1: SUMMARY OF SINGLE-FAMILY LOTS IN SARATOGA SPRINGS

Total Single-Family Lots	6,000 SF or less	Greater than 6,000 SF
7,623	1,073	6,550
100%	14.08%	85.92%

The city will continue to approve and encourage a mix of housing types as Saratoga Springs continues to grow, especially in the City Center DAP and Planned Community areas, although our ability to approve new rezone requests to higher densities is impacted by Prop 6. In addition to the City Center DAP, which will be built out in the next 10-20 years, we have 9 Community Plans with a variety of housing types currently under development that will continue to be entitled throughout 2023. We track these with CityWorks software which shows data including developments that are entitled but not yet built.

BENCHMARKS AND TIMELINES

Here are the benchmarks we will be reviewing annually (at a minimum once a calendar year):

01

Total number and types of built, approved, and pending/entitled residential units. We are looking at whether there are any changes coming to our housing makeup throughout the city. This is the raw data showing our variety of housing types and densities. This data is necessary as a baseline for Strategy A as a whole.

02

Breakdown of our single-family product by lot size and IADU status. This is to monitor whether small lot development and IADU approvals impact access to moderate income housing.

03

The Council will review and approve new Community Plans and Village Plans that are applying the previously rezoned vested densities and housing types under the DAP and the other approved planned communities.



STRATEGY E

**“Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones”
(UCA 10-9a-403(2)(b)(iii)(E))**

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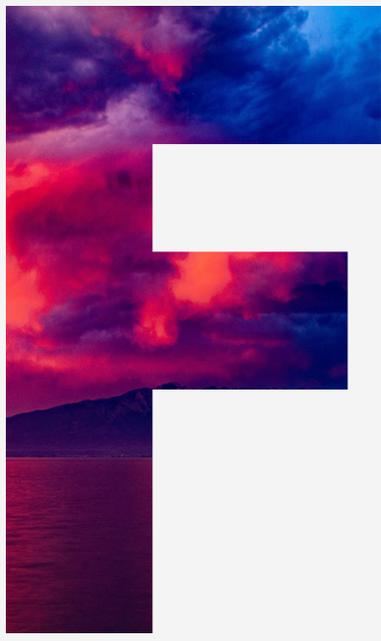
Goal: Allow Internal Accessory Dwelling Units (IADUs) in Saratoga Springs

The Saratoga Springs City Council approved a new chapter to its Land Development Code, Chapter 19.20: Internal Accessory Dwelling Units, on September 21, 2021 to allow Internal Accessory Dwelling Units (“IADUs) in at least 75% of the city planned for residential uses. Prior to this Chapter, IADUs were not allowed in the vast majority of the city. In addition to approving this new chapter, the city—over the past year—has amended the chapter five times to adjust the code for clarity and compliance with state regulations as residents began to use the code.

BENCHMARKS AND TIMELINES

As the process for review and approval of IADU applications has been established through state code, the City will focus on these benchmarks moving forward. The key will be to utilize the city’s newsletter and social media platforms to provide notice to the residents on all three measures—updates to the code/process, annual metrics, and helpful how-to/FAQ guides.

- 01 Continue to review and amend the code for increased clarity and usability as residents begin to apply for IADUs (*ongoing*).
- 02 Track metrics on any applications for IADUs within the City via CityWorks and report the number of IADU applications processed *annually*.
 - In 2022, the city received 9 applications for IADUs and approved 3 units since the IADU chapter has been adopted.
- 03 Educate residents on how to obtain an IADU permit *at least 3 times* during the calendar year.



STRATEGY F

**“Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers”
(UCA 10-9a-403(2)(b)(iii)(F))**



Goal: Saratoga Springs will focus on fully entitling a previously-identified area with access to Pioneer Crossing Boulevard and future access from Mountain View Corridor for development of a mixed-use town center including higher density residential development.

The 2022 General Plan Update has identified a mixed-use town center development area which is now shown as an overlay area on the City’s Future Land Use Map. This is part of the previously-entitled City Center District Area Plan, which rezoned the property as Planned Community and vested the area with considerable densities. As part of the implementation of the DAP, the City has now initiated a small area planning process for the mixed-use town center development area to identify connectivity needs and refine areas for anticipated land uses, including higher density housing.

BENCHMARKS AND TIMELINES

The next steps and benchmarks to complete this strategy are as follows:

- 01 Complete a small area plan identifying configuration, connectivity, timing, and land uses for the mixed-use town center area. This is currently underway, and the city has received and evaluated proposals to complete this plan. Anticipated plan adoption is Q4 2023.
- 02 Update ordinances as needed to implement the Town Center small area plan by Q4 2023.
- 03 Work with landowner and developers to implement the Town Center small area plan. This is ongoing until buildout.
- 04 Track applications for residential development in Regional Commercial areas (residential above commercial, allowed up to 14 units per acre). This is also ongoing. No developers have opted to develop residential above commercial in this zone so far.



STRATEGY G

**“Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors”
(UCA 10-9a-403(2)(b)(iii)(G))**

Goal: Saratoga Springs identified the Pony Express right-of-way as a future transit corridor, either BRT or LRT. The strategy encourages the development of higher density or moderate income residential development for households that rely on transit.

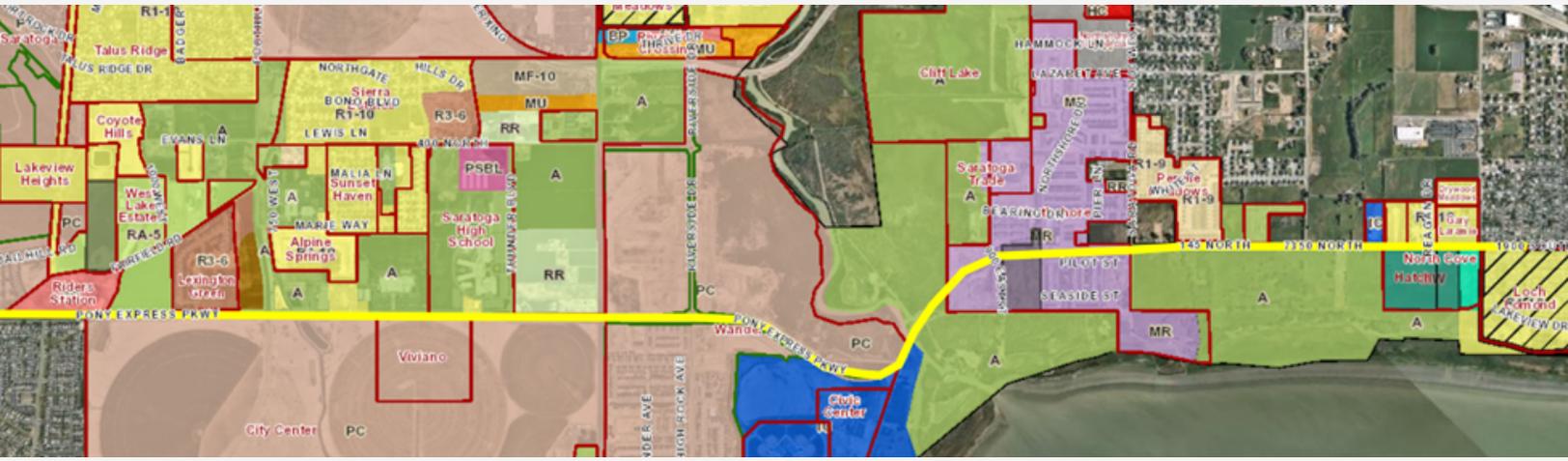
The city has approved higher densities and moderate housing types along the Pony Express corridor, including the future Pony Express ROW area. The City has recently installed an extension of Pony Express between Redwood Road and Saratoga Road this fall (2022), and we will continue to encourage a greater mix of housing types, including multi-family, townhomes, two-family residential, and smaller single-family lots, along this corridor. Areas which have been recently approved and are under construction for higher densities along this corridor include Mount Saratoga (townhomes and condominiums), Lexington Green (apartments), Alpine Springs (IADUs allowed in every unit), Viviano (single-family and multi-family for rent housing), Wander (small lot single-family with shared driveways), Northshore (townhomes and condominiums in the Mixed Residential Zone), and North Cove (small lot single-family and mixed-use townhomes and condominiums above commercial).

FIGURE 4. SUBDIVISIONS ALONG THE PONY EXPRESS CORRIDOR



The city anticipates more of this type of development in the Urban Center area and Transit Oriented Development area within the DAP, which have been vested with a range of 8-75 units per acre. The city also anticipates development of the properties south of 145 South/future Pony Express and east of the Jordan River which is designated as our Mixed Waterfront area, which require neighborhood plans and allow 10-14 units per acre.

FIGURE 5. ZONING ALONG THE PONY EXPRESS CORRIDOR



For previously vested properties, housing types are not identified outside of a basic maximum density allocation to large amounts of property. The city does not have the authority to amend master plans or development agreements establishing these densities to add specificity, but we can encourage development in transit corridors (i.e. along Pony Express) at the time they come forward with new Community Plan applications to develop their properties. How many acres get developed and with what product is completely dependent on developers, but we can encourage these goals during the Community Plan Review.

BENCHMARKS AND TIMELINES

City staff will encourage these developments by tracking the following benchmarks:

01
02

- The number of new units and densities approved in the Planned Communities along this corridor will be reported by city staff annually.
- Any rezones that occur along this corridor that support additional increased density will be tracked and documented by city staff annually.



STRATEGY W

**“create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones”
(UCA 10-9a-403(2)(b)(iii)(W))**



Goal: The PC and MR zones currently allow developer-initiated adjustments to densities and housing types as incentives for open space, trails and similar community amenities.

The city has the most flexibility within the Planned Community (PC), Mixed Residential (MR), and Mixed Waterfront (MW) zones. The master plans required by these zones allows the city to work with property owners and developers to set standards, a mix of housing types, and flex densities in a more form-based code manner, requiring themed design and integration across the development.

BENCHMARKS AND TIMELINES

In order to achieve Strategy W, the city will monitor the following benchmarks annually:

01

The number of acres and units developed within these zones (PC, MR, and MW) in the calendar year.

02

Document and compare the number of single-family building permits to the number of multi-family building permits issued citywide.

03

Document and compare the variety of lot sizes within the City by tracking the number of lots that are 6,000 square feet and smaller.

04

Compare and contrast how the PC and MR zones are functioning differently than development in all other zones in relation to the above metrics.

The city will continue to approve projects within the Planned Community (PC) and Mixed Residential (MR) zones, with a variety of housing types and opportunities for increased densities, within the limits of Proposition 6. We have a variety of master plans (Community Plans, Village Plans, Neighborhood Plans, and PUDs) within these zones that allow increased density both in terms of multi-family housing and single-family small lots, some as small as 3,000 square feet, which are being approved in high numbers. We will continue to monitor and track our housing type numbers and will update this at the end of each calendar year.

Cindy LoPiccolo

From: support@utah.gov
Sent: Wednesday, January 4, 2023 9:13 AM
To: Cindy LoPiccolo
Subject: Public Notice for City of Saratoga Springs City Council

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Utah Public Notice

City of Saratoga Springs City Council

Notice of Ordinance

Notice Date & Time: 1/4/23 9:11 AM

Description/Agenda:

PUBLIC NOTICE

Notice is hereby given that the City Council of the City of Saratoga Springs, Utah, at their meeting of January 3, 2023, passed and adopted the following Ordinances:

- 1) Ordinance 22-50 (1-3-23) Approving a Development Agreement specifying the terms of the development of certain Real Property in the City (River Walk at Saratoga Springs).
- 2) Ordinance 23-01 (1-3-23) Adopting an amended General Plan.

Copies of these Ordinances are on file in the office of the City of Saratoga Springs City Recorder and are available for review during City business hours.

Notice of Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

Notice of Electronic or telephone participation:

N/A

Other information:

Location:

1307 N. Commerce Dr. Suite 100, Saratoga Springs, 84045

Contact information:

PBM-00006479 , clopiccolo@saratogaspringscity.com, (801)766-9793

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