ORDINANCE NO. 25-75 (12-02-25)

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

WHEREAS, Utah Code Chapter 10-20 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 November 13, 2025, 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 § 10-20-405 et. seq., 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 2, 2025, 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 § 10-20-101, 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 If they cannot be amended to comply with the provisions hereof, they are hereby repealed.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 2nd day of December, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY OF SARATOGA SPRINGS · EST. 1997 · STATE OF UTAH ·

	VOTE
Audrey Barton	X
Chris Carn	X
Michael McOmber	X
Lance Wadman	X
Stephen Willden	X

EXHIBIT A

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 herby 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

See Appendix C for the City's complete Water Use and Preservation Element.

DATE:	November 21, 2025
TO:	Jemery Lapin, P.E. City Engineer – Public Works Director City of Saratoga Springs 1307 N. Commerce Dr. #200 Saratoga Springs, UT 84045
FROM:	Kai Krieger, P.E. Hansen, Allen & Luce, Inc. 859 West So. Jordan Pkwy Suite 200 South Jordan, Utah 84095
SUBJECT:	Final Water Use and Preservation Element

City of Saratoga Springs
Final Water Use and Preservation Element

Introduction

Water availability is a critical component of planning for growth and development, particularly in the arid West. The City of Saratoga Springs (City) has experienced rapid growth and continues to be one of the fastest-growing communities in Utah County and along the Wasatch Front. Since its inception, the City has been at the forefront of water planning and preservation, anticipating the needs of a rapidly urbanizing community. What was once a largely agricultural area has transformed into a growing urban region, with residential and commercial developments expanding quickly and significant land still available for development.

This Water Use and Preservation Element (Element) provides an overview of the City's water systems and summarizes existing and projected water use. It also outlines current and proposed water planning goals, strategies, and recommended policies designed to promote efficient water use for present and future development. The information presented in this Element is supported by the following documents:

- Drinking Water Master Plan and Capital Facility Plan (DWMP), 2017
- Secondary Water Master Plan and Capital Facility Plan (SWMP), 2017
- Drinking Water Impact Fee Facility Plan and Impact Fee Analysis (DW IFFP & IFA), 2024
- Secondary Water Impact Fee Facility Plan and Impact Fee Analysis (SW IFFP & IFA), 2024
- Water Conservation Plan (WCP), 2021
- Saratoga Springs 40-Year Water Right Plan, 2025

Existing Drinking Water and Secondary Water Systems

The City encompasses approximately 11.36 square miles of developed land within a total boundary of 23.72 square miles. With projected growth and future annexations, the City is expected to cover approximately 34.6 square miles. To meet the water needs of this expanding community, the City operates two integrated but independently managed systems: the drinking water system and the pressurized irrigation system.

Existing Drinking Water Sources

The existing drinking water system includes five wells, ten storage tanks, seven pump stations, and four pressure zones, with a distribution network featuring pipes ranging from 8 to 30 inches in diameter.

One of the primary sources of drinking water is the Central Utah Water Conservancy District (CUWCD), from which the City purchases water under long-term agreements. For the 2025–2026 season, the City anticipates receiving 3,060 acre-feet annually, with incremental purchase blocks available under the 2009 contract through 2045, providing a total potential allocation of 10,300 acre-feet to support long-term growth. **Table 1** shows the four wells and three CUWCD wholesale connections currently supply the City's drinking water system.

Table 1. Existing Drinking Water Sources

Source	Peak Day Source Capacity (gpm)	Peak Day Source Capacity (MGD)	Annual Source Capacity[1] (ac-ft)
Well No. 2 – Vessel	1,020	1.5	748
Well No. 3 – 145 North	1,750	2.5	1,283
Well No. 4 – Crossroads	1,000	1.4	733
Well No. 6 - Scuttlebutt	1,100	1.6	807
CUWCD 1 – 2400 North	3,000	4.3	2,380[2]
CUWCD 2 – 2300 Pioneer	3,000	4.3	
CUWCD 3 – Redwood	3,000	4.3	
Total Source	**13,870**	**20.0**	**5,951**

1. Annual well capacity assumes about half of the year-round flow at the given flow rate which matches the current drinking water right diversion capacity. Actual volume may be limited by demand or hydrologic constraints.
2. The annual source capacity of the CUWCD connections is determined by the agreement between the City and CUWCD. This value represents the annual purchase volume for the 2024-2025 fiscal year (July 1, 2024-June 30-2025).

Existing Pressurized Irrigation Sources

The pressurized irrigation system, which supports outdoor water needs, currently includes five wells and four surface water sources, along with eleven storage ponds and additional staging ponds. Pipes range from 6 to 30 inches in diameter. While drinking water is occasionally used to supplement the pressurized irrigation system, master planning efforts aim for independent operation of both systems to maintain reliable capacity for indoor and outdoor water uses. **Table 2** shows the five wells and four surface water sources that currently supply the pressurized irrigation system.

Table 2. Existing Pressurized Irrigation Water Sources

Source	Pressure Zone	Flow Capacity (gpm)	Flow Capacity (MGD)	Annual Capacity[1] (ac-ft)
Well 1 - Parkway Trail	1N	800	1.44	403
Well 2 - Bike Bark	2N	900	1.30	363
Well 3 - 145 North Well	2N	500	0.72	202
Well 4 - HH 2	2N	800	1.15	323
Well 5 - Jacobs Ranch (Western Dr.)	2S	3,500	5.04	1,411
Booster 1 – ULDC Source	1N	1,100	5.76	1,613
Booster 36 – Marina	2S	4,000	1.58	444
Booster 32 - 400 North	1N	5,000	7.20	2,016
Booster 31 - Jacob Canal	2N & 3N	2,230	3.21	899
Total		**18,830**	**27.40**	**7,674**

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

Existing Drinking Water Storage

Drinking water storage includes ten underground reinforced concrete tanks with a combined capacity of 16.1 million gallons. Each pressure zone is served by at least one tank to provide operational, fire, and emergency storage. **Table 3** provides additional detail on tank locations and characteristics.

Table 3. Existing Drinking Water Storage Tanks

Tank	Pressure Zone	Volume (MG)
Tank 1 - Landview	1N	0.75
Tank 2 - Deer Canyon	2S	1.0
Tank 3 - Harvest Moon	2N	2.0
Tank 4 - Wildflower Zone 3	3N	1.2
Tank 5 - Bluebell	1N	3.0
Tank 6N - Israel Canyon Zone 2	2S	3.0
Tank 7 - Fox Hollow Zone 3	3S	2.0
Tank 9 - Banner Drive	2N	1.0
Tank 10 - Mt. Saratoga Zone 3	3N	1.4
Tank 11 - Wildflower Zone 4	4N	0.75
Total		**16.1**

Existing Pressurized Irrigation Storage

The pressurized irrigation system relies on eleven storage ponds with a total capacity of 113.4 acre-feet, which are strategically located to serve existing pressure zones. **Table 4** provides details on existing pond capacities and functions.

Table 4. Existing Pressurized Irrigation Water Storage Capacity

Pond	Pressure Zone	Capacity (ac-ft)
Pond 1 - Overlook	1N	2.7
Pond 2 - Deer Canyon	2S	1.5
Pond 3 - Harvest Moon	2N	9
Pond 4 - Wildflower Zn 3	3N	5
Pond 6 - Israel Canyon	2S	38
Pond 7 - Fox Hollow Zn 3	3S	6
Pond 8 - Evans Ln	1N	17
Pond 9 - Mt. Saratoga Zn2	2N	13
Pond 10 - Mt. Saratoga Zn3	3N	5.6
Pond 11 - Wildflower Zn 4	4N	4.6
Pond 20 - Harbor Pkwy	2S	11
Total		**113.4**

Recognizing the City's continued growth, planning efforts focus on maintaining the current level of service through strategic expansion of sources, storage, and distribution facilities. The pressurized irrigation system will be expanded with additional ponds, pump stations, and conveyance lines to serve new development areas, ensuring that drinking water is preserved primarily for indoor use.

Over time, the City plans to develop up to six pressure zones to balance system performance, optimize resources, and sustain reliable operation across both drinking water and pressurized irrigation systems.

2024 Reported Water Use and Per Capita Usage

The City maintains detailed water use records, based on its metered system capacity, for both its drinking water and pressurized irrigation systems, as reported to the Utah Division of Water Rights (DWRi). As of 2024, the City's metered drinking water system included a total of 16,070 active connections, the majority of which (over 97 percent) are residential. The remaining metered connections serve commercial and institutional users, as shown in **Table 5**.

Table 5. Drinking Water Connection Types

Connection Type	Connection Totals
Residential	15,665
Commercial	293
Industrial	0
Institutional	112
Total	**16,070**

The City's pressurized irrigation system includes 10,728 metered pressurized irrigation water connections, also primarily residential. **Table 6** summarizes the pressurized irrigation connections by use type.

Table 6: Pressurized Irrigation Connection Types

Connection Type	Connection Totals
Residential	10,394
Commercial	196
Industrial	0
Institutional	138
Total	**10,728**

Per Capita Water Usage

Per capita water use provides a standardized measure of water consumption, representing the average amount of water used per person per day (gallons per capita per day, or GPCD). This metric helps evaluate conservation potential, track efficiency improvements, and compare Saratoga Springs' water use to state and national benchmarks.

In 2024, the City's total average daily water use was 151 GPCD, including 47 GPCD for municipal (indoor) use and 104 GPCD for irrigation (outdoor) use, as shown in **Table 7**.

Table 7: 2024 Saratoga Springs GPCD Daily Average Use

System	Population	Water Use (acre-feet/year)	Gallons of water per capita per day (GPCD)
Municipal	51,960	2,717	47
Irrigation	51,960	6,054	104
Total			**151**

Saratoga Springs' total per capita use remains significantly below the statewide average reported by the Utah Division of Water Resources (2019), which was 223 GPCD. This reflects the City's sustained efforts to promote efficient water use through development standards, landscaping ordinances, and public education initiatives. Continued tracking of per capita usage will help the City measure progress toward long-term conservation goals and maintain compliance with State resource management objectives.

Water Budget: Future Demand vs. Available Supply

The City's water budget evaluates projected water demand under build-out conditions against the available water supply for both the drinking water and pressurized irrigation systems. Build-out is assumed to occur prior to 2065, based on the current General Plan and a 40-year planning horizon. Future average yearly demand is calculated using historical water use data and established levels of service: 0.30 acre-feet per ERC for drinking water and 3.2 acre-feet per irrigated acre for the pressurized irrigation system.

According to the City's General Plan, the population is expected to continue growing rapidly. Population projections from the Mountainland Association of Governments (MAG, 2025) were used as the basis for estimating future growth, with values extended beyond 2050 using historic growth trends. Based on the General Plan assumptions, the City's build-out population is estimated at

165,000. **Table 8** summarizes the residents per household associated with a build-out scenario of 48,705 equivalent residential connections (ERCs) and a population of 165,000.

Table 8. Residents per Household at Build-out

Water System	Build-out Population	Build-out Residential Connections (ERCs)	Residents per Household at Build-out
Drinking Water	165,000	48,705	3.39

At build-out, the drinking water system is anticipated to serve a total of 62,173 ERCs, comprising 48,705 residential, 12,161 commercial, 917 institutional, and 390 industrial ERCs, as shown in **Table 9**. Applying the established level of service of 0.30 acre-feet per ERC results in an estimated average yearly drinking water demand of 18,652 acre-feet.

Table 9. Future Average Yearly Drinking Water Demand

Water System	Connections at Build-out (ERCs)	Level of Service	Average Yearly Demand (acre-feet)
Drinking Water	62,173	0.30 acre-feet per ERC	18,652

For the pressurized irrigation system, **Table 10** presents projected demand at build-out. With approximately 7,500 irrigated acres and a service level of 3.2 acre-feet per acre, the PI system is projected to require 24,000 acre-feet per year.

Table 10. Future Average Yearly Pressurized Irrigation Demand

Water System	Irrigated Acres at Build-out	Level of Service	Average Yearly Demand (acre-feet)
Pressurized Irrigation	7,500	3.2 acre-feet per acre	24,000

As shown in **Table 11**, the City's drinking water supply, relying on existing wells, surface water rights, and contracted Central Utah Project (CUP) water, including both deliverable and reserved allocations, is expected to meet projected build-out demand. In contrast, the PI system faces a shortfall. Even with potential effluent reuse from TSSD, the system would still require additional water rights and sources to fully meet future irrigation demand.

Table 11. Water Supply vs. Projected Water Demand

	Drinking Water System Volume (acre-feet)	Pressurized Irrigation System Volume (acre-feet)
Existing Water Rights[1]	8,352	6,705
Deliverable CUP Water	3,060	0.0
Reserved CUP Water by Contract[2]	7,240	0.0
Subtotal	18,652	6,705
Reliable Water Supply[3]	18,652	5,769
Potential Reuse[4]	0.0	13,717
City Projected Water Demand	-18,652[5]	-24,000
Additional Source Needed:	**0.0**	**-4,514**

[1]Total approved quantity in acre-feet of well and surface water rights in the City's name based on DWRi data.
[2]Additional contracted CUP water to be available for purchase and delivery to the City by 2045.
[3]Amount of reliable water supply based on water rights and availability of source from **Table 9**.
[4]The City has a pending reuse application submitted to the DWRi which, if approved, would allow reuse of effluent from TSSD, not to exceed approved depletion limits on the City's water rights.
[5]In future Drinking Water Master Plans, the City plans to use the reliable water supply from water rights and contracted CUP Water as the build-out water demand for the future.

While additional infrastructure will be needed to sustain balance at build-out, the City has a clear plan to ensure long-term reliability. The City will protect and acquire water rights as needed, develop new wells and surface diversions, and expand system capacity through pump station upgrades, interconnections, and distribution improvements. The City also plans to advance water reuse initiatives to supplement the pressurized irrigation system and reduce dependence on traditional sources. Recognizing potential impacts from legislation, policy, or emergencies, the City continues to prioritize redundancy, backup supplies, and proactive management to maintain a resilient water system.

To further ensure reliable service for both drinking water and irrigation, the City will expand existing pump stations, construct new boosters and wells, and, where feasible, divert water from drinking sources to supplement the PI system. These projects form the foundation of the City's long-term water strategy, supporting growth, maintaining reliability, and defining sustainable limits based on available supply.

Integrating Water Use and Land Use Planning

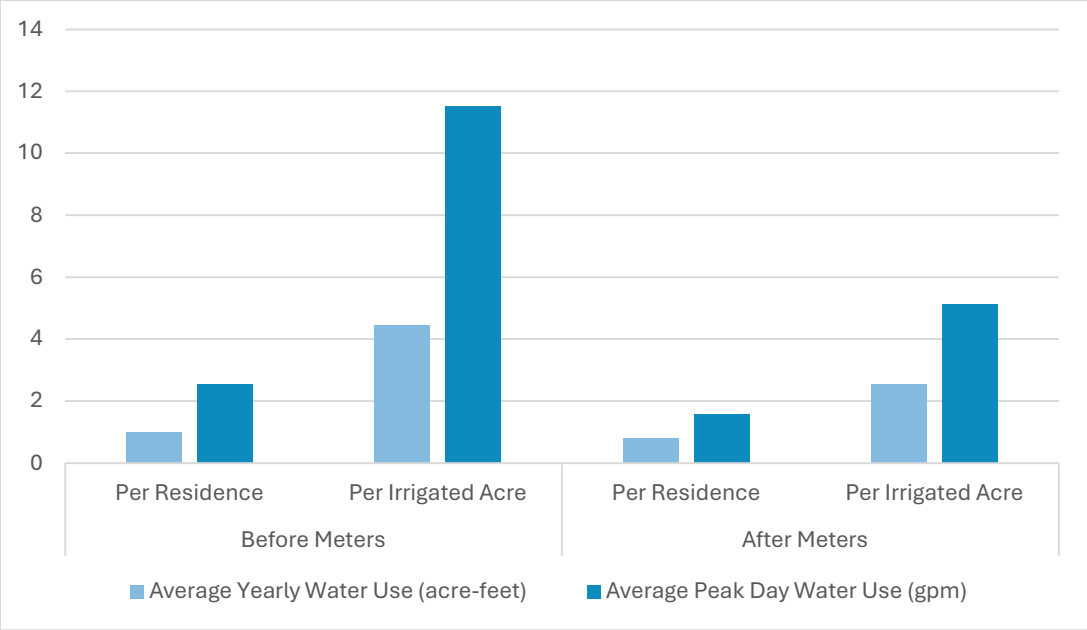
The City continues to make significant progress in managing both indoor and outdoor water use and aligning with State conservation standards. To encourage efficient use, the City has implemented tiered rate structures for both the drinking water and pressurized irrigation systems.

For the drinking water system, residents pay a flat monthly fee for system maintenance and a separate, usage-based tiered rate for the water they consume. For the pressurized irrigation system, the City has implemented similar conservation-focused pricing. Since 2015, meters have been

installed on all known secondary connections, allowing customers to be billed based on actual water use rather than a flat rate. Residents pay a flat monthly fee year-round for system maintenance and a tiered, usage-based rate during the irrigation season (approximately April 15 to October 15). Each property receives a water allotment based on its irrigable area, with significantly higher rates applied to use that exceeds this allotment. This rate structure effectively incentivizes efficient outdoor water use.

These changes have led to a substantial reduction in outdoor water consumption. As shown in **Figure 1**, average annual water use per residence declined from 0.97 acre-feet to 0.78 acre-feet, and average use per irrigated acre decreased from 4.46 acre-feet to 2.54 acre-feet following the installation of meters. Peak day demands also dropped by more than 35 percent, demonstrating the community's increasing efficiency and responsiveness to conservation pricing.

Figure 1. Average Water Use Before and After Installed Meters



As shown in **Table 11**, the City's drinking water supply is expected to meet projected build-out demand, while the pressurized irrigation system faces a shortfall even with potential effluent reuse from TSSD. Addressing these future challenges requires not only securing additional water sources but also promoting efficient water use throughout the community.

These reductions highlight the success of the City's metering program and tiered rate structure in promoting efficient irrigation and lowering per capita water use. The City continues to locate and meter remaining untracked secondary connections to enhance accuracy, equity, and accountability. At the same time, sustainable landscaping is being advanced through development standards that align with State water efficiency goals, including limitations on turf, requirements for drought-tolerant plantings, and encouragement of water-wise design. Collectively, these efforts demonstrate the City's commitment to long-term conservation, sustainable growth, and maintaining a high quality of life for residents.

Water-Wise Landscaping

The City promotes water-wise landscaping as a key strategy for long-term water sustainability and efficient land use. The City's Land Development Code (Title 19) establishes clear standards requiring that no more than 70 percent of landscaped areas in multifamily and commercial developments contain turf, that at least 50 percent of plantings be drought-tolerant, and that rain sensors and water-efficient irrigation systems such as drip or micro-spray be installed. The Code also allows artificial turf under design standards that ensure quality and compatibility with surrounding development.

In both public and private spaces, especially within streetscapes and park strips, the City encourages replacing traditional turf with native or drought-tolerant plants, decorative rock or gravel, low-water groundcover, and shade trees. These measures reduce outdoor water demand and maintenance costs while preserving aesthetic quality. Through these requirements and incentives, the City integrates water efficiency into land use planning and development design, reinforcing its commitment to sustainable growth and compliance with State conservation goals.

Smart Irrigation Systems

For more than a decade, the City has implemented *WeatherTRAK* smart irrigation technology to improve water efficiency across its parks and open spaces. The Parks Department began introducing the system over ten years ago and has since made it the standard irrigation control system for all new and retrofitted public landscapes. *WeatherTRAK* allows irrigation schedules to automatically adjust based on local weather conditions and soil moisture levels, ensuring that watering occurs only when needed.

The system also provides real-time monitoring of water flows and instant alerts for leaks or malfunctions, allowing damaged irrigation lines to be shut off immediately and repaired quickly. This proactive approach minimizes water waste, reduces maintenance costs, and enhances the City's ability to manage outdoor water use efficiently. The continued expansion of *WeatherTRAK* across public facilities demonstrates Saratoga Springs' long-standing commitment to technology-driven water conservation and sustainable park management.

Water and Land Use Planning

The City closely aligns its land use and zoning framework to promote balanced, sustainable development and responsible water management. Zoning provides the regulatory standards for growth, while land use patterns inform how properties function within the City's service areas. Using these characteristics, the City has developed irrigation factors for each land use type to better manage current and future outdoor water demand. This approach ensures that water planning and land use planning are integrated, supporting conservation and long-term resource sustainability. The City plans to periodically review and refine irrigation factors to ensure zoning continues to reflect efficient water use patterns.

Building on these efforts, the City is incorporating principles from the *Utah Growing Water Smart – Water-Land Use Integration Guidebook* to further strengthen coordination between planning and water management. As part of this process, the City proposes to update its ordinances, including the Landscape Ordinance (City Code 19.06), within 12 months of completing this Water Use and

Preservation Element. Planned updates will align local standards with best practices for water-wise development and design.

Existing City regulations demonstrate strong progress toward these goals. The Water Utilities Ordinance (Chapter 8.01, Title 8) and the Model Landscape Ordinance (Title 19, Chapter 19.06) establish comprehensive water efficiency requirements for new development. Under Section 19.06.06, all nonresidential and expanded structures must include automated, water-conserving irrigation systems with rain sensors, sprinkler controls, and drip lines for trees and shrubs. At least 50 percent of plantings must be drought-tolerant, and turf areas are limited to 70 percent of landscaped space for multifamily and commercial properties.

Together, these practices reflect significant progress in integrating water and land use planning while identifying clear opportunities for continued improvement through ordinance refinement, zoning updates, and master plan implementation. The City is committed to building on these successes to achieve greater water efficiency, resilience, and alignment with State conservation objectives.

Water Conservation Plan

The City adopted its first Water Conservation Plan (WCP) in 2015 and continues to update it regularly to reflect best practices in water resource management. As a newer community without aging infrastructure, Saratoga Springs has been able to design modern, efficient water systems from the ground up—establishing ambitious low-water-use goals and sustainable practices from the start.

The upcoming 2026 WCP, prepared in accordance with the Water Conservation Act of 2004 (House Bill 71, Section 73-10-32, Utah Code), emphasizes water as a vital resource for public health, safety, fire protection, and economic growth. Key initiatives include smart irrigation technology with real-time monitoring, landscaping ordinances that limit turf and require drought-tolerant plantings, and forward-looking water reuse planning. Together, these measures ensure that water efficiency is integrated into every aspect of community development rather than retrofitted later.

The WCP also summarizes the City's current drinking and secondary water systems, identifies ongoing conservation programs, and outlines opportunities for improvement. Although Saratoga Springs' modern infrastructure minimizes inefficiencies, projected growth could magnify even small system losses. Current water management concerns include the following:

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

<u>Water Conservation Measures and Implementation</u>

The City has adopted ordinances that help reduce water consumption, installed infrastructure to address water supply shortages, and implemented metered water use rates with tiers to incentivize residents to conserve water. Below are the water conservation measures that Saratoga Springs has

adopted or are planning to adopt to help improve water conservation efforts and meet the City's overall water use reduction goals:

- Completed Drinking Water and Secondary Water Systems master plans
- Tiered Non-Residential Drinking Water Rate
- 24-hour On Call Emergency Phone
- Customer Water Usage Portal
- Separate Secondary System from Drinking Water System
- Metered Secondary Water Rate with Tiers
- Installation of Secondary Water Meters
- Locate Unknown Secondary Connections
- Identify Remaining Crossover Locations
- Smart Irrigation Systems
- City-wide Fixed Network System

Metering Measuring and System Water Loss Control

Water meters are a critical tool used to track water use and incentivize conservation. The City uses its customer portal to help determine when there is a leak by allowing the Utilities Department and customers to see current and past water use and identify any issues. The water usage customer portal allows residents to see their water usage in real time and make monthly and yearly comparisons for both their secondary and municipal systems as part of the ongoing water conservation effort. This will help customers view their monthly usage and allow them to identify potential leaks in their municipal and secondary systems.

Conservation Goals

Below are the goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

1. Match the secondary water use to adopted level of service

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

2. Meet the Regional Water Conservation Goal for Utah County

   The City strives to reach the conservation goal set forth by the Utah Division of Water Resources for Utah County. This requires a 20% reduction in water use from the county's baseline in 2015 by the year 2030. Implementation of the reduction strategies mentioned in the Water Use Element will work to bring down the per capita use.

Public Information, Education, and Programs

To further raise awareness about water conservation, the City has identified the following programs that can help educate residents on how to lower water usage. Many of these programs hold classes that the public can attend to gain knowledge on how to be more conservative with their water usage.

Consumer Education

- Water Conservation Gardens
- Lawn Watering Guide
- Water-Wise Planting Guide

Community Awareness Programs and Rebates

- Free Water Checks
- Toilet Replacement Rebate
- Smart Controller Rebates
- Open Public Hearing and Comment
- Notification Procedure for City's Water Conservation Plan
- Saratoga Springs City Website

Regional Collaboration

Local water suppliers provide the best information regarding their own systems, challenges, and opportunities. Joint planning efforts are crucial between local, regional, and state entities when developing water management between political boundaries. Saratoga Springs will work with other suppliers and entities to establish policies and partnerships that support a thorough regional approach that will promote water-use efficiency programs, ensure that plans provide adequate water supplies and maximize water conservation and reuse, and communicate with the public that importance of water conservation as it relates to the quality of life.

The *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* (2019) presents a collection of regional goals and practices for residential, commercial, institutional, and industrial water use. This report is to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semiarid climate and growing demand for water.

According to the M&I Report, Saratoga Springs is located in the Provo River Region. This Region's goal is to decrease outdoor water use by 20 percent and indoor use by 5 percent by 2030. Local water suppliers, local communities such as Saratoga Springs, and businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water use goals.

Furthermore, a collective effort to reduce water use would greatly benefit the Great Salt Lake. Saratoga Springs lies within the Great Salt Lake Watershed, meaning that any water that is diverted and wasted, especially through inefficient irrigation practices, reduces the flow that ultimately reach the Great Salt Lake, negatively impacting a body of water that is both economically and environmentally critical to both the state of Utah and the broader region. Implementing the water-saving strategies recommended in this Water Use Element will support the preservation of the Great Salt Lake and help ensure its long-term sustainability.

Recommended Regional Practices

In addition to regional water conservation goals, the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* also recommends a variety of water conservation practices. Many

have already been adopted by the City, and others should be considered for future implementation or partnering efforts.

General

- Water Conservation Education
    - Continued emphasis and funding of education and outreach must be a fundamental component of any water conservation plan.
- Conservation Pricing
    - Financial impacts will help motivate water conservation. Important features are lowering base rates, increasing tiers for usage, reviewing funding sources, and using customer feedback technology.

Indoor

- Fixture Conversion
    - This will happen naturally with new construction and as old fixtures are replaced but may be accelerated through incentives and policies.
- Other Measures
    - Fixing indoor leaks and inspiring a change in indoor water use habits will reduce consumption.

Outdoor

- Improved Irrigation Efficiency
    - Secondary metering, smart irrigation controls, and drip irrigation systems will improve irrigation efficiency for any landscape.
- Water-wise Landscaping
    - New construction can be water-wise from the beginning, while existing landscapes can be converted.
- Lot size and density guidelines
    - Smaller lot sizes and less irrigated areas will reduce the amount of water needed outdoors in new developments.

Planning Director Sarah Carroll advised that the City was planning to have Splash Days at future phases of Patriot Park so the amendment would apply to regional parks. She said the City was not looking at taking out islands in existing parks, but looking at how to program things in future phases of parks.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Code Amendment, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Virginia Rae Mann, Colton Miles, Doug Willden.
No: None.
Absent: Jack K. Mangum
Motion passed 6– 0.

2. **Update to the Water Element of the General Plan in line with new state code water requirements. City-wide, City initiated.**

Kathryn Floor of Hansen, Allen & Luce presented the item. The State of Utah requires that every General Plan in the state is required to develop a Water Use and Preservation Element (UCA 10-9a-403(2)(c)) that is integrated with the land use planning and development. This request is to adopt a Water Use and Preservation Element (Exhibit B) as an Appendix to the General Plan to satisfy state code requirements as updated in the 2022 legislative session with SB 110.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Hill mentioned that the report would be available on the City website, and he thought it looked really good. He noted that metering the water had an effect on usage.

Ms. Floor explained that the updated drinking water and pressurized irrigation master plans would be presented in the next few months.

Motion made by Commissioner Willden based upon the evidence and explanations received today, to recommend approval to the City Council of the proposed General Plan update, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Virginia Rae Mann, Colton Miles, Doug Willden.
No: None.
Absent: Jack K. Mangum.
Motion passed 6 – 0.

REPORTS

1. **Traffic Calming Report** – Engineer Scott Petrik reviewed the policy updates, and said they were continually trying to clean up language and confusion. He noted they wanted to provide more information on the process for implementing traffic calming measures, and they were working towards making the application for traffic calming requests available online. He explained that the results of the internal studies were posted on the website under the Engineering department section.

Commissioner Sprosty Burns received clarification that the City did track fatality and accident data, and they mapped and made note of critical areas; In addition, the information was taken into consideration when they looked at safe streets and safe crossings.

Commissioner Sprosty Burns felt there should be a way for residents and Staff to come together without complaints just being made on social media. She said the City had a very good staff, but they could not do everything. She was hopeful there might be a way for residents and staff to work together to solve problems.

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that the City Council of the City of Saratoga Springs, Utah, at their meeting of December 2, 2025, passed and adopted the following Ordinances:

- Ordinance 25-69 (12-02-25) Adopting a Development Agreement for Rider's Station.
- Ordinance 25-70 (12-02-25) Adopting a Development Agreement for Hidden Landing Phase 2.
- Ordinance 25-71 (12-02-25) Adopting a Development Agreement for Harbor Springs.
- Ordinance 25-72 (12-02-25) Updating the Sewer Impact Fee Facilities Plan, Sewer Impact Fee Analysis, and Sewer Impact Fee.
- Ordinance 25-74 (12-02-25) Adopting an Amendment to the Land Use Map of the General Plan; Adopting an Amendment to the Official Zoning Map; and Approving a Development Agreement specifying the terms of the development of certain real property in the City for Stout Development.
- Ordinance 25-75 (12-02-25) Adopting Amendments to the General Plan for the Water Element.
- Ordinance 25-76 (12-02-25) Adopting an Amendment to Title 19 of the Saratoga Springs City Code.

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

This notice has been posted on:
The Utah Public Notice Website,
The City of Saratoga Springs Website, and
The City of Saratoga Springs administration building notice board.

Dated: December 4, 2025
/s/ Nicolette Fike, City Recorder