



All renderings and maps are conceptual in nature and are subject to change.

Community Plan

THREE CANYONS

Saratoga Springs Mountainside Community

November 30, 2025





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Community Plan

Prepared By

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Destination Homes

Psomas

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INTRODUCING THREE CANYONS

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Three Canyons is a small mountainside village in central Saratoga Springs, Utah. It is designed to enhance access to the mountains, promote recreation and play, and mitigate the impacts of fire and flooding for nearby communities. The community is comprised of approximately 1,206 acres. The land sits on the eastern foothills of the Lake Mountain Range and offers expansive views of the Wasatch Front, Utah Lake, and the rest of the city.



The Community Plan consists of a rich mix of 2,950 housing units (maximum) of varying size and style to work with the site's slopes and enhance access to the refined mountainside lifestyle in Saratoga Springs. The design of Three Canyons appeals to individuals and families at varying life stages who value home, a beautiful public realm, and incredible views in an active outdoor setting.

The plan envisions enhanced public access to the Lake Mountains and its canyons. It establishes a new pattern for mountainside growth in Utah by emphasizing connected open space network with multi-purpose recreational trails that link existing and proposed neighborhoods to mountainside recreational resources. The plan also proposes a new segment of Bonneville Shoreline Trail, a proposed part of the Bonneville Greenway active transportation route, to link future Saratoga Springs growth in the south of the city to the planned Saratoga Springs downtown, Utah Lake trail, Eagle Mountain and other Cedar Valley Communities.



Larry H. Miller is committed to stewardship of the land and community legacy.

Through an extensive RFP process, Larry H. Miller Real Estate was found by the Utah State Trust Lands Administration to be uniquely qualified to act as a community building partner alongside the City of Saratoga Springs. Embedded into this Community Plan are the values of Saratoga Springs that have been gleaned from both the Saratoga Springs General Plan Update 2022-2042 and the Planned Community (PC) Zone as well as extensive collaboration with the city. Larry H. Miller Real Estate believes that building communities starts with building consensus. At its core, this process helps solve existing problems through development: to alleviate traffic congestion, through an internal connected road network; to improve community health by providing better access to open spaces; to be inclusive of residents in all stages of life by delivering a variety of housing choices. As a partner to the City of Saratoga Springs, Larry H. Miller Real Estate is prepared to deliver innovative, desirable solutions to community needs while simultaneously accommodating the inevitable growth of the City.

Three Canyons Values and Goals

The following goals have been compiled from many sources, including the General Plan Update, the PC Zone, and community outreach meetings.

ENCOURAGE THE STEWARDSHIP OF RESOURCES

- Manage water assets responsibly.
- Protect sensitive areas and important natural features while providing infrastructure to defend the City against flooding and debris.

INCREASE CONNECTIVITY

- Mitigate and minimize transportation impacts on existing and future neighborhoods.
- Improve public access to regional open space amenities, including the hillsides and the Bonneville Shoreline Trail.

CREATE SAFE ENVIRONMENTS

- Implement emergency evacuation routes throughout Three Canyons and provide additional North / South connector roads to aid in a city-wide evacuation.
- Enhance pedestrian and bicycle safety by providing safe opportunities for multi-modal transportation, optimizing resident access.

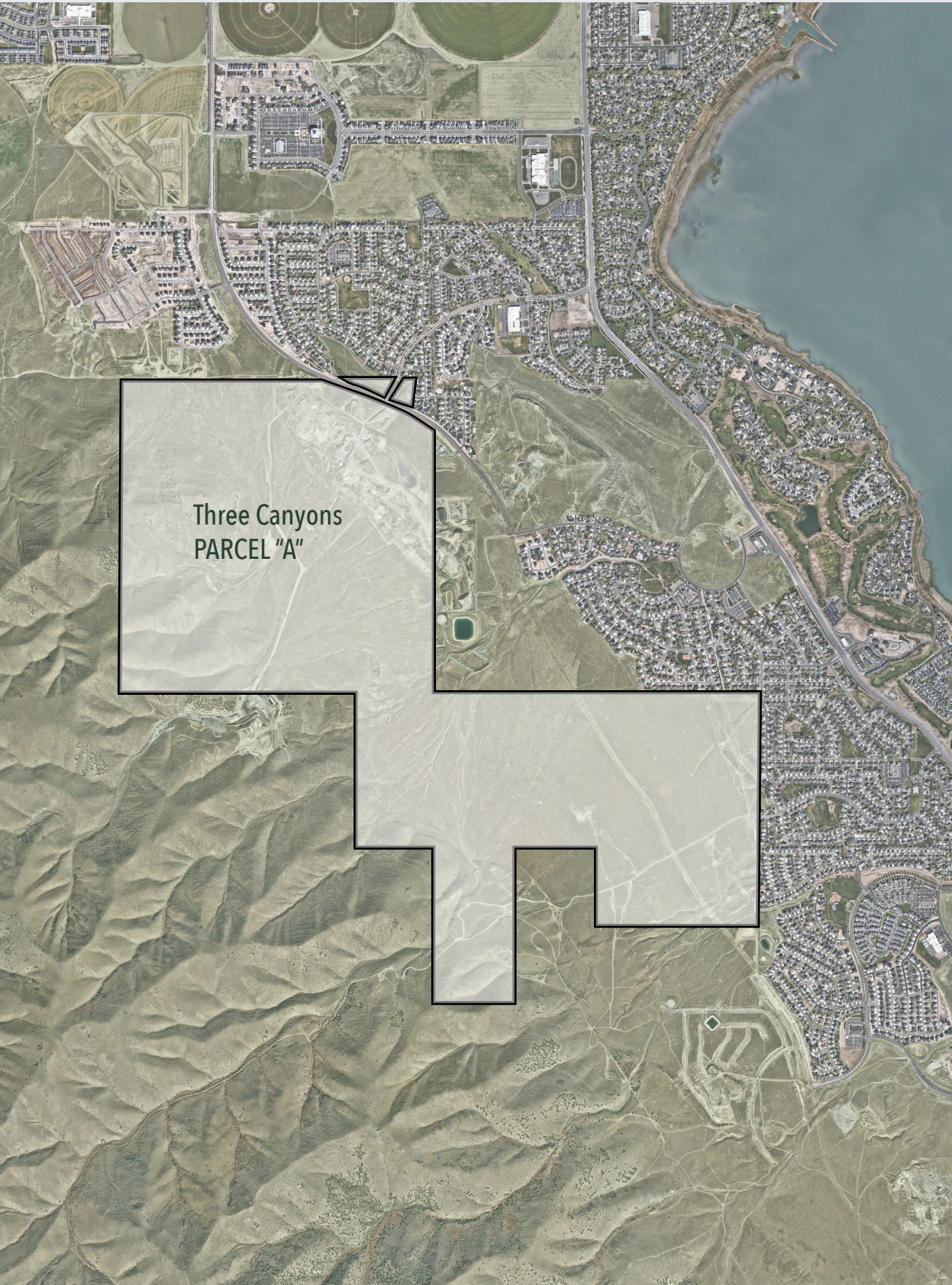
PROVIDE PUBLIC SPACE AND RESOURCES FOR ALL

- Establish permanent public access to the canyons and mountainside.
- Expand and improve public access to recreation, parks, and outdoor activities.
- Connect the Bonneville Shoreline Trail.

ACCOMMODATE INTERGENERATIONAL LIVING

- Encourage the development of local destinations for all life stages, allowing residents to work, shop, play, and live within the City.
- Provide housing and community facilities for all stages of life.

Larry H. Miller Real Estate and Utah State Trust Lands are firmly committed to collaborating with Saratoga Springs to deliver tailored solutions that meet and exceed community needs.



PARCEL “A”

Beginning at the Southwest Corner of Section 3, Township 6 South, Range 1 West, Salt Lake Base & Meridian, said point marked by a found 3" brass cap (Basis of bearings is North 0°04'38" East 2630.187 feet between the Southwest Corner and the West Quarter Corner of said Section 3, T6S, R1W, SLB&M) and running thence along said Section 3 North 00°04'38" East 2630.187 feet to a found 3" brass cap marking the West Quarter Corner of said Section 3; thence along said Section 3 North 00°06'30" East 2629.144 feet to a found 3" brass cap marking the Northwest Corner of said Section 3; thence along said Section 3 South 89°56'56" East 2533.133 feet to a found 3" brass cap marking the North Quarter Corner of said Section 3; thence along said Section 3 South 89°59'59" East 2444.334 feet to the West Line of a tract of land, as disclosed by that certain State of Utah Patent No. 19839 recorded December 21, 2005 as Entry No. 147746:2005 in the office of the Utah County Recorder; thence along said State of Utah Patent No. 19839 the following (3) courses: 1) South 10°25'57" West 296.932 feet; 2) South 01°12'24" West 245.110 feet to a point on a 2127.993 foot radius non tangent curve to the right, (radius bears South 24°02'18" West, Chord: South 60°24'14" East 412.202 feet); 3) along the arc of said curve 412.850 feet through a central angle of 11°06'57" to a point on the East Line of the Northeast Quarter of said Section 3; thence along said Section 3 South 00°04'22" East 1890.695 feet to a found 3" brass cap marking the East Quarter Corner of said Section 3; thence along said Section 3 South 00°03'43" West 2631.005 feet to a found 3" brass cap marking the Southeast Corner of said Section 3; thence along the North Line of Section 11, Township 6 South, Range 1 West, Salt Lake Base & Meridian South 89°55'27" East 2742.705 feet to a found 2.5" brass cap marking the North Quarter Corner of said Section 11; thence along said Section 11 North 89°58'00" East 2746.993 feet to a found 2.5" brass cap marking the Northeast Corner of said Section 11; thence along said Section 11 South 00°00'59" West 2628.060 feet to the East Quarter Corner of said Section 11; thence along said Section 11 South 00°01'53" West 1317.338 feet to an East-West 40 Acre Line; thence along said 40 Acre Line South 89°59'37" West 2746.550 feet to the North-South Quarter Section Line of said Section 11; thence along said Quarter Section Line North 00°00'54" East 1316.347 feet to the Center of said Section 11; thence along the East-West Quarter Section Line South 89°58'22" West 1369.540 feet to a North-South 40 Acre Line; thence along said 40 Acre Line South 00°04'39" West 2633.477 feet to the South Line of the Southwest Quarter of said Section 11; thence along said Section 11 South 89°56'25" West 1372.420 feet to a found 2.5" brass cap marking the Southwest Corner of said Section 11; thence along said Section 11 North 00°09'08" East 2634.265 feet to a found 2.5" brass cap marking the West Quarter Corner of said Section 11; thence along the East-West Quarter Section Line of Section 10, Township 6 South, Range 1 West, Salt Lake Base & Meridian South 89°56'44" West 1324.142 feet to a North-South 40 Acre Line; thence along said 40 Acre Line North 00°00'12" West 2636.000 feet to the North Line of the Northeast Quarter of said Section 10; thence along said Section 10 North 89°54'39" West 1320.810 feet to a found 3" brass cap marking the North Quarter Corner of said Section 10; thence along said Section 10 North 89°5827" West 2643.414 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain State of Utah Patent No. 20880, recorded October 20, 2022 as Entry No. 111215:2022 in the office of the Utah County Recorder, to-wit:

A parcel of land, situate in the north half of the NE1/4 of Section 3; Township 6 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Foothill Boulevard, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

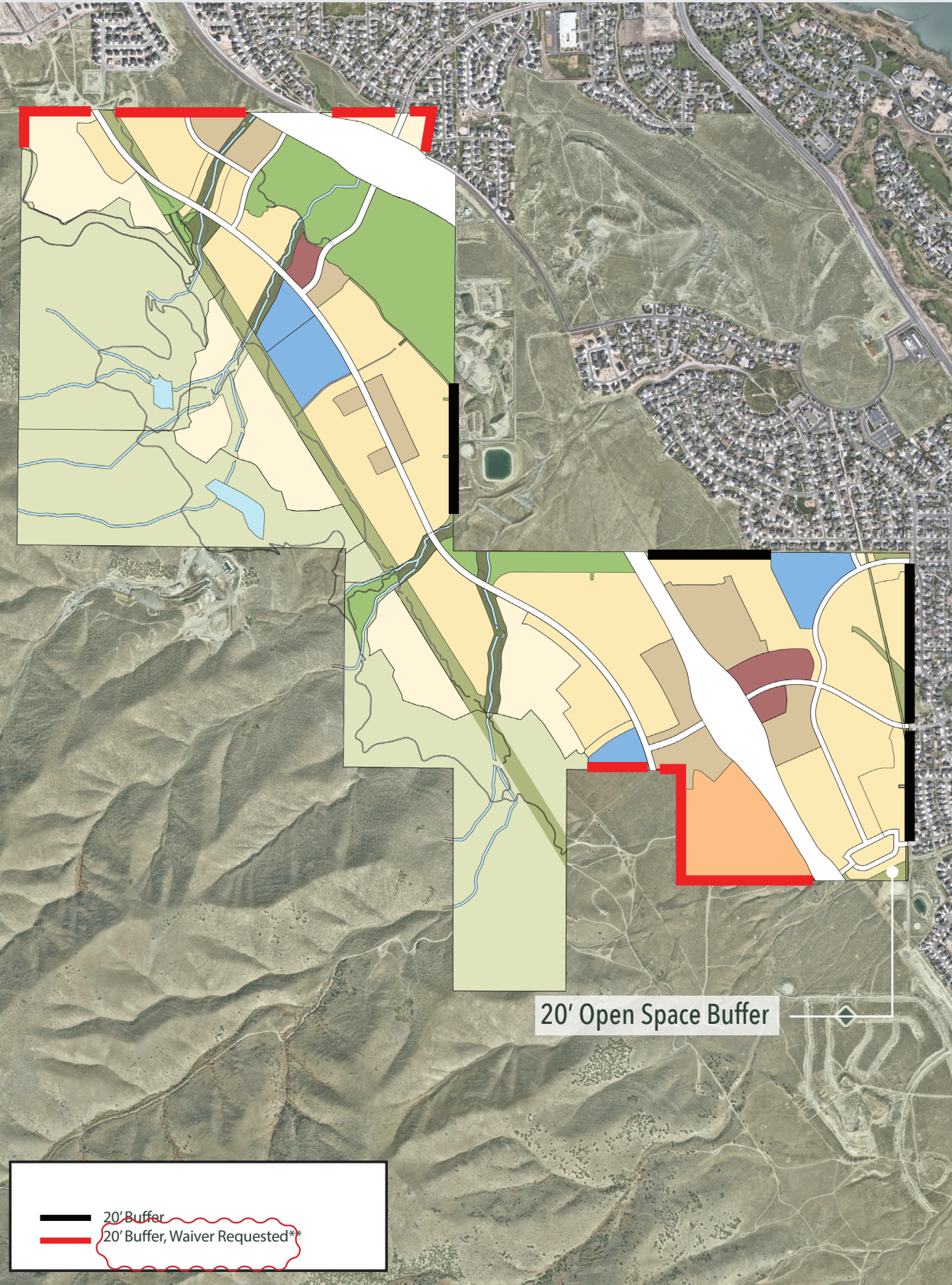
Beginning at a point which is 867.57 feet S.89°44'31"E. along the Section Line, from the North Quarter Corner of said Section 3; and running thence S.89°44'31"E. 210.48 feet to a point in a 2,271.00-foot radius non-tangent curve to the left (Note: Radius bears N.20°09'40"E.); thence easterly 210.82 feet along the arc of said curve (Note: Chord to said curve bears S.72°29'54"E. 210.75 feet, with a Central Angle of 5°19'08") to a point of tangency; thence S.75°09'28"E. 226.47 feet to a point in a 1,363.11-foot radius non-tangent curve to the right (Note: Radius bears S.14°54'47"W.); thence easterly 238.50 feet along the arc of said curve (Note: Chord to said curve bears S.70°04'28"E. 238.20 feet, with a Central Angle of 10°01'30") to a point of tangency; thence S.65°03'42"E. 730.18 feet to the southwest corner of Lot 3-6 Landrock Connection Plat 3; thence S.01°27'56"W. 32.52 feet along the west line of Lot A of said Landrock Connection Plat 3 to a point in a 2,128.00-foot radius non-tangent curve to the right (Note: Radius bears S.24°17'50"W.); thence southeasterly 412.85 feet along the arc of said curve (Note: Chord to said curve bears S.60°08'42"E. 412.20 feet, with a Central Angle of 11°06'57") to a point on the westerly line of Landrock Estates Plat 1; thence S.00°11'20"W. 61.58 feet along said westerly line of Landrock Estates Plat 1 to a point in a 2,078.00-foot radius non-tangent curve to the left (Note: Radius bears S.36°23'33"W.); thence northwesterly 450.82 feet along the arc of said curve (Note: Chord to said curve bears N.59°49'21"W. 449.93 feet, with a Central Angle of 12°25'49"); thence N.65°03'42"W. 731.55 feet to a point of curvature with a 1,283.00-foot radius curve to the left; thence westerly 226.08 feet along the arc of said curve (Note: Chord to said curve bears N.70°06'35"W. 225.79 feet, with a Central Angle of 10°05'46") to a point of tangency; thence N.75°09'28"W. 224.80 feet to a point of curvature with a 2,351.00-foot radius curve to the right; thence westerly 416.40 feet along the arc of said curve (Note: Chord to said curve bears N.70°05'18"W. 415.85 feet, with a Central Angle of 10°08'53") to the true point of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain State of Utah Patent No. 20880 recorded October 20, 2022 as Entry No. 111215:2022 in the office of the Utah Country Recorder, to-wit:

A parcel of land, situate in the north half of the NE1/4 of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Foothill Boulevard, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of Lot 1, Rimer Plat Amendment, said corner also being the southwesterly corner of The Benches Plat 5, which is 2057.37 feet S.89°44'31"E. along the Section Line, and 0.18 feet S.00°15'29"W. from the North Quarter Corner of said Section 3; and running thence S.89°44'36"E. 83.81 feet along the southerly line of The Benches Plat 5; thence S.17°36'20"W. 29.32 feet to a point of curvature with a 1,140.00-foot radius curve to the right; thence southerly 150.87 feet along the arc of said curve (Note: Chord to said curve bears S.21°23'49"W. 150.76 feet, with a Central Angle of 7°34'58") to a point of tangency; thence S.25°11'18"W. 126.19 feet to a point of curvature with a 50.00-foot radius curve to the left; thence southerly 78.76 feet along the arc of said curve (Note: Chord to said curve bears S.19°56'12"E. 70.86 feet, with a Central Angle of 90°15'00") to a point of tangency; thence N.65°03'42" W. 180.00 feet to a point of curvature with a 50.00-foot radius curve to the left; thence easterly 78.32 feet along the arc of said curve (Note: Chord to said curve bears N.70°03'48"E. 70.56 feet, with a Central Angle of 89°45'00") to a point of tangency; thence N.25°11'18"E. 126.98 feet to a point of curvature with a 1,059.97-foot radius curve to the left; thence northerly 140.28 feet along the arc of said curve (Note: Chord to said curve bears N.21°23'49"E. 140.18 feet, with a Central Angle of 7°34'58") to a point of tangency; thence N.17°36'20" E. 4.33 feet to the point of beginning.

SUBJECT PARCEL CONSISTING OF: 1206.034 TOTAL GROSS ACRES




PLACETYPE APPROACH

This map highlights the location of attached versus detached single family homes. The guiding development standards (See 5C-02 through 5C-05) of this plan. Establish the architecture philosophy, steps to choreograph streets with a diverse mix of housing options, and the spatial criteria for each lot type.

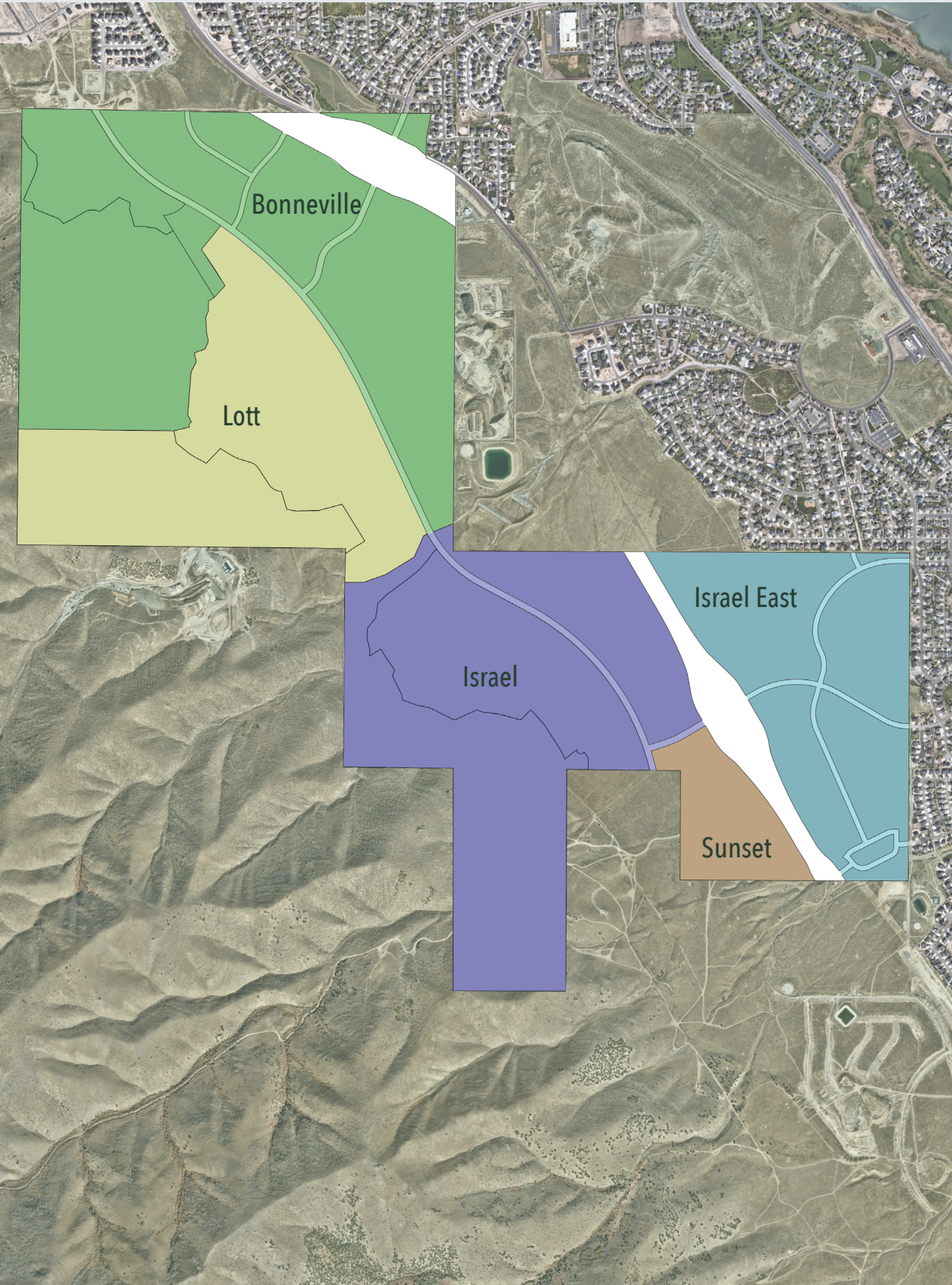
While the land use and phasing plans serve distinct purposes, each planned phase includes a representative selection of housing options to ensure consistency and diversity throughout the buildout of the community.

The diagram on the left depicts the intended distribution of lot intensity across the site. Attached unit types are thoughtfully integrated throughout the neighborhood to enhance visual variety and housing choice, while comprising no more than 27% of total residential lots.

This map also highlights the location of requested buffer exemption and areas of compliance.

Land Use	Description	Approx. Acres	Total ERU	% of Total ERU
	Attached A mix of front-load and alley-load townhomes.	61.0	796	27.0%
	Active Adult Twinhomes Rambler-style and two-story twinhomes and triplexes.	35.5	222	7.5%
	Type 2 Detached A mix of small, and medium single family lots (Less than 10,000 s.f.). Also includes small parks and other community amenities. A mimu	289.8	1,638	55.5%
	Type 1 Detached A mix of large, and estate single family lots (Larger than 10,000 s.f.). There will be a minimum of 70 ERUs that will be at least 15,000 s.f.. Also includes small parks and other community amenities.	122.3	294	10%
	Civic Churches and elementary schools	37.0		
	Neighborhood Commercial Neighborhood scale retail, office, services, and restaurants.	15.0		
	Open Space A mix of programmed open space, Bonneville Greenway, drainage and viewshed greenways, native mountainside (less than 30% slope), steep slopes (greater than 30% slope), and sensitive lands (drainage channels and debris basins).	523.3		
	Major Roads Mountain View Corridor (65.2 acres) and backbone roads (57.0 acres)	122.2		
Totals		1206.1	2,950	100%

*Residential ERUs. Civic and commercial ERUs are not included in this total.
** Three Canyons requests a waiver of less than 20' buffer in areas highlighted in red. All other areas will follow the buffer requirement.



Acreage within the community plan is organized into geographic sub-areas, each assigned a defined build-out allocation measured in Equivalent Residential Units (ERUs) for both residential and non-residential uses. Because build-out will occur over many years, the plan maintains flexibility to adapt to market conditions, site characteristics, and other influencing factors while remaining consistent with the community’s guiding intent.

Place types are used to establish the character of each sub-area by defining which lot types may be developed in proximity to the mountainside, open spaces, or existing neighborhoods. The Place-Type Overlay works in coordination with the Village Phasing Plan to determine how density and intensity are distributed across the community. This ensures that each phase contributes to a cohesive and balanced overall pattern of development while still allowing refinement of the housing mix.

Each village has a conceptual residential ERU allocation, and the total number of units across all villages may not exceed the overall entitled residential 2,950 ERUs. Potential ERU transfer between villages is permitted consistent with Title 19.26.06.2. Up to 15% of residential ERUs in each village may be transferred into another village to improve design, accessibility, and marketability. A Village Plan submittal that exceeds the ERU allocation listed in the table below, in this Community Plan, shall reconcile which subsequent village the ERUs are being taken from.

The Community Plan also identifies two school sites and two church sites within the district. **Conversations with Alpine School District confirm their interest in purchasing two 12-acre elementary school sites.** The number of ERU’s in this community plan would generate the need for two church sites. This is based on membership percentages in Saratoga Springs, activity rates, population projection, and understanding of church operations. If the school district or church organizations determine that the proposed sites are not required, the corresponding entitlements may be reallocated for other permitted uses within those locations not to exceed the overall residential ERUs.

VILLAGE PHASING PLAN

Each village phase includes a range of lot types that collectively align with the community's overall average density of approximately 2.4 dwelling units per acre. The Place-Type Map defines the mix and distribution of lot and housing products throughout the plan area. It is anticipated that buildout will follow phase priority as listed in the table below. Phase order is subject to change to allow flexibility in responding to infrastructure availability, market conditions, and community needs.

The Phasing Map also identifies the open space areas to be developed with each phase. This plan provides for a minimum of 43% dedicated open space, ensuring preservation of key natural areas and recreational connections. This language shall govern notwithstanding any contrary provisions within the municipal code.

Phase Name & No.	Approx. Acres	% of Total Acres	ERUs	% of Total ERUs	Open Space	% of Req. Open Space
Bonneville (1)	350.9	29.1%	709	24%	210.88	58.1%
Israel East (2)	195.5	16.2%	913	30.9%	4.50	1.2%
Lott (3)	238.9	19.8%	405	13.7%	135.34	37.4%
Israel (4)	311.1	25.8%	590	20%	172.62	47.9%
Sunset (5)	44.5	3.7%	333	11.3%	0	0%
Mountain View	65.2	5.4%	0	0	0	0
Totals	1,206.1	100%	2,950	100%	523.34	144.6%

04 OPEN SPACE PLAN

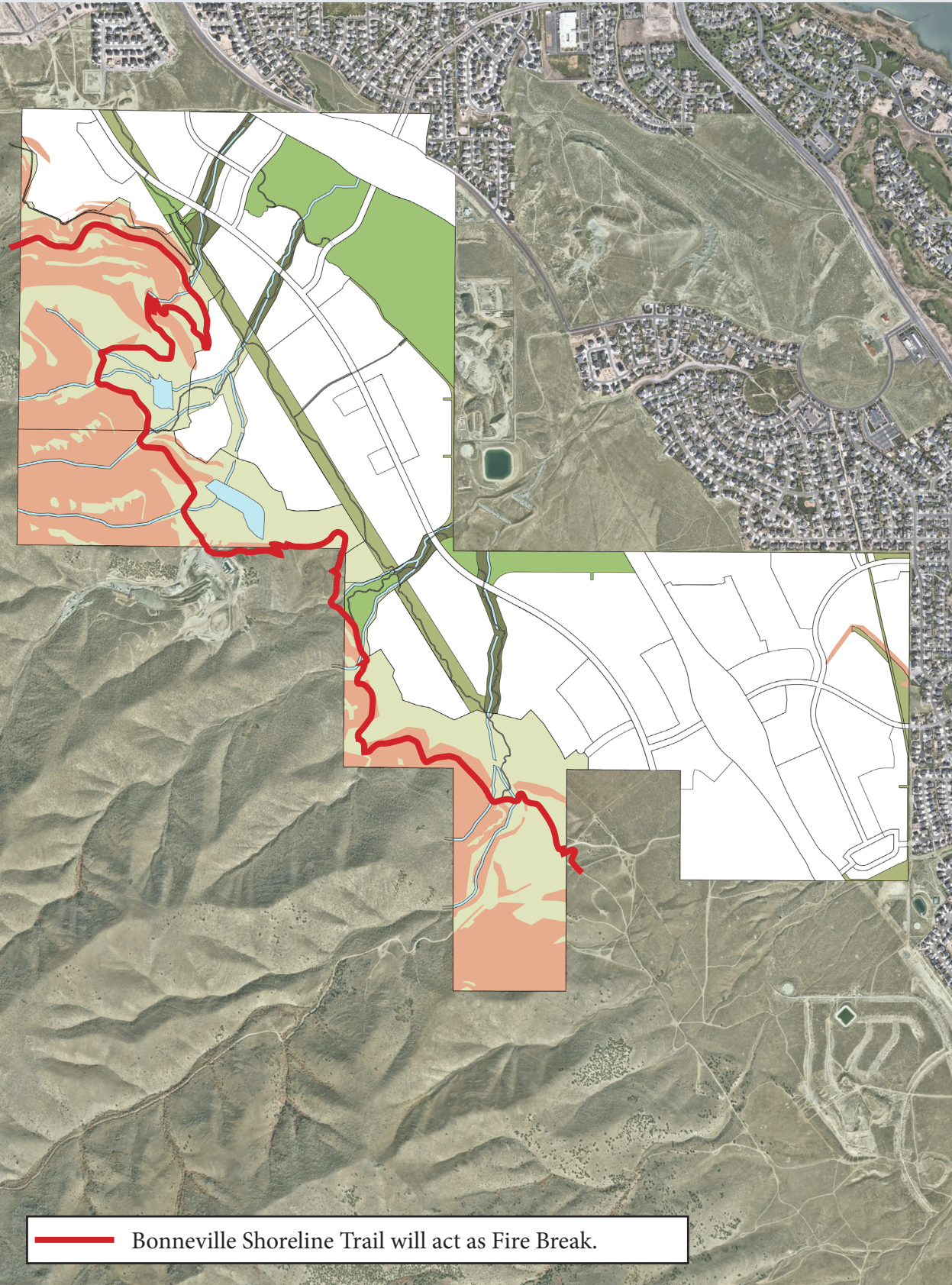
Open Space Requirements

The open space requirement for a community plan is 30% of the total gross acreage and a range of points per unit for improved community amenities. The Three Canyons community plan shall provide a minimum of 361.8 acres and exceeds the required points as required in Title 19 of the Saratoga Springs Land Development Code. See page 4-04 for how Three Canyons will meet the open space points.

OPEN SPACE REQUIREMENTS VILLAGE BY VILLAGE APPROACH

Each Village in the Project will be comprised of one or more subdivision plats and developed in accordance with the approved Village Plan and the Community Plan. Each Village Plan shall provide for the Open Space acreage, amenities, and associated water right dedication within the Village, however, the completion of the Open Space amenities will be contingent upon their associated phase. Open Space amenities will be installed commensurate with the residential units that they support, and installation will precede or be subsequent with residential development. The required water rights shall be dedicated at the time of recordation of a plat for which water rights are required.

The Parties acknowledge that the Open Space amenities, including the thirty percent (30%) open space acreage requirement for the Project, will be satisfied on the aggregate (i.e., Project level; even though certain Villages, when analyzed on their own, may not contain thirty percent (30%) open space) by the Open Space Master Plan and the entire Project will meet the overall open space requirements. Furthermore Open Space and amenities will be front-loaded in a way so as to stay ahead of open space requirements for units. The Master Developer shall provide a schematic landscape concept and a backbone irrigation plan as a part of the preliminary plat approval.



Landscape Typologies

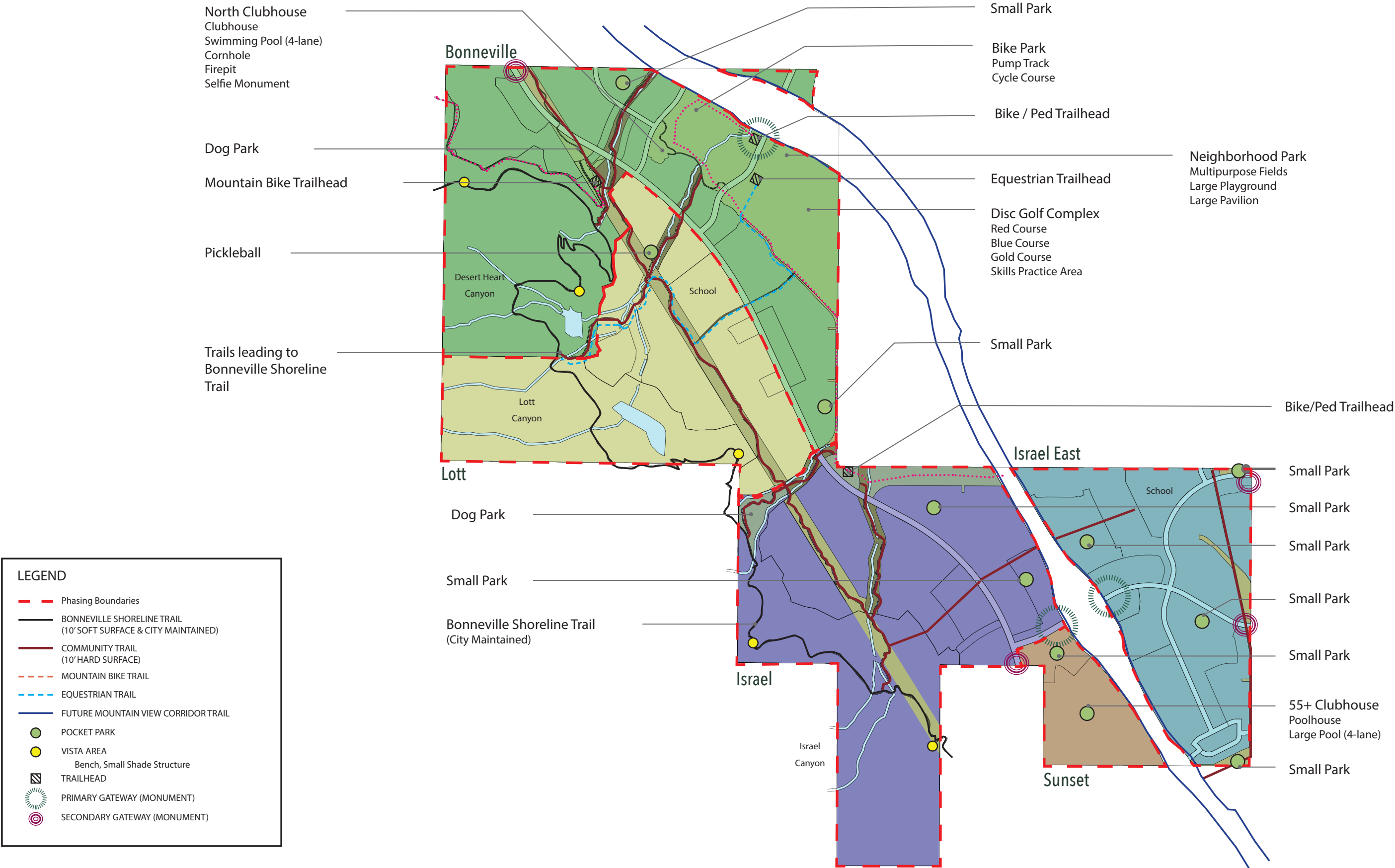
<div></div>	Programmed Open Space	97.1 AC
Programmed open space includes areas designed for recreation, community gathering, and active use. This includes the large city park at the community entrance, as well as trails, neighborhood parks, sports fields, disc golf, and other recreational amenities. These spaces are intended to serve residents of all ages, provide connectivity within the community, and complement the natural and sensitive lands preserved elsewhere in the plan.		
<div></div>	Power-Line Greenways	39.86 AC
The power-line corridor provides a southeast–northwest trail connection through the community. Pocket parks, community gardens, trails, and other low-impact amenities that meet easement requirements may be incorporated, but no permanent structures may be constructed within the corridor.		
<div></div>	Drainage and Viewshed Greenways	15.48 AC
Drainage greenways convey stormwater to detention basins and storm sewer outfalls on the lower side of the site. Sensitive lands run within these greenways, protecting native vegetation, wildlife habitat, and hydrologic functions. The greenways also connect the community to the mountains and surrounding trail networks, providing accessible trails for horses, bicycles, and pedestrians from adjacent neighborhoods to the native mountainsides of Lake Mountain.		
<div></div>	Native Mountainside	194.88 AC
The native mountainsides (Slopes less than 30%) are located on the west side of the site and are intended primarily for recreational use. Pedestrian, bicycle, equestrian, and ATV trails will connect from the community into the mountains, linking to broader regional networks, including the Bonneville Shoreline Trail. Parks, trailheads, and small amenity structures such as pavilions or gateways may be integrated at key access points and view locations.		
<div></div> <div></div>	Sensitive Land*	176.02 AC
Sensitive lands include mountainside slopes (greater than 30%), drainage corridors and debris basins. Drainage corridors include the channel, slope banks 2’ feet above the 100-year high water elevation, and freeboard on both sides of the channel. These areas are intended to preserve and protect natural resources, including native vegetation, wildlife habitat, and hydrologic functions. No development or structures are permitted within these areas, ensuring that their ecological integrity and natural functions are fully maintained.		
Totals		523.34 AC

Open Space Type	Acres	Percent of Req. O.S.
Project Open Space (Programmed Open Space, Power-Line, Drainage and Viewshed Greenways)	152.4 acres	42.1%
Native Mountainside (Slopes less than 30%, Bonneville Greenway)	194.9 acres	53.9%
Sensitive Land (Slopes greater than 30%, water courses, debris basins)	176.02 acres*	48.6%
Total Open Space Provided (43.4%)	523.34 acres	144.6%
Total Required Open Space (30%)	361.8 acres	

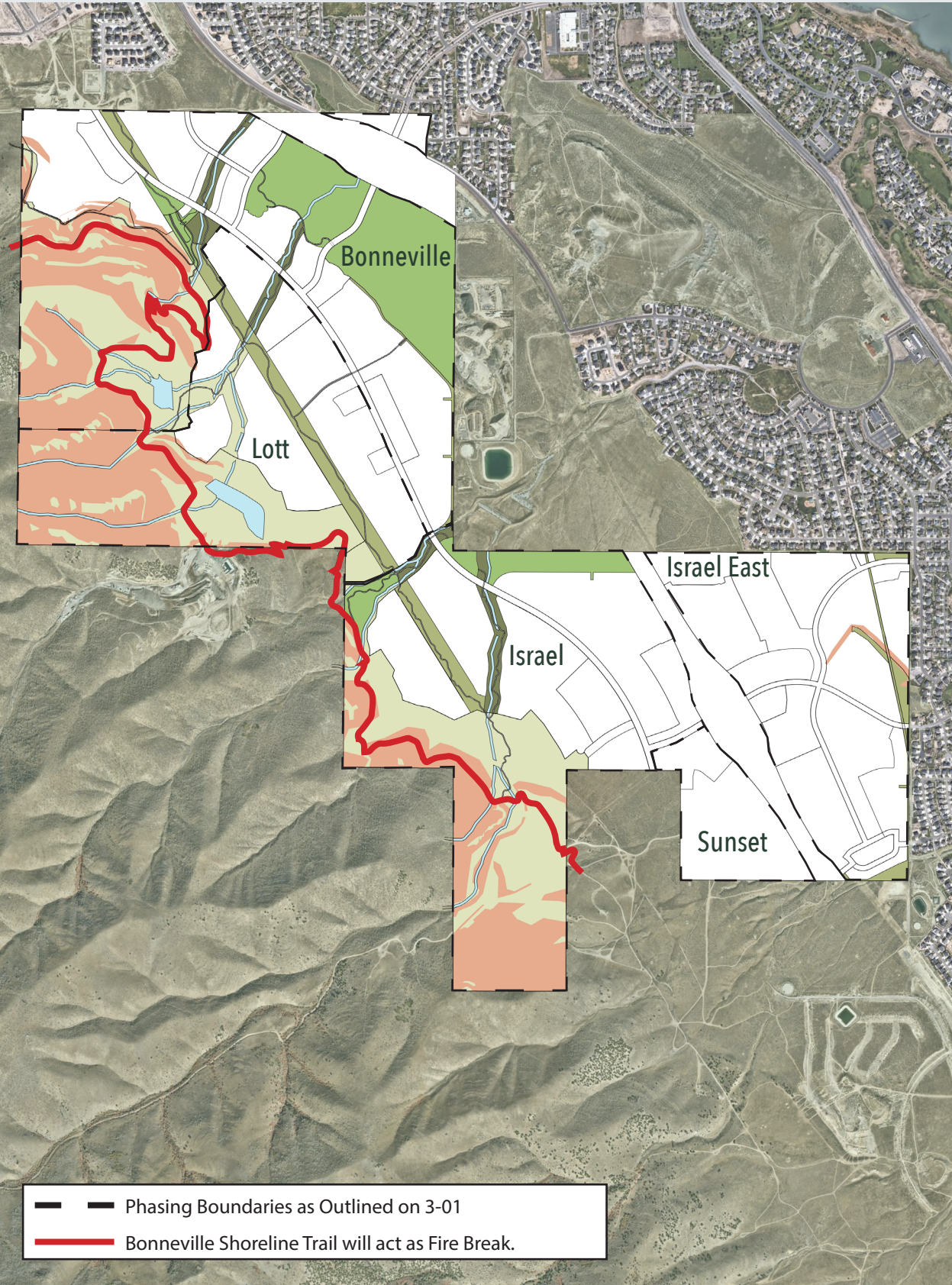
* Saratoga Springs Title 19.26.06.4 requires 30% of open space.

Section 19.26.06.4ii states that no more than 50% of the required open space shall be comprised of sensitive lands.

NOTE: Open space will be phased with the open spaces corresponding village as shown on page 3-01.



* Additional Amenities not delineated on exhibit



Open Space Points

Open Space Type	Acres	Equivalent Acres
Fully Improved with Full Access (x1)	79.26 acres	79.26 acres
Partially Improved (x.75)	180.25 acres	135.19 acres
Detention Basin - Limited Access (x.67)	9.60 acres	6.43 acres
Sensitive Lands - Limited Access (x.33)	254.23 acres	83.90 acres
Total	523.34 acres	304.78 acres

Note: The amenities shown below will meet or exceed the sizing provided in Title 19. More detail will be provided during the Village Plans as well.

- Total Residential Units is 2,950. The Title 19 requires one equivalent open space acre per 40 units. Three Canyons is required to contain 73.75 equivalent open space acres. As noted above, Three Canyons has 304.78 equivalent open space acres (231.03 equivalent open space acres over required, but we are only count 38 of those acres to maintain 25% or less of the total points).
- Minimum points required is 40 points per equivalent open space acre with a 0.75 discount rate for partially improved open space. If Three Canyons satisfied this requirement only using partially improved open space it would require 98.33 acres of open space (98.33 x .75 = 73.75). This results in a minimum of 3,933 points.
- Maximum points required is 75 points per equivalent open space acre for fully improved open space. This results in a maximum of 5,531 points
- The Three Canyons Open Space plan generates 6,068.8 points. This exceeds the maximum required points by 537.8 points.

Amenity Type	Count	Open Space Points	Amenity Type	Count	Open Space Points
Clubhouse*	1	750	Playground Structure (1-platform)	6	150
Swimming Pool, 2 lane equivalent	4	600	Parking - 1 space (hard surface with drive aisle)	220	88
Horseshoes or similar	4	12	Disc Golf Course (18 Holes)	1	90
Firepit*	2	30	Disc Golf Practice Area	1	30
Art - 1 statue, sculpture, or other single piece	1	1	Pavilion - large (30' x 32')	2	62.4
Dog Park*	2	60	Vista Overlook	5	82
Trailhead*	3	209.4	Play field - half size	1	28
Trail, soft surface, / 1000 linear feet	50	415	Pool House	1	500
Trail, hard surface, / 1000 linear feet	30	1,239	Additional Equivalent Acre (Above Requirement)	38	1,520
Pickleball Court	4	90			
Play Field - full size (soccer, football, etc.)	2	112			
				Total Points	6,068.8

*New Amenity types: We have proposed the following amenity types using the existing amenities list and/or the proposed \$2,000 / point. The make up of these amenities are as follows: (Item - Points - Sub amenities)

- Disc Golf Course (18 Holes) - 90 - Trails, Concrete Teepads, Baskets, Benches, Hole & course signs, grading, & landscape
 - Firepit - 15 - furniture, firepit, hardscape, landscape
 - Dog Park - 30
 - Clubhouse / Pool House - 750 / 500
- Trailhead - 69.8 - Restrooms, Small Pavilion, Drinking Fountain, Trail Board, 2 Tables, Trash receptacle, & min. 10 parking spaces
 - Disc Golf Practice Area - 30 - Trails, Concrete Teepads, Baskets, benches, holes & education signs, grading, & landscape
 - Vista Overlook - 16.4 - 2 Benches, Shade Pavilion, Overlook



The following guiding principles and standards establish the character, delivery, and functionality of the Three Canyons community-wide systems. This section is organized into four parts:

1. GUIDING PRINCIPLES:

This part outlines the reasoning and deliberate objectives of the plan to meet the goals of the Planned Community Zone and the City of Saratoga Springs master plans.

2. COMMUNITY WIDE SYSTEMS AND THEMES:

This section details the structure and logic of Three Canyons' transportation, circulation, drainage, and open space systems, including their layout and function.

3. COMMUNITY CHARACTER:

Here, the focus is on the interplay between architecture and landscape architecture to create a site-specific sense of place.

4. GUIDING DEVELOPMENT STANDARDS:

This section specifies context-specific standards for lot, street, and landscape typologies. These standards will be applied to designs across all Village Plans and will serve as the baseline criterion for the development of detailed site-specific designs. The goal is to integrate context and site in order to achieve the purposes and intents outlined in the Guiding Principles.

Guiding Principles

MITIGATION TO PROTECT NEIGHBORHOODS FROM FIRE AND FLOODS

- The community form of Three Canyons is designed to protect downslope neighborhoods from fire and flood.
- The Bonneville Shoreline Trail (City owned and maintained) mediates the urban wild-lands interface, separating the mountainside from residential neighborhoods downslope.
- Drainage channels that have eroded the land will be transformed into drainage greenways, enhancing connections between existing neighborhoods and the mountains through an interconnected network of greenways, parks, and trails.

THOUGHTFUL INTEGRATION OF HOUSING PRODUCT DISTRIBUTION

- The integration of various lot sizes and product types will provide housing that appeals to all life stages in every phase of the community.
- The housing quality of scale, experience, and value will be matched or exceeded along the community edges that border existing external development.

SAFE AND FUNCTIONAL MIX OF TRANSPORTATION MODES

- Establish new connected pattern for growth along Lake Mountain foothills.
- Establish redundancy in the North-South transportation route located between Lake Mountain and Utah Lake.
- Provide multi-modal connection opportunities to Saratoga Springs. Users who drive, bike, and walk into and through Three Canyons will find this transportation system's safety, convenience, and quality of experience pleasant.
- The plan manages automobile traffic and congestion to and through the neighborhoods and amenities by introducing route redundancy and efficient, frequent connections.
- Street connections to existing communities located East of the site are minimized to encourage North-South travel along new infrastructure. As outlined in the Design Principles & Concepts of the Transportation Plan Exhibit, existing residents will have free access to this new infrastructure.

MOUNTAIN ACCESS FOR ALL

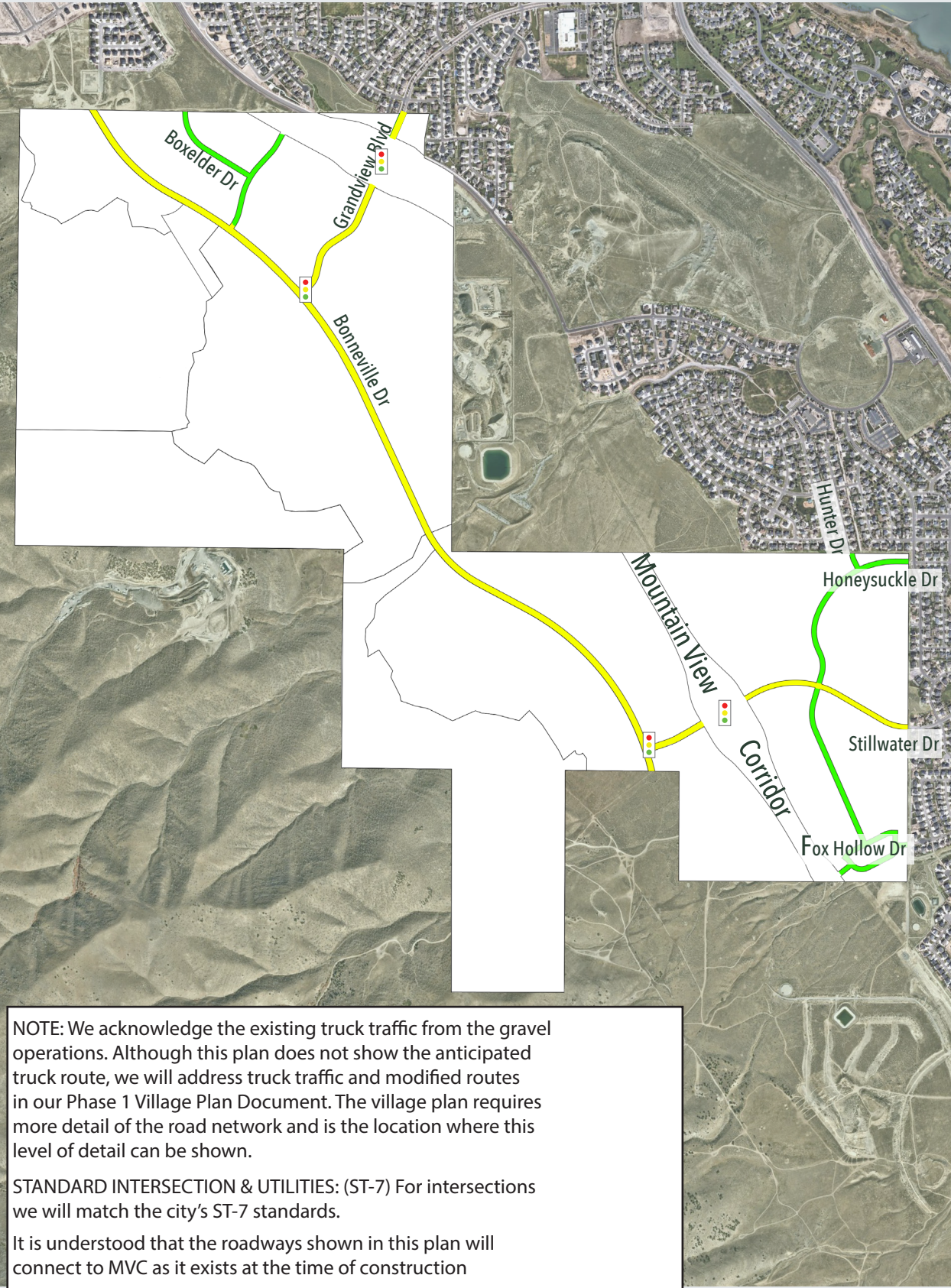
- Establish permanent public canyon and mountainside access to the Lake Mountains.
- Maintain current and develop additional mountainside recreational activities and create local destinations.
- The trail system makes coming and going through the front door just as easy as trips through the garage door. Every home is situated along a community pathway that connects directly to schools, conveniences, parks, and the mountainside, aiming to reduce traffic impacts on the streets of Saratoga Springs. Your front porch is your trailhead. This aim extends to adjacent neighborhoods. The plan welcomes pass-through use.
- Preserve open space.

PLACEMAKING

- It is anticipated that the lots in Three Canyons will be built by Destination Homes, the home building development arm of Larry H. Miller Companies. This allows the development group to maintain architectural designs, housing mix, and distinctive streetscape character.
- We are committed to building communities through innovation, continuous improvement, and adaptation to market needs.
- Subsequent village plans will establish the vision for the product and neighborhood, and outline the aesthetic and design criteria for all architecture and landscape elements.
- The themes for each community will be varied and tailored to their specific context. Due to our community delivery process, we emphasize architectural streetscapes and supporting landscapes rather than on signage, monuments, or other landscape motifs. While some monumentation may be included, the overall experience upon entry will serve as the threshold to the place rather than a specific marker. This level of detail will be presented in the Village Plan.
- Monument signage will be further outlined in the village plans, but general placement of the monuments are found on page 4-03.

VIEWS

- Introduce mountain-connected lifestyle to Saratoga Springs.
- The community's form, including street alignment, block depth, greenway systems, park and amenity placement, and architectural style, has been thoughtfully crafted to provide views of Utah Lake and the Wasatch Front. Down-sloping façades will be carefully designed to maintain architectural consistency with street elevations when viewed from higher points towards Lake Mountain.
- Community amenities have been strategically placed to establish a strong public identity for Three Canyons.



Transportation System

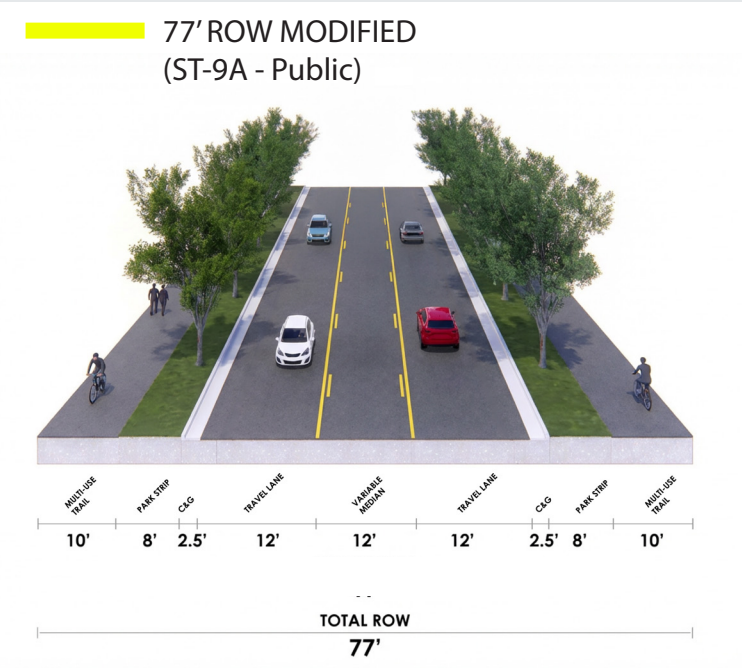
The street sections below are an illustrative representation of the proposed Three Canyons street sections, and match the city standards. The plan reflects Saratoga Springs Transportation Master Plan. The East/West Connector streets pick up vehicular flow from the local streets and deliver vehicles to the Bonneville Boulevard or Mountain View Corridor systems. The transportation system includes an expansive pedestrian trail network. Utility locations will meet the locations shown in the city standards, but are not shown on the diagrams below.

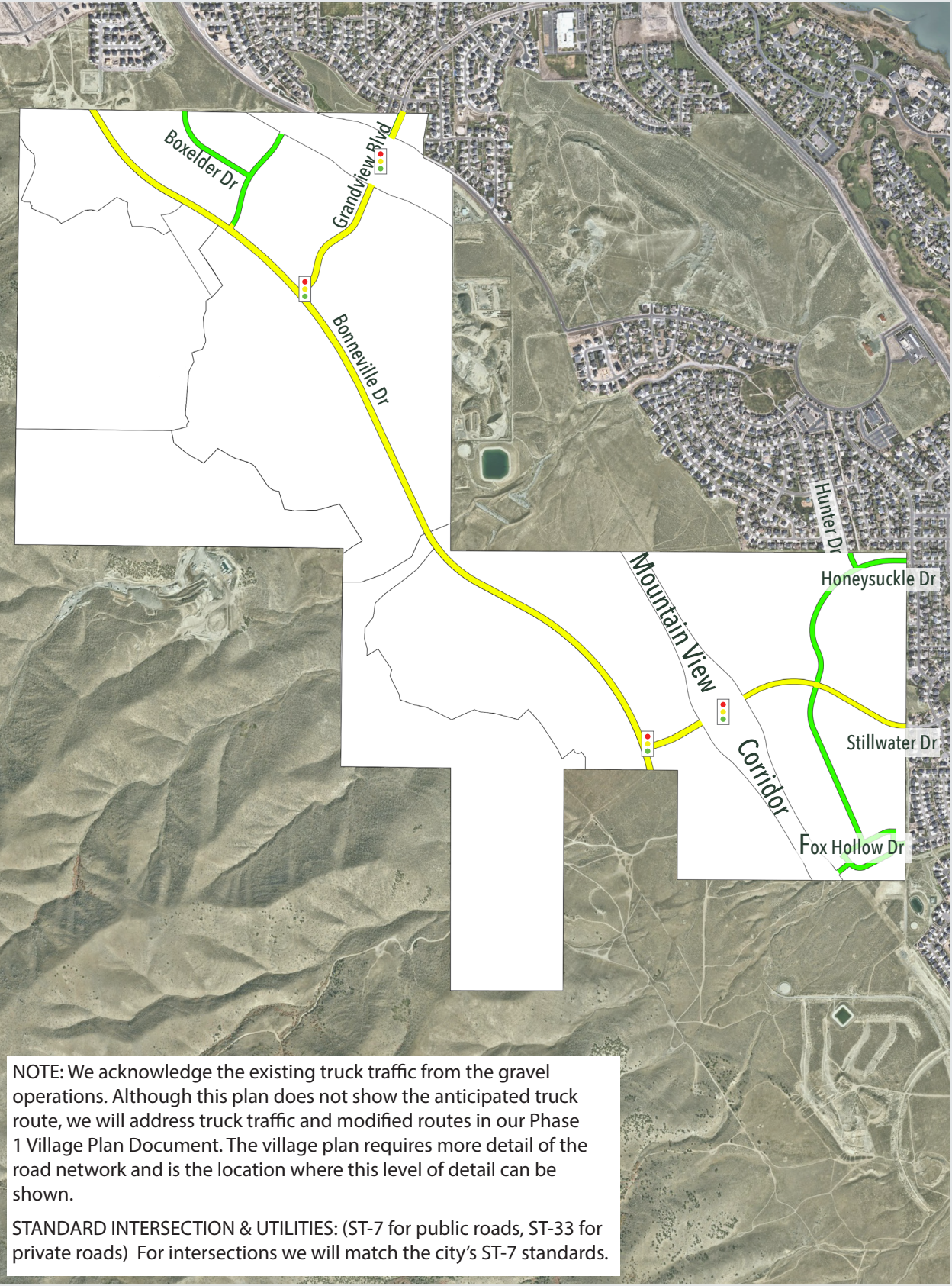
Truck Route

Truck traffic and modified routes related to the gravel operations west of this development shall be addressed in Village Plan 1 and added to this Community Plan as an amendment at the same time, including but not limited to the following requirements:

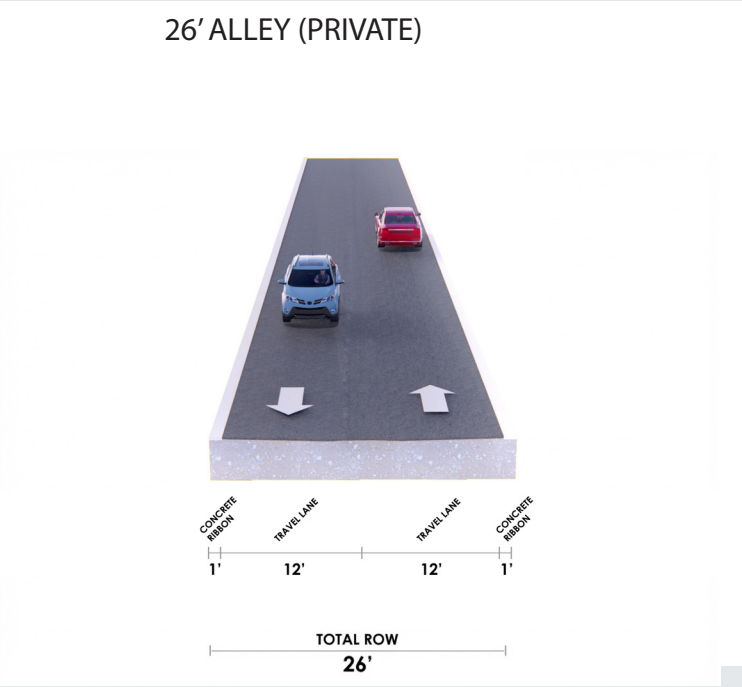
- A designated truck route
- Addressing impacts to City streets and pavement design for truck loads
- Cleaning stations to prevent mud and debris from entering City streets and storm drain systems
- Routing shall not go past schools

Community Plan-Level Transportation System

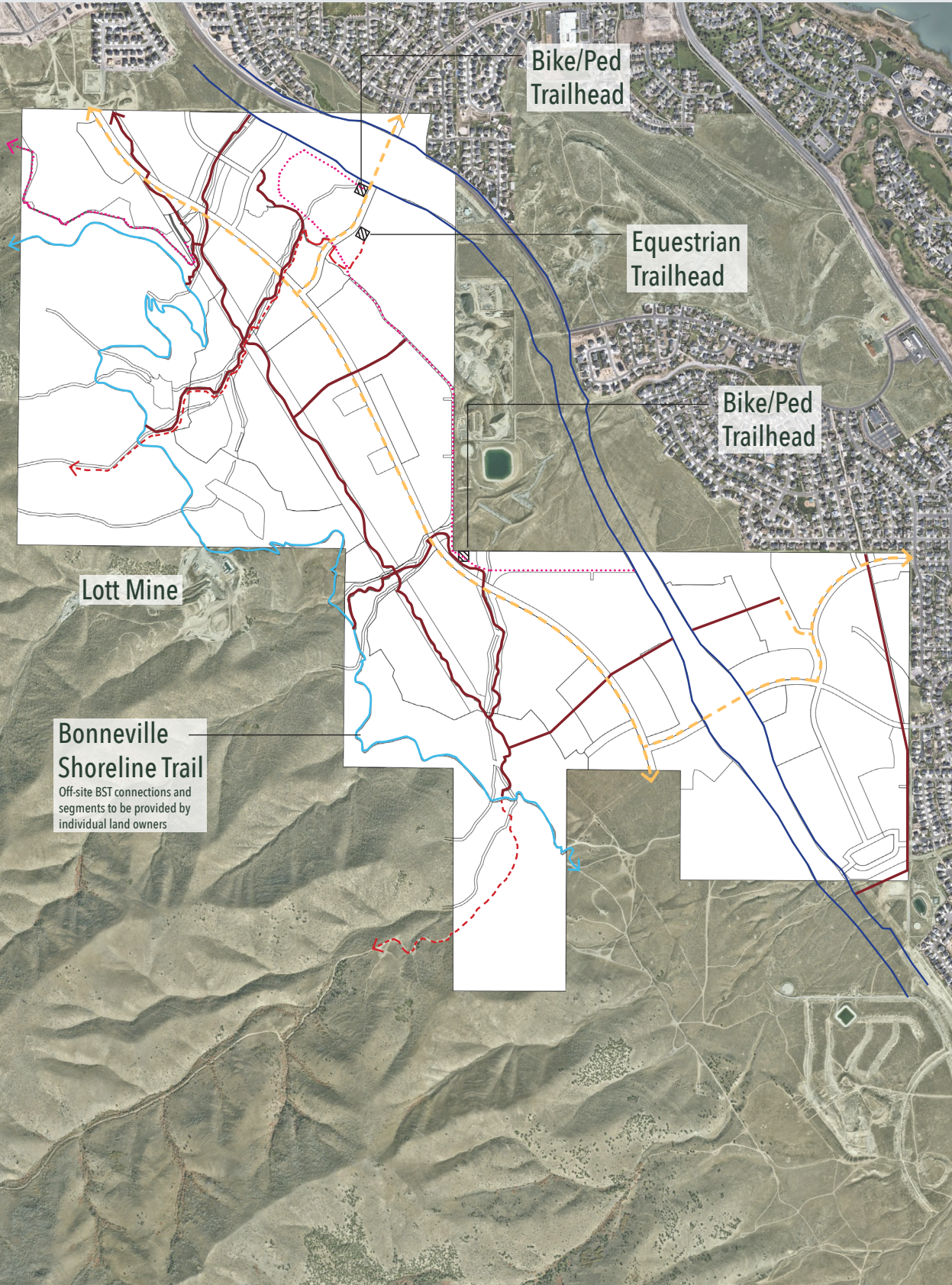




Community Plan-Level Transportation System Cont.



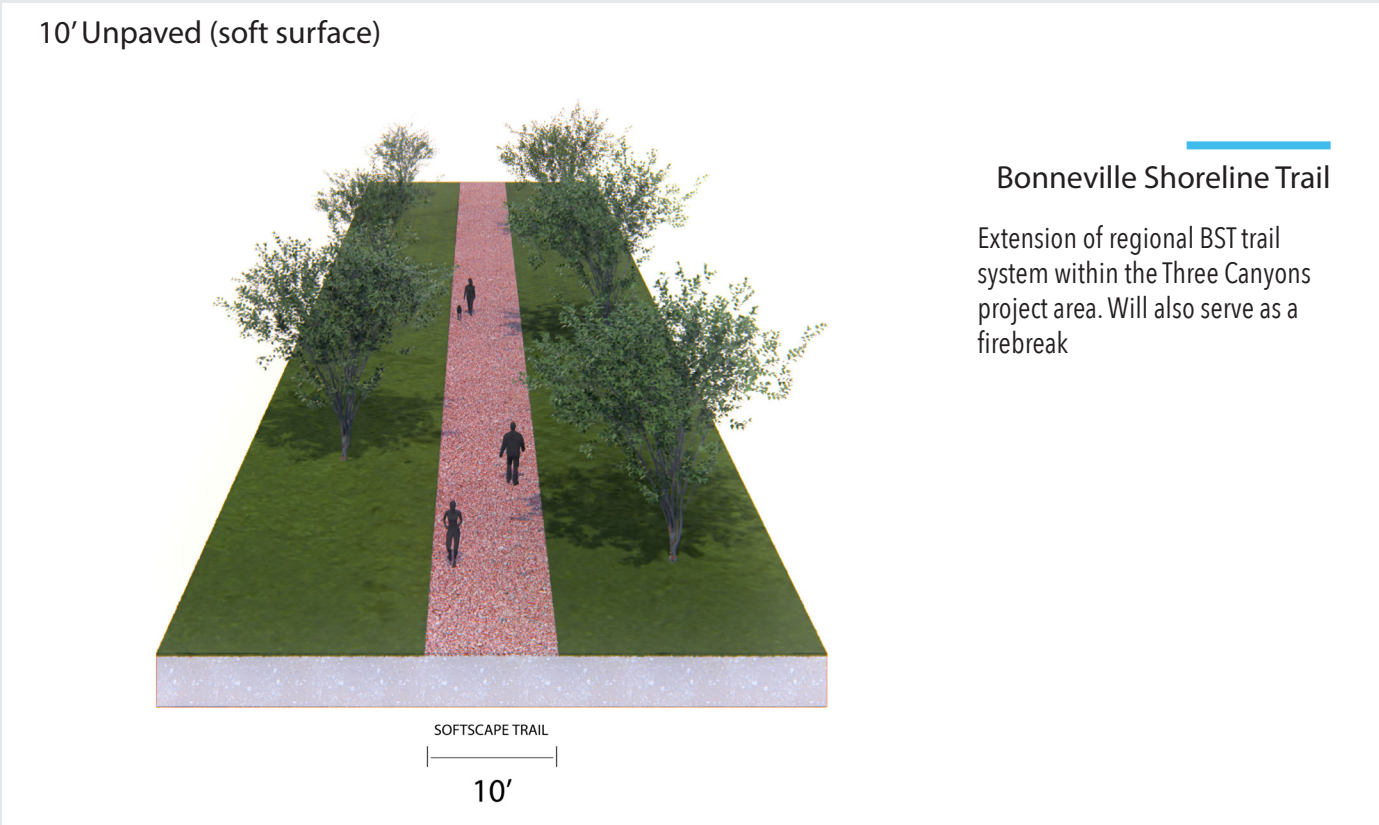
NOTE: For alley-loaded units that are not adjacent to a public right-of-way, a 10' Public Utility Easement (PUE) shall be provided on one side of the alley. If a PUE is located within the alley, garage access for the corresponding units shall include a minimum 20' driveway.



Trail and Pedestrian System

The trail layouts presented are conceptual and show the general locations of the onsite trails. Final designs will be developed as part of the Village Plan submission. Public trail easements or ownership are established in this Community Plan. Offsite trail alignments will be negotiated with adjacent property owners, as well as coordinated with the Lake Mountain Trails Association. Neighborhood sidewalks and pathways will connect to the trail system, helping amenities, schools, churches, and commercial services are accessible via the trails. We will also work with adjacent property owners to keep continuous trails where terrain necessitates the trails to temporarily leave the Three Canyons property.

Trail Type		User Group	Ownership/Maintenance
	10' Unpaved	Pedestrian/Bike/Equestrian	Public
	10' Paved	Pedestrian/Bike	Public
	10' Paved	Pedestrian/Bike	Public (future)
	6' Unpaved	Bike/Equestrian	Public
	4' Unpaved	Pedestrian/Bike	Public
	Paved (varied width)	Pedestrian/Bike	Public



Trail and Pedestrian System

10' Paved (Asphalt)



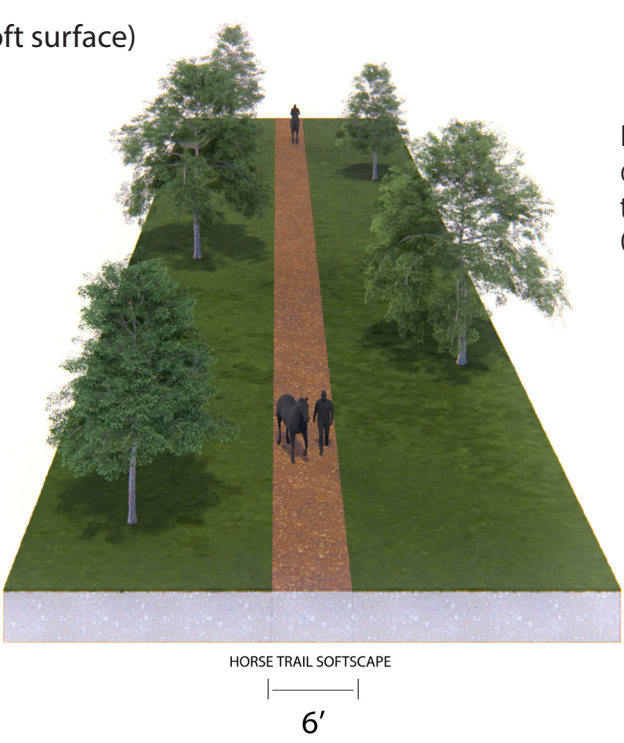
Community Trail

Extensive trail network throughout the community, primarily along drainage/viewshed greenways and power-line greenways.

MVC Trail

Connection to the regional trail network associated with the construction of Mountain View Corridor. Full width yet to be determined by UDOT.

6' Unpaved (soft surface)



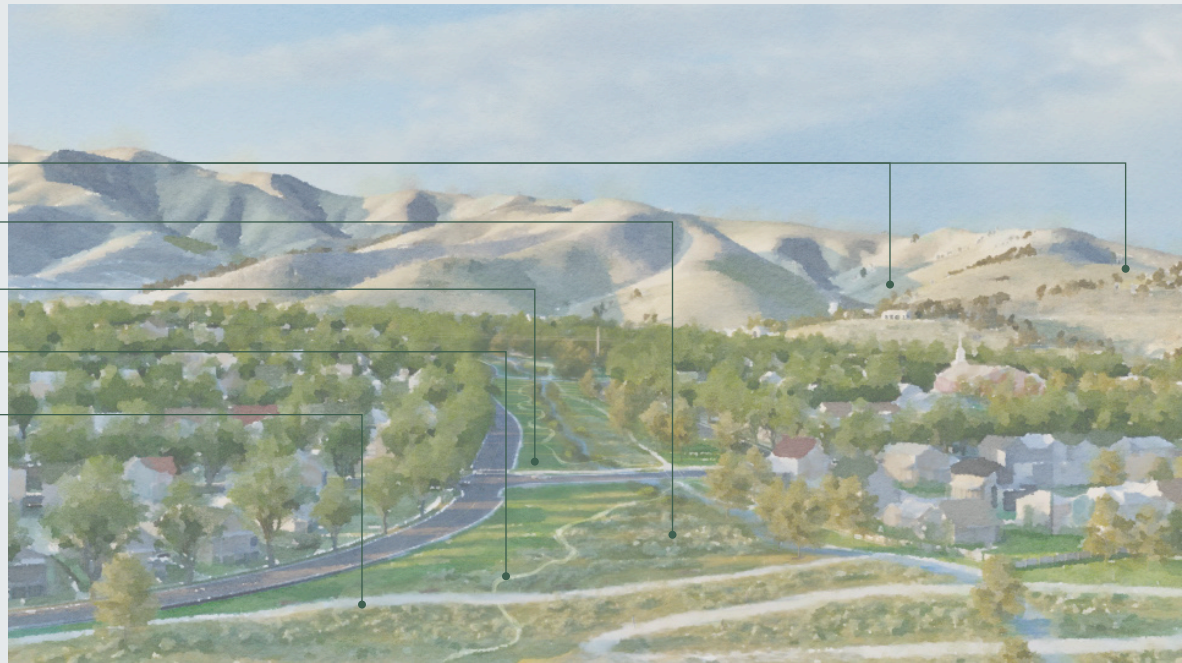
Equestrian Trail

Equestrian trail network throughout the community connecting the trailhead to Lott Canyon and Israel Canyon.

Bike/Ped Trail

Off-street trail network throughout the community that is designed to be more informal and provide pedestrians and cyclists a naturalized experience.



Viewshed and Drainage Greenway*Bonneville Greenway Amenities**Native Landscape**Manicured Park Space**Soft Surface Trails**Paved Trail*

The “Outdoor Recreation” theme in Three Canyons is more than a collection of amenities—it is a core component of the community's design, lifestyle, and appeal.

The community's character is shaped by the interaction of architecture and landscape architecture, guided by the varying intensity of development across the site. This character is expressed through the design of public spaces, the alignment of viewsheds, the placement of monuments, and the quality and connectivity of community pathways.

Three Canyons prioritizes listening to the land, planning the community to follow the natural topography and contours of the mountain. The plan focuses on well-defined, functional, and visually appealing homes and lots, while providing an enhanced pedestrian network that offers direct access from the community to the mountains and surrounding natural areas.

Three Canyons will keep landscape materials consistent with the city's plant list in Title 19. Three Canyons will also show additional details for fencing, lighting, buffer treatments, and signage in the Village Plans.

ARCHITECTURAL PHILOSOPHY

The architectural philosophy of Three Canyons is rooted in listening to the land. Homes and neighborhoods are carefully planned to follow the natural contours and topography of the mountainside, preserving the character of the site and maximizing connections to the surrounding landscape.

Design considerations prioritize site-sensitive placement, including how homes relate to grades, streets, and pathways. The layout fosters a connected community, providing residents with direct access to trails, open space, and recreational opportunities in the mountains. This approach balances functional, attractive homes with a design framework that integrates seamlessly with the natural environment.

Non-residential buildings shall conform to Title 19.

LOT STANDARDS

SINGLE FAMILY LOTS - TYPE 1

BUILDING CONFIGURATION

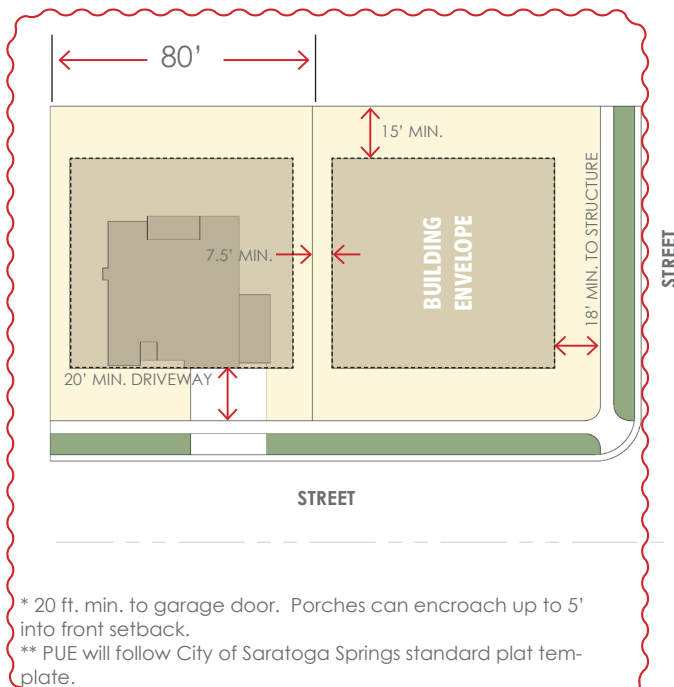
Minimum Lot Size	10,000 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	80 ft. min.

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. *
Street Side Setback	18 ft. min.
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

SETBACKS - ACCESSORY STRUCTURES

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	5 ft. min.
Rear Setback	5 ft. min.
Street Side Setback	18 ft. min., but shall be in-line with or behind principal building



SINGLE FAMILY LOTS - TYPE 2

BUILDING CONFIGURATION

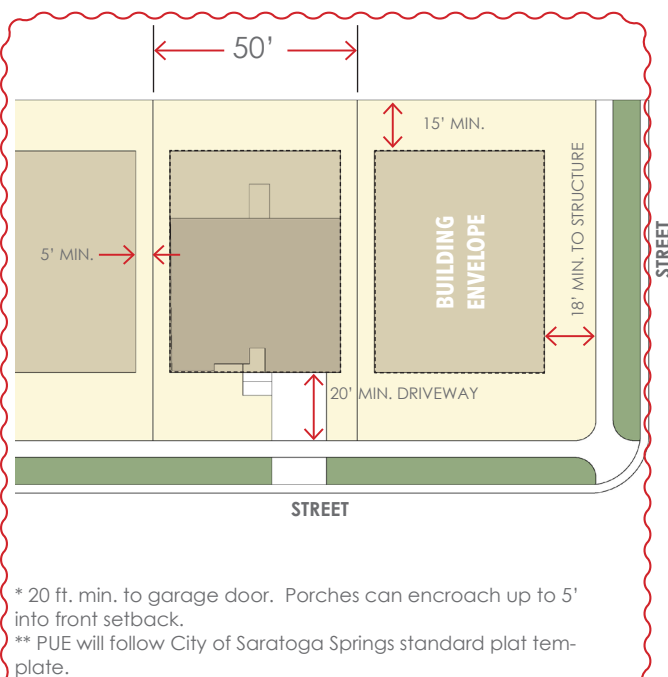
Minimum Lot Size	5,000 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	50 ft. min.

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. *
Street Side Setback	18 ft. min.
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

SETBACKS - ACCESSORY STRUCTURES

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	3 ft. min.
Rear Setback	3 ft. min.
Street Side Setback	18 ft. min., but shall be in-line with or behind principal building



LOT STANDARDS

COTTAGE LOTS

BUILDING CONFIGURATION

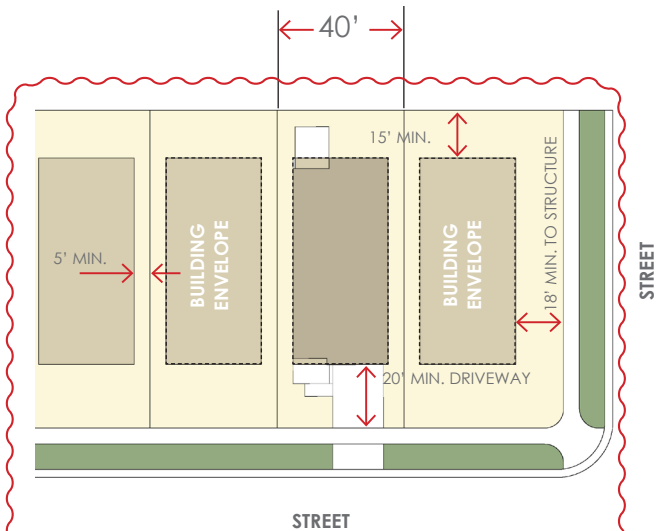
Minimum Lot Size	3,200 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	40 ft. min.

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. *
Street Side Setback	18 ft. min.
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

SETBACKS - ACCESSORY STRUCTURES

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	3 ft. min.
Rear Setback	3 ft. min.
Street Side Setback	18 ft. min., but shall be in-line with or behind principal building



* 20 ft. min. to garage door. Porches can encroach up to 5' into front setback.
** PUE will follow City of Saratoga Springs standard plat template.

TWINHOMES

BUILDING CONFIGURATION

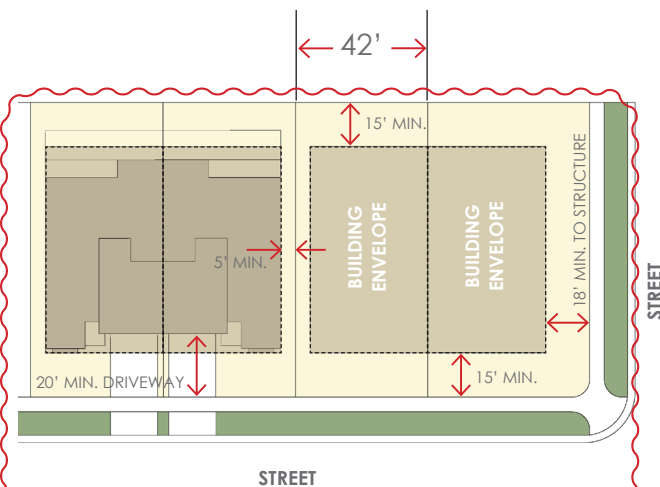
Minimum Lot Size	3,500 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	60% max
Lot Width	42 ft. min.

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	15 ft. min. *
Street Side Setback	18 ft. min.
Interior Side Setback	0 ft. / 5 ft. min.
Rear Setback	15 ft. min.

SETBACKS - ACCESSORY STRUCTURES

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	3 ft. min.
Rear Setback	3 ft. min.
Side Setback	18 ft. min., but shall be in-line with or behind principal building



* 20 ft. min. to garage door.
** PUE will follow City of Saratoga Springs standard plat template.

LOT STANDARDS

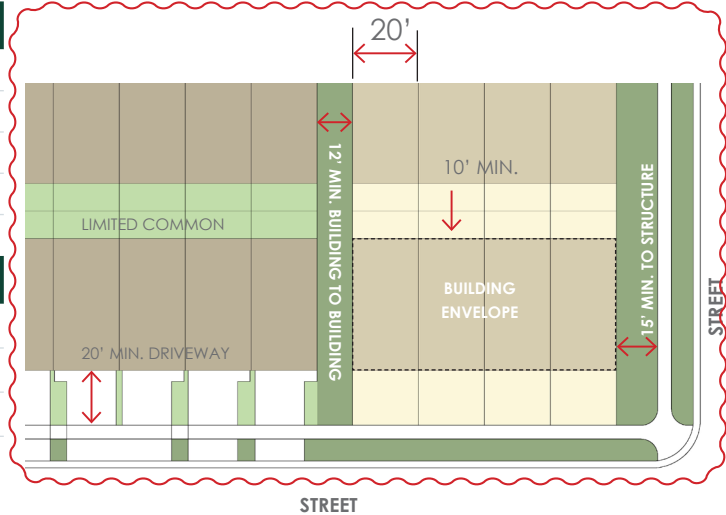
TOWNHOMES

BUILDING CONFIGURATION

Minimum Lot Size	1,320 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max.
Lot Width	20 ft. min.
Consecutive Units	Max. of 6 in a row

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. *
Street Side Setback	15 ft. min.
Interior Side Setback	0 ft. min.
Rear Setback	10 ft. min.



* 20 ft. min. to garage door. Porches can encroach up to 5' into front setback.

REAR-LOADED TOWNHOMES

BUILDING CONFIGURATION

Minimum Lot Size	800 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	18 ft. min.
Consecutive Units	Max. of 6 in a row

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. *
Street Side Setback	15 ft. min.
Interior Side Setback	0 ft. min.
Rear Setback	5' apron, or > than 20' driveway **

* 10 ft. min. limited common in front yard.

** Driveways and aprons designated as limited common. For alley-loaded units that are not adjacent to a public right-of-way, a 10' Public Utility Easement (PUE) shall be provided on one side of the alley. If a PUE is located within the alley, garage access for the corresponding units shall include a minimum 20' driveway.



PARKING STANDARDS	
DETACHED PRODUCT	
Unit Parking	2 Stalls per unit
TWINHOME PRODUCTS	
Unit Parking	2 Stalls per unit
Guest Parking	0.25 Stalls per unit
ATTACHED PRODUCT	
Unit Parking	2 Stalls per unit
Guest Parking	0.25 Stalls per unit, or 1 Stall per unit when a rear-load townhome is allowed in Village plan and accessed with aprons rather than driveways.

CULINARY WATER MASTER PLAN EXHIBIT

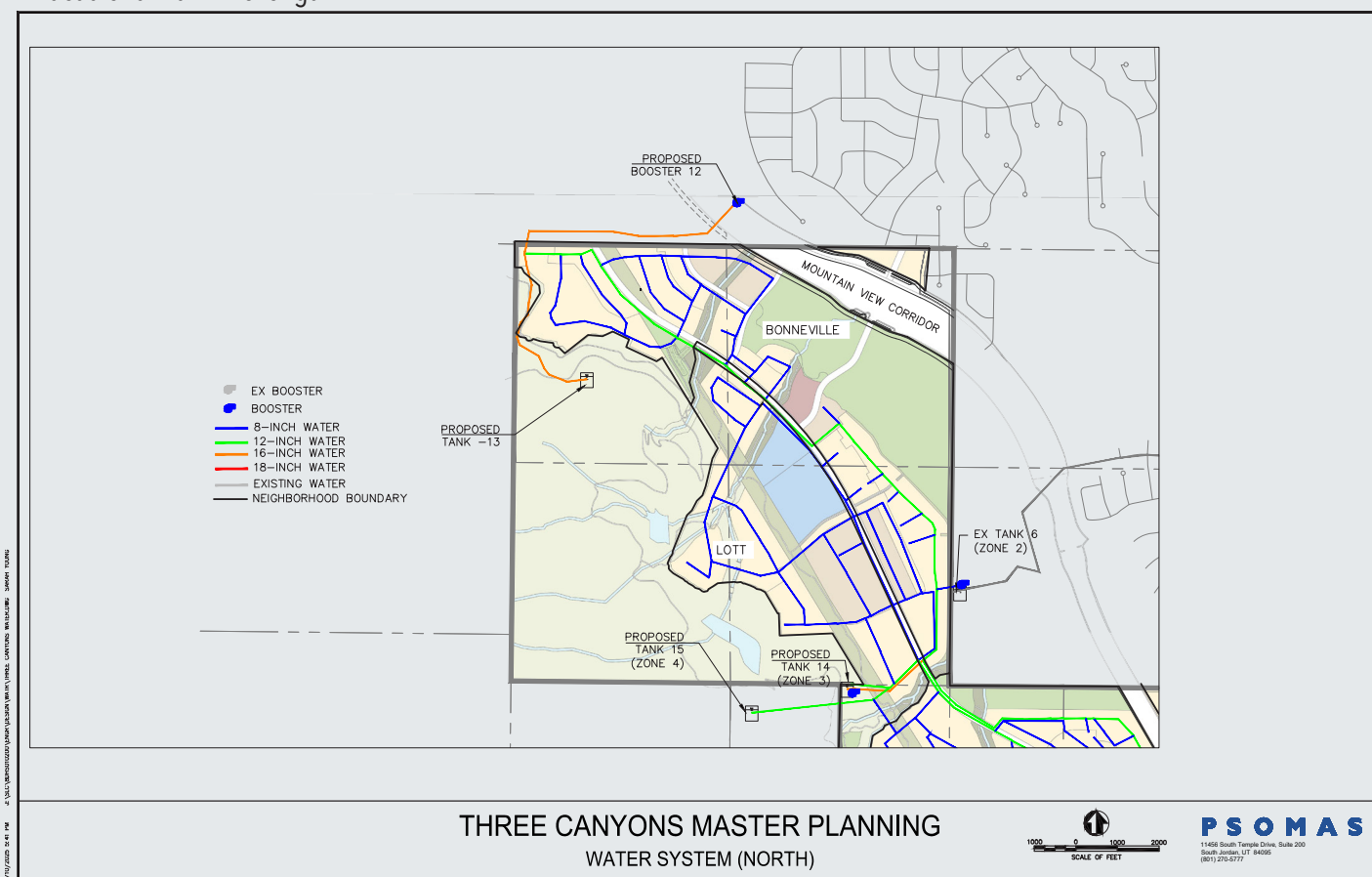
Demands

The Three Canyons development is planned to consist of 2,950 residential units, 2 schools, 2 churches, and approximately 180,000 sq-ft of commercial. Each of the schools have been calculated to be equivalent to 54.5 ERU and the churches 16.3 ERUs each while the total commercial has been calculated to be equivalent to 75 residential connections. This is equivalent to 3,166 connections and a peak day demand of 825 gpm.

Layout

The Three Canyons water system spans 4 pressure zones, however, nothing is currently planned in Zone 5. Per the Utility Feasibility Study dated April 4, 2022, it is understood that as part of this project, 3 culinary water tanks will be constructed as well as 3 booster stations that connect them. A booster pump will be located at each tank including existing Tank 6, and proposed Tank 14. Each of the proposed booster stations will boost water from the lower zone to the next zone. Although shown on the water system maps, Tank 16 is not planned to be built as part of this project as all the zone 4 connections will be served from Tank 15 in accordance with the Utility Feasibility Study mentioned above. See Culinary Water Exhibit for a layout of the system.

All drinking water system infrastructure will be designed according to the City's Standards including a maximum 600 ft dead end main line length.



CULINARY WATER MASTER PLAN EXHIBIT

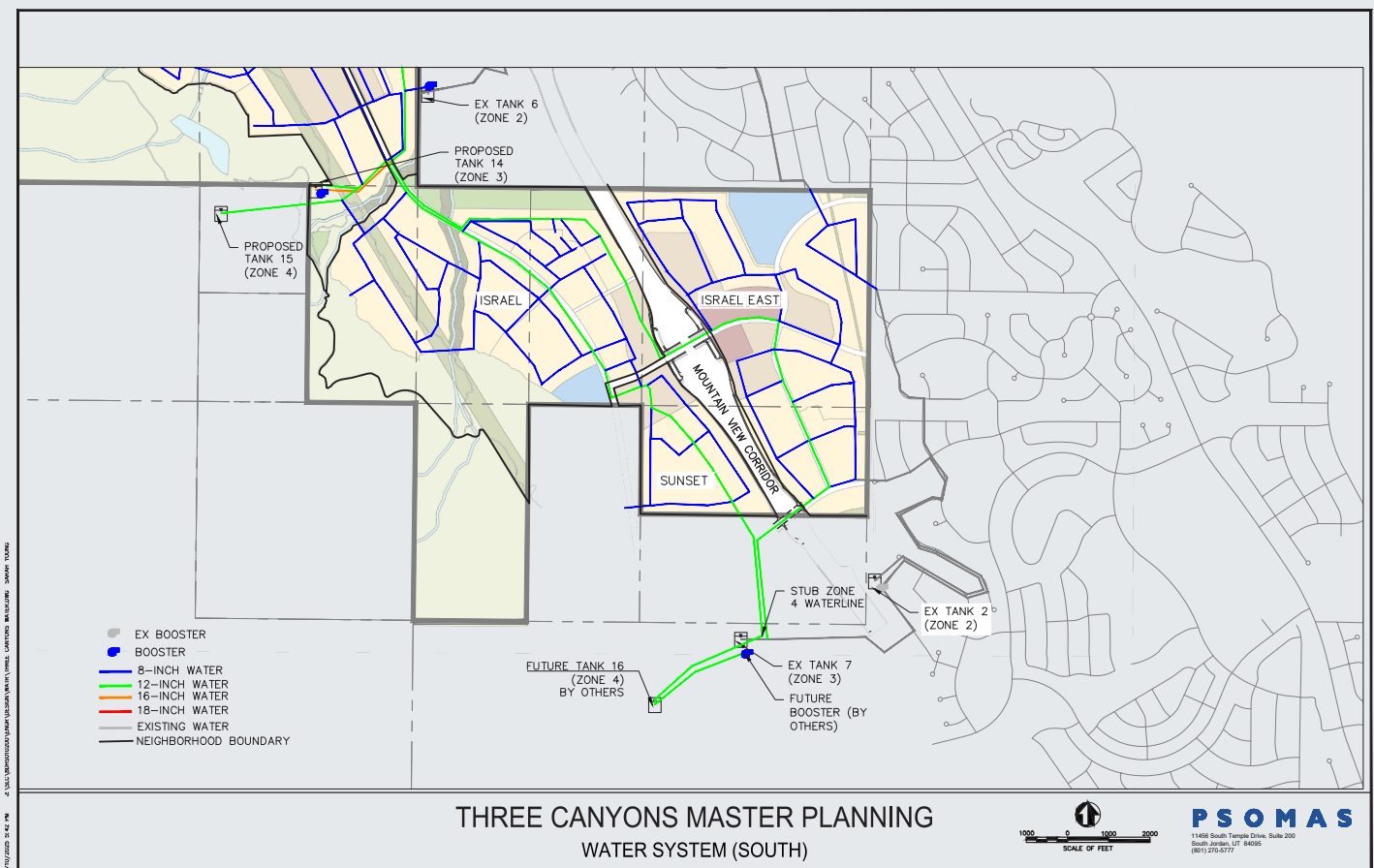
Table 1: ERU's per zone

Zone	ERUs	Peak Day (gpd)	Equalization Storage (gal)	Emergency Storage (gal)	Fire Storage* (gal)
Zone 2	77	28,875	20,559	7,700	-
Zone 3	1,422.5	533,438	379,808	142,250	480,000
Zone 4	1,667.1	625,163	445,116	166,710	240,000
Total	3,166.6	1,187,475	845,482	316,660	720,000

*Only additional fire storage is listed. Fire storage for Zone 2 is included in the existing zone 2 tanks as well as an additional zone 3 fire storage of 240,000 in existing tank 13.

Table 2. ERU Per Zone and Village

Village	Unit Count	Non-Res Unit Count	Total ERU	ERU Zone 2	ERU Zone 3	ERU Zone 4
Bonneville	709	25	734	13	340	381
Lott	405	70.8	475.8	0	0	475.8
Israel	590	16.3	606.3	0	129	477.3
Sunset	333	0	333	0	0	333
Israel East	913	104.5	1017.5	64	953.5	0
Total	2,950	216.6	3,166.6	77	1,442.5	1,667.1



WATER ZONING

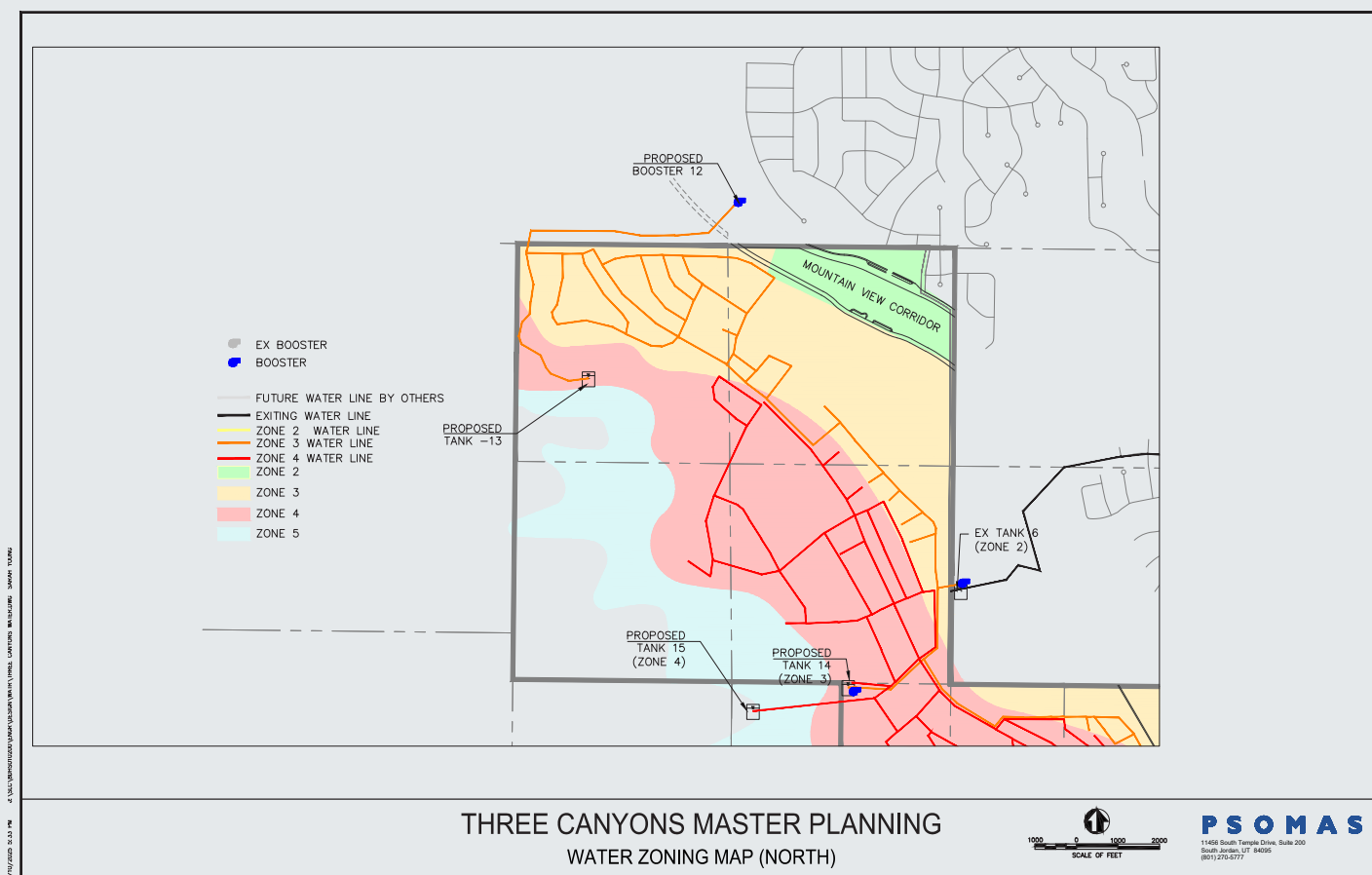
Phasing

The water system will be constructed in phases with Tank 13 and Booster Pump 12 being the first major infrastructure of the development. This tank is anticipated to serve the ERUs in Zone 3 for the Israel, Bonneville, and Lott subdivisions. It is anticipated that phasing will move from north to south once 360 lots are constructed in Zone 3, Tank 14 will be built to serve additional lots in Zone 3 and before the capacity of Booster pump 12 is out of capacity then Booster Pump 6 will be required. It is anticipated that Tank 14 will be constructed prior to Tank 15. Before lots are built in Zone 4, Tank 15 will be required as well as the booster pump between Tank 14 and 15 booster pump stations shown on the exhibits.

Once Lots are constructed in the East Israel development, a new connection to Tank 7 should be made as well as a crossing under Mountain View Village connecting the Phase 3 line in the Isreal Subdivision and the Stillwater subdivision.

Phasing will be completed in a manner to avoid dead end lines exceeding 600 feet.

The storage for the development will be distributed in 4 tanks (see Table 3). The Booster station preliminary capacity is shown in Table 4. ERU's are calculated as the total ERU's connected above the tank. This does not account for the assumption as such pump required capacity of the booster station may exceed values shown in Table 4. Final pump capacities will be determined during the design phase of the project.



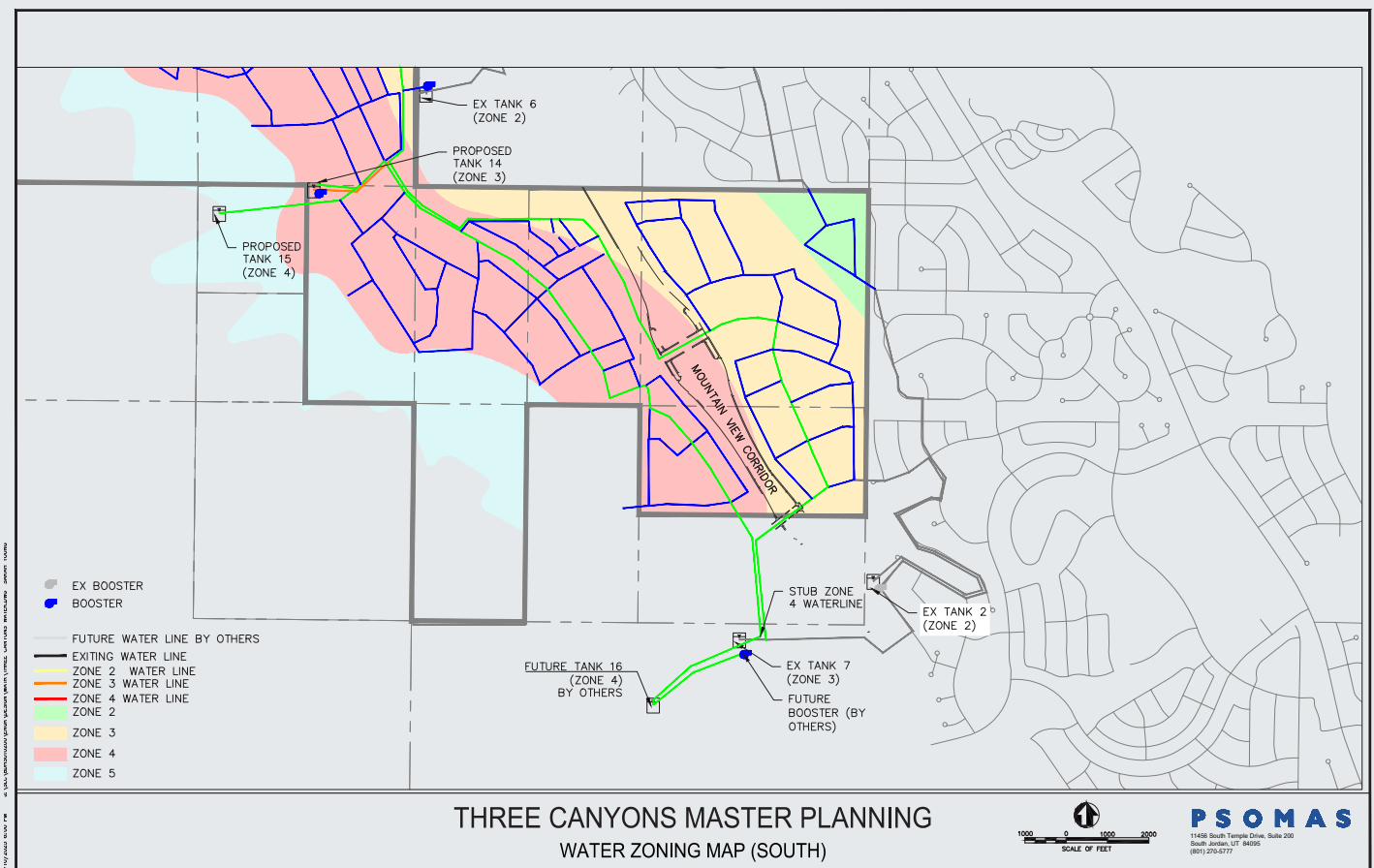
WATER ZONING

Table 3. Tank Capacity

Tank	Zone	Three Canyons ERUs	Offsite ERUs	Total ERUs	Indoor Storage	Emergency Storage	Fire Storage	Total Storage Needed
Tank 7	Zone 3	645	4,147	4,792	1,279,464	479,200	240,000	1,998,664
Tank 13	Zone 3	360	1,553	1,913	510,771	191,300	240,000	942,071
Tank 14	Zone 3	417.5	1,224	1,641.5	438,281	164,150	480,000	1,082,431
Tank 15	Zone 4	1,667.1	0	1,667.1	445,116	166,710	240,000	851,826
Total		3,089.6	6,924	10,013.6	2,673,632	1,001,360	1,200,000	4,874,992

*Total does not match Table 1 because zone 2 (77) ERU's are not included as storage.

Tank	Three Canyons ERUs	Offsite ERUs	Total ERUs	Existing Capacity	Pump Capacity (gpd)
Pump 12	360	1,564	1,924	1923	721,500
Pump 6	2,084.6	1,224	3,308.6	-	1,240,725
Pump 14	1,667.1	-	1,667.1	-	625,163
Ex. Booster 2	645	7,707	8,352	8,352	3,132,000



SECONDARY WATER MASTER PLAN EXHIBIT

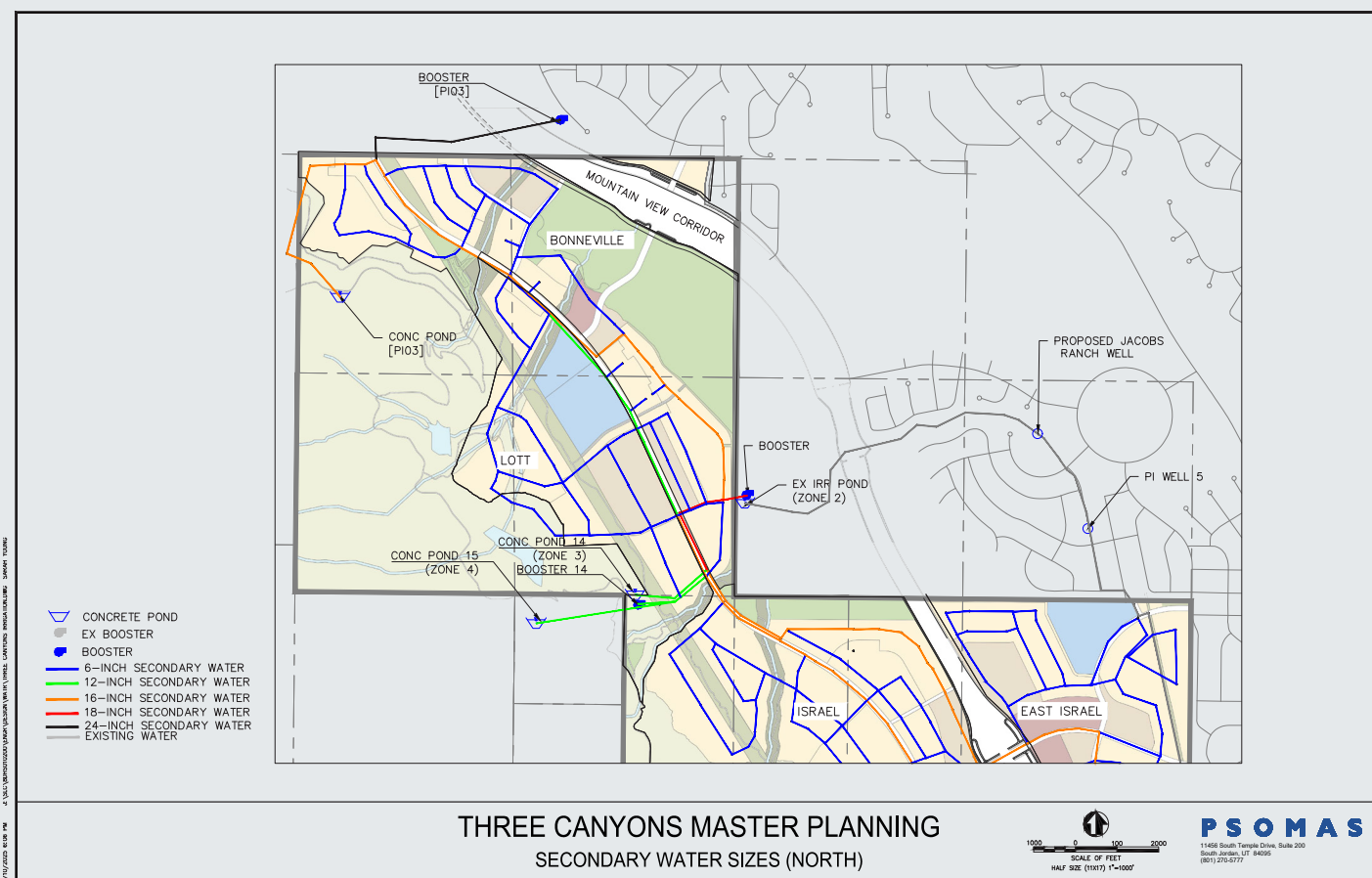
Demands

Per the Pressurized irrigation IFFP, demands have been calculated based on 65% total area. Pond Sizing is based upon 9,216 gallons required per irrigated acreage and the pipes have been sized based on a peak instantaneous flow of 15gpm. See Table 1 for irrigated acreage.

Layout

Secondary water sources will be provided from the existing Well 5 and a new well. The Jacobs Ranch Well will be required as an additional water source. These wells will provide water to Zone 2, specifically existing Pond 6. Several new pump stations will be constructed to supply secondary water to the higher zones as shown in Secondary Water System Exhibit.

The Three Canyons development falls within four different water zones 2-5, however, nothing is currently planned for Zone 5. Zone 2 will be served from the existing City infrastructure. Zone 3 will be served from the existing Pond 7 and two new ponds. Zone 4 will be served by the new Pond 15.



SECONDARY WATER MASTER PLAN EXHIBIT

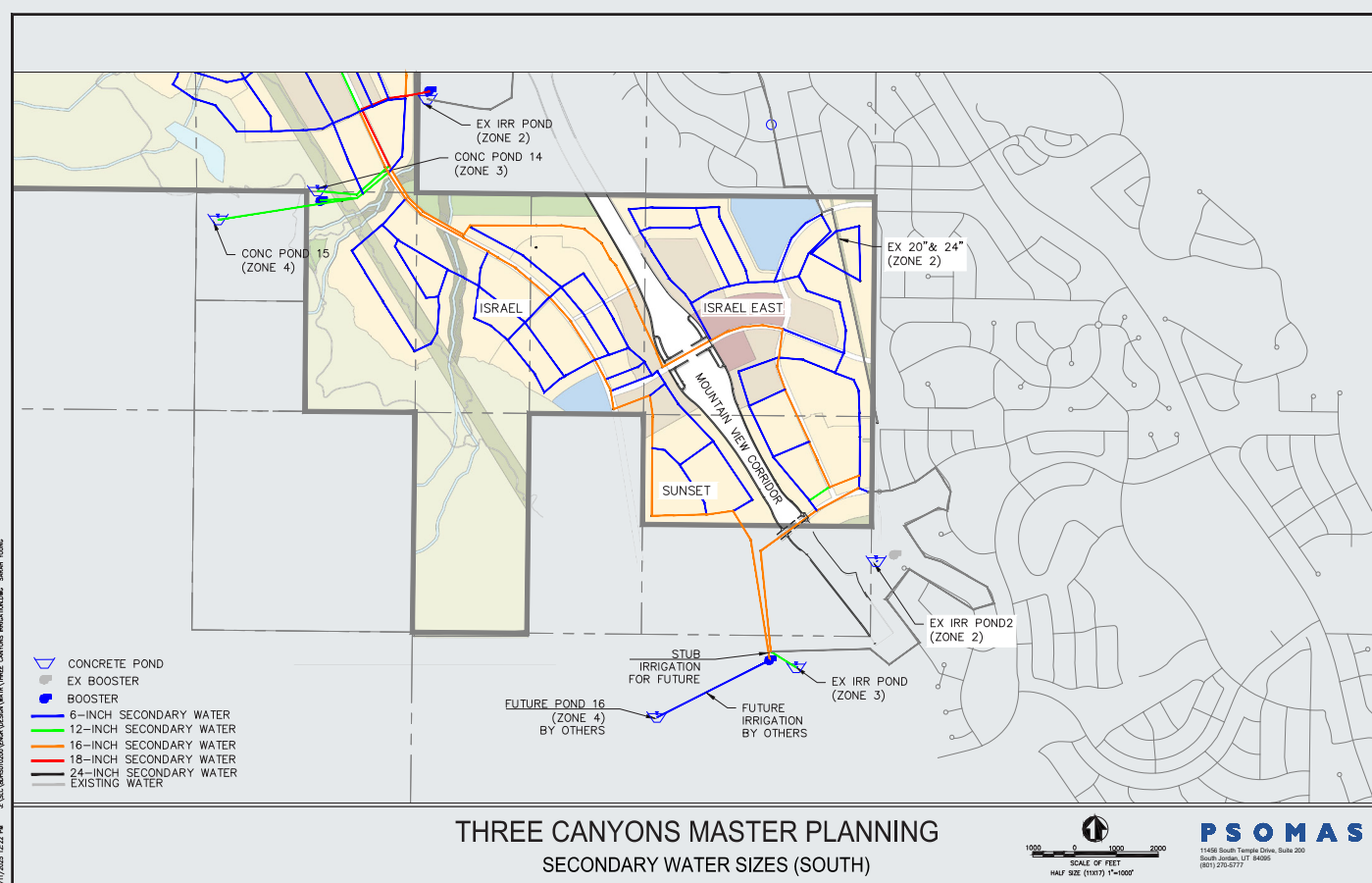
Phasing

The phasing is anticipated to follow the culinary water phasing with some modifications based on planned and existing infrastructure.

It is anticipated that Pond 13 and Booster Station 12 will be constructed first. See Table 3 for capacity of each pond once the capacity for each pond is utilized, additional ponds will be required. It is anticipated that phasing will move from north to south. Once 72 acres of irrigatable area has been constructed, Pond 14 will be needed. Once Booster station 12 reaches capacity Booster 6 will be needed. Also, once any area in Zone 4 is constructed a booster pump at Pond 14 and Pond 15 will be needed.

Ponds and other secondary system infrastructure will be designed per the City's standards, including the requirement that all ponds will be concrete.

Preliminary booster sizing is shown in table 4. Capacity was calculated as the total ERU's connected above the tank. Final pump capacities will be determined during the design phase of the project.



SECONDARY WATER MASTER PLAN EXHIBIT

Table 1: Irrigated acreage zone

Zone	Total Area	Irrigated Area (ac)	Peak Day Demand (gpm)	Peak Instant (gpm)	Pond Volume (ac-ft)
Zone 2	23.74	15.43	115.73	231.47	0.44
Zone 3	273.32	177.66	1,332.41	2,664.83	5.02
Zone 4	371.24	241.31	1,809.8	3,619.61	6.83
Total	668.30	434.39	3,257.95	6,515.91	12.29

Table 2. Secondary Water demands by Village

Village	Village ERU	Total Area (ac)	Irrigated Area Zone 2 (ac)	Irrigated Area Zone 3 (ac)	Irrigated Area Zone 4 (ac)
Bonneville	709	161.09	5.48	118.21	37.4
Lott	405	138.5	0	0	138.5
Israel	590	59.5	0	8.65	150.84
Sunset	333	44.5	0	0	44.5
Israel East	913	164.7	18.26	146.44	0
Total	2,950	668.29	23.74	273.3	371.24

Table 3. Pond Capacity

Pond	Zone	Total Onsite Area	Irrigated Acres	Irrigated Acres Offsite	Total Irrigated Area	Pond Volume (ac-ft)
Ex Pond 7	Zone 3	80.0	52.0	89	141	3.99
Pond 13	Zone 3	110.8	72.0	218	290	8.20
Pond 14	Zone 3	82.5	53.7	211	264.66	7.49
Pond 15	Zone 4	371.2	241.3	0	241.31	6.83
Total		644.5	419	518	936.791	26.51

Table 4: Pumping Capacity

Tank	Three Canyons Irr. AC	Offsite Irr. AC	Total Irr. AC	Pump Capacity (irr ac) (gpd)	Required Pump Capacity (gpm)
Pump 12	110.77	72	182.77	182.77	1,370.77
Pump 6	453.79	294.96	748.75	748.75	5,615.63
Pump 14	371.24	241.31	612.55	612.55	4,594.12
Ex. Booster 2	80	52	132	212	1,590

SANITARY SEWER MASTER PLAN EXHIBITS

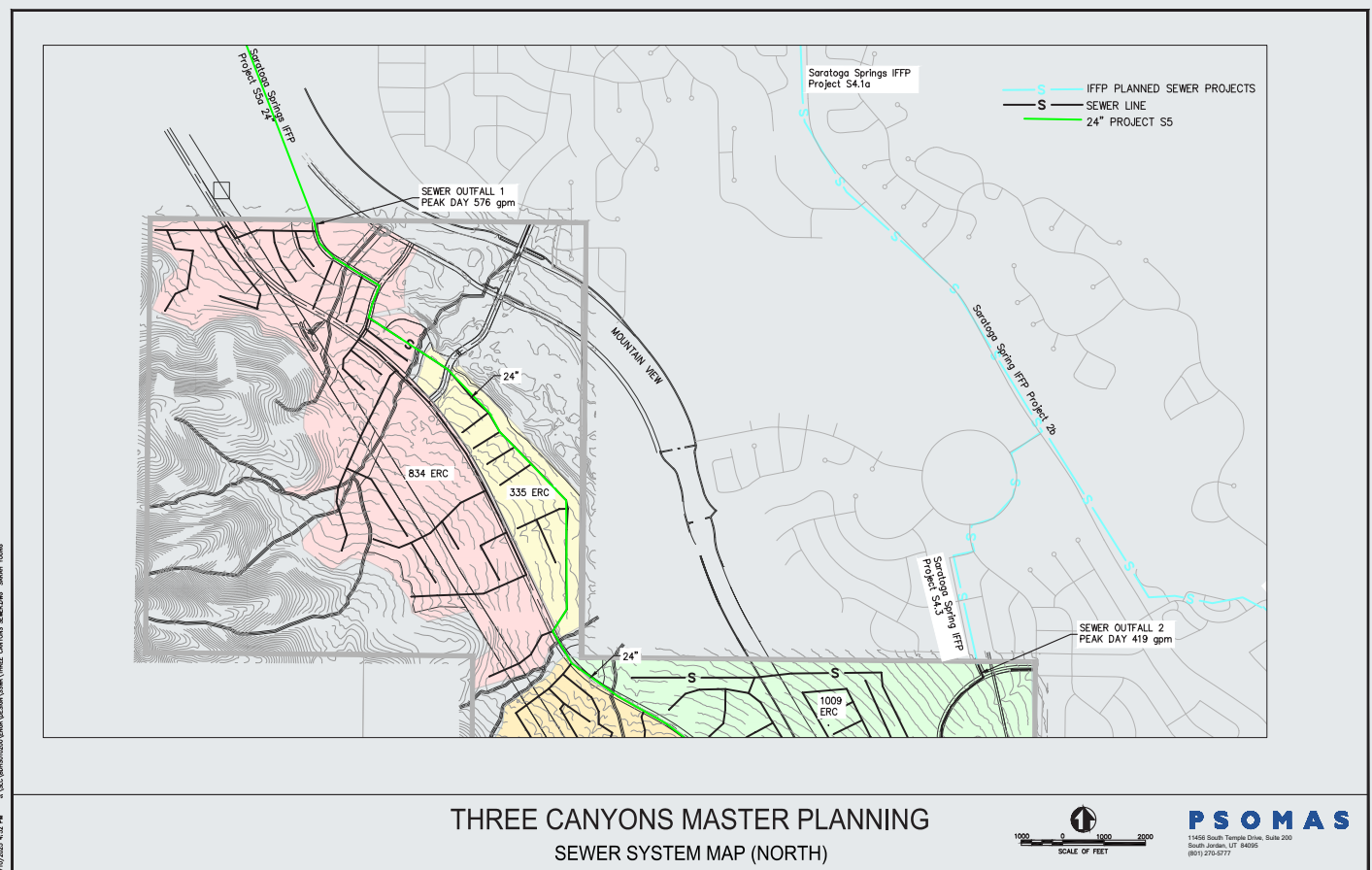
Sewer Loads

Sewer Loads were estimated based on an average day flow of 239 gpd per ERU and a peaking factor of 2.5. At the design stage, each pipe will be sized in accordance with Saratoga Springs sizing including a variable peaking factor. The pipes were sized on 80% of the full flow capacity. As final grading has not been completed sizing of the sewer assumes a 0.5% slope. The peak day sewer load for the development has been calculated at 1,301 gpm.

Layout

Master planned sewer project S5 runs through this development and will be completed to serve both this development and future development at the south end of the City. The project runs roughly parallel to MVC from the south end of the City to Sewer Outfall 1. The final alignment of project S5 depends on ongoing planning and determining it will be an iterative process between the City and the developer and will be determined as construction drawings progress.

The flows at each outfall are summarized in Table 1



SANITARY SEWER MASTER PLAN EXHIBIT

Potential Bottlenecks

It is understood that the current planned unit count proposed is higher than what the City used in the IFFP estimations. This will potentially cause bottle necks in the system. **The developer will be responsible for offsite improvements of system deficiencies caused by the three canyons development.** The developer will work with the City to evaluate these potential deficiencies caused by 3 Canyons addressed prior to submitting Construction Drawings in place.

Some of the potential bottlenecks include but are not limited to:

- Previously completed master planned project S2.4 in Redwood Road
- Previously completed master planned project S3
- Any pipes within existing neighborhoods
- Gravity trunkline that runs through the golf course and to Inlet Park Lift Station

These potential projects downstream of the outfalls will be evaluated to calculate additional impacts from our project and deficiencies caused by three Canyons will be finalized prior to submitting Construction Drawings, and any improvements will be completed prior to exceeding capacity of the downstream infrastructure. See The Sewer System Map for preliminary routing of the sewer Loads.

Because final slopes have not been determined, final pipe sizes for the development will be finalized with a master utility plan prior to construction drawings but will meet all applicable City of Saratoga's standards.

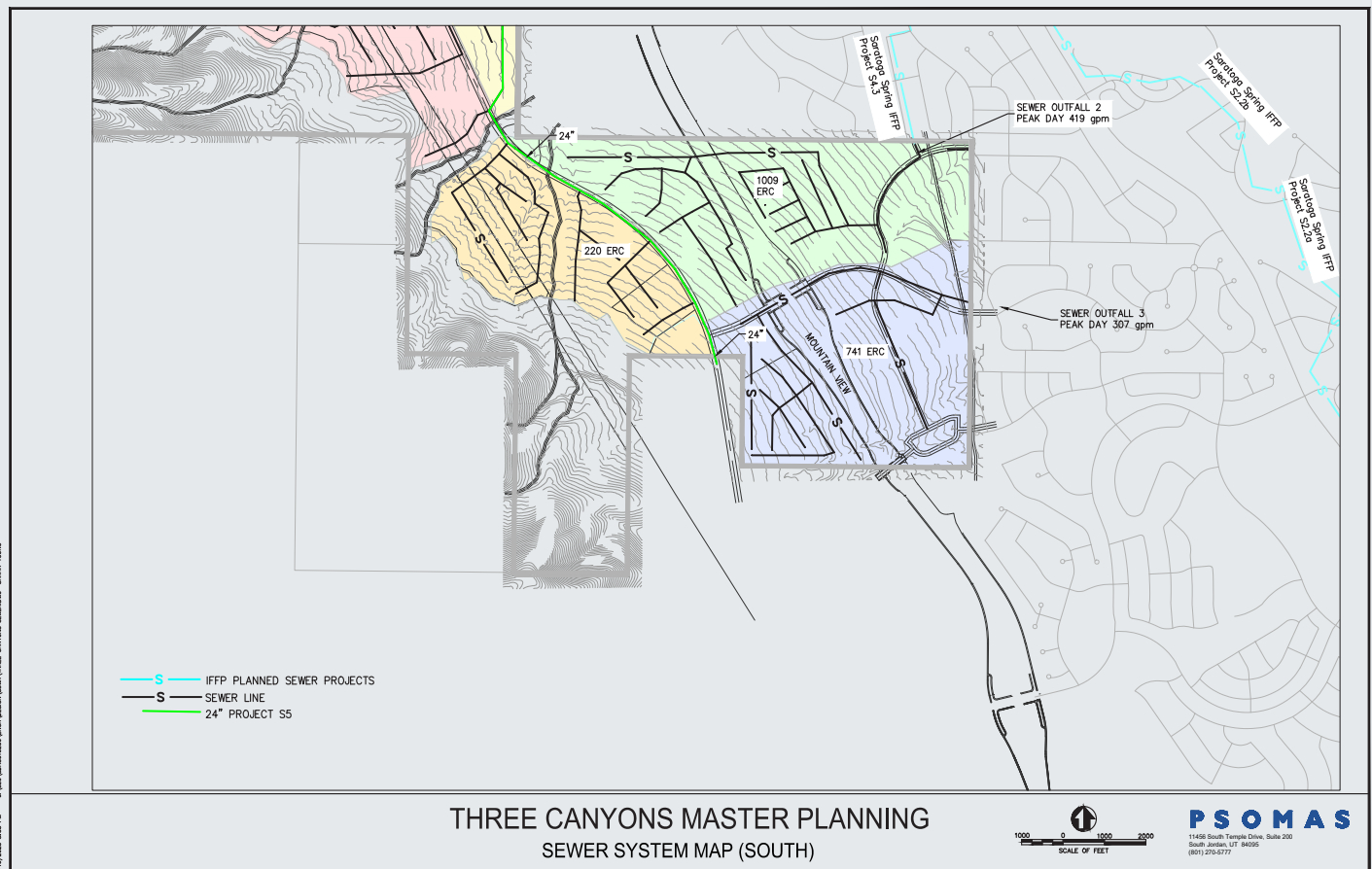
Table 1: Outfall Summaries

	Flows (gpm)
Outfall 1	576
Outfall 2	419
Outfall 3	307

Table 2: Sewer loads based on Village

Village	Residential ERU	Non-Residential ERU	Total ERU	Average Day	Peak Day hour (gpm)
Bonneville	709	25	734	121.56	304.56
Lott	405	70.8	475.8	78.97	197.42
Israel	590	16.3	606.3	100.63	251.57
Sunset	333	0	333	55.27	138.17
Israel East	913	104.5	1,017.5	168.88	422.19
Total	2,950	216.6	3,166.6	525.57	1313.92

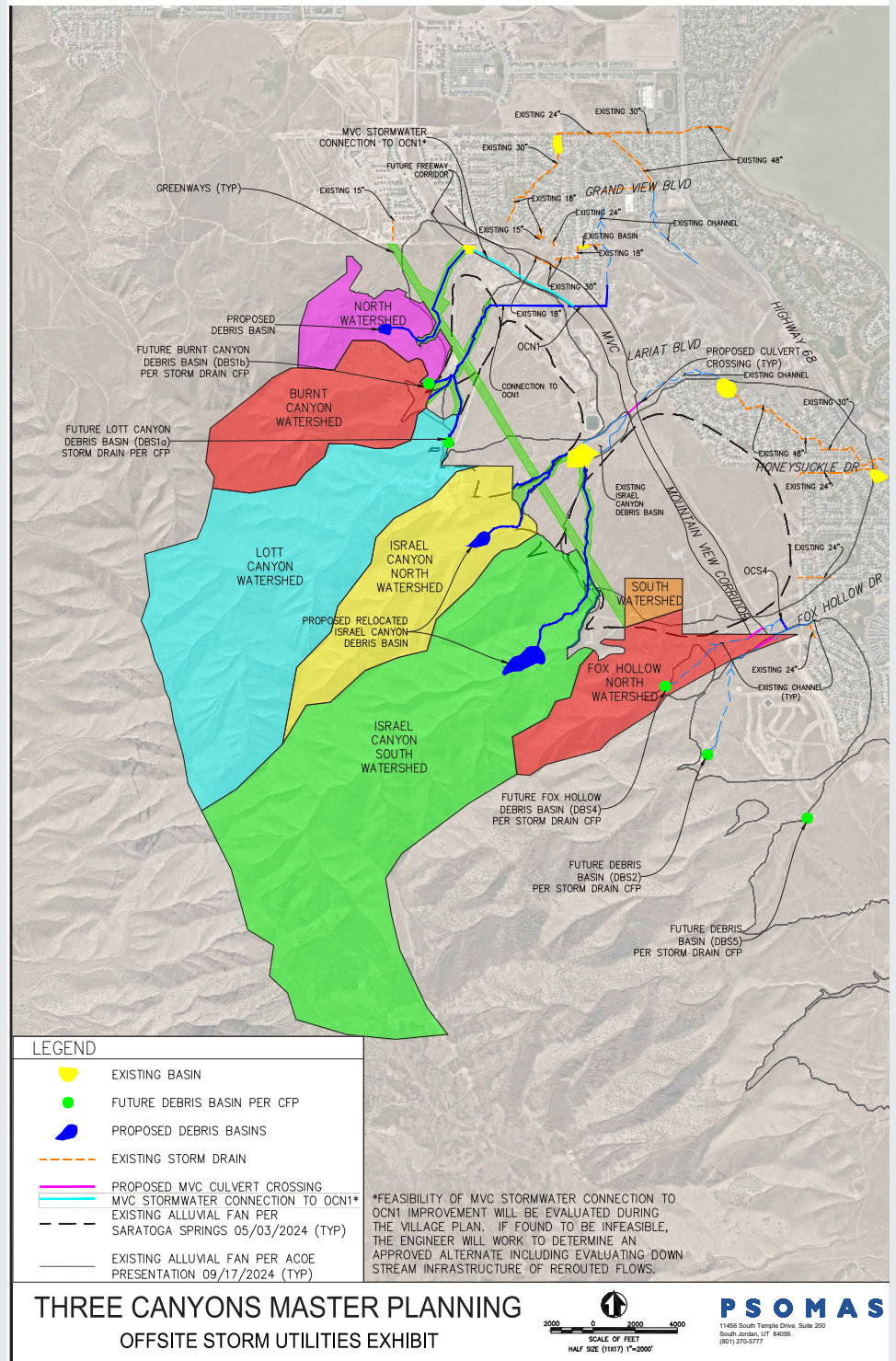
SANITARY SEWER MASTER PLAN EXHIBIT



STORMWATER - OFFSITE MASTER PLAN EXHIBIT

The mountain range to the west of the development consists of several canyons that outfall onto the proposed development site. These canyon flows have created several active alluvial fans that impact the project site. The largest of these are the Israel Canyon South, Lott, and Desert Heart Canyons. Two smaller canyons are referred to as Israel Canyon North and Fox Hollow. Israel Canyon has an existing debris basin downstream of the development that is sized to hold 54 acre-ft of debris and 30 acre-ft of stormwater, based on the 2013 CRS report. The maximum expected debris flow for this canyon is 50 acre-ft according to the U.S. Army Corps of Engineers 2024 reporting. This basin must be relocated upstream of the development in order to provide its benefits and will be provided by the developer.

The CFP identifies four new debris basins that will also serve as detention basins to reduce peak flows reaching the Three Canyons development. The planned debris basins identified as DBS1a and DBS1b outflow to natural channels through the OCN1 development area and DBS2 and DBS4 are proposed upstream of the Fox Hollow development area. No planned basin is located within the drainage area upstream of the Brixton development area and will be required to be designed and constructed by the development to achieve the allowable discharge rate at the downstream boundary of the development area. The Honeysuckle development area has only a small offsite area reaching it and reduction of peak flows at the development boundary will be obtained through onsite detention.



*Major drainages will remain open with only culverts for major road crossings.

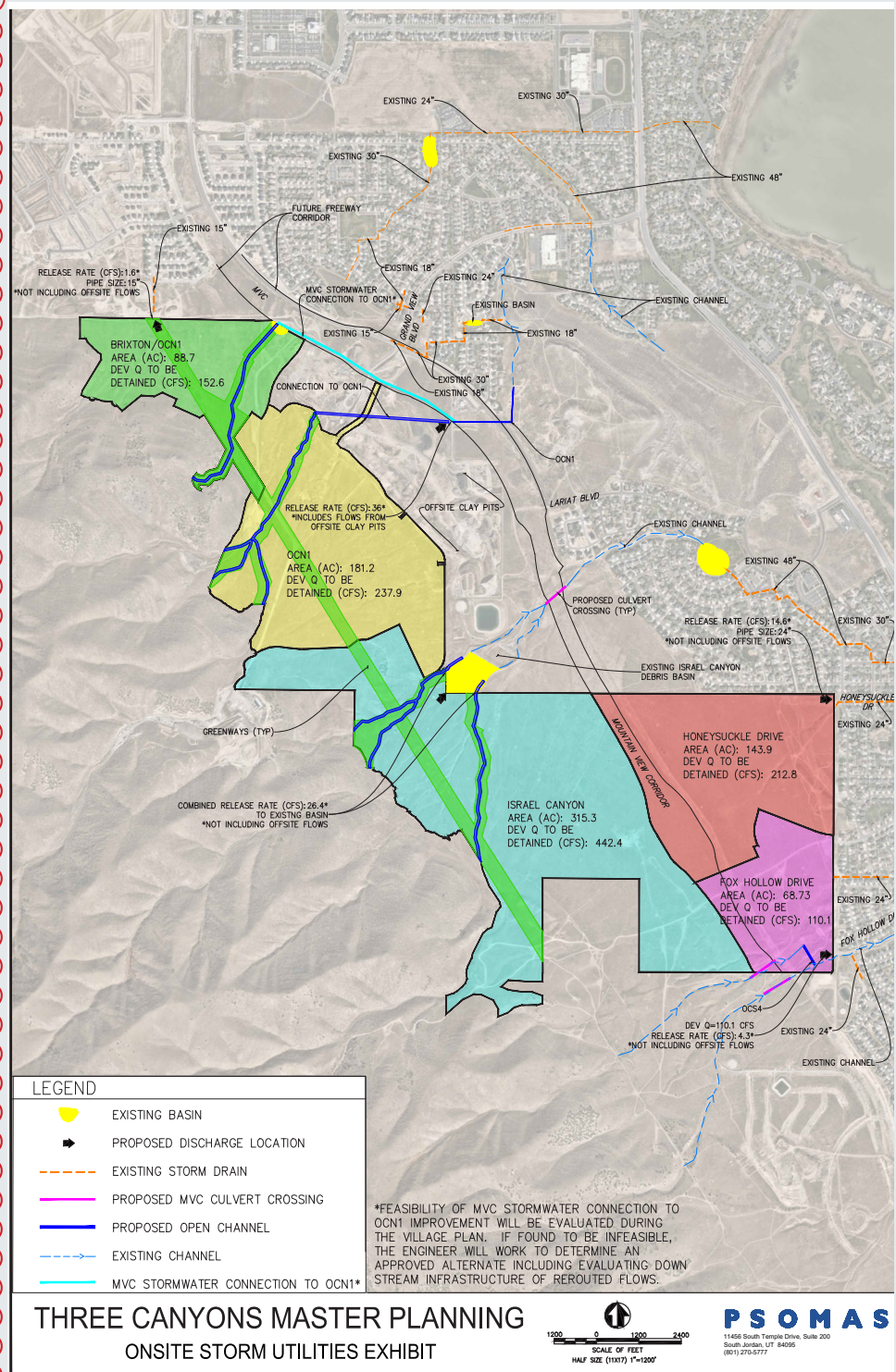
STORMWATER - ONSITE MASTER PLAN EXHIBIT

The Saratoga Springs Storm Drain Master Plan (SDMP) indicates five outfall locations for the Three Canyons development and the Saratoga Springs Storm Drain Capital Facilities Plan (CFP) identifies existing and future stormwater infrastructure and allowable discharge rates from the watersheds draining to each outfall. The Three Canyons development was subdivided into five areas corresponding to each of the five SDMP outfalls. Allowable discharge rates will be met through the use of stormwater basins that provide retention of the 80th percentile storm event (where feasible based on soil conditions) in addition to peak flow attenuation through detention volume.

One or more stormwater detention/retention ponds will be located within each development area to meet drainage design standards. In addition to the onsite basins, one new debris/detention basin will be required upstream of the Brixton development area since one is not currently planned for in the CFP.

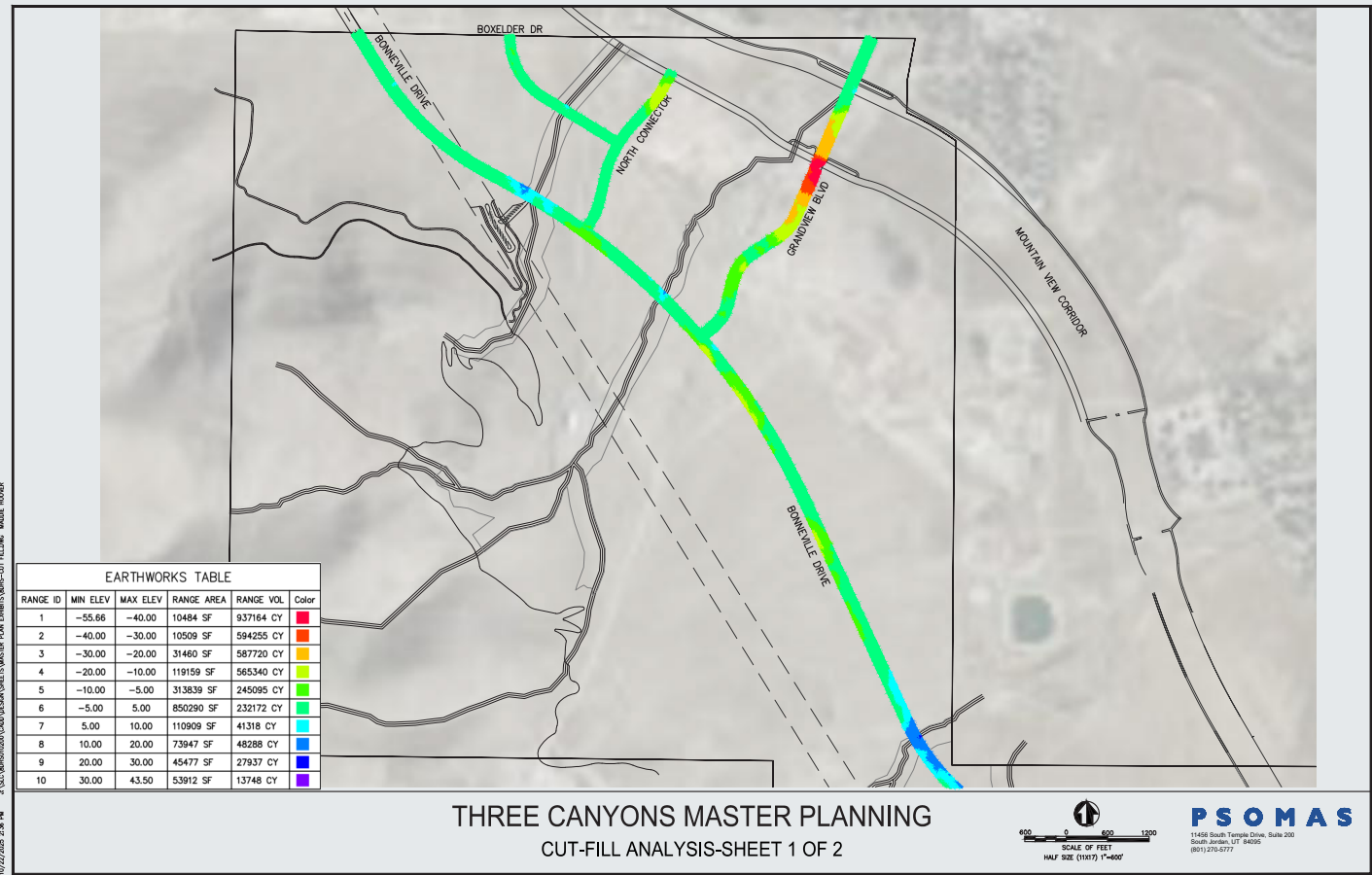
Moving forward with design, the development will be required to provide detailed onsite hydrologic and hydraulic analyses defining conveyance of stormwater through the site and demonstrating the capacity and function of various stormwater conveyance features, including but not limited to channels, natural floodplains, stormdrain inlets and pipes, and stormwater basins. Additionally, the development will be required to coordinate site improvements and drainage crossings of the MVC with its design team.

Meeting downstream allowable discharge rates and culvert designs rely on the construction of the upstream debris/detention basin in the CFP, one new and one relocated basin. The development will need to accommodate for temporarily larger peak flow rates and debris through its site design if the basins are not completed in advance of the development areas.

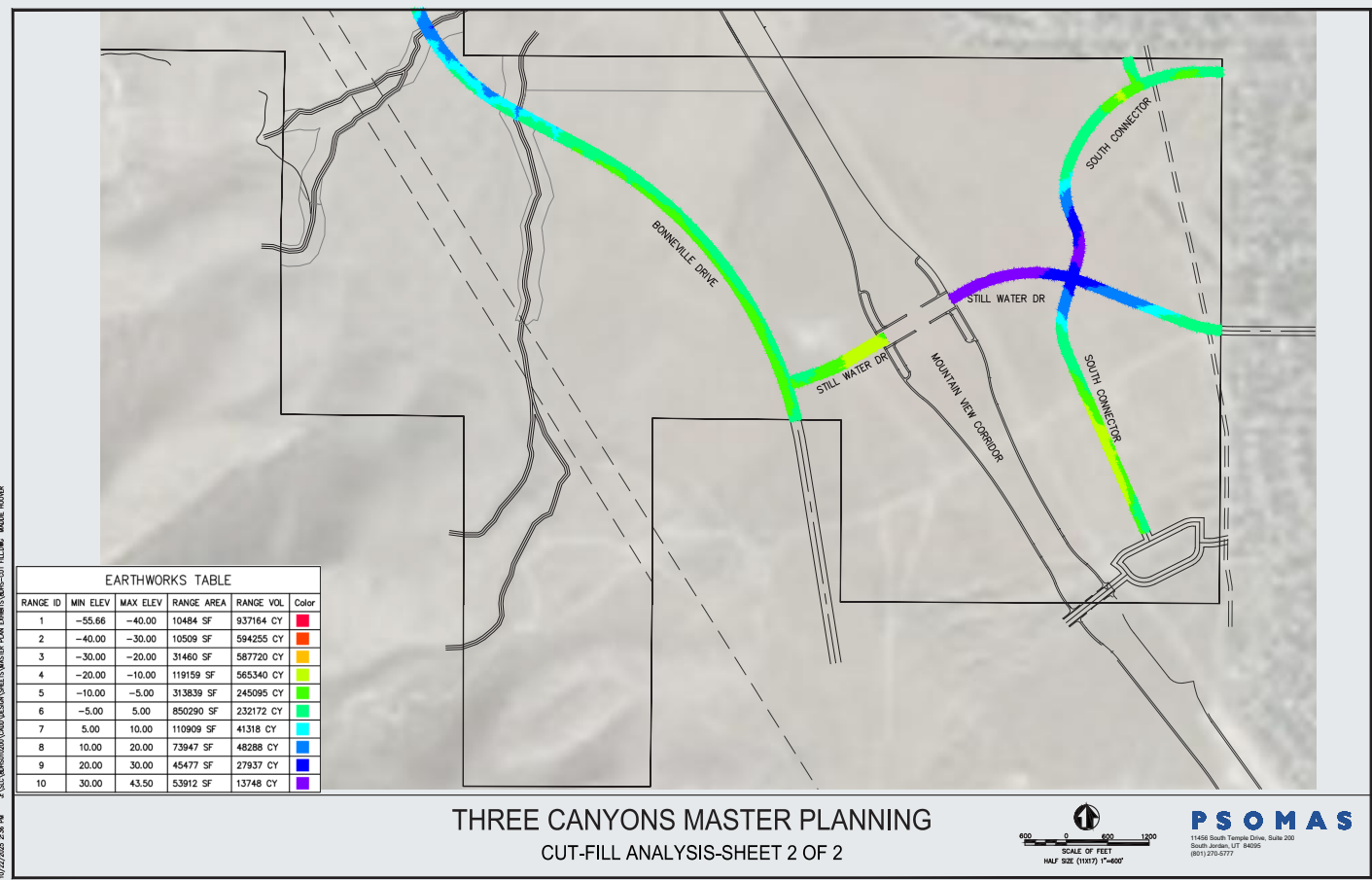


*Major drainages will remain open with only culverts for major road crossings.

North Cut - Fill



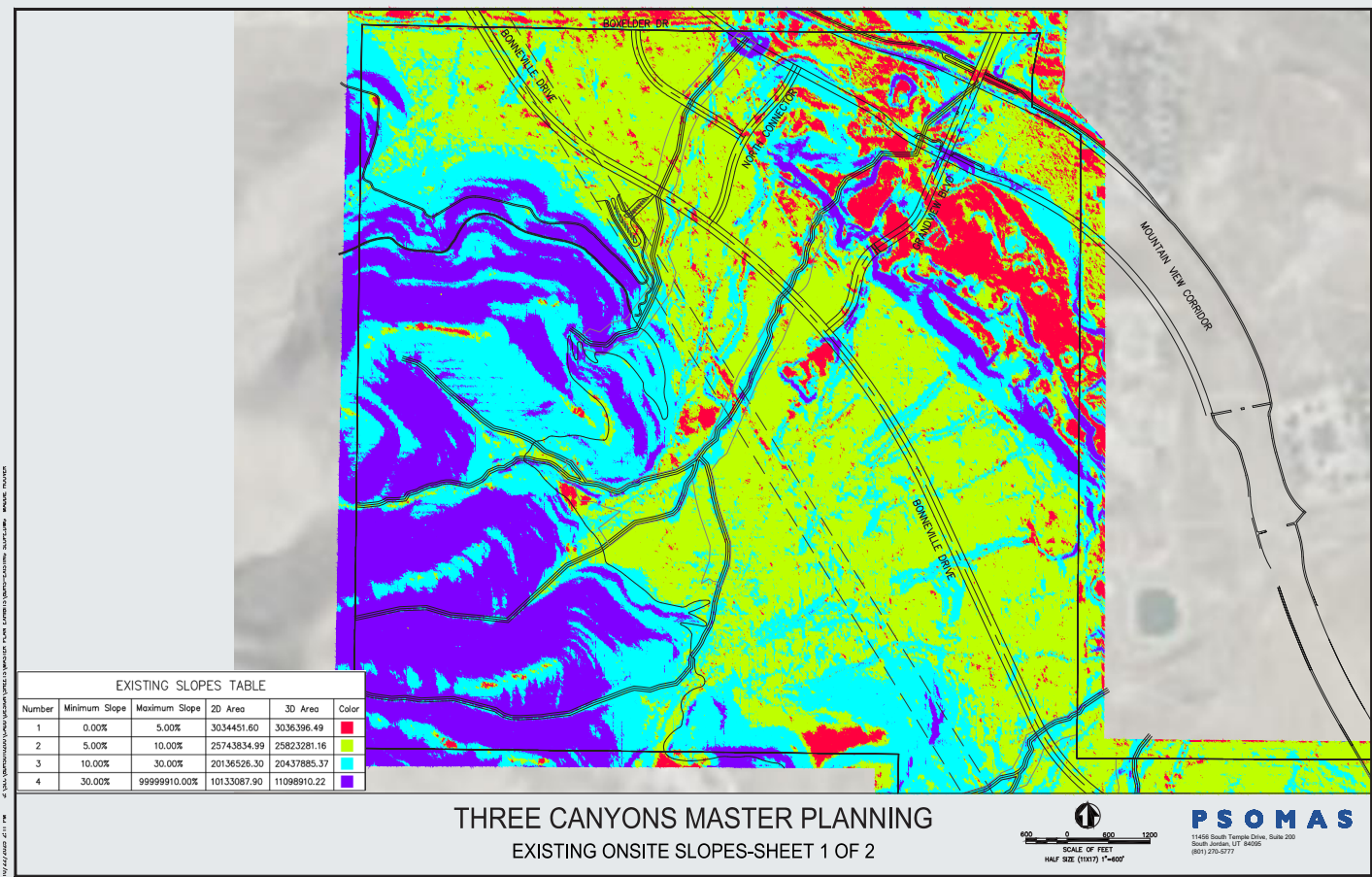
South Cut - Fill



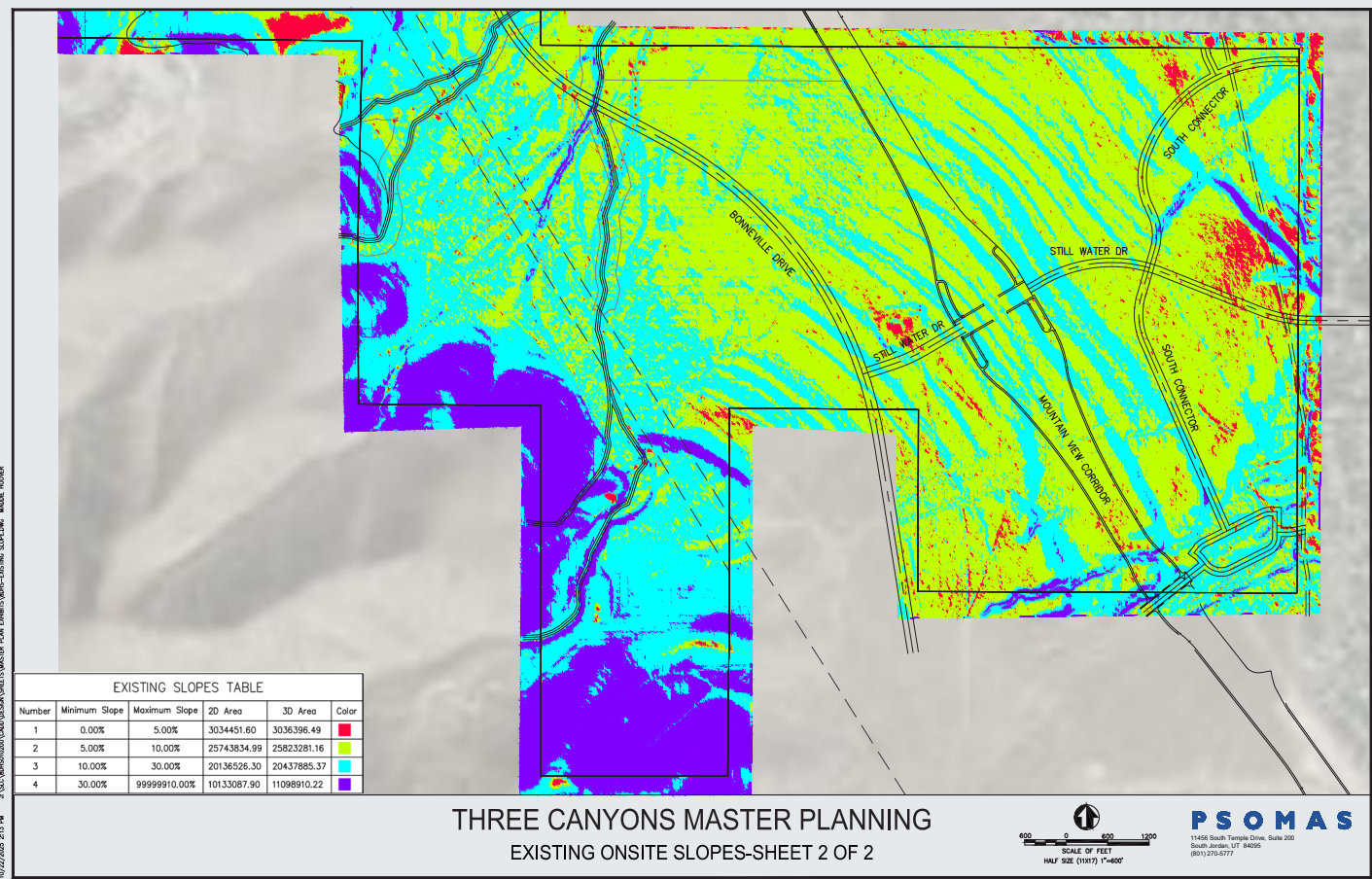
Existing Site Slopes - North

TOPOGRAPHICAL ANALYSIS

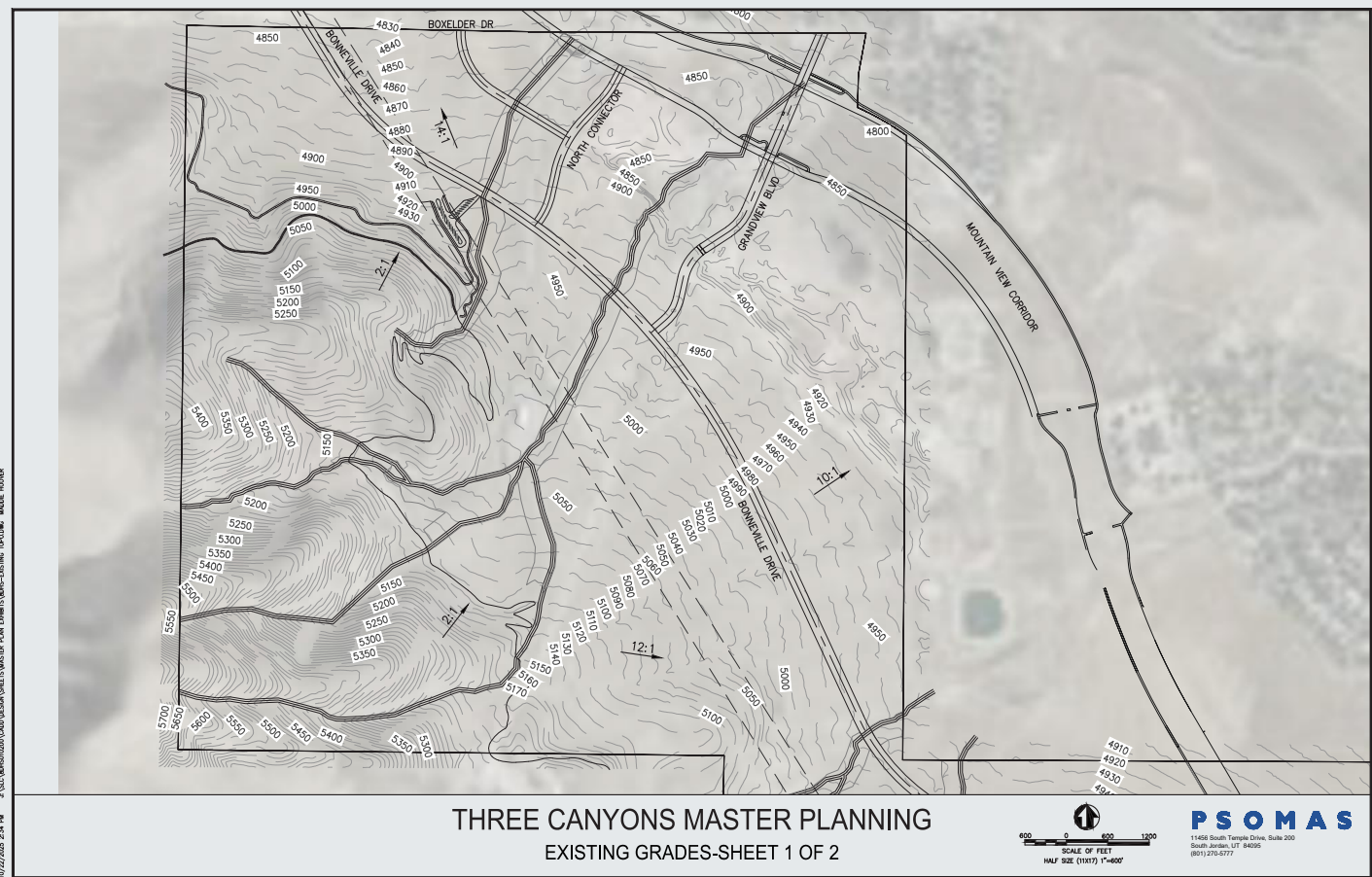
A slope analysis has been conducted for the development. The existing contours are at 10-foot intervals are shown in the adjacent image.



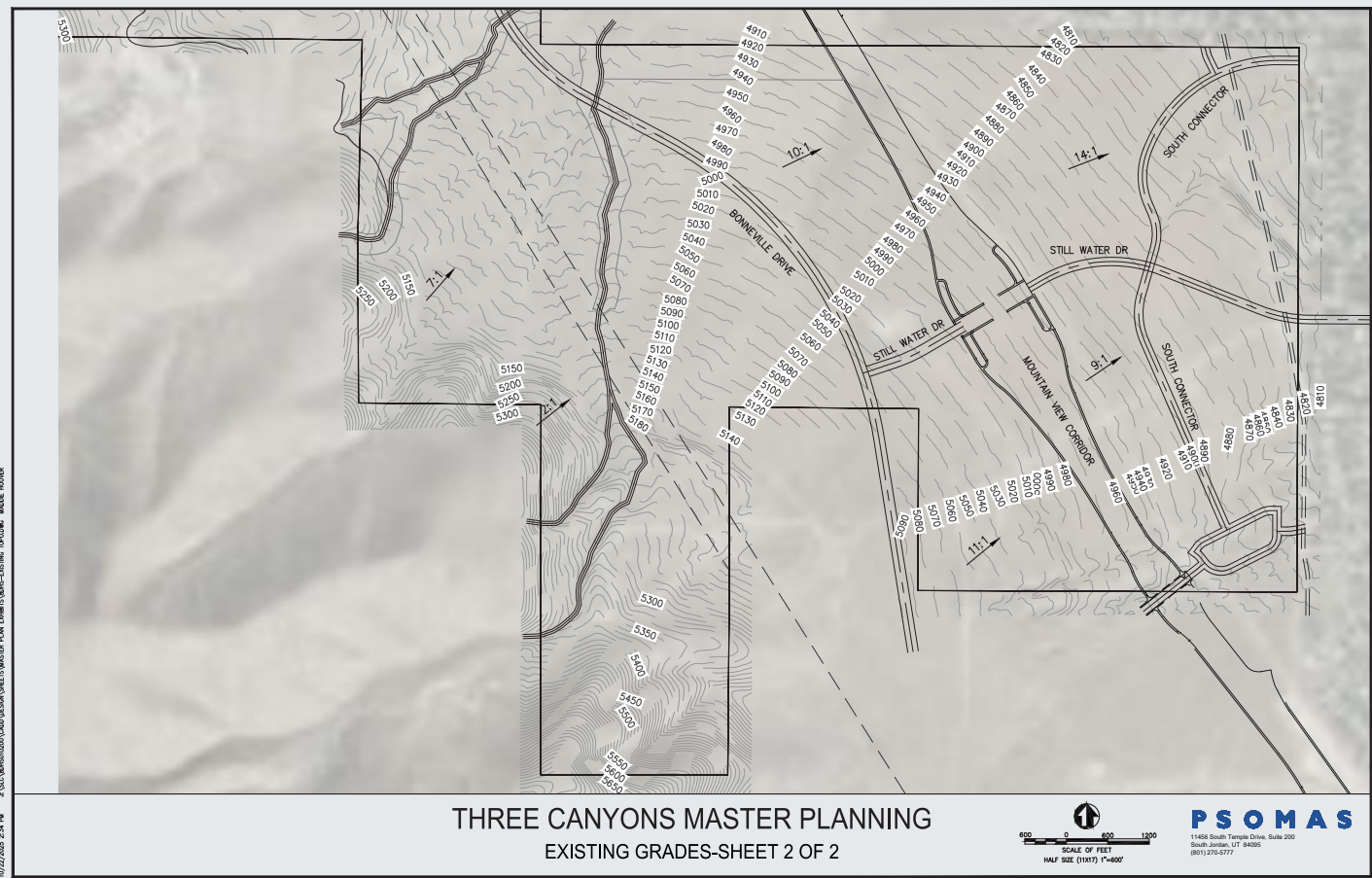
Existing Site Slopes - South



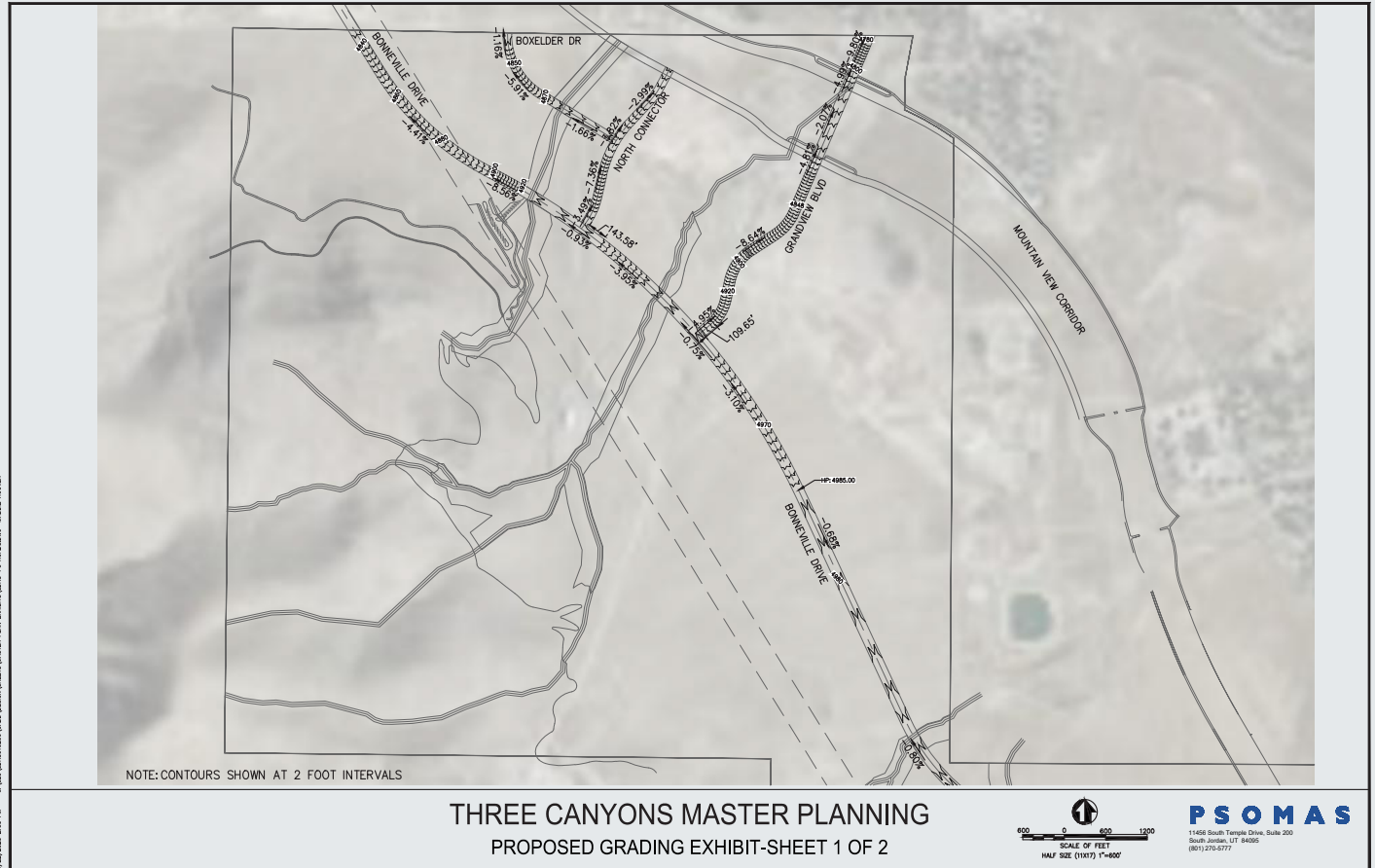
North Topo



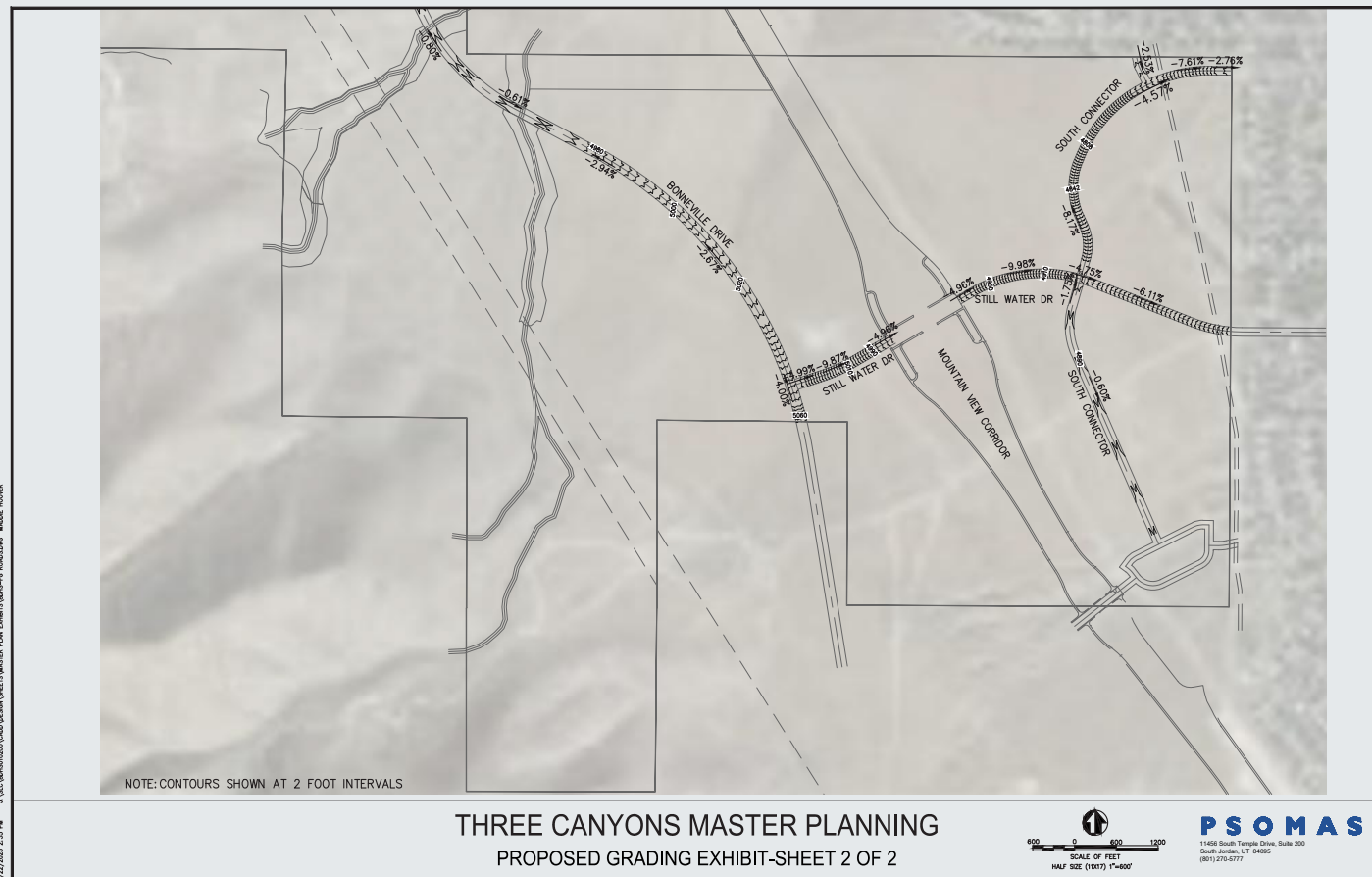
South Topo



North FG Roads



South FG Roads



WILDLIFE MITIGATION PLAN

The United States Fish and Wildlife Service has been contacted to determine whether there are any endangered species or wildlife that needs to be mitigated at this time. The Division responded and do not have any mitigation concerns for this area.

FIRE PROTECTION PLAN

The project lies entirely within the city defined Wildland/Urban Interface. At the time a preliminary plat is submitted, a Fire Protection Plan in accordance with the Wildland/Urban Interface Code shall be prepared to assess site specific wildfire risk. This assessment includes consideration of location, topography, aspect, flammable vegetation, climatic conditions, and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space, and vegetation management. Feasibility of the Fire Protection Plan will be reviewed by city's fire department at time of preliminary plat and full details finalized before a final plat is approved.

OPEN SPACE MAINTENANCE

This Community Plan identifies general locations and concepts for Open Space amenities throughout the Project. Village Plans will provide detail and further design of the Open Spaces amenities and improvements. All open space amenities and improvements will be constructed, or caused to be constructed, by the Master Developer and its partners. Open Space amenities which are to remain private, in accordance with the Open Space Master Plan and each Village Plan, will be maintained by a homeowner's association (HOA), and Open Space amenities which will be made public, in accordance with the Open Space Master Plan and each Village Plan, shall be dedicated to and maintained by the city.

FAULT LINES ANALYSIS

According to the Utah County Hazards Mapping as published by Utah County Public Works Department, no fault lines or fault ruptures have been identified within the project.

HYDROLOGICAL ANALYSIS

Runoff from the developed areas of the site will be controlled and released at a rate that complies with the city's allowable release rate standards. In contrast, runoff from the Lake Mountains will be controlled through several natural drainage channels on the site. Three Canyons development plan will route all historic flows through its drainage ways and detention systems as calculated / designed to city standards.

GEOLOGICAL ANALYSIS

Geological information has been obtained from Utah County Hazards Mapping as published by Utah County Public Works Department, in coordination with USGS, MAG, and other applicable agencies:

- The project site has very low potential for liquefaction.
- No flood hazards have been identified in the project site.
- No avalanche hazards have been identified in the project site.
- A shallow landslide has been recorded in the Israel Canyon channel on the site, but a debris basin was added in response to this event.
- Three new debris basins are proposed on the site to protect downstream development from debris flows.

SOILS ANALYSIS

The following summaries are based on information presented in a Geotechnical Investigation report prepared for Miller Family Real Estate, LLC and LHM DEV STS, LLC under AGEC Project No. 1220915, report dated January 18, 2023.

GEOLOGIC SUMMARY

- Liquefaction is not a significant hazard for the site. The Three Canyons Planned Community District is in an area mapped as having a "very low" potential for liquefaction (Anderson and others, 1994).
- Surface fault rupture is not a hazard for the Three Canyons Planned Community District. There are no mapped active faults extending through the project site. The closest mapped faults considered active are the Utah Lake faults located approximately 2½ miles to the east (UGS, 2022).
- Landslide – 2010 Inventory Map

GEOTECHNICAL SUMMARY

- The subsurface conditions encountered in widely spaced explorations across the site varied significantly. The subsurface conditions included areas of natural soil and bedrock, areas of loose and potentially moisture-sensitive (collapsible) soil to very dense cemented soil and areas of undocumented or unsuitable fill materials.
- No subsurface water was encountered in the test pits excavated and borings drilled to the maximum depth investigated, approximately 30½ feet at the time of exploration.
- A significant area of fill, debris and unsuitable material extends along the northeast portion of the Three Canyons Planned Community District, known as the Peck Rock Products and Landfill area. Additional site investigation including evaluation of the condition and suitability of the fill and slope stability analysis are planned to be conducted prior to development of this area.
- Some of the natural clay and silt was found to be porous and may be sensitive to changes in moisture where it collapses and becomes more compressible when wetted. Potentially collapsible soil should be removed from below proposed buildings and other settlement-sensitive structures.
- Due to the potential for unsuitable fill and moisture-sensitive soil, it will be important to have a representative of the geotechnical engineer observe foundation excavations and subgrade areas prior to placed of structural fill or concrete.
- The undisturbed, natural, non-moisture-sensitive soil and bedrock is generally suitable to support the proposed construction. More specific foundation recommendations will be provided as the development plans, building loads and subsurface conditions are better defined and evaluated further.
- Practical excavation refusal was encountered at relatively shallow depths in several of the test pits using tracked excavation equipment. Difficult excavation conditions and the need for heavy-duty excavation equipment should be expected when excavating dense gravel, cobbles boulders and bedrock. Rock excavation methods such as jack-hammering, blasting or other methods may be needed. Additional difficulty should be expected in confined excavation such as utility trenches.
- Permanent unretained cut and fill slopes may be constructed per the City's Hillside Ordinance. Cut and fill slopes should be protected from erosion by re-vegetation or other methods. Surface runoff should be directed away from the face of cut and fill slopes. Additional stability analysis may be needed as the proposed development plans are further defined.

Gemini Environmental, Inc.

578 East Howard Drive
Sandy, Utah 84070
Phone: 801-859-2807

A Phase I Environmental Site Assessment (ESA) conducted on the property in January 2023 (Wasatch Environmental, Project 1117-017) identified Recognized Environmental Conditions (RECs) in connection with the property, which are associate with three former or current facilities/properties: Peck Landfill, Southwest Energy and Cook Slurry.

Peck Landfill

The landfill has a post closure plan in place. The closure plan will be reviewed and monitored prior to, during, and following all closure activities.

Southwest Energy

The plant has a post closure plan in place. The closure plan will be reviewed and monitored prior to, during, and following all closure activities.

Cook Slurry

Each of the areas identified with the slurry in the Phase I ESA have been addressed through subsequent subsurface investigations (Phase II ESAs). The results of the most recent assessment indicated only one area that warrants further investigation (Teira Tech, January 2024): Petroleum impacted soils (diesel and oil/grease) were detected in test pits in the northeast corner of the slurry property. The levels detected exceeded Utah regulatory levels for unrestricted land use (i.e., residential). The recommended remediation for the area is a further investigation of the extent of the impacted soil (laterally and depth) and removal of all impacted soil from the property. Confirmation soil sampling would be used to clear the property for unrestricted land use.

Gemini Environmental, Inc.

Phase I Environmental Site Assessments

Subsurface Site Investigation

Hazardous Material Surveys

Underground Task Removal

HAZARDOUS MATERIAL REMEDIATION PLAN

A Phase I Environmental Site Assessment (ESA) conducted on the property in January 2023 (Wasatch Environmental, Project 1117-017) identified Recognized Environmental Conditions (RECs) in connection with the property, which are associated with three former or current facilities/properties: Peck Landfill, Southwest Energy and Cook Slurry.

PECK LANDFILL

The Peck Landfill has a post closure plan in place. Which will be reviewed and monitored prior to, during, and following all closure activities. The anticipated closing is to occur by the end of the calendar year, 2025.

SOUTHWEST ENERGY

The plant has a post closure plan in place. Which will be reviewed and monitored prior to, during, and following all closure activities. Closed 2024.

COOK SLURRY

Each of the areas identified with the Cook Slurry in the Phase I ESA have been addressed through subsequent subsurface investigations (Phase II ESAs). The results of the Phase II ESA's indicate only one area that warrants further investigation (Tetra Tech, January 2024): Petroleum impacted soils (diesel and oil/grease) were detected in test pits in the northeast corner of the Cook Slurry property. The levels detected exceeded Utah regulatory levels for unrestricted land use (i.e., residential). The recommended remediation for the area is a further investigation of the extent of the impacted soil (laterally and depth) and removal of all impacted soil. Confirmation soil sampling would be used to clear the property for unrestricted land use.



Michelle E. McConkie
Executive Director

102 South 200 East, #600
Salt Lake City, Utah 84111
801-538-5100 Fax 801-355-0922
trustlands.utah.gov

Troy,
The Saratoga Springs Property found within T65, R1W Sections 3, 10, 11 has been inventoried for cultural resources. Three seperate investigations encompassed the project area between 2004 and 2016. These include SHPO Project Numbers U04MV0776, U04UM0671, U12SCO814 and U16H00834. These investigations did not located or document any historic properties.

The parcel requires no further consideration and has been determined “cleared” for cultural resources.

Thanks,

Joel Boomgarden
Lead Archaeologist
Trust Lands Administration



Environmental Protections and Mitigations

CULTURAL RESOURCES and HISTORIC SITES

Three Canyons has been inventoried for cultural resources by the Trust Lands Association. These investigations did not locate or document any historic properties, therefore determining that the site is “cleared” for cultural resources.

Submitted separately.

Community Benefits

- Provide critical infrastructure to defend the City against fire, flooding, and debris
- Provide emergency evacuation routes with additional North/South connector routes
- Protect sensitive lands and establish permanent access to the canyons and mountainside
- Provide ~523 acres of open space (361 required)
- Provide housing and community facilities for all stages of life

Key MDA Topics

- Density: Maximum unit count of 2,950
- Attached housing: no more than 27% of total residential units
- PID: Approval of a PID that follows the City's policy (what we currently understand it to be) is critical to Master Developer's ability to proceed