Talus Ridge Love Letter

February 2026

Down Town Coming Soon?





At the January 20, 2026 City Council work session, representatives from CenterCal and Landmark Design presented an updated conceptual plan for Saratoga Springs' future downtown, located between Mountain View Village, SR-73, and Pioneer Crossing. Because this was a work session, no decisions were made; the discussion focused on vision, layout, and long-term possibilities, and the plan may continue to evolve. The proposal outlines a two-phase approach, with Phase I centered on retail and some surface-parked residential to establish activity, followed by Phase II introducing a denser downtown core with apartments, restaurants, entertainment, a hotel, and a central gathering space. City leaders shared feedback and asked questions about walkability, open space, traffic flow, housing density, and how well the two phases will ultimately connect. Several council members noted that while Phase I may resemble existing commercial areas, Phase II is intended to become the true heart of the city's downtown, emphasizing the importance of thoughtful design, long-term cohesion, and continued community input as the project moves forward.



Buyer Representation has your best interest at

Valentine's reminder: when it comes to buying a home, love doesn't mean sharing representation.
This image is a perfect example of why working "just with the listing agent" isn't always in a buyer's best interest. The listing agent is legally and ethically hired to advocate for the seller — their price, their terms, their win. As a buyer, you deserve someone sitting fully on your side of the table, negotiating, protecting, and guiding you through every step. Real estate works best when everyone has their own advocate... because the right match deserves the right representation

A Petition for Saratoga Springs Ice Arena



Utah County is one of the fastest-growing counties in the nation, yet it is served by only one ice rink—Peaks Ice Arena in Provo—which is already over capacity. Families in North Utah County often travel 30–40 minutes for ice time, limiting access for youth, schools, and community programs, even as demand continues to grow with teams like Westlake High School hockey and expanding figure skating and learn-to-skate programs. Utah is an Olympic winter sports state, but North Utah County lacks a year-round ice facility to support this legacy. A local ice rink in Saratoga Springs would relieve county-wide strain, support youth development, create jobs, and provide a much-needed recreational anchor for a rapidly growing community.

Scan the QR code to vote in support of a new ice rink in Saratoga Springs

A Valentine's Note to My Talus Ridge Neighbors

This felt like the perfect month to say thank you. I truly love this neighborhood—the kids, the waves from the driveway, the way Talus Ridge feels like home, not just a place to live.

As we head into spring, the Utah County market is calmer and more balanced. Buyers are still out there, just more intentional, and sellers have a little more room to plan instead of rush. Homes that are priced right and well cared for are still getting great attention.

Whether you're staying put, dreaming, or just curious about your home's value, I'm always happy to be a resource—no pressure, just neighbor to neighbor.

So here's my little love letter to you.

Thanks for letting me be your homegirl and your neighbor.

love Kyra Durfey

Talus Ridge

Active: 1
Sold: 1
Active Average price: $739,000
Average price sold: $625,000
Average DOM: 68
$ per sq ft: $176

Mount Saratoga/ The Ridge

Active: 8
Under contract: 1
Active Average price: $736,712
Average price sold: $675,000
Average DOM: 70
$ per sq ft: $198

Quail Hill

Active: 3
Under contract: 1
Back up: 1
Sold: 1
Active Average price: $620,000
Average price sold: $659,990
Average DOM: 124
$ per sq ft: $185



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Our very own, Tiffany Miller is directing the beloved production Matilda the Musical — and making it a true family affair. Her children, Soren and Penelope, are both part of the cast, alongside several other talented kids and families from our neighborhood.

(LEFT) You'll find the dates and showtimes, along with a QR code to purchase tickets. If you're looking for a fun, feel-good night out while supporting local talent, this is one you won't want to miss!



Meet the Millers

Hello! We're the Millers—Michael and Tiffani along with our 4 children; Presli (18), Grahm (15), Soren (12), and Penelopi (11). We've been married for 20 years in May and have been blessed to call this neighborhood home for almost a decade. Mike works remotely in Customer Success and is also our concert connoisseur and resident chef extraordinaire and Tiffani feels lucky to teach voice, dance, and theater all while trying to keep up with the most fulfilling and most important job...Mom!! As a family, we stay busy with theater, dance, sports, music, concerts, and Disney, so there is rarely a dull moment in our household! We've also recently added a new puppy to the mix, bringing even more energy and joy into our home. We are at fun stage and turning point in our family that almost all our kids are now teenagers and we are trying to soak up all the time together we can before they are making their own big decisions in their lives and moving forward as adults. Trying to truly cherish the simple moments together, bloom where we are planted, and live life to the fullest! We truly love our neighborhood and are grateful to be part of such a wonderful community.

EARTHQUAKE!!!



Two small earthquakes were recently recorded near Saratoga Springs, part of normal seismic activity in northern Utah County.

February 5, 2026 at 12:53 PM — A 3.5-magnitude earthquake that was felt by some residents.

February 6, 2026 at 3:11 AM — A smaller 1.9-magnitude earthquake, likely unnoticed by most people.

According to the Utah Geological Survey, earthquakes of this size are considered minor, are common in Utah, and rarely cause damage. No injuries or property damage were reported, and this activity does not impact home values or real estate activity.

🏠 **5 Simple Ways to Keep Your Family and Home Prepared**

- Secure heavy furniture like TVs, bookshelves, and dressers to prevent tipping.
- Practice "Drop, Cover, and Hold On" so everyone knows what to do during shaking.
- Keep a basic emergency kit with water, food, flashlights, and medications.
- Review your homeowners insurance — earthquake coverage is typically a separate policy or rider.
- Know how to shut off utilities (gas, water, electricity) if needed after strong shaking.

Earthquakes in Utah are usually small and part of normal geological activity. Being prepared is about peace of mind, not panic — and small steps can help protect both your family and your home.



Julia Reagan- The Greatest Local Love Story Ever Told

If you've driven around Utah recently, chances are you've seen the billboards featuring Julia Reagan. What may have looked mysterious at first was actually a deeply personal tribute.

Julia Reagan passed away in June 2024, and her husband, Bill Reagan, wanted a meaningful way to honor her life. The Reagan family owns Reagan Outdoor Advertising, so the billboards became his way of publicly remembering the woman he loved — not as an ad, but as a memorial. The message was simple: honoring a wife, mother, and grandmother who meant everything to her family.

Beginning in spring 2025, hundreds of billboards appeared across Utah and neighboring states. The response was immediate — some people found it moving, others curious, and many simply wondered about the story behind her face. What started as a private act of love unexpectedly became a shared moment across the community.

The family has shared that the billboards were never meant to last forever. They were scheduled to come down by early summer, with plans to bring them back annually around Memorial Day as a continued tribute.

At its heart, the Julia Reagan billboards remind us that behind the signs we pass every day are real stories — and sometimes, they're simply about love and remembrance.

