

CITY OF SARATOGA SPRINGS  
**LAND-USE ELEMENT OF THE GENERAL PLAN**  
- 100 YEAR PLAN - F  
ADOPTED SEPTEMBER 13, 2005

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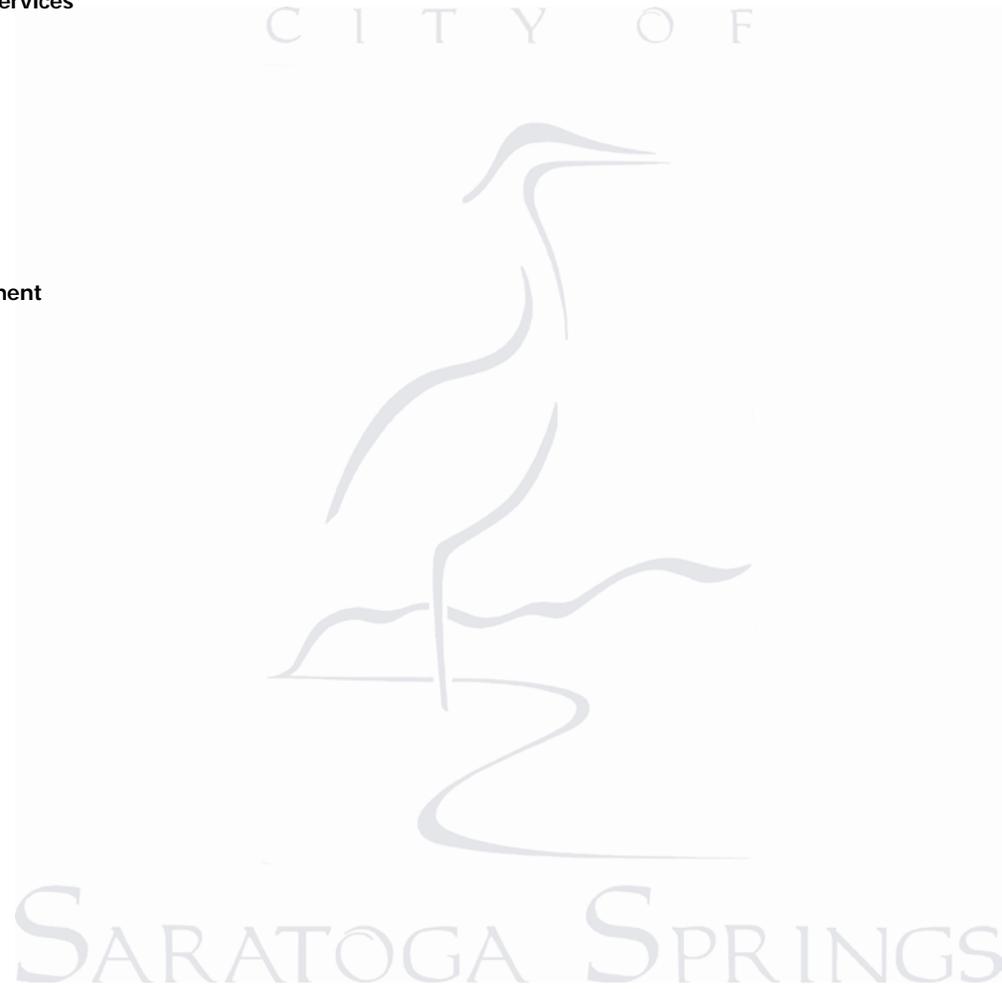
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# INTRODUCTION

## The City

The Town of Saratoga Springs incorporated on December 30, 1997. As defined by the Utah Municipal Code, the Town of Saratoga Springs became a Third Class City on August 23, 2001. At the time of incorporation, just over 100 persons resided in the City where development was essentially limited to one Planned Unit Development called the Saratoga Springs Development. Over the course of the past 6 years, the City has grown steadily and several other residential and commercial developments have been constructed. On June 1, 2004, it is estimated that the City's current population is 6,500. Population projections suggest that the City's population will reach 10,000 persons sometime in 2006 and 50,000 people just after the year 2025. It is estimated that the City's population at buildout will range between 75,000 and 125,000 people.

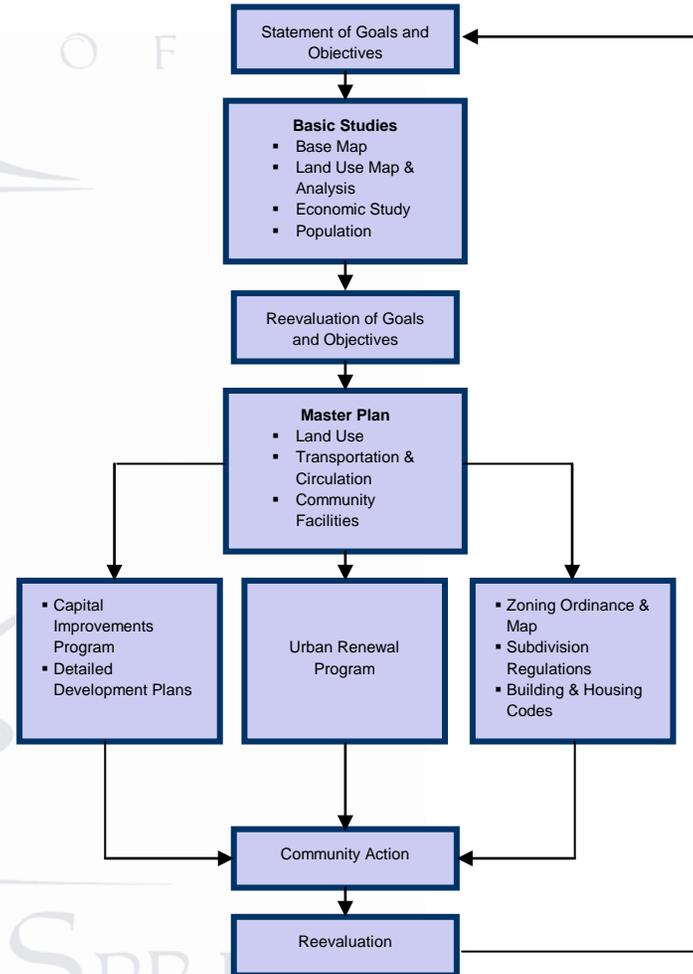
## Scope

The Land-Use Map of the General Plan has been prepared using the lands identified on the City's Annexation Policy to provide a scope for the project. As such, the planning effort has included several thousand acres that are not currently located within the City's Municipal Boundary. It is anticipated that this document will be updated at regular intervals throughout the life of the City. It is also anticipated that this document will provide a basis for all land-use decisions made by City officials. Given the scope of this document and the fact that the City is still in its early stages of development, it is expected that many aspects of the Land-Use Element will not come to fruition for several decades.

## Process

The Planning Commission began work on revising the City's General Plan in January of 2003. Throughout 2003, the Commission discussed different elements of the plan and the accompanying map and directed the creation of the document. The process followed by the City in the development of this plan is perhaps best described by Figure 1.

Figure 1. The process of Comprehensive Community Planning



DeChiara, Joseph; Koppleman, Lee; *Urban Planning and Design Criteria*, Second Edition, Litton Publishing Inc., New York, 1975, page 3.

Formal Public hearings were held in June and July of 2004. On the 24<sup>th</sup> of August, 2004, the City Council adopted the document in its current form.

## Transportation

The framework for the Land-Use Map is the City's Transportation system. The main components of this system include two State roads, State Road 68 (Redwood Road) and State Road 73, three routes provided in the North Utah County Connector's Study, and Foothill Boulevard.

At present, the two state roads exist and serve as the main thoroughfares for the City. The east west roads planned for in the North Utah County Connector's Study Final Report<sup>1</sup> would generally serve as east-west connections between northwest Utah County (Eagle Mountain, Saratoga Springs and Lehi) and the I-15 corridor. No timeline is available for the construction of one or more of these routes; yet, all have been planned for in the current plan. Large sections of the Foothill Boulevard right-of-way have been identified as parts of several sizable Master Development Plans have been approved along its corridor. One segment of this roadway has been constructed along the eastern boundary of the Sunrise Meadows development. It is anticipated that large sections of Foothill Boulevard will be constructed by the development community with the City or other public agency providing for the construction where links may be missing. No timeline is currently available for the construction of Foothill Boulevard.

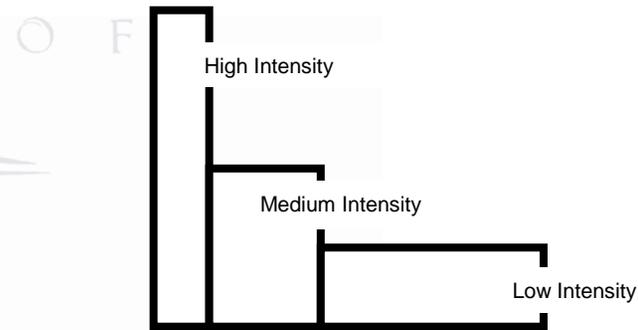
## Concentric Model

A concentric model for community design was employed to distribute individual land-uses around existing and planned transportation facilities. This form was chosen, rather than a linear model, as one of the Planning Commission's original goals was to prevent monotonous development along the City's principal thoroughfares.

The concentric model calls for the placement of the most intense land-uses around significant transportation facilities, with land-uses changing based on proximity to major activity centers. The effect of this pattern is then to create a "step down" pattern (see Figure 2) with the most intense land-uses surrounding large intersections and less and less intense land-uses surrounding them in a concentric form. Conceivably, this model would limit the creation of incompatible situations between neighboring land-uses.

<sup>1</sup> *North Utah County Connector's Study Final Report*, Horrocks Engineers, January 23, 2002.

Figure 2



Examples of high intensity land-uses would include Regional Commercial and Industrial. Low intensity Land Uses would be Low Density residential and Agricultural. Factors considered when evaluating the intensity of a land-use would include traffic generation, noise, lighting, height, bulk, utility requirements, and site coverage.

## Land-Use

Careful consideration was given in the preparation of this document to the establishment of a balanced mixture of land-uses in the community. Particular attention was given to areas that would be the most conducive for different types of commercial development. At the same time, maintaining the City's residential character was a paramount concern for the Planning Commission and City Council.

Two separate analyses were performed based on the land-use configuration of the Land-Use Plan. Each analysis provides a breakdown on the number of acres assigned to each of the Land-Use categories found in the Land-Use Plan. The difference between the two studies being that one is based on a City wide breakdown of the individual land-use categories while the second offers an analysis of each section included in the plan.

The first City wide study offers a general overview of the mixture of land-uses in the plan. The section by section plan offers a more detailed description of the

projected land-use composition that would result with the implementation of the Land-Use Plan.

The City wide study of the Land-Use Map offers the combination of land-uses represented in Figure 3.

**Figure 3**

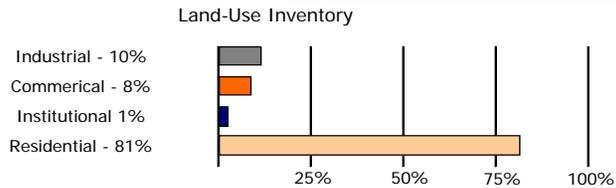


Figure 4 offers a description of the make up of the City's land-use inventory based on the section by section analysis of the carrying capacity of each site.

**Figure 4**

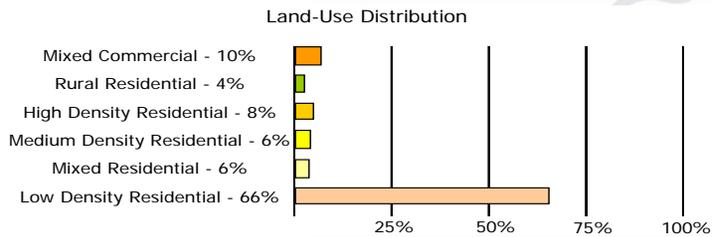


Figure 5 describes the projected distribution of the City's population by housing type. This chart was prepared using the City wide inventory of land-uses.

**Figure 5**

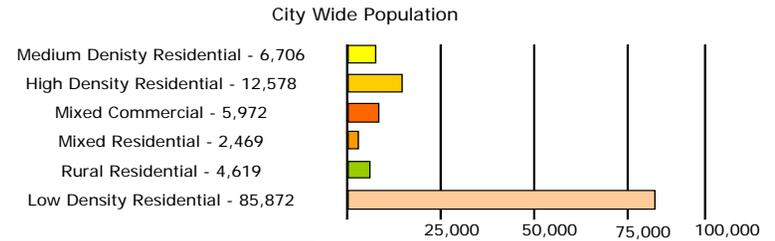
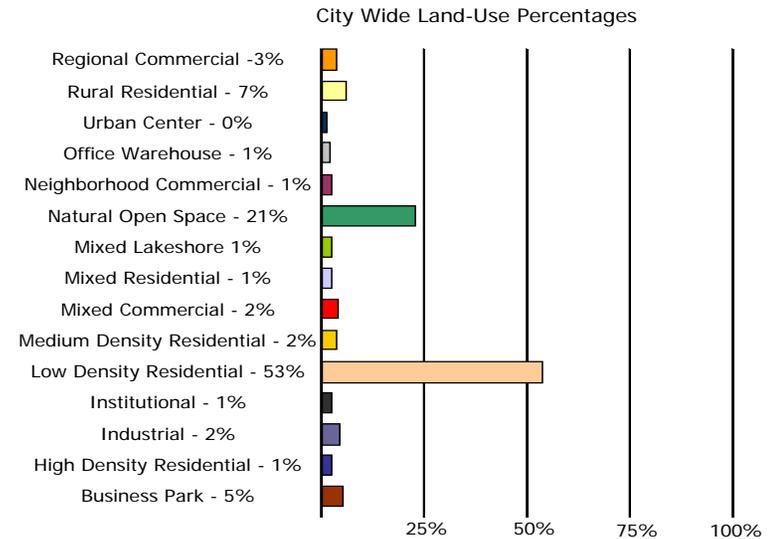


Figure 6 represents the composition of the Land-Use Map by providing the breakdown of the individual land-use categories included in the Plan.

**Figure 6**



## GROWTH, LAND-USE AND COMMUNITY POLICIES

### ANNEXATION

#### **GOAL 1.0: PROVIDE FOR RESPONSIBLE GROWTH MANAGEMENT THROUGH LOGICAL GEOGRAPHICAL BOUNDARY EXTENSIONS TO ENHANCE COMMUNITY IDENTITY AND EFFICIENCY OF RENDERING MUNICIPAL SERVICES.**

#### **POLICIES:**

- 1.1 The territory to be annexed must conform to all requirements of the State pursuant to Utah State Code Annotated 10-2-402, 10-2-403, and 10-2-418, including:
- a. That a petition must be submitted to the City Recorder requesting annexation in accordance with Section 10-2-403 except as provided for in Section 10-2-418. The petition must contain the signatures of the owners of the private real property that are located within the area proposed for annexation.
  - b. That the proposed area for annexation must be contiguous to the municipality.
  - c. That a plat or map with legal descriptions of the area requesting annexation be drawn as required by State Law.
  - d. That the approval be made by a resolution passed by a majority of the governing body.
  - e. That a policy statement of specific criteria be prepared describing the projected municipal extension.
  - f. That the annexation will not leave or create an unincorporated island or peninsula except as provided in Subsection 10-2-418(1)(b). The annexation may include an unincorporated island or peninsula if the City Council determines that not annexing the entire unincorporated island or peninsula is in the City's best interest, and for an annexation of one or

more unincorporated islands under Subsection (1)(a)(ii), the entire island of unincorporated area, of which a portion is being annexed, complies with the requirement of Subsection (1)(a)(ii)(A) relating to the number of residents.

- g. The area is within the City's expansion area as contained in the Annexation Policy Plan.
  - h. An annexation may not include part of a parcel of real property and exclude part of that same parcel unless the owner of that parcel has signed the annexation petition under Section 10-2-403.
  - i. The City may not annex an unincorporated area for the sole purpose of acquiring municipal revenue or to retard the capacity of another municipality to annex the same or a related area unless the City has the ability and intent to benefit the annexed area by providing municipal services to the annexed area.
- 1.2 The policy declaration for the City of Saratoga Springs is:
- a. Only lands contained in the adopted Annexation Policy Plan will be considered for annexation.
  - b. New municipal boundaries should conform, wherever possible, with natural topographic features, e.g., rivers, ridgelines, etc. Care should be taken not to create topographically isolated areas or areas that would require costly and difficult provision of services.
  - c. Unincorporated islands and/or peninsulas should be encouraged to annex to the City.
  - d. The proposed area should be contiguous to the City of Saratoga Springs and should be of substantial width to avoid narrow "cherry stem" (e.g., avoid annexation along railroad and canal lines, streets, etc.).
  - e. Efforts should be made to cooperate with neighboring municipalities to create functional transportation routes and networks between municipalities.
  - f. Saratoga Springs supports the concept of wall-to-wall cities through annexation and/or incorporation with urban services being provided by

an incorporated City.

- g. The City of Saratoga Springs will utilize the extra-territorial powers available to it to ensure that outlying areas do not have a negative impact on the General Planning Process and Plan.
- h. Developer(s) shall be required to adhere to the City's Land Development Code and Construction Standards. All streets shall be consistent with the current Transportation Element of the General Plan.
- i. All requests for annexation must be referred to the Planning Commission for review, comment, and recommendation on zoning.

## GROWTH

**GOAL: 1.0 DEVELOP A MEANS TO ESTIMATE THE IMPACT OF GROWTH.**

### POLICIES:

- 1.1 An Impact Statement for each annexation proposal of greater than 5 acres shall be prepared and include the following:
  - a. An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features (e.g., drainage channel, wooded areas, areas of high water table, etc.).
  - b. Current and potential population of the area and the current residential densities.
  - c. Existing and proposed land-use.
  - d. Statement as to how the proposed area, and/or its potential land-use, would contribute to the achievement of the goals and policies of the City of Saratoga Springs General Plan.
  - e. Assessed valuation and acreage of the properties proposed for annexation.

- f. Potential demand for various municipal services, service compatibility, and the need for land-use regulations in the area, to include:
  - \* Distance from and adequacy of existing utility lines
  - \* Distance and adequacy of schools, parks, shopping centers, and community facilities
  - \* Traffic generated by existing and potential land uses
- g. Timetable for extending services to the area and how these services would be financed.
- h. An estimate of the tax consequences and fee differentials to residents of the area to be annexed.
- i. Recommendation from, or annotates of other local government jurisdictions, regarding the proposal (e.g., Mountainland Association of Governments). Potential impact of the annexation on general county economic needs, goals or objectives of the area(s) to be annexed, if beyond the designated growth area as outlined in the plan.

## LAND-USE

**GOAL: 1.0 PROVIDE FOR ORDERLY AND EFFICIENT DEVELOPMENT THAT IS COMPATIBLE WITH BOTH THE NATURAL AND BUILT ENVIRONMENT BY DEVELOPING A LAND-USE MAP THAT INCLUDES ALL PROJECTED LAND IN THE COMMUNITY.**

### POLICIES:

- 1.1 The Land-Use Plan Map shall contain general land-use categories including the following:
  - a. **Rural Residential.** The Rural Residential designation is intended to identify areas where residential dwellings will be integrated with agricultural lands and activities. While dwellings may be permitted in this

area at densities of 1 unit per acre and lower, the dominant land-uses are to be agriculturally, rather than residentially, based.

It is anticipated that this area will be characterized by dwellings on lots ranging from 1 to 5 acres with animal rights. Open spaces in these areas shall be limited to Agricultural Open space or other recreational features like trails, trail head parks and regional park facilities. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land will contain 1 dwelling unit.

- b. **Low Density Residential.** The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces. Planned unit developments may be permitted within this designation.

Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces.

The Low Density Residential designation is expected to be the City's most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.

- c. **Medium Density Residential.** The Medium Density Residential designation is provided as a means of allowing for residential developments at higher densities in neighborhoods that still maintain a suburban character. This area is to be characterized by density ranging from 4 to 14 units per acre that may include a mixture of attached and detached dwellings. Planned Unit Developments may be permitted in the Medium Density Residential areas.

The main application of this designation should be in areas where the City desires to create a functional transition from one land-use to another. While some multi-family structures may be permitted in a stacked form, the majority of any attached dwellings should be designed in a side-by-side configuration. Developments in these areas should be constructed with urban streets and useable recreational features and lands. Developments in these areas shall contain landscaping and

recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. Open spaces may be comprised of both Natural and Developed Open Spaces. In this land use designation, it is estimated that a typical acre of land may contain 6 dwelling units.

- d. **High Density Residential.** The High Density Residential designation is intended to identify specific areas in the City where high levels of activity are anticipated and access to major transportation facilities is available.

Densities in the High Density Residential areas will typically range from 14 to 18 units per acre while they may reach as high as 24 units per acre in limited situations. Planned Unit Developments are encouraged in these areas.

Attention to design will be essential as site and structural plans are prepared for High Density projects. Properties developed in the High Density residential areas shall provide substantial amenities. The use of high quality materials in all aspects of High Density Residential developments construction will be mandatory.

Developments are to be characterized by a combination of stacked and side-by-side multi-family structures with urban streets and Developed Open Space. Projects shall be designed so as to complement the surrounding land-uses. Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 18 dwelling units.

- e. **Mixed Use.** The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential, professional office and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.

In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can

be enjoyed with a mixture of distinct but complimentary land-uses.

The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.

A mix of approximately 1/3 residential, 1/3 commercial and 1/3 professional office use in the Mixed Use designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential, commercial and professional office components.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 6 equivalent residential units (ERU's).

f. **Neighborhood Commercial.** The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.

Commercial structures in these areas shall be limited to 15,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 10 acres in size.

Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered and essential part of developments in the Neighborhood Commercial areas.

Developments in these areas shall contain landscaping and recreational

features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 4 equivalent residential units (ERU's).

g. **Regional Commercial.** Regional Commercial areas shall be characterized by a variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. Developments located in Regional Commercial areas shall be designed so as to create efficient, functional conglomerations of commercial activities.

As Regional Commercial areas are to be located in close proximity to substantial roadways, careful consideration shall be given to the arrangement of structures and other improvements along those corridors. Consideration shall also be given to the existing or potential availability of mass transit facilities as sites in this designation are designed.

Among the many tenants anticipated in these areas are large destination oriented businesses. With that in mind, individual sites shall be designed so as to make automobile access a priority. Even so, specific areas for pedestrian activity shall be designated and appropriately improved. Plazas and other features shall be provided as gathering places which should be incorporated so as to make each site an inviting place to visit.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

h. **Mixed Lakeshore.** The Mixed Lakeshore designation guides development patterns at key locations along the Utah Lake shoreline. This designation accommodates a wide range of land-uses so long as those land-uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore locations provide. Appropriate mixtures of land-uses would include retail, residential, and/or resort properties. Low Density Residential, Medium Density Residential and Neighborhood Commercial land uses would be considered appropriate for this land use designation. A mix of 80% residential and

20% commercial use in the Mixed Lakeshore designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential and commercial components.

Given the broad range of land-uses that will be included in this area, a sense of consistency, place and arrival will be established with the integration of stylized architecture and proper site design. Developments in the Mixed Lakeshore area will be required to maintain and enhance public access to the lakeshore and associated facilities (trails, beaches, boardwalks).

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 3 equivalent residential units (ERU's).

- i. **Business Park.** The Business Park designation will provide locations in the City that will accommodate land-uses that require large tracts of land with specific infrastructure facilities. Developments in the Business Park areas will create and maintain a campus type of setting. The central land-use in the district should be office space but other land-uses will be considered.

As it is anticipated that potential operators in this district will have unique infrastructure needs, consideration will be given as those needs are identified so as to ensure the establishment of a functioning atmosphere for the individual businesses. This may require the planning for and developing off-site facilities to meet the needs of the various land-uses in the Business Park areas.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 7 equivalent residential units (ERU's).

- j. **Office Warehouse.** The Office Warehouse district is provided to identify locations for a number of different land-uses. The nature of the area will be defined by different activities that will range from automotive repair centers to office and assembly facilities for small business. It is

expected that the individual tenants will maintain some office or showroom space as a part of their business activity. Developments in the area will provide an attractive, functional and secure setting for the combination of tenants and land-uses that are anticipated.

As it is anticipated that land-uses within this district will create certain sounds, odors and other elements that might be incompatible with other land-uses, careful consideration will be given when developments in these areas are designed so as to provide suitable transitions between the distinct land-uses.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 3 equivalent residential units (ERU's).

- k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

- l. **Industrial.** The Industrial designation is included to provide a way to identify specific locations that may be suitable for heavy industrial activities. Given the nature of the lands and resources in the City of Saratoga Springs, it is anticipated that activities in the Industrial district will generally involve the extraction of minerals and rock products. At the same time, the industrial district will accommodate a variety of land-uses. Land-uses that would be appropriate for Industrial locations include all production related operations that require, for whatever reason, a remote or isolated setting where the operation's activities will have minimal impact on surrounding land-uses.

Sites being developed for activities in this area shall provide an attractive, functional atmosphere. Areas that adjoin public right-of-ways will be

landscaped and otherwise beautified so as to make the individual sites as attractive as possible. Consideration shall be given in the development of all industrial sites with respect to the conversion or redevelopment of those sites once the current or proposed operations cease.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 5 equivalent residential units (ERU's).

- m. **Institutional/Civic.** Institutional/Civic sites will accommodate public or quasi-public land uses. Activities in the institutional areas will vary greatly and shall include schools, libraries, hospitals, public buildings or facilities and other land-uses that provide essential services to the general public. Sites developed in institutional areas should meet the highest standards with the facilities offering design elements that will make the Institutional developments compatible with surrounding land-uses.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 2 equivalent residential units (ERU's).

- n. **Natural Open Space.** The Natural Open Space designation is designed to identify areas in the City that are not appropriate for development of any type, along with developable areas that are to be reserved for passive recreational opportunities. Natural Open Space areas are to be minimally improved with all improvements carefully designed so as to subtly compliment the natural atmosphere that should prevail. Facilities that are included in the Natural Open Space areas should include hiking trails, equestrian trails, boardwalks, observatories, educational kiosks and other elements that promote an awareness or appreciation of the City's history and natural setting.

- o. **Developed Open Space.** Developed Open Space areas will provide facilities to meet the City's active recreational needs. These areas will be characterized by a variety of different improvements that will include City parks, playgrounds, sports fields, swimming pools and other facilities that will accommodate the City's recreational programs.

The Developed Open Space sites will be designed so as to provide optimal recreational space while creating a complimentary relationship with surrounding neighborhoods and land-uses.

- p. **Agricultural.** The Agricultural designation is provided to identify lands that are appropriate and suitable for agricultural activities. Dwelling sites may be permitted in the Agricultural areas where the parcel size is 5 acres or larger. Careful consideration shall be given if or when infrastructure is extended through Agricultural areas. Home sites in the Agricultural areas shall most frequently be served by individual wells and septic systems. In this land use designation, it is estimated that a 5 acre parcel of land may contain 1 dwelling unit.

- q. **The Residential Agricultural (RA-5)** designation is provided to identify lands that allow for the continuation of agricultural practices and the raising of livestock. This designation covers land along Lehi-Fairfield Road prior to annexation. Dwelling sites may be permitted in the Residential Agricultural (RA-5) areas where the parcel size is 5 acres or larger. Careful consideration shall be given if or when infrastructure is extended through this area. Home sites in the Residential Agricultural areas may be served by individual wells and septic systems. In this land use designation, it is estimated that a 5 acre parcel of land may contain 1 dwelling unit.

- 1.2 Maintain the Land Development Code and the Zoning Map that govern the City's land development activities.

## COMMUNITY IDENTITY

**GOAL: 1.0 ESTABLISH A STRONG COMMUNITY IDENTITY IN THE CITY OF SARATOGA SPRINGS.**

### POLICIES:

- 1.1 Develop and implement a community Streetscape Plan, particularly emphasizing the entrances along the City's major arterial roads, and major intersections.

- 1.2 Create a Center for Municipal Activities.
- 1.3 Erect the City Gateway Feature at the intersection of SR 73 and Redwood Road.
- 1.4 Develop public relations and promotional activities for the City.
- 1.5 Develop attractive, consistent, and distinct landscaping or other design treatment along major transportation corridors.

**GOAL: 2.0 CREATE AND PRESERVE DISTINCTIVE QUALITIES IN THE COMMUNITIES AND NEIGHBORHOODS.**

**POLICIES:**

- 2.1 Endeavor to include unique facilities in each community that will attract residents not only from that community, but other areas of the City as well.
- 2.2 Encourage developers and neighborhoods to provide attractive features at the entrances to their subdivisions and/or neighborhoods.

**GOAL: 3.0 INTEGRATE A SIGNAGE PROGRAM THAT ENHANCES THE IMAGE AND ENVIRONMENTAL CHARACTER OF THE CITY.**

**POLICIES:**

- 3.1 Regulate sign design and location as part of all development reviews.
- 3.2 Regulate the size and location of all signs so they create a consistent, aesthetically pleasing atmosphere in the city.
- 3.3 Develop and implement a signage program for city streets, entrance ways and facilities.

**GOAL: 4.0 SUPPORT PUBLIC INFORMATION AND COMMUNITY PRIDE CAMPAIGNS FOR SARATOGA SPRINGS RESIDENTS.**

**POLICIES:**

- 4.1 Support events or activities that will encourage community pride and promote Saratoga Springs as an attractive, family-oriented community.
- 4.2 Utilize kiosks, city website, and email as a means of disseminating information.

# COMMERCIAL ZONING AND DEVELOPMENT

## COMMERCIAL DEVELOPMENT

**GOAL: 1.0 ENCOURAGE ADEQUATE AND ACCESSIBLE COMMERCIAL SERVICES TO MAXIMIZE THE COMPATIBILITY OF COMMERCIAL AND RESIDENTIAL USES, TO INCREASE EMPLOYMENT OPPORTUNITIES WITHIN SARATOGA SPRINGS, AND PROVIDE A STABLE REVENUE SOURCE FOR THE CITY.**

**POLICIES:**

- 1.1 Identify and preserve areas for various levels of retail commercial activity into the most appropriate locations within Saratoga Springs.
- 1.2 Allow neighborhood-oriented shopping within the various communities of Saratoga Springs in locations of greatest accessibility and most positive impact on residential neighborhoods.
- 1.3 Plan commercial development so it is in close coordination with traffic and transportation planning. The guidelines for growth should be developed to achieve the following:
  - a. Create a consistent and identifiable design concept and accompanying standards for the development of commercial properties. The consistent implementation of such a concept will create a positive identity for Saratoga Springs and becomes a source of civic pride.
  - b. Minimize congestion on the arterial and collector streets.
  - c. Prevent the visual and functional chaos created by typical "strip" commercial development.

**GOAL: 2.0 IDENTIFY, DEFINE, AND ADOPT A HIERARCHY OF LEVELS OF RETAIL COMMERCIAL DEVELOPMENT FOR SARATOGA SPRINGS.**

**POLICIES:**

2.1 The hierarchy of commercial development should be established and reinforced by carefully siting projects for Neighborhood, Mixed and Regional Commercial developments.

**GOAL: 3.0 IMPLEMENT AND REVIEW ORDINANCES AND GUIDELINES TO ASSURE QUALITY OF DEVELOPMENT.**

**POLICIES:**

- 3.1 Establish an Urban Design Element and related committee that will review and approve all commercial development in the City of Saratoga Springs. Such review shall include, but is not limited to:
  - a. project design
  - b. construction materials
  - c. architectural design and style
  - d. site plans
  - e. signage
  - f. lighting
- 3.2 Provide and preserve adequate lot sizes for all future commercial use that will discourage cluttered or strip development by:
  - a. Providing well-spaced driveway entrances and abundant landscaping.
  - b. Providing sufficient lot depth to allow for necessary site development.
  - c. Encouraging shared project entryways.
- 3.3 Establish off-street parking regulations that require adequate, well-assigned parking lots and that will limit on-street parking.
- 3.4 Use signs in such a way as to achieve an uncluttered and generally harmonious visual quality. Develop business sign regulations that specify size, spacing, type, lighting and materials.
- 3.5 Prevent the creation of large masses of uninterrupted asphalt by requiring landscaping and other features in parking areas.

- 3.6 Require landscaping consistent with a citywide design concept to achieve a visual harmony and unique identity.
- 3.7 Design outdoor lighting to minimize negative impact and nuisance to neighboring properties.

### **BUSINESS PARKS**

**GOAL: 1.0 PRESERVE ATTRACTIVE AREAS THAT WILL CREATE AN INVITING ENVIRONMENT FOR BUSINESS PARKS. THESE AREAS SHOULD BE LOCATED TO REDUCE THE IMPACT UPON SURROUNDING AREAS, TO MINIMIZE TRAFFIC CONGESTION, AND TO PROTECT THE HEALTH AND SAFETY OF THE RESIDENTS OR WORKERS IN THE AREA AND WITHIN THE CITY IN GENERAL.**

#### **POLICIES:**

- 1.1 Require developments to prepare and implement a comprehensive master plan to assure the park's visual quality, compatible relationship to its surroundings, and access to existing streets.
- 1.2 Parking lots within the park shall be visually screened from public view through berming, landscaping and other natural barriers where appropriate.
- 1.3 Require restrictive covenants that will ensure continued maintenance of landscaping, including architectural controls, and that will ensure strict adherence to environmental regulations.

SARATOGA SPRINGS

## SENSITIVE LANDS

limiting development at identified elevations.

## PROTECTION STANDARDS

2.5 Preserve and enhance the Jordan River in its natural state.

2.6 Establish and preserve public access to Sensitive Lands.

### **GOAL: 1.0 PROVIDE STANDARDS, GUIDELINES AND CRITERIA TO MINIMIZE FLOODING, EROSION, AND OTHER ENVIRONMENTAL HAZARDS.**

#### **POLICIES:**

- 1.1 Provide for proper location, design, and development of building sites to provide maximum safety and human enjoyment while adapting the development to the best use of the natural terrain.
- 1.2 Establish and enforce grading and cut-and-fill requirements.
- 1.3 Require the restoration of all disturbed lands.
- 1.4 Adopt and implement hillside development regulations.

### **GOAL 2.0 PROTECT THE SCENIC CHARACTER OF THE CITY'S NATURAL ENVIRONMENT.**

#### **POLICIES:**

- 2.1 Provide for the retention of natural topographic features such as drainage channels, streams, ridge lines, rock outcroppings, vistas, trees and other native vegetative stands.
- 2.2 Encourage development designs and concepts that are compatible with the natural terrain and will preserve natural features.
- 2.3 Establish land-use management criteria that will encourage protection of natural elements while allowing development that is harmonious with the landscape.
- 2.4 Preserve aesthetic views of the hillside, as well as views from the hillside by

## TRANSPORTATION

### STREETS AND ROADWAYS

#### **GOAL: 1.0 FACILITATE SAFE AND EFFICIENT TRANSPORTATION AROUND AND WITHIN THE NEIGHBORHOODS.**

##### **POLICIES:**

1.1 Local streets should provide access to adjoining properties and adjoining developments.

#### **GOAL: 2.0 PLAN AND CONSTRUCT THE CITY'S GATEWAY FEATURE.**

##### **POLICIES:**

2.1 The arterial road frontage in the City's Gateway should be landscaped and developed as per the City's Gateway Feature plan.

#### **GOAL: 3.0 IMPROVE TRAFFIC FLOW AND CIRCULATION TO MAJOR ACTIVITY CENTERS IN THE CITY AND OTHER AREAS IN THE VALLEY.**

##### **POLICIES:**

3.1 Develop arterial and collector roads as indicated in the Transportation Element of the General Plan.

3.2 Prohibit subdivision lots from fronting onto arterial and major collector roads.

3.3 Enforce the road hierarchy of local streets that lead onto collectors, which in turn lead onto arterial streets. Vary street widths and patterns to encourage or discourage through traffic where appropriate.

3.4 Discourage local street access directly onto arterial roads.

3.5 Protect abutting land uses from the adverse effects of major thoroughfares.

3.6 Coordinate the development of public and private transportation systems with adjacent neighboring jurisdictions, Utah County, and the State of Utah to meet future and existing transportation requirements.

3.7 Require reasonable widening and improvement of arterial and collector streets within the City based on the priorities established in the Transportation Element of the General Plan. Consider new and additional revenue sources to expedite the implementation of priority road improvements.

3.8 Integrate pavement maintenance, road capacity, road safety, mass transit, alternative transportation modes, and utility improvements in the overall management of road improvement priorities.

3.9 Develop traffic signal timing plans and review signal placement warrants to maximize progression on arterial streets.

#### **GOAL: 4.0 DESIGN TRANSPORTATION FACILITIES TO ASSURE EFFICIENT TRAFFIC FLOW THROUGHOUT THE COMMUNITY.**

##### **POLICIES:**

4.1 Provide for adequate space in subdivision planning and platting to allow safe and orderly traffic flow through the subdivision.

4.2 Design minor collector systems in new subdivisions to collect traffic from local streets and disperse it onto Minor Collector, Major Collector and Arterial Roads.

4.3 Conduct a continual evaluation of the road system to ensure that proposed and existing road designs will adequately serve the functional needs of the community.

4.4 Require that residential and commercial developments as well as major public buildings have access onto major arterial and collector roads to minimize their impacts on adjacent neighborhoods.

4.5 Require off-street parking of recreational vehicles in residential areas.

4.6 Design and require turnout lanes to minimize traffic flow obstruction at major commercial and residential centers where needed.

- 4.7 Minimize the negative impacts of new road construction on adjacent residential areas (i.e., noise, sight, pollution).
- 4.8 Adopt City ordinances that will minimize congestion and pollution.
- 4.9 Develop standards to mitigate noise created by traffic.
- 4.10 Develop regulations to prohibit the use of engine brakes throughout the City of Saratoga Springs.
- 4.11 Design neighborhoods to minimize traffic and speed on local streets.
- 4.12 Adequately design and maintain arterial streets to discourage indirect travel through local streets and neighborhoods.
- 4.13 Maintain and enforce the City's Truck Route Ordinance to limit large trucks to designated streets.

**GOAL: 5.0 PROVIDE SAFER THOROUGHFARES**

**POLICIES:**

- 5.1 Improve the efficiency of the transportation system and reduce potential conflicts through the use of signals, signs, street markings, and street lighting.
- 5.2 Ensure that all major subdivision and commercial developments have provided for emergency vehicle entrances to service the area (e.g. two accesses).
- 5.3 Periodically review existing transportation facilities and coordinate the repair of deficient facilities with the State of Utah and Utah County.
- 5.4 Encourage appropriate street lighting in all areas of the City.
- 5.5 Establish and enforce speed limits.
- 5.6 Encourage development of school routing plans and recreational plans that minimize vehicle/pedestrian conflicts.
- 5.7 Improve channelization and positive guidance on streets through striping,

raised medians and islands, reduction of roadside obstructions, and other traffic engineering solutions.

- 5.8 Require all roads and roadway features to meet minimum design standards established by the American Association of State Highway and Transportation Officials (AASHTO). All signs, pavement markings, and traffic control signs to meet standards established by State, Federal, or local laws. Exceptions to applicable standards may be granted on a case basis and shall demonstrate innovative superiority or other advantages over existing standards.

**STREET AMENITIES**

**GOAL: 1.0 PROVIDE ADEQUATE STREET LIGHTING ON ARTERIAL, COLLECTOR, AND LOCAL STREETS AND OTHER STREET FURNITURE**

**POLICIES:**

- 1.1 Determine appropriate standards for street lighting on public roads.

**GOAL: 2.0 PROVIDE ADEQUATE STREET FURNITURE**

**POLICIES:**

- 2.1 Determine appropriate standards for street furniture.

**GOAL: 3.0 IMPROVE THE AESTHETIC QUALITY OF THE CITY OF SARATOGA SPRINGS STREETS.**

**POLICIES:**

- 3.1 Require a streetscape design plan for all developments. Require private development to plant, irrigate and maintain streetscape as designed.
- 3.2 Require developers to improve streetscapes adjacent to back facing lots, to install approved irrigation systems, and to provide long term maintenance of streetscape as part of the development review process.

- 3.3 Require all developments to properly maintain landscaping by appropriate watering, pruning, and fertilizing.
- 3.4 Require developers to replace dead or damaged trees with the appropriate species-type and with comparable size trees.
- 3.5 Encourage the landscaping of streets in appropriate areas of the City by retaining existing native vegetation where possible, and by adding native plant materials, as necessary.
- 3.6 Require appropriate tree planting in traffic medians, at entrances or gateways to the City, and encourage the same at major entrances to communities and neighborhoods.
- 3.7 Adopt and enforce a streetscape plan and street tree standard.

## **MASS TRANSIT**

### **GOAL: 1.0 PLAN FOR MASS TRANSIT SERVICE TO NEIGHBORHOODS AND BUSINESS WITHIN THE CITY.**

#### **POLICIES:**

- 1.1 The City should take a leading role to develop a transit plan to serve future growth and determine transit coverage and access to different land uses. This plan should consider:
  - a. Directing bus routes into sections of the City serving the elderly, children, low income and handicapped persons.
  - b. Routing busses to serve intra-city bus needs as well as between cities (i.e. to link commercial, medical, educational, and recreational facilities within the City of Saratoga Springs).
  - c. Providing routes in East/West directions to link with North/South buses traveling into Salt Lake County and Utah County.

- d. Encouraging the construction of and participate in programs that provide public use of park-and-ride facilities especially along I-15, within or near major commercial centers, near freeway interchanges, and other community locations.
- e. Routing buses to minimize hazards and nuisances to residential areas. Integrate bus service with other modes of transportation.
- f. Designing road improvements to minimize conflicts between buses and other modes of transportation.

- 1.2 Encourage and support the addition of special buses and equipment that will make the use of the bus system easier for the elderly and handicapped.
- 1.3 Require lighted bus shelters and benches at activity centers, major bus stops, and large commercial centers
- 1.4 Improve pedestrian access to mass transit stops.
- 1.5 Integrate commercial development plans to enhance and be enhanced by mass transit and pedestrian activity.

### **GOAL: 2.0 ENHANCE MASS TRANSIT SERVICES AS A VIABLE AND INCREASINGLY IMPORTANT MEANS OF TRANSPORTATION THAT COMPETES FAVORABLY WITH THE PRIVATE AUTOMOBILE.**

#### **POLICIES:**

- 2.1 Encourage efficient mass transit services and the need for mass transit in supporting community goals such as energy, efficiency, air quality, and congestion mitigation.
- 2.2 Encourage area businesses to donate or provide appropriate mass transit shelters.
- 2.3 Require developers of new commercial centers to consider mass transit service to the center in their design of parking facilities, road, and pedestrian accesses.
- 2.4 Design transit stops and facilities to provide a well-lighted, pleasant

environment for waiting passengers, to minimize pedestrian walkways obstruction, and to minimize accident hazards.

- 2.5 Support implementation of park-and-ride lots and work to develop high frequency express bus service.
- 2.6 The City should work to provide the most efficient mass transit system based on the latest technology and ridership information.

### **ALTERNATIVE TRANSPORTATION MODES**

**GOAL: 1.0 REDUCE THE NUMBER OF VEHICULAR TRIPS REQUIRED BY RESIDENTS TO ACCOMPLISH EMPLOYMENT AND OTHER ACTIVITIES.**

**POLICIES:**

- 1.1 Be responsive to the infrastructure needs of the community that support home shopping, home banking, electronic neighborhood meetings, tele-commuting and other alternatives to travel.
- 1.2 Where appropriate, require the construction of pedestrian connections between adjoining developments.

### **PEDESTRIAN TRAILS**

**GOAL: 1.0 PROVIDE A NETWORK OF PEDESTRIAN TRAILS, INCLUDING SIDEWALKS, WALKWAYS, AND HIKING/JOGGING TRAILS THROUGHOUT THE CITY AS A VIABLE ALTERNATIVE TO AUTOMOBILES.**

**POLICIES:**

- 1.1 Require installation and maintenance of a continuous, safe, and aesthetically pleasing network of pedestrian trails throughout the City.
- 1.2 Develop design standards for each type of pedestrian trail to minimize

hazards (e.g. lighting, surface texture, landscaping, automobile pedestrian conflicts).

- 1.3 Reduce physical barriers for the handicapped who might use these facilities.
- 1.4 Require sidewalks on both sides of all roads unless facilities for other modes of transportation are planned, particularly on arterial and collector roads.
- 1.5 Require access for pedestrian traffic to and from all parts of commercial development. This should include bus stops, handicapped loading, crosswalks, traffic signals, sidewalks and roadways.
- 1.6 Work closely with the Alpine School District in reviewing locations for future schools and bus stops to minimize the necessity of children crossing or waiting for buses on arterial roads.
- 1.7 Consider maintenance costs in the planning and design of sidewalks, trails, landscaping, and other alternative transportation modes or recreational facilities.

### **EQUESTRIAN TRAILS**

**GOAL: 1.0 IDENTIFY, PLAN, AND ESTABLISH A NETWORK OF EQUESTRIAN TRAILS.**

**POLICIES:**

- 1.1 Require the installation and maintenance of an aesthetically pleasing network of equestrian trails in appropriate areas.
- 1.2 Develop a rural trail system that connects and provides access to the North end of the City and the foothills of Lake Mountain.
- 1.3 Develop design standards for each type of equestrian trail to minimize hazards (e.g. lighting, surface, texture, landscaping, automobile pedestrian conflicts).
- 1.4 Coordinate road improvement projects with construction of equestrian trails.

- 1.5 Enforce State laws and local ordinances concerning the use of equestrian trails to promote public safety.

## **BICYCLE TRAILS**

### **GOAL: 1.0 PROVIDE A NETWORK OF BICYCLE TRAILS THROUGHOUT THE CITY.**

#### **POLICIES:**

- 1.1 Require installation and maintenance of a continuous and aesthetically pleasing network of bicycle trails throughout the City.
- 1.2 Provide a balance of each type of bicycle trail, where appropriate, to satisfy the transportation as well as the recreation needs for residents of the City.
- 1.3 Develop design standards for bicycle trails that will integrate bicycle trails with other modes of transportation and that will be buffered from surrounding land uses for safety.
- 1.4 Coordinate road improvement projects with construction of bicycle trails.
- 1.5 Require bicycle trail access to commercial and recreational sites.
- 1.6 Require bike racks at shopping centers, public buildings, schools, parks, transportation, nodes, etc.
- 1.7 Enforce State laws and local ordinances concerning the use of bicycles to promote bicycle safety.

## PARKS, RECREATION AND OPEN SPACE

**GOAL: 1.0 IDENTIFY, PRESERVE AND DEVELOP OPEN SPACE AND NATURAL FEATURES TO PROVIDE A DIVERSITY OF USES, LOCATIONS, AND FOCAL POINTS FOR THE CITY.**

**GOAL: 2.0 TO PROVIDE AN INTEGRATED SYSTEM OF PARKS, RECREATION FACILITIES, AND OPEN SPACE THAT IS UNIVERSALLY ACCESSIBLE.**

**POLICIES:**

- 2.1 All recreation facilities shall comply with Federal ADA requirements.
- 2.2 The City will create and adopt, as part of its General Plan, a Parks and Trails Element that will contain the proposed locations of parks, open spaces and other recreational amenities.

**GOAL: 3.0 TO PROMOTE PARKS, TRAILS, AND RECREATION PROGRAMS FOR THE CITY OF SARATOGA SPRINGS AND ITS RESIDENTS.**

**POLICIES:**

- 3.1 Seek the cooperation of developers to identify and develop parks and recreation sites that are appropriately spaced and sized to meet the needs of the community.

**GOAL: 4.0 TO MAINTAIN STRONG COMMUNICATIONS BETWEEN CITY ADMINISTRATION AND RESIDENTS TO ASSURE RECREATION FACILITIES AND PROGRAMS CONTINUE TO MEET THE NEEDS OF THE COMMUNITY.**

**POLICIES:**

- 4.1 Review priorities periodically and update the Parks and Trails Element of the General Plan every five years.

**GOAL: 5.0 PROMOTE DEVELOPMENT OF PARKS AND FACILITIES THAT CONSERVE NATURAL RESOURCES.**

**POLICIES:**

- 5.1 Assure that City ordinances and policies are supportive of the Parks and Trails Element of the General Plan and the preservation of open space where appropriate.
- 5.2 Create ordinances that protect parks, trails, open space, foothills, riparian corridors, wildlife corridors, and other sensitive lands.
- 5.3 Create ordinances that require new parks and trails facilities in multi-family developments.
- 5.4 Provide for safe and well-maintained parks and trails throughout the City.
- 5.5 Establish design standards to reduce maintenance problems and costs.
- 5.6 Promote special programs like Adopt-a-Park or Adopt-a-Trail.
- 5.7 Encourage park related public education.
- 5.8 Work with developers and the City Council to establish acceptable maintenance programs for parks and facilities.
- 5.9 Protect and enhance the natural environment within the parks and trails, and reduce conflicts between user groups.
- 5.10 Implement animal waste collection policy and procedure for dogs and horses.
- 5.11 Maintain wildlife corridors and secure corridor connections.

**GOAL: 6.0 TO PROVIDE A RECREATIONAL TRAIL SYSTEM WITH TRAIL HEADS IN STRATEGIC LOCATIONS FOR ACCESS TO THE MOUNTAINS AND EXISTING PARKS.**

**POLICIES:**

- 6.1 Encourage the completion of the Jordan River Parkway Trail.
- 6.2 Require the completion of trails along major arterial roadways.
- 6.3 Where applicable, ensure the development of the Welby Jacob Canal Parkway and the development of trails along other canals as well as utility corridors and rail right-of-ways.
- 6.4 Plan for east-west trail connections in the urbanized areas of the City.
- 6.5 Encourage the completion of a comprehensive Parks and Trails Element of the General Plan identifying exact locations and alignments, and secure rights of way/easements.
- 6.6 Encourage the design and implementation of multi-use trails as indicated.
- 6.7 Maintain public access to State lands.

**GOAL: 7.0 ENCOURAGE THE DEVELOPMENT OF PUBLIC MARINAS.**

**POLICIES:**

- 7.1 Continue to develop and expand the services that are available in the City's Marina Park.
- 7.2 Seek opportunities for the construction of other facilities that would allow for public access to Utah Lake.

SARATOGA SPRINGS

## HOUSING GOALS AND POLICIES

### SUBDIVISIONS

#### **GOAL: 1.0 ENCOURAGE HIGH QUALITY ATTRACTIVE SINGLE-FAMILY SUBDIVISIONS.**

##### **POLICIES:**

- 1.1 Encourage City-sponsored neighborhood tree planting and beautification programs.
- 1.2 Develop and enforce codes to deal with complaints relating to poorly attended yards or lots.
- 1.3 Review ordinances concerning such potential impacts as animals, home occupations, fences and noise levels to assure that they are adequately regulated.
- 1.4 Encourage the development of parks and open space convenient to single-family subdivisions by utilizing flood retention ponds, well sites or other available public land.
- 1.5 Establish setback requirements for main and accessory buildings to encourage more usable yard area, help provide better privacy and avoid undue impacts to adjoining neighbors.
- 1.6 Plan for and encourage future parks, schools, churches, open space and other public uses during the subdivision review process.
- 1.7 Adopt an ordinance that would require the reservation of land for parks by developers as part of the subdivision process.
- 1.8 Work closely with the school district to assure that schools are properly interfaced with the residential community.

#### **GOAL: 2.0 DISCOURAGE SPRAWL AND EXCESSIVE CONSUMPTION**

### OF LAND.

##### **POLICIES:**

- 2.1 Encourage the clustering of housing in selected areas as an alternative to large lot subdivisions.
- 2.2 Encourage small lot and zero lot line subdivision development in selected areas.

### PLANNED UNIT DEVELOPMENTS

#### **GOAL: 1.0 PROVIDE FOR ALTERNATIVE HOUSING CHOICES BY THE USE OF THE PLANNED-UNIT-DEVELOPMENT CONCEPT.**

##### **POLICIES:**

- 1.1 Maximize the compatibility for Planned Unit Developments and other types of residential developments through appropriate buffering techniques.
- 1.2 Require large Planned Unit Developments to include a variety of housing types and construction materials.
- 1.3 Encourage a range of residential densities within Planned Unit Developments.
- 1.4 Encourage Planned Unit Developments that will meet the needs of a variety of households (i.e. single, couple, families, elderly, and handicapped).
- 1.5 Promote the use of the planned-unit-development concept on lands that are sensitive or costly to develop such as hillsides or flood plains.

#### **GOAL: 2.0 DEVELOP A ZONING ORDINANCE REGULATING PLANNED UNIT DEVELOPMENTS THAT WILL ENCOURAGE GOOD DESIGN THROUGH EFFECTIVE SITE PLAN REVIEW.**

**POLICIES:**

- 2.1 Develop reasonable criteria for design standards for Planned Unit Developments.
- 2.2 Require appropriate construction phasing of Planned Unit Developments so that the development may stand as a functional community at all stages of development and will not place undue financial burdens on the developer, community, association, or the City.

**GOAL: 3.0 REQUIRE THE ESTABLISHMENT OF MECHANISMS THAT WILL PERMIT COMMUNITY ASSOCIATIONS TO SUCCESSFULLY MANAGE COMMON AREAS AND FACILITIES IN THE PRESENT AND IN THE FUTURE.**

**POLICIES:**

- 3.1 Adopt appropriate review criteria and procedures for the establishment of community associations in the City of Saratoga Springs.
- 3.2 Ensure that the developer and/or representative of the community association clearly understands all private and public service obligations and responsibilities early in the planning stages of the project development.

**HOUSING QUALITY**

**GOAL: 1.0 PROVIDE QUALITY HOUSING WITHIN THE CITY.**

**POLICIES:**

- 1.1 Require all housing and structures to meet the International Building Code.
- 1.2 Develop and enforce City ordinances to regulate the occupancy of residential structures.

## PUBLIC FACILITIES, UTILITIES AND SERVICES

### WATER

**GOAL: 1.0 PROVIDE A PLAN WHEREBY ALL LAND OWNERS AND RESIDENTS WITHIN THE CITY CAN RECEIVE A HIGH QUALITY AND LOW COST CULINARY AND SECONDARY WATER SERVICE IN AN ORDERLY AND PROGRESSIVE FASHION, WITHOUT UNNECESSARILY BURDENING THE EXISTING RESIDENTS AND LANDOWNERS WITHIN THE CITY BOUNDARIES OF SARATOGA SPRINGS, WHERE ALL SYSTEMS WILL BE THE PROPERTY OF THE CITY OF SARATOGA SPRINGS.**

#### POLICIES:

- 1.1 Develop Elements of the General Plan that depict the approximate service areas for each pressure zone, tank elevations, mainline sizes and locations, fire flow requirements, source requirements, construction materials, phasing opportunities and other key elements.
- 1.2 Require developers to design and install water system components according to the Water Service Element of the General Plan.
- 1.3 Develop construction standards that allow for either white PVC pipe or ductile iron pipe to be utilized throughout the culinary water system. Blue PVC C-900 pipe should be employed on all secondary lines.
- 1.4 Require buried water tanks to be constructed in the culinary system. Wherever safely possible, require open secondary holding ponds to be landscaped and incorporated into green and open areas of the city.
- 1.5 Enforce the State Division of Drinking Water Standards to establish the quantities of water and design standards that will be required.
- 1.6 Enforce the Uniform Fire Code and establish fire flow and storage requirements for all developments.
- 1.7 Provide reimbursement agreements for developers who are required to install main transmission lines larger than necessary for their development that will

allow them to recover an appropriate portion of those extra costs as other connections are made to the system.

- 1.8 Require developers, as part of the Development Impact Statement, to evaluate the impact of their development activities on the entire system, including but not limited to: source, main transmission lines, storage facilities, pumping stations, etc, that will allow previous commitments to be preserved and necessary future expansions identified and provided for. Require developers to install municipal water system improvements and bring forward detailed proposals, in conformance with the Water Service Element of the General Plan, that clearly demonstrate source, transmission, storage, cost of installation, water rights, system capacities, operating costs, source of funding and repayment (if required), and any other information that the City may need to reasonably evaluate the merits of the proposal.
- 1.9 Include in the Water Service Element of the General Plan provisions that depict pressure zones, pond locations and elevations, mainline sizes and locations, storage requirements, construction methods and materials, phasing opportunities, and other key elements of the City's secondary water system.
- 1.10 Work with developers to design and install the secondary system components according to the Water Service Element of the General Plan.

### SEWER

**GOAL: 1.0 PROVIDE WASTEWATER TREATMENT SERVICES TO THE ENTIRE CITY.**

#### POLICIES:

- 1.1 Provide reimbursement agreements for developers who are required to install main transmission lines larger than necessary for their development, which will allow them to recover an appropriate portion of those extra costs as other connections are made to the system.
- 1.2 Require large developments to prepay a sufficient number of connections to guarantee the expansion of the treatment plant in order to avoid creating any contingent liability for the City.

- 1.3 Require developers, as part of the Development Impact Statement, to evaluate the impact of their development activities on the treatment plant, trunk lines, lift stations and related facilities and to develop a proposal that will allow previous commitments to be preserved and necessary future expansions identified and provided for.
- 1.4 Seek opportunities to implement water reclamation and re-use practices within the City.

**TELECOMMUNICATIONS**

**GOAL: 1.0 THE CITY OF SARATOGA SPRINGS SHALL DEVELOP A COMPREHENSIVE TELECOMMUNICATIONS POLICY THAT DEFINES THE CITY'S ROLE AS A FACILITATOR AND REGULATOR.**

**GOAL: 2.0 TO RETAIN CONTROL OF CITY PROPERTY AND RIGHT-OF-WAY.**

**POLICIES:**

- 2.1 Retain control of City property, right-of-way and franchising authority.
- 2.2 Receive reasonable market returns for use of City property and facilities while maintaining and promoting aesthetic values.

**GOAL: 3.0 TO FACILITATE THE CREATION OF AN ADVANCED TELECOMMUNICATIONS INFRASTRUCTURE, WITHIN GIVEN RESOURCES, FOR SARATOGA SPRINGS RESIDENTS, BUSINESSES, INDUSTRIES, SCHOOLS, OR FOR PASS THROUGH SERVICES.**

**POLICIES:**

- 3.1 Advocate that the Saratoga Springs telecommunications infrastructure is a reliable broadband interactive digital network that will provide advanced telecommunications services for its citizens, businesses, industries and

schools.

- 3.2 Encourage interconnection and common carrier collaboration among Saratoga Springs telecommunication providers and the City.
- 3.3 Encourage a telecommunications system designed to stimulate competition and innovation.

**GOAL: 4.0 TO RETAIN AND EXERCISE REASONABLE LAND-USE STANDARDS FOR SITING OF TELECOMMUNICATIONS FACILITIES.**

**POLICIES:**

- 4.1 Retain the City's land-use powers for the protection of the public's health, safety and welfare including aesthetic and other community objectives.
- 4.2 Establish and enforce zoning standards for siting of telecommunications facilities in a prudent manner within the confines of state and federal regulations.
- 4.3 The City will adopt ordinances that will require all utility distribution lines to be located underground in any new developments.

**STORM DRAINAGE**

**GOAL: 1.0 PROVIDE EFFICIENT, COST-EFFECTIVE, AND ENVIRONMENTALLY SOUND STORM DRAIN, FLOOD CONTROL AND TREATMENT FACILITIES TO PROTECT EXISTING AND FUTURE LAND USES, PRESERVE PUBLIC SAFETY, AND PROTECT SURFACE AND GROUNDWATER QUALITY.**

**POLICIES:**

- 1.1 Provide for maintenance by the City or other entities of existing public storm drains and flood-control facilities and for construction of upgraded and expanded public storm-drain and flood-control facilities to protect existing and future development.

- 1.2 Develop a Storm Drain Element of the General Plan that identifies any needs, deficiencies and improvements in the drainage system.
- 1.3 Require that adequate on-site treatment and/or storm-drain and flood control facilities be constructed coincident with new development. The City shall make available plans for treatment and retention areas.
- 1.4 Implement flood-control improvements that maintain the integrity of significant riparian and other environmental habitats.
- 1.5 Require that improvements to existing storm-drain and flood-control facilities required by a new development proposal are borne by the developer through payment of fees and by actual construction of the improvements.
- 1.6 Collect adequate fees and charges to fund operation and maintenance of existing facilities and to construct new facilities.

#### **SOLID WASTE**

**GOAL: 1.0 PROVIDE FOR AN ECONOMICAL, CONVENIENT, ENVIRONMENTALLY BALANCED AND INTEGRATED SOLID WASTE REDUCTION, RECYCLING AND DISPOSAL SYSTEM.**

**POLICIES:**

- 1.1 Develop and support comprehensive recycling and composting programs, both residential and non-residential, that are convenient and efficient and include a wide range of materials, including but not limited to aluminum, newspapers, magazines, cardboard, paper, glass, plastics, leaves, and branches.
- 1.2 Promote public and private recycling efforts and organizations.
- 1.3 Support and participate in interagency cooperative efforts with governments, businesses and institutions in planning and implementing solid waste management programs.

- 1.4 Develop and support safe, convenient and environmentally sound programs for hazardous waste collection for both residential, and non-residential.

#### **PUBLIC BUILDINGS**

**GOAL: 1.0 PROVIDE A CENTER FOR MUNICIPAL ACTIVITIES THAT WILL SERVE THE CITY'S NEEDS AND THAT WILL BE ACCENTUATED AS A LANDMARK OF THE SARATOGA SPRINGS GOVERNMENT.**

**POLICIES:**

- 1.1 Provide adjoining plaza, fountain and/or amphitheater, if possible, to give opportunity for city meetings, aesthetic open space, and cultural events.
- 1.2 Cluster public buildings and parks where possible.

**GOAL: 2.0 PROVIDE CULTURAL SERVICES, MEETING PLACES, AND ACTIVITIES FOR CITY RESIDENTS.**

**POLICIES:**

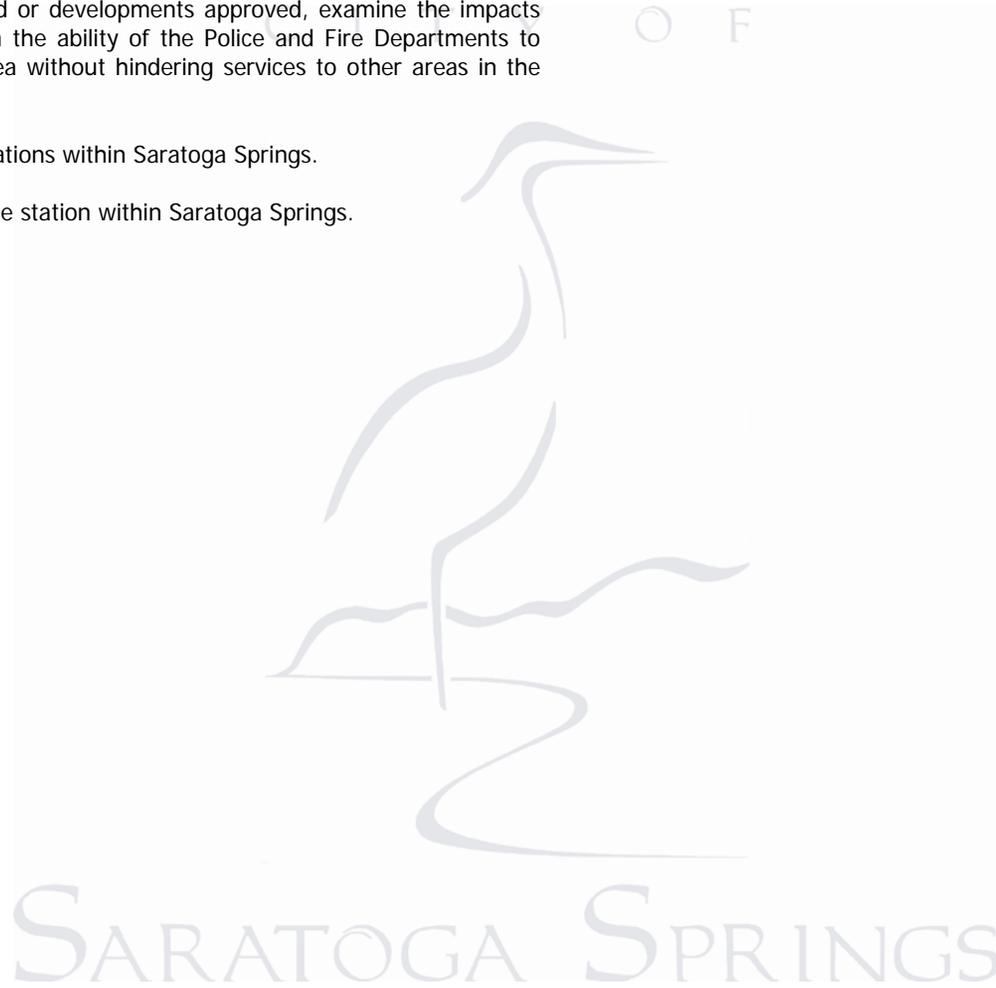
- 2.1 Work to develop a library system within the City that will serve the community.
- 2.2 Encourage museums, art galleries, and other cultural entities to locate within the City of Saratoga Springs.
- 2.3 Support efforts to develop multipurpose centers to meet the needs of the residents.

**GOAL: 3.0 PROVIDE ADEQUATE POLICE AND FIRE PROTECTION.**

**POLICIES:**

- 3.1 Establish desired response times for fire protection and build fire stations in locations that will accomplish this objective.

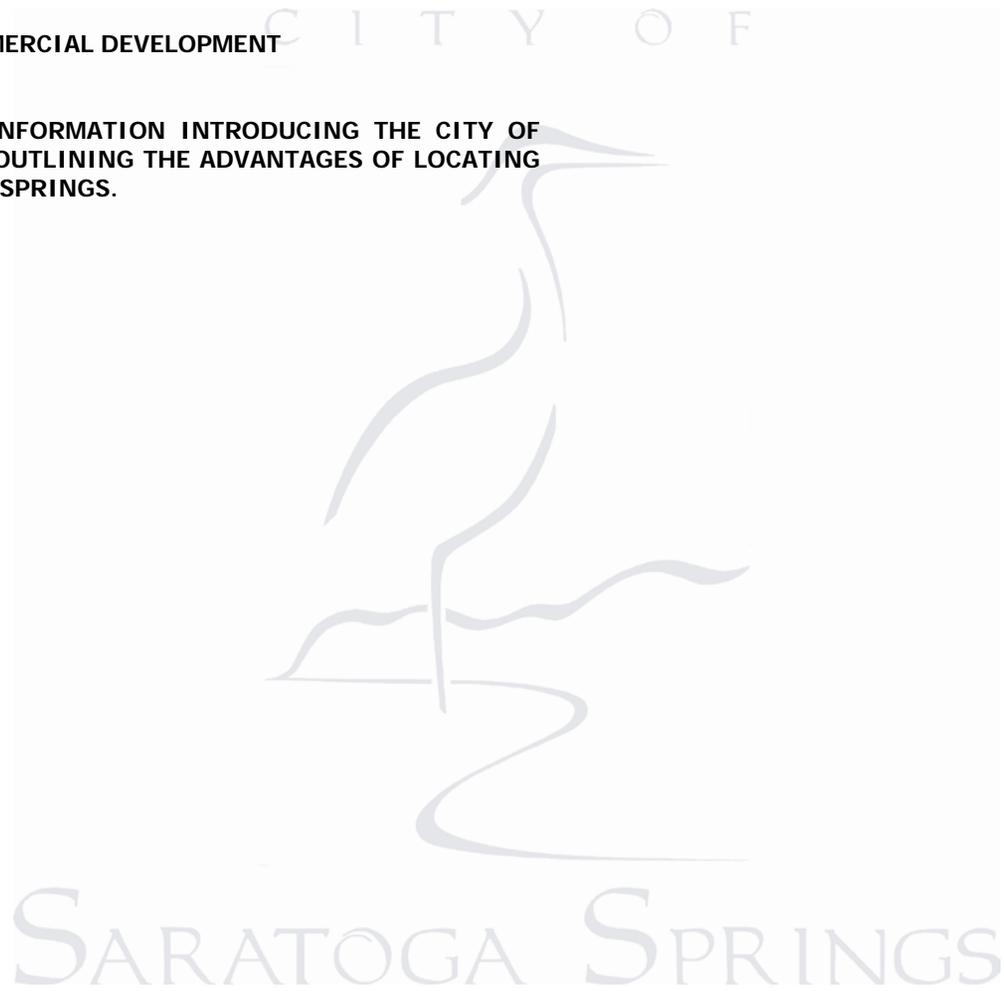
- 3.2 Encourage the development of programs to reduce and prevent crimes.
- 3.3 Before property is annexed or developments approved, examine the impacts that the area will have on the ability of the Police and Fire Departments to provide services to the area without hindering services to other areas in the City.
- 3.4 Appropriately locate fire stations within Saratoga Springs.
- 3.5 Appropriately locate a police station within Saratoga Springs.



## ECONOMIC DEVELOPMENT PLAN

### COMMERCIAL DEVELOPMENT

**GOAL: 1.0 PREPARE INFORMATION INTRODUCING THE CITY OF SARATOGA SPRINGS AND OUTLINING THE ADVANTAGES OF LOCATING A BUSINESS IN SARATOGA SPRINGS.**



CITY OF  
SARATOGA SPRINGS