

CAMP^W_G WILLIAMS
JOINT LAND USE STUDY
IMPLEMENTATION

General Plan Recommendations



City of Saratoga Springs
Land-Use Element of the General Plan

C - 100 Year Plan - F
ADOPTED SEPTEMBER 13, 2005

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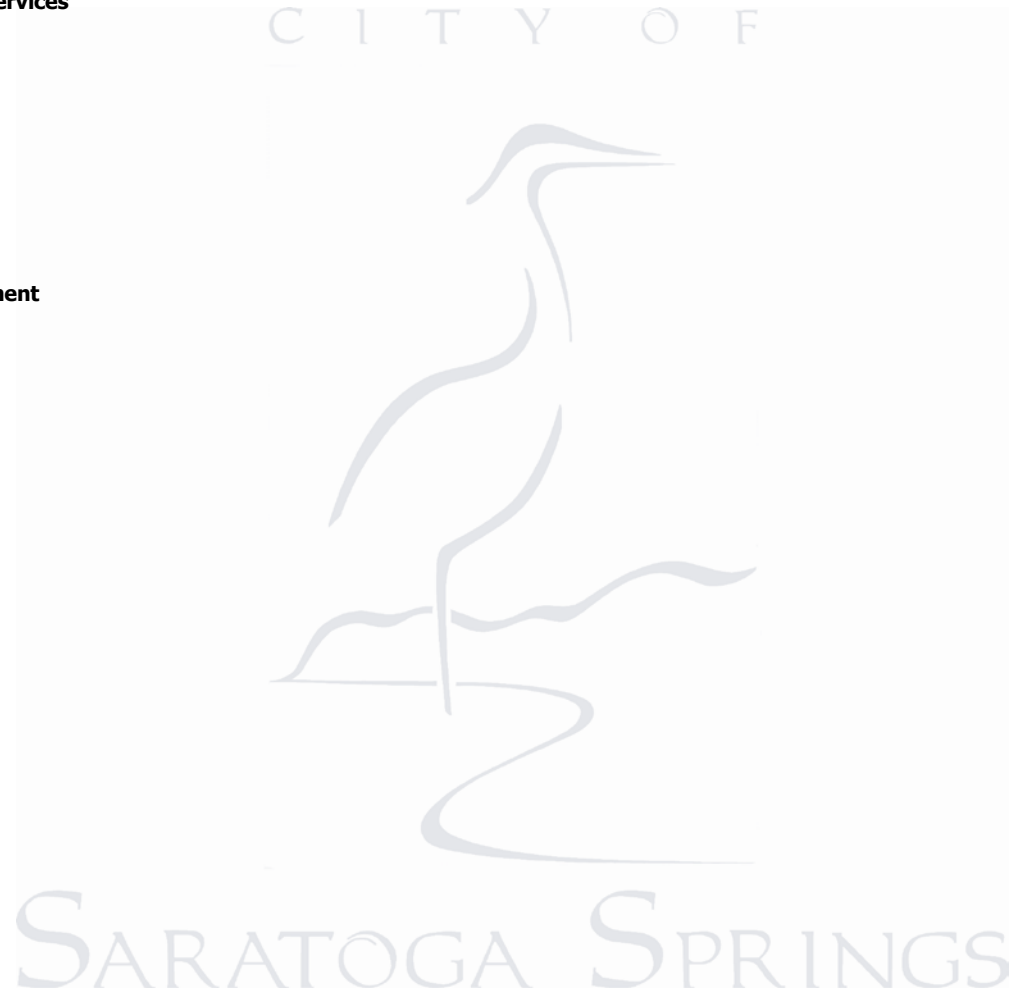
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Transportation

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 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.

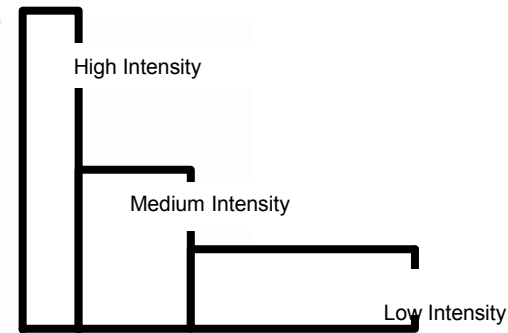
Concentric Model

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.

¹ *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. [It should also be noted that this model is a framework and that adjustments may be necessary to address specific circumstances such a natural constraints \(slopes, major drainage areas, floodplain, etc.\), or to better promote orderly development where existing land uses are located in close proximity to current or planned transportation infrastructure.](#)

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.

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.

~~h.i.~~ Prior to annexation of lands adjacent to Camp WG Williams, the City will consult with Camp leadership to evaluate potential compatibility conflicts which may result from the annexation (and subsequent land development). The City will collaborate with Camp leadership to create and implement land use, project design and other relevant standards and procedures, with the objective of securing mutually beneficial outcomes for the City, camp and property owner(s).

~~i.i.~~ All requests for annexation must be referred to the Planning Commission for review, comment, and recommendation on zoning.

c. Existing and proposed land-use, both on and adjacent to the subject site.

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.

~~d.e.~~ Identification of any potential conflicts which may result from the proposed land use in regards to existing or planned uses adjacent to or in proximity to the subject land.

e.f. Assessed valuation and acreage of the properties proposed for annexation.

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.

f.g. 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.h. Timetable for extending services to the area and how these services would be financed.

h.i. An estimate of the tax consequences and fee differentials to residents of the area to be annexed.

i.i. Recommendation from, or annotates of other local government jurisdictions and entities, regarding the proposal (e.g., Mountainland Association of Governments, Camp WG Williams/UTNG). 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

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.

g. **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.

q.r. **Military Compatibility Overlay.** The purpose of this overlay is to promote orderly development, property values, public safety and other public benefits by establishing specific standards for uses, building and structure design and other concerns, for lands that are adjacent to or proximal to Camp WG Williams. The intent is not to preclude or prohibit development, but to mitigate, reduce or avoid unnecessary conflicts which may result from establishing certain uses/structures or activities next to or near the Camp.

- 1.2 Maintain the Land Development Code and the Zoning Map that govern the City's land development activities, including the adoption of a Military Compatibility Overlay Zoning District containing standards and procedures governing land uses, structure heights, noise mitigation, lighting design and other practices deemed necessary to secure mutually beneficial outcomes for the City, the Camp and current and future property owners.

COMMUNITY IDENTITY

GOAL: 1.0 ESTABLISH A STRONG AND ENDURING COMMUNITY IDENTITY ~~IN~~ FOR 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.
- ~~1.1~~1.2 Create high quality built environments, promote the long term maintenance and improvement of private property, and encourage capital reinvestment to sustain and grow value, by siting land uses in locations that will minimize disincentives to long term investment and maximize leverage of natural and/or man-made assets.

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

~~1.2~~1.3 Create a Center for Municipal Activities.

~~1.3~~1.4 Erect the City Gateway Feature at the intersection of SR 73 and Redwood Road.

~~1.4~~1.5 Develop public relations and promotional activities for the City.

1.6 Develop attractive, consistent, and distinct landscaping or other design treatment along major transportation corridors.

~~1.5~~1.7 Implement "Dark Sky" lighting standards and practices in order to minimize or eliminate point source light trespass and to help retain the City's rural character by reducing "sky glow."

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.

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.
- 2.2 [Attempt to limit project floor area ratios within one half mile of the Camp Williams boundary, consistent with recommendations contained in the Joint Land Use Study.](#)

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

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.

3.7.3.8 Carefully site land uses that are uniquely affected by noise and vibration, such as elderly housing, daycare facilities, schools and similar uses, so that potential impacts are minimized. Incorporate relevant criteria and standards into conditional use regulations to assure proper consideration of these concerns is undertaken during application review. Where such uses cannot be sited in alternative locations, require construction and/or operational conditions to reduce potential noise and vibration impacts.

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.

SENSITIVE LANDS

PROTECTION STANDARDS

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.

~~1.4~~

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 Where feasible, use natural features as "buffers" between conflicting land uses as a means of mitigating potential negative impacts, enhancing property values, encouraging long term property maintenance and securing significant sources of employment and tax revenue.

~~2.3~~ 2.5

~~2.4~~ 2.6 Preserve aesthetic views of the hillside, as well as views from the hillside by

limiting development at identified elevations.

~~2.5~~2.7 Preserve and enhance the Jordan River in its natural state.

2.8 Establish and preserve public access to Sensitive Lands.

~~2.6~~2.9 Create and administer comprehensive "Dark Sky" lighting standards and procedures for all multi-family residential, commercial, industrial, public and institutional uses, including but not necessarily limited to, street and parking area lighting, building and sign lighting.

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, [Camp Williams](#), 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).

~~4.7~~4.8 Avoid siting roads in locations that will create a catalyst for establishing conflicting land uses adjacent to Camp Williams. Where possible, consider and implement alternate routes or alignments which accomplish both transportation and land use objectives.

~~4.8~~4.9 Adopt City ordinances that will minimize congestion and pollution.

~~4.9~~4.10 Develop standards to mitigate noise created by traffic.

~~4.10~~4.11 _____ Develop regulations to prohibit the use of engine brakes throughout the City of Saratoga Springs.

~~4.11~~4.12 _____ Design neighborhoods to minimize traffic and speed on local streets.

~~4.12~~4.13 _____ Adequately design and maintain arterial streets to discourage indirect travel through local streets and neighborhoods.

~~4.13~~4.14 _____ 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 "Dark Sky" 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~~ Dark Sky compliant 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~~—"DARK SKY" COMPLIANT STREET LIGHTING ON ARTERIAL, COLLECTOR, AND LOCAL STREETS AND OTHER STREET FURNITURE

POLICIES:

- 1.1 ~~1.1~~ Determine appropriate "Dark Sky" standards for street lighting on public roads.
- 1.2 Minimize excessive public expenditures on unnecessary lighting through the use of Dark Sky design and practices and by limiting street lighting to locations and light levels truly necessary to secure public safety.
- 1.3 Develop and implement as necessary, a program to retrofit non-compliant street lighting, beginning with areas and locations where light trespass and/or conflicts are most critical.
- 1.4 Where possible, compile data to assess the impacts and benefits of implementing Dark Sky standards and practices, in order to demonstrate outcomes to citizens and community leadership.
- 1.5 Develop and implement a public education program regarding Dark Sky and related facts, findings and other elements. Deploy the program through multiple media formats and venues

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.

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.

~~1.7~~ 1.8 Carefully site and design any trails in proximity to Camp Williams so that public safety is secured and trespassing is avoided. Provide sufficient and easily identifiable warning signs at the Camp boundary. Coordinate closely with Camp personnel as to planned trail routes.

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 Carefully site and design any trails in proximity to Camp Williams so that public safety is secured and trespassing is avoided. Provide sufficient and easily identifiable warning signs at the Camp boundary. Coordinate closely with Camp personnel as to planned trail routes.

~~1.4~~1.6

- ~~1.5~~1.7 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.

1.1 Carefully site and design any trails in proximity to Camp Williams so that public safety is secured and trespassing is avoided. Provide sufficient and easily identifiable warning signs at the Camp boundary. Coordinate closely with Camp personnel as to planned trail routes.

HOUSING GOALS AND POLICIES

GOAL: 2.0 DISCOURAGE SPRAWL AND EXCESSIVE CONSUMPTION

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.
- ~~1.8~~[1.9](#) Avoid locating subdivisions with unit yields of over two dwelling per acre, within one half mile of the boundary of Camp Williams.

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.

~~2.2~~2.3 Where feasible, use cluster design, transfer of development rights, purchase of development rights, conservation subdivision design principles or other means to shift residential density away from Camp Williams's border, while still permitting units yields established in the adopted Land Use Plan.

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.
- ~~1.2~~1.3 Where necessary to mitigate potential impacts, require homes within 1/2 mile of Camp Williams to be constructed using noise attenuation methods.

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.

1.11 [Where possible, avoid system extensions into areas adjacent to Camp Williams, where such facilities will enable the development of land uses and residential densities that are in conflict recommendations included in the Joint Land Use Study final report for such areas.](#)

~~1.10~~

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 Where possible, avoid system extensions into areas adjacent to Camp Williams, where such facilities will enable the development of land uses and residential densities that are in conflict recommendations included in the Joint Land Use Study final report for such areas.

~~1.2~~1.4

~~1.3~~1.5 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~~1.6 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.

~~4.2~~4.3 Where possible, avoid siting telecommunication towers with the military compatibility area overlay zone, or when for technical reasons, such facilities cannot be so located, the City will coordinate with Camp leadership in advance of issuing any City approvals to advise the Camp and to attempt to mitigate any safety and/or operational concerns.

~~4.3~~4.4 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:

ECONOMIC DEVELOPMENT PLAN

COMMERCIAL DEVELOPMENT

Goal 1.0: The development and implementation of a comprehensive plan and program of economic development, including the retention/expansion of existing businesses and the attraction of new business and industry to Saratoga Springs

Policy 1.1 Economic development will be institutionalized as a principal core activity of the City, fully integrated into all other functions and operations.

Policy 1.2 The City will analyze global, national, regional and local conditions, trends and other relevant data to identify appropriate economic development opportunities, assets, limitations and challenges.

Policy 1.3 The City will endeavor to fully understand the contributions of existing economic “engines” in the region and strive to promote, protect and enhance the viability of such assets.

Policy 1.4 The City will develop and implement a pro-active, robust and consistent outreach program in collaboration with current major employers, local and regional Chambers and non-profits, County and State economic development agencies and entities, Camp Williams and the Utah National Guard, and other appropriate stakeholders, as a means of developing, organizing, communication and implementing business retention and attraction efforts.

Policy 1.5 The City will evaluate current land use regulations and practices to identify and amend provisions which conflict with the comprehensive economic development plan/program.

Goal 2.0 The creation and strategic deployment of a high quality marketing program for the City

GOAL: ~~1.0~~ Policy 2.1 PREPARE INFORMATION INTRODUCING THE CITY OF SARATOGA SPRINGS AND OUTLINING THE ADVANTAGES OF LOCATING A BUSINESS IN SARATOGA SPRINGS.

