



AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tempore Michael McOmber
Council Member Audrey Barton
Council Member Christopher Carn
Council Member Lance Wadman
Council Member Stephen Willden

CITY OF SARATOGA SPRINGS
Tuesday, January 2, 2024 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CITY COUNCIL OATH OF OFFICE

1. Oath of Office for newly elected City Council Members: Audrey Barton, Christopher Carn, and Lance Wadman.

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Invocation / Reverence.
3. Pledge of Allegiance.
4. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.

REPORTS

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Approval of Minutes: December 5th & 19th, 2023.

WORK SESSION

1. Mixed Waterfront Design Standards Draft Review, City initiated.
2. Administrative Updates Discussion.

CLOSED SESSION

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

ADJOURNMENT

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov. Meetings are streamed live at <https://www.youtube.com/c/CityofSaratogaSprings>.

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.



MINUTES – CITY COUNCIL MEETING

Tuesday, December 5, 2023

City of Saratoga Springs

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Election Canvass

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Christopher Carn, Stephen Willden, Ryan Poduska, and Michael McOmber

Excused Chris Porter

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Planner Sam Stout, Senior Planner Gina Grandpre, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Council Member Poduska

1. Saratoga Springs General Municipal Election Canvass; Resolution R23-55 (12-5-23).

City Recorder Nicolette advised the Council that they just received the final tally from the County Elections Office for the general election this year.

Motion by Council Member McOmber to approve Saratoga Springs General Municipal Election Canvass; Resolution R23-55 (12-5-23) seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

City Council Policy Meeting

Presentation: Oath of Office – Nicolette Fike, City Recorder. The current City Recorder, Cindy LoPiccolo, is retiring this year. Nicolette Fike was selected to fill her position and was sworn in at this meeting.

Public Input: None

Reports: Council Member Poduska advised he went to the City tree lighting. He appreciates how fun the event always is and he also appreciates the fireworks every year.

PUBLIC HEARING:

1. **Budget Amendments FY 2023-2024; Resolution R23-56 (12-5-23).** Budget Analyst Spencer Quain presented the budget amendments to the City Council. Due to the high interest rates the City has gotten additional revenue not expected.

Mayor Miller opened the Public Hearing at 6:11 pm. There were no comments so the public hearing was closed.

Motion by Council Member McOmber to approve Budget Amendments FY 2023-2024; Resolution R23-56 (12-5-23) seconded by Council Member Willden.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

CONSENT ITEMS:

1. **Acceptance of the 2023 Audit.**
2. **Planning Commission Appointments, Virginia Mann, Reed Ryan, and Jack Mangum; Resolution R23-57 (12-5-23).**
3. **Library Board Appointment, Meredith Sanger McNett; Resolution R23-58 (12-5-23).**
4. **Fire Station Expansion Proposal for Design Services; Resolution R23-59 (12-5-23).**
5. **2024 City Council Annual Meeting Schedule; Resolution R23-60 (12-5-23).**
6. **Drinking Water Booster Station 8 Award of Contract, Condie Construction; Resolution R23-61 (12-5-23).**
7. **Mountain View Corridor (MVC) Extension Project Contract Amendment CO #32, Red Pine Construction; Resolution R23-62 (12-5-23).**
8. **City Council Meeting Minutes: November 19, 2023.**
9. **Healthy Utah Community Designation; Resolution R23-63 (12-5-23).**
10. **Municipal Court Recertification; Resolution R23-64 (12-5-23).**
11. **FY 2024 Fraud Risk Assessment; Resolution R23-65 (12-5-23).**
12. **The Viviano at Saratoga Springs Phase 1, Property Reserve, Inc. Reimbursement Agreement; Resolution R23-67 (12-5-23).**
13. **Avative Franchise Settlement Agreement Terms and Resolution Granting Authority for City Manager to Enter Into Settlement Agreement; Resolution R23-68 (12-5-23).**

Motion by Council Member Carn to approve Consent Items seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

BUSINESS ITEMS:

- 1. Amendment to Fee Schedule for Garbage/Recycling Cans, Construction Water and Sewage Treatment Rates; Resolution R23-66 (12-5-23).** Budget Analyst Spencer Quain advised that the contract with these providers went up so the fee schedule was updated in line with that.

Motion by Council Member Willden to approve Amendment to Fee Schedule for Garbage/Recycling Cans, Construction Water and Sewage Treatment Rates; Resolution R23-66 (12-5-23) seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

- 2. Stevenett Development Agreement, Shaun Stevenett Applicant, 1751 North Redwood Road; Ordinance 23-43 (12-5-23).** Planning Director Sarah Carroll presented this development agreement to the Council. Additional details regarding the agreement can be found in the City Council packet posted on the City Website.

Motion by Council Member Poduska to approve Stevenett Development Agreement, Shaun Stevenett Applicant, 1751 North Redwood Road; Ordinance 23-43 (12-5-23) with any staff findings and conditions seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

- 3. Northshore Commercial Parking Determination, Elizabeth Cole Applicant, 659 North Saratoga Road.** Director Carroll presented this parking consideration to the City Council. This is for one building in the Northshore Development. The applicant would like the City to consider requirements for trampoline parks and a warehouse space.

The applicant, Elizabeth Cole, advised they have been working on leasing the Northshore Commerce Center for several months. They want to bring a broad mix of uses in this space. They are excited to bring two tenants that are first to market in Utah, Redline Athletics and SkyZone Trampoline Park. They have done a lot of looking for recreational uses at NorthShore. They feel because of the way the businesses are run they can make the parking work in this space.

Ryan Hales with Hales Engineering did a traffic study for parking in this project. Joseph Browning also worked on this. This study was presented to the Council. They feel there will be a surplus of stalls at the project for both the weekday and weekend. They are also recommending a clockwise circulation plan.

Council Member Porter arrived at 6:22 pm.

Council Member McOmber appreciates the effort that has gone in to this. He is concerned that this is based on the tenants today. The tenants now aren't guaranteed to be there forever. They have a lot of flexibility in this but he has to think about the future and not just now. He feels these are going to be at capacity at all times because of the investment parents make for their kids.

Council Member Carn asked if a conditional approval can be done to revert the use back to what was originally allowed if the tenants change.

Director Carroll advised that they could require a new traffic study and other things if they have new tenants.

Council Member Poduska has some concerns about these businesses being under parked. He pointed out that people are going to be parking in the back of the building even if there aren't designated spots. There aren't sidewalks to get people safely to the front of the building and he is concerned about that.

With the traffic study that was done and the plan to require another traffic study if new tenants move into the spaces the concerned Council Members were more comfortable with approving this.

Motion by Council Member Porter to approve Northshore Commercial Parking Determination, Elizabeth Cole Applicant, 659 North Saratoga Road with all staff findings and conditions seconded by Council Member McOmber.

Council Member Willden asked if they have the tenant selected for the last section of the building. He advised the developer that they will need to come back with a study that includes all of the tenants. He advised them that if they ask for another exception in this area he will not be inclined to approve it.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

4. North Cove Development Agreement – Proposed Phasing Plan.

Senior Planner Gina Grandpre presented this development agreement to the City Council. The phasing plan and development agreement details can be found in the City Council packet posted on the City website.

Ross Holladay advised the Council that they are wanting to provide 49% commercial and 51% residential. They are not asking for a variance, exception, or conditional uses. There are no exceptions in the agreement. He believes they are compliant with the Mixed Waterfront Zone. They have plans for 4 phases in this development. They have had some good interest in this property, one use being a possible reception center. They have commercial and residential planned in each phase. He feels they have created an environment that is a good mix of both.

199 They don't plan to move on to the next phase until improvements begin on the mixed use
200 buildings. They would like to have flexibility in the phasing plan.

201
202 Council Member McOmber clarified if they are proposing that they can start the construction on
203 Phase 1 mixed use and move on to the Residential of Phase 2 and then start the construction on
204 Phase 2 mixed use and then move on to the Residential of Phase 3. He has concerns that none
205 of the commercial aspect will be completed before all of the residential aspect is built. He also
206 pointed out that they either have the reception center or the mixed use area in phase 2, not
207 both. However both of them were included in the percentage calculation. He wants to see the
208 50/50 phasing as they build, not just in the project as a whole. He is not pleased about the
209 increase in density that they are also bringing to the Council now.

210
211 Council Member Porter asked about lots 96-117 he wondered if it is commercial on the bottom
212 and residential above.

213
214 Director Carroll advised that the lower level of the building would be a commercial store front
215 and a balcony would be above that and the back of the commercial space would be the
216 residential garage.

217
218 Council Member Porter advised that they have tried this in the City multiple times in mixed use
219 zoning, and the commercial aspect is never built. That is why they are concerned about the
220 phasing plan. He would feel more comfortable that the mixed use building in phase 1 would
221 finish final occupancy checks before moving on to phase 3. He realizes that this developer is
222 having to deal with repercussions of other developers but they are more cautious now because
223 of previous issues.

224
225 Council Member Poduska is also concerned that the residential portion is completed and the
226 commercial aspect never is. This is already a higher density project than what would have been
227 there. Mixed Waterfront is there for the public to come and enjoy the project. He likes the
228 design of the commercial here and he doesn't want it to be a byproduct of the project. He
229 would like to see the commercial development as a focal point.

230
231 Mayor Miller mentioned the possibility of allowing site improvements in phase 2 so they can be
232 ready to go until vertical is complete in phase 1.

233
234 Council Member Willden liked the Mayor's suggestion. He wouldn't be okay with vertical
235 residential development moving forward until the commercial spaces are complete. It was a less
236 dense project when it was first proposed to them. If the density was reduced he would be more
237 willing to discuss faster phasing.

238
239 Council Member Porter appreciates that they have gotten the vision for the development. He is
240 worried that another developer could purchase this property after the entitlements are given
241 and they may not have the same vision. He is willing to allow them to have the main street
242 commercial development completed to then get to Phase 4 of the residential. He is concerned
243 that they aren't even willing to do that.

244
245 Public Works Director Jeremy Lapin suggested they combine phase 1 and 2 so that the primary
246 access to the project is completed right away. He doesn't think that the residents accessing the
247 property from just Loch Lomond during the first phase is feasible. That has only been intended
248 to be a secondary access to the site.

Council Member Willden suggested tabling this so they can talk through this more. He doesn't want to just deny this outright.

Motion by Council Member Poduska to continue the proposed North Cove Development Agreement – Proposed Phasing Plan to a later date with direction to the applicant and Staff, with a 2 Council Representation on information and/or changes needed to render a decision, to work through more details seconded by Council Member Porter.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

APPRECIATION OF SERVICE to Council Members Chris Porter and Ryan Poduska

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:40 p.m.

Jim Miller, Mayor

Date

Attest:

Nicolette Fike, City Recorder

Approved:



MINUTES – CITY COUNCIL MEETING

Tuesday, December 19, 2023

City of Saratoga Springs

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Christopher Carn, Chris Porter, Stephen Willden (electronically), and Michael McOmber (electronically)

Excused Ryan Poduska

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Senior Planner Gina Grandpre, and Deputy City Recorder Kayla Moss.

Invocation: Mayor Jim Miller

Pledge of Allegiance: Council Member Porter

BUSINESS ITEMS:

1. R&R Tactical Site Plan, Located 277 E Crossroads Blvd. Rudy Chavez as applicant.

Senior Planner Gina Grandpre presented this site plan to the City Council. A copy of this presentation is included in the City Council packet that is posted on the City website.

Council Member Carn thanked staff for all of the help they gave the applicant to get this through the process. Since he isn't a professional developer he is grateful that City staff was so accommodating of his questions during the process.

Council Member Porter liked to see all of the can complies in the packet.

Council Member McOmber advised that he sees that a large part of this building is a shooting range. He is worried about having a large parking lot for a space that doesn't need as much parking.

Planning Director Sarah Carroll advised that the range portion of the building only requires one stall per shooting lane. The parking comes from the retail space, restaurant, and classrooms that make up most of the parking requirements.

Motion by Council Member Carn to approve R&R Tactical Site Plan, Located 277 E Crossroads Blvd Rudy Chavez as applicant with any staff findings and conditions in the packet seconded by Council Member Porter.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Absent</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>

Council Member Michael McOmber Yes

Motion carried 4-0.

- 2. North Cove Development Agreement – Proposed Phasing Plan, located 145 N 1100 W, Jen Hall and Chris Haertel as applicants.** Senior Planner Grandpre advised they met with the developer last week to go over the items discussed at the last Council Meeting. The new phasing plan is in the City Council Packet that is posted on the City Website.

Council Member McOmber was very pleased with the developer being willing to change things and to make it look the best it could.

Council Member Willden believes they've fixed all of the Council Members concerns and is pleased with the outcome.

Motion by Council Member Porter to approve North Cove Development Agreement – Proposed Phasing Plan, located 145 N 1100 W, Jen Hall and Chris Haertel as applicants with any staff findings and conditions seconded by Council Member Willden.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Absent

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 4-0.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 6:17 p.m.

Jim Miller, Mayor

Attest:

City Recorder

Approved:



Work Session – Mixed Waterfront Design Standards
Referenced in Sections 19.02.02, 19.04.12, and 19.16.09
January 2, 2023
Public Meeting

Applicant:	City Initiated
Location:	Citywide
Previous Meeting:	Mixed Waterfront Ordinance Adopted CC 05/02/23
Land Use Authority:	City Council
Type of Action:	Legislative
Author:	Austin Roy, Senior Planner

A. Executive Summary:

On May 2, 2023, the City Council adopted amendments to Title 19 regarding the Mixed Waterfront Ordinance. The adopted ordinance references a document, the “Mixed Waterfront Design Standards”. The Mixed Waterfront Design Standards are in draft form and ready for the City Council to review in work session.

B. Specific Request:

Review the Mixed Waterfront Design Standards for compatibility with the previous Mixed Waterfront amendments to sections 19.02.02, 19.04.12, and 19.16.09 of the Land Use Development Code. This document is supplementary to the Mixed Waterfront Ordinance and will be used to regulate design and layout of the Mixed Waterfront Zone.

C. Process:

Review the Mixed Waterfront Design Standards document and provide input and feedback.

D. Community Review:

This item was noticed per State requirements. As of the date of this report, no public input has been received. The notice has also been posted in the City building, www.saratogaspringscity.com, and www.utah.gov/pmn/index.html.

E. General Plan:

Land Use Element – General Goals

The General Plan has stated goals of responsible growth management, orderly and efficient development that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs, and implementation of ordinances and guidelines to assure quality of development.

Staff conclusion: Consistent. The proposed Mixed Waterfront Design Standards will

better allow the City to be able to integrate the waterfront zone into the City.

F. Code Criteria:

Code amendments are a legislative decision and grants the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria is not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment.

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section E of this report.*
2. The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
Consistent. *The stated purposes of the Code are found in section 19.01.04:*
 1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
 - a. encourage and facilitate the orderly growth and expansion of the City;
 - b. secure economy in governmental expenditures;
 - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
 - d. enhance the economic well-being of the municipality and its inhabitants;
 - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
 - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
 - g. stabilize and conserve property values;
 - h. encourage the development of an attractive and beautiful

- community; and
- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

- 4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
Consistent. *The amendments will promote better use of lands adjacent to the waterfront.*

G. Possible Motions:

Motion for Approval

Motion: “Based upon the evidence and explanations received today, I move to **approve** the Mixed Waterfront Design Standards with the findings and conditions in the staff report.”

Findings:

- 1. The amendments are consistent with Section 19.17.05.1, General Plan, as outlined in Sections E and F of this report and incorporated herein by reference.
- 2. The amendments are consistent with Section 19.17.05.2 as outlined in Section F of this report and incorporated herein by reference.
- 3. The amendments are consistent with Section 19.17.05.3 as outlined in Section F of this report and incorporated herein by reference.
- 4. The amendments are consistent with Section 19.17.05.4 as outlined in Section F of this report, and incorporated herein by reference.

Conditions:

- 1. The amendments shall be edited as directed by the City Council:
 - a. _____
 - b. _____

Option 1 – Continuance

Vote to **continue** the item to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: “I move to continue the proposed Mixed Waterfront Design Standards to the [DATE] City Council meeting with the following direction on additional information needed and/or changes to the draft:

- 1. _____

Option 2 – Denial

Vote to **deny** the proposed item.

Motion: “Based upon the evidence and explanations received today, I move to **deny** all

or some of the proposed Mixed Waterfront Design Standards based upon the Findings below:

Findings:

1. The amendments do not comply with Section 19.17.05, sub paragraphs 1, 2, 3, and/or 4, as articulated by the City Council:
2. _____

H. Exhibits:

1. Saratoga Springs Mixed Waterfront Design Standards.
2. Title 19.04.12, and 19.16.09

SARATOGA SPRINGS



MIXED WATERFRONT DESIGN STANDARDS



Mixed Waterfront Vision

Saratoga Springs envisions a vibrant destination in the mixed-waterfront areas. Development in this zone will provide a mix of uses, with commercial development at the ground level and recreation or outdoor-oriented uses at the waterfront. There will also be opportunities to provide diverse housing options within this district.



MIXED WATERFRONT PURPOSE AND INTENT

The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses designed to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.

An emphasis on community gathering spaces and recreational opportunities along the waterfront can be found in this document.

The Utah Lake Shoreline Trail, Jordan River Trail, and connections thereto, are required of any development in the Mixed Waterfront Zone. This trail and its connections are critical in providing access to waterfront activity areas.

Developments must provide pedestrian-oriented retail and restaurant uses at the street level within the water-front zone of the property. Ideally, each development would include a mix of residential, commercial, and office uses to create a thriving community.

The vision for the area is to have a vibrant, walkable commercial edge at the ground level, facing the road that parallels the waterfront and accessible open space facing the water's edge.



To incentivize commerce along the waterfront, allowable residential density will increase based on the amount of retail and restaurant space provided.

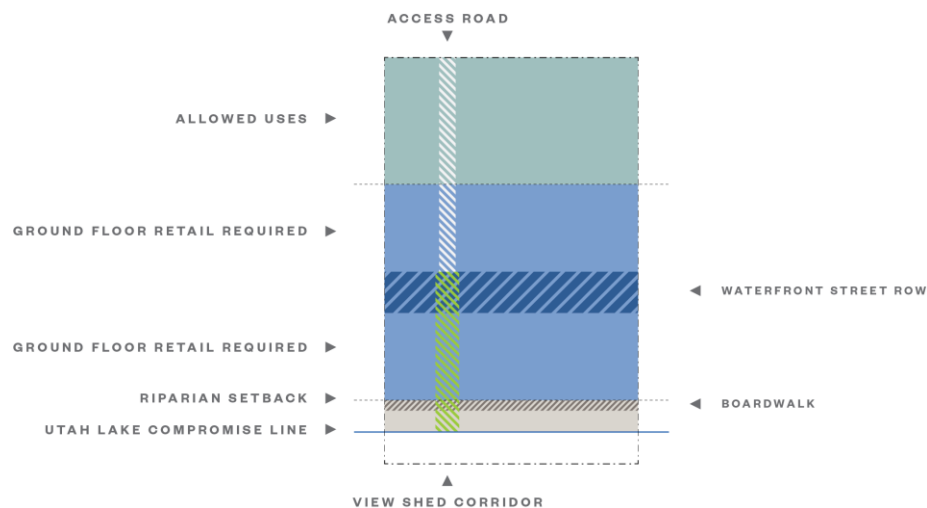
Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient public access to public areas along the lakeshore, appropriately- placed parking, a sense of personal safety, well-maintained housing, and attractive parks.

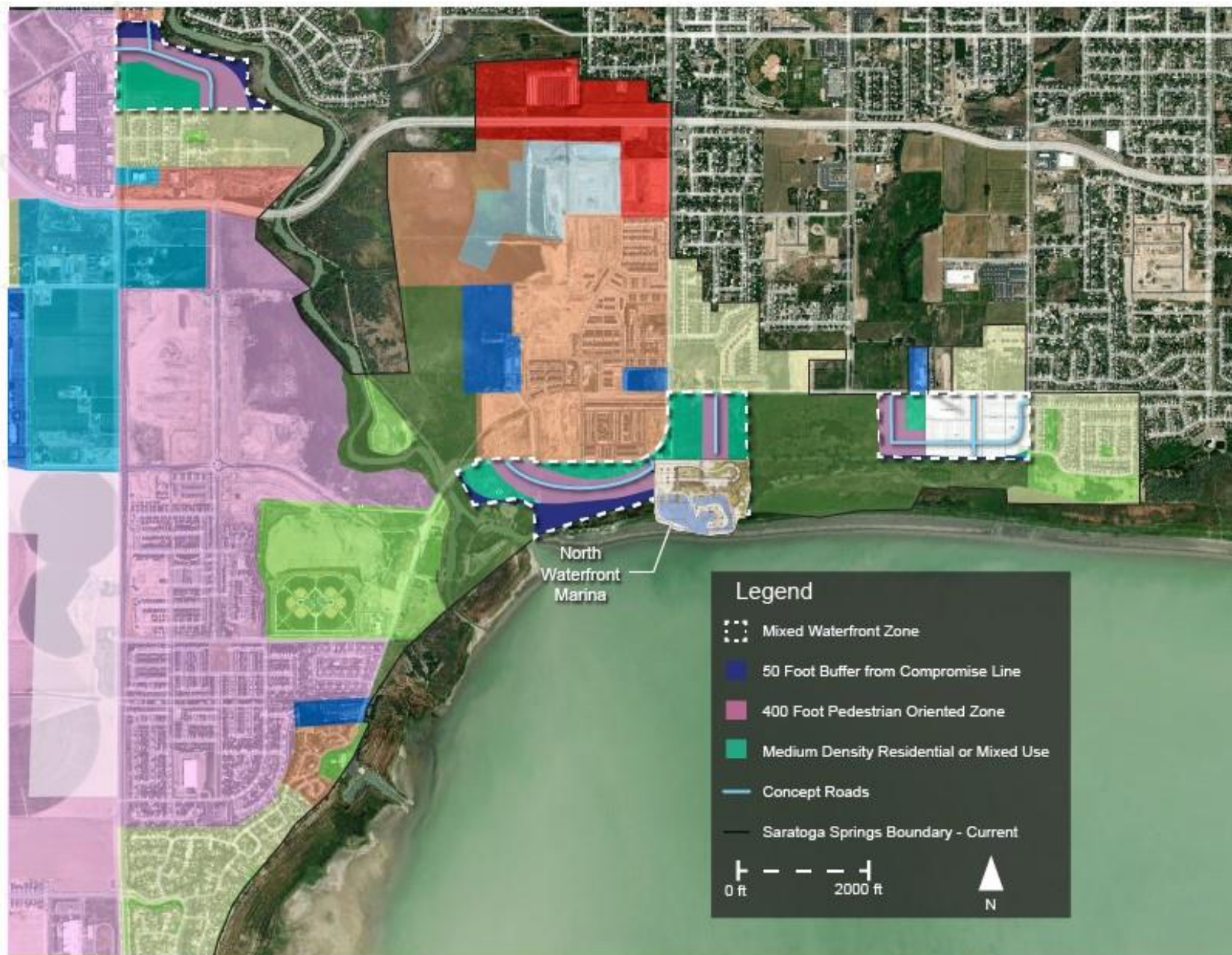


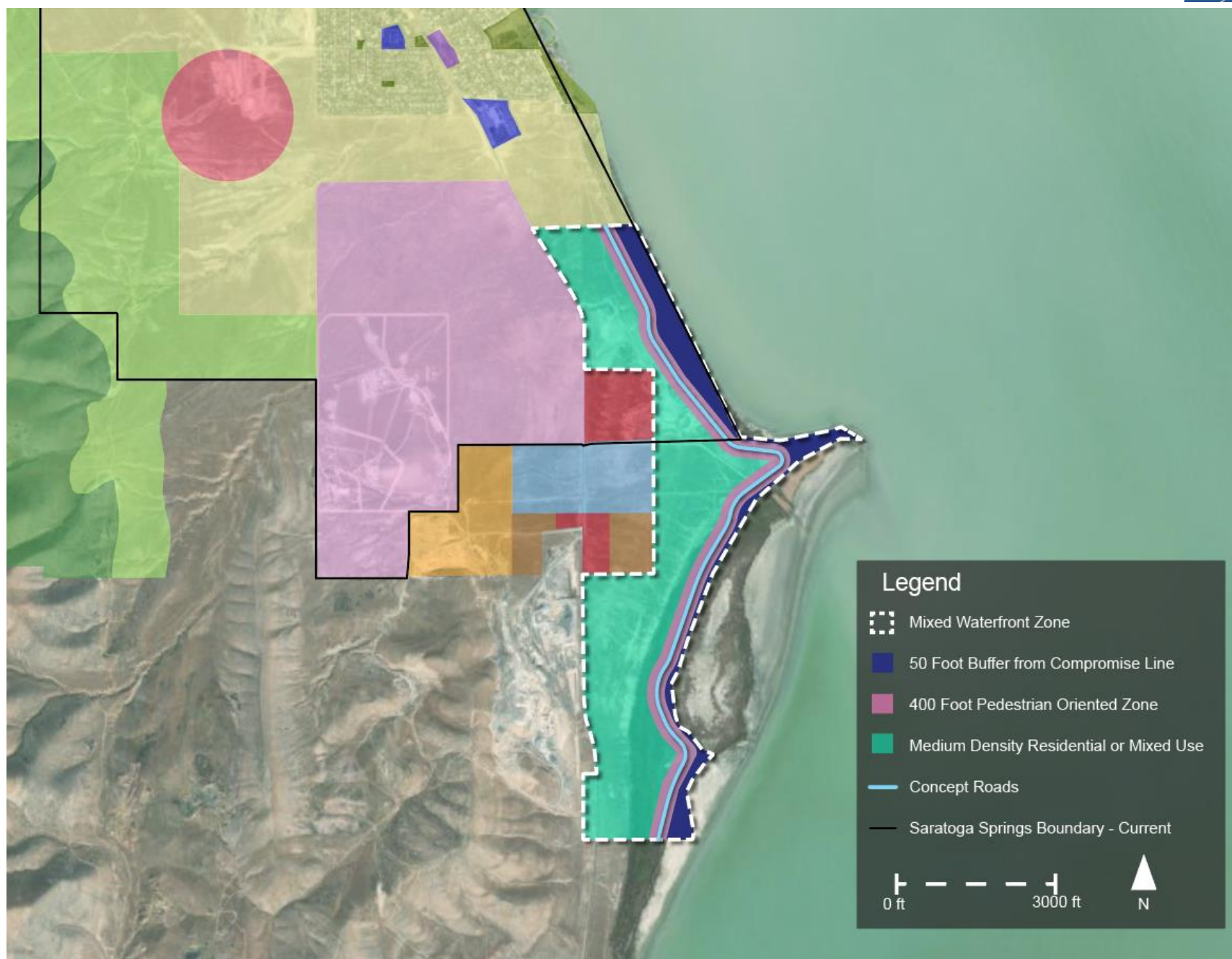
SITE DESIGN STANDARDS

The proposed development shall:

- I. Provide pedestrian-oriented commercial uses such as retail, restaurants, and public use space on the ground floor of all development 200' on either side of the Waterfront Street right-of-way to support a vibrant visitor experience. For zones that do not include a compromise line, this shall be measured from the border line that is closest to the waterfront.
- II. Provide a connected street network with visual and pedestrian connections per Title 19.25.
- III. Provide roadways that run perpendicular to the waterfront to create view sheds from the existing roadway network to the waterfront.
- IV. Continue the Waterfront Street that parallels the waterfront as noted in diagrams on the following pages and provide street-facing, accessible commercial development at the street edge along this roadway.
- V. Development along the existing roadway network shall face the roadway network to ensure visible and welcoming entryways into the waterfront neighborhoods.
- VI. Public access to public waterfront amenities (boardwalks, piers, boat/kayak launch, beach, shoreline) is required.
 - a. Development(s) shall provide visible and convenient public access to the Utah Lake Shoreline and Jordan River Trails.
 - b. These trail connections and viewshed corridors should occur at the termination of roadways perpendicular to the waterfront to provide convenient access and preserve viewsheds to the waterfront.
 - c. These trails connections should occur at the terminus of all roadways running perpendicular to the waterfront.
- VII. Complementary on-site community gathering spaces shall be provided.
- VIII. Open space shall be designed to align with Titles 19.06, 19.19, and 19.25 of the Saratoga Springs Land Development Code.
- IX. Landscaping shall adhere to the standards herein.

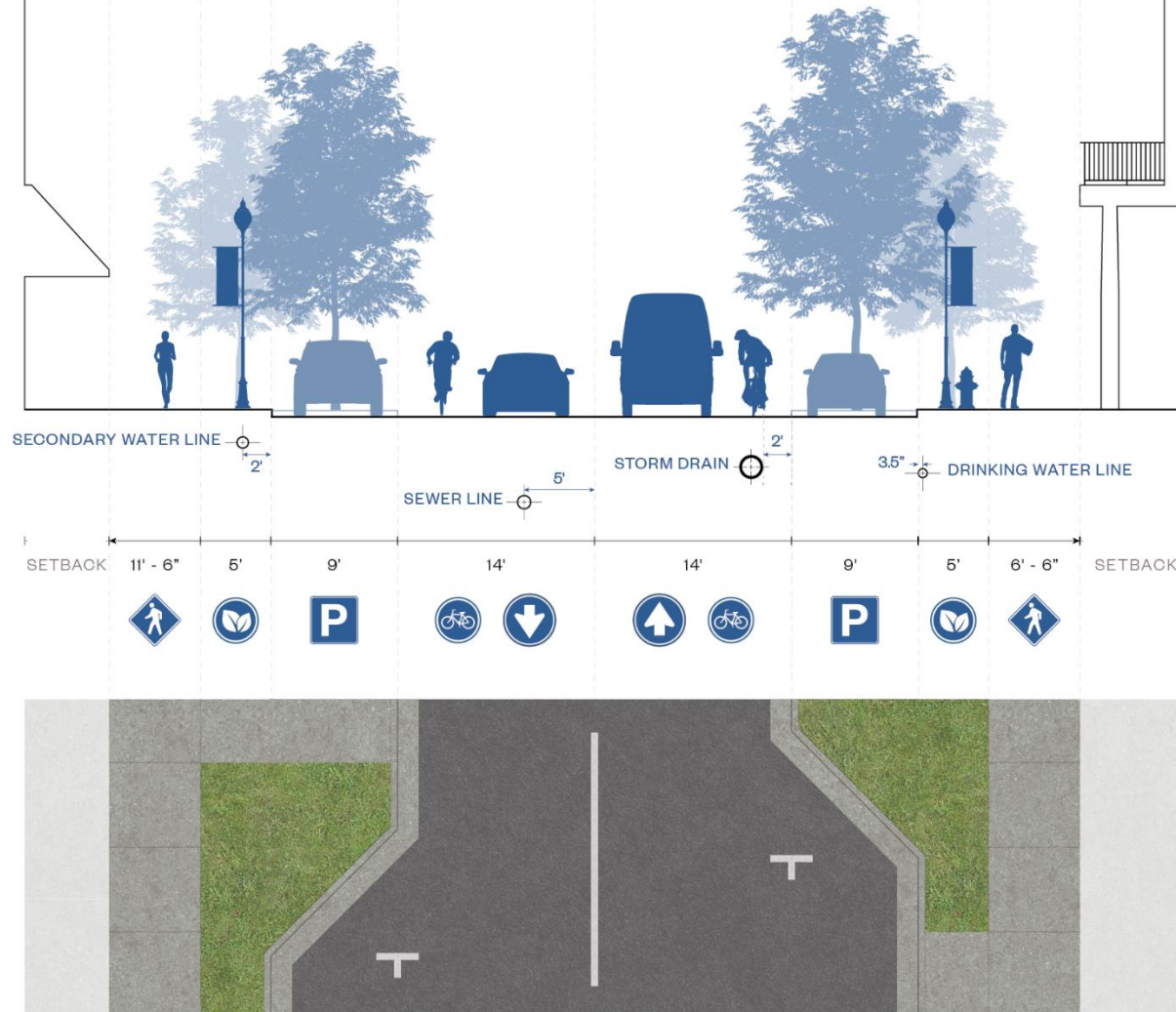






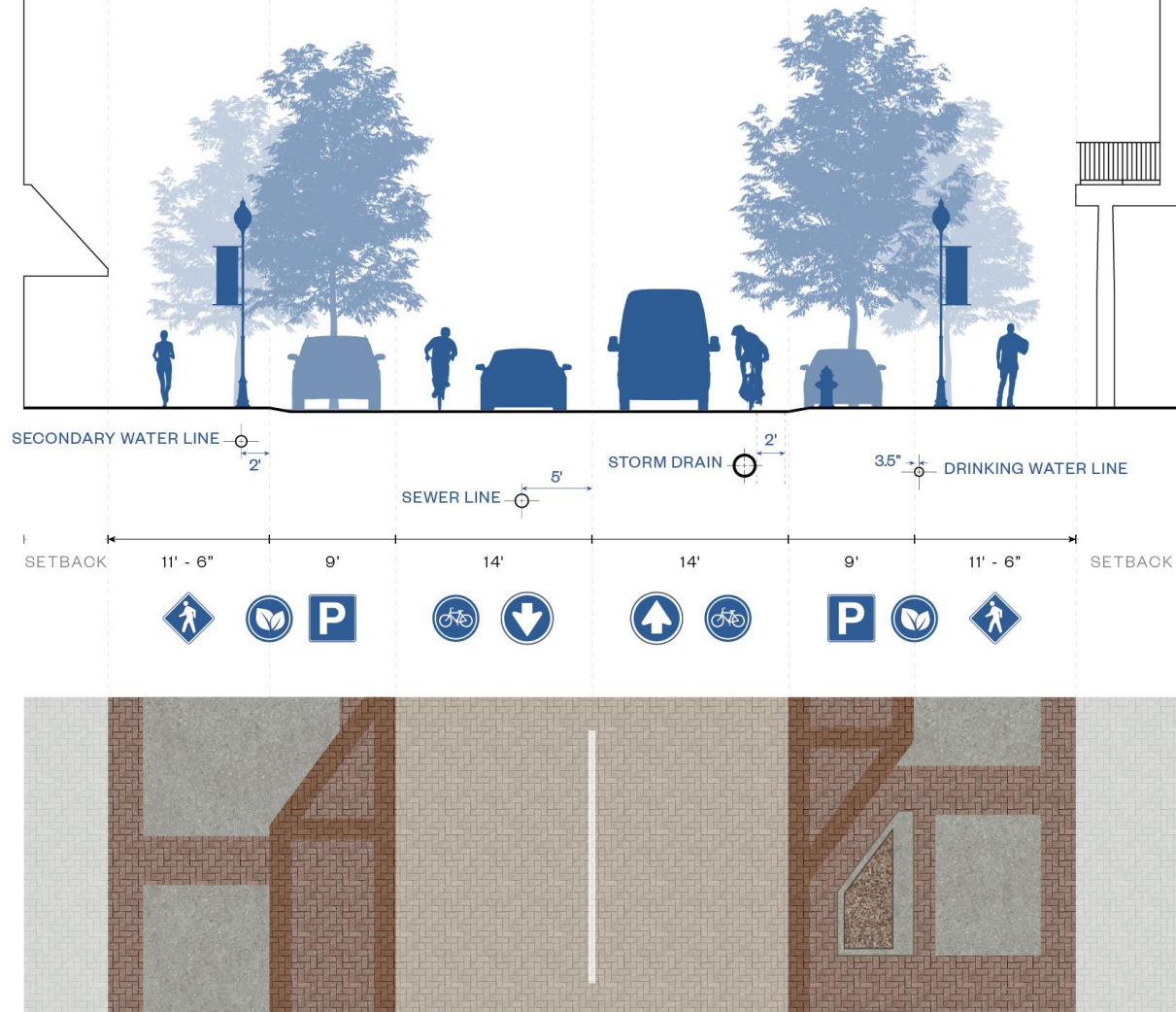
WATERFRONT STREET

69' ROW



WATERFRONT STREET (WOONERF CONFIGURATION)

69' ROW



BUILDING DESIGN STANDARDS

The design of all buildings shall provide building scale by creating building profiles that include varied architectural details and massing.

Buildings shall be composed of a discernible base, middle, and cap.

Building facades shall be articulated to help pedestrians establish a sense of scale by expressing building structure and highlighting the ground floor. Façade articulation shall segment building walls into bays to reflect the scale of a historic retail façade and use traditional and durable building materials such as brick, stone, glass, and concrete composite siding.

I. BUILDING MASSING

- A. New buildings shall be designed with the following architectural features:
 - i. Incorporate variation in the massing both horizontally and vertically to provide visual interest. No single façade element should be longer than 30 feet horizontally without articulation.
 - ii. Highlight vertical elements by expressing the structural columns, or providing architectural detail that reflects a repetitive bay or façade element at the ground floor.
- B. Buildings that exceed 40 feet in length shall employ more than one style or vary the architectural expression to provide variation and visual interest.
- C. Tower elements shall be implemented at the corner or primary entryway of prominent buildings.
 - i. Towers should have a distinctive base, middle, and cap.
 - ii. Towers should extend at least 4 feet above the adjacent roofline
 - iii. Towers should be positioned to terminate vistas and used to indicate arrival at a key destination.





II. BUILDING BASE

- A. The ground floor should be set back from the sidewalk a minimum of 8 feet to provide for outdoor amenity space such as café, seating, and other inviting streetscape elements.
- B. Architecturally differentiate the ground floor from the upper stories.
 - i. The ground floor shall be taller than the upper floors, with a minimum floor-to-floor height of 16 feet at the street frontage.
 - ii. The street-facing ground floor façade shall be a minimum of 35% and a maximum of 60% glass to support the retail uses at this location.



- iii. The base of the building shall have a solid feel. This can be accomplished by increasing the mass or scale of the structural support expression at the base, providing archways, or using engaged or expressed columns to support architectural details on upper levels.
- C. Durable building materials shall be used at the building base. The building base is exposed to considerable wear and tear, thus, the material used is commonly more durable than upper floors. Use of masonry or textured concrete materials is commonly found at this foundational level.
- D. Use the following techniques to transition from the ground floor to the upper floors
 - i. Use belt courses and cornice elements signaling a change between the building base and upper floors.
 - ii. Vary building materials or colors between the building base and upper floors.
 - iii. Use awnings and canopies to accentuate storefronts
 - iv. Use recessed or covered arcades or colonnades to accommodate and shelter pedestrians.
 - v. Create projecting trellis elements to soften ground floor façades.



- E. Arcades and Colonnades shall be used to create comfortable and protected entryways.
- Define the exterior face of the arcade or colonnade by a series of columns oriented toward the roadway
 - Define the interior of the arcade or colonnade with the storefront façade.



III. BUILDING MIDDLE

- Create a perceivable building middle as a transitional façade that links the base and roof cap.
- The upper levels shall have punched openings that are regularly repeated. The upper levels shall be no more than 30% glass



- i. Minimum window recess shall be two inches deep.
 - ii. Windows spaced at an equal distance to create a comfortable rhythm.
- C. Express the horizontal position of each floor in the upper-story façade design of a building using the following techniques:
 - i. Change in material.
 - ii. Inclusion of a reveal or recess at transition points.
 - iii. Masonry belt courses, as applicable.
 - iv. Window awnings.
- D. Reflect the quality and integrity of the underlying structure of the upper story façade in a clear and consistent manner through the use of consistent rhythms (potentially aligned with the structural bay width).
- E. Segment the building into a series of vertical facades to visually segment the overall mass into a series of smaller units.

IV. BUILDING TOP

- A. Crown the building with a distinguishable cap designed to terminate the top of the building. This cap may be the overhang of a pitched roof, a distinct cornice, or an eave supported by an eave bracket.
- B. For buildings over 60' in length, two or more distinct roof details (i.e. overhang, cornice, eave, eave bracket) should be employed for massing variation and visual interest.
- C. A minimum of 25% of the length of the facade should be expressed as a pitched roof with a slope of 3:12 or greater.
 - i. Hip, gable, and vault roofs are all acceptable.
 - ii. Pitched façade walls at the front façade may be used to account for up to 40% of the required pitched roof elements.
 - iii. Use brackets and corbels to support roof overhangs.



- D. The roof forms should be designed to respond to Utah's unique climate. Use pitched roof forms or large flat roof overhangs to shed winter snow, provide summer shade, and shelter pedestrians from the elements.
- E. New buildings shall use compatible roof forms and materials used on adjacent buildings, where the existing buildings align with this standard.
- F. Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be contained within the pitched roof structure, completely screened within a penthouse, or screened by a roof parapet that harmonizes with the architectural style of the building.

V. FENESTRATION

- A. Provide human-scaled window openings. Dress window openings using a minimum of three of the following techniques:
 - i. Use three-dimensional mullions to create individual window openings.
 - ii. Use lintels above windows to support the building mass above.
 - iii. Define the base of the window with a sill.
 - iv. Use transparent windows that "reveal" indoor working environments and activities.
 - v. Use shade structures or awnings to articulate window openings.

VI. BUILDING MATERIALS

- A. Employ durable building materials at the building base.
- B. Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces.
- C. Use human-scaled building materials that are familiar in their dimensions and can be repeated in understood modules. Examples include brick, stone, horizontal siding, and panelized systems no larger than 3 feet in width and 1.5 feet in height.
- D. All material transitions shall occur at inside corners.
- E. The following materials shall be permitted: Building Base and Upper Story Façades:
 - i. Concrete, poured-in-place or pre-cast (sandblasted or textured)
 - ii. Concrete with light colored aggregate
 - iii. Brick masonry



- iv. Stone masonry
 - v. Stone veneer
 - vi. Composite concrete siding
 - vii. Metal as detail elements
 - F. Avoid excessive variety of façade materials.
 - G. Select building materials that will age with grace. Avoid building materials that may streak, fade, stain, mildew, attract dirt, or generate glare.
 - H. Glass is required to have a minimum visible light transmittance of 65% to support visual interest along the street.
 - I. Roofs may be clad in:
 - i. Standing seam metal roofing.
 - ii. Metal tile roofing.
 - iii. Stone, wood, or asphalt shingle roofing.
 - iv. Membrane roofing only on flat roof sections that are screened from public view by a parapet wall and associated cornice. Membrane roofs should be tan or gray in lieu of white to reduce glare.
- VII. The following architectural elements shall NOT be permitted:
- A. Boxy and monotonous facades that lack a sense of scale shall not be permitted.
 - B. Weak or token expressions of structure or an inconsistent statement of structure.
 - C. Flush building surfaces. Continuous all-glass curtain walls dropped straight into the ground plane without transition shall not be permitted.
 - D. Large, featureless building surfaces. Large all-glass curtain walls are unacceptable unless used in combination with building structural bays that can provide a sense of scale and rhythm.
 - E. Highly reflective surfaces that generate glare such as mirrored glass.

MULTI-FAMILY STANDARDS

PURPOSE

The design of multi-family buildings in the Mixed Waterfront Zone shall seek to craft building and roof forms that harmonize with their setting and surroundings, complement the architectural style of the multi-family structure, and correspond to formal and informal building shapes.

Buildings shall include a base (foundation), middle (building facades), and cap (roof).

Multi-family buildings shall include recessed entries or covered porches as transitional elements between the public and private realms, designed to complement the architectural style of the building. The design shall also include balconies, balustrades, staircases, and stoops that reflect the architectural style of the building.

Building designs shall not include long expanses of blank walls and windowless elevations. Designs should use building elements such as projections and recesses to section multi-family buildings masses and partition long expanses of blank walls.

Accessory structures, garages, and carports shall be designed to complement and harmonize with multi-family buildings.



BUILDING MASSING CRITERIA

- I. Differentiate the building base, individual floors, and the roof.
- II. Create building masses that appear as a cluster of individual homes, rather than a single building.
- III. Segment buildings into a series of smaller, controllable sizes discouraging long barrack-like structures.
- IV. Use a combination of one, two, and three-story building forms to convey a sense of human scale, with additional height and massing towards the center of the structure. Two and three-story buildings shall step down in height at the edges.
- V. Use smaller-scaled building elements such as covered porches as transitional elements to large-scaled upper-story building masses.
- VI. Create articulated building forms. Use pop-outs, building projections, and changes in wall plane to break-down large building masses into a collection of individual elements.

ROOF FORM CRITERIA

- I. Create roof pitches and forms that complement the architectural style of the building.
- II. Use consistent roof pitches and forms throughout the entire attached residential complex.
- III. Create both horizontal and vertical roof articulations. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided.
- IV. Complement main body roof forms with smaller roof planes or elements. Minor roof elements such as gable ends and dormers should be proportional to the spaces they cover and to the overall roof size and form.

RECESSED ENTRIES AND COVERED PORCHES CRITERIA

- I. Create human-scaled recessed entries and covered porches for buildings that provide direct access to individual units.
- II. Orient recessed unit entries and covered porches to be visible and accessible from roadways, internal streets, walkways, and common open space areas.
- III. Design recessed entries that provide individual unit access, based upon the following minimum standards:
 - a. Area: 20 square feet
 - b. Depth: Four Feet
 - c. Height above grade: 18 inches (preferred)
- IV. Design covered porches, based upon the following minimum standards:
 - a. Area: 60 square feet
 - b. Depth: Six feet
 - c. Height above grade: 18 inches (preferred)

DECKS

- I. Integrate elevated decks into the fabric of the building. Decks should not appear as “tacked-on” afterthoughts.
- II. Create covered deck roofs of similar roof cladding and complementary roof pitches, designed to harmonize with the main building.
- III. Paint or stain all deck elements such as balustrades, railings, columns, and staircases to match the main building. Deck elements shall not be left to weather naturally.



- IV. Design decks and storage closets, based upon the following minimum standards:
 - a. Deck Area: 40 square feet
 - b. Storage Closet Volume: 200 cubic feet

FAÇADE ARTICULATION

- I. Articulate walls by using one-story building forms, such as a covered porch, as a transitional element to second-story building masses.
- II. Use additive elements, such as single-story sheds, trellis structures, and chimney stacks to break up building facades.
- III. Create building recesses, such as covered patios, balconies, and stairwells, to add visual depth and variety.
- IV. Create building projections, such as cantilevered window bays, that do not appear to float. Support cantilevered building projections with brackets, corbels, or substantial trim bands, designed to secure the projection to the wall plane.

WINDOWS

- I. Divide large horizontal window openings by mullions into a group or series of vertically oriented windows.
- II. Use muntins or mullions to divide windows into individual vertical or square-oriented window panes. Muntins should be either simulated or real three-dimensional elements.
- III. Use headers or lintels above window openings designed to visually support the weight of the building mass above.
- IV. Use projecting bottom sills to define the base of the window.
- V. Provide visually functional window shutters capable of fully covering window openings.
- VI. Locate windows generally centered on the building mass, aligned both horizontally and vertically.
- VII. Design windows based upon the following standards:
 - a. Window Proportions: Window height shall be greater than or equal to window width
 - b. Trim Width: Four inches (minimum)
 - c. Recess Depth: Three inches (for masonry or stucco wall openings)
 - d. When shutters are provided, they shall appear capable of covering the window opening.

ACCESSORY STRUCTURES

- I. Create architecturally compatible accessory structures. Accessory structures such as sales/lease offices, recreation buildings, clubhouses, carports, garages, and laundry buildings shall be designed to harmonize with the form, material, color, and details of multi-family dwellings.
- II. Design attached enclosed garages as an integral part of the architecture of the multifamily building.
- III. Use similar forms, materials, colors, and details on detached garage structures and carports, designed to harmonize with multi-family architecture.
- IV. Flat-roofed carports are prohibited. Carports shall be composed of similar hipped or gabled roof forms, designed to complement multi-family architecture.
- V. The use of prefabricated carports shall not be permitted.
- VI. Discourage walled compounds. Carports shall not be incorporated into exterior perimeter project walls adjacent to roadways.

BUILDING MATERIALS



- I. The following building materials are permitted:
 - a. Walls:
 - i. Masonry, Brick (Narrow Gage Roman, Face brick, FBX)
 - ii. Masonry, Stone- Siding, Clapboards (wood or cementitious)
 - iii. Siding, Board and Batten- Siding, Drop (wood or cementitious)
 - iv. Siding, Lap (wood or cementitious)
 - v. Siding, Shingle (cedar, redwood, or cementitious)
 - vi. Siding, Tongue and Groove (wood or cementitious)
 - vii. Stone (natural or cultured)
 - viii. Stucco (exterior plaster)
 - b. Pitched Roofs:
 - i. Composition Roofing- Concrete Shakes (Raked to mimic a natural wood shake).
 - ii. Concrete Tile, Flat (Smooth-surface modern slate).
 - iii. Metal, Corrugated (Used with discretion, subject to review and approval by the Planning Commission).
 - iv. Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches).
 - v. Slate (real or cultured).
 - c. Flat Roofs:
 - i. Rolled asphalt/paper- Rolled asphalt/crushed rock- Rolled metal- Rubber membrane.

MATERIAL TRANSITION

- I. Change wall materials only at a change in wall plane on an inside corner.
- II. On sloping sites, extend building materials to the ground plane.



LANDSCAPE AND STREETScape STANDARDS

(COMMERCIAL & COMMON AREAS)

The Mixed Waterfront Zone shall include the creation of indigenous landscapes that are sensitive to the Utah Lake/Jordan River waterfront. Formal landscape patterns shall complement urban-oriented spaces and informal landscape patterns shall complement natural amenities.

Landscapes shall complement and harmonize with the architectural style of Commercial, Mixed Use, and Multi-Family buildings and shall blend the public off-site streetscape with on-site landscape statements.

Landscapes shall be used to promote and enhance the pedestrian experience and be used to reduce the perceived scale of parking fields.

GENERAL

- I. As a major unifying element, the Master Developer shall provide the design of all streetscape and common area landscapes to provide structure and consistency to the district. Individual property owners/developers will be responsible for the installation and maintenance of the landscape.
- II. Use landscaping to soften parcel perimeter edges. Harsh lines at property edges is not permitted, such as abrupt changes in mulch type or plant materials placed in an obvious line.
- III. Use plant containers and raised planters at building entrances, along pedestrian promenades, and within plazas to add annual color.
- IV. Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings.
- V. Use formal tree plantings to frame and enclose common open space areas, creating a more urban-oriented landscape image.
- VI. Use trees to frame internal parking courts creating enclosed “outdoor rooms”.
- VII. Arrange trees to frame views of mountains, open spaces, and the waterfront.

NON-RESIDENTIAL

- I. Create formal soldier rows of trees to define internal streets and accent linear pedestrian promenades.
- II. Use formal tree plantings to frame and enclose formal open spaces such as pedestrian forecourts, pedestrian promenades, civic amenities, and plazas.
- III. Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.
- IV. Use trees to create view corridors providing vistas of off-site amenities such as open space areas, the mountains, and the lakefront.
- V. Hang planters from pedestrian-oriented light fixtures, designed to add color and continuity to pedestrian promenades.
- VI. Use covered trellis elements to shade pad site outdoor patios associated with restaurant uses.
- VII. Use landscaped colonnades to enclose public amenities.

STREET FURNITURE



- I. Use a consistent palette of street furniture elements, including pedestrian lighting, tree grates, tree guards, trench drains, seating, trash receptacles, and bicycle racks designed to unify the Mixed Use Village Center.
- II. Use decorative pedestrian oriented lights. Walkways shall require pedestrian oriented lighting.
- III. Provide decorative street furniture. Street furniture shall be provided, based upon the following guidelines:
 - a. Pedestrian Lighting:
 - i. Black powder coated metal.
 - ii. Identify a specific standard in the Neighborhood Plan.
 - b. Seating:
 - i. Black powder coated metal.
 - ii. Neighborhood Plan themed logo.
 - c. Trash Receptacles:
 - i. Black powder coated metal.
 - ii. Neighborhood Plan themed logo.
 - d. Tree Grates/Tree Guards/ Trench Drains/Bike Racks:
 - i. Identify a single model and design in the Neighborhood Plan.



UTAH LAKE SHORELINE TRAIL AND JORDAN RIVER TRAIL STANDARDS

Streets and trails within the Mixed Waterfront Zone shall create pedestrian connections that are focused on increasing access to the waterfront, providing connections to upland areas, and ease circulation throughout the waterfront. In addition, rights-of-way shall protect and enhance existing water view corridors and provide increased visual access to the waterfront.

PROMENADE

A continuous pedestrian promenade shall line the Utah Lake Shoreline Trail and Jordan River Trail. This will become a unifying open space/circulation element for the Mixed Waterfront Zone and other zones within the City.

The purpose of the promenade is to provide continuous off-street circulation for pedestrians and bicyclists with views of the lake. This pathway is seamlessly integrated with bike paths and connects a series of smaller adjacent parks and plazas. It also offers connections to the future North Saratoga Springs Marina. It offers a generous right-of-way and ample opportunities for seating, walking, rollerblading, biking, people-watching, and fishing, as well as an area to host art shows, festivals, and opportunities for learning about the waterfront. It is also a key site for public art.

In most locations, the promenade will have two separate areas. The area closer to the water's edge should focus on providing access to the water and water activities. The area farther from the water's edge should include separated walking and cycling paths, seating areas, and facilities for events. In some places along the promenade, these two areas will be separated by a grade change.

GUIDELINES

- I. A continuous promenade shall be provided at the water's edge whenever possible. The promenade shall be 30' wide but can vary based on specific pedestrian and bicycle traffic needs. Also, the promenade shall be located in the waterway setback described in 19.25.
- II. Views of the water shall be maximized whenever possible.
- III. Create and provide for multiple areas of use within the promenade defined by different uses, varying materials, and grades.
- IV. Locate guard rails or low walls as required along the edges of the promenade to protect pedestrians from elevation changes.
- V. Create a unified pathway feeling through consistent application of design and materials.
- VI. Provide seating elements, including benches, seat walls, and stairs, with water views along the length of the promenade.
- VII. Locate furnishings, such as benches and waste receptacles adjacent to or within the promenade.
- VIII. Integrate pedestrian lighting into the design of the promenade.

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building											T	
Theater		P	P	P								
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							P ³					
Warehouse/Flex				P ³		P ³	P ³	P ³				

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.

E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.

1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.

2. Additional Standards as provided in other sections of Title 19.

3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14

4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

(Ord. 23-25, Ord. 23-22, Ord. 23-4, Ord. 22-44, Ord. 22-13, Ord. 22-7, Ord. 21-48, Ord. 21-14, Ord. 20-07, Ord. 19-38, Ord. 19-19, Ord. 17-14, Ord. 17-08, Ord. 16-01, Ord. 15-29, Ord. 14-23-1, Ord. 1-4-13, Ord. 14-5, Ord. 13-16, Ord. 12-9, Ord. 12-2, Ord. 11-09)

19.04.12. Mixed Waterfront Zone.

1. Purpose and Intent.

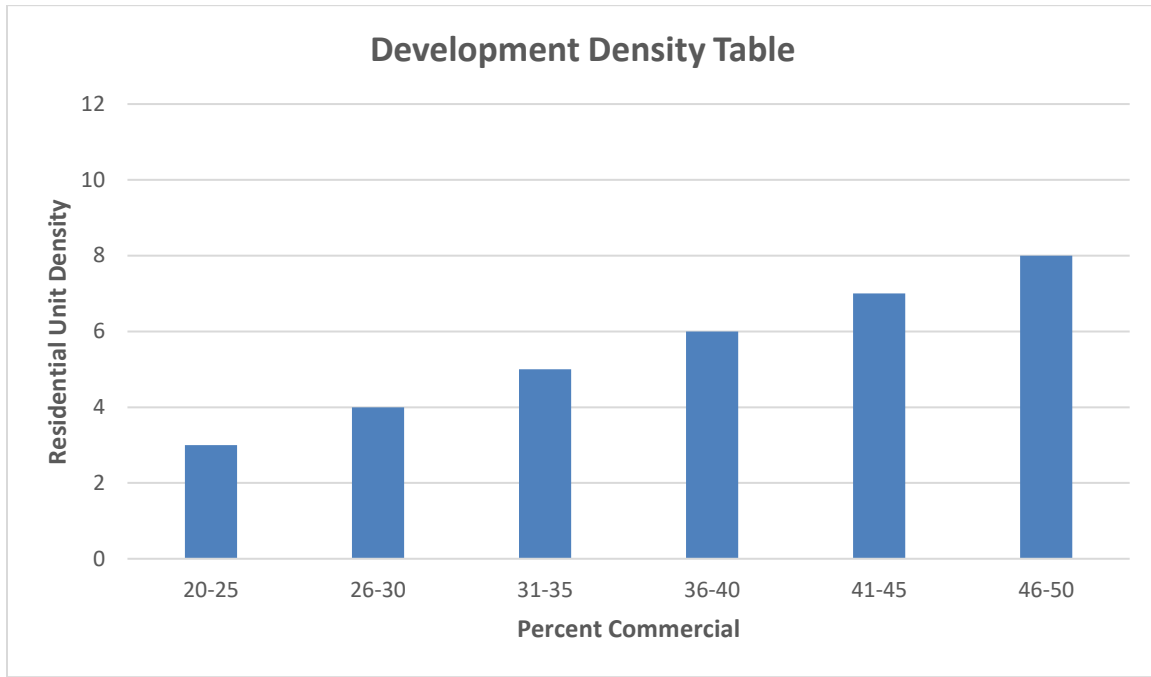
- The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties.
- Multiuse land development shall be prioritized and preferred, with an emphasis on community gathering spaces and recreational opportunities along the waterfront as described in the Mixed Waterfront Design Standards.
- The Utah Lake Shoreline Trail, and Jordan River trail, and connections thereto, shall be a top priority of any development in the Mixed Waterfront Zone and shall be required. These trails and connections are critical in providing access to waterfront activation opportunity areas and are identified in the Parks, Recreation, Trails and Open Space Master Plan.
- Low Density Residential, Medium Density Residential, and Neighborhood Commercial land uses, as listed in the tables in Section 19.04.12, are considered appropriate uses for this zone. Developments must include a mix of residential, and office or commercial uses.
- This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types, and sizes should be permitted.

Density shall be focused around the water front with density decreasing the farther from the water's edge. In an effort to incentivize commercial along the waterfront allowable residential density will increase based upon the amount of commercial provided.

- f. Other important characteristics that must be addressed in this land use zone include neighborhood services and facilities, social gathering places, attractive landscaping, convenient access to public areas along the lakeshore, appropriately-placed parking, a sense of personal safety, well-maintained housing, and attractive parks.
- 2. Neighborhood Plan Required.** A Neighborhood Plan shall be required to guide future development in the Mixed Waterfront zone. The submission requirements for a Neighborhood Plan are outlined herein. Neighborhood Plans shall include the identification and placement of lot types, designated commercial areas, open space types, and all infrastructure, utilities, grading, and other aspects detailing future construction. A Neighborhood Plan must be approved prior to submittal of an application for a site plan, preliminary plat, or final plat.
- a. Neighborhood Plans shall include conceptual plans for integration with adjacent waterfront land uses, including roads, building connections, and trail connections.
 - b. Neighborhood Plans shall include streets, such that blocks and urban fabric are walkable and bikeable. Bus and rail alignments shall be located outside of neighborhood blocks.
 - c. Neighborhood Plans must identify the overall theme of a community. All elements of the development shall follow a Unified Waterfront Theme.
- 3. Density**
- a. The maximum residential density upon the residential portion of any development shall be based upon the amount of commercial acreage provided, as outlined in the tables below (see figure 4.1), with smaller amounts of commercial reflecting lower residential density.
 - i. For mixed use buildings one hundred percent of the main floor must be commercial to count towards the commercial requirement. Entrances to upper level residential are an exception and shall not be counted towards or against commercial acreage.
 - ii. The maximum percentage of commercial development is indicated by the far right category in the table.
 - b. The Land Use Authority has the discretion to increase the overall density by two (2) additional units per acre. In considering an increase in overall density, the City Council shall consider:
 - i. If the Neighborhood Plan proposes to donate open space to the City for a city-wide amenity supported by the City;
 - ii. a significant increase in the acreage of open space proposed to exceed the required percentage of open space in Chapter 19.19 by at least 25 percent; and
 - iii. the creation of additional and significant amenities to exceed the required number of points in Chapter 19.19 by at least 25 percent, that may be enjoyed by all residents of the neighborhood.

- c. Sensitive Lands, as defined in 19.02, shall not be included in the calculation of density.
- d. Required residential parking shall not be counted towards commercial acreage when calculating density.

Figure 4.1



***Mixed use buildings may count the commercial footprint and commercial parking towards the commercial percentage within the development.**

4. Permitted Uses. The uses identified in 19.04.11 as Permitted Uses in the Mixed Waterfront Zone, with some uses identified as ancillary uses or edge uses only.

5. Lot, Setback, and Development Requirements.

	Mixed Waterfront		
	Single-Family	Multi-Family	Other Development (including Mixed Use)
Development size- min	1 acre	1 acre	1 acre
Lots size - min	4,000 sq. ft.	No minimum	No minimum
Lot Coverage - maximum	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.	60% (Footprint development will be reviewed for overall site coverage rather than individual lot coverage.
Lot Frontage - min	35'	100' along a public or private street. Where each unit is separately owned, the minimum lot frontage shall be	100' along a public or private street

		based on each building.	
Primary structure height - max	40'	40'	40'
Accessory structure height - max	19.05.11	19.05.11	19.05.11
Dwelling size	1,000 sq. ft.	600 sq. ft.	600 sq. ft.
Lot width - min	50'	No minimum	No minimum
Setbacks, primary structure - min			
Front	25' to the garage, 20' to the front plane of the home.	20' to building, 25' to garage	10'*
Street side	20'	20'	10'*
Interior Side/ Building Separation	5'/ 10' combined	20'	5'
Rear	15' to property line or between buildings	20' between buildings, 20' between rear property lines and exterior walls	25'
Rear yard adjacent to alley	5' to detached garage, 20' to main structure	5' to detached garage, 20' to main structure	10', 20' driveway required or 5' setback to detached garage
Rear yard adjacent to street	N/A	N/A	10', 20' driveway required or 5' setback to detached garage
Setbacks, accessory structure - min			
Front	Same as principal structure	Same as principal structure	Same as principal structure
Street side	Same as principal structure	Same as principal structure	Same as principal structure
Interior Side	5'	5'	5'
Rear	5'	5'	5'
Building separation	5'	5'	5'
Concept plan required?	Yes	Yes	Yes
<i>* Exception: The front and street side yard setbacks may be decreased to zero feet if the sidewalk width is increased by ten feet and as long as no part of any building, including planter boxes and similar features, shall overhang the public right-of-way and no drainage shall be diverted into said public right-of-way.</i>			

- 6. Open Space, Landscaping, and Development Requirements.** Mixed Waterfront developments shall meet all open space and amenity requirements as outlined in 19.19.
- If the open space is common space, the developer shall record a public access easement at plat recordation to any adjacent public open space or access to the waterfront.
 - Open space includes parks, plazas, courtyards, arcades, pedestrian walkways, natural areas and landscaped areas.

- c. Open space shall not include:
 - i. Required setbacks between buildings;
 - ii. narrow space under ten feet (10') in width that is immediately adjacent to buildings;
 - iii. space between buildings and parking areas under ten feet (10');
 - iv. private (limited common) residential patios or yards;
 - v. drive aisles; or
 - vi. private roads or alleys.
- d. At least seventy five percent of required open space must be usable, contiguous, and available for recreational uses.
- e. Open space may include parks, walkways, natural areas, landscaped areas, and usable wetland areas.
- f. Landscaping is to be used for commercial lots and open space is to be used for multi-family or mixed use areas. Required commercial landscaping shall not be counted towards the open space requirement, and open space shall not be counted toward the required commercial landscaping requirement.
- g. Depending on the layout of the area within the mixed waterfront development, open space shall be applied as follows:
 - i. For areas where commercial and residential are completely separate buildings:
 - 1. Commercial and residential shall be separate lots.
 - 2. Commercial lots or sites shall contain 20 percent landscaping.
 - 3. The residential portion shall have 15 percent overall open space.
 - 4. The overall combined landscaping and open space acreage shall not be less than 25 percent of total acreage.
 - a. This includes 20 percent landscaping for commercial sites and required open space for residential.
 - ii. For areas containing mixed use buildings:
 - 1. Commercial, mixed use, and residential areas shall be separated by lot boundaries for the purpose of calculating landscaping, open space, and amenities.
 - 2. Commercial lots or sites shall contain 20 percent landscaping that is separate from residential open space requirements.
 - 3. Mixed Use lots shall meet multi-family amenity requirements.
 - 4. The overall combined landscaping and open space acreage shall not be less than 25 percent of total acreage
 - a. This includes a 20 percent landscaping for commercial sites and required open space for residential and mixed use.
 - 5. Single family and multi-family shall follow 19.19.
- h. Sharing of common open space between residential and nonresidential uses may be allowed by the applicable Land Use Authority when it is clear that the open space will provide direct benefit to residents and patrons of the project subject to the following limitations.

- i. Up to 30 percent of the required open space for residential uses in a horizontal mixed use project may be provided as quasi-public open space within the nonresidential component of the project or up to 70 percent where such quasi-public open space will be immediately adjacent to the waterfront; or
 - ii. Up to 50 percent of the required open space for residential uses in a vertical mixed use project may be provided as quasi-public open space within the nonresidential component of the project or up to 70 percent where such quasi-public open space will be immediately adjacent to the waterfront.
 - iii. The minimum area of shared common open space areas shall be 150 sq. ft. with a minimum width of 10 feet. These areas shall be accessible for use by the general public.
 - iv. Quasi-public open space areas shall not include outdoor dining areas or other outdoor activity areas for exclusive use by an individual business.
 - v. Quasi-public open space areas are areas located on private property and accessible to the general public. These areas may include pedestrian oriented amenities, including enhanced seating, lighting, paving, landscaping, public art, water features, and other similar features deemed appropriate by the land use authority.
- i. If the project is adjacent to the waterfront, open space and common areas shall border the waterfront and be connected to the waterfront through public access trails, with the overall development being pedestrian and waterfront focused.
 - j. If the project is not adjacent to the waterfront, then the open space and common areas shall be connected to the waterfront through public access trails.
 - k. When the trail is located on the opposing side of the River, a connecting bridge shall be required and may count toward amenity points.
 - l. Shops and other commercial uses shall be primarily located along the waterfront in order to create a destination focused development that promotes uses and activities along the waterfront.
 - m. In order to create a balanced waterfront development, both a commercial and residential component are required and shall be developed simultaneously, unless a phasing plan approved in a development agreement provides otherwise. Projects without one component or the other will not be considered.
 - n. Design elements shall be incorporated in the development to include the following:
 - i. All buildings and structures shall conform to the Mixed Waterfront Design Standards.
 - ii. Residential and non-residential uses shall not be separated from each other by a public or private roadway as defined in the adopted Engineering Technical Specifications.
 - iii. Fences shall not separate residential uses from non-residential uses, but this requirement shall not apply to fences to delineate individual private residential patio areas or yards.
 - iv. Uses shall be integrated to allow development that cannot be accomplished by the potential implementation of other zones.

- v. Access via trails shall be implemented throughout the residential and non-residential areas.

7. Neighborhood Plan Requirements. The required Neighborhood Plan shall include the following:

- a. Character and Theme Plan identifying the organizational design framework showing a clearly recognizable neighborhood character and theme that is mixed use and waterfront focused, while also distinguishing the neighborhood from others and cohesively unifying the neighborhood through its distinctive design elements. Character and Theme Plan shall meet the requirements as outlined in the Mixed Waterfront Design Standards. Community character and theme elements shall include the following:
 - i. Architectural Façade Plan identifying the principle façade and secondary façade(s) for each buildable lot;
 - ii. conceptual architectural elevations to scale (including building height);
 - iii. open space, landscaping, and recreational design concepts;
 - iv. community signage, and place identification;
 - v. Street Naming Plan;
 - vi. identification of mixed use sites and buildings, commercial locations, and residential locations; and
 - vii. a demonstration of how the development relates to and integrates the waterfront area.
- b. Transportation Network and Street Plan that shall include:
 - i. adjacent streets;
 - ii. modifications to existing streets, if any;
 - iii. a key for the street network;
 - iv. existing, new, and modified streets, rear lanes, and shared drives including:
 - 1. centerline radius;
 - 2. data table indicating ownership;
 - 3. right-of-way width;
 - 4. number of vehicular lanes;
 - 5. street type; and
 - 6. transportation provisions;
 - v. any existing or proposed public transit stops or ways, bicycle ways, and trails within and adjacent to the Neighborhood Plan area; and
 - vi. local street network consisting of all new streets within the Neighborhood.
- c. Phasing Plan - including phase boundaries, acreages, and the sequence for each phase.
 - i. Demonstrate that commercial will be developed simultaneously or ahead of residential or according to a development agreement.
- d. Existing conditions and features within and adjacent to the project area including:
 - i. roads,
 - ii. structures,

- iii. drainages,
 - iv. wells,
 - v. septic systems,
 - vi. buildings,
 - vii. trails,
 - viii. waterfront characteristics (wetlands, water elevations, etc.), and
 - ix. utilities.
- e. Open Space Plan - for each area assigned as open space (see Section 19.19) including:
 - i. general type, use, and programming concepts of all open spaces;
 - ii. identification of open space integration with the waterfront;
 - iii. conceptual landscape treatment; and
 - iv. recreational amenities (public vs. private and active vs. passive).
- f. Landscaping and Fencing Plans per Section 19.06.
- g. Lotting Plan – including a conceptual plan for Lot Types and Parking to include:
 - i. layout and description of all lot and unit types;
 - ii. building configurations including number of buildings per lot, lot dimensions;
 - iii. setbacks for principal and accessory buildings;
 - iv. commercial;
 - v. residential and commercial parking (including guest parking);
 - vi. mixed use;
 - vii. landscape areas;
 - viii. open space areas;
 - ix. lot coverage; and
 - x. lot frontage.
- h. Mass and Scaling plan for the streetscape and waterfront that shall include:
 - i. scaled streetscape and waterfront elevations; and
 - ii. maximum building size.
- i. Conceptual Utility Plan that includes a schematic with existing and proposed utility alignments and sizes sufficient to show how the property will be served including drainage, sewer, culinary, and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.
- j. If a development is less than 10 acres and adjacent properties are also designated mixed waterfront land use in the General Plan the adjacent conceptual layouts for adjacent properties shall be included.
- k. Show integration with abutting mixed waterfront development, both existing and potential future abutting development (based upon the Zoning Map and Future Land Use Map).

8. Process. See 19.13.

- 9. Amendments to approved Neighborhood Plans.** Modifications to the Neighborhood Plan text or exhibits may occur in accordance with the following amendment processes:
- a. **Major Amendments:** Major Amendments will be processed in the same manner as the original Neighborhood Plan. Major amendments are significant modifications to the Neighborhood Plan, including those that change the intent of the Neighborhood Plan such as:
 - i. those that change the character or architecture of the Neighborhood Plan;
 - ii. those that increase residential density and non-residential intensity;
 - iii. those that reduce the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Neighborhood Plan by an amount greater than 10,000 Square Feet;
 - iv. those that reduce commercial area; and
 - v. those that change the phasing plan.
 - b. **Minor Amendments.** Minor amendments may be approved administratively by the Planning Director. Minor amendments include simple modifications to text or exhibits such as:
 - i. minor changes in the conceptual location of streets, public improvements, or infrastructure;
 - ii. minor changes in the configuration or size of parcels;
 - iii. minor modifications of land use boundaries; and
 - iv. interpretations that facilitate or streamline the approval of unlisted uses that are similar in nature and impact to listed uses.

10. Improvements Required. All Neighborhood Plans shall be required to comply with the provisions in Title 19, and, to the extent applicable, executed development agreements, as well as other applicable regulations with respect to the required improvements.

(Ord. 23-17, Ord. 22-7, Ord. 21-14, Ord. 17-08, Ord. 16-01, Ord. 15-29, Ord. 14-13)

19.04.13. Mixed Residential Zone.

1. **Purpose and Intent.** The purpose of the Mixed Residential (MR) Zone is to allow for the establishment of residential neighborhoods displaying a mix of housing types and open space types that allow for lifestyle choices and opportunities for as wide a range of demographics and socio-economics as possible. Developments in the MR Zone shall be designed to integrate a blended community of households made possible through the allowable housing mix which generates more complete and authentic neighborhoods.
2. **Neighborhood Plan Required.** A Neighborhood Plan will be required to guide future development in the MR zone. The submission requirements for a Neighborhood Plan are outlined in 19.04.13.7. Neighborhood Plans include the identification and placement of lot types, open space types, and all infrastructure, utilities, grading and other aspects detailing future construction.
 - a. Neighborhood Plans typically include new streets, ensuring the resulting blocks and the urban fabric are walkable and bikeable. Bus and rail alignments should be located outside of neighborhood blocks.
 - b. Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.
3. **Development Agreement Required.** A Development Agreement shall be required for all Neighborhood Plans and shall meet the provisions of 19.13.07.

19.16.09. Mixed Use and Mixed Waterfront Site, Additional Standards.

In addition to the residential and/or non-residential requirements of this Chapter, developments in the Mixed Use and Mixed Waterfront Zones shall be subject to the additional standards below:

1. Purpose. To achieve the purposes in Section 19.04 the mixed-use and mixed waterfront standards are to enable developments that are designed to:
 - a. Promote a strong pedestrian environment and active street frontage, and be pedestrian in focus through appropriately scaled elements and materials.
 - b. Locate mixed uses near each other without large parking lots between, in order to be convenient for people to walk rather than drive between uses.
 - c. Provide a transition from commercial to residential uses by reducing building height and increasing building setbacks where possible.
 - d. Ensure consistent and quality architectural details and materials.
 - e. Ensure security for users by:
 - i. Maximizing visibility to common open space areas, internal walkways, and public sidewalks.
 - ii. Using walkways, low fences, lighting, signage, and landscaping to clearly guide people and vehicles to and from the proper entrances.
 - iii. Eliminating areas of concealment, hiding places, and dead spaces.
 - iv. Using appropriate lighting to improve the visibility of common areas while enhancing the pedestrian environment.
2. Additional Architectural Standards.
 - a. Pedestrian-oriented features.
 - i. At least 75 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
 - ii. 50 percent of the ground level façade shall be devoted to windows affording view into the interior of the building.
 - b. Upper level features. Upper floor balconies, bays, or windows shall be provided on multiple story buildings.
 - c. Entrances. When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use.
 - i. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.
 - d. Entrances to individual residential units in a vertical mixed use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units. Façade treatment. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.
3. Additional Site Design Standards.

- a. Parking, loading, and circulation.
 - i. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses.
 - ii. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided.
- b. Loading areas. Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project through the use of at least two out of three materials and colors used in the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.
- c. Vehicular circulation.
 - i. Vehicular circulation shall be designed to direct non-residential traffic away from adjacent residential streets outside the mixed use districts, to the greatest extent feasible.
 - ii. Roadways are prohibited between the waterway and buildings nearest the waterway.
- d. Pedestrian design.
 - i. Developments shall provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.
- e. Mixed Use Layout.
 - i. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas.
 - ii. For vertical mixed use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20 percent of the ground floor frontage may be occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).
- f. A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.
- g. Live/work units, dwelling units that are used jointly for commercial and residential purposes, shall be designed with the following elements:
 - i. Each live/work unit fronting a public street shall have a pedestrian-

oriented frontage that allows views into the interior of the nonresidential areas of the unit.

- ii. The living space within the live/work unit shall be contiguous with the commercial space, with direct access between the two areas.

4. Operational standards.

- a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 11:00 P.M. and 6:00 A.M.
- b. Loading and unloading activities shall not take place after 10:00 P.M. or before 6:00 A.M. on any day of the week.

(Ord. 22-13, Ord. 17-08)

19.16.10. Waterfront Buffer and Gateway Overlays, Additional Standards

In addition to the residential and/or non-residential requirements of this Chapter, developments in the Waterfront Buffer Overlay and/or the Gateway Overlay shall be subject to the additional standards below:

1. Building standards:

- a. Height and setbacks for buildings and structures that exceed 35 feet in height.
 - i. Waterfront Buffer facing facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.
- b. Ground floor transparency:
 - i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.
 - ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt.
- c. Prohibited building materials:
 - i. High gloss or shiny metal panels as a primary material.
 - ii. Mirror glass panels.
- d. Entrances:
 - i. Entrances in the Waterfront Buffer Overlay shall be as prominent on any waterfront side of a building as on the street side.
 - ii. Entrances shall be placed so as to be highly visible.
- e. Facades Treatment
 - i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the back of a building.
 - ii. All sides of a mixed use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings,