

**CITY OF SARATOGA SPRINGS
CITY COUNCIL WORK SESSION AGENDA**

Tuesday, February 16, 2016

Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Councilmembers may participate in this meeting electronically via video or telephonic conferencing

City Council Work Session

6:00 p.m.

1. Rezone, General Plan, and Concept for Grandview Commons
2. Discussion of Mixed Waterfront
3. Agenda Review:
 - a. Discussion of City Council policy agenda items.
 - b. Discussion of future City Council policy and work session agenda items.
4. Adjourn to Policy Session.



City Council Memorandum

Author: Kara Knighton, Planner I
Memo Date: Tuesday, February 9, 2016
Meeting Date: Tuesday, February 16, 2016
Re: Grandview Commons Rezone, General Plan Amendment, and Concept Plan

Background & Request

The applicant is requesting approval of a General Plan Amendment and Rezone to change the designations and zones of the property to Regional Commercial (RC), Neighborhood Commercial (NC), and Medium Density Residential (R-10).

The applicant is requesting the RC zone at the southwest corner of Redwood Road and Grandview Boulevard for a gas station/ convenience store. Immediately south of the proposed RC zone is the proposed NC zone for a variety of nonresidential uses not yet specified. The remainder of the 7.5 acre parcel is proposed as R-10; while the applicant is requesting a residential zone that permits multi-family development, the applicant is requesting the zone only to enable smaller single family lots. As proposed, the smallest lot would be 5,000 sq. ft. and the largest lot would be 13,235 sq. ft. The overall density of the residential development would be ~4.25 units per acre.

Open Space/ Landscaping

As proposed, each use is currently short in its open space/ landscaping requirements. The R-10 and RC zones require 20% open space/ landscaping, while the NC zone requires 25% of the parcel to be landscaping, however the overall proposed open space is 10%. The canal is considered sensitive lands and may only comprise 50% of the open space requirement for the residential development.

Access

Lake View Terrace Road is currently not a public road. A road dedication was required with a previous development but was never finalized; this dedication must be done in order to provide a secondary access to the residential lots, or proof of access easement provided.

Traffic

The proposal includes full access from Lake View Terrace Road, a right-in right-out on Grandview Blvd., and potential full access on Redwood Road pending UDOT approval. Traffic at Grandview and Redwood has been of significant concern in recent months; the applicant intends timing of their development to occur along with the widening of Redwood. A traffic study will be provided with any future plat and site plan applications, and other traffic mitigation may be required.

Recommendation

Staff recommends that the Planning Commission review and discuss the proposal and give the applicant informal feedback on the proposed rezone, General Plan amendment, and concept plan.

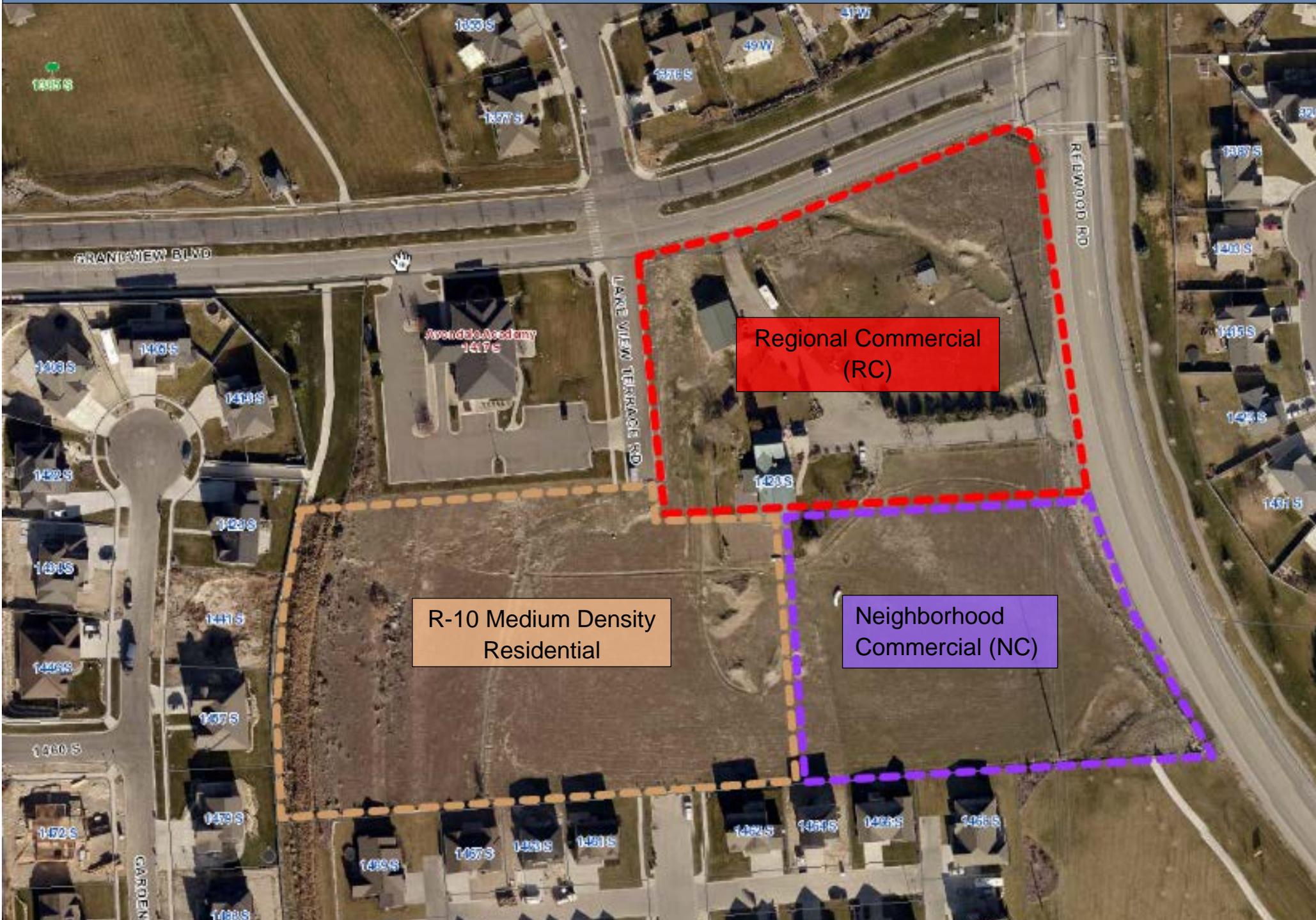
Attachments

A. Related Exhibits

Aerial



Proposed Zones



Regional Commercial (RC)

R-10 Medium Density Residential

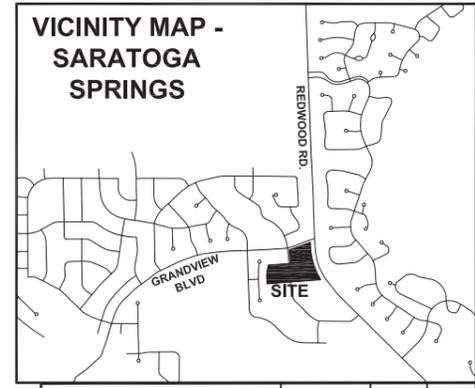
Neighborhood Commercial (NC)

SYMBOL LEGEND:		SYMBOL LEGEND:	
	SEWER MANHOLE		SECTION LINE
	SD MANHOLE		BOUNDARY LINE
	WATER VALVE		ADJACENT PROPERTY
	WATER METER		FENCE LINE
	FIRE HYDRANT		SEWER LINE
	IRR. VALVE		WATER LINE
	LIGHT POLE		STORM DRAIN LINE
	POWER POLE		ELECTRICAL LINE
	IRR. CONT. VALVE		PRESSURIZED IRRIGATION



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord
C1	15.00'	4.30'	16.44	S77° 26' 00"W	4.29'
C2	15.00'	23.31'	89.04	N49° 49' 45"W	21.03'
C3	55.00'	47.48'	49.46	S72° 10' 05"W	46.02'
C4	15.00'	5.70'	21.78	S58° 19' 36"W	5.67'
C5	55.00'	49.78'	51.86	N57° 10' 18"W	48.10'
C6	55.00'	49.78'	51.86	N5° 18' 37"W	48.10'
C7	55.00'	49.78'	51.86	N46° 33' 04"E	48.10'
C8	55.00'	54.18'	56.45	S79° 17' 44"E	52.02'
C9	15.00'	23.81'	90.96	N40° 10' 15"E	21.39'
C10	15.00'	16.68'	63.71	S62° 29' 29"E	15.83'
C11	55.00'	19.62'	20.44	S40° 51' 14"E	19.52'
C12	1131.48'	297.22'	15.05	N23° 45' 05"W	296.37'
C13	1131.48'	322.60'	16.34	N8° 03' 30"W	321.51'
C16	1131.48'	619.82'	31.39	S15° 35' 01"E	612.10'

GRANDVIEW COMMONS
 Located in the Southwest of Section 35,
 Township 5 South, Range 1 West, Salt Lake
 Base and Meridian
 1423 South Redwood Road, Saratoga Springs,
 Utah County, Utah



TABULATION TABLE	SQ.FT.	AC.	%
TOTAL AREA	330,500	7.59	100
14 RESIDENTIAL LOTS	100,434	2.31	30
2 COMMERCIAL LOTS	164,570	3.78	50
OPEN SPACE	34,085	0.78	10
R.O.W.	31,411	0.72	10

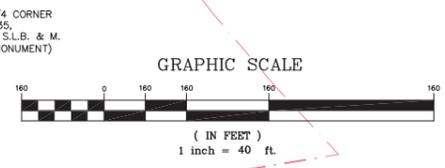
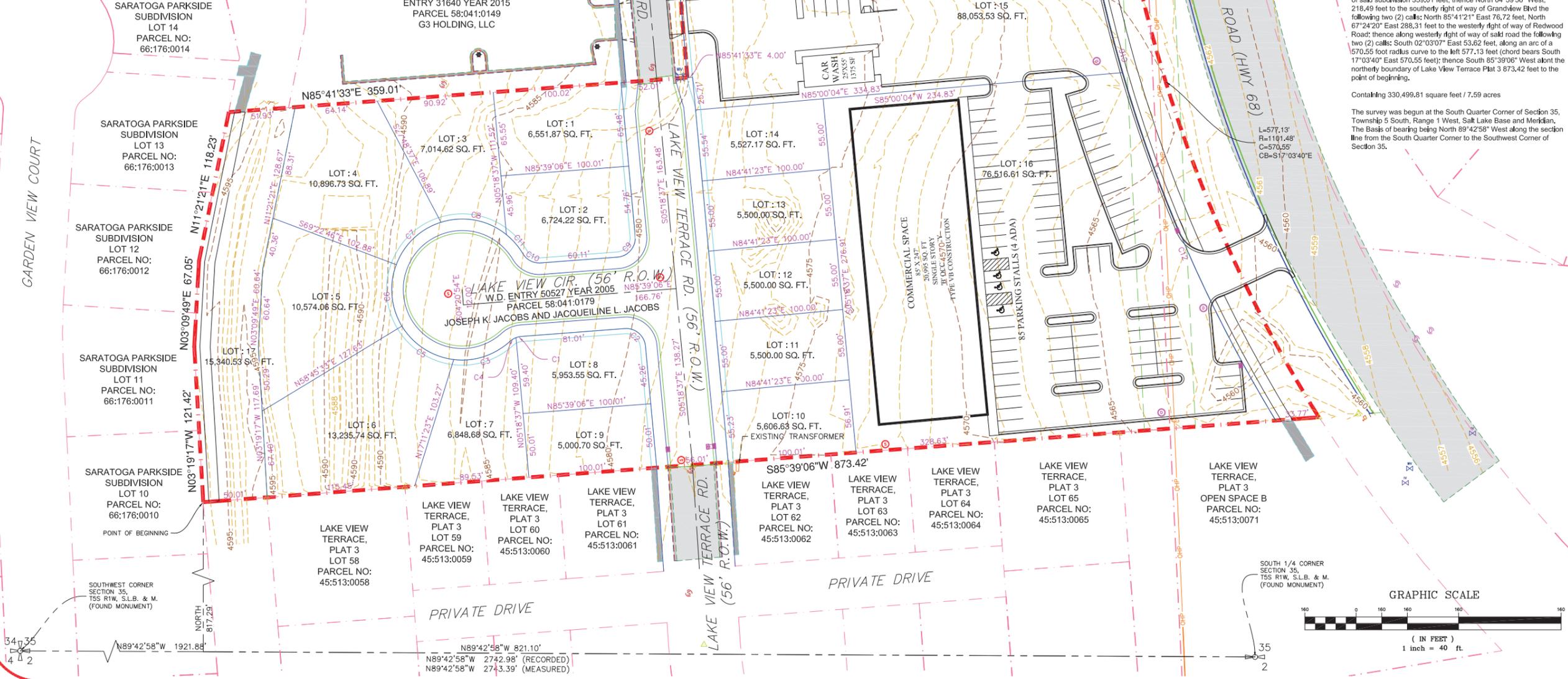
RESIDENTIAL MAX LOT	13,236
RESIDENTIAL MIN LOT	5,500
RESIDENTIAL AVE. LOT	6,696

BOUNDARY DESCRIPTION:

Commencing at a point located North 89°42'58" West along the section line 821.10 feet and North 817.29 feet from the South Quarter Corner of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the easterly boundary of Saratoga Parkside Subdivision the following four (4) calls: North 03°19'17" West 121.42 feet, North 03°09'49" East 67.05 feet, North 11°21'21" East 118.23 feet, North 85°41'33" East and an extension of said subdivision 359.01 feet; thence North 04°59'56" West, 218.49 feet to the southerly right of way of Grandview Blvd the following two (2) calls: North 85°41'21" East 76.72 feet, North 67°24'20" East 288.31 feet to the westerly right of way of Redwood Road; thence along westerly right of way of said road the following two (2) calls: South 02°03'07" East 53.62 feet, along an arc of a 1570.55 foot radius curve to the left 577.13 feet (chord bears South 17°03'40" East 570.55 feet); thence South 85°39'06" West about the northerly boundary of Lake View Terrace Plat 3 873.42 feet to the point of beginning.

Containing 330,499.81 square feet / 7.59 acres

The survey was begun at the South Quarter Corner of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The Basis of bearing being North 89°42'58" West along the section line from the South Quarter Corner to the Southwest Corner of Section 35.



A.L.M. & Associates, Inc.
 Engineering · Surveying · Development · Planning
 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

Grandview Commons
 Mountain Valley Ventures, LLC
CONCEPT - SITE PLAN

No.	Revision	Date

1
 OF 2 SHEETS
 Proj # 519-1793

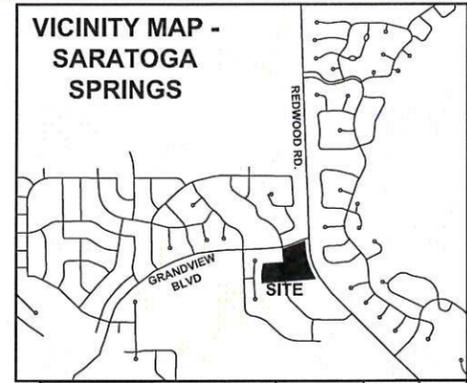
CONSTRUCTION OF THIS PLAN WITHOUT REGARDING THE REVISIONS AND CORRECTIONS FROM THE ORIGINAL PLAN IS AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. A.L.M. & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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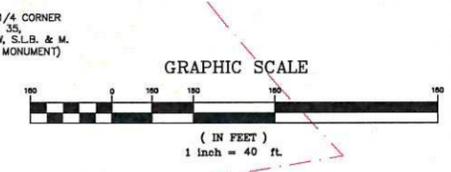
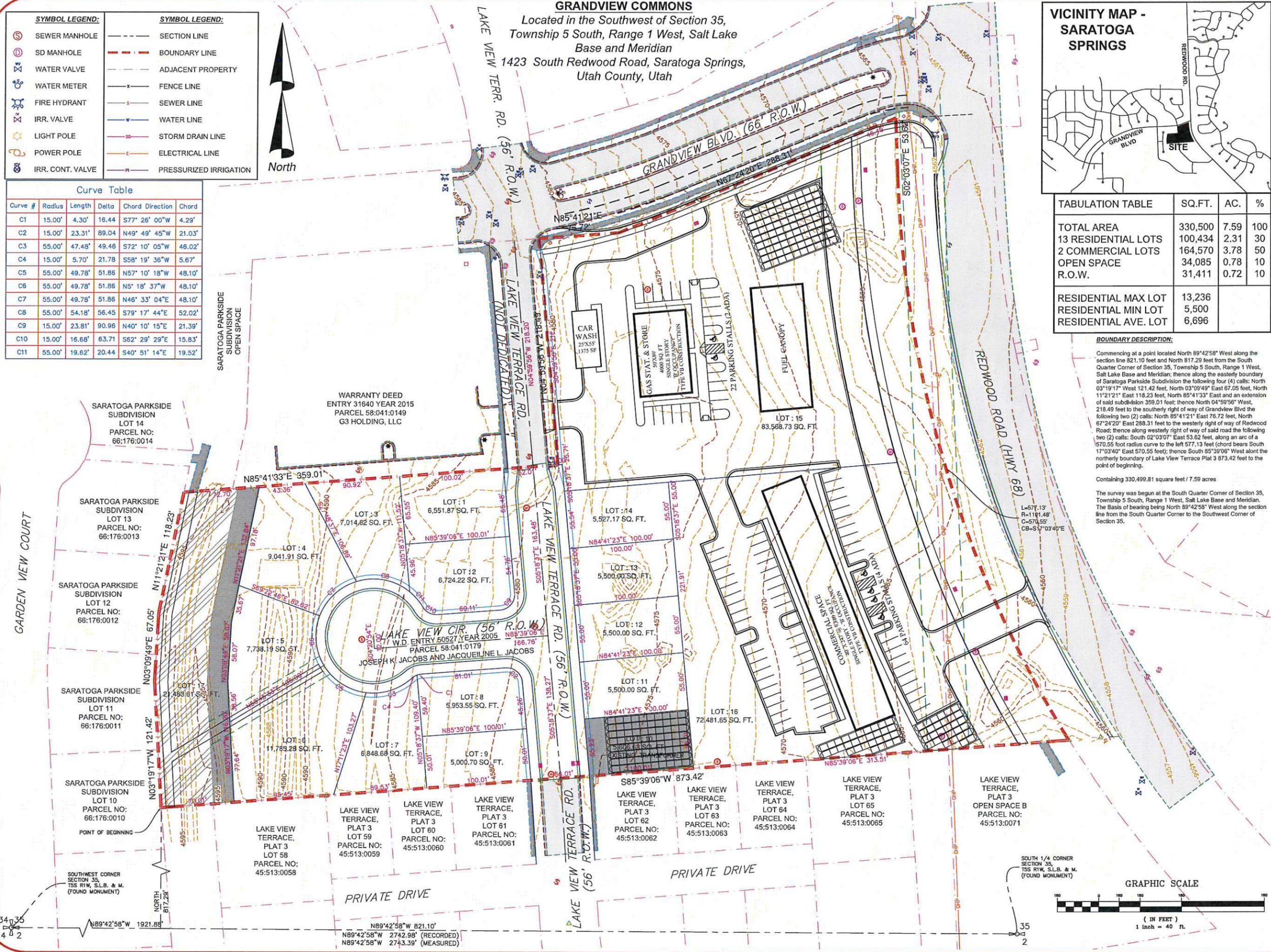


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OF 2 SHEETS
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City Council Staff Report

Mixed Waterfront Zone Overhaul Tuesday, February 16, 2016 Public Meeting (WS)

Report Date:	February 9, 2016
Previous Meetings:	PC PH (8/27/2015) CC PH (10/6/2015) CC WS (11/17/2015)
Land Use Authority:	City Council
Author:	Kara Knighton, Planner I

A. **Executive Summary:**

The Mixed Waterfront zone is intended to create a vibrant community by allowing for a wide range of land uses to take full advantage of the scenic and recreational opportunities of the waterways surrounding Saratoga Springs.

While the Mixed Waterfront zone provides general guidelines and standards for development, as currently written the zone fails to place adequate requirements to protect the environment and wildlife, while not sufficiently incentivizing the type of development that will encourage and provide public interaction with the waterfront. As Saratoga Springs continues to grow, the City must be more proactive in protecting its resources including recreational opportunities for the residents and the general public.

B. **Background:**

The Mixed Lakeshore Land Use Designation was created in 2005, and the Mixed Lakeshore (ML) Zone in 2013.

Since its adoption, the ML zone has not been utilized anywhere in the City, with developers choosing instead to pursue low density residential development. The zone has the potential to be an amenity to the City and its residents as it highlights the natural resources the area has to offer; it is not an amenity the City can afford to lose.

In the General Plan the Mixed Lakeshore is to “accommodate 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 . . .” To further these goals, and

to create guidelines for development along the Jordan River in addition to Utah Lake, in 2015 the name was changed to Mixed Waterfront (MW).

During this process, staff was encouraged to contact other municipalities that abut a river and/or lake, especially those that have experienced success through their regulations.

Through research and discussion, staff identified several cities throughout Idaho, Oregon, and Washington to visit. In each city, staff met with city officials and staff members to discuss where they started, how the trails and amenities developed, and what has worked-not worked along their various waterways. Among the cities visited Boise, Spokane, Coeur d'Alene, and Richland were of greatest interest and value. Boise was chosen due to its proximity to the Boise River. Richland is bordered by the Columbia River to the east and the Yakima River to the West offering development scenarios for both large and small scale bodies of water. The Spokane River runs through the heart of Spokane offering various types of development from commercial to residential. The Spokane River also runs along the southwest part of Coeur d'Alene until it empties into Lake Coeur d'Alene at the southern end of the City, similar to Saratoga Springs' situation.

Following that trip staff presented their findings to the City Council on November 17, 2015 with several key takeaways for a successful waterfront, including the following:

1. Involve multiple key agencies with a shared goal.
2. Involve a biologist
3. Preserve continuous swatches of land
4. Preserve vegetation
5. Ensure permeable building orientation
6. Ensure access to the waterway
7. Include un-programmed space
8. Provide wider trails
9. View trails as an asset
10. Consider first floor parking and other creative solutions
11. Know that historically it is possible to undo what has been done wrong(e.g. canal turned back into a river)

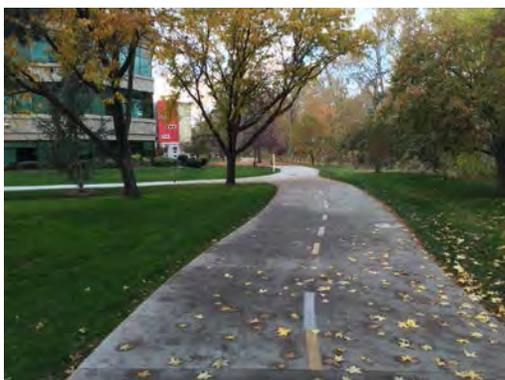
Minutes from the November 17, 2015 Council meeting are attached. Since that time staff has reviewed each visited City's code and identified key aspects that should be considered when addressing the two waterfronts in Saratoga Springs.

C. **Key Example Code Sections**

For the convenience of the PC and CC, quotes from the applicable City ordinances are in italics.

Boise

The code sections below outline Boise's river and riparian setbacks as well as general standards for landscaping, screening, and access along the river and its corresponding banks and trails. The setbacks and standards provide guidelines for development along the Boise River. Similar principles should be applied along the Jordan River.



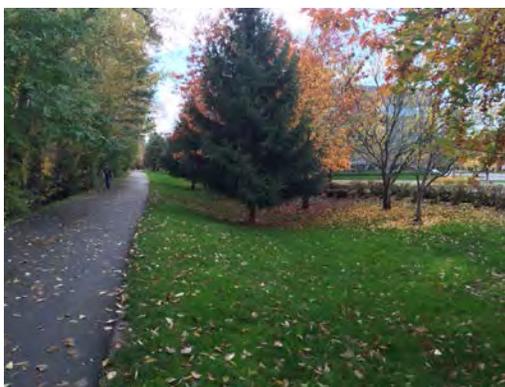
“(1) Boise River Setback

The setback for structures and parking areas is 70 feet from the 6500 c.f.s. line of the Boise River or 5 feet from the boundary of all dedications or easements granted to the City for greenbelt purposes in excess of 65 feet.

(2) Greenbelt Setback

The greenbelt setback for structures and parking areas is 70-foot measured landward from the 6500 c.f.s. setback line.”

<http://cityclerk.cityofboise.org/media/262806/11-entire.pdf>



“(5) Riparian Setback

(a) Tier 1 Waterway

A side channel with a width of less than 15 feet or with a flow of less than five c.f.s. shall have a riparian setback of 20 feet.

(b) Tier 2 Waterway

A side channel at least 15 feet wide or with a flow of between 5 to 150 c.f.s. shall have a riparian setback of 25 feet.

(c) *A minimum of 15 feet shall be maintained between the riparian setback and structures to allow for lawns and patios.”*

<http://cityclerk.cityofboise.org/media/262806/11-entire.pdf>



Staff analysis: As the Riparian setback is for side channels, which are smaller than the Boise River the corresponding setbacks may be more appropriate for the Mixed Waterfront than the Boise River setbacks.



“(e) Greenbelt Access

Developments shall provide public access to the Boise River greenbelt and public parking for bicycles and motor vehicles.

(f) Landscaping

Landscaping shall utilize native or naturalized plant materials that provide wildlife food and shelter. Manicured landscaping and lawns prohibited in Class A lands and in riparian areas and setbacks.



(g) Bank and Channel

Bank or channel stabilization measures (e.g., rip-rap, drop structures, large cobble) shall include over-planting with shrubs and trees and the deliberate enhancement of fish habitat.

(h) Screening Requirements

- i. Structures shall be screened from view from the Greenbelt and the river with landscaping that will grow to a height of at least 20 feet within ten years.*
- ii. Parking areas located between the structure and the Boise River shall be screened from view by landscaping or decorative fencing at least five feet in height.*
- iii. Appropriate landscaping should be utilized to screen habitat areas from new development.*

(i) Construction Fencing

Fencing shall be installed where construction activities abut a riparian area."

<http://cityclerk.cityofboise.org/media/262806/1-entire.pdf>

Staff analysis: The development standards above are part of Boise's "Waterways Overlay District(s)" that provide guidelines for all development along the banks of the Boise River- not just development within a specific zone.

Staff recommends consideration of setbacks similar to the Riparian Setbacks above, but would prefer not to fully screen parking lots and structures from the river/lake.

Full screening may make it less inviting to the general public; however, without any type of vegetative screening between the parking lot and the river the area will become unappealing. Some screening would be appropriate to protect the waterway, therefore staff recommends consideration of a mixture of fencing, berming, and landscaping, with some unscreened areas where appropriate.

Richland

Richland has both a waterfront zone as well as four environmental overlay districts. The waterfront zone is applied mainly along the Columbia River; however, the environmental overlay districts are present mainly along the Yakima River. The waterfront zone regulates density, lot width, building height, and minimum dwelling size. The environmental overlay districts address setbacks, access and circulation, building height, and parking. Staff recommends a similar

approach, with both an overlay along the entirety of the river and lakeshore, and a waterfront zone.



“D. Waterfront. It is the intent of this section that:

1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.”

<http://www.codepublishing.com/WA/Richland/>
Chapter 23.22.020 (4).

Staff analysis: Primary building entrances oriented to the waterfront encourage trail users while a secondary entrance from the street ensures those accessing the building by car are still accommodated. The orientation creates an inviting atmosphere that provides for greater safety along the trail as people come and go from the building.

Waterfront Zone

The Waterfront Use District is a commercial and residential zone that provides for the establishment of uses including resort motel and hotel facilities, marinas, offices, and multifamily uses which are consistent with waterfront oriented development.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4, ⁵	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{6,8}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{6,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

<http://www.codepublishing.com/WA/Richland/>. Chapter 23.22.04.

Staff analysis: The standards chart above for Richland's Waterfront zone shows a moderately dense zone with density primarily limited by height limitations. The minimum dwelling unit size is a way to ensure that living areas above retail and commercial are adequate and livable.

Summary of Richland's Overlay Districts

The environmental overlays were created in part to help protect certain areas important to the Yakama Nation. The overlays work to balance development by preserving certain areas while allowing other areas to be fully developed. The four overlays outlined below consist of the Natural Environment, the Conservancy Environment, the Rural Environment, and the Urban Environment.

	Natural Environment	Conservancy Environment	Rural Environment	Urban Environment
Building Location & Setbacks	No buildings allowed (except as indicated on use chart)	100'	100'	Located in a manner as to not alter or restrict public access or circulation along the shoreline.
Building Height	No buildings allowed (except as indicated on use chart)	16'(may be 35' when there are overriding public interest considerations)	25'	35'(may be 55' based on Commission findings)
Access & Circulation	Severely restricted & limited to non-motorized penetration	Maximum public access, with minimum disruption of sensitive natural resources	Public access roads and easements to public shoreline recreation areas	Public access roads and easements including bicycle or hiking paths.
Parking	Activities which may degrade the potential value of the natural environment are prohibited	Reasonable size for the use, but effort made to tone down the scale and to utilize native shrubs and trees	Required off-street parking shall be provided	Located only on the inland side of the proposed use.

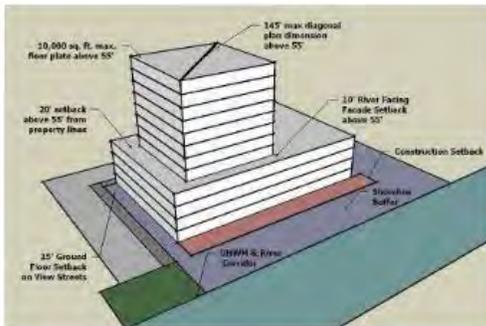
<http://www.codepublishing.com/WA/Richland/>. Title 26.01 to 26.17.

Staff analysis: To address a variety of differing needs, Richland's environmental overlays provide a range of areas from those that may be fully developed and those that are restricted in their uses. For Saratoga Springs, the purpose behind each overlay may be achieved through development standards and guidelines with one single overlay. For example the natural

environment may be protected by buffers, setbacks, and by clustering developments to preserve open space.

Spokane

Spokane's development standards below address larger buildings and the impacts they have on both visual and pedestrian access to and from the waterfront. The pedestrian experience is also addressed through building articulation and setback standards for taller buildings. While the standards are specifically written for larger buildings the same principles may be applied to smaller scale structures.



Shoreline Tall Building Standards

"B. The following Standards shall apply to buildings and structures over fifty-five feet tall.

1. *Upper Story Setback.
All floors above fifty-five feet shall be set back from all street lot lines and property lines a minimum of twenty feet.*
2. *Maximum Floor Area per Floor.
All floors above fifty-five feet shall have a maximum floor area of ten thousand square feet. The floor area shall be measured from the inside face of the outside wall.*
3. *Setback for Upper Floors from River Facing Lower Story Facades.
River facing facades of all floors above fifty-five feet shall be set back a minimum of ten feet from all floors below fifty-five feet.*
4. *Maximum Tower Dimension and Tower Orientation for Floors Above Fifty-five feet.
All floors above fifty-five feet shall have a maximum diagonal plan dimension of one hundred forty-five feet.*

<https://my.spokanecity.org/smc/?Section=17E.060.750>

Staff analysis: Whether or not Saratoga Springs ever sees high-rise development, the concept of stepping a building back from the water as it gets taller is still appropriate and would enhance the user experience.

Site Coverage for Views and Ground Level Public Access

"A. Purpose

Views of the Spokane River shall be widely shared and not limited to adjacent properties. The intent of these standards is to ensure that new buildings and other constructed objects do not create barriers that wall off the river. The more restrictive standards of the underlying zone or this section shall apply.

B. Maximum Lot Coverage and Structure Width.

1. *The maximum lot coverage of all structures shall be seventy percent.*
2. *On sites with a width greater than one hundred twenty feet that is generally parallel to the river corridor, structures shall not be allowed to exceed seventy percent of the width of the site.*

C. Maximum Structure Width for Narrow Sites.

1. *On sites with an eighty to one hundred twenty foot width that is generally parallel to the river, structures shall not be allowed to exceed eighty feet or seventy percent of the width of the site, whichever is greater.*
2. *On sites with a width of less than eighty feet that generally runs parallel to the river, structures shall not be required to comply with subsection (B)(1) and (C)(1)."*

<https://my.spokanecity.org/smc/?Section=17E.060.760>

Staff analysis: Lot coverage is normally addressed within each zone; however, limiting how much width a structure may occupy in relation to the lot size is another good way to protect pedestrian and visual corridors to the waterways and paths for both safety and visibility. The language about views being widely shared is consistent with the Saratoga Springs City General Plan goal of taking advantage of the scenic and recreational opportunities provided by the lake and river.



Building Articulation

"B. Building facades exceeding fifty feet shall be visually separated into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs, and other elements of the building's mass. Simply changing materials or color is not sufficient to accomplish this.

C. Articulation shall be provided along facades visible from streets, as well as from the shoreline."

<https://my.spokanecity.org/smc/?Section=17E.060.780>

Staff analysis: Building articulation creates visual interest while providing a pedestrian friendly atmosphere; long, plain, and uninterrupted expanses of walls are uninviting and unappealing.



Pedestrian Views and Access for Large Buildings

"B. At a maximum interval of three hundred feet of structure that is generally parallel to the river, there shall be a clear visual and pedestrian penetration at the ground level from a public street to the river corridor.

C. The visual and pedestrian penetration shall not be less than thirty feet wide and shall meet the requirements of SMC 17E.060.290,

Physical and Visual Access, and Article VIII, Design Standards and Guidelines Specific to Shoreline Districts."

<https://my.spokanecity.org/smc/?Section=17E.060.790>

Staff analysis: Clear visual and pedestrian corridors play a large role in safety as view of the trail and waterfront user is not blocked by a large horizontal building; the requirement that the opening be no less than thirty feet wide is of utmost importance to achieve this goal.

Coeur d'Alene

Coeur d'Alene's Shoreline district boundary description below is clear, simple, and easily measured. As there is only one overlay district a similar approach may be desirable for the Jordan River and Utah Lake.



District Boundary Defined

"A. These shoreline regulations shall apply to all property located within one hundred fifty feet (150') of the shoreline of Lake Coeur d'Alene and the Spokane River."

http://www.sterlingcodifiers.com/codebook/index.php?book_id=603&chapter_id=64770

Staff analysis: The 150' buffer area may seem excessive for a smaller waterway such as the Jordan River; however, when one considers the rivers meander corridor 150' is perhaps

appropriate. The Coeur d'Alene buffer also aligns with the Jordan River Commission's Best Practices for Riverfront Communities, which recommends buffers ranging from 50' to 200' depending on the specific community.

Other Takeaways



Bicycle Repair station

The small repair station is provided in increments along the Boise greenbelt. It includes a tire pump, wrenches, and two bars on the top to raise the bicycle off the ground for easy repair. The repair station encourages bicycle use as it provides peace of mind that breakdowns will not result in a length walk and can quickly be resolved on the trail.



Drinking fountain with water bottle refilling station

The drinking fountain combined with a water bottle refilling station encourages the reuse of water bottles and may limit litter.



Information & Dog Waste

Dog Waste -The thin pole on the left is part of the pooper-scooper program; the pole dispenses used grocery bags. Passers-by can drop off their used grocery bags and dog owners then use those bags to clean up after their dogs. This removes the expense of buying doggie bags as seen in other parks.

Information -The short sign in the middle is the Greenbelt's code of conduct. The sign contains information such as that no alcohol allowed on the trail, the types of allowed forms of transportation (bicycles, etc.), that pedestrians have the right-of-way, and that dogs must be on a leash. The sign on the right is a map of the Greenbelt trail and the surrounding parks and street crossings.



Put-ins/Take-outs

There are various types of put-ins including beach, floating launches, and pipe launches. The put-ins/take-outs allow for easy access to the water while defining a pedestrian corridor which preserves other areas from pedestrian traffic.

D. Code Recommendations:

In order to effectively apply these development standards and principles, staff proposes that in addition to the MW zone, a buffer/overlay around the Jordan River and Utah Lake be considered.

The MW zone would regulate density, height, internal building setbacks, layout, lot sizes, allowed uses, etc., while the overlay would regulate pedestrian access and experience, river and riparian setbacks, building articulation, trail standards, and so forth.

MW Zone

- Internal building setbacks
- Building height
- Minimum lot and dwelling sizes
- Density
- Allowed uses (commercial, residential, mixture)

Buffer Overlay

- River and riparian setbacks
- Pedestrian access & experience
- Building articulation
- Trail regulations and standards

Guiding principles have been outlined by the Jordan River Commission’s Best Practices for Riverfront Communities. The recommendations outline best practices for land use, environment, and, recreation as described below.

Land Use

- Enhance river buffer
- Protect undisturbed areas
- Encourage clustered development to protect open space
- Encourage green site design and management practices
- Embrace the river as an amenity

Environment

- Increase habitat patch areas and complexity
- Increase habitat connectivity between patches
- Improve natural river function
- Improve bank stability

- Manage invasive and nuisance species
- Enhance connectivity between habitat patches
- Improve and restore native plant diversity

Recreation

- Provide river access where appropriate
- Locate trails to protect river and habitat
- Integrate active recreation that maintains river function and wildlife

Staff suggests that the recommendations provided by the Jordan River Commission also be considered and included within the MW zone and the buffer overlay, as appropriate.

E. Next Steps:

Staff is asking for feedback from both the Planning Commission (PC) and the City Council (CC) on the above recommendations, and input on any other items from the sample codes of PC/CC experience that should be included. Following discussion and direction from both the PC and the CC staff will begin drafting code for both the MW zone and, the buffer overlay.

Staff also suggests working with and sending code drafts to various state entities and university departments such as the Division of Fire, Forestry, and State Lands; the Jordan River Commission and the Utah Lake Commission; and university biology and ecology departments.

F. Attachments:

1. City Council 11/17/2015 minutes
2. Example Buffer Maps
3. Additional Photos

**City of Saratoga Springs
City Council Meeting
November 17, 2015**

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Work Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Kara Knighton

Others: Chris Porter, Holly Wade, Kayla Moss

Excused:

Call to Order – 5:45p.m.

1. Discussion of Mixed Lakeshore Amendments.

Kimber Gabryszak presented some key take-a-ways from their riverwalk tour. They started with Twin Falls and saw interesting things with docks. They saw some good ADA access areas. In Boise they noted the aggregate put-ins. (Councilwoman Call noted that Forestry Fire and State Lands would not let us pave to the river.) Most cities with successful areas had biologists involved. Some interesting features, large separations to create viable space. There was some innovative park space. Higher densities along the river but no huge open parking areas visible; the first floor is parking.

Councilwoman Baertsch attended a seminar on water conservation in Eagle Mountain and learned some things that will help. She will pass that information along.

Councilwoman Call would love to leverage things already done so we don't spend as much on biologists. Such as the blueprint Jordan River and Utah Lake Master plans. With the setbacks on restaurant area, consider low impact areas, to let certain uses encroach within the wide right-of-way area.

Mark Christensen had some great examples of narrow areas. Boise about 4 years ago was about what our Jordan River is today. They worked with the biologists and got plantings going and now they have a beautiful corridor.

Kimber Gabryszak noted that was a key take away, how they were much like us and worked up to this. She continued with the presentation. The parkway became a draw and they got better businesses to the area. We need to work with adjacent communities. She noted places where buildings were done before the amenity was in place.

Councilman McOmber commented on what could be done with front or back of buildings that may face the river.

Kimber Gabryszak said they are recommending the permeability, not necessarily a front door. They went to Pendleton. Open spaces in key locations help in usability. They stopped in Richland, They heard over and over to try to conserve as much of a consistent swath as they can.

Mark Christensen said they are doing a river front study that should be done in February that we will receive a copy of.

Kimber Gabryszak said they are purchasing property along the river and leasing to commercial for 99 years. In Spokane they had to do some reclaiming of property and had to do creative work to make it a functional river. There were a few examples of restaurants taking advantage of the riverfront.

Mark Christensen commented on a large sculpture/play feature that they may be able to take advantage of something similar.

Kimber Gabryszak said they found that on the wider trails they saw more usage. People felt safer and bikes and joggers and walkers could all fit. Make sure the trails are wide enough that as plants fill in they don't encroach so much. She noted more network trails in Coeur d'Alene. She noted a dog park, and to not do just dirt. A key item everyone said was to obtain as much waterfront as they could. Also, have un-programmed space next to programed space. It is possible to undo what has been done. In Bear Lake

54 they had homes going in long before they had access or trails and they are trying to recover access to the
 55 lake. Vegetation Preservation was needed. They need to find a balance between protecting the
 56 environment and allow access and usability. The trail is an asset that increases desirability for businesses.
 57 They can look at first floor parking and other creative solutions. They also had some key take-a-ways
 58 from City Offices and customer service such as meeting areas out front with kiosks that were convenient.
 59 Low counter type desks for people to sit while staff is helping them. Some other things were a River
 60 Walk bicycle repair stand, water fountains, bag recycle center to be reused as doggy dropping bags.
 61 Unique decorative usable features such as drains. Historical features and art was good. There was bike
 62 parking and adopt a tree programs. Next steps are to obtain copies of code from the good communities.
 63 Outline initial potential changes to Mixed Waterfront and potential changes to all waterfront
 64 development. Discuss these and other strategies during the Council Retreat. Schedule additional site
 65 visits as necessary in the spring. Move forward with adoption of Code amendments beginning in
 66 January.

67 Councilman McOmber would also encourage them to see San Antonio. They are probably the most
 68 successful. They really captured nice things and also generated revenue for the city. He thanked them for
 69 this and liked that we are creating relationships outside of Utah.
 70

71 2. Discussion of Open Space, Landscaping, and Trails Maintenance Policy

72 Kevin Thurman noted that we've had the need for a uniform policy for a while. It makes more sense to have
 73 this as Policy rather than Code because things change regularly and having to go through the process to
 74 change code takes a lot of time. Having something that City Council can approve that we administer that
 75 is flexible and can change with 24 hour notice makes more sense. This helps make things absolutely
 76 clear and closes loop holes. It discusses purposes that can guide policy.

77 Councilman Willden asked how do developers become aware of this as opposed to code and how binding
 78 would it be.

79 Kevin Thurman said it is binding; Council would adopt it by ordinance.

80 Mark Christensen said they would include it when they gave other material to developers.

81 Councilwoman Call asked about Regional Trails, she is concerned that they are forcing HOAs to take care of
 82 all of it. She wants there to be parks next to trails To If there are regional parks next to trails, that would
 83 enable the city to take care of the trails also, as they have done in the past.

84 Kevin Thurman said as staff it's hard to make those decisions administratively. It's up to the Council for
 85 discussion.

86 Councilwoman Call would say that trails may be maintained by the city, if landscaped trails are developed in
 87 conjunction with 5 acres of park dedicated to the city. We encourage them to develop the trail adjacent to
 88 a park and if it is 5 acres or more we may take it.

89 Kevin Thurman commented that they want it to be as black and white as possible. If the Council is ok with
 90 maintaining some of the regional trails with landscaping we can proceed in that direction

91 Councilwoman Baertsch said it would depend on where it is. There are areas where they will have them in an
 92 HOA anyway. She is nervous about saying they would take anything over 5 acres.

93 Councilwoman Call would say the Council may opt to take, leave it discretionary.

94 Councilman Willden noted they could appeal to City Council.

95 Councilwoman Call noted that Forestry Fire and State Lands will not allow concrete along the canal line, on
 96 their land.

97 Kevin Thurman asked if they had some direction on maintaining the landscaping in regional trail areas

98 Councilman McOmber commented that if it's adjacent to a park he would be more open to it. He likes that
 99 people in those areas are maintaining their trails. For him it is more an all or nothing type of thing. If it's
 100 next to a park it makes more sense. Similar to what they did with Regal and Neptune Parks.

101 Kevin Thurman said they need a way to make it fair for both sides. They can set a high standard for
 102 themselves and have developers maintain those standards. There is a factor of the long term cost of this
 103 as well.

104 Councilman Poduska said as we expand and our trails expand maintenance is going to become a large part of
 105 our budget so he would not encourage the city maintaining landscaping. He would like it to be more
 106 flexible as far as not forcing HOAs.

Mixed Water Front - Jordan River North Buffers¹⁵

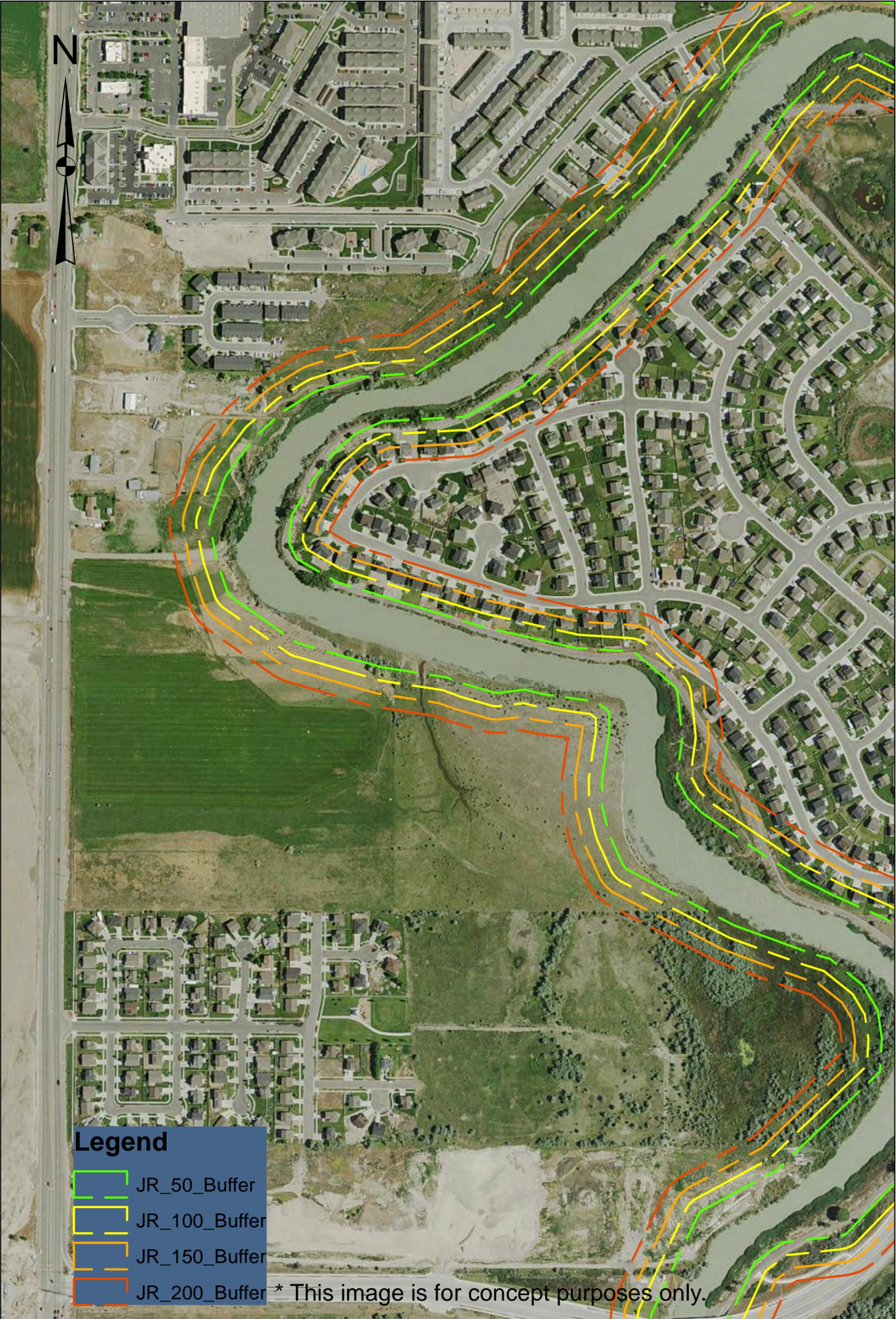


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* This image is for concept purposes only.

Mixed Water Front - Jordan River Buffers



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* This image is for concept purposes only.

Mixed Water Front - Utah Lake North Buffers

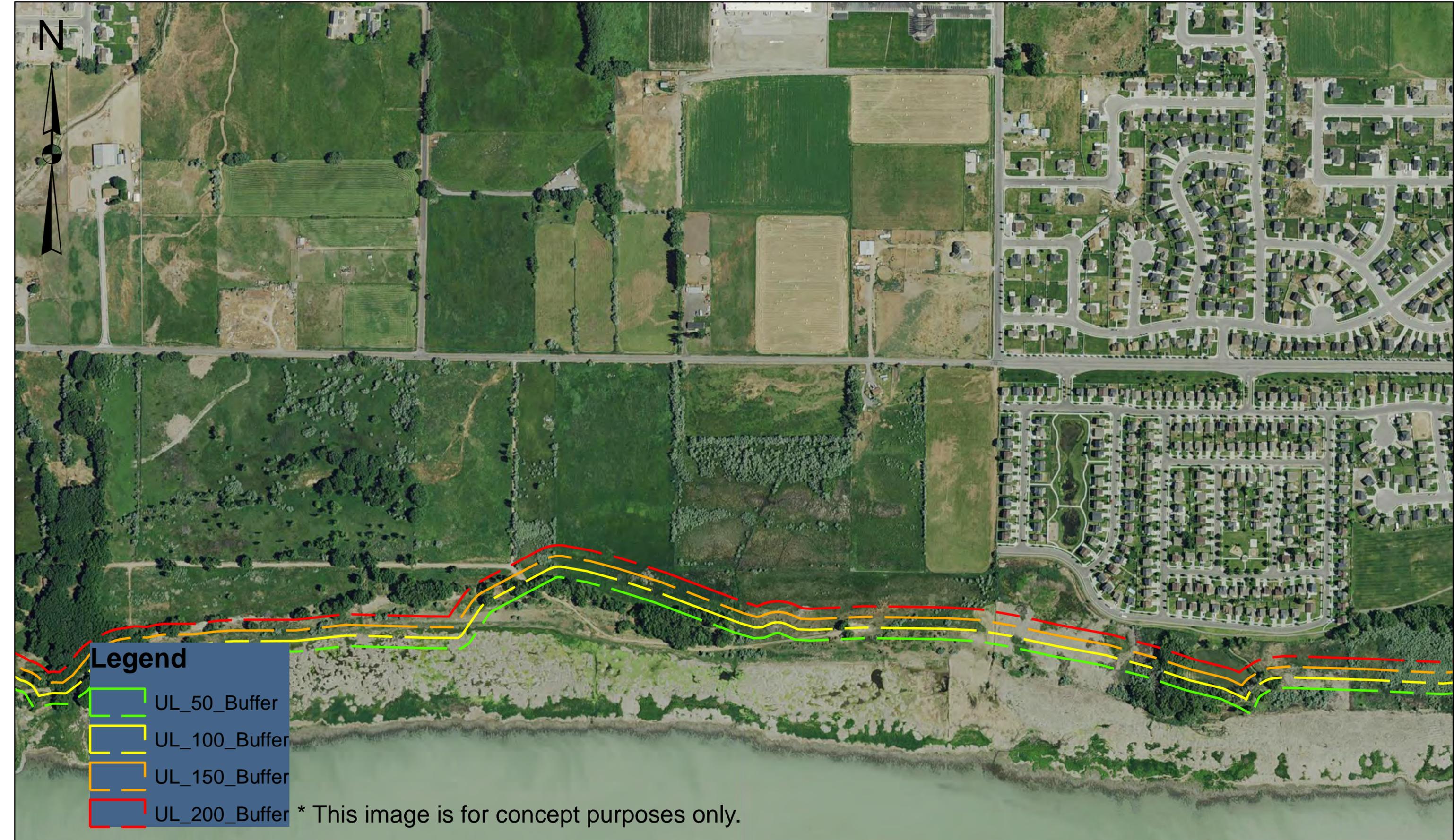
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* This image is for concept purposes only.



Mixed Water Front - Utah Lake Middle Buffers



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* This image is for concept purposes only.



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