

ORDINANCE NO. 24-39 (9-3-24)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, ("CITY") ADOPTING THE MIXED WATERFRONT
DESIGN STANDARDS AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on August 15, 2024, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the additions attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The Mixed Waterfront Design Standards attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

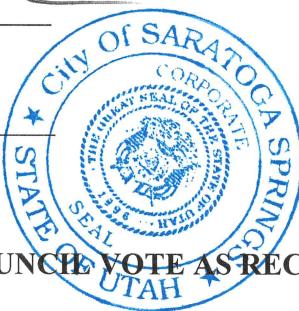
The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
 - ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of September, 2024

Signed: Jim Miller, Mayor

Attest: Nicolette Fike, City Recorder



CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Carn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael McOmber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lance Wadman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Willden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Jim Miller (tie only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A
Mixed Waterfront Design Standards

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.



CONCEPTUAL IMAGE REFLECTING THE STREETSCAPE AND BUILDING CHARACTER ENVISIONED FOR WATERFRONT STREET

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

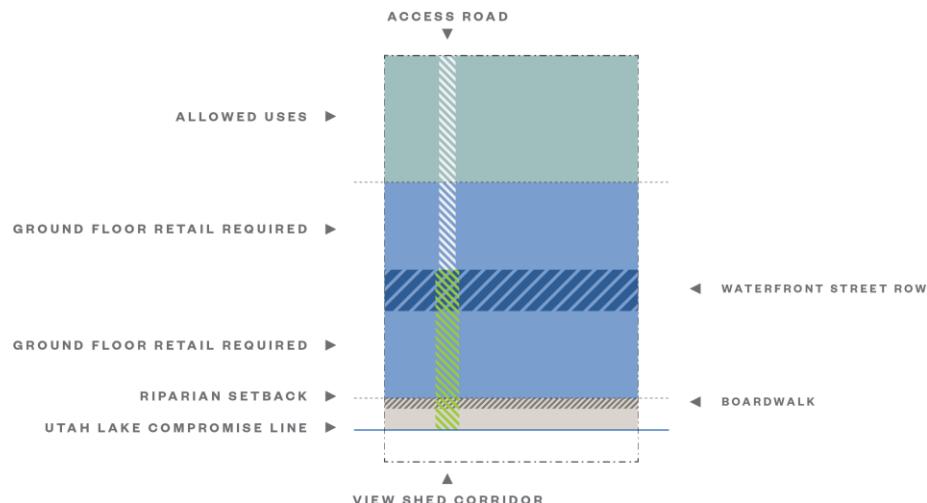


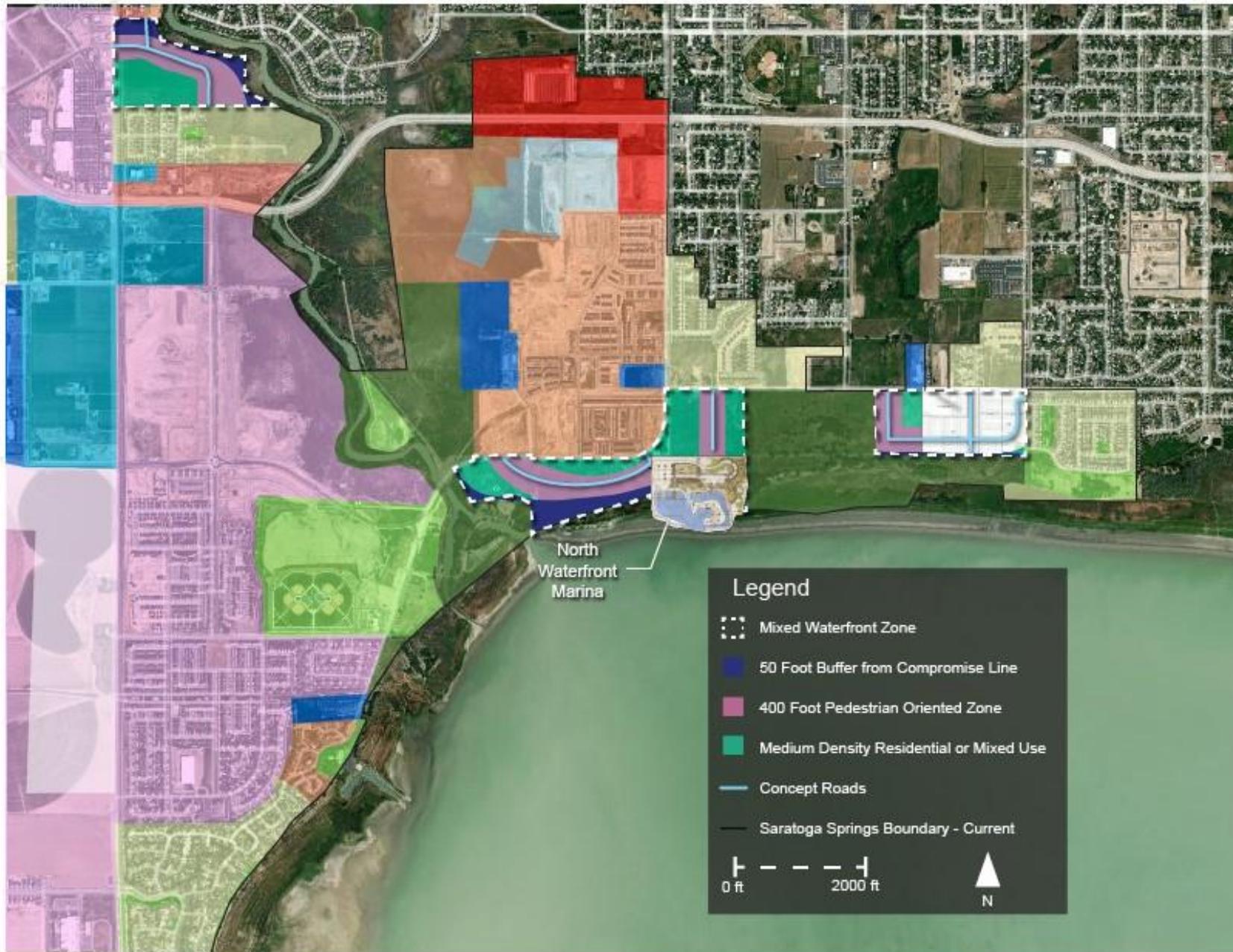
areas along the lakeshore, appropriately- placed parking, a sense of personal safety, well-maintained housing, and attractive parks.

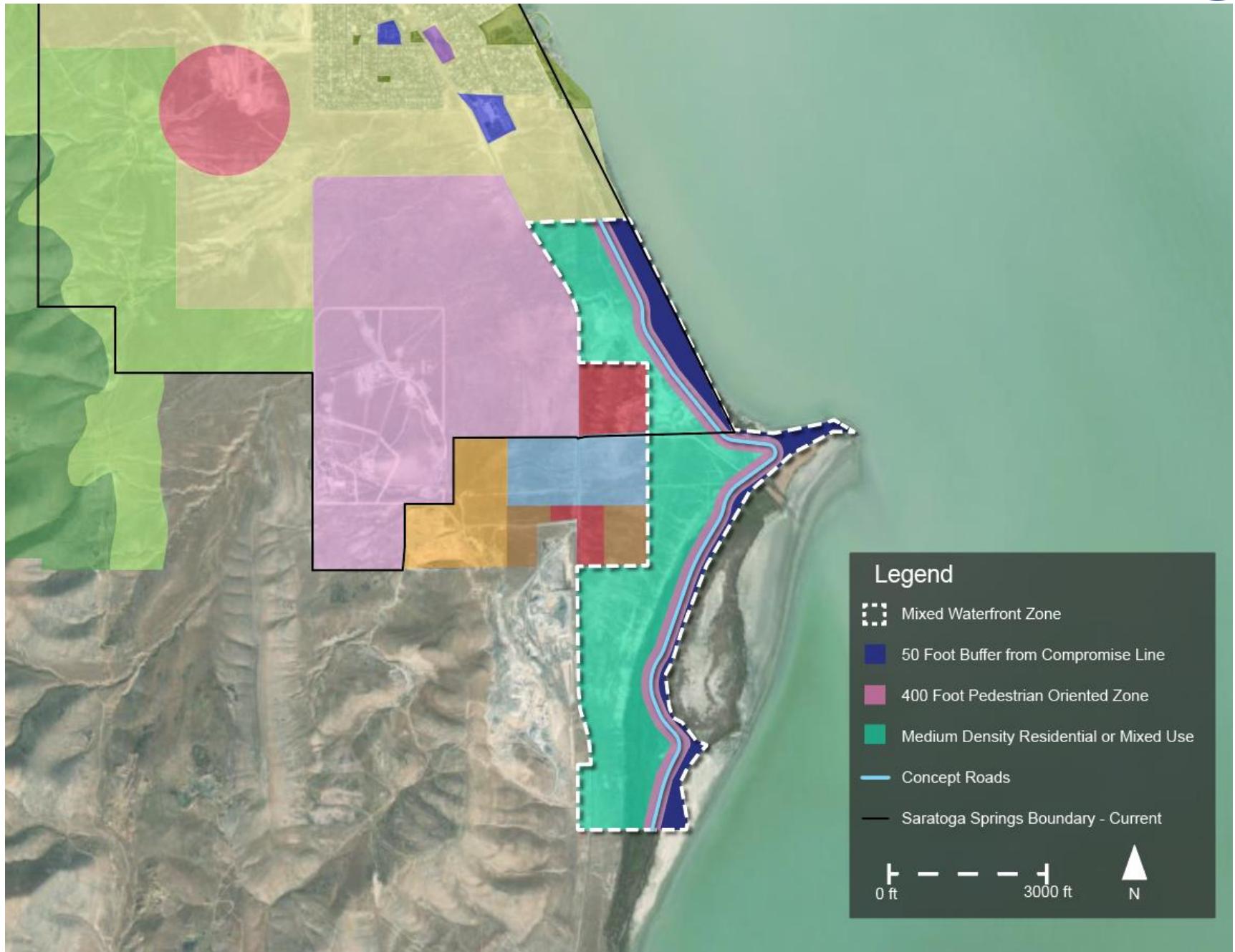
SITE DESIGN STANDARDS

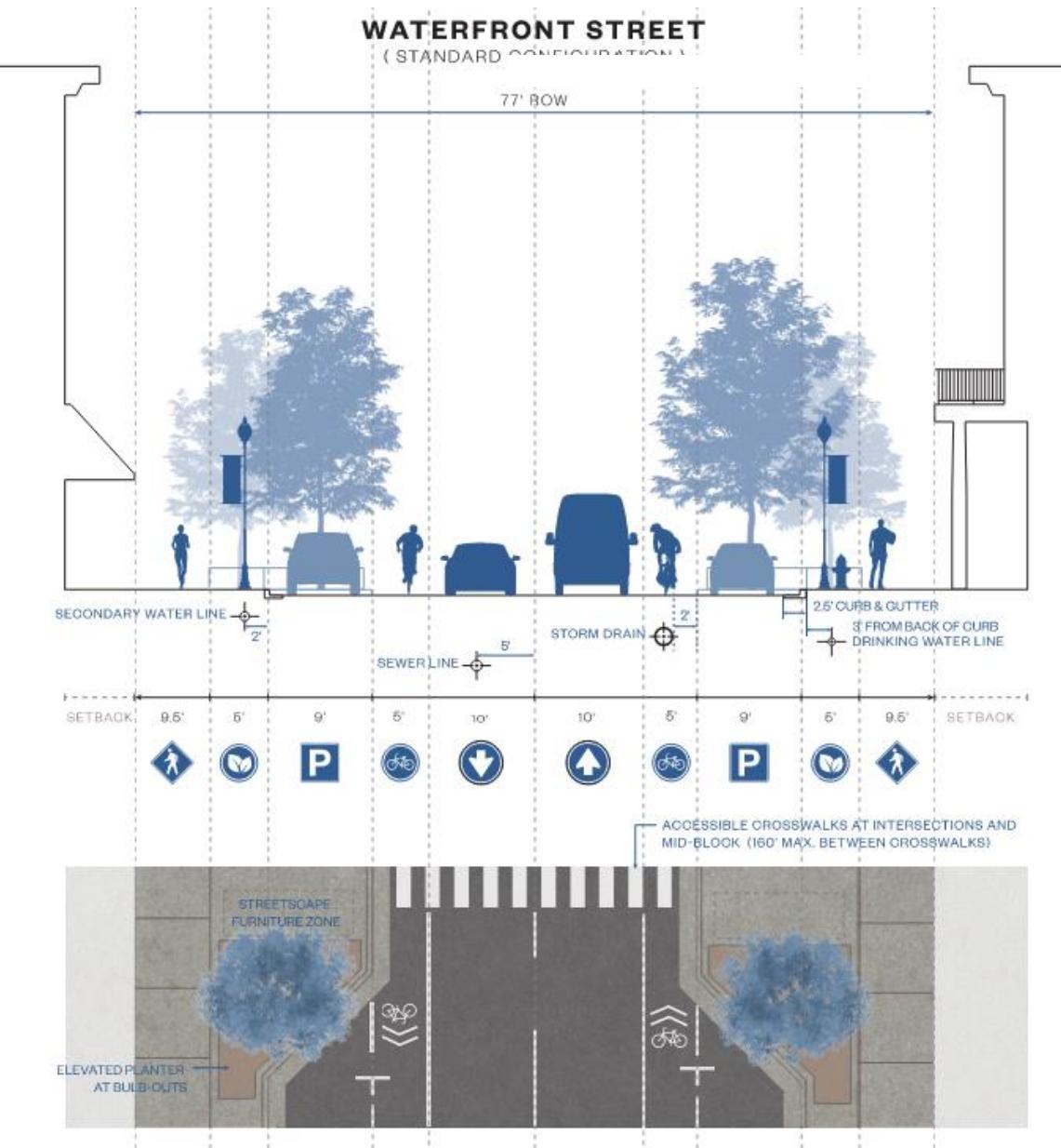
The proposed development shall:

- 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 viewsheds 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.



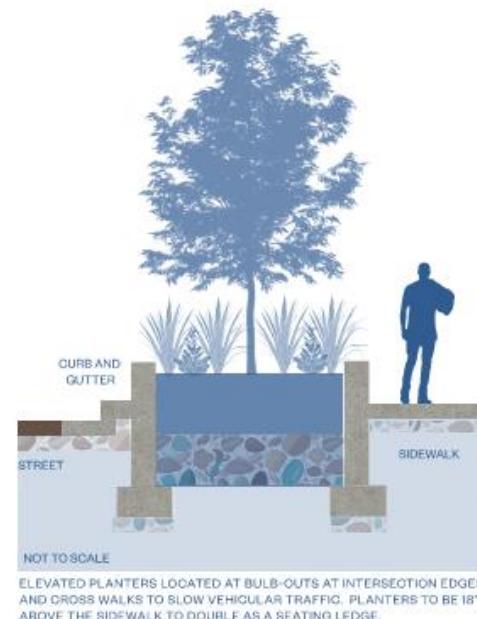






NOTE: A 20' clear Power and Utility Easement to be located on the alley side of the buildings in lieu of the waterfront street side. This easement can be used to support emergency and building services in addition to utilities.

RAISED PLANTER
(POTENTIAL CONFIGURATION)



BUILDING DESIGN STANDARDS



CONCEPTUAL IMAGE REFLECTING THE STOREFRONT CHARACTER ENVISIONED FOR WATERFRONT STREET

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. Buildings shall have four sided architecture, with each side of the building having equal detail and character.
- D. All sides of a building visible from a public space shall have parapets to screen rooftops and add additional design elements.



- E. 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.

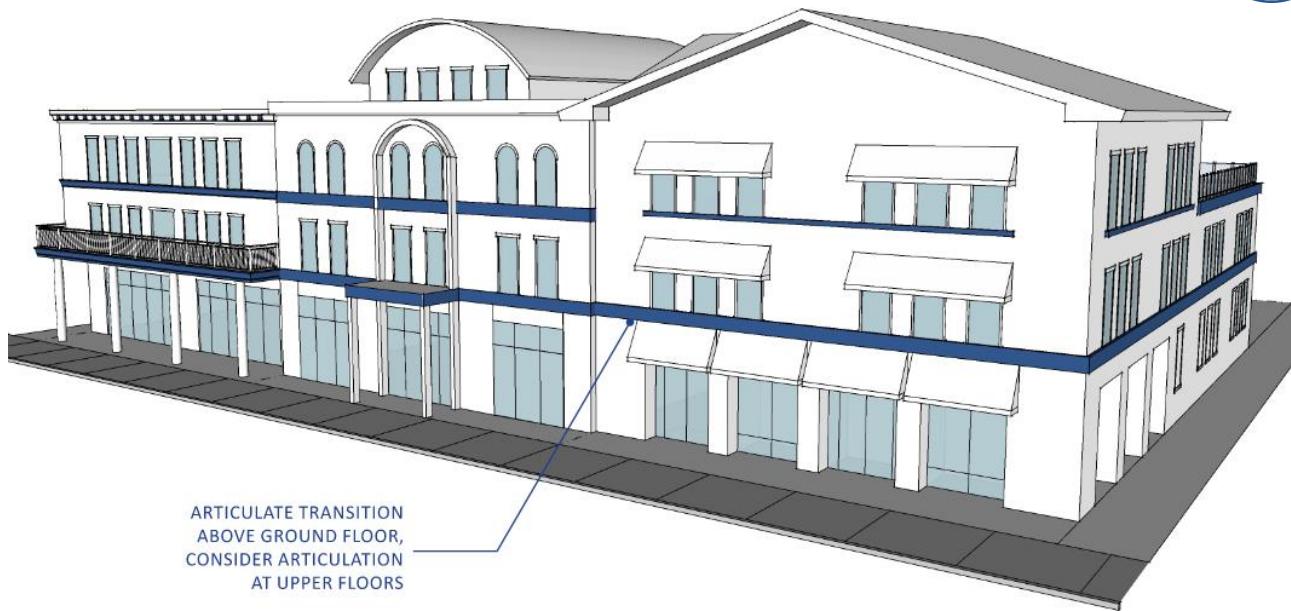


II. BUILDING BASE

- 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.

- i. Define the exterior face of the arcade or colonnade by a series of columns oriented toward the roadway.
- ii. Define the interior of the arcade or colonnade with the storefront façade.





III. BUILDING MIDDLE

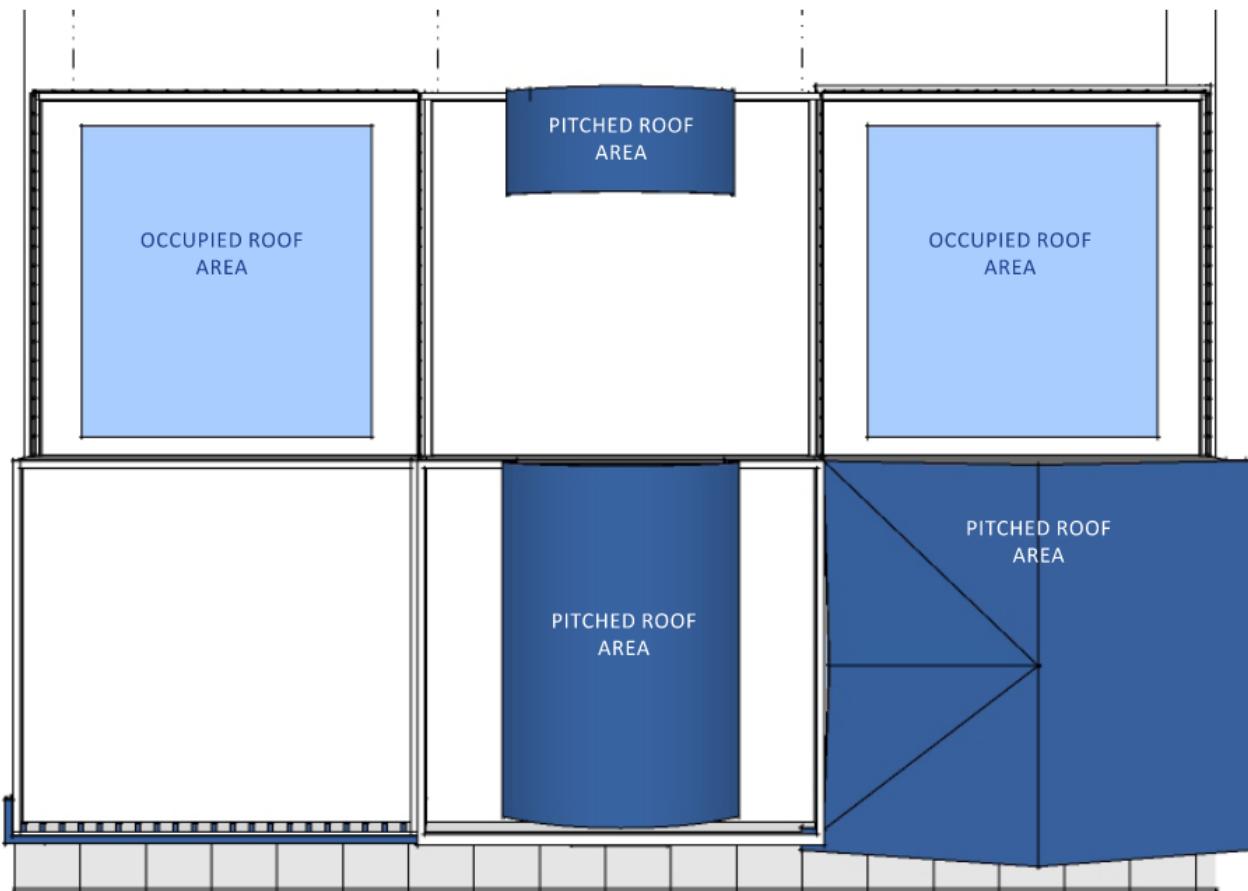
- A. Create a perceivable building middle as a transitional façade that links the base and roof cap.
- B. The upper levels shall have punched openings that are regularly repeated. The upper levels shall be no more than 30% glass.



- 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

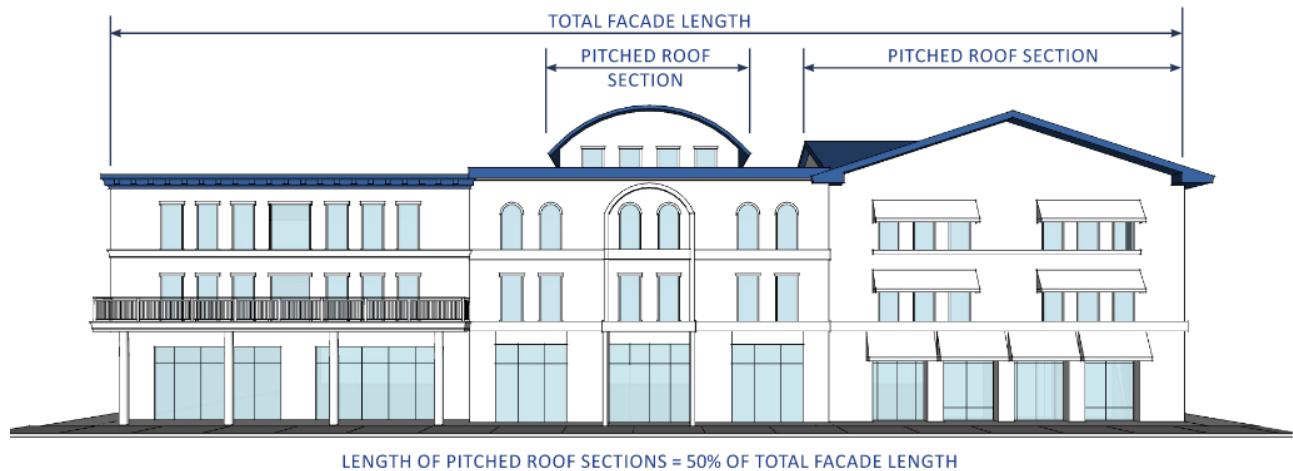


AREA OF PITCHED ROOF AND OCCUPIED ROOF AREAS = 50% OF TOTAL ROOF AREA

- 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 6:12 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.



ROOF(S) TO EXPRESS
VARIATION AND DETAIL
PER STANDARDS



- 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.



- G. No more than 50% of a building roof may be flat.
- H. At least 50% of the flat roof area on a building shall have a functional use such as a roof terrace, rooftop dining, or rooftop open space.
- I. Flat roofs shall require additional details (corbels, lintels, etc.) to add character to the building.



LENGTH OF PITCHED ROOF SECTIONS = 50% OF TOTAL FAÇADE LENGTH

Commercial and mixed-use buildings shall have a pitched roof or pitched façade element along a minimum 50% of the primary façade along a waterfront street. The other street-facing and boardwalk-facing facades shall have a pitched roof or occupied roof for a minimum of 50% of the length of the façade. The pitched roof length can be reduced to 40% of the length of the façade if additional architectural detailing is provided at the cornice of the flat roof areas. This detailing should include an extended cornice overhang supported by eave or cornice brackets.



LENGTH OF PITCHED ROOF SECTIONS = 40% OF TOTAL FAÇADE LENGTH
FLAT ROOF AREAS INCLUDE ENHANCED CORNICE AND ARCHITECTURAL DETAILS

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 for the 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. No more than five materials shall be used on a façade.
- 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, 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.
- 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 complement 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 attached balcony 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 proportionate window shutters.
- 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 be of a scale that appears 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. Walled compounds are prohibited. 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 Grove (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. Wainscot shall wrap the corners by at a minimum of two feet.
- III. On sloping sites, extend building materials to the ground plane.



LANDSCAPE AND STREETSCAPE STANDARDS

(NON-RESIDENTIAL, COMMON AREAS & OPEN SPACE)

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 such as Utah Lake and the Jordan River.

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 that abut the same land use or zone 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.
- VIII. Planters shall be installed at pedestrian crossings to help slow traffic and enhance walkability.

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, the riverfront, 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 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 Neighborhood Plan.
- 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. Include a forged or engraved City logo.
 - iii. Identify a specific standard in the Neighborhood Plan.
 - iv. Full cut off lighting shall be used and shall be limited to pedestrian walkways and surfaces.
 - v. Lighting shall be unique to the Mixed Waterfront Zone.
 - b. Seating:
 - i. Use City standard 6' Mountain Maple Bench.
 - c. Trash Receptacles:
 - i. Use the City standard 32 Gallon Aspen Receptacle.
 - d. Tree Grates/Tree Guards/ Trench Drains/Bike Racks:
 - i. Identify a single model and design in the Neighborhood Plan that complements the City standard bench and trash receptacle.



32 Gallon Aspen Receptacle



Tree Grate



Outdoor Drinking Fountain



Bollard Lighting – Sternberg



6' Mountain Maple Bench



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 be wider depending on specific pedestrian and bicycle traffic needs. Also, the promenade shall be located in the waterway setback described in Chapter 19.25 of the Land Development Code.
- 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. Seating elements shall integrate anti-skateboard measures into the design.
- 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.



CONCEPTUAL IMAGE REFLECTING THE CHARACTER ENVISIONED FOR THE BOARDWALK



NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that the City Council of the City of Saratoga Springs, Utah, at their meeting of September 3, 2024, passed and adopted the following Ordinance:

- Ordinance 24-39 (9-3-24) Adopting the Mixed Waterfront Design Standards and Establishing an Effective Date.

Copies of these Ordinances are on file in the office of the City of Saratoga Springs City Recorder and are available for review during City business hours.

This notice has been posted on:
The Utah Public Notice Website,
The City of Saratoga Springs Website, and
The City of Saratoga Springs administration building notice board.

Dated: September 4, 2024
/s/ Nicolette Fike, City Recorder