Small Saratoga Springs Growth:

How to survive and thrive

Presentation by: Ken Leetham, AICP, City Manager & Judson Rex, AICP, Planner

Saratoga Springs

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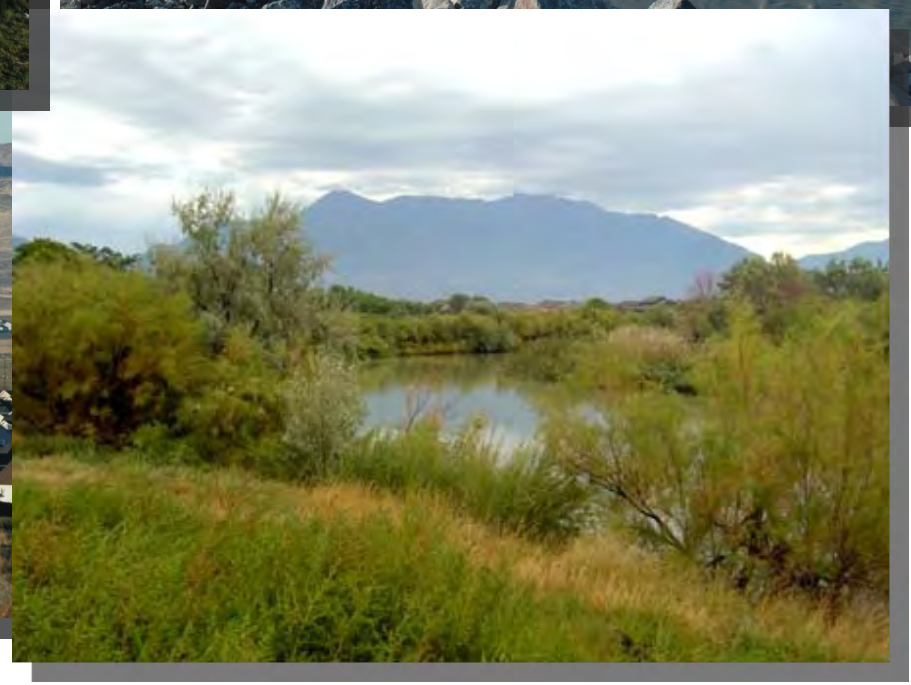
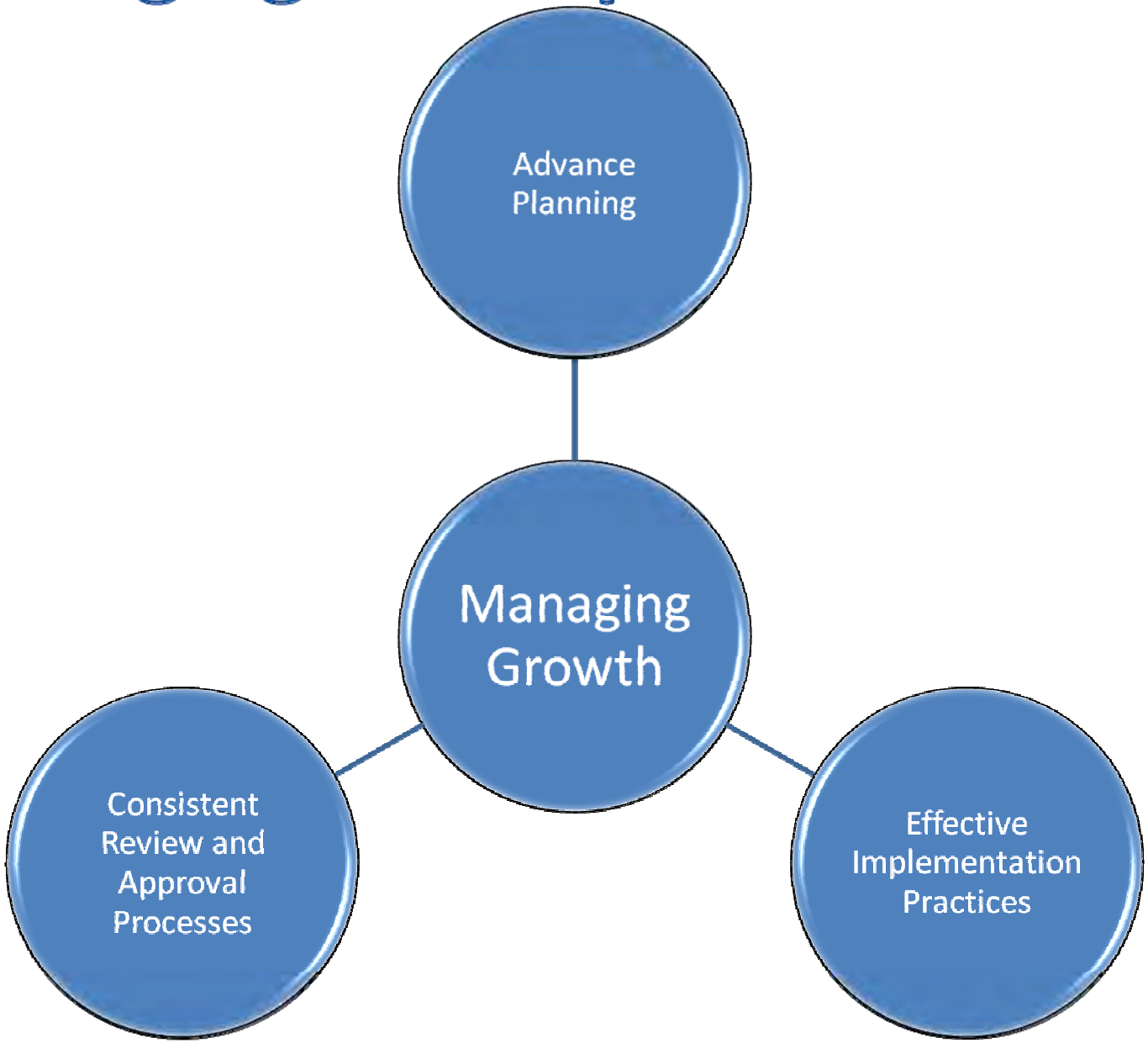


Managing the Impacts of Growth



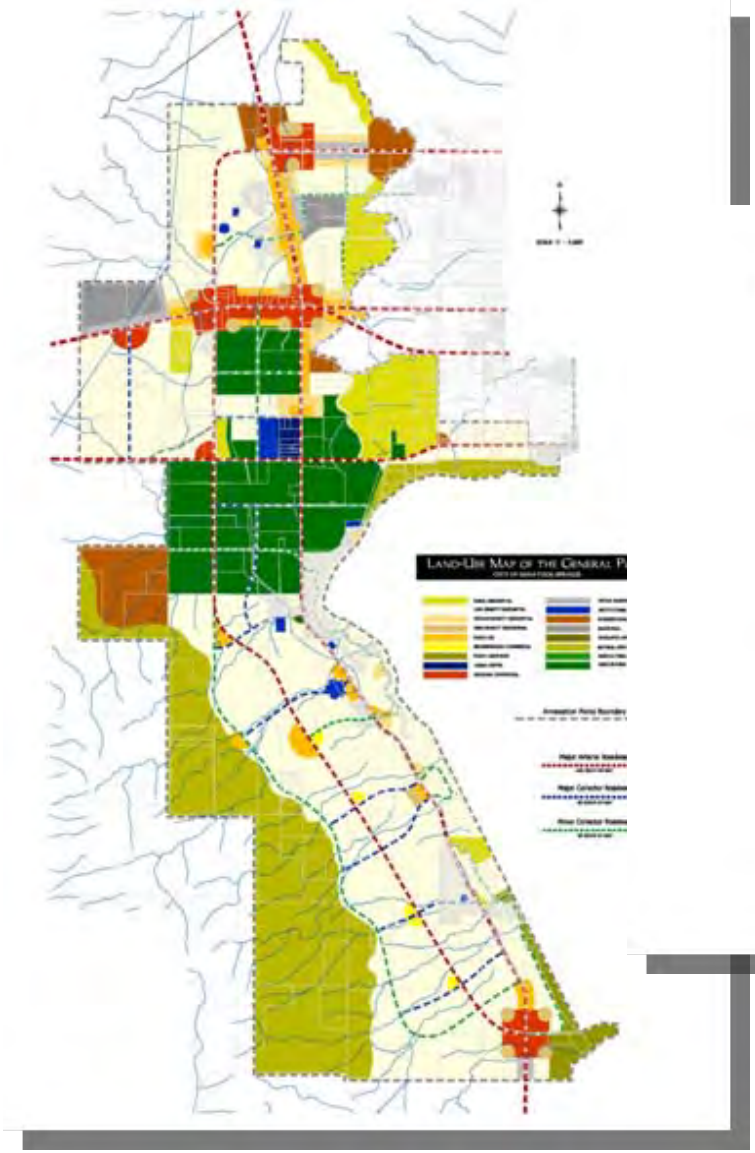
Advance Planning

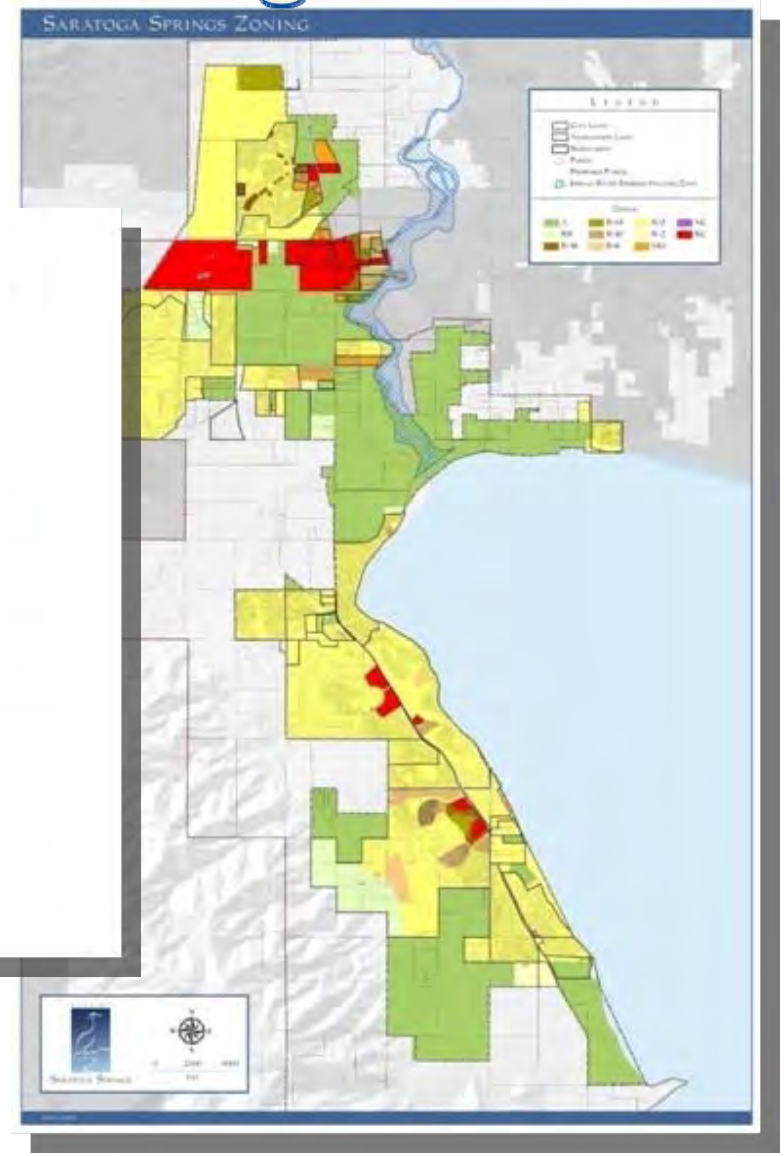
- Major decisions regarding land use, zoning, infrastructure, transportation, open spaces, and parks are made before development is proposed
- Community vision has been established together with the tools needed to ensure consistency with the vision

Advance Planning: Land Use and Zoning

- *General Plan* – Planned distribution of land uses
- *Zoning Map* – Actual land use entitlements
- *Land Development Code* – Implementation of General Plan; Zoning, subdivision, development regulations and process

Advance Planning:
Land Use and Zoning

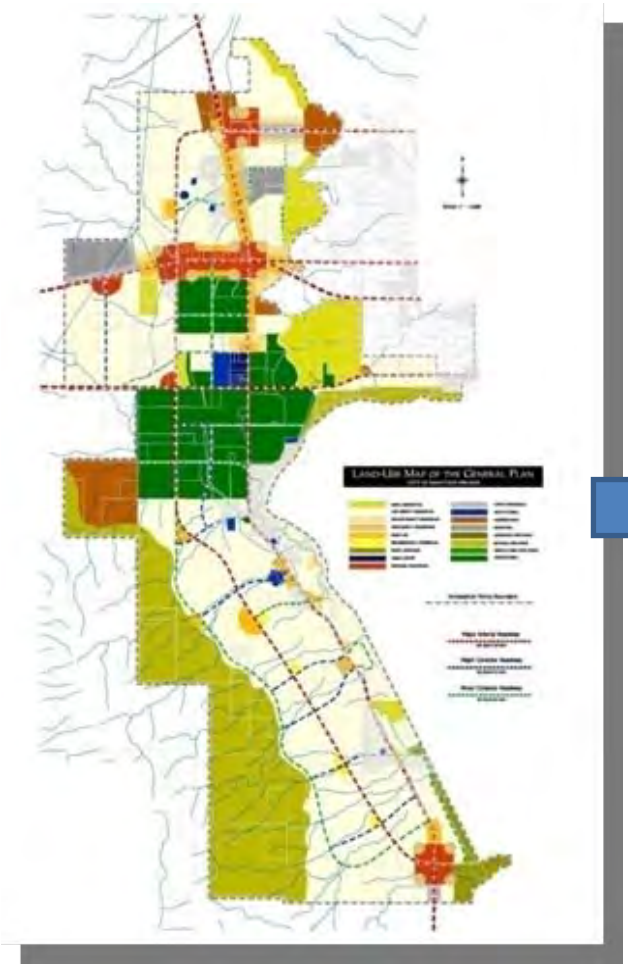




Advance Planning: Transportation

- Based on General Plan land uses – projected transportation needs/demand calculated
- Demand calculation translated into a transportation plan
- Hierarchy of streets
- Determination of system for right-of-way acquisition and exactions

Advance Planning: Transportation



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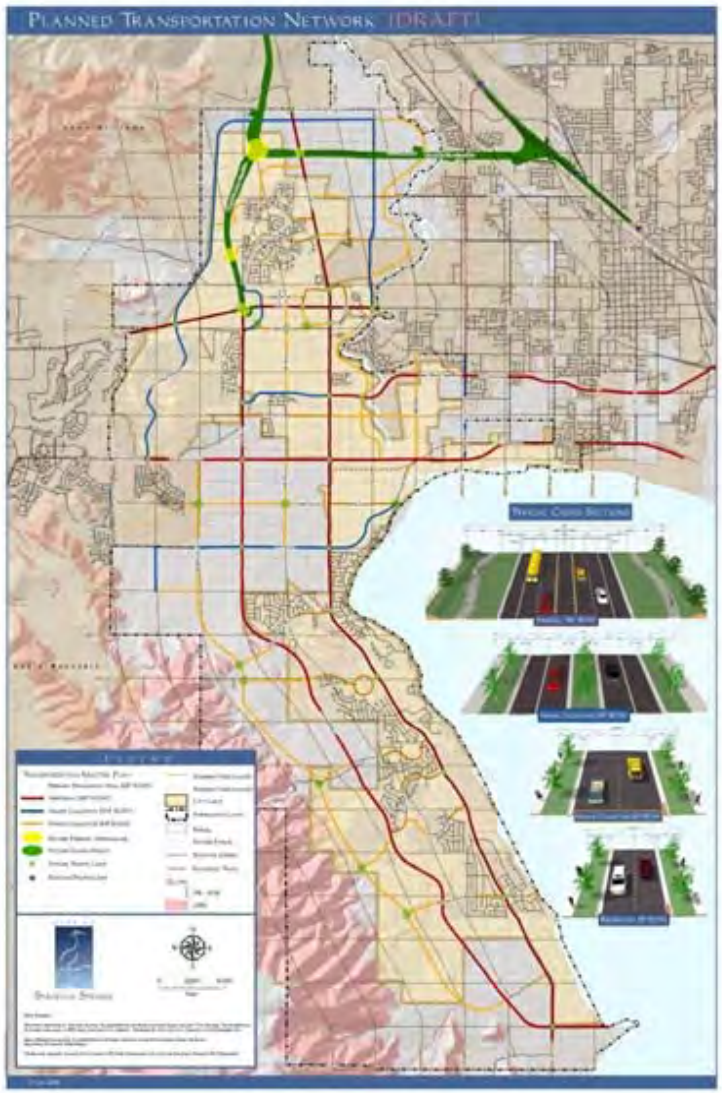

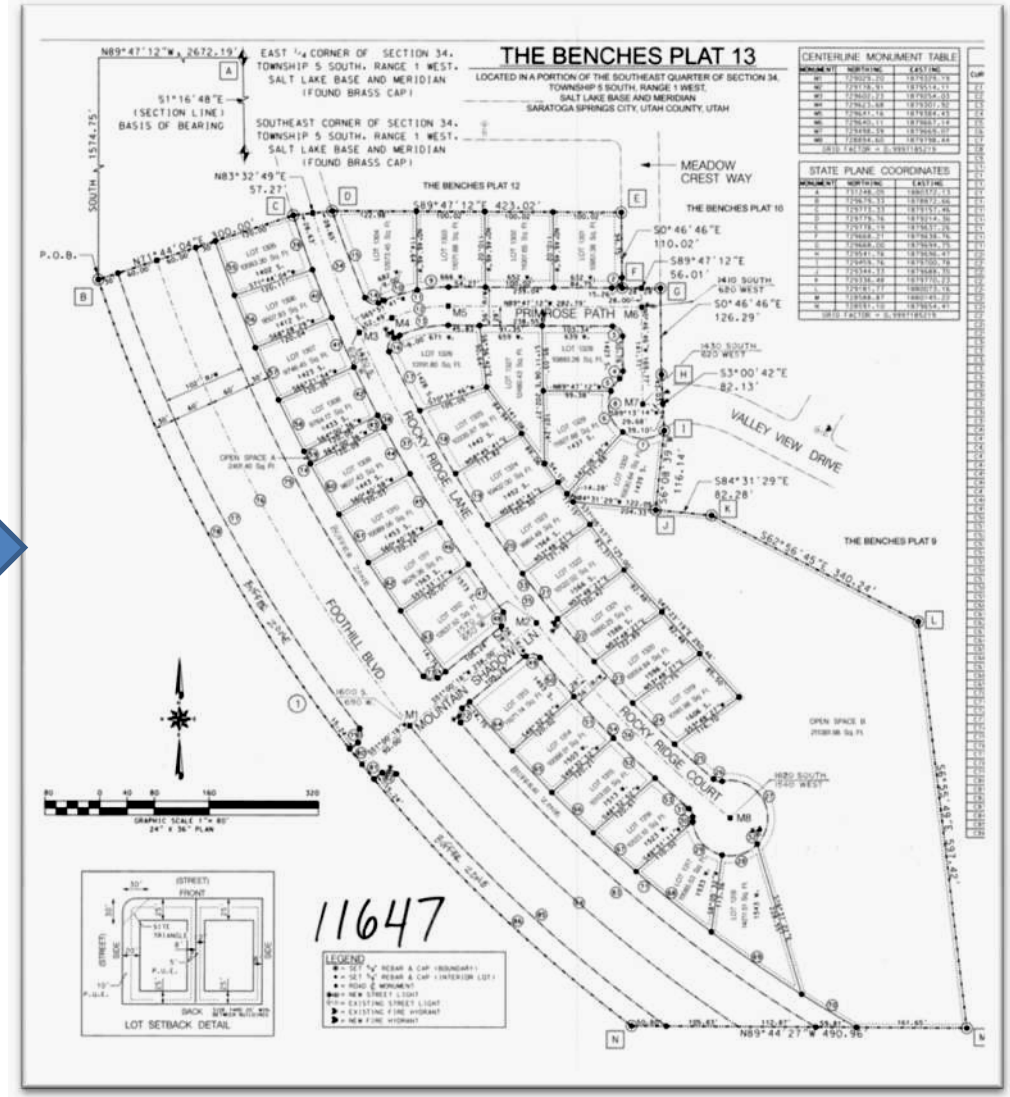

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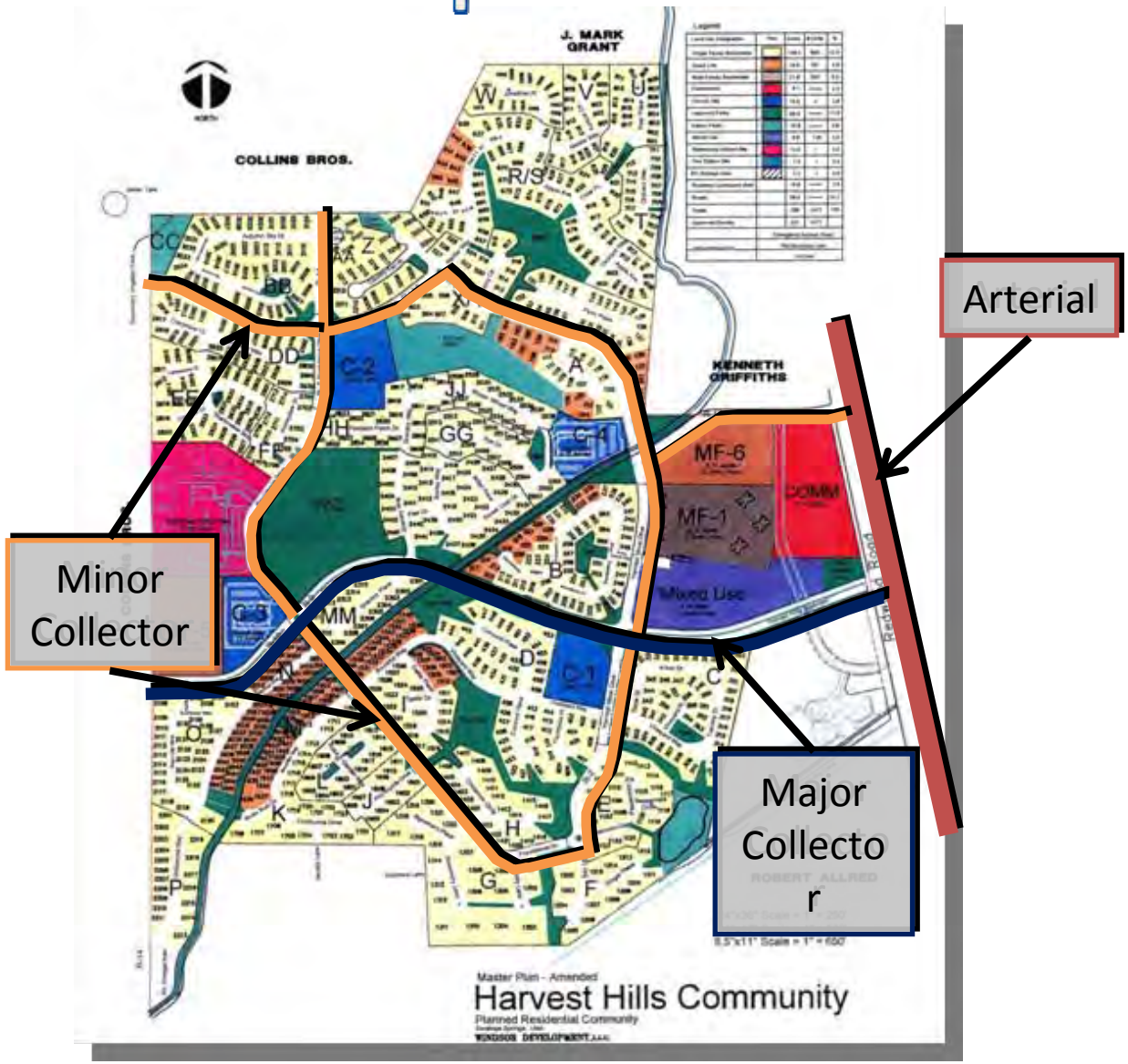

Advance Planning: Utilities

- Master plans for water, sewer, and storm drain should be in place to guide development
- Capital facilities plan (an element of the master plan) and impact fee ordinance should be in place
- Methodology for assigning capacities and tracking connections that allows time for planning and projections of future needs

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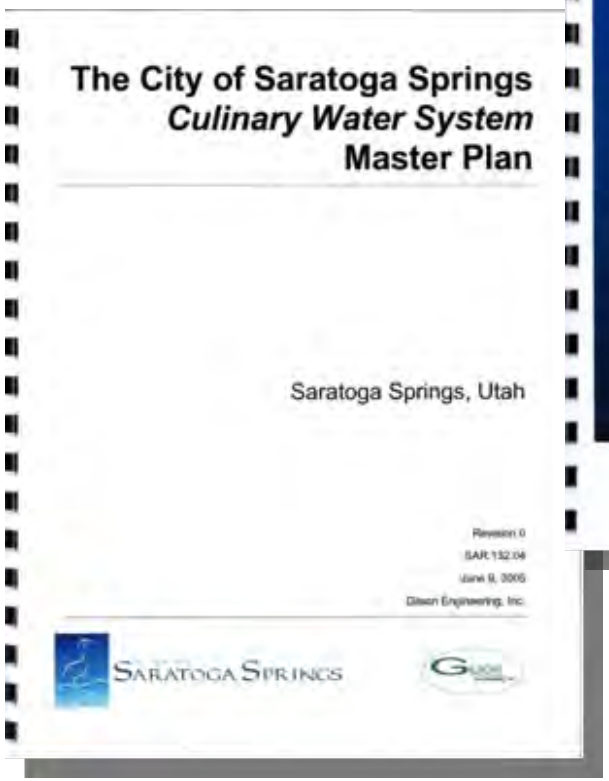

Advance Planning: Utilities - Water

Advance Planning: Utilities – Storm Drain

Advance Planning: Open Spaces, Trails, Parks

- Establish community standard or vision for open spaces, trails, and parks
- Vision translated into a specific plan
- System for acquiring or exacting open space (CFP and impact fee ordinance)
- Methodology for building physical improvements
  - Developer contributions, development agreements
  - Impact fees
  - Special regulations (PUDs, special districts, public financing)

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Open Spaces, Trails, Parks

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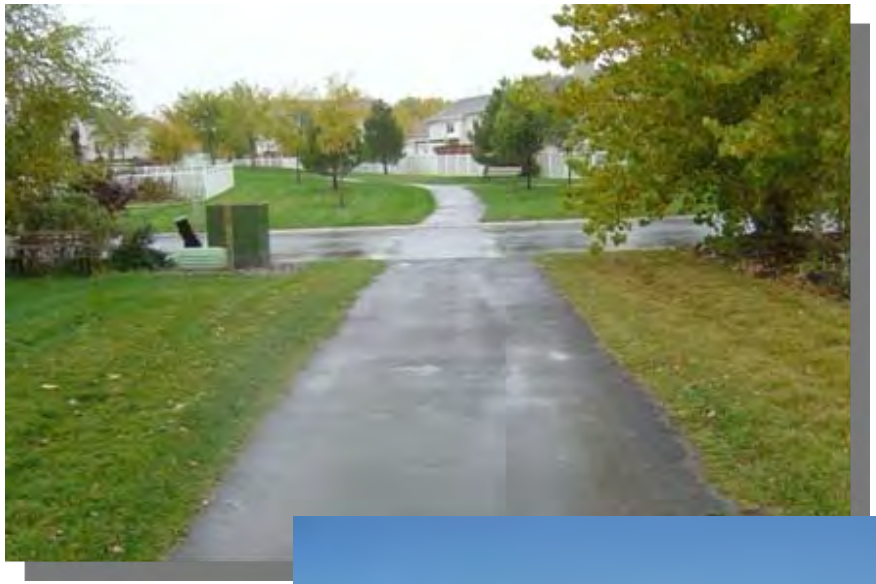
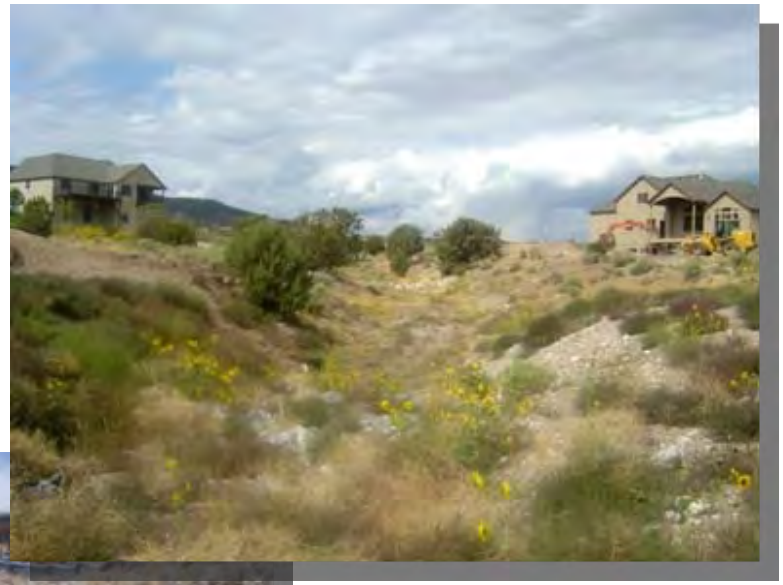


Advance Planning:
Open Spaces, Trails, Parks

Advance Planning: Physical Features

- Take inventory of unique physical characteristics of the community
  - Lakes, rivers, canals, floodplains, wetlands
  - Natural drainages
  - Hillside slope challenges, soils
  - Wildland interface
- Establish community standards to address physical features – How will sensitive areas be treated in your development process?

Advance Planning: Physical Features



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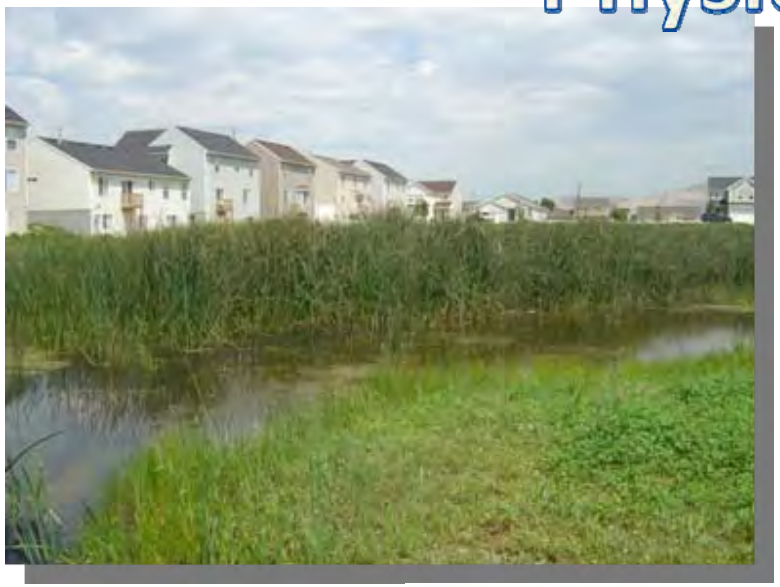

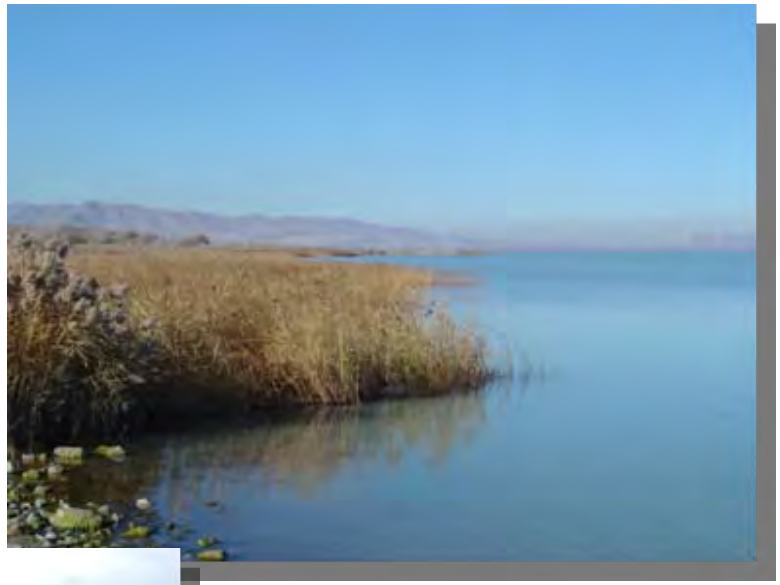

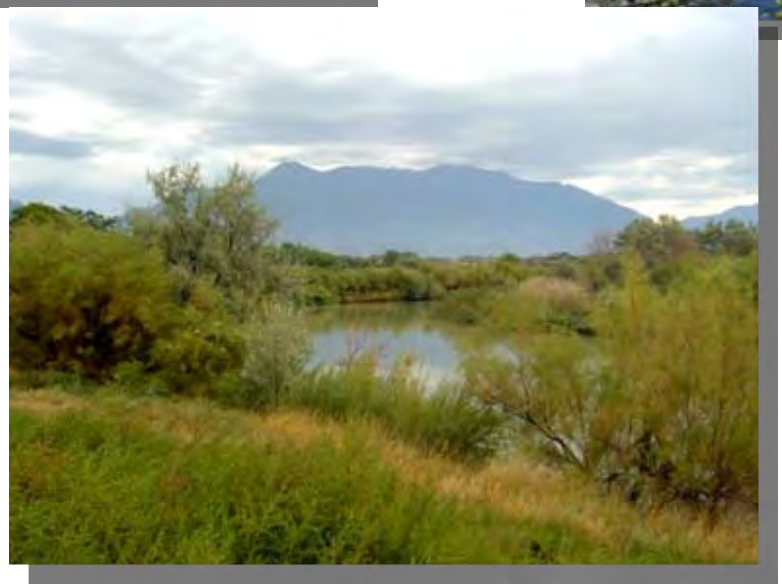

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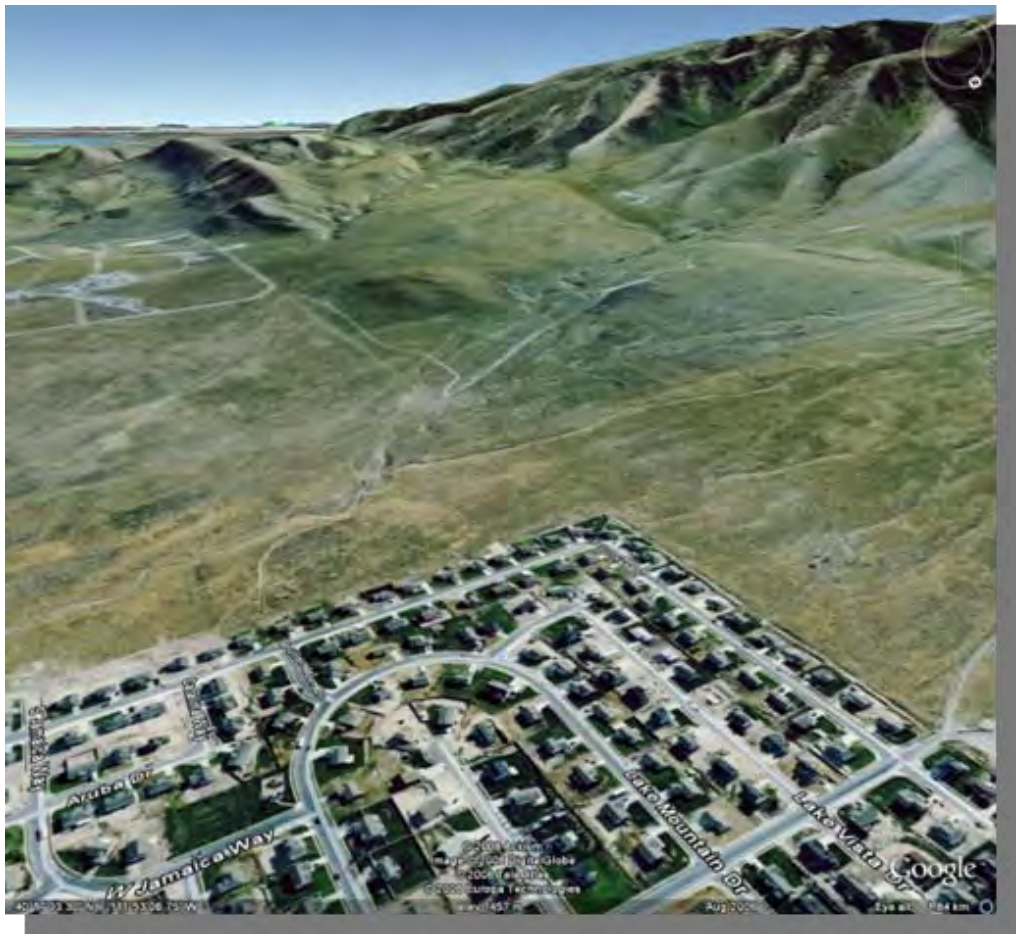


Consistent Review and Approval Processes

- Equitable and repeatable methods for reviewing development proposals – all proposals are subject to similar review
- Property owners and developers have an expectation of capability and fairness in how their proposal will be processed

Consistent Review and Approval Processes

Consistent Review and Approval Processes: State Regulations

- All development processes should comply with state authorized land use approvals
- Land development ordinances should be frequently reviewed for compliance with LUDMA provisions and subsequent amendments
- Use available resources, reference materials, and other public agencies to assist in creating ordinances and policies

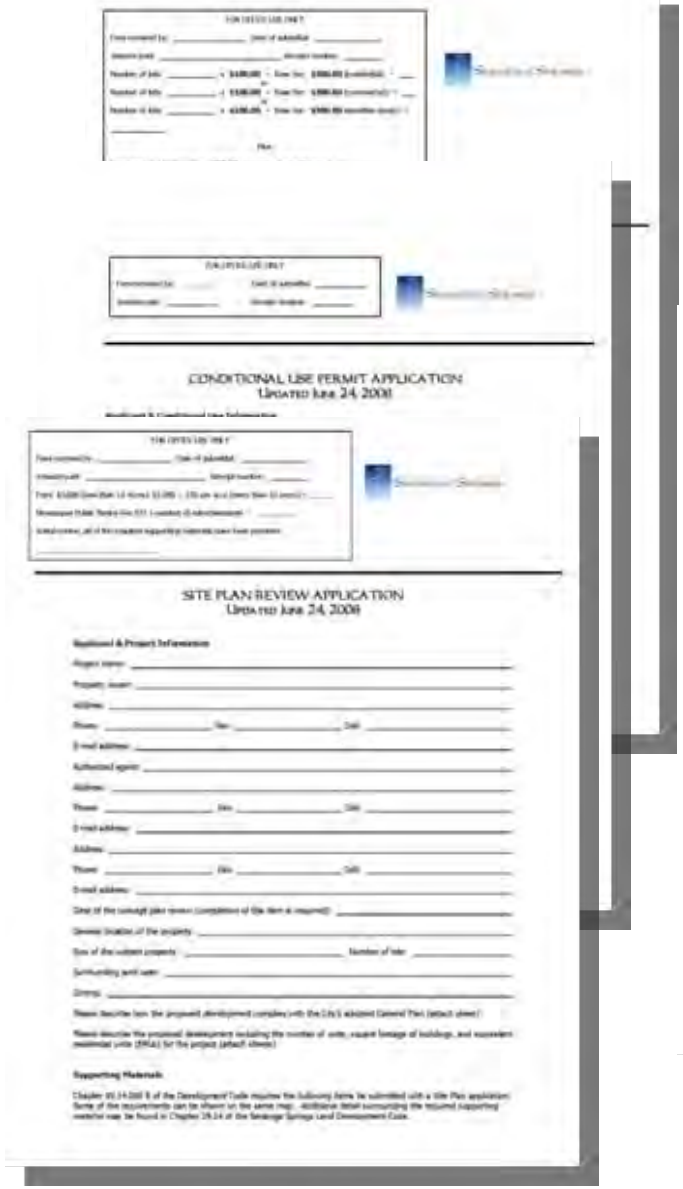
Consistent Review and Approval Processes: Resources

- Utah League of Cities and Towns Land Use Resources
  - www.ulct.org/ulct/land
- American Planning Association (APA) – Planners Advisory Service
  - www.planning.org/pas
- Utah Chapter of the APA
  - www.utah-apa.org
- Urban Land Institute
  - www.uli.org
- State of Utah Ordinance Library
  - www.planning.utah.gov/library

Consistent Review and Approval Processes: Training

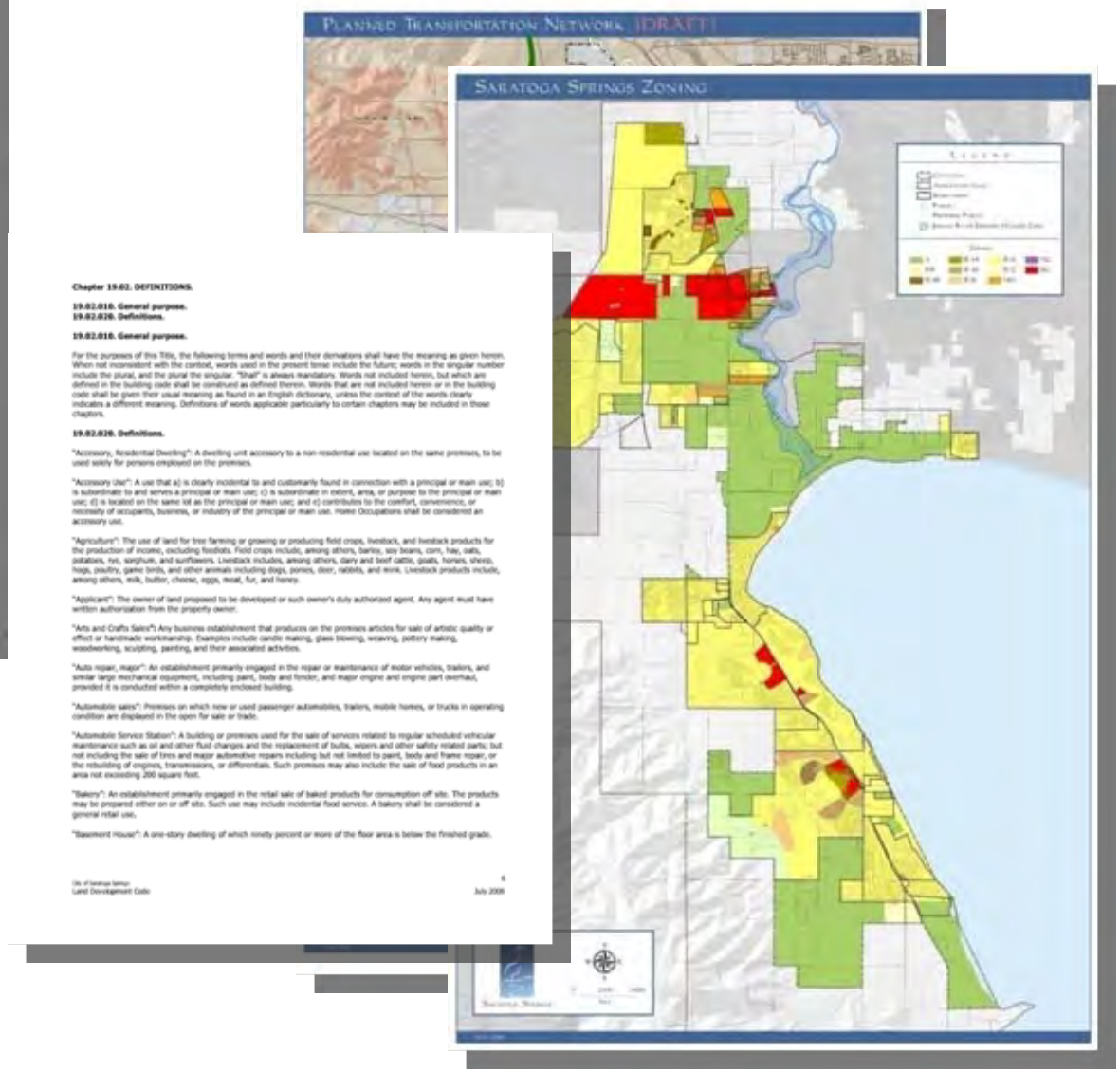
- Staff, Planning Commission, City Council should understand their appropriate role and authority
- Comprehensive application materials
  - Forms, fees, maps, instructions, timelines, explanations, definitions

Consistent Review and Approval Processes: Training



CONDITIONAL USE PERMIT APPLICATION
Updated June 24, 2008

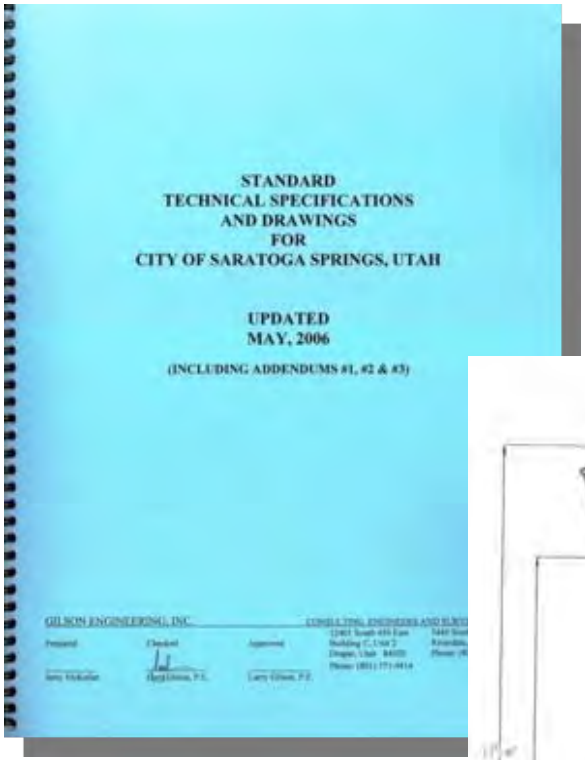
SITE PLAN REVIEW APPLICATION
Updated June 24, 2008

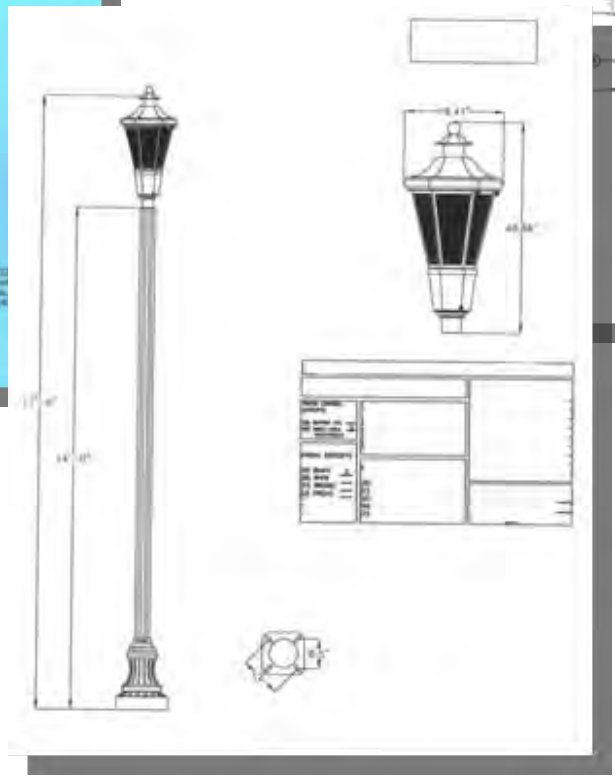


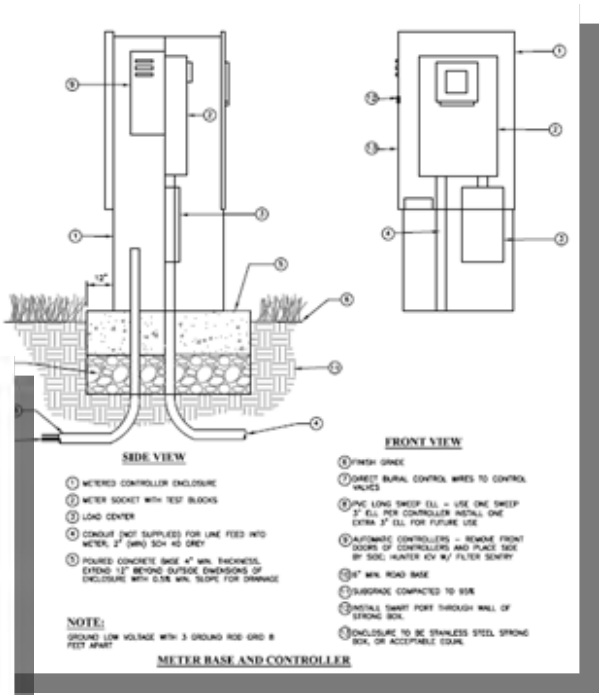
Effective Implementation Practices

- Adopt good construction standards
- Frequently review and adjust impact fees, bonding and warranty policies as needed
- Routinely monitor agreements
- Include land owners and developers in feedback activities – listen and pay attention

Effective Implementation Practices: Construction Standards



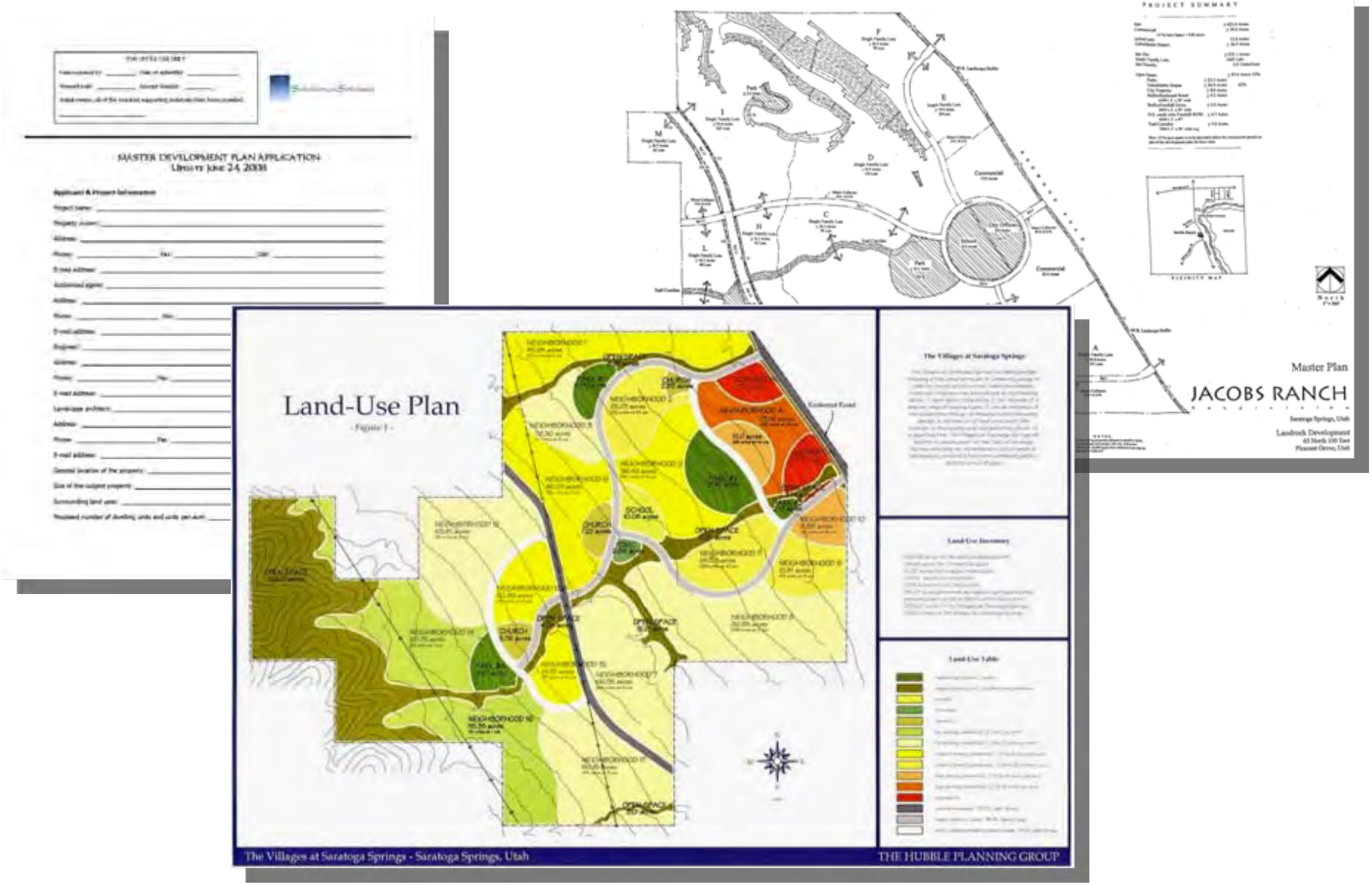




Effective Implementation Practices: Facilitation

- Identifying with land owners and developers potential problems, site challenges, issues in advance of application review
- Processes must be flexible enough to address unique situations (master development plans, mixture of uses and densities, development of large tracts)

Effective Implementation Practices: Facilitation



Other Impacts

- In fast growing communities it's necessary to establish a process for evaluating total impact of population growth on the community
  - Project public safety needs
  - Work with local school district
  - Establishment of public outreach tools
  - Create a projected staffing plan for all services