CITY OF SARATOGA SPRINGS

Water Conservation Plan

January 2015

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Introduction

The Saratoga Springs 2015 Water Conservation plan has been developed in accordance with the revised Water Conservation Act of 2004 (House Bill 71, Section 73-10-32 Utah State Code Annotated) as an update to the City's 2010 Water Conservation Plan. Saratoga Springs has continued to experience rapid growth and continues to be one of the fastest growing communities in both Utah County and the Wasatch Front.

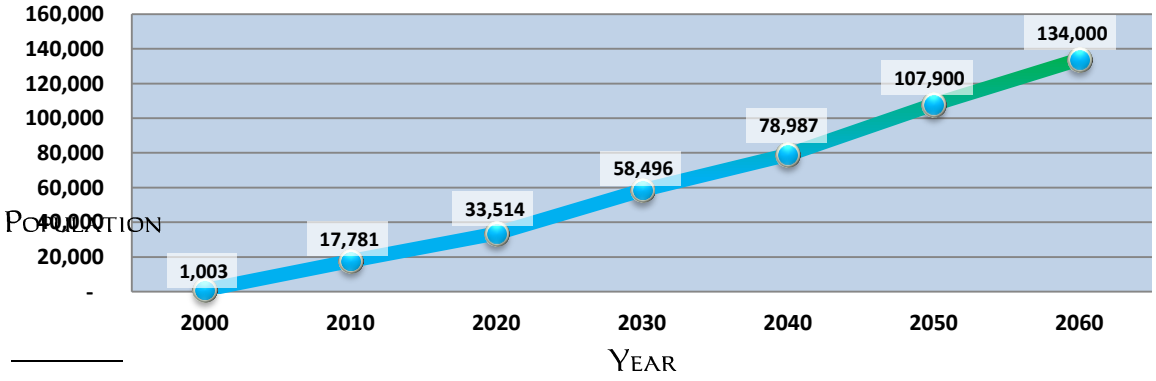
Growth affects the future cost and availability of both culinary and irrigation water supplies. These concerns are identified and addressed in this Water Conservation Plan. This plan contains a summary of the current culinary and secondary water systems, identifies existing water conservation measures that have been implemented, and provides recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Population

The City of Saratoga Springs has experienced tremendous growth since the early 2000's that has transformed the once largely agricultural community into an urbanized region of northern Utah County. Residential and commercial developments are being established at a rapid pace and there is still a significant amount of land available for future growth.

The City has approximately 4.6 square miles of developed land within the existing city boundary of 21.7 square miles. Inclusion of the future annexation boundary is expected to create a total City area of 34.6 square miles. The existing City boundary and proposed annexation areas are shown on the Current Land Use Plan map provided in Appendix A.

The 2010 US Census identified the population of Saratoga Springs as 17,781 people with approximately 4,387 households and an average household size of 4.05. The 2013 population estimate for Saratoga Springs was 22,749 as provided by the Census Bureau. This is a 4 year increase of about 4,968 people and a 27.9% change. This growth trend is consistent with projections provided by Mountainland Association of Governments (MAG) which projects the 2020 population in Saratoga Springs at 33,514 and by 2060 a population of 134,000. The graph below shows the projected growth through year 2060.



Existing Water Systems

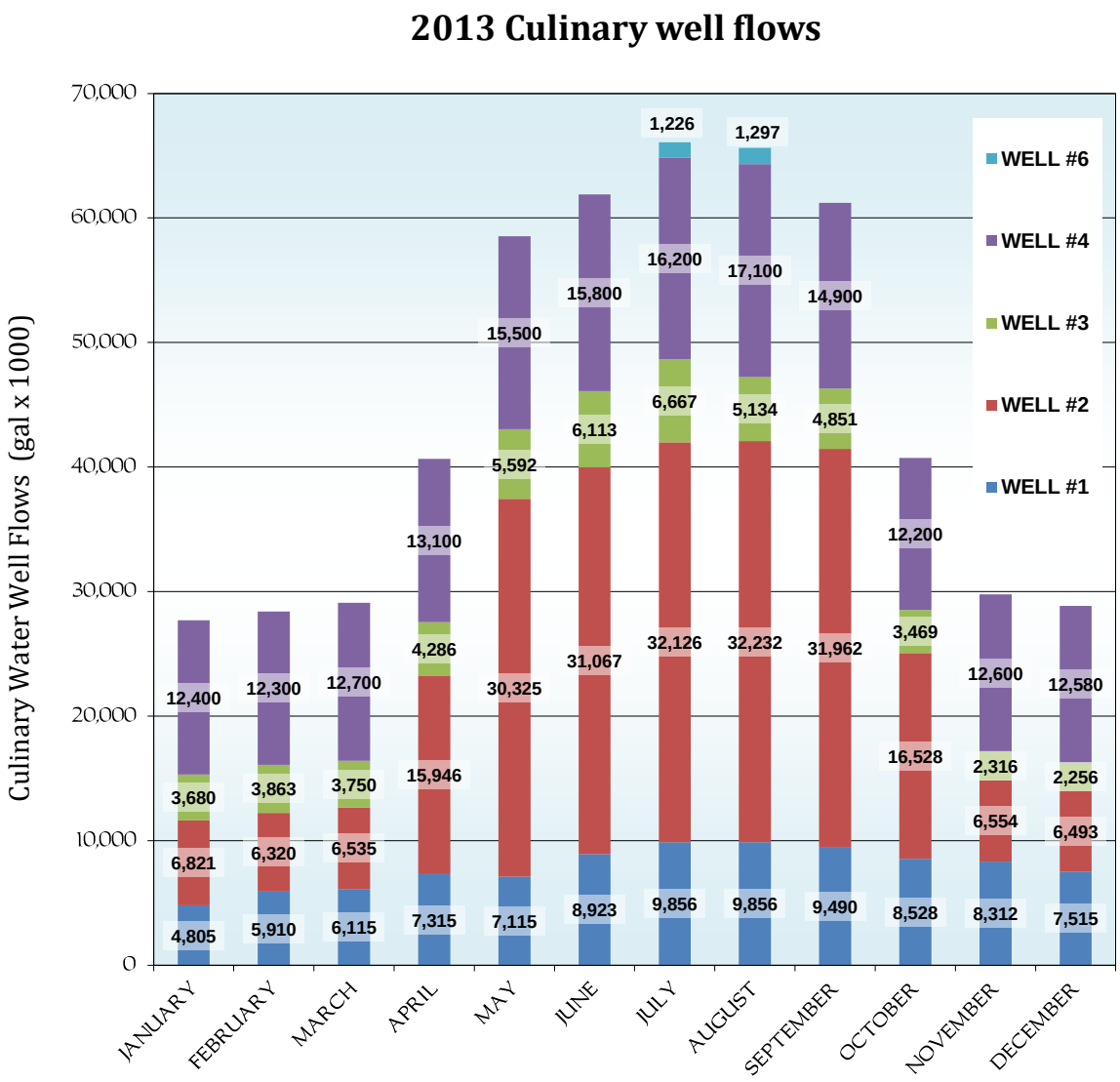
The water systems serving the City of Saratoga Springs currently have three pressure zones; at build-out six pressure zones are anticipated. Having multiple pressure zones is necessary due to the local topography to ensure each zone maintains pressures between 40-120 psi. A map of the City's existing and proposed culinary and secondary pressure zones can be found in Appendix A.

Culinary Water System

The culinary water system is currently served by five underground wells located east of the Jordan River. The peak culinary water production capacity from these wells is approximately 5,870 gallons per minute (gpm). The City also has 2 wells (wells 7 and 8) that have been drilled but still must be equipped. The status of each culinary water source is listed in the following table.

Name	Peak Flow (gpm)
Well #1	1,000
Well #2	1,020
Well #3	1,750
Well #4	1,000
Well #6	1,100
Well #7*	Not Equipped
Well #8*	Not Equipped
Existing Pumping Capacity	**5,870**

Culinary Well pumping data is collected from meters installed at each site. Although there is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs), the monthly and yearly total amount pumped from all well sites remains fairly consistent. The following table enumerates the amount pumped at each well site in 2013.



According the City's utility accounting system, Clarity, there are approximately 5,351 existing culinary water connections in the City. These connections are organized by the following categories:

- **Single Family Residential – 5,219 connections**
- **Condominium Residential - 20 accounts / Approx. 1,051 units**
- **Commercial 1" – 11 connections**
- **Commercial 1.5"– 27 connections**
- **Commercial 2"– 63 connections**
- **Commercial 4"– 5 connections**
- **Commercial 6"– 3 connections**

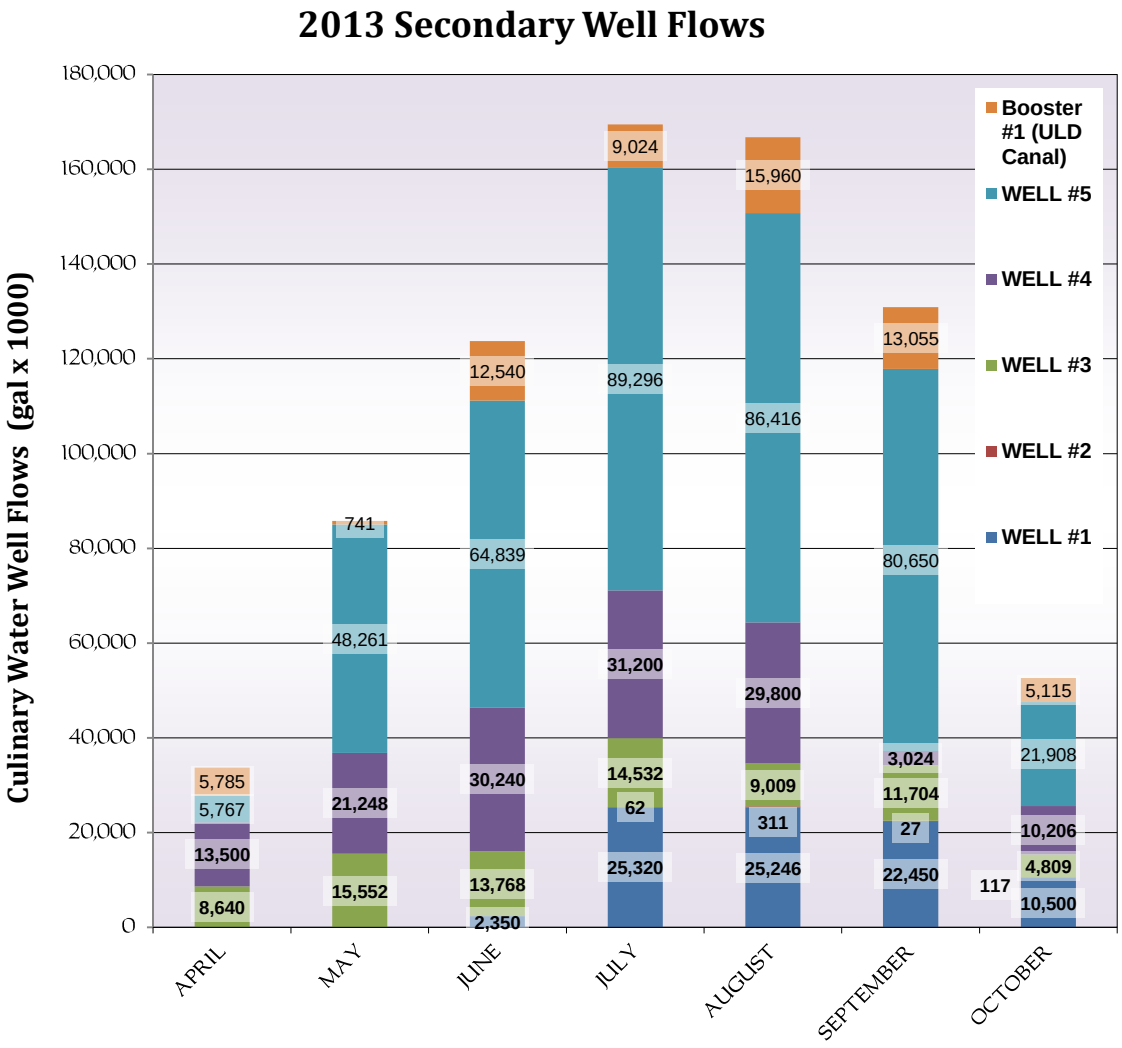
Secondary Water System

To preserve drinking water sources, and to utilize lower quality water sources that may not be suitable for consumption, the City has a developed a secondary water system to provide outdoor irrigation. The secondary system is master planned to be an independent system however there are still a few areas in the City where the secondary water distribution system uses culinary storage and source through reduced pressure zone (RPZ) connections to the culinary system. The Secondary Water System is operated from April 15th to October 15th every year. The system is drained in October through connections (primarily 2" and 4" drain valves) to the Storm Drain system at low points throughout the City.

The Secondary Water system is served by five underground wells as well as a turn-out from the Utah Lake Distributing Canal (ULDC). The peak secondary water production capacity of all five wells is 6,200 gpm and the ULDC turn-out can provide up to 2,000 gpm. The status of each secondary water source is listed in the following table.

Name	**Peak Flow (gpm)**
Well #1 - Fox Hollow	800
Well #2 - Sunrise	600
Well #3 - Harvest Hills	500
Well #4 - Harvest Hills	800
Well #5 - Jacob's Ranch	3,500
ULDC	2,000
Existing Pumping Capacity	**8,200**

Secondary well pumping data is collected from meters installed at each Site. There is a large variation in the amount pumped at each site year to year (every year various wells are taken out of service temporarily for maintenance and repairs). Furthermore because the City has the ability to supplement the secondary system with Culinary source through RPZ connections, the monthly and yearly total amounts pumped from all well sites can also fluctuate significantly. The following table enumerates the amount pumped at each well site in 2013.



According the City's utility accounting system, Clarity, there are approximately 5,128 existing secondary water connections in the City; approximately 4,730[1] of these connections are metered.

Present Water Use

Nationwide, the average residential water use is 172 gallons per capita per day (GPCD). Of that total, 69 gallons was the average indoor use and 101 gallons was the average outdoor use per day. In Utah the average water use was 183 GPCD with 68 gallons the average indoor use and 115 gallons the average outdoor use per day.[2] From this data, it

[1] The actual number of meters is likely higher due to accounts that have an address error, new construction that has not yet had a meter installed, and meters that have registry issues in the system.

[2] 2009 Residential Water Use - November 3, 2010 - Utah Department of Natural Resources, Division of Water Resources

can be estimated that approximately 72% of Utah's total residential water consumption is for outdoor irrigation. Utah's high water consumption has been attributed to its dry climate, large residential lots, and widespread use of automated sprinkler systems.

The average water in the City of Saratoga Springs, analyzing culinary and secondary meter data from 2011, is approximately 280 GPCD with 64 gallons the average indoor use and 216 gallons the average outdoor use per day.[3] While indoor use in Saratoga Springs is slightly below State and National averages, outdoor water use is significantly higher. The high outdoor water consumption in Saratoga Springs is likely a combination of the high evapotranspiration rate, the lower quality of secondary water sources (high in Total Dissolved Solids), and the flat rate charged for secondary water regardless of actual use.

The secondary water use data presented above was based on the limited number of metered secondary water connections that were available in 2011 and may not be representative of all areas in the City. Most of the secondary water meters in the City were installed at the end of the 2014 irrigation season and therefore very little use data per connection is currently available.

Culinary water use can also be analyzed by looking at the record of discharge flow rates to the Timpanogos Special Service District (TSSD). In 2008, 4 new flow meters were installed (two on the Posey Lift station force mains and two on the Inlet Park force mains) and consistent results have been observed for discharge flow rates. The results of those meters in million gallons per day (mgd) are shown in the following table.

Historic Saratoga Springs Sewer Flows

Month	Metered Flow to TSSD (mgd)			
	2009	2010	2011	Average
Jan	0.714	0.821	0.922	0.819
Feb	0.758	0.768	0.733	0.753
Mar	0.658	0.714	0.773	0.715
Apr	0.885	0.776	0.842	0.834
May	0.804	0.906	0.736	0.815
Jun	0.763	0.968	1.102	0.944
Jul	1.087	1.110	1.147	1.115
Aug	0.982	0.957	1.092	1.010
Sep	0.803	0.933	0.856	0.864
Oct	0.891	0.843	0.863	0.866
Nov	0.714	0.735	0.960	0.803
Dec	0.742	0.806	0.923	0.824

[3] Culinary and Secondary Water CFP/IFFP – Hansen, Allen & Luce April 2014 (Ordinance 14-6 & 14-7)

Proposed Level of Service

The level of service for the Culinary and Secondary Water Systems has been established by the City's adopted Impact Fee Facilities Plans. For culinary water, the goal is to provide a reasonable supply of indoor water, fire suppression capacity, and water rights to assure that the system does not run out of water. For Secondary Water, the goal is to provide a reasonable supply of water so that residences and businesses can meet their minimum irrigation needs with sufficient pressures and flows during the irrigation season. The following tables summarize the culinary and secondary levels of service proposed in the City's adopted Impact Fee Facilities Plans per equivalent residential connection (ERC)[4] and per irrigable acre (IA).

Culinary Water Level of Service Comparison (Per ERC)

	Proposed Level of Service
Annual Volume (ac-ft/yr)	.45
Peak Day Demand Pressure (psi)	40

Secondary Water Level of Service Comparison (Per ERC)

	2011 Use	*Proposed Level of Service*
Irrigated Acres[5] (ac-ft/yr)	0.22	0.24
Average Yearly Demand (ac-ft/yr)	0.97	0.75
Peak Day Demand (gpm/connection)	2.53	1.8

Secondary Water Level of Service Comparison (Per Irrigated Acre)

	2011 Use	*2014 IFFP Proposed Level of Service*
Average Yearly Demand ac-ft/yr	4.46	3.13
Peak Day Demand gpm/irrigated acre	11.50	7.50

In the City's Culinary water system, the level of service per is based on the Utah Administrative Code, Title R309. These standards are required regardless of actual water use in the drinking water system.

[4] An ERC is equal to the average culinary water demand of one residential connection.

[5] Irrigated and Irrigable Acres refer to developed areas that are landscaped or can be landscaped and that utilize water from the city s pressurized irrigation system.

In the Secondary Water system, the level of service identified in the 2014 Culinary and Secondary Water Impact Fee Facilities Plans are lower than the estimated current use, in some categories significantly less. Reducing outdoor water use to the proposed levels of service will aid in conserving water city wide. Once all secondary water connections are metered, the City will be able to accurately determine the amount of water being used at each point of connection to the system as well as track conservation success.

Future Water Needs

The City's future culinary and secondary water systems will continue to utilize deep groundwater sources to meet the needs of the Community. The City also anticipates additional source for the culinary system being available from the Central Water Project (CWP) being provided by the Central Utah Water Conservancy District (CUWCD) which should be available as soon as 2019.

Based on growth projections provided in the City's IFFP's, the development of an additional 736 acre-feet of culinary source and 3,437 acre-foot of irrigation water source will be required by 2022. Adequate storage and distribution system components will also be needed to meet future water needs in the City. It is anticipated that the 2 remaining culinary wells that can be equipped, as well as the option of using CWP water will be sufficient to meet the culinary water needs within this timeframe. Secondary water needs are proposed to be met through the addition of future wells as well as through the continued development of canal sources. More specifically the Utah Lake Distributing Canal and the Welby Jacob Canal run through the northern half of the City and as agricultural uses convert to municipal, it is anticipated that those water rights will remain in the canal and be transferred to the City and an amount proportional to the reduction of agricultural use. The majority of the canal water rights are owned by the LDS Church.

By the year 2031, it is anticipated that the city will need an additional 3,867 acre-feet of culinary source and 5,970 acre-feet of irrigation water source. In order to develop the required source for long term needs of the City, it is evident that alternate source locations will need to be developed. It is unlikely the State Engineer's office will continue to allow the drilling of additional wells in this area of the Utah Lake aquifer system or continue to allow the relocation of water rights in this aquifer system. There is already a moratorium on the transfer of surface water rights to ground water points of diversion (POD) in water right areas 54 and 55.

With surface water quickly becoming the only remaining source of water under-utilized by municipalities in northern Utah County, it is very likely that direct diversion of water from the Utah Lake and Jordan River will be necessary to meet the long term water needs of the City. The poor water quality from these sources will require using treatment facilities, even for irrigation water use. Other options for future source include obtaining wholesale water from the Jordan Valley Water Conservancy District (JVWCD) or increasing the amount of water under contract with the Central Utah Water Conservation District (CUWCD). The use of reclaimed water is also an option to meet future irrigation demands in the City's secondary water system. This reclaimed water could be piped in

from an off-site treatment plant or could be part of a future sewage treatment plant constructed within the City. Coordination with the Timpanogos Special Service District (TSSD) and the Division of Water Rights would be required to implement such a plan.

Saratoga Springs has adopted culinary and secondary master plans that provide guidelines on how to fully develop and implement a culinary and secondary water system that will meet the future needs of the City. These plans discuss options for the development of water sources as well as future storage and distribution needs. It is expected that future culinary wells will continue to be located on the east side of the Jordan River due to the higher quality of the water. Future secondary wells could be on either side of the Jordan River however, the best and most efficient distribution system would result from having secondary water sources evenly distributed throughout the City.

Current Water Conservation Measures and Programs

Saratoga Springs has adopted ordinances help reduce water consumption, installed infrastructure to address water supply shortages and implemented water rates to incentivize residents to conserve water.

Development of Secondary Water System

Pressurized Irrigation System – The City has required the installation of a pressurized irrigation system, completely separate from the culinary water system, to handle all irrigation demands for both residential and non-residential development. This will conserve culinary water for future growth and allow the city to utilize lower quality water sources that are unsuitable for domestic use.

Delivery System Efficiencies

24 hr. On Call Emergency Phone – The city has a 24-hour phone number for residents to call in the event of an emergency. The rapid identification and response to water leaks eliminates water waste.

Total Master Planned System – The city has modeled and master planned the culinary and secondary water systems. These adopted master plans provide for the orderly growth of the system to meet future demands in the most efficient and economically possible way.

Water Conservation Ordinances and Standards

The City has adopted a Water Utilities Ordinance (Chapter 8.01 of the Saratoga Springs City Code). This ordinance governs the implementation and operation of the City's water system. This portion of the City Code was first adopted in 1998 and was amended in 2008, 2011, and 2014. The following portions of Title 8.01 relate to water conservation:

Section 8.01.11 - Use without Payment Prohibited – It is unlawful for any person to use the City water system without paying the proper fees. This includes opening any fire hydrants, stopcocks, valves or other fixtures attached to the water system unless in agreement or resolution with the City. Also noted is that it is unlawful to injure, deface, or impair any part or appurtenance of the water system, or to cast anything into any reservoir or tank. Such violations are punishable by fine.

Section 8.01.14 - Separate Connections – It is unlawful for two or more families or service users to be supplied from the same service pipe, connection, or water meter unless special permission for such combination usage has been granted by the City Council and the premises served are owned by the same owner.

Section 8.01.17 - Pipes to be kept in Good Repair – All users of the City's water services shall keep their service pipes and connections and other apparatus in good repair and protected from frost at their own expense.

Section 8.01.19 - Faulty Equipment – It is unlawful to waste water or allow it to be wasted by faulty equipment.

Section 8.01.24 - Sprinklers – An ordinance stating it is unlawful to use such a number of outlets simultaneously or to use such sprinkler combinations of sprinkler or outlets as will, in the opinion of the City Council, materially affect the pressure or supply of water in the City Water System or any part thereof.

Section 8.01.25 - Scarcity of Water – Allowing the Mayor and City Council to limit the use of water to such extent as may be necessary.

Section 8.01.26 - Waste of Water – Allowing the City Council to terminate the right of an individual to use culinary water if found to needlessly waste water.

Section 8.01.27 - Water Meters – Requires the installation of water meters at all connections. This allows for easy tracking of water use and capacity.

Section 8.01.39 - Potable Water Supply – Defines the potable water supply for the City of Saratoga Springs. Included is how to protect this supply, including maintenance to prevent pollution and contamination.

Land Development within the City of Saratoga Springs is governed by Chapter 19 of the City Code. The following portions of Chapter 19 relate to water conservation:

Section 19.06.03 - General Provisions - All nonresidential, newly constructed buildings and expanded structures shall be required to install an automated irrigation system for all new landscaping.

Section 19.06.06 - Planting Standards and Design Requirements - Tolerant Plants – Fifty percent of all trees and shrubs species shall be required to be drought tolerant. Drip lines are used for irrigation of shrub beds.
Planting and Shrub Beds - Planting and shrub beds are encouraged to be used in order to conserve water.
Water Conservation - While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.

Consumer Education

Open Public Hearing and Comment – Part of at least one City Council meeting every five years is devoted to a discussion and formal adoption of the City's water conservation plan. Public comment will be allowed on the water conservation plan following State Law.

Notification Procedure – Upon adoption of the water conservation plan, every five years, the updated plan is made available on the City's website and notification is sent to the media and residents of the City of its recent adoption and availability.

Minutes – A copy of the minutes of the public hearing and notification procedure described above will be added as an appendix to this plan.

City Website **–** The city website includes information and educational material to the public about water conservation. Also included are the most recent version of the Water Conservation Plan, the full City Code, Water Quality Reports, the emergency leak notification hotline, and contact information for City employees.

Installation of Secondary Water Meters

Metered Irrigation Water Rates – Currently the city has installed meters at 95% of all secondary water connections. The City's water department is working on installing meters on the remaining 5% over the next few years. The City is currently working with engineering and financial consultants on transitioning from a flat rate to a metered rate for the use of secondary water. The City anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Rate Structure Policies

Phase I (Implemented 6/1/1999)

Bill Form – Water bills are provided in a form which displays current readings and current consumption.

Monthly Billing – Water is billed on a monthly basis.

Monthly Reading – Meters are read as often as practicable.

Phase II (Implemented 6/1/2001)

Definition of Fixed Cost – Defined the City's fixed water system costs on culinary water bills in the form of a base rate.

Water Budget Data Base – The city developed a water budget data base for each water customer.

Ascending Rate Block Structure – A tiered culinary water rate structure was implemented to encourage water conservation.

Phase III (Implemented 3/1/2014)

New Culinary Water Rates – The City adopted new culinary and secondary water rates based on recommendations from a rate analysis completed by Zion's Bank in February of 2014 to cover the cost of operating the system and to incentivize water conservation.

Additional Tiered Rates – The city added additional tiers to its culinary rate structure to further encourage water conservation

Current Pricing and Rate Structure

In 2012, the City of Saratoga Springs hired Zion's Bank Public Finance to conduct a utility rate study to determine if the City's utility rates were sufficient to meet current and future service delivery and infrastructure needs. On Tuesday, February 4, 2014 Zion's Bank Public Finance made a presentation to the City Council during the work session and recommended changes to the culinary and secondary water rates. These Changes were adopted February 18, 2014 through resolution 14-13and took effect March 1, 2014.

- Residential Minimum Monthly Charge (Single Unit) $17.75
  (Includes 1st 3,000 gal.)

- Residential Minimum Monthly Charge (Master Metered) $17.75 x # of Units Served
  (Includes 1st 3,000 gal. multiplied by # of Units Served)

- Residential Monthly Usage Rate (per 1,000 gal.)
  (For Master Metered systems multiply gal. by # of Units)

  $2.40 for gal. 3,001 – 7,000
  $3.25 for gal. 7,001 – 12,000
  $4.00 for gal. 12,001 - ∞

- Non-residential Minimum Monthly Charge

¾”	$17.75
1”	$23.08
1.5”	$28.40
2”	$46.15
3”	$177.50
4”	$225.43
6”	$339.03
8”	$468.60

- Non-Residential Monthly Usage Rate (per 1,000 gal.) $1.65

- Pressurized Irrigation (Secondary Water) monthly fee $26.18/per ¼ acre.

Reduction Goals and Conservation Measures

With plans for extensive future growth, the management of the City’s water supply is vital to the development of the City as a whole. It is estimated that water conservation efforts will require the administrative effort of at least one City staff member. Below are some goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

Overall Water Use Reduction Goal

Match Culinary and Secondary Water Use to Adopted Level of Service

The City’s Overall water use reduction goal is to reach a correlation between the level of service adopted in the City’s culinary and secondary water IFFP’s and the amount of water actually being used by residents and businesses. In the case of secondary water use, this means a reduction of almost 25% per irrigable acre of water use on an annual basis.

Water Conservation Measures

Complete Development of the Secondary Water System

The City is fully determined to continue the implementation of a separate pressurized irrigation system. Future capital projects outlined in the City’s adopted secondary water CFP will complete the last remaining components necessary to ensure all areas in the City have secondary water source, storage, and distribution facilities. This system will allow the City to reduce its culinary water

use and even provides unique opportunities such as the use of reclaimed water as an irrigation water source.

Secondary Water Meters at every point of Connection

The City has a goal of metering 100% of the secondary water connections in the City. In the summer of 2014, the City installed more than 3,000 secondary water meters and is well on its way to achieving this. Installing metering devices will help monitor and control irrigation usage. The goal of this program is to eliminate excessive irrigation use thus conserving the water supply. Proper maintenance of water meters used for the culinary water system will also be maintained.

Tiered Secondary Water Rates

The City has a goal of transitioning from a flat rate for secondary water use to a metered rate with tiers that provide increasing rates per gallon to deter excessive water use.

Timeline for Action

Match Culinary and Secondary Water Use to Adopted Level of Service

For the culinary system it appears, based on utility billing, that the City has already achieved this goal; therefore, continuing the trend of low indoor water use is the focus. For the secondary system, the City hopes to have reduced secondary water use by 25% by the implementation of its next Water Conservation Plan Update in 2020. By working to ensure that water use does not exceed the adopted level of service, they City can have confidence its existing and proposed infrastructure is sufficient to meet the needs of its residents. Having all culinary and secondary water connections metered will help the City track these goals into the future and to identify ongoing trends in use.

Complete Development of the Secondary Water System

The capital projects outlined in the City's adopted secondary water CFP are anticipated to be completed in 2022. At that time, all areas in the City should have secondary water source, storage, and distribution facilities.

Secondary Water Meters at every point of Connection

According the City's utility accounting system, Clarity, there are approximately 5,043 existing secondary water connections in the City. Approximately 4,011 of these connections are metered. The City anticipated having all of the remaining 1,032 connections metered by the implementation of its next Water Conservation Plan Update in 2020.

Tiered Secondary Water Rates

The City hired engineering and financial consultants in 2014 to study the implementation of a metered secondary rate structure and anticipates fully implementing a metered secondary water rate by the 2017 irrigation season.

Evaluation Process

Measuring the progress of overall water use reduction goal and water conservation measures

The City will continue to evaluate its well pumping rates and utility billing to evaluate the progress that has been made to reaching the goals outlined in this Water Conservation Plan. Throughout the year the Engineering and Public Works Departments will evaluate water consumption, work with the City's Public Involvement Officer, and support public education programs. Updates will be provided to the City Council as well as documented in the 2020 Water Conservation Plan.

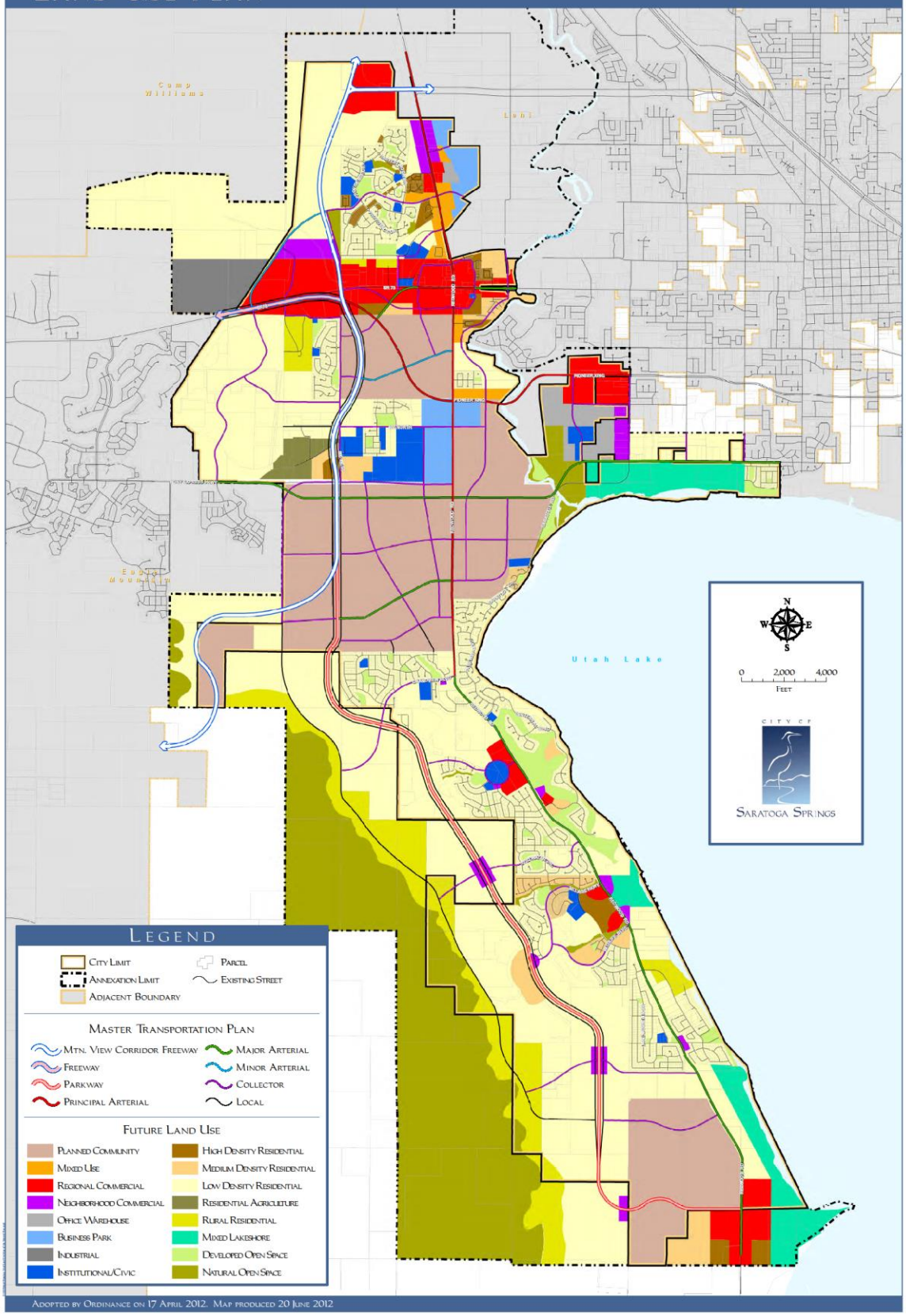
Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.

Appendix A

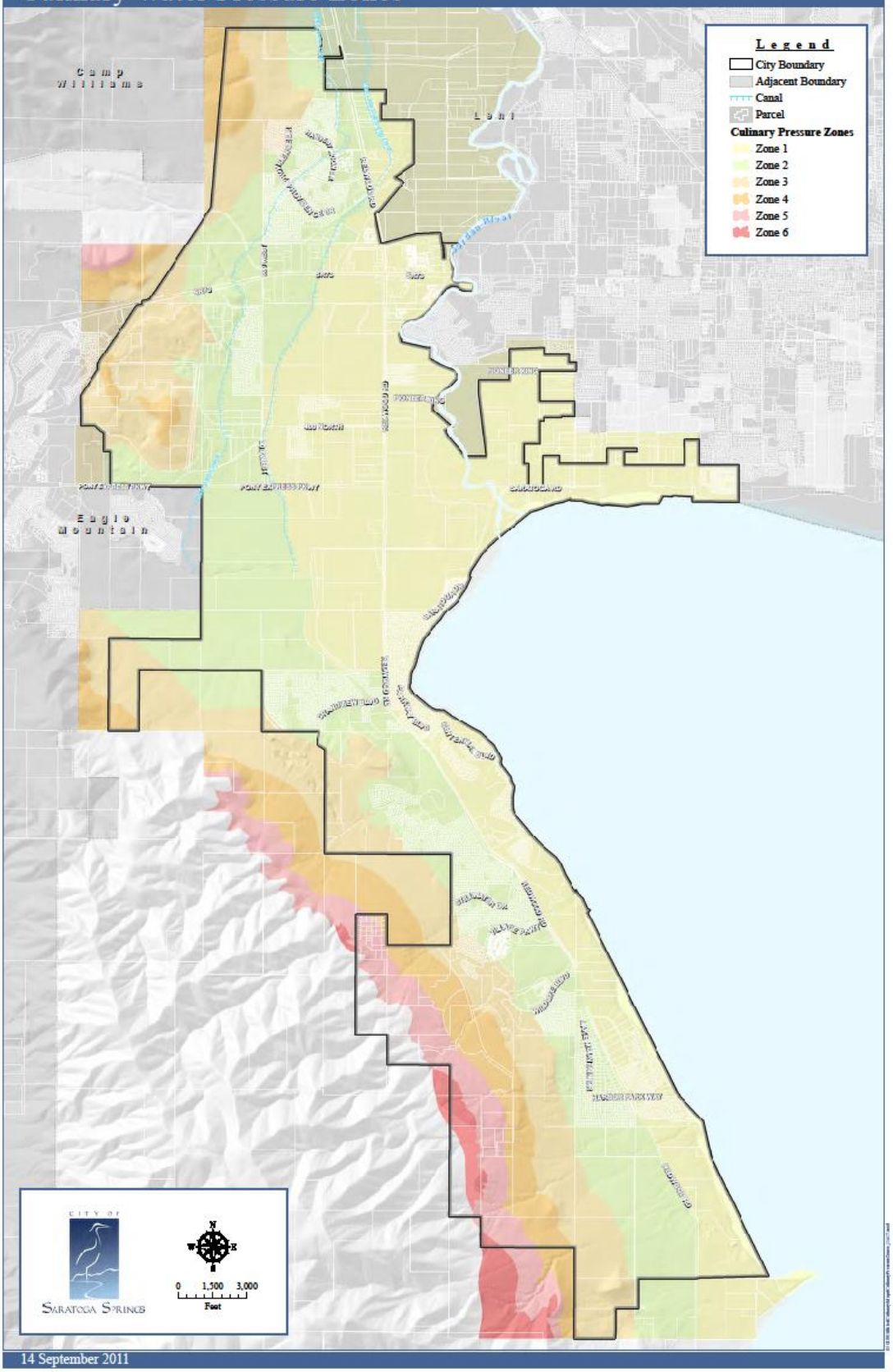
City Maps

Land Use Plan



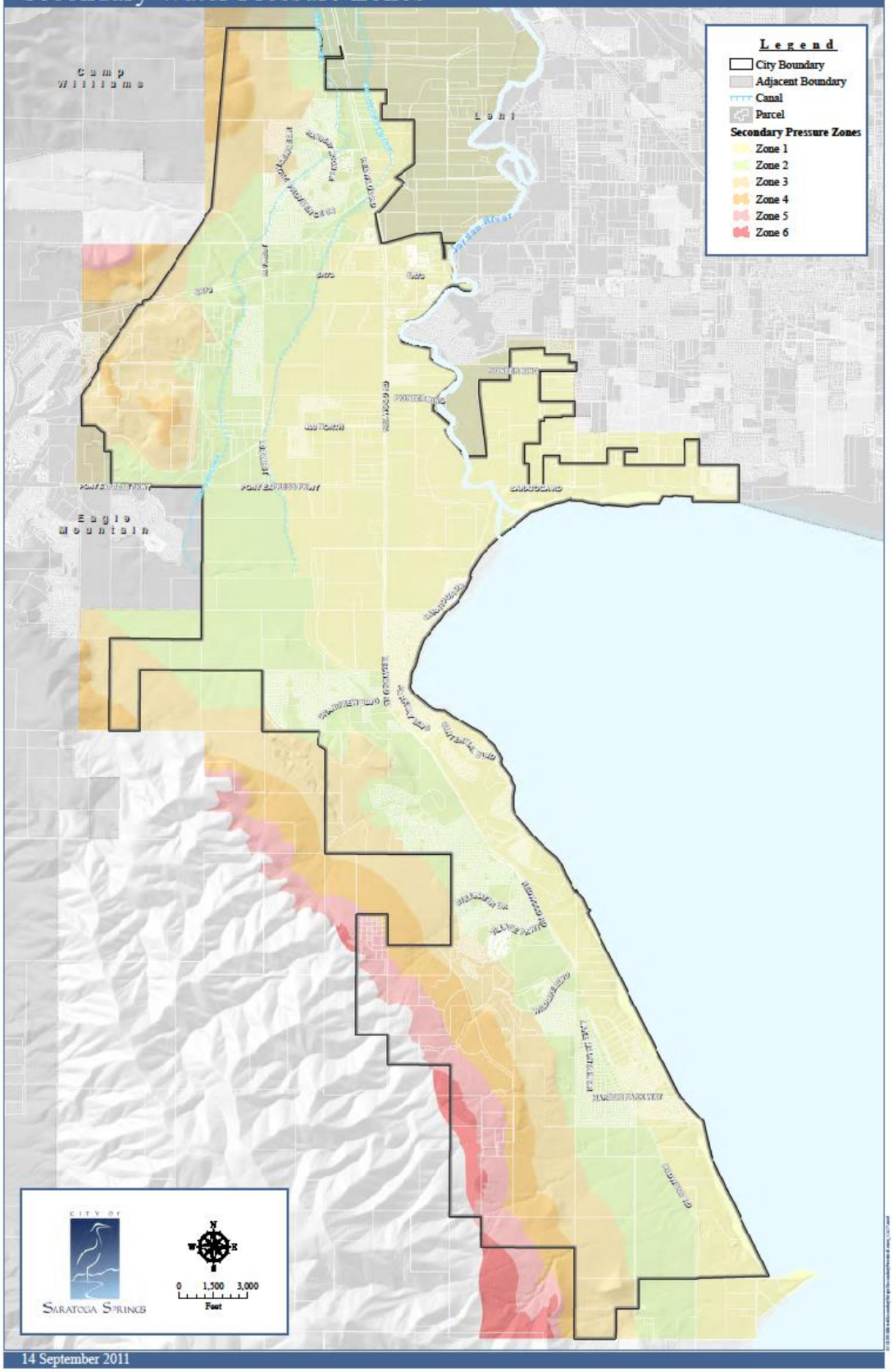
Adopted by Ordinance on 17 April 2012. Map produced 20 June 2012

Culinary Water Pressure Zones



14 September 2011

Secondary Water Pressure Zones



14 September 2011

Appendix B

Certification of Adoption

The City Recorder for the City of Saratoga Springs, Utah hereby certifies that the attached Water Conservation Plan has been established and adopted by the City Council for the City of Saratoga Springs, Utah on February 3rd, 2015

_____	_____	_____
Name	Title	Date

Appendix C

Minutes and Notification Procedure of Public Hearing

Notification Procedure

This Water Conservation Plan will be scheduled for a public hearing during a City Council Policy Meeting. Notification of the public hearing will be made in compliance with State Laws and residents, local business owners, and all other stakeholders will encouraged to comment. An update and public hearing for this water conservation plan will be required in 2020 and every five years thereafter. The minutes and notification procedure of the public hearing will be included in Appendix C of this plan.

ORDINANCE NO. 15-4 (2-3-15)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH ADOPTING THE 2015 WATER CONSERVATION PLAN; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 73-10-32, the City of Saratoga Springs ("City") is required by the State of Utah to adopt a water conservation plan and update its plan at least every five years; and

WHEREAS, the City previously adopted a water conservation plan in 2010 and now wishes to update the same by adopting the 2015 Water Conservation Plan; and

WHEREAS, the City has established a conservation goal to reduce water use within its service area to match the levels of service adopted as part of the City's Culinary and Secondary Impact Fee Facilities Plans; and

WHEREAS, the City desires to sustain existing water supplies, eliminate or delay more expensive water supply and infrastructure projects, and assist in providing an adequate water supply for future generations; and

WHEREAS, the City Council has determined that the City's water supply serves as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs, and is a critical link in economic development for the community, and that specific water conservation measures and strategies should be adopted at this time.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The City Council hereby adopts the attached 2015 Water Conservation Plan.

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 for at least one publication in a newspaper of general circulation in the City; or
   ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 17 day of February, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____ 2-3-15
Lori Yates, City Recorder Date

	VOTE
Shellie Baertsch	Aye
Rebecca Call	Aye
Michael McOmber	Aye
Stephen Willden	Absent
Bud Poduska	Aye

City of SARATOGA SPRINGS CORPORATE SEAL 1892 STATE OF UTAH

City of Saratoga Springs
City Council Meeting
February 3, 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, Bud Poduska
Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Nicolette Fike
Others: Nate Brockbank, Nate Shipp, Josh Romney, Paul Linford, Dan Griffiths, Rick Davis, Matt Niepraschk, Alita Wilkinson, Laura Ault

Call to Order - 5:35 p.m.

1. **Update from the SPAC Committee.**

Dan Griffiths reported that they have gotten positive feedback from their surveys. They are pleased with the way things are headed and the sense of community they have found. We need to make sure the City is looking at the long term. He introduced the members of the committee, Rick Davis, Matt Niepraschk, Alita Wilkinson.

Councilman Poduska asked if they found any significant difference working with this community vs. others.

Dan Griffiths found that people in this community were much more engaged than other cities. He noted that Rick had read every survey and he would make sure Owen had that information to give the Council.

Rick Davis felt the priorities here were that people liked the unique environment and high quality of life. You will find the reason people moved here are paramount as you move forward.

Councilwoman Call thanked them for their time. Sometimes the Council gets caught up in the details and this helps us look at the broad perspective and the directives to see that we are still following the vision.

Councilman McOmber commented that this shows that they are on track as they try to implement policies for the city. He thanked them and wanted to make sure their work was recognized.

2. **Discussion of amendments to Code addressing undesirable utility locations.**

Jeremy Lapin noted his staff met last week and discussed a variety of issues. They identified a concern with their process. He has put together a policy proposal for reimbursements and easements. How do you craft a code that selectively addresses some issues without taking a broad brush and having unintended consequences. He would like to come back later with this. When it comes to easements they think the policy should be that for residential developments the easement should be recorded prior to beginning construction. For non-residential the easements would be required prior to occupancy. This is for public and private, not just easements being dedicated to the city. This would help address issues they have seen.

3. **Discussion of upcoming reimbursement agreements with Edge Homes (Talus Ridge) and DR Horton (Legacy Farms).**

Talus Ridge would like to work with the city on a variety of system improvements. One is the storm drain another is the waterlines along Talus Ridge Blvd. Most likely they will try to get storm drains, that way they can get impact fee credits; the other is the large diameter water lines to facilitate future development. He will be bringing back a more specific agreement at a later time.

Councilwoman Call wondered if we were involved in the bids? How do we justify the cost where the developer is undertaking the cost but are not accountable to taxpayers. How do we insure it's a fair cost?

Jeremy Lapin explained some checks they have, one is if it is close to the Engineers estimate, another is impact fee credits they can look at. They can look at the bids and see if they are reasonable.

Kevin Thurman thought they were legitimate concerns and they could look at what the State law requirements are for putting it out to public bid.

Councilwoman Call asked if we have an engineering estimate for a project and their bid comes in low, do we make up the difference? We need to consider those things.

Mark Christensen thought they were good points most of the bid will not change on small upsizes but significantly larger they will have to look at. Generally speaking developers say they can build it cheaper than we can. There is some advantage to not having to follow our ridged process. We do go over them line item by line item. We do break it down significantly. We can do that with you if you would like.

Councilwoman Call wants to make sure we are creating policy that looks at all the option and repercussions that could happen, making sure we are doing it as right as we can.

Jeremy Lapin said there is a distinction between a developer building a system improvement that is on our impact fee and one that is not. They are entitled to the full reimbursement if it is. In this instance their request is that this storm line be in the impact fee facility plan and they get a full reimbursement credit. They have looked at the whole project and said these are the certain items we want to work with the city on. DR Horton, we are installing a secondary water line all the way down Redwood Road to Grandview. They are installing one to the south for upsize. That would be the incremental upsize that we are asking for a bid from their contractor for both sizes. They are also doing the sewer.

Councilman Poduska asked about timeline.

Jeremy Lapin said they have to do this for their very first house.

Mark Christensen said they would like to start their system improvements by early May and be done by fall.

Councilman McOmber asked how many cuts across Redwood Road.

Jeremy Lapin replied that Tickville and the secondary water are the two big ones. We need to encourage solutions that do not restrict the level we have now. For these projects with DR Horton, building these portions we would only have to do the little portion. We could possibly fund this without a bond. Their goal is to bring these at preliminary plat.

4. Discussion of The Springs Annexation Master Plan located west of Wildflower and Harvest Hills, south of Camp Williams, Western State Ventures, applicant.

Kimber Gabryszak went over the project with the Council. The Annexation is currently in process. They are bringing in additional parcels for continuity. There is high density proposed nearer the industrial areas of Eagle Mountain and larger lots nearer Camp Williams. The densities requested in the pods are below the maximum available. The total proposed units they are requesting are 1770 including non-residential units.

Mark Christensen noted they met with the Church and said for about every 450-500 units it equals 1 church building site.

Kimber Gabryszak noted the parcels that were owned by HADCO, aka JD V and JD VI, and they have requested to be brought in under industrial zone. They have also requested a large buffer zone. The other parcels they are proposing to bring in under agricultural. She noted that HADCO had requested a large buffer zone. Kimber Gabryszak reviewed what the Planning Commission had discussed.

Councilwoman Call wanted to discuss the request for the buffer zone. She felt it was a little ridiculous to require all desired buffering on someone's else's property, not any on your own property. She asked what the current operations were on those properties.

Kimber Gabryszak said they have asked the applicants for verification of use for mining and they have not received any verification of what they are doing. They also expressed a desire for relocation of their headquarters.

Councilwoman Call thought there was a lot of work to do in that area. She appreciates that the unit numbers are coming in lower. She would encourage some commercial elements to allocate some of the ERU's and reduce density.

Nate Brockbank noted that they would be open to it.

Councilman McOmber also noted that there is some potential for commercial.

Councilwoman Call said she was pleased with the total ERU's. She noted they needed tabulation on sensitive lands.

Nate Brockbank noted that some of the sensitive lands will be used in their landscaping and trails and parks.

Councilwoman Call appreciated the additional open space but if she had to choose between extra open space and density, she would choose the lower density with just the required open space.

Councilman McOmber thought this was a great product, especially viewing what they are abutting. It's exactly what would be needed in this area. He is not concerned with the high density in the front entrance because he knows they will make it look good.

Nate Brockbank indicated that they would like to talk more about the commercial possibilities; they don't love the high density right at their entrance.

Councilman McOmber doesn't agree with the blast zone they are asking for, it needs to be fair.

Nate Brockbank noted they have reached out to John Hadfield and he felt like he had to ask for that to protect himself but there are no laws that say they need that. They have hired a consulting firm to test when he is blasting. They don't think it would affect the houses there.

Councilman McOmber doesn't have a problem with the shaking. He thought perhaps for the industrial zone, maybe they could do a conditional use because right now they are not mining that.

Mark Christensen said their argument is that they had always intended it for this industrial use they don't have the choice now to go to Eagle Mountain because they are under this annexation process. It's a question of how the Council wants to do this. This is being presented as part of their request

Councilman McOmber is not comfortable with zoning industrial so close to residential but he can understand a continuing use based on what they are already doing. He would rather do a feathering use. He thinks they are ready to move forward.

Councilwoman Baertsch appreciates the tables they have done and the ERU's. She thinks they are close on the densities; she is a little uncomfortable with the R18 and 4 story apartments. In general the presentation needs some cleaning up and making sure everything is according to code. She thinks HADCO needs to take some of the responsibility of the buffer on themselves. She asked if the agricultural is what we want to do here or do we need to do an Open space zone.

Kimber Gabryszak noted we would not have the open space zone complete in time.

Kevin Thurman noted the zoning is really only a level of regulation as far as density. They have the zoning to have the flexibility of the lot sizes but they won't be allowed to exceed the total density.

Nate Brockbank noted they would have green space in each pod.

Councilman Poduska liked the concept of what is being done, especially considering the industrial they are up against. He had concerns about the R2 and R3 and asked about the elevation, would it be high enough to see over 4 story apartments?

Josh Romney noted it was high enough and they are looking at ways to buffer the view of the industrial area.

Councilman Poduska thought a commercial aspect near MVC would be worth looking into. He is not in agreement with the buffer zone asked for.

Nate Brockbank noted that they have dropped asking for the 40' building. They are staying with the 35' in the R18.

Josh Romney clarified that they could do 4 story office buildings. (yes.)

Mayor Miller thanked them for doing this plan and they looked forward to them coming back.

Nate Brockbank said the typography would make the development unique.

Kevin Thurman noted that the road known ad Old military road would need to be vacated by the city and there was some dispute among the property owners as to whether it was a public road. They need to get all the parties to figure out where to send all the big truck traffic.

Nate Brockbank noted they had hired a traffic engineer who is giving them alternative routes, he is finishing up his reports and they will sit down with everyone. He thinks the engineer has a great resolution. They will also work with DAI.

5. **Agenda Review:** Item skipped.
   a. **Discussion of current City Council agenda staff questions.**
   b. **Discussion of future City Council policy and work session agenda items.**

6. **Reports:**
   a. **Mayor.**
   b. **City Council.**

Councilman Poduska noted they had cleared some Urban Design proposals for some townhomes coming in. there is a small tractor company looking to come in that would like an outdoor garden for displays, they are looking at property across from Walmart.

Councilwoman Baertsch noted they had been going up to legislature; Chief Burton has been involved with the Police Association on the body cam issues. There is some legislation on political subdivision; there is some push from some Councils to change the balance of powers between the Mayors and the City Councils. They want to be able to change the Mayors powers with a simple majority instead of as it is now.

Mark Christensen said he sat on the committee a few years ago and the concession point was that they could only add or remove the mayor vote with a mayor's vote.

Councilwoman Baertsch they are pretty certain it won't get out of committee. Another issue is talking about auto dealerships. Utah has the largest protection radius between dealerships. There was a bill suggestion that your sales tax from Auto Dealers would go where you live. There is also concern with online purchasing of automobiles from dealerships. There are a few other bills to watch.

Councilman McOmber wanted to bring up some items to follow up on; he is getting done when it comes to signs on roads with bad directions. He thinks it might be good to state the miles on the signs and other directional helps. He would like a report on to why the sign coming into the city on Redwood road wasn't working.

Councilwoman Call said the Chamber of Commerce is now doing a business of the month award. EDCU- she would like to have the project managers back out here now that Pioneer Crossing Extension is completed but we may want to hold off until we have something to announce. She will be attending ICSC. The JRC has met with different legislators; they are proposing that they receive some of the increase in transportation tax. She thinks that the municipalities need to decide where that money goes, not directly to the commissions. The Lake Commission is also struggling with funding and they need a permanent source of revenue, but where the board members are no accountable except to their own cities for the spending she is not OK with providing a permanent funding source. Dredging for 3 marinas was about 8million dollars. The executive director has resigned. The executive committee will decide what to do about recruiting. The Jordan River Bluffdale trail will be finished between 2015 and 2016. Another legislative item is Public Water access, because Saratoga Springs agreements are different this does not apply to us. The purpose of the bill is to allow public access to public water and we already have that access in our agreements with the state so this is not anything for our residents to worry about. She was approached by a resident that is interested in putting a gun range in the city.

   c. **Administration communication with Council.**
   None.
   d. **Staff updates: inquires, applications and approvals.**
   None.

Adjourn to Policy Session 6:58

February 17, 2015
Date of Approval

Lori Yates, City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, , Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Jess Campbell, Andrew Burton, Nicolette Fike

Others: Nate Shipp, Brian Flamm, Preston Condie, Wendy Condie, Setterberg, J. Klingonsmith, Julie Moore, Diana Brady, Bill Garcia, Jared Pinegar, Rachel McKenzie, Lars Anderson, Bob Krejci, Cari Krejci, Julie Carli, Laura Ault, Charlie Hammond, Steve Larsen, Thomas Baggeley, Christian Baggeley, Brett Hardcastle, Matt Niepraschk, Mindi Tate

Call to Order 7: 00p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Baertsch

Pledge of Allegiance - led by Councilman McOmber

Public Input – Opened by Mayor Miller

Matt Niepraschk heard about the park in their area, the only thing that was mentioned for the park was a baseball diamond. He decided to ask the neighbors about it. The response was that they didn't want a baseball field. The number one item they wanted was a playground. Second was a pavilion and benches then others mentioned basketball court and restroom. He has all the comments and he has given those to the Mayor. He is hoping to get more comments; they are delighted to have someone include them. The people/community wants to know and be part of things.

Councilwoman Baertsch noted that she and Councilman McOmber sat on the park committee. And when they found the money for this park they went back to the original concept back in 2008 and 2011 and it was the exact concept as it was then. The ball park was very low key. The council feels that ball fields are one of the number one requests by the residents of the city.

Councilwoman Call thanked him for bringing back input. She asked if there were specific reasons why the residents didn't want the baseball feature.

Matt Niepraschk noted that there were many reasons; they didn't' want more people coming in to the neighborhood and more traffic in the neighborhood.

Councilman McOmber indicated that when he was there the park was advertised as such and the people should have known that. He noted that the park that was close did not get very much use. He thinks a baseball field would justify having a play park even more.

Mark Christensen noted that they will have an open house prior to completing the design.

Public Input - Closed by Mayor Miller

Policy Items

1. **Consent Calendar:**
   a. **Award of Design Contract for Benches Plat 8 Park.**
   b. **Final Plat for Heron Hills Plat A located at 3250 South Redwood Road, Steve Larson, applicant.**
   c. **Resolution R15-4 (2-3-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Heron Hills Plat A)**
   d. **Open Space and Phasing Plan for the Heron Hills development.**
   e. **Approval of the Ironwood (Saratoga Springs Development Plat 17) Sewer and Storm Drain reimbursement agreement.**
   f. **Approval of Resolution R15-5 (2-3-15): A resolution appointing Rebecca Call as Mayor Pro-Tempore for the City of Saratoga Springs and establishing an effective date.**
   g. **Minutes:**
      i. **December 9, 2014.**

ii. January 9 and 10, 2015.
iii. January 20, 2015.

Councilwoman Baertsch noted a road stub in Heron hills that did not go anywhere.
Councilwoman Call and Councilwoman Baertsch both had minute changes that were previously emailed.
Sarah Carroll noted it went to future development, an R3 parcel.
Councilman McOmber had a minutes change for Dec. 9th minutes.

Motion made by Councilman Poduska to approve the Consent Calendar with the minutes changes that were recommended. Seconded by Councilwoman Call.
Councilwoman Call wanted to call out the **bid award amount for item a. $38,470.**
Kevin Thurman asked to **include the findings and conditions**.
Amendments were accepted.
Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

2. Public Hearing: Consideration and Possible Approval to Amend the City of Saratoga Springs City Code, Section 19.09.11 (Required Parking), Charlie Hammond, applicant.
a. Ordinance 15-3 (2-3-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code and establishing an effective date. (Section 19.09.11, Required Parking)

Sarah Carroll showed data collected by the staff and applicant that compared other cities parking. They also noted the peak hours of their businesses.

Public Hearing Open – by Mayor Miller
No input at this time.

Public Hearing Closed – by Mayor Miller

Councilman McOmber appreciated the comparisons to the other sites and this building would be somewhere in the middle of the large facilities and the Express locations. He noted how many people were using what types of amenities in other locations and for this location he feels Vasa probably knows what they need, as a younger city we may not have known the best numbers. He feels their employees shift change is not at peak times to impact parking, and they have asked their employees to park further away. He does not have a problem with the parking change.
Councilwoman Baertsch had asked for an employee count previously.
Charlie Hammond, applicant, noted the employee count at any given time is between 4 and 5.
Councilwoman Baertsch asked with the 77 peak occupancy count they had, was that the incoming low and what was the max occupancy.
Rachel noted that building code was up to 400 but it wouldn't ever get close to that.
Charlie Hammond noted there may be some overlap in the numbers but not much, people are only staying 30 min. to an hour.
Councilwoman Baertsch was concerned that the chart only showed the check-in numbers and not check-out. She is not convinced that this is the best change.
Councilman Poduska felt that the goal in the city was to be business friendly; it doesn't seem that our code is flexible enough to accommodate all the types of businesses. He would recommend, based on the data provided, that if the business felt it was sufficient, that he would be in favor of adjusting the code.
Councilwoman Call feels the visits per hour are a bit concerning, we may be looking at 81-83. She would like to see more parking but doesn't feel that parking for neighboring businesses needs to fall on this developer's back. She would be interested in the difference for the smaller gyms vs. the larger. She doesn't think there is a one size fits all. With the data given and because we are competing with other cities for businesses she is hesitantly ok with changing it to 5 stalls but it needs to be monitored for future developments.

Motion made by Councilman McOmber to approve Ordinance 15-3 (2-3-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code and establishing an effective date. (Section 19.09.11, Required Parking) as outlined in the

motion with all findings. Seconded by Councilman Poduska. Aye: Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously. Nay: Councilwoman Baertsch. Motion passes 3-1.

3. **Concept Plan for VASA Fitness located at 1523 North Redwood Road, HD Saratoga, LLC/Charlie Hammond, applicant.**

Sarah Carroll – presented the plan. She noted they are requesting a 10' setback on the west side along an existing drainage.

Councilwoman Baertsch had no problem with the setback reduction because it is next to a detention basin. In general the layout is great; make sure the signs fit code.

Councilman Poduska is fine with the setback reduction. He agrees with Councilwoman Baertsch that the concept plan looks good.

Councilwoman Call is good with the setback. And she noted that there are actually 5.3 stalls provided. She asked why the dumpster is so far away.

Rachel McKenzie noted it helped with access for the truck to be able to get to it. Also they did not want it near their building. The truck would need to make a full loop either way.

Councilman McOmber is fine with the setback reduction. He likes the design of the building. He thinks it will get a lot of usage and thinks parking will be more of a problem in the winter. He wondered if there was a retail space inside.

Charlie Hammond said right now there was not one planned but if they find a good space for it they would like to include it.

Councilwoman Baertsch had a suggestion for their roof parapets. She asked about the V sign, where was it, inside/outside? Consider placing it inside the glass.

A 5 min. recess was taken at this time.

4. **Public Hearing: Consideration and Possible Adoption of the City of Saratoga Springs Water Conservation Plan.**

   a. **Ordinance 15-4 (2-3-15): Adopting the City of Saratoga Springs Water Conservation Plan.**

Jeremy Lapin noted that they brought this up in a previous work session, this will cover us until 2020 and we are working on building a water conservation page on the city website. Primarily we are talking about the city finishing secondary water system, getting everyone on meters and establishing a meter rate. On the culinary side we are where we need to be so our efforts are on more the secondary side. The goal is 25% reduction in secondary use.

Public Hearing Open – by Mayor Miller

Jennifer Klingonsmith has talked with Michael Corrine a horticulturist who is looking at doing some master gardener classes in the city. After hearing about the salinity results last year she feels it's interesting that some of the salt toxicity symptoms mimic under-watering. Some of the things residents do for that are counter intuitive. For her business she has created an informational handout on different ways to mitigate the damage that can be done with secondary water. She feels we owe it to new residents to help them be aware of the problem so they can plan their landscaping better so they can use less water and it will help the city.

Council asked that she work with Owen Jackson on that.

Councilwoman Call also encouraged her to join the Chamber of Commerce to put the info in the welcome packets.

Public Hearing Closed – by Mayor Miller

Councilman Poduska thought that our secondary usage was 4 times the normal use.

Jeremy Lapin noted that 25% was to get where they want to be and then they would work to reduce it again.

Councilman Poduska wondered with our population growth will much of that be handled by Central Utah Water Conservancy District.

Jeremy Lapin remarked it will help but we will need to utilize some more underground wells and eventually surface water and we could ultimately see treatment plants. We have potential with our secondary system to distribute reclaimed water that other cites might not have.

Councilman Poduska is concerned that we wouldn't be able to keep up with the population growth.

Jeremy Lapin said we are poised well now. The State and USGS offices have spent time studying. They issued a ground water rule that prohibits any more transfer for surface water to ground water rights and moving water from east to west of the Jordan River.

Councilwoman Call worried that the 25% reduction in the packet was worded in a way that wasn't clear to the intent of what we wanted.

Jeremy Lapin noted in the context of the report he thought it was clear that what we were looking at was the metered use comparing to what we adopted in impact fees.

Councilwoman Call would add something to clarify it better. She thought we were on target to get all the meters in.

Jeremy Lapin noted he was pulling data from 2013 for the report.

Mark Christensen noted they had less than 100 meters that need to be installed and they were on target for early this spring.

Councilwoman Call remarked that we had a goal and if they could get the usages this year and put that on the bills, even if it's an average for the area so that people can make adjustments and they can start using the system this June.

Councilman McOmber would like to give more communication out.

Mayor Miller would also like communication to get out soon.

Jeremy Lapin noted that Zions Bank was ready to come do a presentation. And they could discuss implementation at a work session.

Councilwoman Call thought we had done a good job with education, lets add on to that.

Mark Christensen when we bring Zions in they will have some data they have collected so far.

Councilwoman Call noted City reclamation is now illegal; it may be time to talk to our legislators for a way to reclaim that water.

Mark Christensen said the state is turning its focus, he believes reclamation may be a good part of that conversation.

Councilman McOmber feels this is the right approach. We do need to make sure we are good stewards with the resources we have. He thinks more systems in the state will be metered soon. He would like to turn ours on as soon as possible. Right now we are getting extra traffic on the site for sports registration and we can add some communication on the front page, and it needs to be prominent in the newsletter. He agrees that we need to look at other things we can do as well, be creative.

Councilwoman Baertsch noted we are still using culinary in some areas of the city to supplement and as that gets switched over we will see usage on that go down. She appreciates staff looking out for them in long range planning. We can look at the storm drain issues and hope we can reclaim some of that.

Motion made by Councilwoman Baertsch to approve Ordinance 15-4 (2-3-15): Adopting the City of Saratoga Springs Water Conservation Plan with all findings and conditions. Seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

5. Consideration and Possible approval of the Site Plan and Conditional Use for Riverbend Medical located at 41 East 1140 North, west of Riverbend, Blaine Hales, applicant.

Kimber Gabryszak presented the summary of the Plan. This is one of two commercial lots approved as part of the Riverbend MDA. There have been a few modifications since last seen. She noted the setback reduction and proposed site plan. They are exceeding requirement for landscape plants. There was a concern with the long façade facing south and the applicants have added some brick and window treatments. Kimber reviewed the Code compliance. Staff recommends approval.

There were some changes and added Conditions.

#4 added "prior to issuance of any certificates of occupancy."

#8 All mechanical equipment shall be screened.

#9 Percentages of building material number of colors on each election shall be provided to the Council in compliance with the design standard page 3.6, prior to the Council meeting.

Jared Pinegar was present for applicant.

Councilwoman Call asked about adding "**fully screened**" in condition #8. She recommends that according to sign code now we don't limit the number of tenants, but she doesn't think it's a desired look to make one large sign with all the tenants listed. She appreciates the articulation on the windows.

Councilman McOmber appreciates the changes to the building he believes it will be to their benefit. He is fine with the setback. He believes this will revitalize this area of the city.

Councilwoman Baertsch thanked them for the changes they made and complying with code. She likes the change on the south façade. She is fine with the changes for conditions 8 and 9. She asked if we had anything on the road ownership discussion.

Jared Pinegar said they checked on the road and it was too narrow. They and the HOA will both participate in the care.

Councilman Poduska was impressed with all the improvements.

Mayor Miller asked about the house to be removed and the asbestos test and if it could be burned.

Jared Pinegar said they should have that report back by Friday.

Chief Campbell noted they were planning on around March 1st.

Mayor Miller thought it was great when they could do that for training.

Motion made by Councilwoman Baertsch to approve the Site Plan and Conditional Use for Riverbend Medical located at 41 East 1140 North, west of Riverbend with the Findings and Conditions in the staff report, including the change to condition number #4 and additions of conditions #8 and #9, both as provided to us tonight. Seconded by Councilman Poduska. Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

6. Continued discussion of the Rezone, General Plan Amendment and Community Plan for the Wildflower development located 1 mile west of Redwood Road, west of Harvest Hills, DAI/Nathan Shipp, applicant.

Nathan Shipp noted that just a moment ago he received a phone call that they should, by the 26th, have a deal with UDOT to preserve the road. They are excited to go through the Community Plan. It is mostly the same plan that they presented previously, the most significant changes are that it shows 1468 total units now. Mr. Shipp began to reference the changes throughout the document.

Councilwoman Baertsch noted some verbiage needed to be changed in the document about the final location of Mountain View Corridor because UDOT will be deciding the final alignment. She noted that Providence Drive needed to be called out as 66'road not a Master Plan road of 77'residents see the same color on the map and think it's the same size.

Nathan Shipp noted on page 71 the road sizes are matched to the traffic report from Brian Hales.

Councilwoman Call liked the reduced density numbers on page 14; in addition there will be open space within individual neighborhoods that will make it better.

Nathan Shipp noted their intent on the phasing plan is to be back as soon as possible and show everything on the east side of the corridor all at once. He explained the slope differences they need to work around with the UDOT project and they feel that they know where they need to be on the East frontage roads.

Mark Christensen said a concern was signage, sign companies would like to put billboards on this corridor, and he doesn't feel that would be consistent with this development or the City. He wonders if the developer would be willing to put a restriction to prohibit any billboards in this section of MVC.

Kevin Thurman asked if they were going to record the MDA before the agreement with UDOT, we could write it with the MDA. He noted that State is not subject to our land use ordinances.

Nathan Shipp thought they did not have a desire to have billboards.

Nathan Shipp said the caveat is that some partners are not here tonight. Pg 58 and 59 refers to signs and that might be a good place to include it. They wanted to point out the entrance features, they are tall but they are starting down lower so it won't be as intrusive as they think it may be. He continued noting changes in the document and noted the ranges of lot sizes and proposed percentages.

Councilwoman Call would like to reduce the brackets ranges, something that indicates the typical lot ranges better.

Nathan Shipp indicated the different types of elevation styles. They took out references to Stacked or R18, R14 or R12. One thing they have done is to do full length drives in the cluster housing to make them feel less clustered. They take pride in their elevations and the breaks in sizes. They almost always have the six-pack rule for building different types of homes near each other

Councilman McOmber wanted to not lock the area down to craftsman style to not date the area.

Councilwoman Baertsch urged them to work within our guidelines for fire code.

Councilwoman Call wanted to show them a few examples of mansion style townhomes.

Nate Shipp noted they are looking at a 10 year project and things change, the more product types they can get the better the neighborhood feel. Their intent is to obligate themselves to improve that open space and turn it into something special. It's important to them to have a mechanism that includes the extra in the capital facilities plan so new residents moving in contribute to the extra cost they will be spending. By doing that they can bring in a much higher level of parks. They have done that in their Bluffdale development. It's just for the community level open space.

Mark Christensen thinks it will need to have a legal review and we need to be cautious.

Councilwoman Call said we need to establish our base level of service. Anything above that would be amenable to reimbursement.

Councilman McOmber said private entities can be effective, if we can partner we can avoid some of the fees. We do need to identify the baseline.

Mark Christensen commented that we need to look at who is maintaining the parks and trails.

Kevin Thurman noted there are two ways to look at it, if they build system improvement it can be added to impact fee facilities plan and if they reduce impact on system facility we can give credit. He is concerned with the language as it is now. We need to be careful about adding it into impact fee facility plan.

Nate Shipp noted in Bluffdale, they showed they had so many acres of park exceeding their level of service, it was easing burden on the other parks.

Councilwoman Call noted it does call out that they anticipate dedicating the open space to the City.

Councilman Poduska thought it was leaning towards a cooperative plan, it needed ironing out though.

Nathan Shipp said it was important to them to have this at this level, they intend to be the Master Developer for all of this, and to build as Candlelight homes. They need a document that helps them understand that they will get the benefit of getting better parks but they need to help with those costs.

Jeremy Lapin said they talked about if at a future date they wanted to take some and add to the facilities plan than they would get a credit, but until they adopt it it's a hard commitment to make. This will be a discussion for a lot of their infrastructure.

Councilwoman Call referred back to the SPAC document from today that seemed to indicate that nice amenities are what the residents wanted.

Councilman McOmber thought we should go to Bluffdale and asked them what worked for them with this developer and what they learned.

Councilwoman Call thought we could revisit the idea of making an SID or charge a utility fee to fund parks and open space.

Kevin Thurman said they could establish a parks and rec. fee without a lot of effort, it was simpler than establishing an SID.

Mark Christensen said that is a big step for us, it will need further discussion.

Nathan Shipp thought if there was some language that could help them establish a guiding path to help us get there.

Councilman McOmber thought we need to keep looking outside the box.

Kevin Thurman doesn't want to agree before we have done due diligence.

Mark Christensen would like to have anything labeled as neighborhood parks may need to be relabeled as more of a regional component so it wasn't prohibited.

Jeremy Lapin recommended that it would be helpful that they have everything on the table that they would like to be reimbursed for.

Nathan Shipp suggested from pg.71-78 are the system improvements that they would include in that. He feels this is the crux of whether or not they will be able to come to an agreement by the 26th.

Councilman McOmber likes the beginnings of this concept already; we want these types of things in the city.
Mark Christensen said they should include a Parks Master Plan.
Councilman McOmber noted the fencing plan and that they did not allow chain-link in the city, except for schools. Any trail corridor needs to be semi-private fencing so there are eyes on the trail. He also noted that fencing along arterial roads needed to be semi-private.
Kimber Gabryszak indicated that the code committee would be coming back with the Fencing Code soon.
Mindi Tate suggested they change that point to leave it with the City.
Councilwoman Baertsch noted if they are going to have fencing on 5' setbacks they have only allowed that at the back of the houses.
Councilwoman Baertsch commented about the grading and trees and asked if they would be preserved them.
Nathan Shipp said anytime they could preserve a big tree they would try to do that.
Councilwoman Baertsch residents would be appreciative if they could incorporate a round-about to help slow down traffic.
Nathan Shipp said the problems were snow plows had trouble and trailers.
Mark Christensen would like to talk to them about how to encourage large truck traffic to stay off the neighborhood roads.
Jeremy Lapin thought they could include language to include a number of calming mechanisms for traffic.
Nathan Shipp said they could include a page on traffic calming measures.
Kevin Thurman urged them to leave some flexibility, and work with the adjacent owners.
Jeremy Lapin commented from a grading standpoint to make sure there is consistence between the Community Plan and our Master Transportation Plan.
Nathan Shipp took note of all the suggestion from the Council and Staff.

7. **Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual.**

Motion made by Councilman McOmber to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilwoman Baertsch Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Poduska and Councilwoman Call. Motion passed unanimously.

Meeting Adjourn to Closed Session 9:44 p.m.

Closed Session

Present: Mayor Miller, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Nicolette Fike, Jeremy Lapin

Litigation updates

Personnel issues

Closed Session Adjourned at 9:51p.m.

Policy Meeting Adjourned at 9:51p.m

February 17, 2015
Date of Approval

Mayor Jim Miller

Lori Yates, City Recorder