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CITY OF SARATOGA SPRINGS
CITY COUNCIL SPECIAL WORK SESSION MEETING MINUTES
Tuesday, August 30, 2016
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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City Council Work Session

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Call to Order: 6:36 p.m. by Mayor Pro Tem Stephen Willden
Present Council Members Chris Porter, Shellie Baertsch, Michael McOmber, and Bud Poduska.
Mayor Jim Miller arrived at 6:37 p.m.

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Staff City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Spencer Kyle, Planning Director Kimber Gabryszak, City Engineer Gordon Miner, Public Relations Economic Development Manager Owen Jackson, Senior Planner Sarah Carroll, City Recorder Cindy LoPiccolo

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Mt. Saratoga
Representatives: Steve Maddox, Edge Homes; Curtis Leavitt, Edge Homes; Brandon Watson, Edge Homes; Greg Magelby, LEI Engineering

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Mt. Saratoga – Rezone, General Plan Amendment, Community Plan, and Master Development Agreement.

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Senior Planner Sarah Carroll opened the work session to further discuss the project details and answer questions for the Mt. Saratoga project.

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Steve Maddox, Edge Homes, introduced representatives and presented an overview of the recent project and infrastructure changes made in response to the August 16 public hearing. Mr. Maddox reported three areas were modified and information has been submitted for overall Village concept clarity on pods, density and units. Significant modifications have been made in response to Council and citizen input, the number of condominium units has been reduced particularly in Village 5 where 300 condo units have been eliminated and they will come forth with a plan for 183 single family units on that particular phase, and they are proposing a transition from the Sage Hills development so that the project does not go into pockets of density. In addition condominiums have been eliminated within ridgeline and viewscape areas, are proposed in only two pockets and the rest in flex space that will allow movement. Referred to a map providing identification and tabulation of conceptual concepts and noted location of proposed development and churches.

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Planner Carroll clarified Community Commercial zoning which may at some point be applied to this development has not received approval yet; Community Commercial is intended to serve for medium commercial development between Regional Commercial and Neighborhood Commercial types of zoning, they are moving this forward and this zoning will be brought for Council consideration in the near future. City Manager Christensen explained the intent of Community Commercial will have a community feel but allow supporting uses such as gas stations. Director Gabryszak coming by end of the year and if necessary a conditional zone can temporarily be in place.

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Work Session discussion continued and is summarized as follows:

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Reduction in Number of Units

- 50 • The plan that was reviewed at the work session in January had 2,649 units and about 58% multi-
51 family.
52 • The plan that was reviewed at the 8/16/16 CC meeting had 2,553 units and 39% multi-family.
53 • After the comments from the Council, Edge will reduce the number of condos by 350 units. The
54 new plan will have 2400 units and 27% multi-family, in line with Proposition 6.
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56 Condos

- 57 • Village 5 Neighborhood 3 will be changed from 350 condo's to 183 single family and the lot
58 sizes will transition from large to small as they move away from the adjacent Rural Residential
59 zone (Sage Hills)
60 • This reduces the number of condo's by 30%
61 • That leaves a total of 430 condos in two areas - Village 3, Neighborhood 1 and Village 1,
62 Neighborhood 1
63 • Discussion for planning location of condos in a separate community
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65 Lot Sizes

- 66 • Edge will identify minimum and average lot size for each neighborhood to ensure variety
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68 Density transfers

- 69 • Transfers were discussed – no changes were suggested
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71 Design Guidelines

- 72 • Edge will distinguish between townhomes and condo's
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74 Open Space and Trails

- 75 • Took position this would be a regional park with trails, connectivity
76 • Dirt base trails more conducive for uses and activities such as as opposed to road base material
77 which also eliminates long term maintenance, have a variety of options for trails depending on
78 location and activity, possible change in Master Trails Plan
79 • Consolidating pocket parks
80 • All public open space is required to be built to City standards
81 • Little league is shown next to the school
82 • Council would like the City parks to be 5 acres minimum to meet the General Plan
83 • Trees in the public parks to be under warranty for 3 years
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85 Open Space Ownership and Responsibility

- 86 • Trails ownership remain with developer or HOA, City maintains trail surfaces through a public
87 access easement, and Master HOA responsible for adjacent landscape improvements
88 • Mt Saratoga Blvd. park strips with enhanced landscaping, maintained by a Master HOA
89 • City taking ownership of large park areas (+5 acres) for maintenance and function
90 • Amendment to Master Parks Plan
91 • Taxation, County Assessor's office determination
92 • Any open space dedicated to the City be stipulated it must first be to City standards
93 • In regard to public access easements there is no liability for an open space recreational amenity
94 that is free and open to the public
95 • Make clear demarcation for public understanding of what is un-maintained open space and what
96 is maintained
97 • Areas considere to be owned and maintained by the city

- 98 ○ The large area between Mt. Saratoga Blvd and the east boundary line was recommended
- 99 for public ownership and maintenance
- 100 ○ Other areas were discussed

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102 Mt. Saratoga Blvd.

- 103 • Reviewed the proposed underground passage for safe connection of both sides of the
- 104 development and to the trail system
- 105 • Edge will propose a road phasing plan for Mt Saratoga Blvd.
- 106 • The phasing of Mt Saratoga Blvd was discussed, phasing identified on a map for clarity,
- 107 connecting to the south too early will actually increase traffic on Talus Ridge Blvd.

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109 Talus Ridge Blvd.

- 110 • Talus Ridge Blvd. is a collector and is designed for 1500 vehicles
- 111 ○ Edge will make specific proposals based on a current traffic study being done
- 112 • Addition of traffic calming measures, to be discussed in detail with the City Engineer

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114 Master HOA

- 115 • Cross section of Mt. Saratoga Blvd. proposed with significant buffering and maintenance cost of
- 116 that corridor the responsibility of a Master HOA
- 117 • Possible set up with an annual assessment paying once through the Master with separate
- 118 subservient HOA line items

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120 Buffer adjacent Pony Express Parkway

- 121 • Edge will require 110' lot depth for the lots that back Pony Express Parkway, and request a
- 122 waiver to the 20' buffer in this location

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124 Landscape

- 125 • Buffering grass areas with flower and shrub beds that are irrigated by drip system noting
- 126 sprinklers from grass into native areas result in sagebrush and weeds.

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128 Community Commercial zone

- 129 • This zone does not exist yet, Staff expects it to be in place in the next few months
- 130 • Edge is not planning to develop that site right away
- 131 • Discussion on whether or not to designate it for Regional Commercial now, or Community
- 132 Commercial since the CC zone does not yet exist

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134 Ridgeline

- 135 • Visibility of homes on the ridgeline or ridgeline protected
- 136 • Minor versus major ridgeline
- 137 ○ Homes will not be visible on the major ridgeline, but will be visible on the minor
- 138 ridgeline
- 139 ○ This can be mitigated by requiring a height limit of one story and adding architectural
- 140 requirements to the rear elevations

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142 Powerline Corridor Trails, east and west

- 143 • Preference for leaving these native/dirt rather than grading them and adding road base
- 144 • Different trail surface options depending on location and use

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146 Church Site

- 147 • Edge will identify church sites

