

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**CITY OF SARATOGA SPRINGS**  
**CITY COUNCIL MEETING MINUTES**

Tuesday, September 6, 2016  
City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

---

**City Council Work Session**

**Call to Order:** 6:00 p.m. by Council Member Shellie Baertsch

**Present** Council Members Chris Porter, Shellie Baertsch, and Bud Poduska. Council Member Michael McOmber was excused.  
Council Member Stephen Willden arrived at 6:15 p.m.  
Mayor Jim Miller joined the meeting via phone teleconference at 6:38 p.m.

**Staff** City Manager Mark Christensen, Assistant City Manager Spencer Kyle, Planning Director Kimber Gabryszak, City Engineer Gordon Miner, Public Relations Economic Development Manager Owen Jackson, Capital Facilities Manager Mark Edwards, City Recorder Cindy LoPiccolo

**Presenters:** Architects Jill Jones, AJC, Greg Kloberdanz, PEC and Lars Anderson, PEC

**Sports Complex Review.** Architect Jones presented architectural proposals for the Sports Complex structures for scorekeeper, restroom and maintenance/storage structures; reviewed findings of site visits to Spanish Fork, Orem and Draper facilities, noted flat roofs, combination of concessions, scorekeeper and restrooms in one structure with smaller upper scorekeeper areas most cost effective, and identified the committee preferences for modern architecture, incorporation of a military theme, and cost effectiveness by limiting structure massing. Features of translucent durable window material, structure materials and interior and/or exterior screening to protect line of sight into public restrooms were discussed.

Council Member Baertsch expressed preference for pitched roof for safety, modern but not industrial architecture with incorporation of some natural organic materials i.e. stone or nicer concrete masonry unit (CMU), and wood; green versus red accent.

Council Member Poduska referred to the example showing a dark green metal roof with shallow pitch, possible cement hardi-board. Council concurred preference for this type of architecture with inclusion of pitched roof or sufficient height to deter climbing on top of the structure.

Architect Anderson presented two layout options for the Sports Complex and cost projections, one plan for 25 acres and another for 30 acres, noting the differences in regard to access, parking, and fields, and advising the 30 acre plan provides for tournaments. Reported cities visited recommended 100 stalls per field, these plans provide 70 for the 25 acre plan and 75 for the 30 acre plan, starting out underparked, however, the southern portion will be developed for parking at a future phase. Reviewed the cost sheet and breakdown which includes bringing culinary and secondary water and sewer to the site and plans for extension of Pony Express parkway.

Council discussed tournaments and use expectations for each plan, explored options for cutting costs, and discussed possible beneficiaries and sponsorships for scoreboards, lighting and other park components.

Council Member Baertsch recommended adjustment of parking on the inside at the eastern edge to provide for pedestrian access, roadway sidewalks, and continuation of sidewalk along the northern edge for completion around the circumference.

Council Member Willden commented he is not comfortable at this point deciding on a budget or amount of expenditure for this project without information; needs a cost analysis outlining what can be anticipated in regard to a bond that will pay for the project, the expectation on bond payback, impact fees, maintenance, and what this

55 will do to other future projects - the anticipated projected impact to the current budget using the cost range for the  
56 project; supportive of an independent analysis if free.

57  
58 Council Member Poduska clarified the difference between the 25 and 30 acres for playing use, noted the 25 acre  
59 plan with limited fields and scoreboard facilities would not be functional for tournaments and this option appears  
60 to be incomplete, leaning toward the 30 acre plan as the best option for the community.

61  
62 Council Member Porter noted the 30 acre option is a plan that was conceptualized to stand on its own, the 25 acre  
63 plan is an attempt to cut costs, at this point the committee needs a decision in regard to budget and expenditure to  
64 continue with necessary decisions and determining phasing in accordance with that budget.

65  
66 Council Member Baertsch noted she would like to review the numbers as proposed by Council Member Willden,;  
67 with the lack of a scoreboard tower for the 25 acre plan, does not believe the 25 acre plan functional for the City.

68  
69 Assistant City Manager noted concessions would be planned for the center with the 30 acre plan, in the 25 acre  
70 plan they are planned for placement on the far west side.

71  
72 Council concurred information in regard to bonding, what that overall effect this project would have, buy down  
73 cost and funding, and ongoing maintenance cost analysis are required to complete their review and direction in  
74 regard to expenditure and budget for this project.

75  
76 **Adjournment:** The Work Session adjourned at 6:55 p.m.

77  
78 Mayor Miller arrived at 6:59 p.m.

79  
80 

---

81 **Policy Meeting**

82  
83 **Call to Order:** Mayor Jim Miller called the Policy Session to order at 7:00 p.m.

84  
85 **Roll Call:**

86 Present Council Members Shellie Baertsch, Chris Porter, Bud Poduska, and Stephen Willden.  
87 Council Member Michael McOmber was excused.

88 Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager  
89 Spencer Kyle, Public Relations Economic Development Manager Owen Jackson, Police  
90 Chief Andrew Burton, Fire Chief Jess Campbell, Planning Director Kimber Gabryszak, City  
91 Engineer Gordon Miner, Senior Planner Sarah Carroll, Planner Kara Knighton, City  
92 Recorder Cindy LoPiccolo

93  
94 Invocation by Council Member Poduska  
95 Pledge of Allegiance led by Scout Jason Smith, Troop 1021

96  
97 **Presentation:**

98  
99 Police Chief Andrew Burton introduced new Police Officer Mason Morgan and Mayor Miller presented Officer  
100 Morgan with his Commission; Mayor Miller and Council congratulated Officer Morgan and welcomed him to the  
101 Department and City.

102  
103 **Public Input:**

104  
105 Mayor Miller invited public input. With no public input, Mayor Miller closed public input.

106  
107 **REPORTS:**

108

109 Council Member Porter reported he recently took a State emergency management training course for elected  
110 officials using the Katrina case study and recommended the City Council receive five minute emergency  
111 preparedness and crisis management briefings in regard to the City's plan during work sessions.  
112

113 Council Member Baertsch noted the last couple of Mountainland Association of Governments (MAG) meetings  
114 were cancelled, and reported the train at Shay Park ran successfully on Saturday as they worked on leveling the  
115 tracks and making adjustments. She is looking forward to that service for the public  
116

## 117 **PUBLIC HEARINGS:**

### 118

#### 119 **1. Legacy Farms – Amendments to Community Plan (CP).**

120  
121 Director Gabryszak presented the staff report concerning the application for several amendments to the Legacy  
122 Farms Community Plan (CP), originally approved July 1, 2014. Director Gabryszak identified the location of  
123 property noting the northernmost portion of the project is currently within a designated FEMA floodplain.  
124 Director Gabryszak reported the Applicants have submitted a Letter of Map Revision (LOMR) application to  
125 FEMA for revision to the floodplain maps, based on the major infrastructure improvement Legacy Farms will be  
126 completing to channel the flood plain to protect the development area. Director Gabryszak reported FEMA has  
127 approved installation of the pipeline infrastructure, however, has not officially removed the area from the National  
128 Flood Insurance Program (NFIP) maps through the LOMR process, and until then the City will not issue building  
129 permits and the Applicants must comply with all provisions of the NFIP program and Chapter 18.02 of the City  
130 Code.  
131

132 Director Gabryszak reported the applicants are requesting approval of amendments to allow work to move  
133 forward, recordation of plats currently in the floodplain, issuance of building permits without the additional  
134 building requirements, and work on infrastructure and construction of homes within the FEMA Floodplain prior  
135 to the map revision without the required Special Flood Hazard Area (SFHA) building improvements, however,  
136 with Certificate of Occupancy withheld until the Floodplain map is officially revised. Director Gabryszak noted  
137 specific building codes addressing properties within a floodplain would be applied in the event the Floodplain  
138 map was not revised, and the Developer would be required to make modification to meet those higher building  
139 code standards at their own expense and risk. Director Gabryszak reported the Applicant would also like to move  
140 forward with sales contracts, and the City Attorney recommends in the event Council approves this that conditions  
141 be imposed requiring the Applicant to indemnify the City and provide additional disclosures prior to sale  
142 informing buyers of these issues.  
143

144 Director Gabryszak reported the applicants additionally request signage amendments to allow up to 50 square feet  
145 of signage on up to four (4) entry features in the CP, revisions to allow 100 sq. ft. of temporary signage at four  
146 specific locations up to 9 months at a time, and to allow up to six flags of up to 30 sq. ft. at sales offices, model  
147 homes, and the clubhouse for 9 month periods, and allow window wrap signs. Director Gabryszak presented a  
148 comparison of City code and their requests.  
149

150 Director Gabryszak reported the Planning Commission held public hearing on these proposed amendments on  
151 August 25, 2016, and voted 4:2 to forward a positive recommendation on the floodplain amendment, and voted  
152 5:1 to forward a negative recommendation on the signage amendments.  
153

154 Krisel Travis, representing Applicant D.R. Horton, reported they are requesting to be allowed to market the homes  
155 and go under contract, they have prepared a disclosure notice, and noted an indemnification clause is contained in  
156 the Master Development Agreement. She reviewed the proposed signage amendments.  
157

158 Paxton Guymon, Legal Counsel representing Applicant D.R. Horton, commented in regard to the Planning  
159 Commission recommendation that an additional condition be imposed that units may not be marketed or buyers  
160 may not be allowed to enter into a sales contract until expiration of the floodplain map revision appeal period and  
161 the City's issuance of a Certificate of Occupancy, noted in regard to the requirement for a disclosure form the

162 seller is at risk and it was his opinion the City did not need to control further than the issuance of the Certificate  
163 of Occupancy upon its satisfaction that the Floodplain map has been officially revised.

164  
165 Mayor Miller opened the public hearing and invited public comment. There being no public comment, Mayor  
166 Miller closed the public hearing.

167  
168 Council Member Willden commented he did not have concern as long as there is the disclosure and  
169 indemnification, and the City has control with Certificates of Occupancy; in regard to the signage he would like  
170 to hear other opinions noting at times the City can be restrictive, however, does not want to grant liberties to one  
171 developer that would open issues.

172  
173 Council Member Baertsch clarified the City has received copies of the disclosure, and this document would be  
174 reviewed and approved by the City Attorney; noted an appeal period is currently open in regard to the floodplain  
175 map revision, and did not believe allowing sales a wise thing for the City to do as the Developer has the ability to  
176 go into bankruptcy and constructed homes could end up sitting leaving the City a blight of empty homes.

177  
178 In response to Council Member Baertsch's inquiry, Krisel Travis stated she does not believe the tower signage  
179 will have lighting with the exception of some possible at the soffit shining down. Council Member Baertsch noted  
180 this could be considered part of the architecture of the tower and not a problem within the code, and because the  
181 logo is not internally lit like a sign would be a brand, however, leary about other businesses wanting to do the  
182 same and put their name on the side of a building saying it is just a brand – for the most part do not support any  
183 of the signage changes, the City does not allow them for other developments, and do not see them as necessary to  
184 successfully sell homes; in regard to window coverings, not okay with 100% coverage which may be a safety  
185 issue as you cannot see in, and agrees with the Planning Commissioners that voted this request down.

186  
187 In response to Council Member Baertsch's further inquiry, Director Gabryzak clarified the current code allows  
188 for two window signs per façade in a residential zone, not to exceed 20% of the window. Council Member  
189 Baertsch commented with that information she does not believe the code needs to be changed and the current code  
190 allows the Ddeveloper the ability to put signs in their windows for advertisements.

191  
192 Council Member Poduska commented in regard to the Floodplain matter he does not have a problem with that as  
193 Legacy Farms is taking the risk. In regard to signage on the tower does not have a problem with what is proposed  
194 as it is an icon logo; not in favor of the proposed window wrap for the safety issue; clarified the flags are being  
195 requested as long as sales and marketing are going on and then removed, and following discussion noted he did  
196 not support the request in regard to the flags. Krisel Travis advised the request to allow 100 sq. ft. total of  
197 temporary signage at four locations temporary up to 9 months is in addition to the development signs, they would  
198 be located on the water tower and used for announcements such as grand openings and HOA meetings; Council  
199 Member Poduska noted this would be permanent for HOA use.

200  
201 Council Member Porter commented in regard to the floodplain issue understands Council Member Baertsch's  
202 concerns, however, he is convinced this was not a risk the City would face in this instance and is comfortable with  
203 review and approval of the disclosure and indemnification by the City Attorney. He commented in regard to the  
204 water tower what is proposed is okay if it does not contain text, however, would defer to the Planning Director  
205 for determination of code change to provide for that, expressed opinion the water tower would not look right  
206 without something on it. Council Member Baertsch concurred, however, noted then other developers would come  
207 and ask this. Director Gabryszak reported the Applicant wanted interpretation of code to be architectural,  
208 however, noted comparison with other logos i.e. the McDonald's M which are considered signage, consistent  
209 enforcement is necessary and letters do not exempt this from the City's sign code. City Manager Christensen  
210 further advised the reason this became an issue during application process was this branding was not originally  
211 written into the plan, there would need to be an amendment to allow, agrees with the Planning Director it is no  
212 different than any other corporate branding that exists.

213  
214

215 Council Member Porter commented he could only support flags the clubhouse, six flags at each model home is  
216 excessive; cannot support the request for window wrap due to safety; regarding the concierge signage understand  
217 they may be useful, however, no other HOA has been granted this, preferential treatment is not the right path; he  
218 is okay with the water tower, the rest of the requests he has issues.

219  
220 Mayor Miller commented in his opinion the water toward needs something on it; regarding the floodplain issue  
221 he is supportive of the request with the requirement fo indemnification and disclosure notice as approved by the  
222 City Attorney, noted the developer bears the burden and this is not a smaller builder, does not recommend issuing  
223 occupancy permits until official amendment of the floodplain map.

224  
225 Director Gabryzak presented a modified Condition regarding the Floodplain request based upon Council  
226 discussion.

227  
228 Motion by Council Member Porter to approve the proposed amendments to the Legacy Farms Community Plan  
229 with regard to the floodplain with the Findings and Conditions in the staff report and changed as outlined by the  
230 Planning Director, was seconded by Council Member Poduska

231 Roll Call Vote: Council Members Porter - Aye, Willden - Aye, Poduska – Aye, Baertsch - Nay.

232 Motion carried 3-1; Council Member McOmber excused.

233  
234 Motion by Council Member Baertsch to deny the Legacy Farms Community Plan amendments in regard to signage  
235 with findings the amendments are not consistent with Section 19.26 of the Code as articulated by the Council  
236 today, and that the previous sign code that was in effect will remain in effect and the amendments do not comply  
237 to what has been approved before, and the proposed signage standards are not necessary to respond to unique  
238 conditions and make mention to the Applicant that they can come back with a logo for the water tower without  
239 signage and that it be acceptable under the existing code, was seconded by Council Member Willden

240 Roll Call Vote: Council Members Baertsch - Aye, Poduska – Nay, Willden - Aye, Porter – Aye.

241 Motion carried 3-1; Council Member McOmber excused.

242

## 243 BUSINESS ITEMS:

244

### 245 5. Madison Meadows – Preliminary Plat, Applicant: Brian Sudweeks, Owner: Sudweeks Construction

246

247 Planning Director Gabryzak presented the staff report with proposed findings and conditions concerning the  
248 Madison Meadows Preliminary Plat application for a single family subdivision of 9 lots on 6.3 acres, R-4 zoning  
249 with a density of 3.22 units per acre in the R-4 zone. Director Gabryzak reported the Planning Commission held  
250 a public hearing on this matter and forwarded a positive recommendation; identified the project location and noted  
251 the trail corridor and detention basin (Parcel A) are included in the total project area, a portion of the property has  
252 been planned as a future secondary pond and pump station location (Parcel B) – this parcel will be purchased by  
253 the City for the development of secondary water infrastructure. The canal parcel and Parcel C have been left out  
254 of the project area for the purpose of preserving potential future right of way for the Mountain View Corridor.  
255 Director Gabryzak reported the R-4 zone requires a minimum of 15% open space within the project area, with  
256 the detention basin and trail parcel the applicant is providing 11,328 square feet of open space and has proposed  
257 a in lieu fee for the remaining square feet. Reviewed the conditions for the project.

258

259 Applicant Brian Sudweeks was present to answer questions.

260

261 Council Member Baertsch recommended modification to positioning of driveway entrances for two of the lots,  
262 and requested addition of note advising proximity of agriculture be include in sales agreements.

263

264 Amended Motion by Council Member Poduska to approve the Preliminary Plat for Madison Meadows, with the  
265 findings and conditions in the staff report dated September 6, 2016, and two additional conditions as proposed,  
266 was seconded by Council Member Porter

267 Roll Call Vote: Council Members Porter, Willden, Poduska, Baertsch - Aye.

268 Motion carried 4-0; Council Member McOmber excused.

269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322

Break 8:04 p.m. to 8:15 p.m.

1. **Legacy Farms Village Plan 3 Plats 3A-E – Preliminary Plats**, Applicant/Owner: D.R. Horton, Inc.

Planner Kara Knighton presented the staff report and recommendation for Legacy Farms Village Plan 3 Plats 3A-E Preliminary Plats. Planner Knighton reported these plats combined contain a total of 196 single family and multi-family units and 14 Equivalent residential Units applied to a church site. Planner Knighton reviewed the location of the plats and advised the Planning Commission held a public hearing on August 25, 2016 and forward a positive recommendation with conditions.

Krisel Travis, representing D.R. Horton, provided information in regard to green space and adjustment of lot plans to make accommodation for utilities, the ERUs allotted for the church and advised the unit count is the same.

Council Member Baertsch recommended alignment of lot lines as much as possible where four lots come together between residences to assist residents with fencing, and have driveways access off the least traffic impacted roads. Council Member Willden concurred with these recommendations.

In response to Council Member Poduska, Planner Gabryszak clarified in regard to the church ERUs noting a different system was used for this district area plan.

City Engineer Miner referred to the engineering staff report and advised culinary and secondary water lines at 400 south are still in question and being worked out.

Council Member Baertsch advised she is voting for approval because the previous item was passed by the rest of council and conditions in this item address her concerns with the flood plain map changes.

Motion by Council Member Baertsch to approve the Legacy Farms Village Plan 3 Plats 3A-E Preliminary Plats with findings and conditions contained in the staff report, adding a condition that the water line issue be worked out to the satisfaction of the City Engineer and City Attorney and any other necessary issues be brought back to the City Council for approval, was seconded by Council Member Willden

Roll Call Vote: Council Members Baertsch, Poduska, Willden, and Porter – Aye.

Motion carried 4-0; Council Member McOmber excused.

2. **Mt. Saratoga – Rezone, General Plan Amendment, Community Plan, and Master Development Agreement; Ordinance 16-15 (9-6-16), Ordinance 16-16 (9-6-16)**. Applicant Edge Homes, LLC, Owners DCP Saratoga LLC, et al (Continued from August 16, 2016).

Senior Planner Sarah Carroll presented the staff report and recommendation for Mt. Saratoga Rezone, General Plan Amendment, Community Plan and the Master Development Agreement (MDA). Planner Carroll reported the City Council held a work session with the applicant on August 30, 2016 at which time Council made several suggestions that have been included in the revised plan, noted the Applicant is requesting the City own and maintain the 201 acres of community park open space, and outlined the primary changes referring to the detailed list in the staff report. Planner Carroll reported an amendment to the MDA language regarding water was recently made; City Manager Christensen recommended City Council action concerning this be for language approved by the City Attorney.

Steve Maddox, representing Edge Homes, LLC, noted the project presented is a combination of two years of advice from the public, Planning Commission and City Council, noted the consolidation of open spaces and park sizes are massive requesting these areas be considered a perpetual future long term investment for the City.

City Manager Christensen advised the Council of the planning for water facilities and source in relation to this project.

323 Council Member Baertsch thanked the developer for working with the City and response to the Council's requests,  
324 and is appreciative of the reduction of multi-family. Requested clarification in regard to Mt. Saratoga Blvd.  
325 phasing and effect to Talus Ridge noting concern with Village 3 multi-family traffic impact; and inquired about  
326 timing of the connection to the east. Greg Magelby, LEI Engineering, reported the connection would occur in  
327 conjunction with Village 4 and they are working with Rocky Mt. Power for those easements; referred to report  
328 talking about the phasing noting multi family would not be constructed in Village 3 until the road was completed,  
329 traffic would not necessarily be traveling down into Talus Ridge prior to the connections.

330  
331 In response to Council Member Baertsch's inquiry, Engineer Magelby reported the zone 3 tank will service inside  
332 the development and the zone 2 tank will serve outside the development and some of Village 1, the tank site was  
333 relocated to a hill contour line so not to stand in the middle of open space. Council Member Baertsch clarified  
334 appropriate requirements for pending utilities and church locations will be in place and part of the final approval.  
335

336 Council Member Baertsch clarified cost of maintenance for open space and manicured acreage; noted she is  
337 comfortable with the buffer change; suggested page 21 in regard to use equivalents say single family detached  
338 unit for consistency and clarity; and inclusion of a condition that a note be included on the modified collector road  
339 on page 42 that a trail would be included in lieu of sidewalk because of the situation at that location.

340  
341 In response to Council Member Baertsch, City Engineer Miner reported the plan presented sets the design criteria  
342 for geometric design of the roads and establishes the maximum speeds, traffic calming has been taken into  
343 consideration with designed vertical and horizontal curvature of the streets, although additional traffic calming  
344 measures could be done if necessary.

345  
346 Council Member Poduska commented he has reviewed the proposed project extensively and appreciates the  
347 developer's flexibility and willingness to work with the City  
348

349 Council Member Willden expressed appreciation for the developer and staff's hard work, and appreciates the R-  
350 4 comparative density and reduction in multi-family units. In response to Council Member Willden's inquiry,  
351 City Manager Christensen advised there would most likely be minimal maintenance involved with the natural  
352 open space, possibly some weed control a couple of times a year, other areas such as ballfields will be maintained  
353 weekly.  
354

355 Council Member Porter concurred with comments and expressed appreciation for the overall project, open space  
356 and consolidation of the parks, in favor of the City taking the open space as well as park acreage for future use  
357 noting maintenance could break even, the area would serve as a public amenity and a future destination noting  
358 older cities wish they had park area like this, would hate to lose this opportunity for future use. In response to  
359 Council Member Porter's inquiry, Engineer Magleby advised the cul de sac to the west was designed so it could  
360 continue and there will be no lots in the backside there.  
361

362 Motion by Council Member Baertsch to approve the Mt. Saratoga rezone and General Plan amendment according  
363 to information and discussion tonight, including all staff findings and conditions, was seconded by Council  
364 Member Poduska

365 Roll Call Vote: Council Members Porter, Baertsch, Willden, and Poduska – Aye.

366 Motion carried 4-0; Council Member McOmber excused.  
367

368 Motion by Council Member Baertsch to approve the Mt. Saratoga Community Plan and Master Development  
369 Agreement, Ordinances 16-15 (9-6-16) and 16-16 (9-6-16), including all staff findings and conditions including  
370 the one added tonight, and language on the Master Development Agreement modified in accordance with the  
371 water contracts being finalized, was seconded by Council Member Porter

372 Roll Call Vote: Council Members Willden, Poduska, Porter, and Baertsch – Aye.

373 Motion carried 4-0; Council Member McOmber excused.  
374

375 4. **Interlocal Cooperation Agreement with Utah County, U.S. Department of Housing and Urban**  
376 **Development (HUD) Community Development Block Grant (CDBG) Participation, Resolution R16-49 (9-**  
377 **6-16).**

378  
379 City Manager Christensen presented the staff report and recommendation for approval of the Interlocal  
380 Cooperation Agreement regarding participation and the conduct of the Utah County CDBG Program.

381  
382 Motion by Council Member Willden to approve Resolution R16-49 (9-6-16) approving the Interlocal Agreement  
383 for CDBG participation, was seconded by Council Member Poduska  
384 Roll Call Vote: Council Members Porter, Willden, Poduska, and Baertsch – Aye.  
385 Motion carried 4-0; Council Member McOmber excused.

386  
387 **APPROVAL OF MINUTES:**

388  
389 **August 16, 2016.**

390  
391 Motion by Council Member Porter to approve the minutes of August 16, 2016, with changes as emailed and  
392 posted, was seconded by Council Member Baertsch  
393 Roll Call Vote: Council Members Porter, Willden, Poduska, and Baertsch - Aye  
394 Motion carried 4-0; Council Member McOmber excused.

395  
396 **BUSINESS ITEMS (Continued):**

397  
398 6. **400 N ULD Pump Station – Site plan, Conditional Use Permit (CUP), Owner: Sudweeks Construction**

399  
400 Planning Director Gabryszak presented the staff report and recommendation concerning the 400 N ULD Pump  
401 Station application for Site Plan and CUP approval for the purpose of constructing a secondary irrigation pond  
402 and pump station on a 1.156 acre parcel subdivided from the Madison Meadows subdivision located  
403 approximately 700 West 400 North. Director Gabryszak reported the Planning Commission held a public hearing  
404 on August 11, 2016 and forwarded a positive recommendation with two conditions concerning parking and  
405 landscaping. Director Gabryszak reported the Applicant has requested an exception to the plant requirements, the  
406 Planning Commission for the most part was in agreement due to the cost and maintenance, however, were  
407 concerned about no landscape along the sidewalk, there is a condition that there be living vegetation up along the  
408 sidewalk for the benefit of pedestrians.

409  
410 Council reviewed and discussed location, public benefit and maintenance, and concurred a requirement for local  
411 xeriscape and trees appropriate for the site with grass along the park strip.

412  
413 Amended Motion by Council Member Porter to approve the 400 N ULD Pump Station Site Plan and CUP with  
414 the findings and conditions in the staff report, with the exception of striking conditions 4 and 10 and adding  
415 condition 11 requiring landscaping to be local xeriscape and trees, and grass in the parkstrip as circumstances  
416 justify the adjustment of the standards, was seconded by Council Member Baertsch  
417 Roll Call Vote: Council Members Porter, Willden, Poduska, and Baertsch – Aye.  
418 Motion carried 4-0; Council Member McOmber excused.

419  
420 3. **Code Amendments – Title 19, Sections 19.02, 19.05, 19.06, 19.09, 19.12, 19.14, 19.15, and 19.18,**  
421 **(Continued from August 16, 2016).**

422  
423 Planning Director Gabryszak presented a brief summary of the code amendment changes requested by City  
424 Council at the public hearing on August 16, 2016.

425  
426 Council Member Poduska clarified with Planning Director Gabryszak in regard to code provisions and  
427 requirements for use of electronic message signs and separation of monument signs depending on size and use,  
428 noting allowing for larger uses as a reasonable balance, and discussed with Council preference for allowing a

429 limited number of signs for business. Council Member Willden noted this was easier to loosen up rather than  
430 restrict, he is comfortable with the current code and prefer to ease into modification.

431

432 Council Member Baertsch commented she was not in favor of electronic signage, expressed concern with  
433 enforcement, opening it up, and overall appearance noting many nice cities do not allow for this; Director  
434 Gabryzak advised the current code reflects federal industry standards and reviewed e-sign fade transition  
435 requirements. Council Member Baertsch discussed parks and trail signage and proliferation of signs in parks.  
436 City Manager Christensen noted regulatory and safety signage is necessary in parks and trails; Assistant City  
437 Manager Kyle noted park names must be posted on signage for emergency public safety reasons, elimination of  
438 pole signs would prohibit those also. Director Gabryzak clarified because there is no code section specific to  
439 parks and trail signage they are subject to current standards. Council Member Baertsch recommended allowing  
440 these as part of park amenities, and tabling this for evaluation.

441

442 In response to Council Member Baertsch's inquiry, Planning Director Gabryzak reviewed code Section 19.11.05  
443 standard and design requirements for shielding of sign lighting and illumination.

444

445 Council Member Baertsch requested amending Section 19.09.11 in regard to parking to add the requirement for  
446 covered parking versus closed in all residential and preferably commercial areas, noting underground parking and  
447 detached garages may be utilized; Council discussed and concurred.

448

449 Amended motion by Council Member Porter to approve Code Amendments to Land Development Code Sections  
450 19.02, 19.05, 19.06, 19.09, 19.12, 19.14, and 19.15, including changes made tonight, removing 19.18, and  
451 Ordinance No. 16-17 (9-6-16), was seconded by Council Member Baertsch

452 Roll Call Vote: Council Members Poduska, Baertsch, Porter, and Willden – Aye.

453 Motion carried 4-0; Council Member McOmber excused.

454

455 Motion by Council Member Willden to continue Section 19.18 to a future meeting in October, was seconded by  
456 Council Member Porter

457 Roll Call Vote: Council Members Baertsch, Poduska, Willden, and Porter – Aye.

458 Motion carried 4-0; Council Member McOmber excused.

459

#### 460 **City Council Work Session (Continued)**

461

462 **Foothill Boulevard Conceptual Alignment and Cost Estimate.** City Engineer Gordon Miner presented the  
463 conceptual Foothill Boulevard Concept Design, August 2016, prepared by Horrocks Engineers, and the Foothill  
464 Boulevard Concept Estimate for the project construction, engineering, right-of-way acquisition and utilities, for  
465 projects Segments 1, 2, 3 and 4.

466  
467 City Engineer Minor reported this information was created for planning purposes in regard to development along  
468 the corridor, location of where to establish right-of-way as subdivisions come along, and conceptual financial  
469 information that can be referred to working with MAG and developers as we move along this corridor alignment.  
470 City Manager Christensen noted the information also provides direction in regard to water infrastructure, water  
471 lines.

472

473 Council Member Baertsch noted frontage and on and off ramps appear to not be included in the concept, pointed  
474 out there are two sections of planning currently happening in regard to the Foothill Blvd. alignment south of Pony  
475 Express Pkwy, and MAG project for the alignment and right-of-way for the entirety of the Mt. View Corridor,  
476 inquired if the City is not doing the same design layout how will that coordinate when developers come in and  
477 need to construct a road connecting to the frontage road, noting she is looking 100 years down the road and wants  
478 to ensure it will not be necessary to demolish homes as Salt Lake County is having to do. City Engineer Miner  
479 responded this was a good point and he will go back to the Consultant with the question if right-of-way width for  
480 buildout condition and Utah Lake Causeway has been considered.

481

483  
484 City Manager Christensen discussed cross sections comparison with 2100 and advised if Council has dpecific  
485 concerns to provide them to the City Engineer to forward to the Consultant.  
486

487 **CLOSED SESSION:**

488  
489 Motion by Council Member Willden to enter into closed session for the purchase, exchange, or lease of property,  
490 discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent  
491 litigation, the character, professional competence, or physical or mental health of an individual, was seconded by  
492 Council Member Porter

493 Roll Call Vote: Council Members Willden, Poduska, McOmber and Porter - Aye.

494 Motion carried 4-0; Council Member Baertsch excused.  
495

496 The meeting moved to closed session at 10:29 pm.  
497

498 Present: Mayor Miller, Council Members Porter, Willden, Baertsch, Poduska, City Manager Mark Christensen,  
499 Assistant City Manager Spencer Kyle, City Recorder Cindy LoPiccolo.  
500

501 Closed Session Adjourned at 10:47 p.m.  
502

503 **ADJOURNMENT:**

504  
505 There being no further business, Mayor Miller adjourned the Policy Meeting at 11:30 p.m.  
506

507  
508  
509   
510 \_\_\_\_\_  
511 Jim Miller, Mayor

512 Attest:

513  
514   
515 \_\_\_\_\_  
516 Cindy LoPiccolo, City Recorder

517 Approved: *9-20-16*  
518

