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CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING MINUTES

Tuesday, October 18, 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.

Present: Council Members Shellie Baertsch, Chris Porter, Bud Poduska, Stephen Willden, and Mayor Jim Miller.

Council Member Michael McOmber attended the meeting via telephone.

Staff: City Manager Mark Christensen, Planning Director Kimber Gabryszak, Assistant City Manager Spencer Kyle, Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Senior Planner Sarah Carroll, Finance Director Chelese Rawlings, Planner Kara Knighton, Deputy City Recorder Kayla Moss.

1. Code Amendments-Title 19 including Land Use Zones, Landscaping and Fencing, Parking, Open Space, Signs, Subdivisions, Buffer Overlay, Design Standards, 19.04 Overhaul/Setbacks.

Planning Director Gabryszak presented the Title 19 changes to the City Council. The changes will affect all of Title 19. When they decided to rework setbacks and zones in the code it ended up affecting almost every chapter. They are trying to remove redundancies in the code. They also addressed footprint development and added that into the code. The Mixed Waterfront zone has also been added to this update, along with a buffer overlay zone that goes along the river and lake. They are also considering removing the minimum turf requirement for the commercial and HOA development due to the water issues that have been encountered. There is a new section for Design Standards. These standards were taken from the Architectural Design Standards that have been adopted by the City and from throughout the current code. Open Space Standards were also updated. Edge Homes tested out these new standards and based on their experience the planning staff made some adjustments to make sure the standards would work for developers and the City. In the commercial standards of the code they are adding a Community Commercial zone. Setbacks for commercial development were also adjusted to try and encourage parking and loading activities in the back of buildings rather than the front. In the Mixed Use zone they are proposing to change the setback requirements based on how many stories their building will be. They have also added a table to determine what density you can have in your residential areas based on what percentage of commercial development is in the project.

Council Member McOmber suggested that in the mixed use table the density of residential development is based on a formula instead of having a big jump in residential density for just one percent of commercial density added.

Council Member Baertsch is concerned that removing the minimum turf requirement for commercial and HOA development would also eliminate greenery such as shrubs and trees. She suggested it could be reworded to make sure improvements are still made that include live vegetation. She would also like to see incentive to use bark over rock for mulch.

Council Member Poduska mentioned that bark tends to blow away. He prefers bark over rock but it has to be replenished more often.

Adjourn to Policy Session 7:11 p.m.

54 **Policy Meeting**

55
56 **Call to Order:** Mayor Jim Miller called the Policy Session to order at 7:01 p.m.

57
58 **Roll Call:**

59 Present: Council Members Shellie Baertsch, Chris Porter, Bud Poduska, Stephen Willden, and Mayor Jim
60 Miller.

61 Councilmember Michael McOmber attended the meeting via telephone.

62
63 Staff: City Manager Mark Christensen, Planning Director Kimber Gabryszak, Assistant City Manager
64 Spencer Kyle, Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Finance Director
65 Chelese Rawlings, Fire Chief Jess Campbell, Public Works Director Mark Edwards, Deputy City Recorder
66 Kayla Moss

67
68 Invocation by Council Member Willden

69 Pledge of Allegiance led by Council Member Poduska

70
71 **Public Input:**

72
73 Tamara Peterson, 582 W Andrews Lane, is a resident of Aspen Hills. She gave City staff a list of signatures
74 from the neighborhood that were all concerned about the road issue, along with a packet of information
75 addressing their concerns. There were about 25 people in attendance for the issue they came to present. They
76 do not think that local roads should connect to arterial roads and or highways. They think that this is a safety
77 issue and urge the City to consider this. They do not believe Aspen Hills is a Boulevard, it is a 28 foot local
78 road.

79
80 **POLICY ITEMS:**

81
82 **Reports:**

83
84 **1. Mayor:**

85 Mayor Miller advised that he has been working with Commissioner Lee in regards to a shooting range at the
86 south end of the City. BLM would like to close down more land than previously asked for. He asked the
87 Council if they gave their support for not closing down as much land as they are now requesting..

88
89 The Council Members were all supportive of not allowing the additional land closure and asked that a letter be
90 drafted to give to the County.

91
92 **2. City Council:**

93 Council Member Baertsch attended a MAG meeting where they discussed Redwood Road and other road
94 issues. They City's Gas Tax distribution was discussed at the League of Cities and Towns meeting. That
95 number should be to the City shortly.

96
97 Council Member Poduska also went to the transportation meeting. He argued for on and off ramps on the
98 freeway when it comes so that Saratoga Springs will also benefit from it. Currently it just goes to Eagle
99 Mountain without access to Saratoga Springs.

100
101 Council Member Willden also went to the League of Cities and Towns meetings. There are a lot of land issues
102 and other things the City needs to look out for in the future.

103
104 Council Member Porter attended the UVU Master Plan Presentation.

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106 **3. Administration Communication with Council: None**

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4. Staff Updates: Inquiries, Applications, and Approvals: None

PUBLIC HEARINGS:

1. Wildflower Village Plan Area 1, located West & North of Harvest Hills and North of SR 73. Nathan Shipp, DAI Utah applicant.

Planning Director Gabryszak presented the plan for this area to the Council. There is a total of 1,468 units in the development. There will be a church building in the development along with open space and a park. They will be matching density to what is currently surrounding their development. If the park is approved it would be a City maintained park which means they would be held to City standards for design. They are asking for a variance on the signage for their neighborhood.

Public Hearing was opened at 7:24 p.m. There was no input and the Public Hearing was closed.

Council Member McOmer likes the architectural design of the area. He has some concerns about the connectivity in the Segó Lilly area. He also mentioned the name in all of their documentation says Wildflower at Saratoga Springs. Since there is a development in the City called Saratoga Springs Development it causes confusion. He is in favor of maintaining the park as a City park. He is not in favor of a variance for the signs they are requesting.

Council Member Porter thinks that the development looks very nice. There are a lot of protections for the existing neighborhoods. He is okay with having the City maintain the park. He also thinks that the entrance into the Segó Lilly neighborhood needs to be looked at as well. There are about 219 homes with only two entrances.

In reference to a comment by Council Member McOmer, Council Member Baertsch mentioned he had suggested there could be a four way stop by the Segó Lilly neighborhood. When speaking of the development signage, she is not in favor of allowing the sign deviations. She is also concerned about the number of signs the developer is wanting. Some of the neighborhood signs could be encroaching in the clear sight triangle causing safety issues. There are some issues with the UDOT roads that she asked the developer to try and help address. She also has concerns about the development being split in half by the MVC system. There might be connectivity issues with having it split. She asked for clarification on why the City is suddenly requiring canal piping in this area when the rest of the canal is open and provides an amenity to the residents. There have been long term water pressure issues in upper Harvest Hills and she wondered if the necessary additional piping to fix that was included in this development as has been previously discussed. She also asked that "Saratoga Springs" be removed from the development name. She is okay with the City maintaining the park. The sidewalks need to be on both sides of the road in this development.

City Attorney Kevin Thurman advised that they have some information that they are getting ready to present to the Council in regards to the canal piping. The canal company requires the City to maintain their area if we have connectivity in the canal area.

City Engineer Gordon Miner advised that all of the water issues will be addressed.

Council Member Poduska appreciates the feathering of the lot sizes to match Harvest Hills. He does not approve the 30 foot signs at the entrances of the development. He thinks the neighborhood signs are good as long as they are just small monument signs. Being able to identify where you are can be helpful. He also asked that the developer talk to UDOT about the road connectivity in this area.

Council Member Willden is also not in favor of allowing a variance for the signage in the development. He is okay with maintaining the park as well. He would also like to have a four way stop on the road that has all of

160 the driveways. He wondered how they are going to fulfill the 30% open space requirement. There is not enough
161 in this phase and it looked to him that the other side of the freeway would just be an open grass field. He would
162 like to have a more solidified plan for the open space so that they can make sure it will all work together.
163

164 Planning Director Gabryszak advised that each time they bring a new phase they will assess how much open
165 space is still needed. Part of the open space on the other side of the freeway will be undeveloped and left in its
166 native state. The dedicated open space to the City will be platted as the phases develop.
167

168 City Manager Mark Christensen mentioned that if the City puts traffic measures where they are not warranted
169 the City would assume liability for any accidents that happen there. He asked that they base their motion on
170 making sure they do traffic studies to make sure the traffic measures are necessary.
171

172 Nathan Ship from DAI mentioned that they tried for over a year to get UDOT to keep their community together.
173 They were not successful so they are doing their best to model their development around where the roads are
174 going to be.
175

176 Motion made by Council Member Porter to approve the Wildflower Village Plan Area 1, located West & North
177 of Harvest Hills and North of SR 73 and all other findings and conditions including the development name
178 shall not include "at Saratoga Springs", the plats in Seago Lilly 3 shall include necessary traffic calming
179 measures at the intersection nearest the Mountain View Corridor, if determined to be appropriate by the City
180 Engineer, provide flexibility to allow other semi-private fencing along open spaces as permitted in the City
181 Code, complete information on open spaces to be dedicated on the west side of the Mountain View Corridor
182 shall be provided at the time of platting, was seconded by Council Member Poduska.

183 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska, Council
184 Member Willden, and Council Member McOmber.

185 Motion Passed 5-0.
186

187 **BUSINESS ITEMS:**
188

189 **1. Award of Bid-Marina Intake and Booster Station; Resolution R16-56 (10-18-16).**

190 Mark Edwards from Public Works presented the bid to the City Council. This will add about 4,000 gallons of
191 water per minute to the system. COP Constructions bid was \$5,130,991.02. There were three alternates for
192 materials to be used. Ductal Iron was the cheapest option. They are asking the Council to consider alternate 2
193 so that they can dredge the entire marina. This provides navigational benefits because the marina will be as
194 deep as the lake.
195

196 Council Member McOmber excused himself for the remainder of the meeting.
197

198 Motion made by Council Member Baertsch to approve the bid for Marina Intake and Booster Station to COP
199 Construction in the amount of \$5,130,991.02 and \$187,500 for the dredging of the marina; Resolution R16-56
200 and seconded by Council Member Porter.

201 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska, Council
202 Member Willden.

203 Motion Passed 4-0, Council Members McOmber excused.
204

205 **2. Update to the Personnel Policies and Procedures Manual; Resolution R16-57 (10-18-16).**
206

207 Human Resources Specialist Holly Neibaur advised that there was a large update done in 2014. Since then
208 there have been more state laws that needed to be added to the manual. URS also did an audit of the City and
209 some additions were needed to be made based on their findings.
210

211 Council Member Baertsch wondered if classifying the Council Members as employees causes any issues with
212 benefits.

213
214 City Manager Mark Christensen advised that URS just requires the City to be very clear on how the Council
215 Members are classified and what that means for their benefits.
216

217 Motion made by Council Member Porter to approve the updated policies and procedures manual; R16-57, was
218 seconded by Council Member Baertsch.

219 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska, Council
220 Member Willden.

221 Motion Passed 4-0, Council Member McOmber excused.
222

223 **3. Redwood Road Widening and Pioneer Crossing Continuous Flow Interchange (CFI) Projects-**
224 **Betterment Agreement; Resolution R16-58 (10-18-16).**

225 City Manager Christensen advised that Redwood Road is going to be widened to two lanes in each direction
226 to Stillwater. The City would like to participate in some improvements while this is being done. One
227 improvement is to stub in some sewer lines. Undergrounding of the power lines is also something the City
228 feels is an important betterment. It will save the City some money versus doing it at a later date. The Lakeview
229 Terrace sewer crossing is another betterment the City is suggesting. They are only recommending placing pipe
230 for the Grandview sewer crossing. Making the retention area at Lakeview into a detention basin makes sense
231 to include as a betterment at this time as well. Funding sources have been found in the existing budget for all
232 of the projects in this betterment agreement.
233

234 Mayor Miller asked the City Engineer to check on the slope of Grandview Boulevard because cars often slide
235 into the intersection in the winter.
236

237 City Engineer Miner advised the Council that all of the cost estimates for these projects are conceptual and
238 because of that the prices listed are probably very high.
239

240 Council Member Porter thanked City staff for including where the funding source for each project was coming
241 from.
242

243 Motion by Council Member Poduska to approve the Redwood Road Widening and Pioneer Crossing
244 Continuous Flow Interchange (CFI) Projects Betterment Agreement; Resolution R16-58, was seconded by
245 Council Member Willden.

246 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska, Council
247 Member Willden.

248 Motion Passed 4-0, Council Member McOmber excused.
249

250 **4. Assignment Agreement for Culinary Water Connections; Resolution R16-59 (10-18-16).**

251 City Attorney Thurman advised the council that there are a total of 857 water credits. 200 of the credits were
252 originally issued to Winsor Development. This agreement recognizes the credits and allows them to be
253 assigned.
254

255 Motion made by Council Member Porter to approve the assignment agreement for culinary water connections;
256 Resolution R16-59, was seconded by Council Member Baertsch.

257 Roll Call Vote: Aye: Council Member Baertsch, Council Member Porter, Council Member Poduska, Council
258 Member Willden.

259 Motion Passed 4-0, Council Member McOmber excused.
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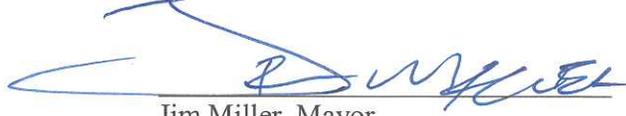
261 **4. Discussion and Status Update on Code Amendments – Title 19.18, Signs, Regarding Park Signs.**

262 Planning Director Gabryszak advised that this was addressed at a public hearing at a previous meeting and it
263 was continued to October. There have been some issues that have come up so it is still being worked on. She
264 asked for input on Parks and Trail signs.
265

266 Council Member Baertsch advised that she thinks signs in parks should be treated as amenities so that there
267 are not specific signage requirements.
268

269 **ADJOURNMENT:**

270
271 There being no further business, Mayor Miller adjourned the Policy Meeting at 9:01 p.m.
272

273
274 
275 Jim Miller, Mayor

276
277 Attest:

278
279 
280
281 Cindy LoPiccolo, City Recorder

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283 Approved: 11-1-2016

