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**City of Saratoga Springs
City Council Meeting
February 2, 2016**

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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Work Session Minutes

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Present:

20 Mayor: Jim Miller

21 Council Members: Michael McOmber, Shellie Baertsch, Chris Porter, Stephen Willden, Bud Poduska

22 Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Gordon Miner,
23 Nicolette Fike, Sarah Carroll

24 Others: Steve Maddox, Brandon Watson, Curtis Leavitt

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Excused:

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Call to Order – 6:00 p.m.

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1. Rezone, General Plan Amendment and Community Plan for Talus at Saratoga Springs Located at Approximately 1200-1900 West Between Pony Express Parkway and SR73, Edge Homes-Applicant.

38 Sarah Carroll gave an overview of the plans. Edge Homes is proposing 2,649 units in this project on 643.95
39 acres. That makes the density 4.11 units per acre. There will be single family and multi-family units
40 included. They have an open space plan for the area as well. Staff recommended identifying which
41 pieces of open space are tied with which neighborhood so that isn't questioned later. The Planning
42 Department gave the developer a checklist of things that need to be looked at.

43 Steve Maddox introduced his team and gave an overview including a little history of the project. He
44 reviewed some of the needs of the community and proposals for best usage. He believes they have
45 remedied many of the problems brought up by Planning Commissioner Sandra Steele. They have spoken
46 with Alpine School District. They would be in need of a middle school around 2018. They may also be
47 in need of another Elementary School. They have also talked to the LDS Church (SLR) and they have
48 asked for a church building for every 400 roof tops. They have agreed to that request. They have also
49 been approached by a charter school for some land in the area. They would like to have flex density to be
50 able to accommodate the requests. They would begin along Pony Express and work north. It will be
51 contiguous with Talus Ridge on the east side. Talus Ridge should be completed in 2016 next to where
52 they plan to start this project. They propose to leave much of the area as Native and work with the land.
53 They will identify the petroglyphs and find a mode of preserving those.

Councilwoman Baertsch noted someone they work with. A representative of this historical preservation
group was present that would like to speak with them about it.

Councilman Poduska noted an area west of them that has worked with petroglyphs as well.

Steve Maddox advised that they are adjacent to Eagle Mountain. They are trying to find the best use for
everything. They plan on going from a condominium product that is attached unit 10-plexes to ½ acre
lots. There will be a lot of larger estate lots. Edge Homes will probably not build on those but go to
custom home builders. They came up with a point system that they propose to use.

Craig Magelby with LEI reviewed a packet that was handed out to the City Council. This packet went over
their proposed community plan. It includes plans for utilities, land planning, updates to the Master
Development Agreement, theming, and landscaping. They will have about 235 acres of open space
including a large community park.

Councilwoman Baertsch asked about the powerline corridor for connectivity with trails and who owns it.

Craig Magelby advised that it is owned by Edge Homes and Rocky Mountain Power. The west side is Edge
Homes and the east side is primarily Rocky Mountain Power. They are working on getting easements to
be able to cross over the portions not owned by the developer.

Councilwoman Baertsch would like to have rural native trails in this area.

54 Steve Maddox advised that there will be a combination of groomed trails and native trails.
55 Craig reviewed the land use map. There are five villages included in the community plan. Within each
56 village there are different neighborhoods. Those neighborhoods are categorized by being single family,
57 multi-family, or single/multi-family. They tried to project out for 10-20 years and they set their density to
58 give them flexibility accordingly.
59 Councilwoman Baertsch noted some unease because of proposition 6. We need to look at percentages of
60 housing types. We need to make it trackable for staff. They don't want to allow them to go from single
61 family back into multi-family because of the laws the residents put on the books.
62 Craig Magelby advised that the different phases would be a little ways into the future. Village 1 is specific to
63 single family homes and multi-family. The extension of Talus Ridge will be single family homes. The
64 flexibility to move between single family and multi-family homes wouldn't need to be for a few years.
65 Mark Christensen noted which phase was which on the map. Yellow is Village 1, light blue is Village 4, and
66 dark blue is Village 2. The roadway is the spine of the project. The higher densities are tucked behind the
67 hill, the topography has been taken into account. It is kind of similar to what is by Mountain View
68 Corridor and the back of Harvest Hills.
69 Craig Magelby advised that they looked at viewpoints from Redwood Road and figure out what could be
70 seen from there. They don't want the high density to be front and center taking the ridgeline. They
71 looked at the density planning along with the topography.
72 Councilman Poduska asked if there was a density difference between the Villages.
73 Craig Magelby said Village 4 has the lowest density. Village 3 has the highest density. There could be a set
74 density per neighborhood that has a blend, flexible to transfer within neighborhoods.
75 Councilman McOmber said it makes sense where the densities are. He thinks the 17.72 units per acre in
76 Village 3 is too high. It is by the road and he would like to see that reduced.
77 Steve Maddox said before they pull first building they will have invested about 7.5 million dollars in water,
78 sewer, and storm drain. In addition to that they will have paid 3.5 million for the road. One of the only
79 ways they can get reimbursed is through building permits. They have a product that is very pleasing in
80 about 22-25 units per acre in other areas of Utah, Herriman specifically. It has been well accepted in
81 those other communities. The area of Saratoga Springs they are building in was originally planned to be
82 commercially zoned. They are trying to marry the ideas and try to get out of the ground as soon as
83 possible. They are right across from an area of Eagle Mountain that is denser.
84 Councilman McOmber understands but we need to help the public understand. We may need pictures of the
85 product in Herriman to let residents see what to expect. He suggested that they may be able to make the
86 densities a little more even at around 11 units to the acre throughout the project rather than having 6 units
87 to the acre in one spot and 17 in another.
88 Steve Maddox advised that they were trying to keep the view-scape from Redwood Road pristine. They
89 created a natural barrier and tried to force densities in areas that are less visible from Redwood Road.
90 Consolidation seemed to be easier rather than taking away the green space.
91 Councilman McOmber thought that they may be able to take some of the 17 and put it into the lower areas.
92 Councilwoman Baertsch advised that there are recent multi-family developments that they approved but they
93 were able to show that overall they are under the threshold that was put forth in proposition 6.
94 Steve Maddox pointed out that they are at 4.11 units to the overall acreage.
95 Councilman McOmber thinks that the overall density is great, but they need to show that to the residents.
96 Chris Porter mentioned previously there was more commercial in the master development agreement. He
97 would be willing to explore putting more commercial in. He knows they aren't a commercial developer
98 but with the amount of homes going in they will probably want more things close to home.
99 Mark Christensen noted that there is commercially zoned property off of SR73 that has a different owner and
100 is north-east of this project.
101 Steve Maddox mentioned that people want to congregate in commercial areas. They have made the area by
102 Pony Express Neighborhood Commercial. The area on SR73 would be the appropriate spot for more
103 commercial.
104 Craig Magelby gave the Council an example of a pedestrian underpass. The intent is to get people across the
105 Boulevard. The connection of the open space is right at the saddle of the hills.

106 Steve Maddox mentioned the tabulation and point system. They want to make the area a walkable
107 community. They don't want to clear the snow in the winter. They would like to let people snow shoe
108 and cross country ski in the area. If the point system is different than what the Council would like to see
109 they would like to discuss that. They have the most control over what they will do with the open space.
110 Councilman McOmber pointed out that Pickle Ball is a popular sport right now. Pools are in high demand as
111 well. He also likes the number of club houses in the project. He is a bigger fan of having a few big parks
112 and not so many little pocket parks. Having fewer parks with nice playgrounds and a lot of space brings
113 the community together because people congregate at the park.

114 Craig Magelby reviewed the open space plan and showed what areas are designated right now.

115 Councilman Poduska noted that being able to preserve beauty is important. He asked if setbacks had been
116 worked out.

117 Councilman Willden thinks that with all the open space and sensitive lands it would look open and not so
118 dense. He noted they should look at feathering things. He also thinks they need to retain the zoning
119 around existing houses because of the expectations they had when they built their homes.

120 Councilwoman Baertsch loves the trails and connectivity. She would like to see them make some areas not in
121 an HOA. She likes Mount Saratoga as the name. Talus at Saratoga Springs gets confusing with Saratoga
122 Springs Development. Typically the name following "at" is the main subdivision name so Talus at
123 Saratoga Springs makes it sound like they are a part of the Saratoga Springs Development. She believes
124 the ERU at 4.11 needs to include commercial, which should be a separate ERU. They are higher than
125 4.11 if the commercial area is included. They need to work with church and school ERU's and make sure
126 those are equivalent in exchanges. She thanked him for working with the point system. It gave the City
127 good insight on what works, and what doesn't.

128 Councilman Porter agreed that anywhere they can get away with not having an HOA that should be done.
129 One of the driving factors that they bought in Talus Ridge was that they didn't have an HOA. He would
130 also like to see Village 5 have the higher density closer to the road that is going in to keep it away from
131 the existing homes.

132 Councilwoman Baertsch pointed out that there are 5 acre home lots in that area so the high density needs to
133 be pushed away from those homes.

134 Chris Porter thinks that the open space is going to be a great amenity and he thinks they should be available
135 to the whole city and not private HOA.

136 Councilman McOmber likes HOA's. He is concerned that if they have pools and club houses that are
137 available for some, but not all, there will be bad neighbors. Those that live in the areas that wouldn't be
138 able to use the amenities will sneak in. It was a big concern for the neighbors next to Legacy Farms. This
139 is going to be a great product and he likes the Mount Saratoga Name as well. He also likes Talus at
140 Mount Saratoga.

141 Mayor Miller thinks this project looks exciting. He likes Mount Saratoga as well. They have done great in
142 the process and the City appreciates the feedback the developer has given them.

144 **2. Transportation Master Plan Update. – This item was moved to the policy session.**

146 **3. FY2016 Budget Adjustment for the Police Department.**

147 Chief Burton noted that some of this was given at the retreat. They know about his concerns for officer safety
148 and liability, and the workload increases. He is also concerned about the time to recruit and train new
149 officers, it takes about 4 months. If they decide to start the hiring process the first part of July they
150 wouldn't see those officers until around November. That is part of the rationale for considering hiring
151 more officers now. He made calculations based on starting March 1, 2016 rather than half of a year. The
152 startup cost is pretty high because it includes the vehicle and equipment that is needed for the vehicle.
153 His immediate request is for a Sergeant, two patrol officers, and a part time detective. That would leave
154 one more officer starting the first of July. About \$125,000 of the cost is startup cost. He thinks that they
155 could safely utilize \$50-75,000 of the current budget towards the implementation of the officers.
156 \$150,000 is what is remaining that they would need to increase the budget by.

157 Councilwoman Baertsch asked about changing an officer from III or II instead of starting at an officer 1.

158 Chief Burton advised that the last time they added an officer was two years ago. That officer was an officer
159 1. They are attempting to try and maintain a balance in ranks so that there is a natural progression. There
160 is not too much of a difference between an officer III and an officer II it is \$5,000 a year.
161 Councilwoman Baertsch noted the amounts include the ongoing cost for URS as well. Bringing on so many
162 officers and also at the higher level is hard for her to justify. She suggested having two officers in a
163 single car to help reduce some of the cost but also keep the officer's safe. She can't see adding 4 officers
164 at this time because that is a huge cost.
165 Chief Burton noted it is actually three full time officers right now and 1 in July. There is also a part time
166 detective being requested right now as well. If the Police Department had grown by one or two officers
167 each year they would probably be okay, but the department hasn't grown for a while. If they grew
168 regularly they wouldn't need it all at once. As the regular work load grows, so does the administrative
169 job. Some supervisors are not able to get to some of the administrative things. The area they have the
170 most work is in administrative reports. If they are able to do all of the work they need to be it would also
171 help free up time from other departments as well.
172 Mark Christensen asked that this discussion be continued to later in the evening or at a meeting at a later date
173 so the Policy Session could be started.

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175 **4. Agenda Review:**

- 176 a. Discussion of current City Council agenda staff questions.
177 b. Discussion of future City Council policy and work session agenda items.
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180 **Adjourn to Policy Session**
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Date of Approval

Nicolette Fike, Deputy City Recorder

Policy Session Minutes

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Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Chris Porter, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Gordon Miner,

Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, AnnElise Harrison

Others:

Excused:

Call to Order 7:08 p.m.

Roll Call – a quorum was present

Invocation / Reverence – given by Councilman Willden

Pledge of Allegiance – led by Councilman Porter

Public Input – Opened by Mayor Miller

Rod Turner, 1462 LaPoma in the Gables, noted a severe problem with the Water Department. He noted the average amount of the water bills and how the bills have jumped. It went from about \$75 per household to \$135 per household. This happened in August and September. They have tried to figure this out for about 7 months. They have 32 meters but they can only get a total amount for all of the meters every month. Many of the residents can't afford the water bill every month. He thinks they have been wronged. Their board members met with Spencer Kyle in December. He said there was a problem but they didn't hear back and then they were told the water would be turned off. There are 136 homes in the neighborhood and they are all upset. He would like an itemized bill by meter.

Mayor Miller asked that we work with this and make sure their water is not turned off until it's worked out.

He would also like to bring it back for a work session

Spencer Kyle noted he had spoken with him. Markette just received a request for the records which she is working on. She is in the process of getting those records for them. He will keep the Council updated.

Rod Turner again spoke to the high amount of the bills. A month went by without hearing anything back and they would really like to be updated on what is going on.

Beth Cannelly, 181 Catagena Parkway in the Gables, is as a homeowner and not a member of the board. She said her dues were \$113 a month when she first moved in and they have gone up to \$135. The Board has cut services in order to keep the rates down. They were told that if the water stands at this level their fees will go up to \$211 a month which is a 56% increase. She can't afford that increase. It will affect their ability to sell their property as well. It is high for their income. This will affect everyone if they don't get this meter problem fixed. She thinks that we need to have someone read the meters instead of relying on electronics.

Mayor Miller asked if there is a master meter in the area or individual meters.

Spencer Kyle advised that there are several master meters.

Jason Davis, the Gables, advised that in their personal inspections of the meters they found many were broken. One was spewing out about 3 gallons a minute. They are finding they will need to bring in independent people to read the meters and verify whether they were working. They have compared with HOA boards around the cities and they are paying less. They have video and pictures of broken equipment. They may be broken along the lines that they can't see. They wanted to bring this to Council's attention because they can't sell their property because of their fees. They feel it's a critical issue. They cannot afford the cost.

Councilwoman Baertsch commented that the City has an app that they can report broken meters, lines, street lights, etc. They can also include pictures and videos. It gives the City a record of the problem and also helps track the problem and resolution.

Amy Nielsen, 1464 N LaPoma Place in the Gables, stated concern about people inside the city building. She got the phone call being told that the water was going to be shut off. She felt that she was treated very rudely. Thinking about telling all the neighbors their dues are going up to \$211 is hard. This needs to be fixed as soon as possible. She feels they are getting nowhere in seven months.

238 Mayor Miller apologized for this happening and asked Mark Christensen to make sure this gets taken care of.
239 **Public Input - Closed** by Mayor Miller

240
241 **Awards, Recognitions and Introductions**

- 242 • AnnElise Harrison introduced the Youth City Council. They went to the day at the Legislature on
243 Wednesday. They participated in a mock bill and toured the Capitol building. They are hoping to hold a
244 mock meeting sometime in the next few months to be more familiar with the workings of City government.
245 She introduced Alexis Corpron who is the Youth City Council Mayor. They help out in the City's Civic
246 Events, coming up they will help with the Easter Egg hunt.
247 Councilwoman Baertsch noted they have received a lot of compliments on the Youth council. She gets asked
248 how they get the youth so involved.

249
250 **The meeting was returned to discussion on the police department budget request.**

251
252 Chief Burton is recommending adding a Sergeant, two patrol officers, and a part time detective. Then in July
253 he would like to add one more patrol officer.

254 Councilman Poduska is concerned about the safety of the officers. There were some incidents at the South
255 side of Saratoga Springs. The first car can show up fairly quickly but the second car takes a little longer.
256 Chief Burton pointed out that protocol is that unless there is an immediate threat the first car will wait for the
257 second car causing a delay in response.

258 Councilman Poduska mentioned that the city is growing. Two years ago we added one officer and last year
259 we added none. In three years only one new officer was added and we have added about 5,000 people in
260 that time. He sees a need for one patrol officer and one Sergeant to relieve the others. It's a new fiscal
261 year coming up and our ability to fund all of it right now would be difficult. He would like to fund some
262 of it for sure. He would recommend that we set up a means of monitoring population crime incidents as
263 an indicator of when we need to add another officer, the same way we look at adding inspectors to the
264 building department. He would like to see the increase done more regularly so that they don't have to
265 come and request this because safety of officers is becoming an issue.

266 Councilwoman Baertsch asked that they request increases based on population and workload, not just
267 population.

268 Chief Burton noted these requests were based on number of calls for service, number of reports required for
269 calls for service, and the types of calls that they have. The request is to maintain the current level of
270 service.

271 Mark Christensen noted that part of what they did at the retreat was bringing forth how we deal with growth.
272 He suggests we jump to what the City Council is comfortable with and bring back a residual request. A
273 budget adjustment needs to be done with 10 days advanced notice.

274 Councilman McOmber noted that the City is already working on a reduced level of service than what is
275 recommended by state and federal standards. The community is very safe and he doesn't want to lose
276 that. He will take some blame for this issue because when he came on the council it was tough economic
277 times. He pushed back on keeping the Police Department tight and make it stretch, he was that way with
278 every department. The departments have done that and now we have some excess funds. We need to
279 increase service or give it back to the residents. He doesn't think it's the right time to lower the taxes
280 because of the demand in staffing in all the departments. His number one responsibility is safety; they
281 trust the Police and Fire Chiefs. He suggested that instead of a sergeant right now they put that into the
282 annual budget for 2016/2017 and have the two patrol officers and part time detective added now. We
283 could start the hiring process. We should start at least one patrol officer at a II and one at a III; there
284 needs to be opportunities for advancements. They could then reevaluate the needs of the department in
285 May or June for the July budget.

286 Councilman Willden asked what the chief would prefer.

287 Chief Burton would say if you are going with two full time employees and the part time employee he would
288 like one sergeant and one patrol officer and the part time detective. They are drowning in some of the
289 administrative work, to the point that it is just not happening. The sergeant's duties would have some

290 flexibility which would relieve some of the burden of patrol and also help some of the administrative
291 issues. The focus could also go to some of the other issues rather than just patrol.

292 Councilman Willden knows he wouldn't request the employees if he didn't need them. However, he feels it
293 does need to be scaled down. He has a hard time committing to it all. He wants to make sure we aren't
294 funding ongoing positions with one time fees instead of ongoing revenue. He can support the request for
295 one sergeant, one patrol officer, and the part time detective. He asked if they could post for the positions
296 now.

297 Mark Christensen said they could post it but not fill it until the budget amendment takes place.

298 Councilman Porter agrees that he is not ready to fund the full request. He is leaning towards the one sergeant
299 and one patrol officer. He knows some others are leaning toward the part time detective as well. He
300 wondered why that would be funded over the second patrol officer.

301 Chief Burton advised that priority would be to add another patrol officer but with the hesitation of cost the
302 part time detective is fairly low cost in comparison. There is no vehicle involved and helps with the work
303 load.

304 Councilwoman Baertsch said with the proposal for sergeant and patrol it would mean hiring the patrol officer
305 at a level III. With growth levels, she wondered if they look first within the current employees and see
306 who needs to be promoted and then go out to fill the lower position.

307 Chief Burton also noted there are requisite requirements and they couldn't fill it until they met those. They
308 typically bring in an officer II first. They don't usually bring in a new officer III. They do typically
309 promote within and hire the lower position.

310 Mayor Miller thinks that hiring a sergeant, patrol officer, and part detective is the way to go.

311 Mark Christensen advised that they will schedule a budget amendment and bring that request back to them.
312

313 POLICY ITEMS

314
315 Item 5 was moved out of order on the agenda.

316 **5. Appointment of Mayor Pro Tempore, R16-09 (2-2-16).**

317
318 **Motion made by Councilman McOmber to approve Councilman Willden as Mayor Pro Tempore for 2016.**
319 **Second Councilman Poduska. Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber,**
320 **Councilman Poduska, Councilman Porter, Councilman Willden. Motion Passed 5-0.**
321

322 **Master Transportation Plan Update.**

323 Steven Lord, Horrocks Engineering, advised that this is an update and not a brand new plan. This helped to get in
324 line with MAG and UDOT and be aligned with what they are doing. This also helps with funding
325 applications. Four of the five funding applications the City submitted to MAG made it through the cuts. He
326 reviewed existing conditions. The 2040 no build projection shows failure on almost all major roads. He
327 highlighted the proposed 2040 road network. Mountain View Corridor was downgraded a little from the
328 original plan. MAG's model did not include the same plan as what was originally planned. It will be six lanes
329 until SR73 and then four lanes about half way then it will be an arterial. That seems to work based on
330 numbers. The study that MAG is doing will help answer whether it will for sure. Hidden Valley has been
331 taken off of MAG's plan. It is not on the model for freeway. Eagle Mountain wants to keep it on the plan for
332 a connector road rather than a freeway. If the Council would like to keep it on the plan for right-of-way for a
333 larger road he can, but travel demand doesn't seem to require it. It has been taken off completely but he can
334 put it back on as a collector road.

335 Councilman McOmber said with what Eagle Mountain is planning for their industrial zone, he would like the
336 right-of-way needs to be preserved. Lehi tried to do the same thing on Pioneer Crossing with putting homes
337 right on the road which limits the growth that can happen on that road.

338 Councilwoman Baertsch said SITLA's study is different than MAG's study.

339 Councilman McOmber pointed out that Eagle Mountain grew more than Saratoga Springs last year so we need to
340 make sure that the people that live there get through our city easily. The City has been proven right in the
341 past on needed corridors.

342 Mark Christensen mentioned SITLA may be interested in the Hidden Valley Corridor. He thinks they saw a need
343 for it but not as a freeway. It is the City's plan, so by all means keep it on the plan.
344 Councilwoman Baertsch suggested that it is put in as a major arterial like Redwood Road.
345 Councilman McOmber pointed out that keeping it on the plan doesn't mean we have to build the road; it just
346 means we maintain the right-of-way in case the road needs to be built.
347 Steven Lord noted this could be part of the vision plan, at some point we are going to get there. Having it in the
348 vision plan could work for corridor preservation.
349 Mark Christensen thinks that even though MAG is leaning to narrowing Foothill Boulevard towards the end of
350 the City, we need to plan for it. Just because a model says we don't need it doesn't mean we don't need to
351 preserve it.
352 Councilwoman Baertsch asked if the City gets to make a map of the vision showing a six lane all the way down.
353 Steven Lord advised that they can show that is still desired. There is a map that they have in the plan that shows
354 the whole vision.
355 Councilwoman Baertsch advised that if they aren't going to go to 6 lanes right away they can still show that is
356 desired and it allows the City to preserve the right-of-way.
357 Steven Lord noted other highlights. There was some tweaking done on South Commerce Drive where the
358 development plan is that matches a little better. The alignment for Talus was also changed slightly. They also
359 changed the interchanges on Mountain View Corridor from collector streets to minor arterials. It gives some
360 better access control. There was also a big change done with Pony Express Parkway. The idea for the change
361 was to get the traffic off the road in front of the school. MAG was not happy with the road. The road would
362 be very expensive to build without funding. They did submit an application for the road to MAG.
363 Councilwoman Baertsch said the nice thing is it gives us another tie in, in case Redwood Road shuts down.
364 Steven Lord advised that they ran the model and with the proposed plan everything would flow nicely in the
365 2040 projection except for the UDOT roads. They were missing roads between residential and a collector in
366 the plan. They proposed three alternatives to go between the collector and residential. His preference would
367 be to have a 70' right-of-way and provide an option of either on-street parking or bike lanes.
368 Councilman McOmber agreed and said we need this as an option. He is working on the bike lane study with
369 Kimber and this is needed.
370 Steven Lord noted the next steps. They will look at the streets that are collectors now and see where they could
371 replace it with the 70' cross section, capital facilities plan, impact fee facilities plan, and the Mountain View
372 Corridor study with MAG.
373 Councilwoman Baertsch advised that they want to use the new road size in front of schools and parks where
374 there is more congestion.
375 Councilman Poduska noticed that Mountain View Corridor is still under long term study. We have plans and
376 growth in 5 years. He wondered how soon we can expect Mountain View Corridor up to 2100 N. or on
377 through to completion.
378 Steven Lord noted that is next steps. He has through 2040 but he will then look at 2025 to see what it might look
379 like.
380 Councilman Porter would also like to use the new 70' cross-section in high density residential like parks and
381 schools because they tend to have a lot of on street parking. It's hard to get down these streets with so much
382 parking on them.

383
384 **REPORTS:** This item was skipped.

- 385 1. Mayor.
- 386 2. City Council.
- 387 3. Administration Communication with Council.
- 388 4. Staff Updates: Inquires, Applications, and Approvals.

389
390 **ACTION ITEMS:**

- 391 1. **Preliminary Plat for Fox Hollow N12 Irrigation Pond Located at 3250 South 800 West, Matt Scott/JF**
392 **Capital-Applicant.**
393 Sarah Carroll presented the Plat. The Master Development Agreement requires an irrigation pond inside of
394 Neighborhood 12 for Zone 3 secondary water. The pond has been constructed and the purpose of the plat

395 is to formalize the boundaries of the pond and dedicate it to the City. There will also be access easements
396 over gravel roads to access the pond site. Staff recommends approval for this plat.
397 Matt Scott was present to answer questions.
398

399 **Motion made by Councilwoman Baertsch to approve the Fox Hollow Neighborhood 12 Irrigation**
400 **Pond Preliminary Plat, located at 3250 South 840 West, with the Findings and Conditions in the**
401 **Staff Report. Seconded by Councilman Porter.**
402

403 Sarah noted the address was wrong in the report and asked that be fixed.
404 Mark Christensen wanted to put a condition on approval to make sure that taxes are paid before
405 dedication to the city.
406

407 **Amended motion made by Councilwoman Baertsch to include the noted address change and condition**
408 **of approval. Seconded by Councilman Porter.**
409 **Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
410 **Councilman Porter, Councilman Willden. Motion Passed 5-0.**
411

412 **2. Preliminary Plat for Catalina Bay Located at Approximately 3500-3700 South, Between Redwood**
413 **Road and Utah Lake, Desert Peak Management Group, LLC-Applicant.**

414 Sarah Carroll noted that a payment in lieu was mentioned for the deficiency for improvements in the marina
415 park. When they develop there is a portion they do not have frontage for on McGregor Lane. The city
416 would like to work with them to complete the improvement. It also does not line up with the street across
417 from Redwood Road and they would like to coordinate with the applicant on aligning that as well. They
418 will work on developing open space as the phases come along. The payment in lieu would be in the later
419 phases. There is a condition of approval to say that they are conditionally approved. They ask that final
420 approval be delegated to staff. They are proposing a detention basin with a soccer field. Staff has added a
421 condition that they add one playground and one picnic pavilion with tables. They recommend the
422 playground be a 3-4 platform playground that serve children ages 1-12. She touched on conditions of
423 approval. There is a settlement agreement in works that needs to be entered in as well before plat
424 recordation.

425 Kevin Thurman noted the settlement agreement was a housekeeping item. The Redwood Road trail was
426 never completed and they are obligated to install the Redwood Road trail through the development to get
427 the money for reimbursement.

428 Councilwoman Baertsch advised that the trail won't go all the way into the neighborhood.

429 Councilman McOmber noted that they have waited to see this come and would love to see this growth. They
430 feel this is the better use for this land. He likes the fee in lieu of open space because it is near the marina.
431 It makes sense and will benefit the community. He likes the soccer field. He appreciates City staff's
432 forward thinking on the Redwood Road trail and getting it down as far as possible and being fair with the
433 reimbursement.

434 Councilman Willden likes the soccer field; it's a great option that will help. He asked why there has to be a
435 condition that staff approves the final plat. He thought that was already changed in the code.

436 It was clarified that the landscaping just needs to be approved by staff before final approval.

437 Councilman Porter is in favor of the fee in lieu. It's a benefit and much more than the City would have gotten
438 otherwise. He asked about the payment in lieu in phases 7-9, he believes it could be tied into the Lake
439 Commission money but the City won't see it in time to have for the match needed to improve the park.

440 Mark Christensen said we did receive the grant and we will have to use other funds to match.

441 Councilman Porter asked about the realignment of McGregor, he doesn't see how they can create a 90 degree
442 intersection without going onto the properties in the north.

443 Sarah Carroll said they would have to purchase property. They haven't made contact with all the land owners
444 yet.

445 Mark Christensen advised that the agreement is written so when it gets to that point, that we work with the
446 adjacent land owners to make the realignment happen.

447 Councilwoman Baertsch asked if Harbor Bay Road fits in the street name standards for the City since Harbor
448 Bay Parkway is just a few blocks away.
449 Sarah Carroll advised that they are going to amend that.
450 Councilwoman Baertsch asked for clarification that the discord was on payment in lieu discrepancy with
451 previous donation and the City owing them impact fees.
452 Sarah Carroll advised that the \$433,000 is a meet in the middle number. The other is the agreement that
453 Kevin Thurman will be working on.
454 Councilwoman Baertsch asked why the City is reimbursing all impact fees in this scenario.
455 Mark Christensen advised that they constructed a segment of the sewer. The City made an agreement with
456 the previous developer. It's a localized line from Catamaran to the north that hits Spinnaker.
457 Councilwoman Baertsch pointed out that we usually do development agreements when the improvement will
458 be servicing other developments and not their own.
459 Mark Christensen mentioned that the line goes over to Heron Hills and benefits them.
460 Kevin Thurman advised that it does run out in 2020, they get a certain portion of impact fees until then.
461 Councilwoman Baertsch mentioned that the City has been seeing large lots and she is concerned that there
462 should be connections and there aren't.
463 Mark Christensen said that the City could do a cul-de-sac of some sort that comes off of McGregor. Harbor
464 Bay Drive does also increase the connectivity to the neighborhood.
465 Councilman Poduska looks forward to getting utilities to his home.
466

467 **Motion made by Councilman Poduska to approve the preliminary plat for Catalina Bay Located at**
468 **Approximately 3500-3700 South between Redwood Road and Utah Lake and that the landscape**
469 **plans are conceptually approved as proposed and delegated to the staff for final approval and all**
470 **other findings and conditions. Seconded by Councilman McOmber.**

471 **Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
472 **Councilman Porter, Councilman Willden. Motion Passed 5-0.**
473

474 3. **Salt Lake County Officer Involved Shooting Protocol Interlocal Agreement (Amended), R16-08 (2-2-**
475 **16).**

476 Chief Burton advised that the Attorney General's office discovered that they were left out of the deal and
477 wanted to be included. He also suggested that the mayor be able to sign future amended agreements
478 without coming to the whole Council.
479

480 **Motion made by Councilman McOmber to approve R16-08 for the interlocal agreement as amended.**
481 **Second Councilwoman Baertsch. Roll Call Vote: Aye: Councilwoman Baertsch, Councilman**
482 **McOmber, Councilman Poduska, Councilman Porter, Councilman Willden. Motion Passed 5-0.**
483

484 4. **2nd Quarter Financial Update.**

485 Chelese Rawlings highlighted some things from analysis. Revenue is up compared to what was received in
486 second quarter of last year. We had a good trend that looks like it will continue. The City's expenditures
487 were higher due to building the 911 building we contributed to and the fire department grant that had
488 offsetting revenues. Also the full time employees that were hired this year and general liability insurance.
489 Mayor Miller thanked her on behalf of the Council. They appreciate all of the work that she does.
490 Councilwoman Baertsch asked about that when they met a couple months ago elections were about 62% and
491 they are at 214% of budget. It was supposed to be cheaper. They need to figure out what went on in that
492 situation.
493

494 6. **Appointment of City Treasurer, R16-10 (2-2-16).**

495
496 **Motion by Councilwoman Baertsch to appoint Deborah Elms as City Treasurer. Seconded by**
497 **Councilman Willden. Roll Call Vote: Aye: Councilwoman Baertsch, Councilman McOmber,**
498 **Councilman Poduska, Councilman Porter, Councilman Willden. Motion Passed 5-0.**
499

500 7. **Legacy Farms VP 1 and 2 Reimbursement Agreement, R16-11 (2-2-16).** This item was not ready for
501 discussion at this meeting. Kevin Thurman asked that it be continued at a later meeting.

502
503 Mayor Miller asked for it to be continued.

504
505 **Council vote: Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
506 **Councilman Porter, Councilman Willden.**

507
508 8. **Award of Contract for Architectural Consulting Services.**

509 Spencer Kyle advised that they received bids from 7-8 firms. The selection committee narrowed those down to
510 who had the most experience. They interviewed two of the firms and were impressed with both. They both
511 have considerable experience with public safety and municipal experience. They went with the one who was
512 half of the price. This will give the City elevations, floor plans, site plans, and a needs assessment.

513
514 **Motion made by Councilwoman Baertsch to award the contract to Think Architecture in the amount**
515 **of \$14,600. Seconded by Councilman Porter. Roll Call Vote: Aye: Councilwoman Baertsch,**
516 **Councilman McOmber, Councilman Poduska, Councilman Porter, Councilman Willden. Motion**
517 **Passed 5-0.**

518
519 The Council then moved the Approval of Minutes out of order.

520
521 Approval of minutes

522 1. January 19, 2016

523
524 **Motion made by Councilman Willden to approve January 19, 2016 minutes included all of the posted**
525 **changes. Seconded by Councilman Poduska. Roll Call Vote: Aye: Councilwoman Baertsch,**
526 **Councilman McOmber, Councilman Poduska, Councilman Porter, Councilman Willden. Motion**
527 **Passed 5-0.**

528
529 The Council then went back to Action Item #9 on the agenda.

530
531 9. **Discussion of Peck Landfill.**

532 Spencer Kyle noted that they brought this to Council to make sure the City has clear direction from the Council.
533 Councilman McOmber is opposed because of the development in the area. The trucks broke the rules multiple
534 times. The trucks were flying by at 2 or 3 in the morning. They did not retain their garbage on-site either.

535 Councilwoman Baertsch clarified that they had to reclaim the construction hole. They have five years left on
536 their DEQ permit. Inert construction material is a good way to do reclaim the hole.

537 Councilman McOmber advised that they were only supposed to go to a certain height but they brought in dirt and
538 wrapped it around and exceeded the fill.

539 Councilwoman Baertsch wasn't aware of some of those issues. What they had talked about with residents was
540 that they would be able to continue for five years until the DEQ permit expires. It expires October 20, 2020.

541 Mayor Miller commented on the trucks and that we need to think of the jobs and people that are working out
542 there. The City needs to look at the picture as a whole. Making it tied to the expiration of the DEQ permit
543 might be something of interest. They need to look at what the long term plan for the area is as well. He talked
544 with the County about it this week.

545 Councilman McOmber said we need to make sure we represent the residents. It's not just that residents don't like
546 it; they are in fact in breach of contract. We are not affecting that many jobs and SITLA doesn't get that
547 much from it. It comes down to if they want to fight it and get the board of adjustments to extend their
548 permit. He doesn't think the City should endorse the extension.

549 Councilwoman Baertsch said if they are going to extend it we are going to limit it to the length of the DEQ
550 permit and also make sure the original conditions continue onto the extension.

551 Kevin Thurman noted it is a conditional use. It is basically a permitted use if they can demonstrate that they are
552 mitigating the detrimental impact to the residents of the area. If the original conditions are imposed again and

553 they have someone follow through that they are complying that would go a long way to mitigate those
554 impacts. If there are other conditions now that development is getting closer they should demonstrate those to
555 the County. At the end of the day they are probably entitled if they show how they can mitigate the
556 detriments.

557 Troy Herald with SITLA was at the meeting to answer questions if needed. Maybe they weren't aware of some
558 reclamation. The reclamation model currently is to knock down the sides and stabilize it with a native grass
559 seed. It's not what they would like to see in the development group. They would like to develop it into a
560 master plan type of project. They have been in on preliminary plans of what that might look like. The mining
561 area is planned to be open space, a park, soccer field or something like that.

562 Mayor Miller asked what the lease was on the property.

563 Troy Herald advised that is a renewable 20-30 year lease.

564 Mark Christensen said that when their approval expires the City would love to see the lease expire as well. From
565 a strategy standpoint from the city, as those agreements come due let's not automatically renew.

566 Troy Herald advised that from a planning and development point of view that is his intent but SITLA looks at
567 landholding long term and they want to extract benefit as long as they can. As long as the clay pit is active
568 and making money for the trust it would be a difficult jump to close the clay pit. That section is in a higher
569 water service district and not immediately developable. Some portions in the southern end are in a
570 developable area. They are looking at bringing that portion in soon.

571 Councilwoman Baertsch advised that once their DEQ expires they need to go through the process again to verify
572 that it's worth it.

573 Troy Herald advised that it's not their intent for their leases to be a bad neighbor. They can mention issues with
574 the property to the mining groups.

575 Kevin Thurman said they already have type restriction by the County. They were supposed to spray the road,
576 they should mention that the trucks should be sprayed down before entering the road. They are all good
577 things the board of adjustment should hear. It's probably a permitted use but there are impacts that have to be
578 mitigated.

579 Troy Herald is happy to share any of these concerns.

580
581 Mayor Miller advised that the Tenney's daughter died and they asked something in Shay Park be named after
582 her.

583 Councilwoman Baertsch mentioned that they are doing the rail cars on a donation level but if we were to build a
584 sign and name one of the lines Brighton Tenney they would be working with the club. Maybe the High
585 School could get the metal shop involved.

586 Councilman McOmber advised that there are people willing to donate and it can be fundraised.

587
588 Mark Christensen advised that MAG study legislation is moving forward to fund the Envision Utah regional area
589 in this area. There is some potential that the state could be appropriating money for economic development
590 on the old prison site. He was asked to share direct thoughts on other communities that would be in direct
591 competition with that site.

592 Councilwoman Baertsch advised that she and Mayor Miller have been in conversations with the envision Utah
593 people to see if they can be on board.

594 Mark Christensen advised that being in the study area would be of value and benefit to the community. There are
595 going to be interesting politics involved with this but beneficial for our community to be involved.

596

597 **Closed Session**

598 **1. Motion to enter into Closed Session for the purchase, exchange, or lease of property, pending or**
599 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**
600 **an individual.**

601

602 **Motion made by Councilman Poduska to enter into closed session for the purchase, exchange, or lease**
603 **of property, pending or reasonably imminent litigation, the character, professional competence, or**
604 **physical or mental health of an individual. Seconded by Councilman Willden.**

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**Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter,
Councilman Willden. Motion Passed 5-0.**

Meeting Moved to Closed Session 9:00 p.m.

Closed Session

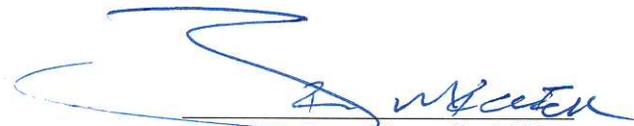
Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike

Closed Session Adjourned at 9:19 p.m.

Policy Meeting Adjourned at 9:19 p.m.

3-1-16
Date of Approval




Mayor Jim Miller


Nicolette Fike, Deputy City Recorder