

**CITY OF SARATOGA SPRINGS
CITY COUNCIL WORK SESSION
Tuesday, June 21, 2016 - 6:00 P.M.**

City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

CITY COUNCIL WORK SESSION AGENDA

1. Presentation: Communities That Care Update
2. Presentation: Mountain View Corridor Update, Joe Kammerer, UDOT Mountain View Corridor Project Director
3. Boundary Adjustment and Service Areas in the North – Jacobs Property (continued from 5/16/16)
4. Street Lighting SID - Discussion
5. Agenda Review:
 - a. City Council policy agenda items.
 - b. Future City Council policy and work session agenda items.
6. Adjourn to Policy Session.

SARATOGA SPRINGS

Councilmembers may participate in this meeting electronically via video or telephonic conferencing. The order of the agenda items are subject to change by order of the Mayor.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

City Council Memorandum

Authors: Sarah Carroll, Senior Planner and Gordon Miner, City Engineer
Memo Date: Tuesday, May 10, 2016
Meeting Date: Tuesday, May 17, 2016
Re: Boundary Adjustment Request in the North

Background

We have received a letter requesting that the City consider a boundary adjustment between Saratoga Springs and Lehi City for approximately 14.48 acres of property as outlined in the attached letter from Boyd Brown Team.

Infrastructure

Based sewer system mapping and the 10-foot elevation contours in the City's geographic information system, it appears that the SOA Investments LTD property and the Newman Investments LLC property can probably drain by gravity to the existing 18-inch sewer line in Redwood Road. The logical point of connection would probably be at the intersection with Aspen Hills Boulevard.

The rest of the property below the Utah Lake Distributing Canal and within the City boundary would drain eastward to where there is no outfall. So, a sewage lift station would need to be installed there. As we know, sewage lift stations mean perpetual operation and maintenance and the associated costs.

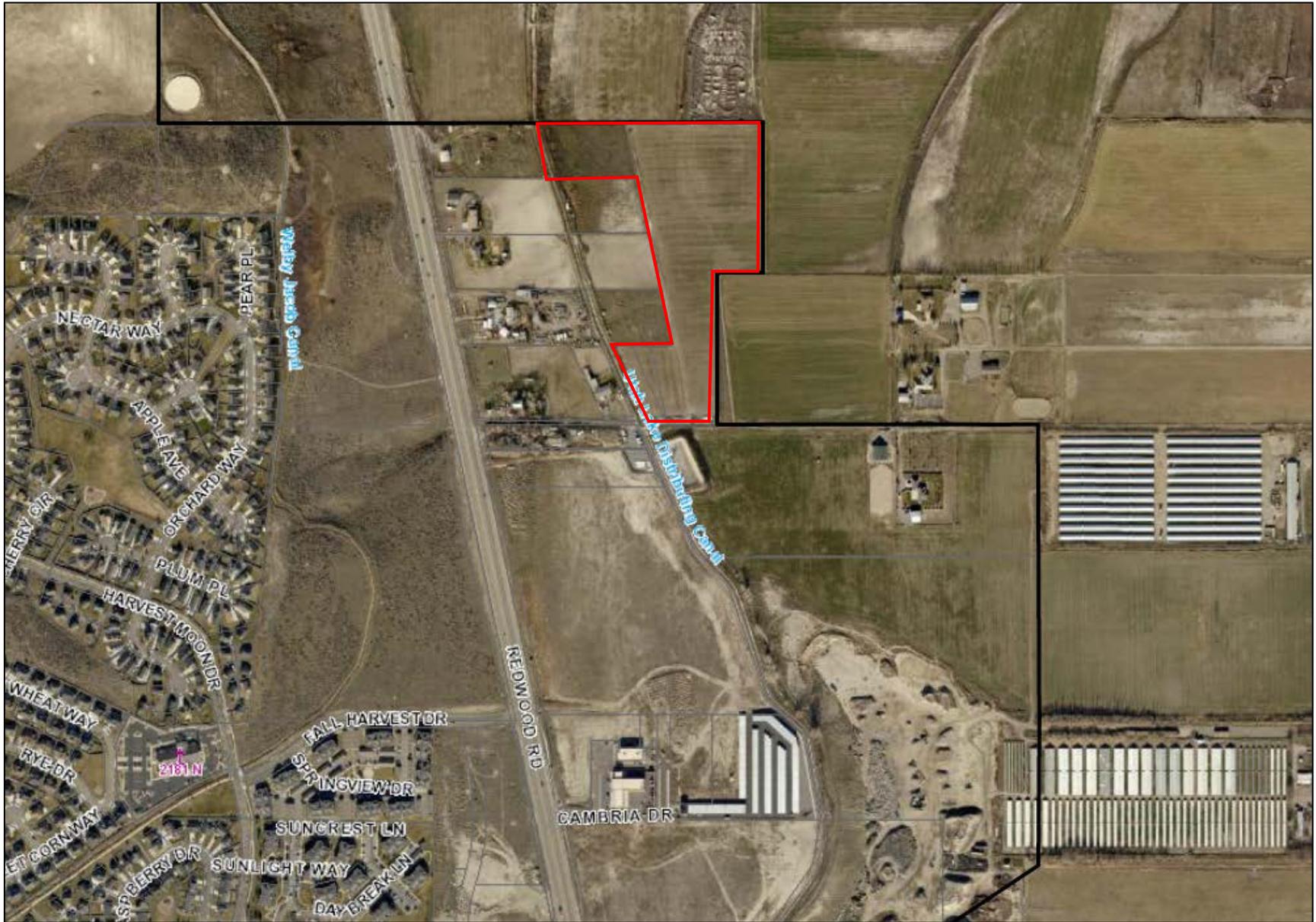
More precise elevation data of both topography and the existing sewer system are required to determine the exact limit of the area that is serviceable by the existing sewer system.

Recommendation

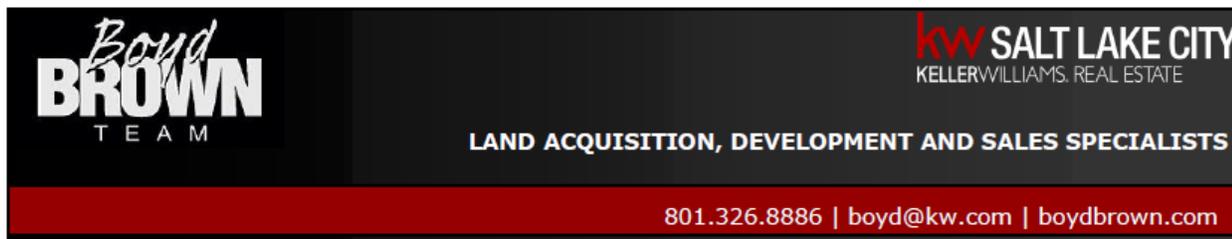
Staff recommends that the Council discuss the request and provide further direction.

Attachments

- A. Location Map
- B. Letter from Boyd Brown Team
- C. Concept Plan



LOCATION MAP



April 27, 2016

Ms. Sarah Carroll, Senior Planner &
Saratoga Springs City Council
City of Saratoga Springs, UT

RE: Petition for Boundary Adjustment/Jacobs Property

Dear Ms. Carroll:

After working with our engineers for several months looking for a solution to service the below described property, which includes an elevation change of roughly 32 feet, we are respectfully requesting a petition to adjust the boundary that comprises approximately 14.48 acres of property from Saratoga Springs. The properties included are parcel # 58-021-0069 (approximate address of 2500 North Redwood Road), # 58-021-0070, and a portion of parcel # 58-021-0119. The property being requested is outlined in the attached map.

The reason to request this boundary adjustment is based in availability of sewer services from Saratoga Springs. The closest sewer line to connect to is over 1,400 feet to the south. Even with the eventual connection, this particular property sits below the canal and has a significant elevation drop of approximately 32 feet from the low portion of the property to the nearest sewer manhole. Due to this, the only conceivable option to service the property by Saratoga Springs would be the construction of a pump station. As I said, we have studied the feasibility for several months and believe adjusting the boundary is the best solution for servicing the property.

In addition to the inability to service the sewer for this ground, we see no viable option for Saratoga Springs to handle storm drain from the property either. Again, the elevation change to any infrastructure available for storm creates a major design challenge.

While we would much rather be able to keep our entire project within your boundary, we expect these changes would provide the greatest mutual benefit to both the Jacobs property's development and Saratoga Springs. We are; however, very excited to move forward with the commercial portion of our project that is along Redwood, that we have the ability to service through Saratoga Springs. Thank you for your consideration, and we look forward to a productive and rewarding working relationship with the City.

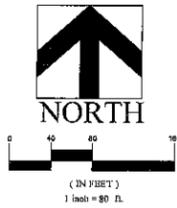
Sincerely,

Boyd Brown
dotloop verified
04/27/16 2:27PM MDT
GZHA-GVXS-GRZZ-HHCF

Boyd Brown
Owner/Development Analyst

Note: If you are a property owner who has a real estate brokerage representing you, this is not intended as a solicitation.





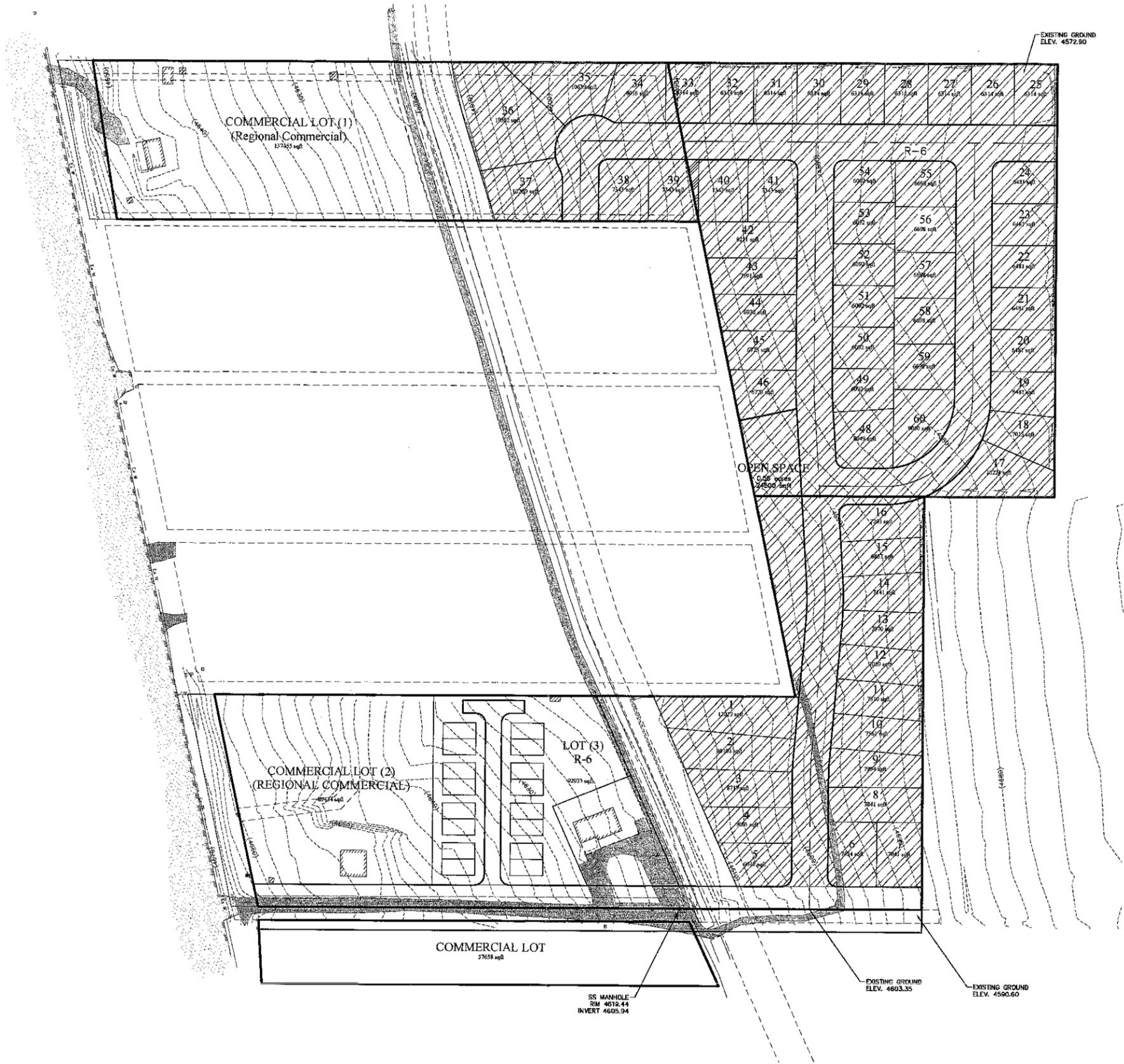
CONCEPT H

PROJECT #: 15-244
 ORIGINAL PROPERTY: 29.28 ACRES
 SINGLE FAMILY LOTS: 60
 DUPLEX LOTS: 16
 COMMERCIAL LOTS: 3
 TOTAL DENSITY: 2.60 UNITS/ACRE

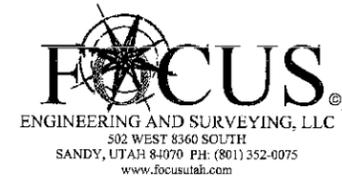
ZONE REQUIREMENTS

ZONE: R-6
 LOT SIZE: 6,000 SF
 FRONTAGE: 50'
 CUL-DE-SAC RADIUS: 62.5'
 ROW WIDTH: 56'

 HATCH INDICATES AREA OF PROJECT THAT CANNOT BE SEWERED NORTH TO THE SARATOGA SPRINGS SEWER SYSTEM.



DESIGNED BY:



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

City Council Staff Report

Author: Spencer Kyle, Assistant City Manager
Subject: Street Lighting SID Discussion
Date: June 21, 2016
Type of Item: Discussion



Summary Recommendations: The City Council asked to have a discussion about the forthcoming proposed street lighting SID changes.

Background: The City has collected fees to pay for the operations, maintenance, and capital expenditures of the City's street lighting infrastructure by means of a special improvement district (SID). Most residential plats are included into the City's SID when they are recorded. An assessment is charged to each residential unit within the SID, which is charged on the monthly utility bill.

The current street light SID fee is \$2.83/month for most of the City. This fee was created prior to 2003.

In about 2004 the Saratoga Springs Development (SSD) approached the City and asked that the City take over ownership of their street lights. Prior to this time all of the street lights were privately owned by the SSD HOA, similar to the roads. The City agreed to take over ownership of the lights; however, because the existing lights were not up to the City standards (the number of lights and their locations) a separate SID was created. The residents were charged a higher rate for their SID. The amount charged was (and is) \$3.34 per month. The extra \$0.51 per month was to be used to add additional street lights to the subdivision.

Neither of these fees have been adjusted since they were created.

Analysis:

Staff has identified several problems with the current organization of the street lighting SIDs.

1. As you can imagine, the SID rates have not kept up with inflation. It is staff's understanding that there is more involved in changing an SID fee than there is in changing a utility fee. Kevin Thurman will provide additional information during the work session on how SID fees can be updated.
2. For the most part the SID fees have not been high enough to pay for much more than power costs and maintenance costs. The maintenance costs have been higher than were anticipated in the early 2000's. This means that very few street lights have been added to either SID during this time (approximately 2 additional lights have been added to SSD since 2004).
3. The general fund is currently subsidizing the street lighting SID. We have been budgeting \$50,000 per year out of the general fund for the replacement of street

lights. These costs should be paid for out of the SID or another funding source tied directly to street lights.

4. Not all plats in the City have been added to the SID. For example half of the Gables development was included in the SID and half was not. A survey of townhome developments in the City found that about half had been included and half had not been included.
5. Our code is not clear on how the SID is supposed to be charged. Currently, each account is charged one fee. It makes sense that every single family home is charge one fee. However, this also means that large apartment complexes, commercial development, and multi-family developments that only have one account are only charge one fee as opposed to one fee per unit within the development. When this was discovered our initial reaction was to charge each unit one fee; however, staff could not find clear direction in our code on how they were supposed to be charged (and even found that some of these developments had been left out of the SID). This was the recent discovery that lead to a look at changing how the fee is charged.

Why an SID?

Staff does not know why an SID was chosen as the vehicle to administer this program. Some cities use an SID and some have a street light utility fees. In older communities, many neighborhoods don't have street lights. In neighborhoods that want street lights, these older cities often organize SIDs so that the neighborhood that wants street lights installed pays for them. This way residents who don't have street lights don't have to pay for them. While this reason is commonly used elsewhere to create street lighting SIDs, it doesn't seem to apply to Saratoga Springs as all of our subdivisions have street lights.

What Options are Being Considered?

Staff is currently looking at two options—updating the current SID or creating a street light utility fee.

The first option is to update the current fees charged in the SID. Kevin will provide some direction in the work session on how this can happen. These fees need to be updated regularly like we do with our utility fees. The City could also update the boundaries of the SID to include the whole City. This way, new plats would not need to be added to the SID. The biggest advantage of continuing with an SID is that if someone refuses to pay their fee the City can place a lien on their home. The fees can later be collected prior to a home being sold.

The other option the City is considering is doing away with the SID and creating a street light utility fee. This fee would not appear to be different than the current fees as they're already charged on the utility bill. The advantage to the utility fee is that the fees can be easily updated on a regular basis (just like our other utility fees). The City would also not need to worry about SID boundaries. The City would be able to modify policies of the utility fund as needed (like a clarification on how to charge multi-family units for street lights). The disadvantage of this mechanism is that the City doesn't have as many teeth in collecting the fee. The City could

probably still shut off someone's water if their utility bill isn't paid in full. One question would be how do we charge residents who do not live within a subdivision and do not use any City utilities? There are a handful of homes in this situation. If the street lighting fee is the only thing on the bill, there is not much incentive to pay it. Staff still believes that these residents should contribute to the street lighting costs as they drive on collector streets that have lights. The number of homes in this situation may be insignificant enough that their failure to pay wouldn't affect the utility fund.

Current Deficiencies

Attached to this staff report are two maps of the City showing the current state of street lights in the City. Our current standard is to have one street light every 300 feet. Based upon this criteria, these maps have been developed to show the deficiencies. Streets in black have no street lights or less 10% of the street meets the standard. Streets in red have between 10 and 50% of the streets meeting the current standard. Streets in green have more than 50% of the streets meeting the standard. Staff considers the streets in green to not need additional street lights added.

The majority of streets that are either black or red are arterial roads owned by UDOT, roads with no development on them yet and the northern part of SSD. One of the policy questions for the City Council is should SSD be charge the same fee as the rest of the City or should they pay a higher fee until their streets are brought closer to the City standard? The argument to charge them the higher fee is that the majority of new street lights that need to be added will be added in SSD. The argument to charge SSD the same amount as the rest of the city is the ease of administering one fee throughout the City. It could also be argued that that they've paid the \$0.51/month higher fee for 12 years, which may be long enough to warrant charging the same fee. Staff is not ready to make a recommendation on this issue, but will look for policy direction from the City Council when you are ready to provide that direction.

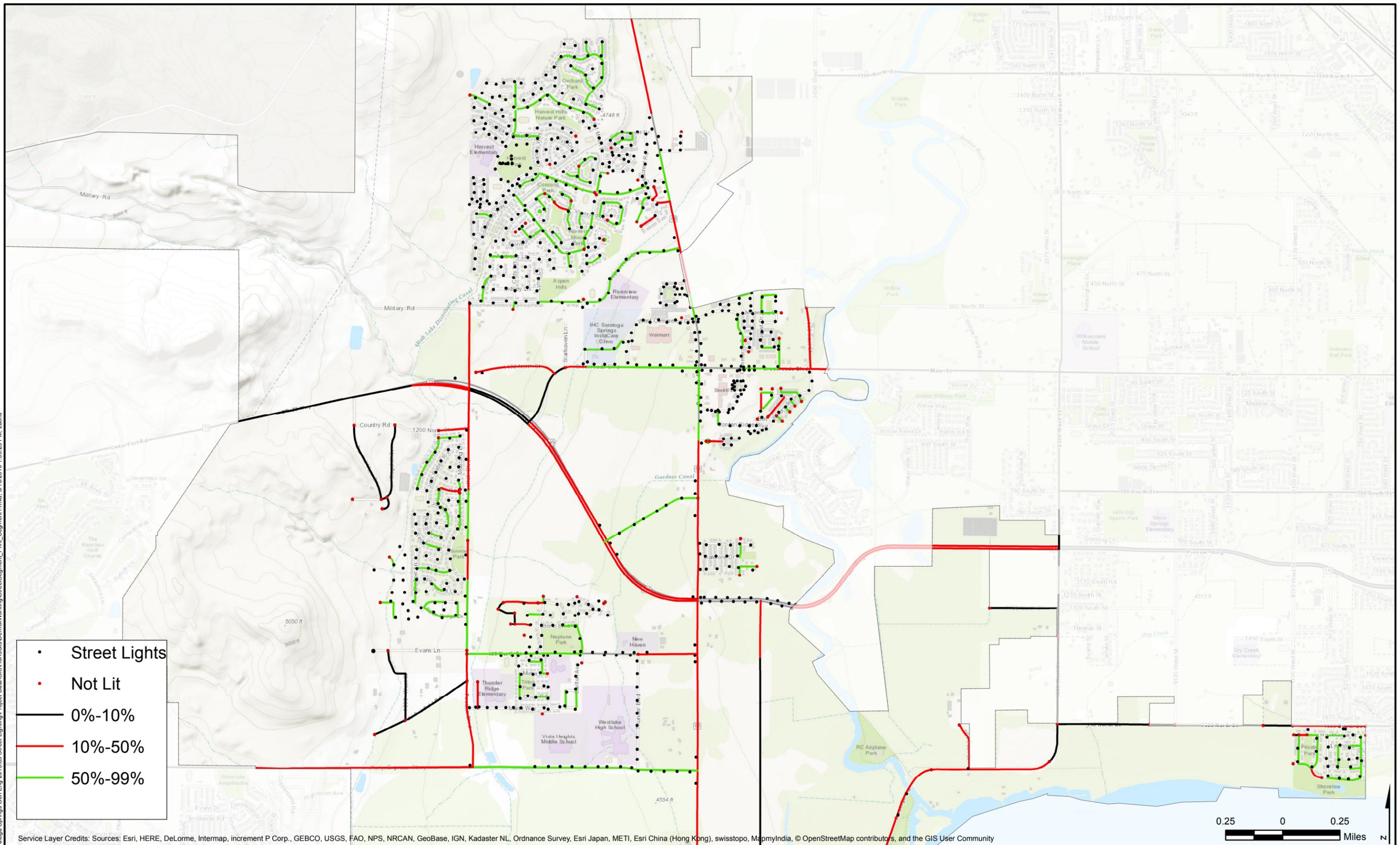
Funding Source: The funding source would either be the SID or a utility fee. The following is a breakdown of the current street light budgets:

2016-17 Budget	City SID	SSD SID	General Fund
Revenue			
SID Fees	\$135,000	\$22,500	
Protective Inspections (Lock Boxes)			\$40,000
Total Revenue	\$135,000	\$22,500	\$40,000
Expenses			
Power Expense	\$44,100	\$2,000	
Street Lighting Supplies	\$73,678		
Street Lighting Maintenance Expense	\$13,604	\$15,610	
Bad Debt Expense	\$218	\$191	
Administrative Charge	\$28,383	\$14,191	
Lock Box Expenses			\$40,000
Street Light Capital Projects			\$50,000
Total Expenses	\$159,983	\$31,992	\$90,000
Net Revenue	-\$24,983	-\$9,492	-\$50,000

It is anticipated that if all units in the City were charged the street lighting fee (as opposed to all accounts) the fee would not see a significant increase from the current rate. Staff continues work on the analysis to determine what the fee should be.

Recommendation: This is a discussion item only.

O:\2013\PC-163-1301 Saratoga Springs Gen Eng 2013\35 Street Lighting\Project Data\GIS\Horrocks\Derrick\Working\StreetSegment_Print_Segment1.mxd, 5/10/2016 1:33:25 PM, zachs



- Street Lights
- Not Lit
- 0%-10%
- 10%-50%
- 50%-99%

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

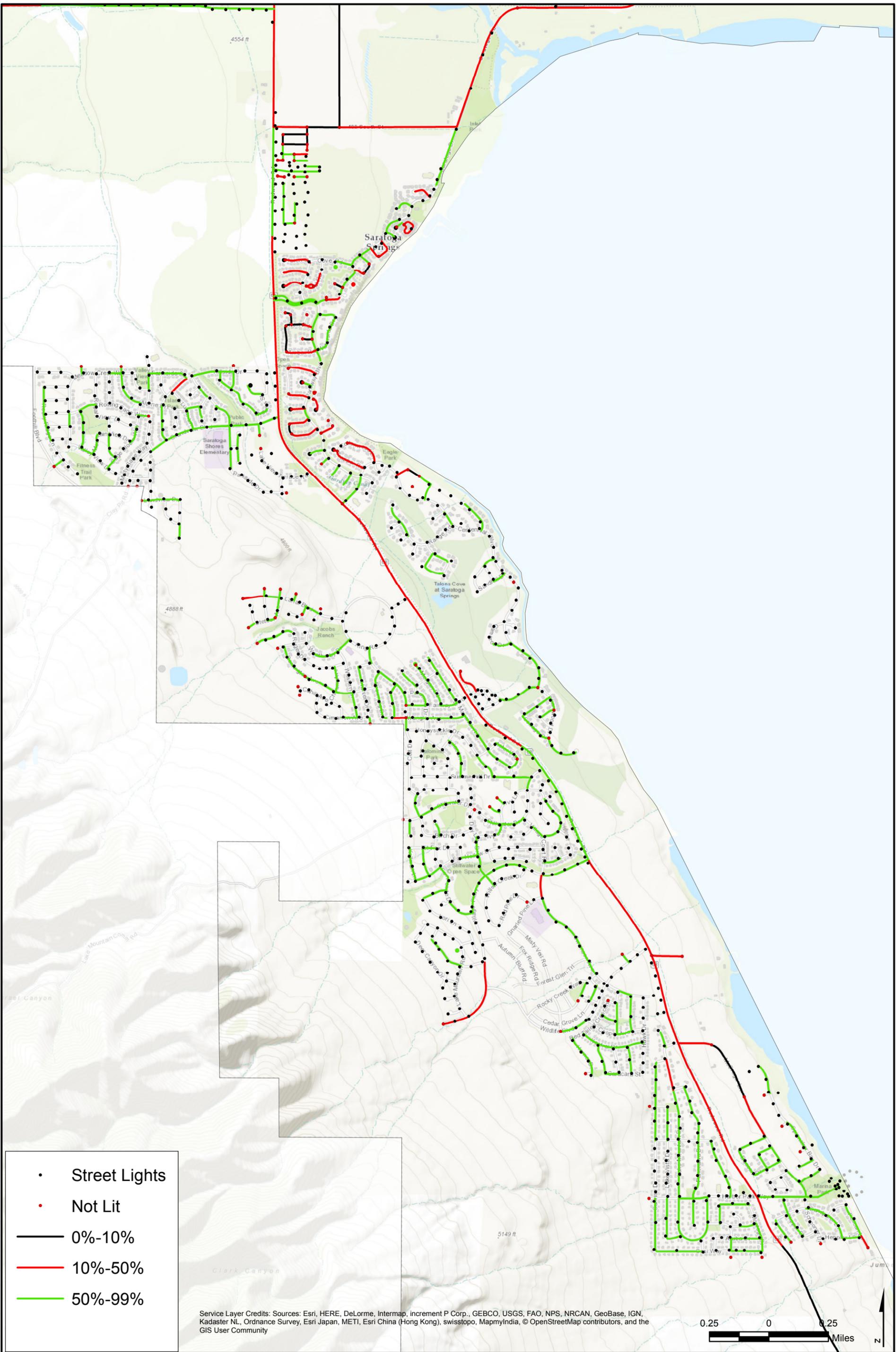


2162 West Grove Parkway
 Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100

Saratoga Springs
 Street Segment Deficient Lighting 300ft

DATE	5/10/2016
DRAWN	
Page 1	

CV:2013\PC-163-1301-Saratoga Springs Gen Eng 2013\35-Street Lighting\Project Data\GIS\Horrocks\Working\StreetSegment_1_Print_Segment2_2.mxd, 5/10/2016 1:40:20 PM, zachs



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan (METI), Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- Street Lights
- Not Lit
- 0%-10%
- 10%-50%
- 50%-99%



2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

Saratoga Springs
Street Segment Deficient Lighting 300ft

DATE 5/10/2016
DRAWN