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**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, February 18, 2014

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

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DRAFT CITY COUNCIL MINUTES

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WORK SESSION-Commencing at 5:30 p.m.

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Present:

Council Members: Mayor Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber, and Councilman Willden

Absent Council Members: Councilman Poduska

Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen Jackson, Kimber Gabryszak, Mark Edwards, Chief Andrew Burton

Others: Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason Bartlett, Paul Watson, Robert Money, Debra Buffo, Dan Griffith

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1. Library staffing levels.

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This item was continued for a future City Council next meeting.

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2. Discuss the Award of Bid for Crack Seal.

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Mark Edwards briefly spoke of the upcoming bid for the City Wide Crack Seal project.

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The Council discussed road that are in need of crack seal repairs.

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3. Request to reserve City Park for Westlake Lacrosse

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Owen Jackson indicated that the City has been approached by the Westlake Lacrosse team to possibly utilize City fields for this sport. There are many benefits but also challenges with allow this to take place. Staff is looking for direction from the Council at this time.

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The Council and staff discussed if allowed, what challenges this would create when scheduling the parks for other sporting events. They expressed concerns with how this sport would damage the grasses and the cost of repairing/replacing the grass.

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53

At this time the Council wasn't willing to allow the exclusive and reserved use of City property for the private Lacrosse team or any other non-city league.

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56

4. Discussion of Park prioritization.

Mark Edwards reviewed the list of park and the prioritization of those parks.

5. City Council Goal setting.

The Council wasn't able to review their goals at this time due to time limitations.

6. Strategic Planning.

57
58 Mark Christensen indicated that this item is a continuation from the Council retreat that was held in January.
59 Dan Griffith was present to review those options along with the pricing.

60
61 The Council discussed possible options and asked that Dan facilitate additional options at this time.
62

63
64 **POLICY SESSION- will follow Work Session.**

65
66 **Present:**

67 **Council Members:** Mayor Miller, Councilwoman Baertsch, Councilwoman Call and Councilman McOmber, and
68 Councilman Willden

69 **Absent Council Members:** Councilman Poduska

70 **Staff:** Lori Yates, Mark Christensen, Spencer Kyle, Kevin Thurman, Chief Jess Campbell, Jeremy Lapin, Owen
71 Jackson, Kimber Gabryszak, Mark Edwards, Chief Andrew Burton

72 **Others:** Chris Porter, Sue Alexander, Ryan Poduska, Karalyn Becraft, Jennifer Klingonsmith, Frank Morgan Laura
73 Ault, Craig Call, Dave and Dennese Snarr, Syloanus Saltoza, Andrew Snarr, Kristie Hepworth, JD Hepworth, Mason
74 Bartlett, Paul Watson, Robert Money, Debra Buffo

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76
77 • **Call to Order by Mayor Miller**
78 • **Roll Call.**
79 • **Invocation/Reverence was given by Councilwoman Baertsch**
80 • **Pledge of Allegiance was led by Officer Champagne**

81
82
83 **Mayor Miller opened the public input.**

84
85 Chris Porter expressed his concerns with the proposed increase to the water services. The City should not be
86 involved with what the residents do with their yards. The HOA's should be dealing with the restrictions not the City.
87 Allow the property owners to use their property as they see fit.
88

89 **Mayor Miller closed the public input.**

90
91
92 Chief Andrew Burton introduced Ryan Snarr as a new police officer to the Saratoga Springs Police Department. Mayor
93 Jim Miller then swore in Officer Snarr.

94
95 **POLICY ITEMS**

96
97
98 **1. Consent Calendar:**

- 99 a. **Award of Contract for Utility work services.**
100 b. **Preliminary Plat for Landrock Connection located south of the intersection of Valley View**
101 **and Grandview Court, Clay Peck, applicant.**
102 c. **Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks,**
103 **applicant.**
104 d. **Preliminary Plat for Harvest Point Commercial located at the southwest corner of Redwood**
105 **Road and Springhill Drive, Ken Berg, applicant.**
106 e. **Final Plat for Mountain View Estates**

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108
109 Councilwoman Call and Councilwoman Baertsch asked to have items 1.b, 1.c, and 1.e pulled from the consent
110 calendar to further discuss those items.
111

112 **Councilwoman Baertsch made a motion to approve consent calendar item #1 the Award of Contract for**
113 **Utility work services to S and L Landscape Inc. The motion was seconded by Councilwoman Call. Aye:**
114 **Councilwoman Baertsch, Councilwoman Call, Councilman Willden and Councilman McOmber. Motion**
115 **was unanimous.**

116
117 Councilwoman Call asked that the consent items 1.b, 1.c, and 1.d be pulled from the consent calendar for further
118 discussion. The Council agreed to pull the items allow for further discussion.
119

120 **Consent Calendar Item 1.b. (Preliminary Plat Landrock Connection).**
121

122 Councilwoman Call thought that the frontages to these lots were 80 feet. Also would like to see that Lot 11's
123 frontage is noted on the site map. The front of lot 9 shows to be located on the street side and not the cul-de-sac,
124 does the Code define the location of the front door.

125 Scott Langford indicated that the applicant is aware that the frontage requirements must be met and a variance will
126 not be asked for. Scott indicated that the final plat must meet the current Code requirements. The applicant has the
127 option to choice the location of the front for lot 9 but we will talk to the applicant regarding this matter.

128 Councilwoman Baertsch suggested that the garage on Lot 9 face the cul-de-sac.
129

130 **Councilwoman Baertsch made a motion to approve Preliminary Plat Landrock Connection located south**
131 **of the intersection of Valley View and Grandview Court, Clay Peck, applicant including the staff's**
132 **findings and conditions listed in the staff report dated February 18, 2014. Motion was seconded by**
133 **Councilwoman Call. Aye: Councilwoman Baertsch, Councilwoman Call, Councilman Willden, and**
134 **Councilman McOmber. Motion was unanimous.**
135

136 **Subject to:**

- 137 **1. That the Preliminary Plat shall be amended to reflect all the requirements of Code Section**
138 **19.04.13 including and not limiting to amending the lot widths in Phases 1 and 3 to meet the**
139 **minimum lot width requirements of 80 feet.**
140

141 **Consent Calendar Item 1.c. (Preliminary Plat for Saratoga Springs Plat 16A).**
142

143 Councilwoman Call asked that staff provide an introduction to this item and allow the applicant to comment on this
144 item.

145 Scott Langford presented the preliminary plat for Saratoga Springs Plat 16A which is being proposed as a 3 lot
146 subdivision.

147 Laura Ault with the Division of Forestry, Fire, and State Land said that a boundary stipulation was settled with
148 Wardley Development in 2000 and they agreed to complete the trail along the east side of Amanda Lane. Once the
149 trail is completed Wardley Development will deed the trail to the State Lands.

150 Councilwoman Call asked that once the trail is constructed will the land become sovereign lands.

151 Laura Ault said that is correct, and pointed out to the council the property lines.

152 Councilwoman Call if the council didn't require the construction of this trail and to accept a trail that would be more
153 adjacent to a street and more inland what would become the sovereign land boundary?

154 Laura Ault isn't comfortable answering this question but would prefer if the trail was built lake side.

155 Peter Staks indicated that the outside boundary lands would be deeded to the State.

156 Councilwoman Baertsch had thought that the trail would be located above the road if permission wasn't grant along
157 the shoreline.

158 Peter Staks there is an existing trail adjacent to Centennial.

159 Councilwoman Baertsch is that the sidewalk?

160 Peter Staks said that is correct.

161 Peter Staks said that we are complying with what is being required by the State.

162 Councilwoman Call asked if a trail is currently located behind Amanda Lane? Peter Staks said that a trail is not
163 currently built along there at this time.

164 Councilwoman Call asked when the trail would be completed and meets the requirements by the State.

165 Peter Staks indicated that he wasn't sure of the time line for the completion of the trail; there are a few issues that
166 need to be addressed.

167 Councilwoman Call said that the proposed trail brings concern because it doesn't currently connect with an existing
168 trail to the north or south.

169 Peter Staks indicated that he is aware of this matter and trying to be proactive.

170 Peter Staks asked if the Council could waive condition #3 in their motion. He feels that requiring fencing for those 3
171 lots is unnecessary since fencing has not been a requirement for the existing lots that border the lake.

172 Kevin Thurman explained that the city has no authority to interfere with the developer and the State of Utah and the
173 existing agreement.

174 Councilwoman Baertsch asked that since we are a subdivision of the state don't we up hold the contracts of the
175 State.

176 Kevin Thurman that we have rights under a State contract.

177 Councilwoman Call recalls that a recent motion required that the Master Development Plan be amended if the trail
178 was approved along the canal because the trail didn't meet the current city code.

179 Kevin Thurman indicated that he is not sure if that was an option for the council at this time.

180 Mayor Miller asked staff to review the conditions regarding the MDA and the

181 Councilman Mcomber would like to look at the fencing option and doesn't agree with the proposed fencing
182 requirement. The lake provides a fence. He would like to see that the trail be built near the canal.

183 Councilwoman Call would like to see that the fencing options be brought back at final plat. She is fine with the
184 construction of the trail.

185
186 **Motion was made by Councilwoman Baertsch and seconded by Councilman McOmber to approve the**
187 **Preliminary Plat for Saratoga Springs Plat 16A located at 1700 South 240 East, Peter Staks, applicant**
188 **based on the findings and conditions listed in the staff report dated February 18, 2014. Aye:**
189 **Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Willden and**
190 **Councilwoman Call. Motion was unanimous.**

191
192 **Subject to:**

- 193 1. That staff bring back recommendations for fencing modification at the time of final plat.
194
195

196 **Consent Calendar Item 1.d. (Preliminary Plat for Harvest Point Commercial)**

197
198 **Councilwoman Baertsch made a motion to approve the Preliminary Plat for Harvest Point Commercial**
199 **located at the southwest corner of Redwood Road and Springhill Drive, Ken Berg, applicant including**
200 **the findings and conditions listed in the staff reported dated February 18, 2014. The motion was**
201 **seconded by Councilman Willden. Aye: Councilwoman Baertsch, Councilman Willden, Councilman**
202 **McOmber and Councilwoman Call.**

203
204 **Consent Calendar Item #1.e. (Final Plat for Mountain View Estates)**

205
206 Councilwoman Call recommended that 3 or 4 of the city striped parking stalls on 400 North be removed which would
207 bring visible clarity to the northeast corner of Carlton Avenue and 400 North. The area is a blind spot and could
208 create a safety issue.

209
210 **Councilwoman Baertsch made a motion to approve the Final Plat for Mountain View Estates located at**
211 **450 West 400 North Sudweeks Holdings LLC, applicant including the staff's findings and conditions**
212 **listed in the staff report dated February 18, 2014. The motion was seconded by Councilman Willden.**
213 **Aye: Councilwoman Baertsch, Councilman Willden, Councilman McOmber and Councilwoman Call.**
214 **Motion was unanimous.**

215
216 **2. Proposed Storm Water Management Plan.**

217
218 Jeremy Lapin presented the storm water management plan; this plan is a 5 year plan which would be updated
219 consistently.

220 The Council had no comments or concerns with the item.
221

222 **Councilwoman Baertsch made a motion to approve Resolution R14-12 (2-18-14) a resolution**
223 **amending the City of Saratoga Springs Storm Water Management Plan. The motion was seconded by**
224 **Councilman McOmber Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call and**
225 **Councilman Willden.**

226
227 **3. Concept Plan for Saratoga Hills Plat 6 located at approximately 350 West Grandview Boulevard,**
228 **Castlewood, applicant.**

229
230 Scott Langford presented the Concept Plan. The sloped areas would be amended and the old drainage core would
231 allow for more buildable lots. There will be trail connectivity to the Parkside estates subdivision.

232 Councilman Mcomber is glad to see that this development will be single family homes. He also likes the connection of
233 trail. The parking of Lots 650 & 651 could be an issue.
234 Councilman McOmber had no comments at this time.
235 Councilwoman Call how much of the open space is sensitive lands. She asked staff to explain the tabulation and how
236 the applicant will incorporate this.
237 Scott Langford indicated that staff has had those same concerns and the applicant is aware of this matter, perhaps
238 that applicant addresses this concern.
239 Duane Rasmussen, applicant indicated that he will note the open space tabulation with the sensitive lands. We will
240 take a look at the concerns with the cul-de-sac. This plan fits the surrounding neighborhoods. He realizes the
241 topography is difficult and there are other issues that will need to be address before moving forward.
242 Councilwoman Call asked that frontages located in the cul-de-sac meet the City's standards. She appreciates the
243 applicant working with the City to mitigate any long term impact to the community.
244 Councilman Willden feels that this will bring a great addition to the City.
245 Councilwoman Baertsch would like to see the open space tabulations.
246 Mayor Miller asked how the drainage channel would be mitigated.
247 Jeremy Lapin stated that a there is a detention basin located above the development. The eastern drainage will
248 remain in place this only affects the western drainage channel.
249

250 **4. Public Hearing: Rezone and Concept Plan for Riverwalk located at 700 South 200 East, Dan Ford,**
251 **applicant.**
252

253 Scott Langford presented the Riverwalk, the applicant is requesting a rezone from R-3 to R-5. He then reviewed the
254 proposed Concept Plan along with several options for Council review as well.
255 Cody Herbert, applicant indicted that the new plan will accommodate a second access to the south end of the parcel
256 making it easier to enter onto Pioneer Crossing.
257

258 **Mayor Miller opened the public input.**
259

260 No public input at this time.
261

262 **Councilwoman Call closed the public input and Councilman McOmber seconded that motion.**
263

264 Councilwoman Call is pleased with the trail plan. Looks forward to accepting the open space which would be
265 maintained by the City but has noticed that concept plan has been revised but is fine with what is being presented
266 tonight.
267 Councilman McOmber asked that the applicant work with staff with meeting the open space requirements. He is
268 comfortable with the proposed concept plan.
269 Mayor Miller is pleased to see the trail near the river. He had a chance to speak with the applicant and he had
270 mentioned potential features along the river trail.
271 Councilwoman Baertsch said she is fine with the trail connectivity. She asked the applicant to take into consideration
272 a second access point. She is fine with requested zone change since attached housing is not allowed and this will be
273 bordered by higher impact uses to the south.
274 Councilman Willden stated that he is fine with the rezoning and the proposed concept plan.
275 Mayor Miller asked staff what is their recommendation with the particular property.
276 Kevin Thurman said that the request for a rezone is from R-3 to R-5 which would allow them 82 single family homes.
277 The open space requirement is 15 percent. At this time a development agreement would be a benefit for both the
278 City and the developer.
279 Councilwoman Call noted that the applicant is changing things by asking to build in the 100 year flood plain and said
280 it's too premature to talk about a rezone at this time and would like to see a development agreement be tied to the
281 rezone.
282 Councilman Mcomber we are granting additional density and understands the importance of considering a
283 development agreement with the rezone.
284 Kevin Thurman touched on the how the development could be applied.
285 Cody Herbert stated that he is fine with considering a development agreement.
286 Councilwoman Baertsch asked how much of the currently designated sensitive land they are seeking to take out of
287 that designation and build on?
288 Scott Langford stated that they would not be able to build beyond the flood plain line, unless FEMA adjusted the
289 flood plain line.
290

291 **Councilwoman Call made a motion to table the Riverwalk rezone at this time; the motion was then**
292 **seconded by Councilwoman Baertsch. Aye: Councilwoman Call, Councilwoman Baertsch, Councilman**
293 **Willden and Councilman McOmber.**

294
295 **5. Public Hearing: Rezone and Concept Plan for Beacon Point located at 4400 South 100 West, Paul**
296 **Watson, applicant.**

297
298 Scott Langford presented the Rezone and Concept plan for Beacon Point. Scott noted that the private roads will allow
299 for driveways to be located of the collector road.

300
301 Josh Romney, applicant as we have planned this development the cost of the collector road became too expensive.
302 We noticed that the drainage channel would need to be redirected along with designing a culvert. We feel this rezone
303 would be a fit for the surrounding development.

304
305 **Mayor Miller opened the public input.**

306
307 No public input at this time.

308
309 **Councilwoman Baertsch closed the public input and Councilman Call seconded that motion.**

310
311 Councilman Willden understands that this is the only R-2 zone in the City and has concerns with changing the zone at
312 this time.

313
314 Councilwoman Baertsch this is a rare parcel type and knows this is a need in the City but believes that this isn't the
315 right development for this area. She is not inclined to change the zoning.

316
317 Councilman Mcomber asked if the applicant could provide clarification regarding the detention basin.
318 Paul Watson pointed out the drainage corridors and open channels that would be redirected into Utah Lake.
319 Councilman McOmber feels that we as a City need to continue fixing problems instead of making the developer take
320 on the responsibility. The request for a zone change is extreme and wonders if there is a balance with the cost of the
321 road and detention basin. There are conditions that could be recommended.

322
323 Councilwoman Call indicated that she was happy with the proposed larger lots. There is nowhere in the City with lots
324 such as this size. The requested rezone is a large leap. Does the City have a policy for reimbursement of the cost of
325 the proposed collector road?

326 Jeremy Lapin as staff we tried to have a generic collector road built that could be reimbursed, but was not possible.
327 Councilwoman Call suggested that the applicant, staff and Council work on offsetting the cost for the infrastructure.
328 She would suggest the zoning remain R-2. She feels that there is no need for feathering to the development as the
329 adjacent parcel is in high overview concept and is not coming into the city for quite a while.

330 Josh Romney said that if the zoning was to remain R-2 they would lose money because of the expense of the
331 project.

332 Councilman McOmber asked staff if it would be possible to zone the property to R-3. Kimber Gabryszak unfortunately
333 with the removal of the PUD it's not an option.

334 Councilwoman Call asked staff if only 50 homes could be built if this development was approved due to the pending
335 sewer connections.

336 Jeremy Lapin stated that the sewer flows are being amended and may allow for more sewer connections for
337 additional lots.

338
339 **Councilwoman Baertsch made a motion to deny the rezone for Beacon Point located at 4400 South 100**
340 **West, Paul Watson, applicant. The motion was seconded by Councilwoman Call. Aye: Councilwoman**
341 **Baertsch, Councilwoman Call and Councilman Willden. Nay: Councilman McOmber.**

342
343 **6. Concept plan for Premium Oil located at 2114 North Redwood Road, RBD Construction, applicant.**

344
345 Sarah Carroll presented the Premium Oil Concept Plan. Staff and the applicant are looking for feedback from the
346 Council at this time.

347 The Council briefly discussed the number of parking stalls that are being required of by the applicant and asked that
348 staff review the park requirements.

349 Councilman Willden is fine with the proposed setbacks.

350 Councilwoman Baertsch is nervous with the 10 foot setback and that there is no landscaping near the carwash.
351 Councilwoman Call the setback on the south side of the property makes her nervous. She would like to see a screen
352 buffer near the carwash if possible as required by Code.
353 Councilwoman Baertsch stated that she is uncomfortable with allowing the carwash to be located next to a business.
354 Mayor Miller said he is fine with the proposed plan.
355 Councilman Mcomber asked that staff to work with the developer on the setbacks that will work for this particular
356 plan.
357

358 **7. Amending the City of Saratoga Springs Code, Section 8.01.03, Water Requirements.**
359

360 Jeremy Lapin briefly reviewed the amendments with the Council.
361 The Council was fine with the amendments presented by staff.
362

363 **Councilwoman Baertsch made a motion to approve Ordinance 14-5 (2-18-14): An ordinance amending**
364 **Section 8.01.03, Water requirements. Motion was seconded by Councilwoman Call. Aye: Councilwoman**
365 **Baertsch, Councilwoman Call, Councilman McOmer and Councilman Willden. Motion was unanimous.**
366

367 **8. Proposed Utility Rate Fee adjustment.**
368

369 Matt Millis presented to the Council the proposed adjustments. This presentation included the briefly discussed the
370 proposed culinary rates for residential, proposed non residential rates for culinary, comparison of current and
371 proposed residential culinary rates. The proposed secondary water rates, proposed annual culinary/secondary rate
372 increase, conclusion of rate structure, and the secondary water rate structure.
373 Councilman Willden wouldn't be in favor of this but understands the changes that need to take place due to our
374 secondary system.
375 Councilwoman Baertsch understands there is a deficit with the secondary water system. Understands the residents'
376 concerns with bonding for such a project but at this time it is necessary this is the least increase of rates for the
377 residents. This is an area that we need to bite the bullet.
378 Mayor Miller stated that this is a needed and know that this is the least impactful way of addressing the utilities.
379 Councilman McOmer echoed the comments that have been made. This is a serious tax rate on the residents but this
380 is needed to control the abuse of secondary water by the residents.
381 Councilwoman Call there is a need for this and for many residents the rates may actually decrease. Councilwoman
382 Call stated that she lives on a large lot, in a neighborhood of larger lots. Larger lots do not necessarily equal higer
383 water users. She would like to see the secondary water meter be completed the beginning of 2015 when the
384 irrigation season starts. She suggested that the residents be informed of why this increase is necessary.
385

386 **Councilman Willden made a motion to approve Resolution R14-13 (2-18-14): A resolution amending**
387 **the City of Saratoga Springs consolidated fee schedule making this effect for the March billing cycle**
388 **and to include the findings and conditions listed by staff. The motion was seconded by Councilman**
389 **McOmer. Aye: Councilman Willden, Councilman McOmer, Councilwoman Call and Councilwoman**
390 **Baertsch. Motion was unanimous.**
391

392 **1. Directing staff to begin the secondary water metering system at the beginning of the 2015 irrigation**
393 **season.**
394

395 **9. Reports.**
396

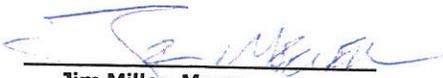
397 The Mayor and Council had no reports to provide tonight.
398

399 Councilman McOmer made a motion to enter into closed session at for the purpose of personnel and potential
400 litigation. The motion was seconded by Councilwoman Baertsch at 7:40 p.m. Aye: Councilman McOmer,
401 Councilwoman Baertsch, Councilman Willden and Councilwoman Call.
402

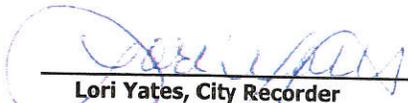
403 Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmer, Councilwoman Call, Mark
404 Christensen, Lori Yates, Kevin Thurman and Spencer Kyle.
405

406 Closed session ended at 9:55 p.m.
407
408

Motion to adjourn the policy session at 9:55 p.m. was unanimous.



Jim Miller, Mayor



Lori Yates, City Recorder

