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**City of Saratoga Springs**  
**City Council Meeting - Work Session**  
**June 3, 2014**

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:**

21 Mayor: Jim Miller

22 Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud  
23 Poduska

24 Staff: Mark Christensen, Kevin Thurman, Jeremy Lapin, Owen Jackson, Nicolette Fike, Kimber  
25 Gabryszak, Kyle Spencer, Mark Edwards

26 Others: Laura Ault, Tyler Murdock, Lars Anderson, Matt Mills, Robert Krejei, Carolyn Krejei, Jacob  
27 Ong, Ephraim Ong

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**Call to Order – 5:47 p.m.**

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**1. Discussion of the Lakeside Trail with Laura Ault.**

33 Laura Ault – reviewed trail and deeding to the city the parcels it will be on. Several pieces would  
34 need to have boundary line agreements. It will need to be worked out with some owners as to  
35 construction.

36 Councilwoman Call – indicated previous wording used that the trail was to be maintained by SSOA.  
37 Councilman McOmber - does not have a problem with SSOA maintaining it if they do actually  
38 maintain it. He wants the trail to be taken care of consistently, so part is taken care of and another is  
39 not. The approach needs to be consistent as well, Either All HOA's maintain or the city maintains it.

40 Discussion was held as to a few parcels that did not seem to have clear title. Some titles have been  
41 clouded by Quit Claim Deeds. Most land owners want to make things right. State will clear those  
42 things up before they deed it to the City.

43 Councilwoman Call – brought up the Vosnos parcel and that although the city has the intent for  
44 requiring a trail, when the original agreement was issued the Vosnos' did not agree to the trail. The  
45 state has no agreement with their piece to install a trail.

46 Laura Ault – again reiterated that they would work out boundary line agreements and title issues  
47 before they deed it to the city. The timeline would depend on how fast they can move with  
48 homeowners.

49 Councilman McOmber - feels if people were to get some money back on taxes they have paid on  
50 parcels that aren't really theirs that they wouldn't feel so taken by the government. He felt that if we  
could get all the parties together to help discuss these problems, it would help as well. There would be  
less fighting among residents and county and city. The long term objective vision would help.

Laura Ault – agreed, and said they would like to speak with all the residents as well. And also work  
on having access to the lake.

Mark Christensen - wanted to be clear that the expectation wasn't that the City was facilitating it but  
that we should be a part of it.

Laura Ault – the first step would to bring in the residents and show them the vision without county or  
Wardley.

51 **2. Discussion of the utility rate with Zions Bank.**

52 Matt Mills – reviewed sewer rate analysis for the city. He showed findings and suggested options for  
53 rates. He noted there has been a recent TSSD rate increase. He showed the largest capital needs are to  
54 occur in 2018, it was anticipated that impact fees could eventually pay up to 87% of all projects but  
55 initial bond funding is required.

56 Mark Christensen – indicated that 13 million is the main portion of the gravity outfall line, we could  
57 break it up and do smaller chunks earlier.

58 Jeremy Lapin – indicated that the trunk line would help support growth in 2015. Once you start  
59 implementing portions you build large infrastructure for growth projection instead of smaller parallel  
60 lines as you go along.

61 Councilman McComber – wondered why go to a gravity system instead of the pump stations.

62 Mark Christensen – responded that a gravity outflow was projected, as opposed to building more  
63 pump stations. Eventually they would need to be shifted over. Do we want to continue to pump it or  
64 shift it over and go? We are projecting this in 2018, we can start spending impact fees as we get them  
65 for acquisitions and those types of things, so this is a tool to project out for impact fee collections,  
66 otherwise we would waive the fees for the foreseeable future and that money would need to be put  
67 back in the system later.  
68

69 Council - wondered at the difference in cost of the two different systems.

70 Discussion continued on about charging impact fees now or increase utility fees later and which  
71 system was the right approach.

72 Jeremy Lapin - said that eventually the pump option would cost more.

73 Mark Christensen – said if we have the gravity infrastructure, we could pump into it and it would  
74 extend the life of the system. If we build the pump lines it would always have to have pressure, and  
75 issues. The gravity line could shorten the amount of pumping, and extend the lifespan.

76 Councilwoman Call – asked why couldn't we do more of a hybrid system, like dry stubbing?

77 Jeremy Lapin – noted that this study wasn't to build the whole system this phase we are talking about  
78 isn't to fund the whole thing. He said that you can't build out a whole system on a pumping system,  
79 you would run out of the ability to carry the whole system on pumping. Eventually the system would  
80 be a hybrid system so that we would have enough capacity in the future. This study does not obligate  
81 us to any debt, we want to put in as much infrastructure as possible, and we could go in smaller  
82 chunks. Zions is looking at our cash flow and the impact flow, so we can make decisions on phasing,  
83 this is coming up with the options.  
84

85 Councilman McComber – said infrastructure is a justifiable debt service so that the residents now  
86 should not have to pay all the cost and future residents benefit from it without the higher fees.

87 Jeremy Lapin – every time a developer builds a lift station, it's the cheapest for them, then it gets left  
88 to us.

89 Mark Christensen – said this is a long term conversion, it will be broken up over years as we put it in,  
90 we are trying to make a long range strategy.

91 Councilwoman Call – said we can't afford 10% of general fund going to sewer every year.  
92

93 Matt Mills – continues presentation – these are the beginning stages. He noted future bonding would  
94 be required to balance rate increases and capital expense. Bonds in 2015, '18, and '20. If you took 17  
95 million and broke it into 3 phases the difference wouldn't be too much.

96 Councilman Poduska – asked if the impact fees would be enough to make the payments on the bond.

97 Staff responded that payments would be made by the impact fees.

98 Councilwoman Call – asked how much we would need in reserve to get the bond.  
99

100 Mark Christensen – said a lot of this is being driven by growth coming by projects in the near future,  
101 raising their impact fees to take their share of the cost now rather than having to get it through user  
102 fees at a later date.

103  
104 Councilwoman Call – the first discussion she would like is whether this system is the best solution or  
105 not, before they decide on the rates and fees.

106 Jeremy Lapin – said even with this structure the current impact fees are going down. They can only  
107 charge a certain percentage of the cost of the system. To build the big pipe is cheaper per home it  
108 serves than to build stations. The old system was less expensive overall but it served less homes.

109  
110 Matt Mills - they would need to have 150 days operations expense cash on hand minimum.  
111 They figured to do the same with sewer as they do with culinary water. Of what they are proposing  
112 16% increase, 3% is what they are proposing and TSSD is having a 13% increase in their fees (which  
113 translates to 50% of our fees). Two options they would like to propose for commercial structures: A  
114 flat based fee for all non- residential connection, and option 2 is a graduated base fee for non-  
115 residential.

116  
117 Councilman McOmber thinks it should be modeled after our water, same methodology and  
118 communication etc.

119 Discussion then followed on increasing rates incrementally or jumping later.

120 Councilman McOmber - would rather see it rise slowly then flatten it out over time.

121 Councilwoman Call - doesn't want to lower rates now then increase later. She is recommending that  
122 it is structured be to maintain now and increase later. So no one sees a decrease now.

123 Mark Christensen – said they had discussed with staff as to when do we actually issue that debt?

124 They don't want to raise rates too high prematurely. This year they are recommending the 3%  
125 increase on their part plus the amount to meet the TSSD 13% increase. This is just a starting point for  
126 the discussion.

127 Mark Christensen - is hearing direction from Council to follow the water rate structure and smooth it  
128 over time.

129 Councilwoman Call – added to also look at commercial rates.

130  
131 Councilman Poduska – at one time there was discussed the possibility of our own scalping plant, how  
132 would it impact his?

133 Spencer Kyle – said it would help reclaim water for irrigation.

134

### 135 **3. Discussion of the Fox Hollow Park design.**

136 Mark Edwards– reviewed design, 700 person amphitheater, has south entry feature for restrooms and  
137 ticketing and concessions. Has a large parking area to accommodate public safety concerns. Other  
138 elements might be a dirt bike track, two softball fields, tot lots, pavilions, and maintenance shed.

139 They expect to see 700 people at a time capacity. Parking will be tiered. Total 20 acres. Bringing in  
140 Curtis Minor to do elevations and cost structures.

141 Councilman McOmber - wanted to show this to the Council before they took it to the residents. For  
142 funding purposes they can't go out for this without a recreation bond. This will help bring more  
143 business here to use amphitheater and fields. It would be completed in a few phases. You need to do  
144 the staging area in one phase. Our Civil events coordinator will look into rental fees we could charge  
145 and we need to look at revenues on it and if that would help expedite it.

146 Councilwoman Baertsch – noted that residents would need to know that it would be there and impact  
147 them with sound and lights.

148 Mark Christensen – asked why lights on ball field were not planned, he felt they would regret not  
149 having them, not only for games but for other uses like for or after other big events.

150 Councilwoman Call – expressed concern on baseball fields, that if tournaments won't book it,  
151 because there are only two fields, then we can't count on that type of money income.  
152 Councilman Willden - thinks it's a great concept and we need to look into those revenue numbers.  
153 Councilman McOmber – noted that the Mayor wanted to get the ball fields. Right now we would  
154 have to rent elementary fields for T-ball/little league. Looking at using elementary fields first than  
155 this step would be next.

156

157 **4. Agenda Review: - Postponed due to time**

158

a. Discussion of current City Council agenda staff questions.

159

b. Discussion of future City Council policy and work session agenda items

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161 **5. Reports: Postponed to Policy session due to time.**

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a. Mayor.

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b. City Council.

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c. Administration communication with Council.

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166 **Adjourn to Policy Session 7:05 p.m.**

## Policy Session Minutes

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### **Present:**

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Lori Yates, Nicolette Fike

Others: Robert Krejei, Carolyn Krejei, Jacob Ong, Ephraim Ong, Ryan Poduska, Aric Jensen, J. Klingonsmith, Q. Klingonsmith, Gary Hadfield, Susan Hadfield, Darcey Williams, Steve McCorkel, Fran McCorkel, Chris Porter, Russ Naylor, Craig Remund, Nathan Remund, Ketra Remund, Ron Johnston, Stephanie Follett, Jen Turesanski, Chris Norman, Blaine Coombs, Cindy Coombs, Darren Wright, Paul Haynes

**Call to Order** - 7:15 p.m.

**Roll Call** - Quorum was present

**Invocation / Reverence** - Given by Councilwoman Baertsch

**Pledge of Allegiance** - led by Firefighter Blaine Coombs

### **Awards, Recognitions and Introductions**

- Swearing in of Firefighters – introduced by Fire-Chief Campbell – Sworn in by Mayor Miller
  - Blaine Coombs
  - Darren Wright
- Saratoga Springs Royalty – Darcey Williams updated a little on Saratoga Splash coming next week. She introduced the 2014 royalty.
  - Miss Saratoga Springs Tanicca Taylor, and First Attendant Annalece Weber . Second Attendant Karly Calder was unable to attend.
- Certificate of Achievement for Excellence in Financial Reporting-CAFR
  - Mark Christensen and Chelese Rawlings explained that Saratoga has received the Government Finance Officers Association award for Excellence in Financial Reporting.
  - And they also received another award for Distinguished Budget Presentation.

### **Public Input - Opened by Mayor Miller**

Fran McCorkel – she has emailed Council about salt content of irrigation water. She forwarded the report to Mr. Kyle and shared with the Council copies of a USU report. She had their soil tested which showed high salinity, and subsequently had water tested which showed it was high salinity. She thought the City should test the water and let residents know what the results were so they could look at other options.

Mayor Miller – suggested she continue to follow up with Mr. Kyle.

Councilwoman Call – would like to see the difference in class readings.

Steve McCorkel – heard from staff that there were no state regulations. But Mr. McCorkel said there were USDA regulations he felt should be followed, especially since the city requires landscaping be done.

Chris Porter – thanked the city for its response with Jordan Ridge Blvd. He thinks it would be good for city to look at guidelines for streets in high density areas for parking for visitors along the roads. As the City contemplates expenditures for the coming year he hopes that they would consider making Council meetings more accessible, possibly by a video that could be shared. He feels that details in the minutes are lost and citizens may be interested in knowing more. He feels cost of webcast could

217 be made lower or by using YouTube or similar video services. It should be mostly a one-time  
218 expenditure.  
219

220 **Public Input - Closed by Mayor Miller**

221

222 **Policy Items**

223

224 **1. Consent Calendar:**

225 a. Award of Bid for Design of Shay Park.

226 Councilwoman Call - has question on Shay Park, it looks like we are going with third lowest  
227 bidder, she asked that staff address the reasoning for that

228 Mark Edwards – the tie breaker was that this team had a better vision and architect and urban  
229 designer and vision that they had not thought of before. They had more services to offer that staff  
230 felt would benefit the project and city.

231 Councilwoman Call –she would like the perspective of the rest of the council.

232 Councilman McOmber – his concern is that they didn't ask for those extra things in a bid  
233 proposal. It may not be fair to the other companies that they didn't bring bells and whistles. We  
234 need to be careful not to set precedence of going that direction.

235 Councilwoman Baertsch - liked that the company offered to do a public meeting with residents,  
236 the city would have had to do that anyway, this saves us some hassle.

237 Councilwoman Call – worried that we would have to cut some of the great ideas because of cost.  
238 Mark Edwards- they do look for the vision that these people can bring to the table what would fit  
239 our vision to build world class park. He would hope that we don't see large discrepancies in  
240 point between the groups. They are all good firms.

241 Councilwoman Baertsch – felt that this company was more open and willing to work with staff to  
242 make sure the systems integrated with what the city needed. She thinks if we go with the other  
243 choice that we may need to watch them a little more.

244 Mark Edwards - perhaps the other company wasn't as willing to work with concept plans, they  
245 wanted to do less green and more xeriscaping.

246 Councilwoman Baertsch – didn't like that the other company was pushing the dessert concept.

247 Councilman Willden – appreciated Councilwoman Baertsch's comments and is inclined to go  
248 with that recommendation.

249 Mayor Miller – recalled that maybe the low bid is not always the best.

250 Councilman Poduska – has confidence in staff and feels that if they feel this is the best for the  
251 city that this should be the bid to go with.

252 Councilman McOmber – doesn't want to set precedence in going with bids that bring the most  
253 extra stuff. Could we perhaps get some of the things they liked about Landmark cheaper another  
254 way.  
255

256 b. Award of Bid for the Harvest Hills Trail project.

257 c. Award of Bid for the street light and transfer switches install project.

258 d. Award of Contract for Public Involvement RFP for secondary water Phase 2.

259 e. Resolution R14-29 (6-3-14): a resolution approving the amended Inter-local agreement between the  
260 City of Saratoga Springs and Utah County regarding Communities that Care

261 Councilwoman Call – remembered a discussion that some funding granted was not, in effect, for  
262 future years. She wanted to make sure that it would remain the same.

263 Mark Christensen – there were some questions as to additional funding will be available from  
264 state and other funding sources. At this point they are looking at continuing at the \$5000 level.

265 They could bring that item back for discussion at a later time if council would like. Most of the  
266 expense is for the meetings and the individual.

267 Councilman McOmber – feels the Communities that Care lady is using her hours effectively.

268 Mark Christensen – Eagle Mt. has agreed to continue \$5000 as well, and we share a coordinator  
269 between our two cities.

270  
271 f. Approval of Minutes:

272 i. March 25, 2014.

273 ii. April 15, 2014.

274 iii. May 6, 2014.

275  
276 Councilman Willden – had concerns on March 25<sup>th</sup> minutes, about library board request.  
277 Councilwoman Call – thought this was a different meeting than Councilman Willdens concerns.

278  
279 **Item f.i. was Pulled from Consent.**

280  
281 **Motion by Councilwoman Call to approve Consent Calendar including award of bid for design**  
282 **of Shay Park to Landmark Design for the sum of \$105,405.00. The bid award of Harvest Hills**  
283 **Trails Project to Kilgore Company, in the amount of \$84,481.00. The award of bid for Street**  
284 **Lights and Transfer Switches Install Project to Jeff Dixon Electric in the amount of \$57,600.**  
285 **The award of contract for Public Involvement RFP for Secondary Water Phase 2, to the**  
286 **Langdon Group in the amount of \$37,995.00. RESOLUTION NO. R14-29 (6-3-14), may as well**  
287 **continue. Tabling item f.i. March 25, 2014 Minutes, and approving remainder of the minutes.**  
288 **Seconded by Councilwoman Baertsch**

289  
290 Jeremy Lapin - had a correction on the amount of the bid for Langdon Group \$39,769,00  
291 Councilman McOmber - wanted to make sure all corrections to minutes via email were  
292 included as well.

293  
294 **Amended Motion was Accepted. Aye: Councilman Willden, Councilwoman Baertsch,**  
295 **Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion Passed**  
296 **Unanimously.**

297  
298 **2. Public Hearing: Tentative Municipal Budget and Pay plan for Fiscal Year 2014-2015.**

299 Chelese Rawlings – reviewed changes to the tentative budget. The main things added were fireworks,  
300 full time Rec. director, adjustment to Library Director benchmark, inclusion of budget for fire  
301 suppression cost, inclusion of changes to benefits for health and dental, and a few other things that  
302 were emailed to her. This is still a working document.

303  
304 Councilman Willden – no questions, but really likes appendices talking about expenses per capita. It  
305 looks like the city is moving in a good direction.

306 Councilwoman Baertsch - is concerned about where our property taxes only cover part of public  
307 safety. We will get to the point where we will have to make a decision if we want to fund at these  
308 levels or go into deficit, so we need to be careful with that.

309 Councilman McOmber – liked that there is a balance, not a single source of funding. He likes what he  
310 sees in appendices as well. He does not want to subsidize safety with sales tax. We need to keep  
311 watching the balances.

312 Councilwoman Call – appreciates Chelese’s effort. She is worried about increase in full time  
313 equivalents vs. population in CTI. Shopping local is important, but is worried the fulltime  
314 equivalents are growing faster than population. Would think that Spencer Kyle should still be an  
315 administrative position. Thinks we are at a point to find a way to leverage technology in billing  
316 utilities. She is glad to see Owen’s department getting some items. She is concerned about adding 2  
317 inspectors to engineering.

318 Mark Christensen – at this point they are only looking at filling one of those at this time, recommend  
319 funding for both now.

320 Councilwoman Call – also expressed thoughts that public safety is growing fast and none of the  
321 options to fund it are popular. She had a few more suggestions and verbiage thoughts that she shared  
322 with Staff. She wanted to make sure Council laptops are exchange at the same rate as staff and that  
323 she would not support fireworks, Civic Events could use that money to do so many other things. She  
324 had a question for Mr. Kyle on benchmark of librarian and said she would support that option.

325 Councilman Poduska – appreciation of work put into the document. People have mentioned that they  
326 have looked forward to fireworks returning. He has seen a great improvement on budget preparation  
327 Mayor Miller – appreciates efforts to stay in control and balance.

328 Councilman Willden – he commented about putting in video recordings, would this fit in budget and  
329 would council be in favor?

330 Councilman McOmber – city has passed an ordinance in the past in favor of having it, and he would  
331 support it.

332 Mark Christensen – let's bring this recommendation up at future council meeting to discuss options.  
333 It has pros and cons and policies may need to change.

334 Councilman Willden – requests that some of the concerning trends not meet until the next budget, that  
335 we be proactive and use things for what they are designed for

336 Councilman McOmber – he is supporting fireworks because they draw in crowds and bring people  
337 from outside the city to help us with our growth. Its helps as an economic stimulant.

338

339 **Public Hearing - opened by Mayor Miller**

340

341 Chris Porter – in general supportive of this year's budget, one exception is in The City Council  
342 compensation. Speaking only of elected officials, those that render public service should not do so  
343 for financial gain, lets worry about the needs of today and not future elected officials. They should  
344 represent the citizens to the city not the other way around. He proposes that the City Council pursue a  
345 change increasing robustness of the reimbursement program for elected officials while lowering other  
346 forms of compensation so that public service will not be burden on elected officials but will remain  
347 service.

348

349 **Motion to close public hearing by Councilman McOmber. Seconded by Councilman Willden.**  
350 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman**  
351 **Call, Councilman Poduska. Motion Passed Unanimously.**

352

353

354 **3. Public Hearing: Proposed budget Amendments for Fiscal Year 2013-2014.**

355 a. Resolution R14-30 (6-3-14): a resolution amending the City of Saratoga Springs Budget for Fiscal  
356 Year 2013-2014.

357 Chelese Rawlings – things are starting to get cleaned up. One of the main items is a transfer to fund  
358 35(general capital), from overage of 25% in balance from general fund. And a loan until bond comes  
359 through.

360 Mark Christensen – unique change this year is to include all amendments made throughout the year.

361

362 Councilman McOmber – wanted to reiterate the great amount of time put into these budgets and  
363 documents. He thinks that if you take what other cities do with their bloated budgets that we are very  
364 conservative. He appreciates that we are transparent and have ability to be conservative, but also the  
365 need to meet demands of the city.

366 Councilwoman Call – feels telephone system needs adjusted on “aging telephone system” are we  
367 planning for replacement?

368 Staff – said we are planning on replacing it at some point, this system is older than the building and  
369 we can't replace parts easily anymore. It is something they have talked about.  
370 Councilwoman Call – thinks we should start to put money away for that.  
371 Councilman Poduska – also noticed the telephone issue. Question on foreclosure legal fees  
372 Chelese Rawlings – there were revenues to offset it but for some reason the budget wasn't put in  
373 there.  
374 Mark Christensen – this is part of the SID for water in the south. If someone went delinquent we are  
375 required to foreclose. This will adjust with offset of revenues through the year.  
376 Councilman Willden – said it looks good.  
377 Councilwoman Baertsch – already answered her questions.  
378

379 **Public input** - opened by Mayor Miller

380 No public comments were shared.

381 **Motion to close Public Input by Councilwoman Baertsch second Councilwoman Call Aye:**  
382 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
383 **Councilman Poduska. Motion Passed Unanimously.**  
384

385 **Motion by Councilwoman Baertsch to approve Resolution R14-30 (6-3-14): a resolution**  
386 **amending the City of Saratoga Springs Budget for Fiscal Year 2013-2014. Seconded by**  
387 **Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**  
388 **McOmber, Councilwoman Call, Councilman Poduska. Motion Passed Unanimously.**  
389

390 **4. Public Hearing: Revisions to the Land Development Code. (Chapters 19.02, 19.04, 19.05 and**  
391 **19.09 )**

392 a. Ordinance 14-13 (6-3-14): an ordinance adopting amendments to the City of Saratoga Springs Land  
393 Development Code.

394 Kimber Gabryszak - presented proposed changes in the code to the council. Much of it is just to make  
395 it more user friendly. She also noted which changes Planning Commission had recommended in  
396 Temporary Uses.  
397

398 **Public Input** opened by Mayor Miller

399 Paul Haynes, Phantom fireworks – has set up where it was not previously paved and now is  
400 concerned that they won't be able to set up now. He feels it will be lost revenue for the city as  
401 well.

402 **Motion to close Public Input by Councilman Willden. Seconded by Councilman Poduska. Aye:**  
403 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**  
404 **Councilman Poduska. Motion Passed Unanimously.**  
405

406 Councilwoman Call – appreciates Kimber Gabryszak and staff on cleaning up code. She does not  
407 like Temporary Use fees being reduced and asked why is city bond is higher.

408 Kimber Gabryszak – if it's going to be done on private property, than the owner has been given  
409 approval and private owner can go after them. If on city then city has to go after them, there is a lost  
410 layer with the city.

411 Councilwoman Call – bond is completely refundable, correct?

412 Kimber Gabryszak – replied that yes, it was refundable. She noted the change in reduction of bond  
413 recommendation should say after they have been operating, and have been compliant than they could  
414 have a reduction.

415 Councilwoman Call - thinks the code changes are moving in the right direction, so one business isn't  
416 being benefited over another.  
417

418 Councilman Poduska – wanted clarification on firework business difficulty with curb and asphalt.

419 Kimber Gabryszak – the thinking was that if a temporary stand is there for a long time it could cause  
420 problems like erosion, and dust. She also noted that some uses with stars were limited to non-  
421 residential zones.

422 Councilman Poduska – indicated that we don't have much pavement available, but confirmed they  
423 could do road-base that is laid.

424 Councilman McOmber – feels the stands like the fireworks stand which are not on parking lot don't  
425 generally have tall grasses and usually have a parking lot right next to them. And they actually don't  
426 take up parking spaces from business like other stands might and feels a way could be made for them  
427 to be allowed. We can't anticipate all the things and variances that come up. On the reduction on  
428 TUP's he would do "shall."

429 Councilwoman Baertsch – thought, pertaining to Temporary Use that it could be clarified to say road-  
430 base or something like that She asked if that bond amount would actually cover the cost to clean up?  
431 What does staff recommend on that.

432 Kimber Gabryszak - responded that the cost would depend on the damage. The public comment  
433 wanted it taken out. Staff perspective was that the city needed some protection. The concerns were  
434 coming up with the bond amount before operations, they now feel that can be taken care of by a  
435 yearly bond being allowed.

436 Councilwoman Baertsch – feels that the bond shouldn't be reduced, and is in favor of a yearly bond  
437 for mobile vendors. She wondered if they needed to do a bond on public land since the only time  
438 that happens is when we have a city event and we already have vendors pay a vendor fee. In the past  
439 Council has recommended not allowing mobile vendors at public parks, Are we going to change that  
440 policy? She would be in favor of just allowing them on private land, except for city events.

441 Mark Christensen – noted that some vendors had requested to be at a park.

442 Councilwoman Baertsch – said we have too much traffic in areas like that, it's not built for that.

443 Councilman McOmber – He is in favor of letting them in the park, and it could be reviewed at a later  
444 time.

445 Councilwoman Call - does not feel parking is available at the parks and sees it as a safety issue.  
446 Perhaps at the marina would be ok. She likes lunch trucks, especially at business parks but city parks  
447 are a concern.

448 Kevin Thurman – saying the parking lot is ours and we could put restrictions on it, separate from  
449 passing this tonight.

450 Mark Christensen – to be clear that we are on the same page if we allow public vending, that staff  
451 recommends to keep the public bond.

452 Kimber Gabryszak – as of now they are not allowed in residential zones and the parks are in  
453 residential areas. So that would need to be changed somehow, like an open space zone.

454 Councilman McOmber – wants to make sure we allow for variance when needed.

455 Councilwoman Baertsch – is ok with allowing them in public parks with rules. We need to revisit  
456 zoning on public parks. She would like to keep bonds on higher level since it's not actually funds  
457 expended.

458 Kevin Thurman – this ordinance can be changed tonight or Council could delegate to staff specific  
459 changes they would like. He thinks it would be better to say they are allowed in parks or adjacent to at  
460 this time.

461 Councilwoman Baertsch - had several other clarifications and suggested changes in various code –  
462 including lot reduction, common walls, fruit trees, riding arenas, auto rental, bus lots, parking stalls,  
463 adult themed business - that she discussed with staff.

464 Kimber Gabryszak and Staff – made note of those changes and clarified items as needed.

465

466 Councilman Willden – was ok with mobile food vendors at park as discussed. He would like to see  
467 mobile vendor business hours allowed restaurant hours. Could tandem parking be allowed for certain  
468 types of businesses where it makes more sense?

469 Kimber Gabryszak – Believes the way it is stated with “except for stacking spaces where identified.”  
 470 covers that.  
 471 Councilman Willden – noted in 19.04.23 section 6 it said Council could only allow only one setback.  
 472 He is concerned that will put Council in to much of a box and make it more challenging to Businesses  
 473 and Council. That perhaps the amount of commercial setbacks between buildings is excessive.  
 474 Councilman McOmber – wants to make sure we are business friendly but allow for conditional  
 475 variances. We can’t see every need that may come up.  
 476 Councilwoman Baertsch – some business want to reduce all the setbacks. Either we don’t want the  
 477 setbacks to exist or we leave it how it is.  
 478 Councilwoman Call – another option could be to go to planning commission first. We have noticed  
 479 as building applications go up that more requests were coming in to decrease setbacks.  
 480 Kevin Thurman – we may want to bring this up to code subcommittee, if we are making a  
 481 variation/exception than it needs to have very specific criteria, this may be beyond the scope of what  
 482 we are doing tonight.  
 483 Councilman Willden – feels everyone is generally on the same page, we don’t want a ton of  
 484 exceptions. He suggests looking at commercial setbacks.  
 485 Councilwoman Call – we are trying to increase commercial business in the city so we need to make it  
 486 more appealing to them to come in.  
 487 Councilman Willden – also likes putting a cap on the variances from 25% to 50%  
 488  
 489 Councilman Poduska – everything he concerns about has been covered.  
 490 Mayor Miller – looks forward to having code in place.  
 491  
 492 Kimber Gabryszak – summarized changes Council recommended. To make sure side setbacks are the  
 493 same as the primary building for accessory dwellings. delete bus lots from the industrial zone, change  
 494 auto leasing to conditional use in business park , make riding arenas permitted, in the agricultural  
 495 zone, bring back production of fruit and crops, flip heights in R10 and R14, increase requirements for  
 496 parking stall when next to garbage surround, for temporary uses allow road base to be put down,  
 497 change the word shall reduce bond, make the bond requirement \$500, remove public requirement  
 498 and allow in public parks. And if council was good with adding language that they could reduce bond  
 499 upon inspection.  
 500 Council – clarified to add 12 month bond. \$500 and \$1000 and allowing reduction after inspection.  
 501  
 502 **Motion by Councilwoman Baertsch to approve Ordinance 14-13 dated today (June 3, 2014): an**  
 503 **ordinance adopting amendments to the city of Saratoga Springs Land Development Code,**  
 504 **including all the changes just mentioned by Kimber Gabryszak. Seconded by Councilwoman**  
 505 **Call**  
 506  
 507 Councilman Willden – wished to express his vote is due to concerns with commercial areas. It’s  
 508 just a difference of opinion. He appreciated all the work put into this.  
 509  
 510 **Nay: Councilman Willden Aye: Councilwoman Baertsch, Councilman McOmber,**  
 511 **Councilwoman Call, Councilman Poduska. Motion Passed 4 to 1.**  
 512  
 513 **5. Master Development Agreement Extension and Revision for the Riverbend Development located**  
 514 **approximately 900 North Redwood Road, Knowlton General, applicant.**  
 515 Kimber Gabryszak – reviewed the original MDA along with Planning Commission recommendations  
 516 and modification necessary. Staff recommends approval.  
 517

518 Aric Jensen for applicant – felt that they are prepared to continue with this project better than it was  
519 planned before. They would like to work with HOA.  
520  
521 Councilman Poduska – had no problem extending the MDA.  
522 Councilwoman Call – thinks the modified curb should continue. She agrees that the developer should  
523 work with homeowners on amenities and parking concerns and that parking is an issue. She  
524 appreciates the two stall garages. She doesn't see anything detrimental in allowing 7 years. She  
525 brought up the trail and suggested that the trail be brought back as open space. Thanks for reduced  
526 density.  
527 Councilman McOmber – also thanks for reduced density and also wants to see the trail connectivity.  
528 Councilwoman Baertsch – reiterated previous sentiments on parking and amenities. She feels that 7  
529 years for an extension may be long and would prefer 5, but would be ok with 7.  
530 Councilman Willden – also would prefer 5 years, and liked reduced density. He was ok with the  
531 reduced setbacks.  
532 Councilwoman Call – ok with reduced setbacks.  
533 Councilwoman Baertsch – ok with setback and road ways the same because other parking is increased  
534

**Motion by Bud Poduska to approve the Master Development Agreement extension and revision for the Riverbend Development located at approximately 900 North Redwood Road, Knowlton General, applicant. And move that it be approved according to the Findings and Conditions listed in staff report. And to have staff draft the MDA and that the developer work with HOA on amenities, and adding a trail (leaving it at 7 years.) Seconded by Councilwoman Call Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion Passed.**

543 **6. Site Plan for sign permit for the Anderson Engineering sign located at 2035 North Hillcrest**  
544 **Drive, Identity Signs, LLC, applicant.**

545 Kimber Gabryszak – reviewed site plan and signage location and recommended council approve.  
546

**Motion by Councilwoman Baertsch . Site Plan for sign permit for the Anderson Engineering sign located at 2035 North Hillcrest Drive, Identity Signs, LLC, applicant. Seconded by Councilwoman Call Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion Passed.**

551  
552 **7. Concept Plan for Platinum Car Wash located at 1413 North West Commerce Drive, Gary**  
553 **Hadfield, applicant.**

554 Sarah Carroll – presented the plan and reviewed plat and elevations with Council.  
555

556 Councilman Willden - thinks the setback reduction is a good compromise.

557 Councilwoman Baertsch - where they are increasing landscaping in other places she is ok with  
558 reducing on the setbacks especially if the long wall on the west has some kind of relief and increase  
559 the landscaping along there. She also expressed concern that a long blank wall, such as proposed on  
560 the west, would be a magnet for graffiti and suggested that taller and spiky landscaping be used to  
561 deter vandalism.

562 Councilman McOmber – is glad to see a car wash of this type in the city. He is ok with the setback  
563 request also, and like the overall look of the building.

564 Councilwoman Call – echoes sentiments of council before. Also feels some sort of relief along the  
565 long wall on west side is needed.

566 Councilman Poduska – concern with queue of cars lined up. He is fine with the plan.

567 Sarah Carroll – noted they had two lanes to line up.  
568

569 **8. Concept Plan for Western Hills located at 300 West Aspen Hills Boulevard, Ron Johnston,**  
570 **applicant.**

571 Sarah Carroll – presented plan and plats of the area. She shared planning commission concerns and  
572 comments and staff recommendations.

573  
574 Councilwoman Baertsch – likes that the developer is looking at single family homes and not higher  
575 density. Hopes they work out encroachment issues soon, including a barn currently in the area. She  
576 had a question on the trail and its placement.

577 Sarah Carroll – indicated that current residents didn't want trail too near their properties.

578 Ron Johnston – said they are planning on building the trail. They proposed it be built on SE slope of  
579 the berm. They were approached to build it on several different locations but they will build it  
580 wherever the city wants. They would be willing to build the trail across park and HOA area if  
581 permitted.

582 Councilwoman Baertsch – wants to get trail worked out.

583 Mark Christensen – asked if the commercial area off Redwood Road was a separate plat.

584 Sarah Carroll – noted that it is currently zoned agriculture, there is an application to rezone it to  
585 residential/commercial when the new plat comes up.

586 Councilman McOmber – defers to council members who live in the area on trail placement.

587 Councilwoman Call – echoes Councilman McOmber's sentiments. Her only concern was cul-de-sac  
588 crossing canal.

589 Councilman Poduska – also concerned about cul de sac area. He liked the offset from the main road.  
590 The trail seems it should be natural to connect to Shay park. He likes the single family concept over  
591 the original design.

592 Councilman Willden – appreciates the low density. He feels the trail be on the south side of the berm,  
593 and with existing encroachments to take it to the homeowners in a nice manner.

594  
595 Sarah Carroll staff has recommended that perhaps property owners could purchase the area and work  
596 it out before it comes for approval.

597  
598 **9. Concept Plan for Sunset Acres located at Crossroads Boulevard and 400 East, Ivory**  
599 **Development LLC, applicant.**

600 Kimber Gabryszak – presented concept plan to Council. Land was zoned as R10, now this unit type is  
601 limited to 7% of city and the city is already reached the limit of this. She reviewed applicant requests  
602

603 Ken Watson – said would like to have feedback from the council.  
604

605 Councilwoman Baertsch – is disappointed with project. She doesn't feel it meets code in open space  
606 and roadway designs. She gave several examples of areas not meeting code. She is inclined to say  
607 that it doesn't fit with proposition 6 recently passed. It has issues with frontages and feels the plan  
608 needs to be redone.

609 Councilman Willden – had similar feelings as Councilwoman Baertsch. He felt the developer is  
610 pushing for maximum and if they stick with this he wouldn't feel that any variation could be allowed.

611 Councilman McOmber – does not feel it meets proposition 6, and also wouldn't allow any variance.  
612 He does not think it meets city standards.

613 Councilwoman Call – open space is a concern, but that may be able to work with staff to mitigate it.  
614 They don't meet our standards for public roads. She wouldn't agree to the setbacks. She does not  
615 think this is a fit for the city.

616 Councilman Poduska – perhaps the spirit of proposition 6 needs to be addressed, he understands  
617 developers are there to make a profit, and perhaps working with staff they could be able to modify the  
618 plan to make a better balance. He recommends that they work with staff further.

619 Mark Christensen – clarified that the application came after the proposition, but the zoning was there  
620 before.  
621 Ken Watson – there was an application made before Prop. 6, and the city told them they could not  
622 record it because of a water issue. So he held off and then Prop 6 came in. He wants to know the  
623 changes council wants to make it work.  
624 Councilwoman Call – requests that they meet current code on all the items.  
625 Councilman Willden – wanted to reiterate that if they approve it, it would be that all code was met.  
626 Ken Watson - thought they had met open space requirements. Some Council disagreed.  
627 It was established that Mr. Watson would continue to work with Kimber on the plan.  
628

629 **10. Amendments to the City of Saratoga Springs City Code, adopting Chapter 18.05, Grading.**

630 a. Ordinance 14-14 (6-3-14): An ordinance of the City of Saratoga Springs adopting Chapter 18.05,  
631 rules and regulations to regulate grading, excavation, and earthwork.  
632

633 Jeremy Lapin – went over amendments with council.  
634

635 Councilman Poduska – is good with amendments

636 Councilwoman Call – wants to make sure that we don't end up with great changes in grade, it's to  
637 make sure future developments don't have unintended consequences.

638 Jeremy Lapin – to make sure it's all done with good methods to protect our safety and welfare.

639 Councilman McOmber – appreciates getting more clarification.

640 Councilwoman Baertsch – would like more clear verbiage as to how they and raise it and how  
641 approve it or don't approve it. We should follow general typography and not build up just to get  
642 above the road.

643 Jeremy Lapin – this code is not to govern aesthetics or design standards.

644 Councilwoman Baertsch – we should not allow them to change the general layout of the land so much  
645 so that they have the potential of causing issues further on (e.g. someone may have to put in a  
646 retaining wall.) It is mostly a fantastic job. She will speak with Mr. Lapin on specific concerns later.

647 Councilman Willden – if homeowner wants to put in a rock wall they would have to get permit, but  
648 there are no fees?

649 Jeremy Lapin – This does not govern rock walls, if it's below a certain size they don't need a permit,  
650 if they need a permit and it's below a certain size there is no fee. If we see issues we can bring it back  
651 to modify it.  
652

653 **Motion by Councilman McOmber Ordinance 14-14 (dated 6-3-14): An ordinance of the City of**  
654 **Saratoga Springs adopting Chapter 18.05, rules and regulations to regulate grading,**  
655 **excavation, and earthwork. Seconded by Councilwoman Baertsch Aye: Councilman Willden,**  
656 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska.**  
657 **Motion Passed.**  
658

659 **11. Amendments to the City of Saratoga Springs City Code, Chapter 20, Administrative Code**  
660 **Enforcement. Postponed and t**

661 a. Ordinance 14-15 (6-3-14): An ordinance of the City of Saratoga Springs adopting amendments to  
662 Chapter 20, Administrative Code Enforcement,  
663

664 **Motion by Councilwoman Baertsch to postpone item due to lack of time. Seconded by**  
665 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**  
666 **McOmber, Councilwoman Call, Councilman Poduska. Motion Passed.**  
667

668 **12. Approval of Reports of Action.**

669 Kimber Gabryszak – had one action on river bend. She went over key points council had given and  
670 clarified action.  
671

672 **Motion by Councilman McOmber to approve Reports of Action. Seconded by Councilwoman**  
673 **Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**  
674 **Councilwoman Call, Councilman Poduska. Motion Passed.**  
675

676 **Reports from Council**

677 Councilman Willden – we are now a state certified library and we can now apply for grants. Melissa  
678 is working on grant due soon.

679 Councilwoman Baertsch – reported on the MAG regional planning meeting, and appointments to the  
680 Utah communications. With Stephen Willden being on Utah valley dispatch board, she wanted to  
681 make sure the he knows to be very diligent that state doesn't pull any games on us, and pull us off  
682 the system. Utah Wasatch and summit all have same system.

683 Councilman McOmber - did not have anything at this time.

684 Councilwoman Call – we got the grant from Jordan River Commission for \$2500.00. SSBA has two  
685 available sponsors spots open for business. She is again recommending not continuing with Utah  
686 Valley Chamber. There is no increase for late commission in dues for Jordan River commission.

687 Councilman Poduska – had nothing at this time.

688 Mayor Miller – heard from some residents wanted to know what we could do for landscaping with  
689 new pump house. Saratoga Shores Elementary, we were there for awards for walking awards.

690 Principal asked if they could get sign for renaming their roads for their 10 year anniversary.

691 Owen – civic events would like to extend invitation if council would like to help with games at  
692 Saratoga Splash on the 14<sup>th</sup>.

693 Mark Christensen – commented that a lot of positive things are happening city wide.  
694

695 **13. Motion to enter into closed session**

696  
697 **Councilwoman Baertsch Council made a motion to enter into closed session for the purchase,**  
698 **exchange, or lease of property, pending or reasonably imminent litigation, the character,**  
699 **professional competence, or physical or mental health of an individual. Seconded by Councilman**  
700 **Willden . Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman**  
701 **Poduska and Councilwoman Call. Motion passed unanimously.**  
702

703 **Meeting Adjourn to Closed Session 10:48 p.m.**  
704

705 **Closed Session**

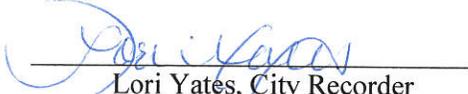
706  
707 Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber,  
708 Councilwoman Call, Mark Christensen, Lori Yates, Kevin Thurman, Spencer Kyle, Nicolette Fike  
709

710 **Closed Session Adjourned at 11:00p.m.**  
711

712 **Policy Meeting Adjourned at 11:00p.m**  
713  
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715  
716  
717  
718  
719

720 June 17, 2014  
721 Date of Approval

722  
723  
724   
725  
726 Mayor, Jim Miller

727  
728  
729   
730 Lori Yates, City Recorder  
731

