

9 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
0 **Councilman Poduska. Motion passed unanimously.**
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3 **2. Public Hearing: Municipal Budget, Tax Rate, Pay plan and Compensation for Elected and Appointed**
4 **Officials for Fiscal Year 2014-2015**

5 a. Ordinance 14-15 (6-17-14): An ordinance adopting the Budget, Tax Rate, Pay Plan and Compensation for
6 Elected and Appointed Officials for Fiscal Year 2014-2015.
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8 **Public Hearing Opened** by Mayor Miller

9 Jennifer Klingensmith is concerned with the stipend being at 65th percentile, the Council is an outlier in the
0 system, not sought for employment by others but are here to serve. While it's great to compare to other
1 cities of similar size and growth, in our city that values conservative spending we should try to keep it
2 low and 50% seems sufficient. She took time to introduce the new owner of Crossroads Journal Wendy
3 Lojik who was present.

4 Sue Alexander commented that on the stipend for City Council she has no problem with increasing it. She
5 respects the Council and feels most of the city has no clue of the amount of time they put in. Her only
6 concern is that for someone looking to run for office, they have no way to know the actual cost of sitting
7 on Council. She feels they could write a reimbursement policy that would show more of the true cost.

8 **Public Hearing Closed** by Mayor Miller
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0 Councilman Willden thanked the staff for putting together a great budget document. Someone can learn more
1 about the city by reviewing the financial statements than any other method. At the macro level, the budget
2 demonstrates we are a very financially conservative city. Net revenues are increasing more than net
3 expenditures. Also, the expenses per capita continue to decrease as our city grows and necessary
4 expenditures increase. This is due to innovative ideas presented by our city staff. In regards to the stipend,
5 he appreciates the insights shared by the residents. He does not look at the stipend as a raise but as a
6 modification to the structure of the way they do stipends. They are trying to set precedence for the future,
7 so that down the road a council won't vote themselves large arbitrary raises because they believe they
8 deserve it. If they were over the 65th percentile he would bot for a decrease.

9 Councilwoman Baertsch struggles with this aspect of the budget, and noted that staff has done a great job. She
0 doesn't think they should be getting an increase. She is still struggling with the fireworks, she knows
1 some residents prefer them but she would prefer the department spend the money on another program
2 they feel needs the money more.

3 Councilman McOmber appreciates the comments made. He commended Councilwoman Baertsch who helped
4 and was at every event at the recent Saratoga Splash. He feels it is not unrealistic to change the stipend
5 and said we do need to serve to serve and not nitpick every dollar, because if the Council was turning in
6 all reimbursements, it would be more than the stipend increase. He feels that the index will protect the
7 City from Council in the future giving themselves huge raises. There is no way to know the full cost
8 Council does incur, for instance with the committees that council is on, where other cities send an
9 employee, it's important to look at all the perspectives.

0 Councilwoman Call expressed appreciation to Chelese Rawlings for the work done on the budget. She feels
1 some more technology needs to be implemented in utility billing to save on the growing personnel needed
2 in that department. She feels that public safety is a priority but is concerned that their budgets are
3 outgrowing the population growth. She noted the advice that if they continued in this pattern, other
4 funding sources would be required in the form of additional taxes. She feels one reason for the 65%
5 percentile benchmark for staff is to attract and retain quality individuals for employment. She thought
6 some of the benchmark cities we are comparing to are not right for that purpose. She still is not in favor of
7 fireworks; there are other things Civic Events would rather do with the money. She also did a lot of
8 research on the stipend. She is not in favor of stipend increase but would like to bring back a firm
9 reimbursement policy for committees council members sit on and be reimbursed for mileage and
0 expenses incurred in those capacities. She feels this will help future councils understand the true costs,
1 both time and monetary, or their assignments.

2 Councilman Poduska feels good about the stipend increase. He praised staff in their efforts to reduce spending
3 and stay out of debt and save the city money every year.

4 Mayor Miller recognized the hard work of staff in the good financial standing that the city is in currently.

5 Councilwoman Baertsch asked if we were to go to 65th percentile, then would council be in favor of creating a
5 policy for no reimbursements for travel under 100 miles.

7 Councilwoman Call asked if that was current policy, that reimbursement was only under a certain mileage.

3 Mark Christensen the policy currently is for both staff and council. He noted it was a general understanding
9 and practice of the Council that they have not sought for general day to day travel. They could modify the
0 policy to direction from the Council. 60 miles may be in reference to when he seeks reimbursement.

1 Councilwoman Call asked if Council was of the opinion that we should have a consensus of what committee
2 assignments entailed especially time-wise.

3 Council and Mark thought it was fair but to be discussed outside this meeting.

4 Councilman Willden noted that since he has been here the shortest that he feels the weight of the stipend
5 maybe more. It's not about the money to him and said his first net increase he would donate to the
5 library.

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3 **Motion by Councilman McOmber to approve Ordinance 14-15 dated today (6-17-14): An ordinance**
9 **adopting the Budget, Tax Rate, Pay Plan and Compensation for Elected and Appointed Officials for**
0 **Fiscal Year 2014-2015, with all findings and conditions as is . Seconded by Councilman Poduska Aye:**
1 **Councilman Willden, Councilman McOmber, Councilman Poduska Nay: Councilwoman Baertsch,**
2 **Councilwoman Call. Motion Passed 3-2**

4 Councilwoman Baertsch noted her vote was because of Council pay.

5 Councilwoman Call noted her vote was because of fireworks and Council pay.

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3 **3. Public Hearing: Legacy Farms Community Plan and the Village Plan located at 400 South Redwood**
9 **Road, DR Horton, applicant. CONTINUED TO JULY 1, 2014 CITY COUNCIL MEETING.**

0 **This was continued at the request of the applicant.**

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2 **4. Public Hearing: Rezone and Concept Plan for Beacon Point located at 4400 South 100 West, Paul**
3 **Watson, applicant.**

4 Scott Langford presented the concept plan. Applicant has submitted a new plan with phases in a different
5 order than previously.

6 Kevin Thurman recommended that they go with the development agreement option given in staff report.

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3 **Public Hearing Opened by Mayor Miller**

9 Cecil Tuley is concerned about the sewer capacity being full in the area, it has flooded there before. He wants
0 to be comfortable that it will be taken care of.

1 **Public Hearing Closed by Mayor Miller**

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3 Scott Langford noted a study had been done recently that showed they had enough capacity for the first phase.
4 Mark Christensen had the understanding that they felt there was enough capacity for the whole project.

5 Councilman McOmber commented that there were some grinders put in a few years ago that have helped to
6 increase the capacity.

7 Mark Christensen commented that they are going with average usage in the city, rather than the state numeric
8 standard. Applicant is trying to address all these issues with his planning.

9 Cecil Tuley asked where the sewer was running.

0 Mark Edwards commented that it will go down to the lift station at the marina then go back up to the main
1 line.

2 Josh Romney, for developer, felt they have come up with a good compromise based on Council and Planning
3 Commission feedback. They feel the zone is a good transition from R3 to north to R22 to the south. This
4 first phase and drainage that goes with it will help the existing subdivision to the north.

Kevin Thurman as far the development agreement he told Council they could make a condition that it does not take effect until approval of the first phase. He felt a development agreement was important because it clarified the city's obligation, and was there to protect the developer.

Mayor Miller wanted to know if a development agreement would slow things down.

Kevin Thurman did not think it would be a problem.

Josh Romney said they are good with whatever way the Council decides.

Councilwoman Baertsch liked the change in the phases and the shared access drives noted the few that still backed onto the collector road. She suggested they make hammerhead drives on those lots.

Paul Watson said they had tried to minimize the number of lots that backed onto the collector, those remaining were sort of oddballs. They thought the turn-around drives were doable.

Councilwoman Baertsch asked about the roadway that goes over the drainage and how it would be crossed.

Mark Christensen indicated it would be industry standard culvert.

Councilwoman Baertsch talked about the expense of the collector road and whether they would do a pioneering agreement with further development to the west.

Mark Christensen said it was something that could be handled as part of the development agreement.

Councilwoman Baertsch wondered if the percentage of open space was sufficient considering all the sensitive lands in the drainages. She would go with the development agreement and that the zone change would go along with that.

Scott Langford said he thought it was, and they would make sure it would comply.

Councilman McOmber is in favor of a pioneering agreement with collector road. He doesn't think the development agreement needs to be micro managed with turn-arounds on the few lots that back onto the main road; he feels it will be taken care of naturally by the market. He thinks the R4 single family residential zone is a good transition and that the detention ponds are also a good buffer as well to R22 zone to the south. He thinks council should give them the R4 now and have the development agreement being conditional on phase one approval.

Councilwoman Call feels the zoning is good at 2.42 units per acre and does not have an issue with the plan. She noted that before the recent code changes, this development could have come through as an R-3 development. She would like the lots backing onto collector to be stamped. She has faith that sewer will be worked out with developer and engineer. She feels with the Development Agreement that they should go with that and staff recommendations. She would be ok with rezone contingent on preliminary plat recording; she is ok with those options.

Councilman Poduska thought the re-phasing was great and he likes the shared driveway access. He agrees that the zone transition is good. If there is no slowdown with start times and having a development agreement than he feels that is ok but if there is a delay than he is not in favor.

Councilman Willden likes the concept plan and is ok with the rezone. If the development agreement doesn't slow it down he is ok with that but if it delays the process he prefers just the rezone.

Josh Romney would like to do the rezone now and do the preliminary plat with the development agreement.

Councilwoman Call wanted to thank them for stubbing out to other areas. She thought they could move for rezone tonight contingent upon development agreement being brought back at the next meeting.

Kevin Thurman noted that if they motion to approve rezone tonight without conditions than the ordinance will need to be put on a later consent calendar. But if they approve it conditioned upon either preliminary plat being recorded or development agreement being entered into they can bring back the ordinance at that time. He suggests that they approve the rezone tonight and bring back a development agreement at preliminary plat stage so it doesn't slow them down. He recommends that the ordinance come back with the preliminary plat.

Motion made by Councilman McOmber to approve the Rezoning to R4 based upon the evidence and explanations that we have received today that we approve that rezone to approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road to that zone change and give them that vested right tonight, with including all the other findings and conditions and with the Development Agreement that will come with preliminary plat. Seconded by Councilman Poduska.

Councilwoman Baertsch asked do we need to specify which findings we're including?
Councilman McOmber **amended to "with modified conditions."**

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

5. Site Plan and Conditional Use permit for Platinum Car Wash located at 1413 North West Commerce Drive, Gary Hadfield, applicant.

Sarah Carroll presented the plan along with staff findings and Planning Commission recommendations. Gary Hadfield, applicant had a concern that pioneer crossing would take away half his traffic. Planning Commission had asked that they put a berm, further blocking their building from the main road. He feels it is very necessary to his business that traffic is able to see it. He also noted that he does not feel the signs are too much.

Councilman McOmber is appreciative of the adjustments to the building. He is alright with the 3 signs and the tower sign, where the applicant feels they need to be, and also that with the impact of pioneer crossing that the berm is not necessary. He likes the choices of materials on the building.

Councilwoman Call appreciates the changes to lighting and landscaping. She thought code did not allow more than one sign per compass side.

Kimber Gabryszak responded to the code question that there was no conflict with the 3 signs.

Councilman Poduska is for the 3 signs and against the berm. He feels it will be a good addition to the city and likes the water recycling feature.

Councilman Willden thanked the applicant for being patient. He is for the 3 signs and no berm and supports the project.

Councilwoman Baertsch had a question on the detention basins and water from car wash draining directly into storm drain system and not being cleaned.

Sarah Carroll said she did review that matter with engineering and it was within standards.

Adam Naylor, architect noted that most of the water would get blown off in the tunnel.

Eric Lundell also indicated that it meets the standards.

Councilwoman Baertsch is ok with no berm. She would like to see two sides with slightly smaller signs.

Gary Hadfield noted that with the building on an angle it was tough to put signs in a good viewable spot.

Sarah Carroll noted that they are not asking for the maximum sign size they could have.

Motion by Councilman Poduska that based upon the evidence and explanations received today, I move that the City Council approve the Platinum Car Wash Site Plan and Conditional Use Permit on property located at 1413 North West Commerce Drive, with the findings and conditions listed below with a 3rd sign and no berm on SR 73. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

6. Concept Plan for Sierra Estates Senior Housing located at 350 West 400 North, Ross Welch, applicant.

Sarah Carroll presented concept plan and recommendations for Sierra Estates.

Councilwoman Call does not have many concerns and appreciates the additional open space. She thinks the drives are a little concerning where there are traffic concerns on 400 N.

Councilman Poduska has been looking forward to the addition to the city and agrees with the traffic issue, but with this type of facility he doesn't anticipate heavy traffic to the unit.

Councilman Willden is happy with the plan.

Councilwoman Baertsch had a question for staff with lot lines into the road?

Kimber Gabryszak noted it may be a phasing line and that in the final plat that will be fixed.

Councilman McOmber likes the plan, especially the covered drive thru access. He looks forward to the added value to Saratoga Springs.

7. Revised Phasing Plan for River Heights located at approximately 250 East Alhambra Drive, Bach Investments, applicant.

Sarah Carroll presented the plan

Councilman McOmber is ok with the plan.

Councilman Poduska asked if drainage had been resolved, staff responded that yes it had.

Councilwoman Call with it being just a phasing change she is fine with the added phase.

Councilwoman Baertsch wanted to clarify that Alhambra drive already in use would not be closed off.

Sarah Carroll responded that phase 2 was already recorded and Alhambra drive was included in that.

Councilwoman Baertsch would like to see this type of phrasing change being turned over to staff so it wouldn't have to go through council. Council was supportive of idea.
Councilman Willden thinks it looks great.

Motion by Councilman Willden to approve Revised Phasing Plan for River Heights development, located at approximately 250 East Alhambra Drive, subject to the findings and conditions listed staff report. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

8. Revised Phasing Plan for Stillwater located at approximately 2700 South Stillwater Drive, Land Solutions Partners, applicant.

Sarah Carroll presented the phasing plan with staff recommendations.

All Council members were good with the Revised Phasing plan.

Motion by Councilwoman Baertsch to approve Revised Phasing Plan for Stillwater located at approximately 2700 South Stillwater Drive. Land Solutions Partners, applicant. Including all staff findings and conditions. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

9. Amendments to the City of Saratoga Springs City Code, Chapter 8.02 (Public Utilities and Services) establishing additional regulations of septic systems in the City of Saratoga Springs, Utah.

a. Ordinance 14-16 (6-17-14): An ordinance adopting amendments to the Chapter 8.02 of the City of Saratoga Springs Code establishing additional regulations of septic systems in the City of Saratoga Springs, Utah.

Kimber Gabryszak presented and said several applicants have come forward requesting septic systems instead of connection to the sewer system. Currently city code requires new development to connect to the sewer system. This allows for certain types of developments to use septic tanks instead of connect to sewer. She reviewed key points in the amendments.

Kevin Thurman informed Council that depending on how many changes to this section are used, you will end up with some unbuildable lots, so one of the specific notes in the code will let applicants know that up front.

Kimber Gabryszak said they have worked with the County Health Dept. They are quite thorough and issue some conceptual approvals and they would have to do a percolation test on each lot.

Kevin Thurman also noted the section to connect when available within 300' of the property line mirrors state law.

Kimber Gabryszak said that would only be when the City gives official notice.

Councilman McOmber asked is there a way to protect future homeowner by using language that gives them a little more protection because 300 feet to get to the sewer line is not cheap. He is uncomfortable with this, unless maybe there is wording to help soften it. He wanted to get some verbiage we all agree on now so it could be done.

Councilman Willden requests that we add the R1 zone.

Councilwoman Baertsch agreed and the switch over should only be mandated with a health reason.

Councilman Poduska agrees that 300 feet is a long distance and if the septic tank is working properly that could be too much of a burden.

Councilwoman Call wants to add R1 and was uncomfortable with the language but they are changing that now. Utah lake commission contacted her with concerns on the septic tanks but thinks the 100' restrictions around the lake cover that. She was concerned with staff report that the city is not required to allow further development.

Kimber Gabryszak said the note in the staff report was about the current situation. With the new changes anything a developer would get approved would be fine unless they let their approval expire.

Kevin Thurman wanted to clarify that if they put a sewer line within 300' of an existing septic than they can require them to connect.

Motion by Councilwoman Call that we approve Amendments to the City of Saratoga Springs City Code, Chapter 8.02 (Public Utilities and Services) establishing additional regulations of septic systems in the City of Saratoga Springs, Utah. Ordinance 14-16 (6-17-14): An ordinance adopting

5 amendments to the Chapter 8.02 of the City of Saratoga Springs Code establishing additional
7 regulations of septic systems in the City of Saratoga Springs, Utah. Appending to the line - 300' of
3 any portion of the property line, - and the city has determined that the public safety and or general
9 welfare of the citizens would be compromised by remaining on septic. And adding the R1 zone.
0 Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch,
1 Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.
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3 10. Resolution R14-32 (6-17-14): A resolution amending the consolidated fee schedule to include fees for
4 reviewing grading permits pursuant to Chapter 18.05 of the City Code.
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6 There was no discussion from Council.
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3 Motion by Councilwoman Baertsch to approve Resolution R14-32 dated today (6-17-14): A resolution
9 amending the consolidated fee schedule to include fees for reviewing grading permits pursuant to
0 Chapter 18.05 of the City Code including all findings. Seconded by Councilman Poduska. Aye:
1 Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,
2 Councilman Poduska. Motion passed unanimously.
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4 11. Amendments to the City of Saratoga Springs Standard Technical Specifications and Drawings.

5 a. Ordinance 14-17 (6-17-14): An ordinance adopting amendments to the City of Saratoga Springs Standard
6 Technical Specifications and drawings.

7 Eric Lundell presented the revisions to the standards.

8 Councilwoman Baertsch asked street light lock box mechanisms were included.

9 Mark Christensen answered that we do require them to purchase it from us but we don't have the public specs
0 in the book.

1 Councilman Willden is good with the amendments.

2 Councilman Poduska is good with the amendments.

3 Councilwoman Call thanked staff for work put into it and felt it was moving along.

4 Councilman McOmber thanked staff.
5

6 Motion by Councilwoman Baertsch to approve Amendments to the City of Saratoga Springs Standard
7 Technical Specifications and Drawings. Ordinance 14-17 dated today (6-17-14): An ordinance
3 adopting amendments to the City of Saratoga Springs Standard Technical Specifications and drawings.
9 Second by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman
0 McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.
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2 12. Amendments to the City of Saratoga Springs City Code, Chapter 20, Administrative Code
3 Enforcement.

4 a. Ordinance 14-18 (6-17-14): An ordinance of the City of Saratoga Springs adopting amendments to Chapter
5 20, Administrative Code Enforcement.
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7 Kevin Thurman reviewed the amendments that fixed some problems. It helps clarify and helps to enforce.

8 Councilman Poduska did not have any problems with it.

9 Councilman Willden was good with it.

0 Councilwoman Baertsch thanked Kevin for his time and thought it was good to see some fines decreased and
1 fees more appropriate to the violation.

2 Councilman McOmber appreciated the effort put into it. He likes the reduction in fines and leniency for judge
3 to reduce it if necessary. We don't want to tie hands of the judge. He asked if the judge been made aware
4 of these changes.

5 Kevin Thurman responded that no but that would be done. He noted that this ACE judge was different than
6 the Justice Court where we can't dictate how that court is run.

7 Councilwoman Call appreciated anytime we could decrease fees while still covering the cost to the city. She
8 appreciated time and effort put in.
9

0 Motion by Councilman Willden to approve Ordinance 14-18 dated today (6-17-14): An ordinance of the
1 City of Saratoga Springs adopting amendments to Chapter 20, Administrative Code Enforcement
2 Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch,
3 Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.
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13. Approval of Reports of Action.

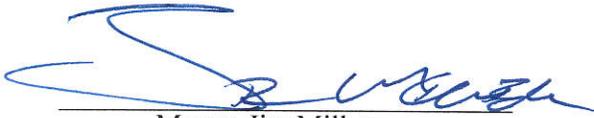
Kimber Gabryszak reviewed the reports of action
There was no discussion by Council.

Motion by Councilman McOmber that we approve the Report of Action. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

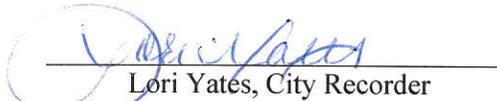
14. There were no items for a closed session.

Policy Meeting Adjourned at 9:27p.m by Mayor Miller.

July 1, 2014
Date of Approval


Mayor, Jim Miller




Lori Yates, City Recorder