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City of Saratoga Springs
City Council Meeting - Work Session
October 21, 2014

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

Work Session Minutes

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, Nicolette Fike, Daniel Widenhouse

Others: Barbara Poduska, Chris Porter, Jennifer Klingonsmith, Steve Jones

Call to Order - 5:35 p.m.

1. Discussion of park naming.

Spencer Kyle reviewed previous council direction and went over each Park in question with the Council. The following name decisions were made:

Marina Park – consensus was to leave it Marina Park.

Mountain Moon – consensus was to stay with Mountain Moon.

Plat E (Lake Vista) – After discussion Lakewood was decided on for the name.

Loch Lomond Pond – After discussion Shoreline Park was accepted as the name.

Loch Lomond Park – Lomond Park was suggested as a name.

Pondside – Valley View was the consensus.

Sunrise Park – It was felt to be the best to leave it as Sunrise Park.

Harvest Hills Regional – Consensus was to call it Harvest Park.

Summer Hill Park – After discussion Honeysuckle Park was the consensus.

Saratoga Hills/Triangle Park – Discussion was held and Island Park was chosen as a name.

Dalmore Meadows – Consensus was to name it Devonshire Park.

Jacobs Ranch Tot Lot – Council liked Remington Park.

Panorama Park – After discussion consensus was for Panorama Park.

Jacobs Ranch Trailhead – Council liked Israel Canyon Trailhead.

Sunset Park – After some discussion Council decided on Triton Park.

Oreo Park – Council likes Palomino Park.

Benches Nature Park – Consensus was to change the name to Fitness Trail Park.

Native Park in Harvest Hills - The Council decided on Nature Park.

2. Discussion of a City sourced public engagement portal.

Daniel Widenhouse presented the recommendation for approval of the purchase of the Citizen Engagement Portal as designed and implemented by City Sourced. Cityworks got rid of their public engagement portal. This has a mobile app and web based services.

Councilman Willden wanted to know what the projected utilization would be.

Mark Christensen noted that this would be a very usable, functional app that would integrate into the entire website; it would work for more than just residents input.

Spencer Kyle noted the emergency alert system that could alert citizens in cases of emergencies

Councilwoman Call clarified that they wouldn't need to download an app, they could just sign up for alerts.

Spencer Kyle didn't know exactly how it would work on that feature.

Daniel Widenhouse noted the cost would be about \$6100 dollars for the first year, including a startup fee.

We could try it out for a year.

Councilwoman Baertsch brought up that the cost (\$300 a month) is based on population and asked how often that would be reevaluated.

54 Daniel Widenhouse responded that he had asked that question and that it was a significant amount of
55 increase to bump up the cost.
56 Councilwoman Baertsch asked if we could get some of the money back since they didn't fulfill the other
57 agreement.
58 Councilwoman Call suggested that we ask for a 3 month commitment for free to work out bugs and to
59 implement it and then, once it's up and running, the 12 month period would start.
60 Mark Christensen said it would take some time to get the app available through the app stores.
61 Councilwoman Call wanted to still try to get money back from Cityworks.
62

63 **3. Engineering Updates:**

64 **a. Discussion of Fiber Optic and Conduit trade with Avative.**

65 Jeremy Lapin said they had invested to install conduits on Pioneer crossing. Right now we have no fiber
66 optic; they would like to get fiber optic to Public works and the fire station. They are proposing to
67 lease some locations to Avative if they will install conduits in other locations.

68 Councilwoman Call asked if UDOT would turn the road over to us.

69 Jeremy Lapin said they will turn over the road but retain ownership of the conduits and fibers
70 underneath.

71 Councilwoman Call noted that Google Fiber is branching out and so with this type of system, if we get
72 fiber in, we are poised for future acquisition to google fiber.

73 Jeremy Lapin said Avative would also give us 100 gigabytes for about \$100 a month.

74 Mark Christensen as far as pulling fiber itself there would be a price to that. This is for the conduit only. He
75 noted we are currently paying for T1 connections for three locations. With the fiber connections it would
76 all be in one system.
77

78 **b. Discussion of an Easement Agreement with Richard Chiu for Market Street Storm Drain Outfall.**

79 **c. Discussion of water master plans.**

80 Steve Jones with Hansen Allen & Luce reviewed the Master Plan Process to get water to the public,
81 including project needs and projected growth. He reviewed State requirements for Drinking water,
82 secondary water can be adjusted to our needs.

83 Jeremy Lapin noted that the developers have to now pay for 3.13 ac-ft. when they bring in a new
84 development.

85 Steve Jones noted that studies show, once you install meters you usually decrease usage by half. He
86 noted the progress that the city is currently making with meters, adequate water for demand, and
87 energy efficiency and optimization.

88 Jeremy Lapin said not all wells cost as much to operate. They can turn on their cheapest wells first.
89

90 **d. Discussion of the Storm Water Permit Code.**
91

92 **4. Agenda Review: No discussion.**

93 **a. Discussion of current City Council agenda staff questions.**

94 **b. Discussion of future City Council policy and work session agenda items.**
95

96 **5. Discussion of proposed Administrative Code Enforcement Policies and Procedures.**

97 This item was not discussed.
98

99 **6. Reports:**

100 **a. Mayor**

101 Mayor Miller introduced his nephew, Colby Edwards, who was with him tonight for a job shadow
102 opportunity.

103 **b. City Council**

104 Councilwoman Call Thursday night is The Utah Lake legislative event at Talons Cove. They are doing
105 airboat rides immediately before. She is reporting on SWCA and cultural delineation at Jordan River

06 Commission. At Chamber the annual summit is the same day as the next Code committee meeting
07 and let her know if they would like to attend. They have met with all the school principals this year.
08 Councilwoman Baertsch said they were going to go tomorrow to talk to people about not building a
09 prison.
10 Councilman McOmber said he could go to the Jordan River meeting if she could not. He talked to Mark
11 Edwards about the tar bumps from the asphalt trucks. He was told they would be removed, they
12 have not yet, but he wants to make sure they are removed before winter for safety.
13 Councilwoman Baertsch noted that Staker Parsons thinks they can cross Redwood road at Pioneer
14 whenever they want. Many Council members had noted this.
15 Councilman McOmber brought up the bus yard, that the fence over the detention basin is placed too low
16 down and does not block the view of the bus parking area.

17 **c. Administration communication with Council**

18 Mark Christensen noted the Prison wants to move to our city. We told them we were not interested but
19 they want to know everything and do due diligence on the site to determine if it's feasible. He feels
20 there is pretty clear direction from Council and Community on what to pursue; that it is not wanted.
21 He would like to have a good plan and work through the process first. The Committee wants to
22 make a decision by mid-December for Legislature. Legislature would look to approve during
23 session. It is only looking at location at this time. As of now we are the only site in UT County. He
24 said he would be calling on council to participate in those discussions soon. They would like to put
25 up a site where we can direct people where to go and the correct channels to go through.
26 Councilwoman Call asked that we include in report that Council only found out about it one week ago.
27 Mark Christensen commented that the economic review at from the U is moving along.
28 Owen Jackson touched on working with Business in Focus that they will be featured in an upcoming
29 issue that highlights our community.
30
31

32 **Adjourn to Policy Session 7:00 p.m.**

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34
35 November 18, 2014
36 Date of Approval

37 Lori Yates
38 Lori Yates, Rec



39 **Policy Session Minutes**

40
41 **Present:**

42 Mayor: Jim Miller

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

44 Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
45 Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, Holly Johnson

46 Others: Chris Porter, Jennifer Klingonsmith, Barbara Poduska, AJ Johnson, Corrine Prestwich, Brecca Bastian,
47 Paul Evans, Paul Watson, Kylee Love, Jada Witmore, Jeff Nielson

48
49 **Call to Order - 7:05 p.m.**

50 **Roll Call -** Quorum was present

51 **Invocation / Reverence -** Given by Councilman Willden

52 **Pledge of Allegiance -** led by Jess Campbell

53
54 **Awards, Recognitions and Introductions**

- 55 • Chief Burton turned time to Holly Johnson, she said the Utah County Domestic Violence Coalition had an
56 event to honor survivors of domestic violence Officer Cory Manis received the Purple Ribbon award for
57 going above and beyond in helping victims of domestic violence.

58
59 **Public Input – Opened by Mayor Miller**

60 Corrine Prestwich thanked the city for painting lines on part of 800 West. She shared concerns that all of
61 Eagle Mountain commutes past 800 West and their neighborhood - Sunrise Meadows and that all that
62 traffic is now on single lanes, and safety is an issue. They are requesting that a traffic study be done on
63 800 W. and Pony Express to put in a light. 800 W. it is a main corridor to 4 schools. It is extremely
64 difficult and a very long wait to turn East on Pony Express from Southbound 800 W. There is a high
65 amount of traffic back up from Eagle Mt. especially in the morning commute. With the added
66 construction it is increasingly hard for residents in this area, to safely travel in any direction out of their
67 subdivision.

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

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70 **Policy Items**

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72 **1. Consent Calendar:**

- 73 a. **Change Order for Well #2 Chlorination system.**
- 74 b. **Conditional Use and Site Plan for Vista Heights located at 612 West Pony Express Parkway, Evans**
75 **& Associates Architects, applicant.**
- 76 c. **Approval of Minutes:**
77 i. **October 7, 2014.**

78
79 Councilwoman Call had some minutes changes, After Councilwoman Baertsch’ s comments on line 91
80 add “Councilwoman Call noted at the first meeting we did not have draft stamped on the
81 documents and she worried about setting expectations for residents.” And on line 387 adding a
82 bit at the end. “Councilwoman Call would suggest to increase the fees for those people that
83 don’t clean up after themselves on public property.”

84
85 Councilwoman Baertsch had a few questions on the Vista Heights plan and would like to pull that item.

86
87 **Motion by Councilwoman Call to approve Consent Calendar items a. and c. with changes to the**
88 **minutes submitted prior to the meeting and included in the meeting today, Pulling item B, and to**
89 **approve an amendment to the contract with Pro Industrial Services for the Well #2 Chlorination**
90 **in the amount of \$55,250. Seconded by Councilwoman Baertsch. Aye: Councilman Willden,**

01 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska**
02 **Motion passed unanimously.**
03

04 **b. Conditional Use and Site Plan for Vista Heights located at 612 West Pony Express Parkway, Evans**
05 **& Associates Architects, applicant.**

06 Councilwoman Baertsch pointed out that on the plat there are pork chop islands that are right-in right-out
07 accesses that make it difficult to get into the parking lot.

08 Staff recommended that they add that condition to remove them.

09 Mark Christensen asked what the developer would be doing with the site previously designated as a
10 seminary building.

11 Paul Evans, for applicant, believes that they are working to sell that back to the school.

12 Councilwoman Baertsch wanted to make sure make sure that the developer was paying their part of those
13 improvements for the curb and gutter along Pony Express.

14 Jeremy Lapin noted that the project is already funded by MAG and those along that corridor get the
15 benefits of those improvements.

16 Kevin Thurman noted they are not getting a freebie; they are paying road fees and taxes.

17 Jeremy Lapin said it's the nature of capital projects that it benefits things differently.

18 Paul Evans asked if he understood that if that meant if there was a problem they would fix it?

19 Jeremy Lapin said they would be responsible for things their contractor does.

20 Councilwoman Baertsch asked about the landscaping where there was 35% sod at concept and we have
21 looked at changing our landscaping code and how that reflected.

22 Sarah Carroll noted the mulch would be rock mulch.

23 Councilwoman Baertsch suggested it be bark mulch.

24 Staff noted that this was reviewed against current code and it would be for council to decide.

25 Councilwoman Baertsch would like them to be up to 35% sod and some bark mulch.

26 Sarah Carroll noted that the city has received opinions from others that the bark mulch blows away.

27 Councilman McOmber thought there should be 35% sod and would like the bark mulch to help with the
28 growth.

29 Councilwoman Call appreciates the plants and trees increase and feels they have already agreed to the
30 35% so she would keep it at that. She feels there are ways to keep the bark in place. She thanked
31 him for the changes they have made and likes the project.

32 Councilman Poduska feels water will be a concern and that 35% sod would help to conserve water.

33 Councilman Willden thanked them for making the adjustments discussed earlier. He would like the 35%
34 sod.

35 Paul Evans said the Church was fine with more sod; it was cheaper than trees and pulling weeds. The
36 sole reason they ask to lower the sod was for water conservation.

37 **Motion by Councilwoman Baertsch that approve Consent Calendar item 1.b. Conditional Use and**
38 **Site Plan for Vista Heights located at 612 West Pony Express Parkway, Evans & Associates**
39 **Architects, applicant including all staff findings and conditions. Adding the condition that the**
40 **pork chops at the access points be removed and emphasizing that we still maintain, per**
41 **engineering conditions, the right to put a median lane down Pony Express Parkway at some**
42 **time. And also keeping sod to 35% as previously proposed by the applicant and having**
43 **applicant put bark mulch instead of rock mulch under the canopy of what plants will be at full**
grown space as per our code as we are giving them the exception from 50 to 35%. Second by
Councilman Poduska

44 Councilwoman Call appreciates that they made recommendation for bark mulch, but she still feels
45 since the application came in prior to the changes proposed to Code that will reflect her vote.

46 Councilman McOmber noted that because they reduced sod by 15% as a condition from our standard
47 that will reflect what his vote is.

48 Councilman Willden echoed Councilwoman Call's statement.

44 **Roll Call: Councilman Willden – Nay, Councilwoman Baertsch – Aye, Councilman McOmber –**
45 **Aye, Councilwoman Call – Nay, Councilman Poduska -Aye Motion passes 3 – 2.**
46

47 **2. Departmental Update from the Finance Department.**

48 Chelese Rawlings presented the update. Specifics for property tax, they are coming in stronger as time goes
49 one. Revenues in building license are more than last year.

50 Councilman McOmber appreciated the clarifications.

51 Councilwoman Call thanked her for answering earlier questions she asked about page 43 on the general fund,
52 library services is at 31% and what was that from.

53 Chelese Rawlings noted that computers and maintenance were paid up front. That is a large amount of their
54 budget.

55 Mark Christensen noted that they are spending the grant on what it was approved for.

56 Councilman Poduska asked about road fund and water rights fund income was already about 68%.

57 Chelese Rawlings explained that it was based on the budget and the amount we have received so far. It was
58 accumulating at a faster rate because of development.

59 Councilman Willden thanked Chelese for her executive summary and the details.

60 Councilwoman Baertsch asked about the extra expenses for Wild land fire and if the revenue had come in to
61 offset that.

62 Jess Campbell said he just received the paperwork from the state of Washington today and it would be about
63 60 days.

64 **3. Public Hearing: Budget Amendments to the City of Saratoga Springs Budget for Fiscal Year 2014-**
65 **2015.**

66 **a. Resolution R14-45 (10-21-14): A resolution amending the City of Saratoga Springs Budget for**
67 **Fiscal Year 2014-2015.**

68 Chelese Rawlings said there was some defunding of projects that are completed. The fire department had
69 budget amendments funds last year and those funds don't roll over but they needed to get those items
70 budgeted. There are also Wild land fire expenses and the liability insurance. On previous applications
71 they had not been including volunteers and this year because of liabilities they did include those this
72 year. This year they had to do a single audit, anytime you receive federal funds over \$500,000 than you
73 have to be audited. There are some developer settlements that may be adjusted.

74 Mark Christensen explained that it was a pioneering agreement where the intent was to prepay it all for a
75 south sewer agreement and roll into impact fees but some parties couldn't work it out so they asked that
76 the city go back to monthly instalments. The city would like to postpone it and they will wait until the
77 disagreements get cleared up.
78
79

80 **Public Hearing - Opened by Mayor Miller**

81 No comment at this time.

82 **Public Hearing - Closed by Mayor Miller**

83 Councilwoman Call thanked Chelese for her time. She commented that with a single audit requirement,
84 for audit on grant money, could they add it as a line item on the next grant application as an expected
85 expenditure. She appreciated the time Chelese puts forward.

86 Chelese Rawlings said not unless it's associated with that grant specifically. According to federal
87 government it's the cost of taking our money back from them.

88 Councilman Poduska was impressed that Chelese always has the answers and was impressed with the
89 number of projects that the city has been coming in under budget.

90 Councilman Willden thanked Chelese for her help.

91 Councilwoman Baertsch also noted projects under budget.

92 Councilman McOmber said it's nice to see the money getting put back into the budget and not just
93 reallocated somewhere else.

94 Mayor Miller thanked Chelese and all the staff for their time on the budget.
95
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38 **Motion Councilwoman Call to approve Resolution R14-45 (10-21-14): A resolution amending the City**
39 **of Saratoga Springs Budget for Fiscal Year 2014-2015. Seconded by Councilwoman Baertsch.**
40 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
41 **Councilman Poduska Motion passed unanimously.**
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4. **Resolution R14-46 (10-21-14): A resolution authorizing the City of Saratoga Springs to join the Utah County Storm Water Coalition and approving the adoption of an Interlocal Agreement with Utah County, Provo, Orem, Pleasant Grove, American Fork, Springville, Spanish Fork, Lehi, Payson, Lindon, Highland, Alpine, Mapleton, Salem, Cedar Hills and Eagle Mountain.**

Jeremy Lapin said we are at MS4 now and we are under obligation to comply with Clean Water Act. Joining this coalition will help with public education, hotlines public can call, information sheets, all the cities pitch in and get a deal for paying for things. He got an email today that it would be a \$3600 a year contribution for all those resources.

Councilman Poduska recommended that we become a part of the coalition and asked if it would kick in the federal requirements for water leaving our city and going into the lake.

Jeremy Lapin said the coalition covers two of the things we are obligated to do out of 6.

Councilman Willden was in agreement to join.

Councilwoman Baertsch noted that normally when they join things like this we usually have to have some representation and that Council does not need to attend because staff is.

Jeremy Lapin noted we already have someone attending for that.

Councilman McOmber noted that this is federally mandated and that we have to do these things that cost us a lot, and we don't even have access to the lake water ourselves.

Councilwoman Call echoed the other council members. She noted that the amount to join this coalition far outweighs what it would cost us to do it alone.

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Motion by Councilman Willden to approve Resolution R14-46 (10-21-14): A resolution authorizing the City of Saratoga Springs to join the Utah County Storm Water Coalition and approving the adoption of an Interlocal Agreement with Utah County, Provo, Orem, Pleasant Grove, American Fork, Springville, Spanish Fork, Lehi, Payson, Lindon, Highland, Alpine, Mapleton, Salem, Cedar Hills and Eagle Mountain. Seconded by Councilwoman Baertsch.

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Councilman McOmber asked that our representative on this coalition work with the other cities to push back and fight the other mandates.

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

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5. **Revisions to the Site Plan Amendments to Westgate Shops B (Café Rio) located at 1513 North Redwood Road, Amsource Development, applicant.**

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Sarah Carroll presented the revisions to the site plan. They had wanted to add temporary parking but storm drain system did not work with that plan so they needed to adjust the plan. They want to do a lot line adjustment to give them the extra stalls they need. The adjustment would give them 50 stalls, 9 short of their need. They are requesting to share 9 stalls.

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Councilman Willden was good with the proposal and looks forward to them coming to the city.

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Councilwoman Baertsch said it was unfortunate that they couldn't do the temporary parking. Her question was on the garbage location and felt it would be hard to get the truck to it and it would take up parking stalls. She asked if it could be put at a different angle or something to help the situation.

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Sarah Carroll responded that she thought they could handle it in different ways.

Councilman McOmber appreciated all the research and work done to look at the shared parking in the code to make it workable. He is worried that the parking will still be insufficient.

50 Councilwoman Call asked about the temporary parking if we could look at a way to still put that in or allow
51 it, she would encourage it. She noted that in the O'Reilly parking there are commuters that park there all
52 day. Based on city's recommendations they did a traffic study, but when traffic numbers were not
53 typical. She appreciated the ones in the packet but they are dated in 2009 and she thinks this area will be
54 over impacted for parking once Café Rio comes in.

55 Jeremy Lapin said they have struggled with this term 'temporary' is it then a lower standard? and what do
56 you do if it becomes a long term thing and where do you draw the line when it gets misused and
57 requested so much by developers.

58 Councilwoman Call thinks we can mitigate it. If the applicant is willing to put in extra stalls than we should
59 be able to work through a good process, not that we should have it for everybody that asks.

60 Councilman Poduska thought it was universal in popular places that there will always be parking issues.

61 Let's get them going first before we worry too much over it.

62 Mayor Miller said there have been places where people couldn't find parking and people just left.

63 Mark Christensen noted that this is a good business and he hopes it will bring in more developments which
64 will then have more parking that can be shared.
65

66 **Motion by Councilman McOmber to approve the revisions to the Westgate Shops B Site Plan**
67 **Amendment for Café Rio, located at 1513 North Redwood Road, with the findings and conditions**
68 **listed in the staff report. Seconded by Councilman Poduska**
69

70 Councilwoman Baertsch wanted to add a condition that either they have garbage pickup outside business
71 hours, or adjust the direction of garbage surround.

72 Councilman McOmber thought it could be amended to minimize impact on parking for garbage
73 collection.

74 Councilman Poduska accepted the condition.

75 Kevin Thurman said that is a hard condition for city to enforce since it's not very specific.

76 Councilwoman Call recommended **that no parking be blocked during business hours.**

77 **The amendment was accepted** by Councilman McOmber and Councilman Poduska.

78 Councilman Poduska asked if the garbage area could be accessed by the street instead of the parking lot.

79 Councilman McOmber thought the amendment fixed it. He thinks if they want to move it they could
80 direct staff to work through that.
81

82 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
83 **Councilman Poduska Motion passed unanimously.**
84

85 **Items 7 and 8 were moved forward.**
86

- 87 **7. Continued Decision on the Rezone for Sail House located at 4500 South Redwood Road, Josh Romney**
88 **and Paul Linford, applicant.**
89 **a. Ordinance 14-24 (10-21-14): An Ordinance of the City of Saratoga Springs, Utah, adopting**
90 **amendments to the City of Saratoga Springs' Official Zoning Map for certain real property (Sail**
91 **House); instructing the City staff to amend the City Zoning Map and other official zoning records**
92 **of the City; and establishing an effective date.**
93 **8. Preliminary Plat for Sail House located at 4500 South Redwood Road, Josh Romney and Paul Linford,**
94 **applicant.**

95 Kimber Gabryszak reviewed the site and preliminary plat (item 8) She also reviewed Planning
96 Commission recommendations for the preliminary plat. She reviewed Applicants requests for
97 lessened connectivity.
98

99 Councilwoman Baertsch understood that they wanted to make it a gated community. She suggested a
100 solution in the manner of trails that would connect that could be driven on if necessary for routing in
101 emergencies. She asked where they were on the secondary water issue.

Jeremy Lapin said they are working on the water funding and that one of the new projects is for a well in the south.

Mark Christensen said they are selling bonds tomorrow for the funding. He reminded council that we need to hear from the developer.

Paul Linford was glad to hear about the access idea he thought he could make that work. He noted the next issue they were working on was irrigation they would start tomorrow with Jeremy.

Councilwoman Baertsch said they should take care of the corridor with their HOA, not the city.

Councilman McOmber was excited to see the new gated community and project come into the city. He was disappointed that there was not going to be a clubhouse but felt in this case it wouldn't be that big of a deal. They should be consistent and that this development maintains the corridor along Redwood Road.

Councilwoman Call was concerned about the connectivity, having been in areas that needed evacuation and felt that a 15' trail would not be adequate. She appreciates the out of the box thinking but where the city is so narrow and limited she would prefer enforcing the code that says there needs to be logical connections between neighborhoods. She is grateful for the new development and rezone.

Councilman Poduska thinks it's a nice addition to the city. He thinks that there should be better connectivity, at least one connection as part of the preliminary plat. He got clarification on the lakeshore trail connectivity. He asked about the secondary water connection, if it would be a well outside of the community.

Jeremy Lapin said it would be outside this development and would be for secondary for more than this community. They are hoping for a minimum of 500 gallons.

Councilman Poduska asked on the explanation of drainage corridor trail

Jeremy Lapin said Olaf canyon is unique and this developer has done a good job of identifying this for the future so that there is somewhere for the water to go when the area develops. This will help concentrate the discharge.

Councilman Poduska said he is all for the project and strongly recommends connecting streets so it's not isolated.

Councilman Willden said this is a great product and something a lot of people in the city would like to move to. He thinks Councilwoman Bartech's solution for connectivity is good.

Councilwoman Call commented on the septic tanks Utah Lake Commission had discussed these concerns and she asked Kimber to address it as she was present.

Kimber Gabryszak commented that the ULC's concerns were for leaching into the lake, collapsible soils, and issues like that. The County Health department was able to address most of those issues and also as part of the City Code update they require a setback of 200 ft. sq. so most of that has been addressed and meets the requirements.

Paul Linford commented on the corridor to the north, their problem was that when they had talked to the Council a year or so ago Council had asked that they come up with a special product and that is hard in itself. He thinks they can handle the emergencies but he doesn't think anyone would want to buy into a gated community with a hole in it. He feels they have given what they were asked to give. He asks that they give them an option that would avoid the hole.

Councilwoman Call asked about emergency access in Hillside Ridge. She is thinking where all of Lake Mountain and this area in an emergency would have to go south to this subdivision and go north through it if Redwood Road was closed. There is not another north bound option. The only other option is to go south through Elberta. She would be ok with an emergency access.

Kimber Gabryszak did represent this to neighboring property owners who said if this was approved they would be interested in doing more gated communities.

Councilman Poduska said he would be ok with a crash gate.

Motion by Councilwoman Baertsch to approve Ordinance 14-24 (10-21-14): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning Map for certain real property (Sail House); instructing the City staff to amend the City Zoning Map and other official zoning records of the City; and establishing an effective date. Including all staff findings and conditions. And move that we approve Preliminary Plat for Sail House located at

55 **4500 South Redwood Road, Josh Romney and Paul Linford, applicant including all staff findings**
56 **and conditions, and asking that the applicant for final plat bring back a plan for connectivity.**
57 **Seconded by Councilwoman Call.**
58

59 Kimber Gabryszak noted an additional condition: **a note alerting buyers to the requirements of**
60 **the wild land urban interface shall be added to the final plat.**
61

62 **The additional condition was accepted.**
63

64 Councilman McOmber would add that the suggestion given by Councilwoman Baertsch for
65 connectivity be added as a condition so that there is better direction given to applicants.
66 Councilwoman Call asked Chief Campbell what the needs would be for emergency access.
67 Chief Campbell said their preference would be 20 ft. with a crash gate that would have a city lock.
68 Councilwoman Call would be ok with that.
69 Jeremy Lapin noted the most logical placement would be on the north.
70 Councilman McOmber said he thought they needed it on the north side.
71 Councilwoman Call asked how wide they would require it be.
72 Councilwoman Baertsch responded 20 ft.
73 Councilman Willden asked for clarification on the motion.
74 Councilwoman Baertsch it should say **when they bring it back it should show the connectivity**
75 **that we need to the north.**
76

77 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
78 **Councilman Poduska Motion passed unanimously.**
79

30 **6. Continued Public Hearing: Revisions to Title 19 of the City of Saratoga Springs Land Development**
31 **Code.**

32 **a. Ordinance 14-23 (10-21-14): An Ordinance of the City of Saratoga Springs, Utah, adopting**
33 **amendments to the Saratoga Springs Land Development Code and establishing an effective date.**

34 Kimber Gabryszak went over changes recommended from the last meeting. Among changes are some added
35 graphics to help explain measurements. The fencing subcommittee met today and recommended changes
36 in 7a. "Where trail corridors not maintained by the City immediately abut a road, privacy fencing may be
37 installed. Exception; all fencing a long Redwood Road shall be semi-private."
38

39 Councilman McOmber noted that his concern along Redwood Road is that it not become a cement tunnel
40 where there are no eyes on the trail. People can't see if someone may need help. He would prefer the
41 semi-solid fencing but mentioned that they may make exceptions where a solid wall is broken up with
42 view corridors for some communities.

43 Councilwoman Call realized that they are looking at safety but thinks that there is a lot of open space
44 between the road and the fence and that they could put wording in the code that if there was so much of a
45 buffer that it would be allowable. She wants to be sure we are looking at all the solutions.

46 Councilman McOmber appreciated the comments and notes that there are places where there is a berm that
47 blocks views from Redwood Road where someone could be grabbed for instance and no one would see
48 from the road. He thinks how we had it works but if we could have that exception than any Council
49 could evaluate specific cases.

50 Kimber Gabryszak would recommend they leave the fencing change for trail corridors and that if that if that
51 is the only item they are held up on tha they only table that part on 7a. and b.

52 Councilman Willden would like to see the flexibility applied to Redwood Road. He thinks with the right
53 conditions it could be appropriate. He likes the concept that it could be a solid fence maintained by HOA.

54 Councilman McOmber doesn't like it as an exception but would like to see that as conditions added instead.

55 Councilman Willden said yes they were on the same page on that.

56 Kimber Gabryszak continued with changes on parallel fencing and that there were times a privacy fence was
57 required, for instance when there is a pool in a yard.

08 Councilwoman Baertsch thought standard pool fencing was wrought iron style.
09 Councilwoman Call thought it might be an attractive nuisance liability if it was semi-private.
10 Kimber Gabryszak said they could table parallel fencing along with trail fencing. She continued with
11 Lighting.
12 Councilman McOmber asked for clarification on up lighting in trees.
13 Councilwoman Call thought the 90 deg. code would cover that item.
14 Councilman McOmber thinks that we don't want to open it up for misinterpretation. Make it as clear as
15 possible.
16 Kimber Gabryszak said we could say up lighting in landscaping was not allowed.
17 Councilman Willden asked how lower lighting would affect safety in businesses.
18 Kimber Gabryszak noted there was clarification that when they turn off 50% after 11p.m. that it could still
19 have motion sensors.
20 Councilwoman Call asked if it was just within JLUS area.
21 Kimber Gabryszak said this whole chapter covers the whole city with some stricter limitations within the
22 JLUS area.
23 Councilman McOmber suggested that it clarify the upward landscape lighting was in JLUS area.
24 Kimber Gabryszak continued with Subdivisions.
25 Councilwoman Call wanted to clarify if these applied to homeowners, not just businesses.
26 Kimber Gabryszak said the homeowners requirement is much simpler, but if they don't comply with those
27 standards than they can enforce them.
28 Councilwoman Call said the wording did say that homeowners would have to comply.
29 Kimber Gabryszak will fix that wording to be clearer.
30 Kimber Gabryszak continued with Processes.
31 Councilman Willden said he appreciates all the work that has been put into this. He feels this is making
32 things less restrictive for homeowners and is clearer for developers.
33 Councilwoman Baertsch was good with the changes.
34 Councilman McOmber asked about building heights and how it relates to sloped lots.
35 Kimber Gabryszak clarified how the measurements would be taken. They noted 6 houses in the city that
36 would not comply and would be grandfathered in.
37 Councilman McOmber said he was not comfortable with that, where there were slopes, houses should be
38 able to have those walk out basements.
39 Councilwoman Call said they had tried to find a way that would be the best for all. They had tried to find a
40 way to best interpret what the spirit of what the prior Councils had wanted. 35' was three stories and with
41 only 6 houses in the community that didn't comply they felt it was sufficient.
42 Councilman McOmber doesn't want to limit people from building nice quality products. He gets nervous
43 when they change code for one person or home.
44 Councilman Willden said he hadn't noticed this before and asked if it was something they could table.
45 Councilman McOmber would like to table this section. He had another concern for the rock sizes in
46 landscaping.
47 Councilwoman Call said originally is said it had to be 2 different sizes.
48 Councilman McOmber thinks there is so much variation in the rocks anyway. It should be simpler.
49

50 **Public Hearing – Opened by Mayor Miller**

51 No comments at this time.

52 **Public Hearing - Closed by Mayor Miller**

53
54 **Motion by Councilwoman Call to approve Ordinance 14-23 (10-21-14): An Ordinance of the City of**
55 **Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code**
56 **and establishing an effective date. Removing the word “ponds”; tabling the building height for**
57 **further discussion, and tabling parallel fencing, and fencing along corridors. Second by**
58 **Councilman McOmber.**
59

50 Kimber Gabryszak clarified some of the direction given by Council. That we reword the single family
51 dwelling section for Landscaping to clarify that they don't have to submit landscape plans and
52 streamline that section and also clarify that upward directed landscape lighting is not
53 permitted in the JLUS overlay area.
54

55 Councilwoman Call and Councilman McOmber accepted the amendment to the motion.
56

57 Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,
58 Councilman Poduska Motion passed unanimously.
59

60 9. Continued from Work Session- Engineering Updates:

- 61 a. Discussion of Fiber Optic and Conduit trade with Avative.
62 b. Discussion of an Easement Agreement with Richard Chiu for Market Street Storm Drain Outfall.
63

64 Item postponed by request from City Manager.
65

- 66 c. Discussion of water master plans.
67 d. Discussion of the Storm Water Permit Code.
68

69 10. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or
70 reasonably imminent litigation, the character, professional competence, or physical or mental health of
71 an individual.
72

73 Council Councilwoman Call made a motion to enter into closed session for: the purchase, exchange,
74 or lease of property; pending or reasonably imminent litigation; the character, professional
75 competence, or physical or mental health of an individual. Seconded by Councilwoman Baertsch.
76 Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska
77 and Councilwoman Call. Motion passed unanimously.
78

79 Meeting Adjourn to Closed Session 9:40 p.m.
80

81 Closed Session
82

83 Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman
84 Call, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike, Jeremy Lapin, Kimber Gabryszak
85

86 Call to Order 9:45p.m.
87

88 Closed Session Adjourned at 10:40 p.m.
89

90 Policy Meeting Adjourned at 10:40 p.m.
91

92
93
94 November 18, 2014
95 Date of Approval



96
97
98 Jim Miller
99 Jim Miller, Mayor

100 Lori Yates
101 Lori Yates, Recorder