

3 Councilman Poduska glad to see the deadline removed. He asked if the letter is sent to the Prison Relocation
4 Commission and they for so reason decide not to remove this location from the list, then what will happen
5 after that.

5 Kevin Thurman said that either way the State could acquire the land but we are hoping that since the applicant is
7 sending the letter that this would withdraw Saratoga Springs.

3 Councilman Poduska if the City remains on the list would this delay the process of the annexation?

3 Kevin Thurman stated that the City would still move forward with the processing the annexation and Master
5 Development Agreement.

1 Councilman Poduska has no problem with the annexation agreement.

2 Councilwoman Call appreciates the opportunity of being here this evening. She took a moment to talk about the
3 process, we are not rushing through anything this is a little out of sort because it is pre-annexation agreement,
4 but the document itself says that the annexation does not include the Concept Plan and that the annexation
5 will occur prior to and this is not stepping out of line with previous tactics. The allotted number of units
6 needs to be changed from 1800 to 1500. There is no reason to limit the bottom number.

7 Bruce Baird said there is a need to keep the current unit numbers and would disagree with changing the numbers.
3 This is quality for the development, 1799 would be the lowest they could go. We will provide a good plan
5 and will work with the City.

3 Councilwoman Call is uncomfortable with the number and has seen lower unit numbers on this land from other
5 plans. We care about the quality of the development and the density and type of development. This
7 development will not occur quickly and would like to see that those needs are addressed before development
9 begins. She expressed the desire to work in combination with both the quality and type of development to
1 provide what is needed for long term development within the City. One other item she suggested was for the
2 applicant to use some density with additional business property. She noted that we do not currently have a
3 good way to calculate density for business activity but asked that the applicant work in good faith with the
4 city to calculate density in the future. Uncomfortable with the deadline date being removed from the
5 agreement and asked why was it taken out and why the attorney is comfortable with it being removed.

3 Kevin Thurman is unable to answer why the applicant removed the date and he is fine with the removal of the
5 date. The annexation would go back to the County and the applicant could do what they wanted with their
7 property. The annexation would not occur unless the agreement was signed.

3 Bruce Baird said that the annexation agreement is binding for all parties; both parties are getting what they have
5 requested.

4 Councilwoman Call pointed out that no development will occur until the infrastructure has been completed. If
5 the Council decides that this pre-annexation is acceptable she advised that the City also write a letter to the
6 Prison Commission as well as supporting the permanent withdrawal of the application.

7 Councilwoman Baertsch asked Kimber Gabryszak to run us through the general difference with what will happen
3 by adding this extra step with the pre-annexation agreement.

3 Kimber Gabryszak stated that the annexation will continue as required per State Code. Once the application is
5 certified as compliant with State Code then it will notice will be published in the paper. There is a thirty day
7 protest period for effected entities. If no protests are received then the Council will hold a public hearing and
9 at that the Council is able to deny or approve the proposed annexation agreement.

3 Councilwoman Baertsch if something were to happen that wouldn't allow the City to annex this property, what
5 would this do to the agreement?

5 Kevin Thurman said if the property meets the requirements specified through the annexation law, there isn't
7 much that could stop an annexation from taking place.

7 Councilwoman Baertsch with the ERU's for the commercial or tech type businesses would actually lower the
3 numbers of residential units off the total numbers.

3 Bruce Baird stated that would be placed in the development agreement.

3 Councilwoman Baertsch we have had many residents who have requested larger lots and would like to see that
5 occur along with seeing light manufacturing use, like tech uses, be added to the plan. She would like to see
7 the lowest housing density possible.

3 She is fine with the changes to the pre-annexation. She is looking forward to getting the City off the list for a
5 prison.

5 Councilman Willden thanked the applicant for working with staff and highly appreciates the feedback from the
5 applicant. He is fine with the density being 1799 units. The overall R-4 zone being requested is low density
7 and a positive addition to the City. He too is pleased that the applicant is working with Camp Williams
3 regarding their concerns and feathering the density and lowering the ERU's.

9 Councilwoman Call clarified that the proposed zoning as being R-4. We will be working diligently with
1 applicant for creating the best product for the City. There is a wide demographic of individuals looking for
2 different housing types including larger lot homes and appreciates having the opportunity to work with the
3 applicants in conveying to the Prison Relocation Commission that Saratoga Springs City is not an acceptable
4 location for the prison.

4 Mayor Miller appreciates the attendance and echoes what has been addressed by the Council. He thanked the
5 applicants for listening to the residents of both the City of Saratoga Springs and Eagle Mountain City. He
6 looks forward to working with the applicants.

3 **Motion by Councilwoman Call to approve the Consideration of the Pre-Annexation Development**
9 **Agreement for The Springs Annexation located west of the Wildflower project, approximately 1000**
1 **North 1000 West, adjacent to the south border of Camp Williams, Western State Ventures, applicant**
2 **and authorizing staff to write a letter of support in removing Saratoga Springs as consideration for the**
3 **Prison Location Committee along with the official documents from the applicant to that Committee.**
4 **The motion also reflects the changes that were made to the agreement reducing the numbers to 1799-**
5 **2200 ERU's which was completed during the meeting. Seconded by Councilman Poduska**
6 **Aye: Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman Poduska.**
7 **Motion passed unanimously.**

3 Policy Meeting Adjourned at 6:50 p.m.

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2 February 3, 2015
3 Date of Approval



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Mayor Jim Miller

Lori Yates, City Recorder