

3 define the language between health club and fitness center more. He doesn't have a problem with 5
4 stalls per 1000 sq.ft.

5 Councilwoman Baertsch asked if we knew what their employee count would be per shift.

6 Rachel McKenzie, the architect, did not know but would check.

7 Councilwoman Baertsch wanted to make sure that they weren't maxing out the area because of a lot of
8 employees. In general she doesn't have a problem with this, but several of Vasa's other buildings are in
9 a mall type area and that may make a difference in parking, we don't have a bus system other cities may
0 have and she wants to make sure we are seeing apples to apples. We need to watch it and see how it
1 goes for the future.

2 Councilman Willden agrees with the comments made and is supportive of making the change to 5 stalls.

4. Discussion of the Riverbend Medical Site Plan and Conditional Use Permit.

5 Kimber Gabryszak reviewed the plan and noted the applicant had made quite a few changes since Planning
6 Commission and that was given to her today. She wanted to do the review today so they could move
7 quickly. They are requesting the setback reduction recently approved as a Code Amendment. She noted
8 the changes they have made in compliance to Planning Commission conditions. They are asking that the
9 city accept the road as a city street. She noted the concerns over the existing rock wall to the east.
0 Engineering indicates that there will be no drainage towards the wall.

1 Councilwoman Call asked how the signage on attached buildings worked with the current code

2 Kimber Gabryszak responded that based on tenant size they are granted a certain number and size of
3 signage and a limit on facades. While they are placing all the signs on one façade they still have one
4 sign per tenant. Our code is not specific that the signs need to be on their own building wall,

5 Councilwoman Call wants to make sure that we should limit number of signs per façade, based on the size
6 of the building. She thinks the architectural design of the long wall could use something over the
7 widows that add depth. She didn't think we should burden the developer for an existing wall, but they
8 have agreed to something and they should be held to it. She wonders if there should be a deadline policy
9 for changes to be submitted to staff and turn them around to Council.

0 Councilman McOmer liked the changes, he appreciates them listening to Planning Commission and
1 making the changes. He feels these will help the applicant to make a better product. He is glad we are
2 having this initial discussion and moving it along. He likes the building against Redwood Road and the
3 parking behind that.

4 Councilwoman Baertsch is fine with the setback reduction along Redwood Road. She sought clarity on the
5 amount of colors our Code requires.

6 Kimber Gabryszak noted the Codes says 4 Major colors so it is how you consider 'major' they are asking
7 that you consider the small part as an accent color. It helps break up the buildings.

8 Kevin Thurman noted the code does say "4 major colors excluding accent colors."

9 Councilwoman Baertsch said we definitely need to look at that when we consider Code. She agreed that
0 there could be something more added to the South elevation to break up the wall.

1 Kevin Thurman noted that it says "shall be considered" so it wasn't mandated; it's more of a guideline.

2 Councilwoman Baertsch wanted them to look at the Landscaping Code for bark/mulch and appreciated
3 getting signage down to code.

4 Councilman Willden thanked the builder for working with Planning Commission concerns. He doesn't have
5 any additional concerns. He would like to see if the road they want dedicated meets City standards.

6 Councilman Poduska thought the architectural enhancement was good and likes the cheerful colors. He has
7 no problem with the setback reduction. He asked about the dedication of the street to the city and if the
8 street meet code.

9 Jeremy Lapin thought it did not meet requirements right now. Staff would come back with needed
0 information.

1 Blaine Hales explained about the rock wall on the East and the concerns. It is leaning and the Neighboring
2 HOA is concerned. He doesn't anticipate any problems from their construction. They would like to

5 install their fence a full foot behind the existing wall to avoid disturbing it. He noted they would like to
6 deed the road to the city.

7 Mayor Miller asked if he has spoken to the Fire Chief about burning the existing house for training.

8 Blaine Hales said he talked about it but didn't know how it impacted the cost to tear it down. If it doesn't
9 create additional costs they would be willing to do that. They are getting asbestos tested this week.
0

1 **5. Discussion of the Wildflower Rezone, General Plan Amendment and Community Plan.**

2 Kimber Gabryszak noted that the Council had requested additional information and the applicants have
3 brought that information at this time.

4 Greg Curtis is working with DAI primarily to reach a resolution with UDOT. There were two appraisals
5 done, the total acreage of the MVC is between 145-155 acres. The value is appraised with and without a
6 density transfer. UDOT had an appraisal done (Lang Appraisal) and DAI obtained another appraiser,
7 Phil Cook who has worked with UDOT before. There was a fairly wide discrepancy in the appraisals.
8 UDOT was fairly adamant about what amount they wanted to pay, and it was felt the only way DAI
9 could make that work was with a density transfer. He thinks they are close to an agreement, DAI feels
0 they cannot finalize a decision until they know what the City is willing to do. UDOT does not have any
1 funding to allocate to this project right now but they are working on it with the Transportation
2 Commission.
3

4 Councilman McOmber wanted to know what they are hoping to get from the city.

5 Greg Curtis said the corridor cuts out potential lots and they would like to transfer that density to another
6 area of the land.

7 Councilman McOmber said UDOT is purchasing this right-of-way from DAI so why are they being
8 reimbursed from us also. We would be willing to discuss additional severance that impacts the
9 surrounding land around the road and mitigate some of the losses.

0 Greg Curtis said they dispute the amount that UDOT wants to pay as full value. So they are looking to the
1 density transfer to offset those costs.

2 Nathan Shipp wanted to be clear that there was an underling value being displaced. The appraisers do their
3 best to identify all the components like additional excavation to meet new roads, loop power lines and
4 sewer lines, etc. that wouldn't otherwise have to be done. They are asking for 432 units that have been
5 displaced. They feel they have come down on units and have eaten additional cost.

6 Councilman McOmber feels everyone has a portion in this and we can work together. He would like to see
7 UDOT step up and say they would do another 144 units, City could do 144, and the Developer could
8 take another portion. This land will be more valuable because of this added accessibility. There are
9 ways to do density nicer like mansion style triplexes. If we can make a better product with our densities
0 it would benefit us all. He wants to avoid clustering all the high density in one spot. There are other
1 things to do that would create the illusion of more open space. If he could get some better products he
2 would be willing to go up from 144 units.

3 Councilwoman Baertsch agreed with much of what Councilman McOmber said. She thinks there is still
4 some work to be done on the numbers but she agrees that it needs to be a true tri-party agreement.

5 Councilman Willden appreciated the explanations and asked staff for clarification in how many homes do
6 R3 developments get.

7 Kimber Gabryszak replied that most R3 developments get 2.4-2.5 units per acre. In this area it would be
8 around 350 or 360.

9 Councilman Willden said we want to be a willing participant. It comes down to two wrong appraisals. He
0 would be willing to go no higher than the 144 units.

1 Councilman Poduska wants to reach a 3-way compromise. Any density changes that we make are going to
2 be relatively small compared to the overall development and the eventual size of the city. He wants to
3 come to an agreement somewhere in the middle.

4 Nathan Shipp understands that they want to split the cost but he feels they have already brought down the
5 number and if they are talking about splitting the cost 3-ways they need to consider the costs the
6 developer has already contributed.

7 Mayor Miller thought we could adjourn to policy session and continue this item later in that meeting.

8
9
0

Adjourn to Policy Session 7:00 p.m.

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Chelese Rawlings,
Jess Campbell, Nicolette Fike

Others: Vallen Thomas, Rachel McKenzie, Chris Porter, J. Klingonsmith, Maravilla, Barry McLerran,
Sherri Haab, Alys Geertsen, Ryan Stephenson, Wesley Stephenson, Trent Fratto, Greg Curtis, Nathan
Shipp, Paul Johnson

Call to Order 7:00 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Call

Pledge of Allegiance - led by the newest Scout troop in Saratoga Springs

Public Input - Opened by Mayor Miller

Sherri Haab wanted to talk about a problem they were having. Sewer gasses were coming into their home.

She reported to the city a year ago and they came out to look at it but she never heard back. Her neighbor reported it on the Facebook page and they found about 50 people that had the same problem.

They think the problem is pressure in the line. The engineers came out a week ago after further calls and said it was unacceptable, but they wanted to bring it to the attention of City Council also.

Councilman McOmber also brought this to the attention of the staff; he also has the gasses in the water.

He doesn't think flushing the drain is a good solution.

Spencer Kyle said there are two issues, sewer odors and water line. They think lift station 7 near El

Nautica has a small number of homes that flow to it and it doesn't pump right away. There are lines that run from Redwood Road through the development and they are getting high readings at the man holes along that line. They are looking at installing a permanent vent along the line with a fan

Councilwoman Baertsch said with the addition of homes in that area will that help take care of that?

Spencer Kyle said they thought it would.

Jeremy Lapin said they brainstormed several ideas and are trying to solve it in the most efficient way.

Councilman McOmber asked about the sulfur in the water.

Spencer Kyle said they have implemented the flushing program.

Councilman McOmber said the flushing helps but that is 1000's of gallons of water and it's not a long term solution or environmentally friendly and it's not really solving the problems.

Jeremy Lapin added that it's a problem they are seeing more throughout the city as they develop. It's a unique combination of the water chemistry and chlorination, it seems to happen with long dead ends and it sits for long periods of time and as the system loops and development increases it has gone away because the water is constantly moving.

Sherri Haab mentioned that there are machines that circulate the water; she would be willing to email those companies that make the processors to the city.

Councilman McOmber said let us look at other options besides just flushing.

Alys Geertsen also has the same problem. She has a sulfur allergy and is fighting cancer and this is affecting her life dramatically.

Jennifer Klingonsmith wanted to thank Council with their time spent with Wildflower and appreciates the thought to break up the high densities. She noted they don't have any mini-mansion types in the area and thought it would be nice and people would be more likely to stay in them. She thought it was great that the city was willing to work with the developer. She does see where he will incur costs working around the freeway. She thinks it would be in UDOT's best interest to preserve the Corridor and they may be willing to negotiate a better price.

Dr. VallenThomas, Saratoga Shores Elementary Principal, is here on behalf of the 4th grade students at his school. They got some signs approved to place at their school to commemorate their 10th anniversary. He read a thank you letter from a child and left a packet of letters from the kids with Council.

Barry McLerran with Congresswoman Love's office wanted to let them know she was working for them.
Public Input - Closed by Mayor Miller

Policy Items

Item 4 was moved forward.

4. Possible Continuation of Work Session Items.

Paul Johnson took some time to define a clarifying moment for the city when they decided to annex a large portion of land to Saratoga Springs City (The Four Corners area). He feels the city would benefit from this Wildflower area as well. He encourages them to close the gap, in the long run 400 units is insignificant to what value this could bring to the city.

Councilwoman Call thinks the Collins brothers stand to benefit from this deal; the road will benefit the entire region. As we make decisions we have to balance what the residents want to see. She looked at the total acreage of developable land and her numbers did not agree with the 1765 units they were being asked to consider. The highest number she can see would be 1468 at 2.5 units per acre. She is trying to understand how they could go to a populace that wants lower density and tell them that we are going to give you something you don't really qualify for anyway.

Greg Curtis asked for clarification, using the average of 2.5 units per acreage zone. If you are planning 10 acres vs 600 acres your yield is going to go up. He has concerns of going with a 1/3rd tri-party agreement split. To ask a private individual to contribute 1/3rd for the public good is hard to ask.

Councilwoman Call sees the parallel differently; she said the property owner is being compensated for his giving up the 1/3 but is asking to also be compensated on the additional costs of how they want to develop the remaining property.

Greg Curtis noted that we are working with a number south of their low appraisal. They are counting units and equating the value of units across the board. There is no point debating this value with council, he does not have that authority.

Councilman Poduska sees the negotiations between UDOT and DAI as separate from DAI and the City.

Whatever agreement UDOT and DAI come up with than there is a little thing left up to negotiation with the City and DAI. The city is not excited about high density but we see the need to make this deal work.

We are down to what the city would be willing to do with those units. He thinks that is the only section the City should discuss.

Councilman McOmber asked staff how much units per acre is there in a traditional R4.

Kimber Gabryszak said she did the research into an R3 and the highest she could find was 2.5. She hadn't looked as much at the R4's.

Councilman McOmber thought with that than an R4 may be around 3.2 and where we neighbor onto a higher density area here, we want to make sure we feather this between Harvest Hills and higher density to the West.

Councilwoman Call noted that at 2.5 units the highest number she got to was 1468 units. That would be the highest number she would be comfortable with.

Paul Johnson Noted that with Harvest Hills, by agreement, some of the area was zoned for 6 units an acre. He was not sure how it changed.

Kevin Thurman noted that the Council has the decision to rezone the property. As part of a Planned Community zone they get higher density but they have to dedicate more open space. The discussions with DAI and UDOT are outside of our control.

Councilman McOmber appreciates Mr. Johnson coming here and helping them understand. The key is the look and feel. He likes driving into Harvest Hills because of the open feel. He thinks that we are not going to get to 442 units; we need to find the number that works and the product that works. They are asking for something with no guarantees.

Nathan Shipp said they were the ones being asked to dedicate a right-of-way in its entirety today, not the city. The Village Plans are yet to come.

Councilman McOmber is trying to find a number that works for everyone, of units for density exchange.

Nathan Shipp is trying to show that the majority of their project complies. They are just talking about a small area.

7 Councilman McOmber noted they don't want that high density clustering.

8 Nathan Shipp said the unit numbers don't matter, he would prefer not to have the road and do the whole
9 land as a true R3. He understands what the Councilman is trying to say. He has to follow the laws as
0 well. He thinks they have done a good job of getting pretty close to what Prop. 6 intended with 85% of
1 their property. He needs a number to take back to UDOT.

2 Councilwoman Call would propose that they go back to the 1468 units, 2.5 units per acre over the entire
3 ground including MVC area. She suggests they come forward with a MDA now and she would be
4 willing to consider a PC zone with that number of units. That density needs to go along places that
5 make sense. Maximum density of R6 placed along the corridor on the west side. Adjacent to
6 commercial she could go R10 with a small cap on unit number.

7 Nathan Shipp said there is a third party not here tonight. They can go to them tomorrow and say the City is
8 willing to do this.

9 Kevin Thurman noted that both appraisers were basing their value off of 1765 units so this may not solve
0 this issue because they are trying to bridge the gap between the lower appraisal and the higher appraisal.

1 Nathan Shipp asked when we could put together some sort of meeting to put this together.

2 Councilman Willden thought we could do a work session next week.

3 Mayor Miller suggested they use the conference room while the Council moves on to other agenda items.

4 Councilwoman Call put out the numbers to work with, 1/8th of the property (around 55 acres) could go up to
5 an R10 with a caveat that it cannot exceed 442 units, that would leave a residual of 387 acres with
6 remaining density being at 2.65 units per acre, 1026 units. They can get the flexibility with some duplex
7 triplex areas.

8 Councilman McOmber would be comfortable with that.

9
0 Mayor Miller set aside this item to move along with Policy items, they will come back to it at the end of the
1 meeting.

3 1. Consent Calendar:

4 a. Award of Bid for the North Zone 2 Booster Station and Pipeline.

5 b. Minutes:

6 i. December 2, 2014.

7 ii. January 6, 2015.

8
9 **Motion from Councilwoman Baertsch to approve the Consent Calendar item a. Award of Bid for**
0 **the North Zone 2 Booster Station and Pipeline to Newman Construction in the amount of**
1 **\$786,420. And Approve the Minutes for December 2, 2014 and January 6, 2015, with**
2 **previously emailed changes from Councilwoman Call and Councilwoman Baertsch. Seconded**
3 **by Councilman Poduska Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
4 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.**
5

6 2. Public Hearing: Budget Amendments to the City of Saratoga Springs Budget for Fiscal Year 2014- 7 2015.

8 a. Resolution R15-3 (1-20-14): A resolution amending the City of Saratoga Springs Budget for Fiscal
9 Year 2014-2015.

0 Chelese Rawlings noted it was the 4th budget amendment this year. A lot is from engineering and splits.

1 They did the adjustment with Planning Commission paychecks. A few items were defunded. With Parks
2 projects, they are able to fully fund Shay Park and defund some other's to go back to Parks.

3 Councilwoman Baertsch asked about some Park projects.

4 Chelese Rawlings responded on where they were noted in the budget and how the contracts were done.

5 Councilwoman Baertsch asked about the ULD pond.

6 Jeremy Lapin said it's improvements to the pond they share with the church.

7 Councilwoman Call asked if ULD got worked out.

8 Jeremy Lapin explained how that was worked out with grading and improvements.

9 Councilwoman Call asked about hot spots for civic event phones.

0 Chelese Rawlings said it was an extra 10\$ per phone with the City plan. They need it when they are away at
1 events.

2
3 **Public Input - Opened by Mayor Miller**

4 Chris Porter said with the water table dropping, in this study he wondered if the number had changed
5 any.

6 Jeremy Lapin responded that their consultant for Master Water Plans will be going over all the data,
7 they want to fully analyze the problems before they start projects, as far as they can tell the levels
8 are down each year, it hasn't stabilized.

9 Councilwoman Call said she met with Thayne this morning and that they aren't seeing a significant
0 decrease and she thought we could branch out and see what other municipalities are experiencing.
1 Make sure we are not just looking at our problem but expand our view.

2 Jeremy Lapin said they had been seeing the lower levels and they are looking long term for the best
3 solutions but we have sufficient resources now.

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

5
6 Councilman Willden wondered that we do not budget any flexibility into the budget so if it goes up by \$5
7 we have to do another amendment. He made a suggestion for the future to build a little more flexibility
8 into it.

9 Chelese Rawlings said they do for things like salary but for line items State law requires them not to go over
0 budget per department.

1 Spencer Kyle said they try hard to not factor in too much contingency they try to keep their targets pretty
2 tight.

3 Councilman Willden mentioned his intention is to save the trouble of coming in for so many amendments.

4 Councilman McOmber asked about the water table, when we had storm water drain, how much run off
5 could we put back into the field and let soak back into the water table. We are giving all our water to
6 Salt Lake County as it runs into the lake.

7 Jeremy Lapin replied that there was a law about rain barrels but other than that they are not allowed to store
8 storm water. They found that the ground water is like a leaky bucket, in 5 years the water is just gone.

9 Councilman McOmber said we are dumping way more water into Utah Lake than 5 years ago.

0 Jeremy Lapin noted we also have some weird local anomalies. This is a complicated issue.

1
2 **Motion made Councilman Poduska by to approve Resolution R15-3 (1-20-15): A resolution amending**
3 **the City of Saratoga Springs Budget for Fiscal Year 2014-2015. Second Councilwoman Call. Aye:**
4 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
5 **Councilman Poduska. Motion passed unanimously.**
6

7 **3. Consideration and Possible Approval of Regulations of Storm Water Drainage and Discharge.**

8 **a. Ordinance 15-1 (1-20-15): An Ordinance of the City of Saratoga Springs, Utah creating a new**
9 **Chapter of the Saratoga Springs City Code regulating Storm Water Drainage and Discharge and**
0 **establishing an effective date.**

1 Jeremy Lapin said it's an ongoing MS4, we had to apply for our own permit when we got big enough, and
2 one thing we had to do was pass our own regulations. This sets up a system of permitting. It also allows
3 us enforcement mechanisms.

4
5 **Motion made by Councilman Willden to approve Ordinance 15-1 (1-20-15): An Ordinance of the City**
6 **of Saratoga Springs, Utah creating a new Chapter of the Saratoga Springs City Code regulating**
7 **Storm Water Drainage and Discharge and establishing an effective date. Seconded by**
8 **Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
9 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.**
0

1 **Time was turned back over to continuation of work session items of Wildflower.**
2

