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**City of Saratoga Springs  
City Council Meeting  
January 27, 2015**

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

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**Policy Session Minutes**

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**Present:**

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden - electronically, Rebecca Call - electronically

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

Others: Nathan Shipp, Mike Hansen, Ryan Jensen, Jack Carrick, Troop 1282, Chris Porter, Brandon Beattle, Bryan Flamm

**Excused:** Bud Poduska

**Call to Order** 7:00 p.m.

**Roll Call** - Quorum was present

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**Policy Items**

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1. **Consideration and possible approval of Ordinance 15-2 (1-27-15): An Ordinance re-appointing Jeffrey Cochran to the City of Saratoga Springs Planning Commission; and establishing an effective date.**  
Kimber Gabryszak wanted to make sure all were aware that Jeff Cochran was being appointed for the remainder of Eric Reese's term who needed to resign.

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**Motion made by Councilwoman Call that we approve Ordinance 15-2 (1-27-15): An Ordinance re-appointing Jeffrey Cochran to the City of Saratoga Springs Planning Commission; and establishing an effective date. Second from Councilman McOmber Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call. Motion passed unanimously.**

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2. **Consideration and possible approval of Agreement regarding Master Plan and Density Approval located approximately 1 mile west of Redwood Road on SR 73 and west of Harvest Hills, WFR 3, LLC, Tanuki Investments, LLC, and Collins Brothers Land Development, LLC, applicants.**

Kevin Thurman reviewed the agreement with the Council.

Kimber Gabryszak reviewed some of the concerns about where multi-family vs. single family would be.

They are proposing the option of wording that says Primarily Single Family homes so it signifies the majority would be single family but builds in some flexibility. It would be finalized later at the Community Plan.

Councilwoman Baertsch asked if they can specify that non-single family be only on the west side. (yes)

Councilwoman Call wondered if they needed to address that at all, could they leave it with the 442 multi-family units that were all within the 53 acres and the remaining 1026 would be dispersed in the other area. They will be bringing details back with Community Plans. Do they need to talk about single-family dwellings at all at this time?

Kimber Gabryszak indicated that where they will be coming back with Community Plans soon, taking out single-family as a restriction is an option, as long as there is flexibly built in so that if council decides it's a good idea later it is not completely precluded.

Councilman McOmber can see where Councilwoman Call thinks the flexibility is already there, he thinks for him to make sure it's clear he would like to make it known that any of the higher densities would only be

54 allowed on the west side. He thinks it would give an extra level of transparency and give the current  
55 residents peace of mind and give the developer the flexibility he needs.

56 Kevin Thurman did want to have that specific direction from the Council where they want that multi-family  
57 housing.

58 Councilman McOmber feels it they won't need them on the east side and it would alleviate the worry from  
59 Harvest Hills Residents if they leave it all on the west side.

50 Nate Shipp noted in the request for the additional acreage in the South West area they have also increased the  
51 open space required in the area. They haven't done anything to increase the number of units there, but  
52 because they are doing a new layout he did not have that finalized tonight, and they included the acreage  
53 of open space in the bubble for flexibly.

54 Councilman McOmber thought that made sense. He likes that the area is a larger space so that the density  
55 won't seem as tight.

56 Kevin Thurman wanted to note some red line items that needed to be looked at and reviewed those items  
57 with the Council. First Whereas, remove "Notwithstanding what is shown on the attached Master Plan;"  
58 has been removed. The next Whereas "entire project" has been replaced with "Residential Property."  
59 Second to last Whereas on the page "notwithstanding what is reflected on the attached Master Plan," has  
60 been removed. Term 2 the same has been removed and 3<sup>rd</sup> paragraph under Terms he added a clause for  
61 commercial zone.

62 Councilwoman Call had a few additional changes she thought needed to be made and reviewed those with  
63 Council. She wanted to include on page 2 paragraph 3 the "Residential Property."

64 Councilman Willden is supportive of Councilman McOmber's comments. He supports putting in "Primarily  
65 Single Family." He is not overly comfortable with eliminating all restrictions; he would rather not leave  
66 everything 100% flexible.

67 Councilwoman Baertsch thanked them for addressing the 61 acres in the South West space. She would like  
68 to leave only single family on the east side, and all the higher density on the west side.

69 Councilwoman Call asked if Councilwoman Baertsch would be ok with some being on the east side near the  
70 Corridor.

71 Councilwoman Baertsch was ok with them being all on the west side only.

72 Councilwoman Call was concerned where they wanted smaller lots near the corridor; she wanted to make  
73 sure we weren't tying our hands on the flexibility. They could have some great products with mansion-  
74 style units for instance.

75 Councilwoman Baertsch would prefer to keep it simple to say only single family on the east side. Single  
76 family lots didn't necessarily need to be ¼ acre lots. She wondered where the agreement with UDOT  
77 was.

78 Nate Shipp replied that it is getting closer. This is a good first step but it won't cross the finish line.

79 Councilman McOmber thought maybe we needed to schedule another meeting on the 10<sup>th</sup> in case it was  
80 needed.

81 Councilwoman Baertsch noted a road change on the new map and wondered if we were approving this map  
82 also tonight?

83 Kimber Gabryszak noted it was just illustrative.

84 Kevin Thurman noted that the agreement referred only to densities and approved uses.

85 Councilwoman Baertsch wanted to make sure the road shown to the southwest connection was tying into the  
86 road to Mt. Saratoga.

87 Nate Shipp noted that it met with the City's Master Plan.

88 Kevin Thurman noted that with any agreement the exhibit isn't going to take place of the agreement. He  
89 would like to add a paragraph that this isn't bound to this exact plan. He doesn't believe the developer  
90 would want to be bound to that.

91 Councilwoman Baertsch thought we could remove the lines and say it's just residential, not specific single-  
92 family lots.

93 Kimber Gabryszak went over the changes. 442 multi-family units on 61 acres on the SW corner . . . 1026  
94 single-family, and they added "and multi-family lots on the remainder of the residential portions of the  
95 project with all property to the east of the Mountain View Corridor restricted to single-family."  
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07 **Motion made by Councilwoman Baertsch that we approve the Master Plan and Density Approval**  
08 **located approximately 1 mile west of Redwood Road on SR 73 and west of Harvest Hills, WFR 3,**  
09 **LLC, Tanuki Investments, LLC, and Collins Brothers Land Development, LLC, applicants, and**  
10 **ask that we make the redline changes that Kevin Thurman made that we all approved and the**  
11 **changes Kimber Gabryszak made that we approved; and including that on the map that the**  
12 **Single-family residential labels be changed to just Residential labels to allow for the multi-family**  
13 **possibilities on the west side of Mountain View Corridor. Second from Councilman McOmber,**  
14 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call.**  
15 **Motion passed unanimously.**  
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17 Councilman Mcomber was excused at this time.

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19 **3. Consideration and possible approval of the reimbursement to Utah Department of Transportation /**  
20 **Utah Division of Facilities Construction and Management for the upsizing of a culinary water line**  
21 **near SR-73 and 800 West.**

22 Mark Christensen noted that we can piggyback on the UDOT project, they are asking for a letter of  
23 participation. This will allow for upsizing a culinary waterline.  
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25 **Motion made by Councilwoman Baertsch to approve the reimbursement agreement to Utah**  
26 **Department of Transportation / Utah Division of Facilities Construction and Management for the**  
27 **upsizing of a culinary water line near SR-73 and 800 West in the amount of \$123,650. Seconded by**  
28 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilwoman Call.**  
29 **Motion passed unanimously.**  
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31 **4. Discussion of Shay Park.**

32 Councilwoman Baertsch introduced Mike Hansen and noted that while they were looking at playground  
33 equipment Mike was brought in and they discussed some new possibilities like a small ride on train. The  
34 Utah Live Steamers Club would have volunteers to run the train on Saturdays. They wanted a quick  
35 thumbs up or down if it was a possibility. They also would have the opportunity to bring in museum  
36 pieces eventually. They think they can still use the Shay name even though the trains didn't run there,  
37 because they were still transported out to the Tintic Mine on this rail line. Mr. Hansen brought a small  
38 section of the rail would run on. It is a 7 ½ inches between rails.

39 Mike Hansen noted this was a common size rails that was present at other parks. He worked at Heber valley  
40 railroad for 20 years and has several certifications. He proposed the possibly to add this train to the park  
41 committee. They had proposed areas noted on the map.

42 Councilwoman Baertsch noted this was all preliminary; Mike will get us some more numbers and estimates  
43 so we can have a more exact knowledge of what may be needed. They have some different options as to  
44 where the rails could run in the park.

45 Mayor Miller thought it would be good to pursue and wondered at the liability.

46 Councilwoman Baertsch noted the club would hold liability insurance for the train.

47 Mike Hansen noted that the insurance is available through the National Model Railroad Association. It runs  
48 them from \$200-300 a year and he believes it would be a million per occurrence.

49 Mark Christensen had a quick observation that they may want to keep the rails as far as possible from play  
50 areas like soccer fields so they wouldn't have tripping. These would be details that could be worked out  
51 later.

52 Mayor Miller thought we should pursue the possibility.

53 Councilwoman Call thought we had good appointments on the parks committee and she says run with it.

54 Councilwoman Baertsch was a definite go on it.

55 Councilman Willden is supportive of the general concept and would like to hear more about the proposal at a  
56 future meeting. He refrained from providing commentary on specific details of the proposal at this time  
57 because he was participating electronically and was having difficulty hearing portions of Mike Hansen's  
58 presentation. As no specific actions are being taken at this time, Councilman Willden will follow-up with  
59 the other council members and city staff before the next council meeting and official actions are taken.

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5. **Motion to enter into closed session** for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual and/or deployment of security personnel, devices, and systems.

**Councilwoman Baertsch made a motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual and/or deployment of security personnel, devices, and systems. Seconded by Councilwoman Call. Aye: Councilwoman Baertsch, Councilman Willden, Councilwoman Call. Motion passed unanimously**

**Meeting Adjourn to Closed Session 7:40 p.m.**

**Closed Session**

**Present:** Mayor Miller, Councilman Willden - electronically, Councilwoman Baertsch, Councilwoman Call-electronically, Mark Christensen, Kevin Thurman, Nicolette Fike, Kimber Gabryszak, Jeremy Lapin

A Personnel item was discussed.

**Closed Session Adjourned at 7:47 p.m.**

**Policy Meeting Adjourned at 7:47 p.m.**

March 3, 2015  
Date of Approval



[Signature]  
Mayor Jim Miller

[Signature]  
Lori Yates, City Recorder