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**City of Saratoga Springs
City Council Meeting
February 3, 2015**

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, Bud Poduska

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman,
Jeremy Lapin, Nicolette Fike

Others: Nate Brockbank, Nate Shipp, Josh Romney, Paul Linford, Dan Griffiths, Rick Davis, Matt
Niepraschk, Alita Wilkinson, Laura Ault

Call to Order - 5:35 p.m.

1. Update from the SPAC Committee.

Dan Griffiths reported that they have gotten positive feedback from their surveys. They are pleased with the way things are headed and the sense of community they have found. We need to make sure the City is looking at the long term. He introduced the members of the committee, Rick Davis, Matt Niepraschk, Alita Wilkinson.

Councilman Poduska asked if they found any significant difference working with this community vs. others. Dan Griffiths found that people in this community were much more engaged than other cities. He noted that Rick had read every survey and he would make sure Owen had that information to give the Council.

Rick Davis felt the priorities here were that people liked the unique environment and high quality of life. You will find the reason people moved here are paramount as you move forward.

Councilwoman Call thanked them for their time. Sometimes the Council gets caught up in the details and this helps us look at the broad perspective and the directives to see that we are still following the vision.

Councilman McOmber commented that this shows that they are on track as they try to implement policies for the city. He thanked them and wanted to make sure their work was recognized.

2. Discussion of amendments to Code addressing undesirable utility locations.

Jeremy Lapin noted his staff met last week and discussed a variety of issues. They identified a concern with their process. He has put together a policy proposal for reimbursements and easements. How do you craft a code that selectively addresses some issues without taking a broad brush and having unintended consequences. He would like to come back later with this. When it comes to easements they think the policy should be that for residential developments the easement should be recorded prior to beginning construction. For non-residential the easements would be required prior to occupancy. This is for public and private, not just easements being dedicated to the city. This would help address issues they have seen.

3. Discussion of upcoming reimbursement agreements with Edge Homes (Talus Ridge) and DR Horton (Legacy Farms).

Talus Ridge would like to work with the city on a variety of system improvements. One is the storm drain another is the waterlines along Talus Ridge Blvd. Most likely they will try to get storm drains, that way they can get impact fee credits; the other is the large diameter water lines to facilitate future development. He will be bringing back a more specific agreement at a later time.

Councilwoman Call wondered if we were involved in the bids? How do we justify the cost where the developer is undertaking the cost but are not accountable to taxpayers. How do we insure it's a fair cost?

2 Jeremy Lapin explained some checks they have, one is if it is close to the Engineers estimate, another is
3 impact fee credits they can look at. They can look at the bids and see if they are reasonable.
4 Kevin Thurman thought they were legitimate concerns and they could look at what the State law
5 requirements are for putting it out to public bid.
6 Councilwoman Call asked if we have an engineering estimate for a project and their bid comes in low, do we
7 make up the difference? We need to consider those things.
8 Mark Christensen thought they were good points most of the bid will not change on small upsizes but
9 significantly larger they will have to look at. Generally speaking developers say they can build it cheaper
0 than we can. There is some advantage to not having to follow our ridged process. We do go over them
1 line item by line item. We do break it down significantly. We can do that with you if you would like.
2 Councilwoman Call wants to make sure we are creating policy that looks at all the option and repercussions
3 that could happen, making sure we are doing it as right as we can.
4 Jeremy Lapin said there is a distinction between a developer building a system improvement that is on our
5 impact fee and one that is not. They are entitled to the full reimbursement if it is. In this instance their
6 request is that this storm line be in the impact fee facility plan and they get a full reimbursement credit.
7 They have looked at the whole project and said these are the certain items we want to work with the city
8 on. DR Horton, we are installing a secondary water line all the way down Redwood Road to Grandview.
9 They are installing one to the south for upsize. That would be the incremental upsize that we are asking
0 for a bid from their contractor for both sizes. They are also doing the sewer.

1 Councilman Poduska asked about timeline.

2 Jeremy Lapin said they have to do this for their very first house.

3 Mark Christensen said they would like to start their system improvements by early May and be done by fall.

4 Councilman McOmber asked how many cuts across Redwood Road.

5 Jeremy Lapin replied that Tickville and the secondary water are the two big ones. We need to encourage
6 solutions that do not restrict the level we have now. For these projects with DR Horton, building these
7 portions we would only have to do the little portion. We could possibly fund this without a bond. Their
8 goal is to bring these at preliminary plat.

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1 **4. Discussion of The Springs Annexation Master Plan located west of Wildflower and Harvest Hills,
2 south of Camp Williams, Western State Ventures, applicant.**

3 Kimber Gabryszak went over the project with the Council. The Annexation is currently in process. They are
4 bringing in additional parcels for continuity. There is high density proposed nearer the industrial areas of
5 Eagle Mountain and larger lots nearer Camp Williams. The densities requested in the pods are below the
6 maximum available. The total proposed units they are requesting are 1770 including non-residential
7 units.

8 Mark Christensen noted they met with the Church and said for about every 450-500 units it equals 1 church
9 building site.

0 Kimber Gabryszak noted the parcels that were owned by HADCO, aka JD V and JD VI, and they have
1 requested to be brought in under industrial zone. They have also requested a large buffer zone. The other
2 parcels they are proposing to bring in under agricultural. She noted that HADCO had requested a large
3 buffer zone. Kimber Gabryszak reviewed what the Planning Commission had discussed.

4 Councilwoman Call wanted to discuss the request for the buffer zone. She felt it was a little ridiculous to
5 require all desired buffering on someone's else's property, not any on your own property. She asked
6 what the current operations were on those properties.

7 Kimber Gabryszak said they have asked the applicants for verification of use for mining and they have not
8 received any verification of what they are doing. They also expressed a desire for relocation of their
9 headquarters.

0 Councilwoman Call thought there was a lot of work to do in that area. She appreciates that the unit numbers
1 are coming in lower. She would encourage some commercial elements to allocate some of the ERU's
2 and reduce density.

3 Nate Brockbank noted that they would be open to it.

4 Councilman McOmber also noted that there is some potential for commercial.

4 Councilwoman Call said she was pleased with the total ERU's. She noted they needed tabulation on sensitive
5 lands.

6 Nate Brockbank noted that some of the sensitive lands will be used in their landscaping and trails and parks.
7 Councilwoman Call appreciated the additional open space but if she had to choose between extra open space
8 and density, she would choose the lower density with just the required open space.

9 Councilman McOmber thought this was a great product, especially viewing what they are abutting. It's
0 exactly what would be needed in this area. He is not concerned with the high density in the front entrance
1 because he knows they will make it look good.

2 Nate Brockbank indicated that they would like to talk more about the commercial possibilities; they don't
3 love the high density right at their entrance.

4 Councilman McOmber doesn't agree with the blast zone they are asking for, it needs to be fair.

5 Nate Brockbank noted they have reached out to John Hadfield and he felt like he had to ask for that to protect
6 himself but there are no laws that say they need that. They have hired a consulting firm to test when he is
7 blasting. They don't think it would affect the houses there.

8 Councilman McOmber doesn't have a problem with the shaking. He thought perhaps for the industrial zone,
9 maybe they could do a conditional use because right now they are not mining that.

0 Mark Christensen said their argument is that they had always intended it for this industrial use they don't
1 have the choice now to go to Eagle Mountain because they are under this annexation process. It's a
2 question of how the Council wants to do this. This is being presented as part of their request

3 Councilman McOmber is not comfortable with zoning industrial so close to residential but he can understand
4 a continuing use based on what they are already doing. He would rather do a feathering use. He thinks
5 they are ready to move forward.

6 Councilwoman Baertsch appreciates the tables they have done and the ERU's. She thinks they are close on
7 the densities; she is a little uncomfortable with the R18 and 4 story apartments. In general the
8 presentation needs some cleaning up and making sure everything is according to code. She thinks
9 HADCO needs to take some of the responsibility of the buffer on themselves. She asked if the
0 agricultural is what we want to do here or do we need to do an Open space zone.

1 Kimber Gabryszak noted we would not have the open space zone complete in time.

2 Kevin Thurman noted the zoning is really only a level of regulation as far as density. They have the zoning to
3 have the flexibility of the lot sizes but they won't be allowed to exceed the total density.

4 Nate Brockbank noted they would have green space in each pod.

5 Councilman Poduska liked the concept of what is being done, especially considering the industrial they are
6 up against. He had concerns about the R2 and R3 and asked about the elevation, would it be high enough
7 to see over 4 story apartments?

8 Josh Romney noted it was high enough and they are looking at ways to buffer the view of the industrial area.

9 Councilman Poduska thought a commercial aspect near MVC would be worth looking into. He is not in
0 agreement with the buffer zone asked for.

1 Nate Brockbank noted that they have dropped asking for the 40' building. They are staying with the 35' in
2 the R18.

3 Josh Romney clarified that they could do 4 story office buildings. (yes.)

4 Mayor Miller thanked them for doing this plan and they looked forward to them coming back.

5 Nate Brockbank said the typography would make the development unique.

6 Kevin Thurman noted that the road known as Old military road would need to be vacated by the city and
7 there was some dispute among the property owners as to whether it was a public road. They need to get
8 all the parties to figure out where to send all the big truck traffic.

9 Nate Brockbank noted they had hired a traffic engineer who is giving them alternative routes, he is finishing
0 up his reports and they will sit down with everyone. He thinks the engineer has a great resolution. They
1 will also work with DAI.

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3 **5. Agenda Review: Item skipped.**

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

5 **b. Discussion of future City Council policy and work session agenda items.**
6

7 **6. Reports:**

8 **a. Mayor.**

9 **b. City Council.**

0 Councilman Poduska noted they had cleared some Urban Design proposals for some townhomes coming
1 in. there is a small tractor company looking to come in that would like an outdoor garden for
2 displays, they are looking at property across from Walmart.

3 Councilwoman Baertsch noted they had been going up to legislature; Chief Burton has been involved
4 with the Police Association on the body cam issues. There is some legislation on political
5 subdivision; there is some push from some Councils to change the balance of powers between the
6 Mayors and the City Councils. They want to be able to change the Mayors powers with a simple
7 majority instead of as it is now.

8 Mark Christensen said he sat on the committee a few years ago and the concession point was that they
9 could only add or remove the mayor vote with a mayor's vote.

0 Councilwoman Baertsch they are pretty certain it won't get out of committee. Another issue is talking
1 about auto dealerships. Utah has the largest protection radius between dealerships. There was a bill
2 suggestion that your sales tax from Auto Dealers would go where you live. There is also concern
3 with online purchasing of automobiles from dealerships. There are a few other bills to watch.

4 Councilman McOmber wanted to bring up some items to follow up on; he is getting done when it comes
5 to signs on roads with bad directions. He thinks it might be good to state the miles on the signs and
6 other directional helps. He would like a report on to why the sign coming into the city on Redwood
7 road wasn't working.

8 Councilwoman Call said the Chamber of Commerce is now doing a business of the month award.
9 EDCU- she would like to have the project managers back out here now that Pioneer Crossing
0 Extension is completed but we may want to hold off until we have something to announce. She will
1 be attending ICSC. The JRC has met with different legislators; they are proposing that they receive
2 some of the increase in transportation tax. She thinks that the municipalities need to decide where
3 that money goes, not directly to the commissions. The Lake Commission is also struggling with
4 funding and they need a permanent source of revenue, but where the board members are no
5 accountable except to their own cities for the spending she is not OK with providing a permanent
6 funding source. Dredging for 3 marinas was about 8million dollars. The executive director has
7 resigned. The executive committee will decide what to do about recruiting. The Jordan River
8 Bluffdale trail will be finished between 2015 and 2016. Another legislative item is Public Water
9 access, because Saratoga Springs agreements are different this does not apply to us. The purpose of
0 the bill is to allow public access to public water and we already have that access in our agreements
1 with the state so this is not anything for our residents to worry about. She was approached by a
2 resident that is interested in putting a gun range in the city.

3 **c. Administration communication with Council.**

4 None.

5 **d. Staff updates: inquires, applications and approvals.**

6 None.

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8 **Adjourn to Policy Session 6:58**

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1 February 17, 2015
2 Date of Approval



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1 Lori Yates
2 Lori Yates, City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, , Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Jess Campbell, Andrew Burton, Nicolette Fike

Others: Nate Shipp, Brian Flamm, Preston Condie, Wendy Condie, Setterberg, J. Klingonsmith, Julie Moore, Diana Brady, Bill Garcia, Jared Pinegar, Rachel McKenzie, Lars Anderson, Bob Krejci, Cari Krejci, Julie Carli, Laura Ault, Charlie Hammond, Steve Larsen, Thomas Baggeley, Christian Baggeley, Brett Hardcastle, Matt Niepraschk, Mindi Tate

Call to Order 7: 00p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Baertsch

Pledge of Allegiance - led by Councilman McOmber

Public Input – Opened by Mayor Miller

Matt Niepraschk heard about the park in their area, the only thing that was mentioned for the park was a baseball diamond. He decided to ask the neighbors about it. The response was that they didn't want a baseball field. The number one item they wanted was a playground. Second was a pavilion and benches then others mentioned basketball court and restroom. He has all the comments and he has given those to the Mayor. He is hoping to get more comments; they are delighted to have someone include them. The people/community wants to know and be part of things.

Councilwoman Baertsch noted that she and Councilman McOmber sat on the park committee. And when they found the money for this park they went back to the original concept back in 2008 and 2011 and it was the exact concept as it was then. The ball park was very low key. The council feels that ball fields are one of the number one requests by the residents of the city.

Councilwoman Call thanked him for bringing back input. She asked if there were specific reasons why the residents didn't want the baseball feature.

Matt Niepraschk noted that there were many reasons; they didn't want more people coming in to the neighborhood and more traffic in the neighborhood.

Councilman McOmber indicated that when he was there the park was advertised as such and the people should have known that. He noted that the park that was close did not get very much use. He thinks a baseball field would justify having a play park even more.

Mark Christensen noted that they will have an open house prior to completing the design.

Public Input - Closed by Mayor Miller

Policy Items

1. Consent Calendar:

- a. **Award of Design Contract for Benches Plat 8 Park.**
- b. **Final Plat for Heron Hills Plat A located at 3250 South Redwood Road, Steve Larson, applicant.**
- c. **Resolution R15-4 (2-3-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Heron Hills Plat A)**
- d. **Open Space and Phasing Plan for the Heron Hills development.**
- e. **Approval of the Ironwood (Saratoga Springs Development Plat 17) Sewer and Storm Drain reimbursement agreement.**
- f. **Approval of Resolution R15-5 (2-3-15): A resolution appointing Rebecca Call as Mayor Pro-Tempore for the City of Saratoga Springs and establishing an effective date.**
- g. **Minutes:**
 - i. **December 9, 2014.**

5 ii. January 9 and 10, 2015.

7 iii. January 20, 2015.

3 Councilwoman Baertsch noted a road stub in Heron hills that did not go anywhere.
4 Councilwoman Call and Councilwoman Baertsch both had minute changes that were previously emailed.
5 Sarah Carroll noted it went to future development, an R3 parcel.
6 Councilman McOmber had a minutes change for Dec. 9th minutes.

7 **Motion made by Councilman Poduska to approve the Consent Calendar with the minutes changes that**
8 **were recommended. Seconded by Councilwoman Call.**

9 Councilwoman Call wanted to call out the **bid award amount for item a. \$38,470.**

10 Kevin Thurman asked to **include the findings and conditions.**

11 **Amendments were accepted.**

12 **Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska.**

13 **Motion passed unanimously.**

14 **2. Public Hearing: Consideration and Possible Approval to Amend the City of Saratoga Springs City**
15 **Code, Section 19.09.11 (Required Parking), Charlie Hammond, applicant.**

16 **a. Ordinance 15-3 (2-3-15): An Ordinance of the City of Saratoga Springs, Utah, adopting**
17 **amendments to the Saratoga Springs Land Development Code and establishing an effective date.**
18 **(Section 19.09.11, Required Parking)**

19 Sarah Carroll showed data collected by the staff and applicant that compared other cities parking. They also
20 noted the peak hours of their businesses.

21 **Public Hearing Open – by Mayor Miller**

22 No input at this time.

23 **Public Hearing Closed – by Mayor Miller**

24 Councilman McOmber appreciated the comparisons to the other sites and this building would be somewhere
25 in the middle of the large facilities and the Express locations. He noted how many people were using
26 what types of amenities in other locations and for this location he feels Vasa probably knows what they
27 need, as a younger city we may not have known the best numbers. He feels their employees shift change
28 is not at peak times to impact parking, and they have asked their employees to park further away. He
29 does not have a problem with the parking change.

30 Councilwoman Baertsch had asked for an employee count previously.

31 Charlie Hammond, applicant, noted the employee count at any given time is between 4 and 5.

32 Councilwoman Baertsch asked with the 77 peak occupancy count they had, was that the incoming low and
33 what was the max occupancy.

34 Rachel noted that building code was up to 400 but it wouldn't ever get close to that.

35 Charlie Hammond noted there may be some overlap in the numbers but not much, people are only staying 30
36 min. to an hour.

37 Councilwoman Baertsch was concerned that the chart only showed the check-in numbers and not check-out.
38 She is not convinced that this is the best change.

39 Councilman Poduska felt that the goal in the city was to be business friendly; it doesn't seem that our code is
40 flexible enough to accommodate all the types of businesses. He would recommend, based on the data
41 provided, that if the business felt it was sufficient, that he would be in favor of adjusting the code.

42 Councilwoman Call feels the visits per hour are a bit concerning, we may be looking at 81-83. She would
43 like to see more parking but doesn't feel that parking for neighboring businesses needs to fall on this
44 developer's back. She would be interested in the difference for the smaller gyms vs. the larger. She
45 doesn't think there is a one size fits all. With the data given and because we are competing with other
46 cities for businesses she is hesitantly ok with changing it to 5 stalls but it needs to be monitored for future
47 developments.

48 **Motion made by Councilman McOmber to approve Ordinance 15-3 (2-3-15): An Ordinance of the**
49 **City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development**
50 **Code and establishing an effective date. (Section 19.09.11, Required Parking) as outlined in the**

motion with all findings. Seconded by Councilman Poduska. Aye: Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously. Nay: Councilwoman Baertsch. Motion passes 3-1.

3. **Concept Plan for VASA Fitness located at 1523 North Redwood Road, HD Saratoga, LLC/Charlie Hammond, applicant.**

Sarah Carroll – presented the plan. She noted they are requesting a 10’ setback on the west side along an existing drainage.

Councilwoman Baertsch had no problem with the setback reduction because it is next to a detention basin. In general the layout is great; make sure the signs fit code.

Councilman Poduska is fine with the setback reduction. He agrees with Councilwoman Baertsch that the concept plan looks good.

Councilwoman Call is good with the setback. And she noted that there are actually 5.3 stalls provided. She asked why the dumpster is so far away.

Rachel McKenzie noted it helped with access for the truck to be able to get to it. Also they did not want it near their building. The truck would need to make a full loop either way.

Councilman McOmber is fine with the setback reduction. He likes the design of the building. He thinks it will get a lot of usage and thinks parking will be more of a problem in the winter. He wondered if there was a retail space inside.

Charlie Hammond said right now there was not one planned but if they find a good space for it they would like to include it.

Councilwoman Baertsch had a suggestion for their roof parapets. She asked about the V sign, where was it, inside/outside? Consider placing it inside the glass.

A 5 min. recess was taken at this time.

4. **Public Hearing: Consideration and Possible Adoption of the City of Saratoga Springs Water Conservation Plan.**

a. **Ordinance 15-4 (2-3-15): Adopting the City of Saratoga Springs Water Conservation Plan.**

Jeremy Lapin noted that they brought this up in a previous work session, this will cover us until 2020 and we are working on building a water conservation page on the city website. Primarily we are talking about the city finishing secondary water system, getting everyone on meters and establishing a meter rate. On the culinary side we are where we need to be so our efforts are on more the secondary side. The goal is 25% reduction in secondary use.

Public Hearing Open – by Mayor Miller

Jennifer Klingonsmith has talked with Michael Corrine a horticulturist who is looking at doing some master gardener classes in the city. After hearing about the salinity results last year she feels it’s interesting that some of the salt toxicity symptoms mimic under-watering. Some of the things residents do for that are counter intuitive. For her business she has created an informational handout on different ways to mitigate the damage that can be done with secondary water. She feels we owe it to new residents to help them be aware of the problem so they can plan their landscaping better so they can use less water and it will help the city.

Council asked that she work with Owen Jackson on that.

Councilwoman Call also encouraged her to join the Chamber of Commerce to put the info in the welcome packets.

Public Hearing Closed – by Mayor Miller

Councilman Poduska thought that our secondary usage was 4 times the normal use.

Jeremy Lapin noted that 25% was to get where they want to be and then they would work to reduce it again.

Councilman Poduska wondered with our population growth will much of that be handled by Central Utah Water Conservancy District.

1 Jeremy Lapin remarked it will help but we will need to utilize some more underground wells and eventually
2 surface water and we could ultimately see treatment plants. We have potential with our secondary system
3 to distribute reclaimed water that other cites might not have.

4 Councilman Poduska is concerned that we wouldn't be able to keep up with the population growth.

5 Jeremy Lapin said we are poised well now. The State and USGS offices have spent time studying. They
6 issued a ground water rule that prohibits any more transfer for surface water to ground water rights and
7 moving water from east to west of the Jordan River.

8 Councilwoman Call worried that the 25% reduction in the packet was worded in a way that wasn't clear to
9 the intent of what we wanted.

0 Jeremy Lapin noted in the context of the report he thought it was clear that what we were looking at was the
1 metered use comparing to what we adopted in impact fees.

2 Councilwoman Call would add something to clarify it better. She thought we were on target to get all the
3 meters in.

4 Jeremy Lapin noted he was pulling data from 2013 for the report.

5 Mark Christensen noted they had less than 100 meters that need to be installed and they were on target for
6 early this spring.

7 Councilwoman Call remarked that we had a goal and if they could get the usages this year and put that on the
8 bills, even if it's an average for the area so that people can make adjustments and they can start using the
9 system this June.

0 Councilman McOmber would like to give more communication out.

1 Mayor Miller would also like communication to get out soon.

2 Jeremy Lapin noted that Zions Bank was ready to come do a presentation. And they could discuss
3 implementation at a work session.

4 Councilwoman Call thought we had done a good job with education, lets add on to that.

5 Mark Christensen when we bring Zions in they will have some data they have collected so far.

6 Councilwoman Call noted City reclamation is now illegal; it may be time to talk to our legislators for a way
7 to reclaim that water.

8 Mark Christensen said the state is turning its focus, he believes reclamation may be a good part of that
9 conversation.

0 Councilman McOmber feels this is the right approach. We do need to make sure we are good stewards with
1 the resources we have. He thinks more systems in the state will be metered soon. He would like to turn
2 ours on as soon as possible. Right now we are getting extra traffic on the site for sports registration and
3 we can add some communication on the front page, and it needs to be prominent in the newsletter. He
4 agrees that we need to look at other things we can do as well, be creative.

5 Councilwoman Baertsch noted we are still using culinary in some areas of the city to supplement and as that
6 gets switched over we will see usage on that go down. She appreciates staff looking out for them in long
7 range planning. We can look at the storm drain issues and hope we can reclaim some of that.

8 **Motion made by Councilwoman Baertsch to approve Ordinance 15-4 (2-3-15): Adopting the City of**
9 **Saratoga Springs Water Conservation Plan with all findings and conditions. Seconded by**
0 **Councilwoman Call. Aye: Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
1 **Councilman Poduska. Motion passed unanimously.**
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4 **5. Consideration and Possible approval of the Site Plan and Conditional Use for Riverbend Medical**
5 **located at 41 East 1140 North, west of Riverbend, Blaine Hales, applicant.**

6 Kimber Gabryszak presented the summary of the Plan. This is one of two commercial lots approved as part
7 of the Riverbend MDA. There have been a few modifications since last seen. She noted the setback
8 reduction and proposed site plan. They are exceeding requirement for landscape plants. There was a
9 concern with the long façade facing south and the applicants have added some brick and window
0 treatments. Kimber reviewed the Code compliance. Staff recommends approval.

1 There were some changes and added Conditions.

2 **#4 added "prior to issuance of any certificates of occupancy."**

3 **#8 All mechanical equipment shall be screened.**

4 **#9 Percentages of building material number of colors on each election shall be provided to the**
5 **Council in compliance with the design standard page 3.6, prior to the Council meeting.**

5 Jared Pinegar was present for applicant.

7 Councilwoman Call asked about adding “fully screened” in condition #8. She recommends that according to
3 sign code now we don’t limit the number of tenants, but she doesn’t think it’s a desired look to make one
9 large sign with all the tenants listed. She appreciates the articulation on the windows.

) Councilman McOmber appreciates the changes to the building he believes it will be to their benefit. He is
1 fine with the setback. He believes this will revitalize this area of the city.

2 Councilwoman Baertsch thanked them for the changes they made and complying with code. She likes the
3 change on the south façade. She is fine with the changes for conditions 8 and 9. She asked if we had
4 anything on the road ownership discussion.

5 Jared Pinegar said they checked on the road and it was too narrow. They and the HOA will both participate
5 in the care.

7 Councilman Poduska was impressed with all the improvements.

3 Mayor Miller asked about the house to be removed and the asbestos test and if it could be burned.

9 Jared Pinegar said they should have that report back by Friday.

) Chief Campbell noted they were planning on around March 1st.

1 Mayor Miller thought it was great when they could do that for training.

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3 **Motion made by Councilwoman Baertsch to approve the Site Plan and Conditional Use for Riverbend**
4 **Medical located at 41 East 1140 North, west of Riverbend with the Findings and Conditions in the**
5 **staff report, including the change to condition number #4 and additions of conditions #8 and #9,**
6 **both as provided to us tonight. Seconded by Councilman Poduska. Ave: Councilwoman Baertsch,**
7 **Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.**

9 **6. Continued discussion of the Rezone, General Plan Amendment and Community Plan for the**
) **Wildflower development located 1 mile west of Redwood Road, west of Harvest Hills, DAI/Nathan**
1 **Shipp, applicant.**

2 Nathan Shipp noted that just a moment ago he received a phone call that they should, by the 26th, have a deal
3 with UDOT to preserve the road. They are excited to go through the Community Plan. It is mostly the
4 same plan that they presented previously, the most significant changes are that it shows 1468 total units
5 now. Mr. Shipp began to reference the changes throughout the document.

6 Councilwoman Baertsch noted some verbiage needed to be changed in the document about the final location
7 of Mountain View Corridor because UDOT will be deciding the final alignment. She noted that
3 Providence Drive needed to be called out as 66’ road not a Master Plan road of 77’ residents see the same
9 color on the map and think it’s the same size.

) Nathan Shipp noted on page 71 the road sizes are matched to the traffic report from Brian Hales.

1 Councilwoman Call liked the reduced density numbers on page 14; in addition there will be open space
2 within individual neighborhoods that will make it better.

3 Nathan Shipp noted their intent on the phasing plan is to be back as soon as possible and show everything on
4 the east side of the corridor all at once. He explained the slope differences they need to work around with
5 the UDOT project and they feel that they know where they need to be on the East frontage roads.

6 Mark Christensen said a concern was signage, sign companies would like to put billboards on this corridor,
7 and he doesn’t feel that would be consistent with this development or the City. He wonders if the
3 developer would be willing to put a restriction to prohibit any billboards in this section of MVC.

9 Kevin Thurman asked if they were going to record the MDA before the agreement with UDOT, we could
) write it with the MDA. He noted that State is not subject to our land use ordinances.

1 Nathan Shipp thought they did not have a desire to have billboards.

2 Nathan Shipp said the caveat is that some partners are not here tonight. Pg 58 and 59 refers to signs and that
3 might be a good place to include it. They wanted to point out the entrance features, they are tall but they
4 are starting down lower so it won’t be as intrusive as they think it may be. He continued noting changes
5 in the document and noted the ranges of lot sizes and proposed percentages.

5 Councilwoman Call would like to reduce the brackets ranges, something that indicates the typical lot ranges
7 better.

3 Nathan Shipp indicated the different types of elevation styles. They took out references to Stacked or R18,
9 R14 or R12. One thing they have done is to do full length drives in the cluster housing to make them feel
1 less clustered. They take pride in their elevations and the breaks in sizes. They almost always have the
1 six-pack rule for building different types of homes near each other

2 Councilman McOmber wanted to not lock the area down to craftsman style to not date the area.

3 Councilwoman Baertsch urged them to work within our guidelines for fire code.

4 Councilwoman Call wanted to show them a few examples of mansion style townhomes.

5 Nate Shipp noted they are looking at a 10 year project and things change, the more product types they can get
5 the better the neighborhood feel. Their intent is to obligate themselves to improve that open space and
7 turn it into something special. It's important to them to have a mechanism that includes the extra in the
3 capital facilities plan so new residents moving in contribute to the extra cost they will be spending. By
9 doing that they can bring in a much higher level of parks. They have done that in their Bluffdale
1 development. It's just for the community level open space.

1 Mark Christensen thinks it will need to have a legal review and we need to be cautious.

2 Councilwoman Call said we need to establish our base level of service. Anything above that would be
3 amenable to reimbursement.

4 Councilman McOmber said private entities can be effective, if we can partner we can avoid some of the fees.
5 We do need to identify the baseline.

5 Mark Christensen commented that we need to look at who is maintaining the parks and trails.

7 Kevin Thurman noted there are two ways to look at it, if they build system improvement it can be added to
3 impact fee facilities plan and if they reduce impact on system facility we can give credit. He is concerned
9 with the language as it is now. We need to be careful about adding it into impact fee facility plan.

1 Nate Shipp noted in Bluffdale, they showed they had so many acres of park exceeding their level of service,
1 it was easing burden on the other parks.

2 Councilwoman Call noted it does call out that they anticipate dedicating the open space to the City.

3 Councilman Poduska thought it was leaning towards a cooperative plan, it needed ironing out though.

4 Nathan Shipp said it was important to them to have this at this level, they intend to be the Master Developer
5 for all of this, and to build as Candlelight homes. They need a document that helps them understand that
5 they will get the benefit of getting better parks but they need to help with those costs.

7 Jeremy Lapin said they talked about if at a future date they wanted to take some and add to the facilities plan
3 than they would get a credit, but until they adopt it it's a hard commitment to make. This will be a
9 discussion for a lot of their infrastructure.

1 Councilwoman Call referred back to the SPAC document from today that seemed to indicate that nice
1 amenities are what the residents wanted.

2 Councilman McOmber thought we should go to Bluffdale and asked them what worked for them with this
3 developer and what they learned.

4 Councilwoman Call thought we could revisit the idea of making an SID or charge a utility fee to fund parks
5 and open space.

5 Kevin Thurman said they could establish a parks and rec. fee without a lot of effort, it was simpler than
7 establishing an SID.

3 Mark Christensen said that is a big step for us, it will need further discussion.

9 Nathan Shipp thought if there was some language that could help them establish a guiding path to help us get
1 there.

1 Councilman McOmber thought we need to keep looking outside the box.

2 Kevin Thurman doesn't want to agree before we have done due diligence.

3 Mark Christensen would like to have anything labeled as neighborhood parks may need to be relabeled as
4 more of a regional component so it wasn't prohibited.

5 Jeremy Lapin recommended that it would be helpful that they have everything on the table that they would
5 like to be reimbursed for.

7 Nathan Shipp suggested from pg.71-78 are the system improvements that they would include in that. He
3 feels this is the crux of whether or not they will be able to come to an agreement by the 26th.

Councilman McOmber likes the beginnings of this concept already; we want these types of things in the city. Mark Christensen said they should include a Parks Master Plan.

Councilman McOmber noted the fencing plan and that they did not allow chain-link in the city, except for schools. Any trail corridor needs to be semi-private fencing so there are eyes on the trail. He also noted that fencing along arterial roads needed to be semi-private.

Kimber Gabryszak indicated that the code committee would be coming back with the Fencing Code soon. Mindi Tate suggested they change that point to leave it with the City.

Councilwoman Baertsch noted if they are going to have fencing on 5' setbacks they have only allowed that at the back of the houses.

Councilwoman Baertsch commented about the grading and trees and asked if they would be preserved them.

Nathan Shipp said anytime they could preserve a big tree they would try to do that.

Councilwoman Baertsch residents would be appreciative if they could incorporate a round-about to help slow down traffic.

Nathan Shipp said the problems were snow plows had trouble and trailers.

Mark Christensen would like to talk to them about how to encourage large truck traffic to stay off the neighborhood roads.

Jeremy Lapin thought they could include language to include a number of calming mechanisms for traffic.

Nathan Shipp said they could include a page on traffic calming measures.

Kevin Thurman urged them to leave some flexibility, and work with the adjacent owners.

Jeremy Lapin commented from a grading standpoint to make sure there is consistence between the Community Plan and our Master Transportation Plan.

Nathan Shipp took note of all the suggestion from the Council and Staff.

- 7. 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.

Motion made by Councilman McOmber 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. Seconded by Councilwoman Baertsch Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Poduska and Councilwoman Call. Motion passed unanimously.

Meeting Adjourn to Closed Session 9:44 p.m.

Closed Session

Present: Mayor Miller, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Nicolette Fike, Jeremy Lapin

Litigation updates

Personnel issues

Closed Session Adjourned at 9:51p.m.

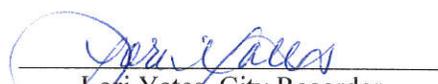
Policy Meeting Adjourned at 9:51p.m

February 17, 2015
Date of Approval





Mayor Jim Miller



Lori Yates, City Recorder