

Policy 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, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, Roger Williams

Others: Chris Porter Jennifer Klingonsmith, Matt Chamberlain, Tom Reid, Matt Hazelton, Robert Barclay, Deklin Clark, Dylan Cosart, Ryan Chamberlain, Elijah Gossard, Tucker Butler, Amber Blasdell, Spencer Boren, Curtis Leavitt, Bruce Baird, Gregg Ward, Jackson Ward, Dave Fike, Sean Fike, Carter Traveller, Caleb Dougal, Jayden Yates, Tyler, Paul Raymond, Andrea Sievers, Jax and Judy Baird, Tyler Ackley, Lindley Craig, Cody Draper, Isaac Draper, Brian DeVries, Jake DeVries

Call to Order 7:13 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilman Poduska

Pledge of Allegiance - led by Councilwoman Baertsch

Public Input – Opened by Mayor Miller

Jennifer Klingonsmith wanted to share some information about horticulture for the parks. She said that the 2 1/2 inch trees are usually balled and burlaped and they have a higher rate of failure than container grown trees which tend to adjust to their living space better. Amending holes for trees is usually discouraged so that trees get used to the soil they are planted in, as long as it is loosened. Bringing in Topsoil is discouraged as opposed to bringing in a few inches of compost material that would be tilled in to improve the native soil. She thinks it's a great idea to use volunteers for helping with the new park.

Spencer Boren is looking at doing an Eagle Scout project and he is focusing on litter above the Harvest Hills area. He wants to focus on preventing as well as repairing the damage and he is wondering if he could post signs to not dump in the area.

Mayor Miller directed staff to work with him.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- Chief Burton was here to recognize and promote Officer Roger Williams. They ran a promotional exam with 6 phase test and Officer Williams came out as number one on the section for Corporal. He is being promoted to the rank of Corporal. He received stripes for his uniform and a new badge, which his wife pinned on. Chief Burton said they were very fortunate to have Corporal Williams as part of their team.

Policy Items

1. Consent Calendar:

- Bid Results for the South Secondary Well.**
- Resolution R15-7 (3-3-15): A Resolution of the City Council of the City of Saratoga Springs, Utah, regarding the Temporary Appointment of Justice Court Judges.**
- Consideration and Possible Approval of the Final Plat and Phasing Plan Revisions for Mallard Bay Plat 1 located at 2800-3000 South Redwood, Holmes Homes, applicant.**
- Resolution R15-8 (3-3-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Mallard Bay Plat 1)**
- Minutes:**
 - January 27, 105**
 - February 17, 2015.**
 - February 24, 2015.**

Changes for the minutes were sent in by Councilman Willden, Councilwoman Baertsch, and Councilwoman Call.

Jeremy Lapin noted that for Mallard Bay there was a new document in their dropbox and there was a need to upsize a pipe in the area. This will allow them to defer the more expensive project later on. Councilwoman Baertsch asked if it affected their consideration for final plat.

Jeremy Lapin replied it would not; it was an existing waterline and alignment. He would bring in the actual agreement at the next available meeting. The developers may have some construction starting prior to the actual agreement and he wanted to make sure that they were ok with it.

Councilwoman Baertsch said where she hasn't seen the new agreement she wanted to make sure it wasn't affecting the layout of the plat.

Jeremy Lapin reassured her that it would not affect the plat.

Councilwoman Call so long as the applicant knows it is not guaranteed.

Jeremy Lapin replied the agreement will have these costs as estimate and proof of invoicing. He wanted to make sure the construction drawings showed it. And he will let them know it is pending on approval.

Mark Christensen would like to point out that they felt this was a change that was a good investment.

Jeremy Lapin said likely some of the other plats in this area will also need to see some upsizing.

Motion made by Councilwoman Baertsch to approve Consent Calendar including items a. rebid for the South Secondary Well. Resolution R15-7 (3-3-15). Approval of the Final Plat and Phasing Plan Revisions for Mallard Bay Plat 1. Resolution R15-8 (3-3-15). Minutes from January 27, 105, February 17, 2015, and February 24, 2015 with previously emailed changes. Including all staff findings and conditions. Seconded by Councilwoman Call

Councilwoman Call asked the Attorney for clarifications on the Judges Appointment. In item 3, she assumes it means the following paragraph and wonders if it needs clarification there. In number 5 it doesn't say subject to any policy.

Kevin Thurman commented that he would hesitate to make any changes without it being on the screen, and we could wait on that.

Councilwoman Baertsch **amended the motion to table item b.**

Councilwoman Call seconded the amendment

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

2. **Consideration and Possible Approval of the Real Estate Purchase Agreement with Utah County for Inlet Park and the Jordan River Radio Controlled Flying Field.**
 - a. **Resolution R15-9 (3-3-15): A resolution of the City Council of the City of Saratoga Springs, Utah, regarding approval of the Real Estate Purchase Agreement with Utah County of Inlet Park and Jordan River Radio Controlling Flying Field; and establishing an effective date.**

Councilwoman Call said there was an outstanding question and she hasn't been able to get in touch with that party involved and she felt more comfortable to table the item.

Motion made by Councilwoman Call to table Resolution R15-9 (3-3-15): A resolution of the City Council of the City of Saratoga Springs, Utah, regarding approval of the Real Estate Purchase Agreement with Utah County of Inlet Park and Jordan River Radio Controlling Flying Field along with resolution R15-9. Second by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

3. **Consideration and Possible Approval of Road Dedications for Swainson Avenue and Wildlife Boulevard.**

Jeremy Lapin noted that per the MDA of the Villages these are roads that must be completed to allow platting in several neighborhoods.

4 Kevin Thurman did clarify that the protest period was 30 days so it will be held on the 21st of April.
5

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

7 Cpt. Andrea Sievers, Camp Williams, understood the challenges they have to work with. Her job as an
3 analyst is to do homework on everything that borders Camp Williams. She is concerned that it is so
9 close to the firing points and shrapnel is potentially in those areas. She believes the artillery will
0 shake the ground more than the gravel pit. They are also concerned with the fire mitigation. They are
1 working on solutions and compromising with other cities and are building a trail to help with the
2 mitigation along other cities. That city is not maintaining them; it is just raw land that can be used as
3 a trail and acts as a buffer. She doesn't think that a sound wall would help with sound. They are for
4 development but it needs to be the right kind. They have a lot of night training so the JLUS is a
5 concern.

5 Paul Raymond, Camp Williams, commented that they aren't trying to throw all the concerns on the
7 developer but doing all they can to help and look at options on their side of the fence as well.

3 Andrea Sieveres just wanted to make sure that everyone was aware of what was going on.

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

1 Councilman McOmber appreciated the comments made from Camp Williams. Council has similar concerns
2 and they hope they will continue to work with the developer. One of the problems with most of the City
3 is that they border on an urban interface. It is something they take seriously in the City. He appreciated
4 the comments about wildfire. He appreciates that the densities are lower. On the road coming into The
5 Springs he mentioned that it would be nice if there were an interchange like a roundabout, that comment
5 may be preliminary but it's feedback he has gotten already.

7 Councilman Willden thanked him for coming in with lower ERU. He appreciates them working with Camp
3 Williams and appreciated the input from Camp Williams. He is not supportive of a 2000 ft. buffer. He
9 appreciates the standards zoning and not PC zoning. Over all it's a good product and they have put the
0 densities in the appropriate areas.

1 Councilwoman Baertsch noted we have been looking at the JLUS very carefully and they have passed the
2 military overlay zone within a half mile buffer in that area. She is interested in what will happen with the
3 seismic sensors. She thanked them for bringing up the fire issues. They now have what they need to help,
4 one item is the ACUB (Army Compatibly Use Buffer) with the option to put an easement or purchase a
5 buffer zone along Camp Williams. Her understanding is that Herriman has started putting a trail all
5 around Camp Williams, that is an option and she knows all the parties will work together to make it all
7 work. She asked staff what the width was on the industrial requested parcels. She doesn't think they
3 should allow expansion of mining in that area because they would be violating their own buffer. If they
9 want to put an office business there than we could give them a business park/commercial/agricultural,
0 something that in the future would be a better use and not allow the mining but allow what they are
1 currently doing as a non-conforming preexisting use. She said it was asinine that one property owner
2 would ask for a zone that would push their requested 2000' buffer even further onto the other property
3 owner's parcel. And she added that it was ridiculous to think that, if there is a buffer needed, they
4 wouldn't care of that themselves, but try to put that burden onto a neighboring property owner. She noted
5 that they had talked about a business park area previously and she wondered where that was at.

5 Councilwoman Call echoed the comments about the buffer zone as "asinine and ridiculous." She appreciated
7 the representatives from Camp Williams and their willingness to work with this. She appreciates
3 Councilwoman Baertsch and her relationship with Camp Williams on behalf of the City. She is happy
9 that the ERU were reduced. She indicated that if she had to choose between extra open space and
0 density, she would choose the lower density with just the required open space. If there was a way they
1 could decrease some of the open space to what was required, she would like to entertain that, where it
2 comes with a decrease in the amount of ERU.

3 Councilman Poduska also had a difficult time with the HADCO properties request and would consider
4 zoning office warehouse but not industrial. He didn't see a purpose in the buffer. He thinks the densities
5 have worked out well coming in lower than what was allowable. He thinks it's getting close to being able
5 to work on the particulars.

7 Bruce Baird noted they will keep working with the Guard and will monitor events and put walls where they
3 need to. As to the fire concern, they will be compliant with the Wildland interface. They are amenable to
9 a dark sky ordinance. They appreciated the Guard considering moving the firing points, they will work
0 with them to the maximum extent that they can. He noted that other jurisdictions are paying for the open
1 space buffer, there are discussions on where to put the trails and how. Those properties are situated
2 differently than this. He doesn't agree with the HADCO buffer. They will work with the Wildflower
3 accesses. They will take a look at the densities vs. open space. They looked at the commercial
4 possibilities and given the location and what is surrounding it they feel it would be highly unlikely to
5 have commercial in the area, but if someone wanted to buy the commercial they would be happy to come
5 in with a rezone. He felt personally that little pocket neighborhood commercial areas would be very
7 valuable to the neighborhoods in the city. If they could find a way to do that here he would like to do
3 that.

0 **Motion made by Councilwoman Baertsch that based on the analysis of the City Council and**
1 **information received from the public tonight, I move to continue to The Springs Annexation,**
2 **Rezone, and MDA to the April 21st, 2015 meeting, with the following direction on additional**
3 **information or changes needed to render a decision. With the changes that 1. A final draft of the**
4 **MDA shall be provided, 2. Information needed to satisfy the requirements of code section**
5 **19.22.01.13 shall be provided. 3. Re-noticing in compliance with state and city requirements shall**
5 **be done. Seconded by Councilman Willden**

7 Councilman McOmber asked about the re-noticing, if they had to do another public hearing.
3 Kevin Thurman replied they did need to re-open the public hearing. He said under the statute if they
9 could add to the motion that **they accept the notice of certification from the City Recorder.**

0 Councilwoman Baertsch amended the motion as stated.

1 Councilman Willden accepted the amendment

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

- 5 5. **Ordinance 15-10 (3-3-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments**
7 **to the City of Saratoga Springs' Official Zoning Map for certain real property (Wildflower);**
3 **instructing the City staff to amend the City Zoning Map and other Official Zoning records of the City;**
9 **and establishing an effective date.**

0 Kevin Thurman indicated that they forgot to put this ordinance with the packet earlier.

1 **Motion made by Councilwoman Call to adopt Ordinance 15-10 (3-3-15): An Ordinance of the City of**
2 **Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning**
3 **Map for certain real property (Wildflower); instructing the City staff to amend the City Zoning**
4 **Map and other Official Zoning records of the City; and establishing an effective date. Seconded by**
5 **Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
6 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.**

7 Councilman McOmber asked when they finish with the annexation, if staff would work on making new large
3 maps of the City boundaries to have for display.

- 9 6. **Motion to enter into closed session for the purchase, exchange, or lease of property, pending or**
0 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**
1 **an individual.**

2 **Motion made by Councilman Willden to enter into closed session for the purchase, exchange, or lease**
3 **of property, pending or reasonably imminent litigation, the character, professional competence, or**
4 **physical or mental health of an individual. Seconded by Councilwoman Call. Aye: Councilman**

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McOmbler, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and Councilwoman Call. Motion passed unanimously

Meeting Adjourn to Closed Session 8:36 p.m.

Closed Session

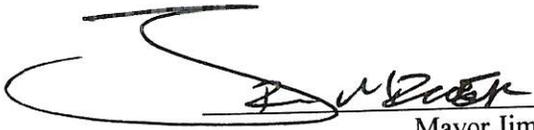
Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmbler (electronically), Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Owen Jackson, Kimber Gabryszak, Jeremy Lapin, Nicolette Fike

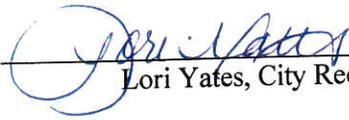
Closed Session Adjourned at 9:00 p.m.

Policy Meeting Adjourned at 9:00 p.m.

March 17, 2015
Date of Approval




Mayor Jim Miller


Lori Yates, City Recorder