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City of Saratoga Springs
City Council Meeting
August 18, 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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Work Session Minutes

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Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin,
Nicolette Fike, AnnElise Harrison, Jess Campbell

Others: Chris Porter, Ron Edwards, Carl Ballard, Steve Lord

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Excused:

Call to Order - 5:52 p.m.

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1. Discussion of an update to the City of Saratoga Springs Transportation Plan.

Jeremy Lapin introduced Steven Lord with Horrocks Engineering.

Steven Lord had a presentation to give an overview of the plan and recent updates. It was based on MAG Travel Demand Model Version 7 with City input on roadways and land use data. There has since been new development and Roadway construction. The MAG model version 8 was released in July 2015. He showed the different ROW widths. He felt there should be a width between 56' and the 77' ROW.

Councilwoman Call said the 56' ROW has changed a lot over the years, but a number of streets have a significant amount of asphalt and then park strips on top of that, was that a 56' ROW or did developers go above what our residential ever was.

Jeremy Lapin replied that he didn't know what master plans they were based on or if there were plans for more collectors after that with connections.

Councilwoman Call commented that if they put something on the 56' road like a park or church that increases the traffic, that it is not sufficient.

Steven Lord commented that most other cities have a minor collector cross section.

Councilwoman Baertsch thought we used to have a minor collector designation and now it has disappeared, she would like to see us get back to that.

Steven Lord is recalling that they had a minor collector but no minor arterial and when they adjusted it was bumped to collector and minor arterial.

Councilwoman Baertsch wondered how we compare to other cities.

Steven Lord replied that Lehi has a specific cross section for every situation and bike lanes. Spanish Fork is more similar to here with growth rather than redevelopment. We have larger side treatments. But it does seem that there is a width missing, somewhere in the 66' range.

Councilman Poduska wondered when they would reach capacity on the major arterial roads.

Steven Lord replied he didn't know what the capacity was exactly but something in the 50,000 vehicles per day range. When we reach capacity, level of service D, we will be ok most of the day, heavy on the peak hours. They assess the need for a change on a volume to capacity ratio. It's based on segments from intersection to intersection; maybe there are fixes with signs and signals. Once you hit about 80% of maximum capacity they start to look at improvement.

Order of items was changed.

3. Discussion of the Catalina Bay Concept & Open Space Plan.

Kevin Thurman said this is the remainder of the original Harbor Bay development. The new developer is asking if they can follow their own plan and not the original Harbor Bay plan. They cannot do the fee in Lieu option. They brought up the open space credit for the original development and would like

54 consideration of a reduction of open space. As a compromise to the proposal, staff recommends that the
55 applicant contribute funds equivalent to the cost of improving the parcel that was dedicated with Plat 4
56 (2.99 acres); at \$3.33 per square foot the result is \$433,714. The applicant would also be required to
57 improve 5.45 acres of open space onsite and finish the remainder of the Redwood Road trail adjacent to
58 the Harbor Bay development.

59 Councilwoman Call mentioned that they were able to get 1 million appropriated for lake and river
60 improvements this year and no applications have been submitted for those yet this year. If we can submit
61 an application soon they may be able to leverage those for matching funds.

62 Mark Christensen commented they talked about future plans and that we don't want to build a park that
63 limits our ability to finish the rest of the improvements. They felt the fee in lieu was a better option to
64 leverage the dollars for grants and not paint ourselves into a corner. He noted they would complete the
65 trail section down to the commercial property.

66 Councilwoman Call asked if there was a way they could get them to grub in the trail with permission of the
67 property owner. This is the area of the city that has no connectivity along Redwood Road.

68 Kevin Thurman noted the sewer reimbursement agreement and the developer has indicated he is ok with that,
69 it shows good will on his part.

70 Councilman McOmber thinks it's a great compromise. Finding the balance for the three acres seems like a
71 fair deal. Where we have already been in negotiations he would encourage staff to go ahead and get it
72 resolved as quickly as possible.

73 Councilman Willden is on board and thanked staff for working it out with the developer.

74 Kevin Thurman asked if the Council would be ok with slight counter-offers.

75 Council was ok with that.

76 Councilwoman Baertsch agrees, especially if we can get matching funds.

77 Councilman Poduska likes the matching part of it and the compromise. He sees it as really working with the
78 developer to make the City work.

79
80 **2. Discussion of pending Title 19, Land Development Code Amendments, including approval processes,**
81 **Mixed Lakeshore, and Landscaping.**

82 Kimber Gabryszak began with a review of Approval Process Delegations. This was discussed with the
83 subcommittee and Planning Commission. She went over the different types of approvals and proposed
84 processes.

85 Councilwoman Call asked if they could document a type of calendar or trigger that says we are going to run
86 this for, say, 6 months and then we can revisit it to see if we can take it down to Planning Commission
87 level. If everything is up to code there should be no reason why we couldn't see it at final plat for the
88 first time.

89 Kimber Gabryszak replied they anticipate continuing to streamline the process but only if they have good
90 code in place with good standards.

91 Councilwoman Baertsch commented that in our training and in code sub-committee we had talked about
92 when it's an administrative decision the council shouldn't need to see it at all. As they work on making
93 sure the codes are followed more closely and are less ambiguous, if it follows the code and is
94 administrative then City Council won't need to see it.

95 Councilwoman Call thinks we are good at following the code, but we are missing pieces of code. We need to
96 work on clarifying and documenting reasons we were uncomfortable with things and clarifying that
97 portion of the code.

98 Councilman Willden feels there are still some areas of code where there is ambiguity, those types of areas
99 need to be cleaned up and once those are done he is on board with pushing it down to staff.

100 Kevin Thurman said to keep in mind that for any of these they can delegate part of it to Planning
101 Commission or staff, and where they want discretion, within their authority, they can still keep that
102 portion. Some of the decisions should be made by Council still.

103 Councilwoman Call commented we are not doing this because we don't want extra work, it's so we can work
104 well with developers. The point in doing it to make sure we have good processes in place to make sure it's
105 easy to develop in Saratoga Springs and what we end up with is good, quality development.

107 Kimber Gabryszak noted the Site Plan process where they proposed delegating to Planning Commission
108 unless it's a major amendment. For Minor Site Plan Amendments that has been recommended to
109 delegate to staff.

110 Mark Christensen recalled the complex process with Café Rio. Did we get the issue with it addressed within
111 this process?

112 Kimber Gabryszak responded it should be. Technically the way it ended up would be a minor site plan
113 amendment. She noted the fees have been modified and now we have a fee schedule that reflects the
114 work that goes into the different types. The Mixed Waterfront was brought to Planning Commission for a
115 work session and she noted a few changes they suggested. In order to change the designation for new
116 properties they will need to bring forward an amendment to the General Plan Land Use Map. She noted
117 some properties that could be brought in.

118 Councilman Poduska asked if we have any engineering requirements within this zone for things like
119 walkways out into the water.

120 Kimber Gabryszak noted into the water becomes an issue with the Forestry Fire and State Lands and Army
121 Corps. It's possible but difficult to obtain.

122 Councilwoman Call had a concern that this may prohibit lakefront properties. But we also want businesses to
123 embrace the lake. She thinks we can accomplish the mixed waterfront even if some of the commercial is
124 further back. She asked how to go about rezoning a piece where a developer is not doing immediate
125 lakeshore or not developing the whole property.

126 Kimber Gabryszak they could get the entitlement for the whole property and bring forward portions through
127 a phasing plan. The original language said that it was a goal is to accomplish a mix. And it has been
128 suggested that no development containing less than 20% commercial area would be considered. So
129 someone couldn't come in and take advantages of the densities at the lake without offsetting the
130 commercial benefits.

131 Councilwoman Call asked with 80/20 are we talking sq. footage on the ground or floor space, including
132 parking. There are things we still need to think about and it might be a good idea to contact other
133 municipalities that have done this well in the past for their code.

134 Mark Christensen asked if she was sure the commercial really embraced the river component.

135 Councilwoman Call noted it would probably be based on how well it worked in other cities that had some
136 great river communities.

137 Kimber Gabryszak said right now properties keep leaving the mixed Lakeshore and going to residential. This
138 is not the stopping point because it's not perfect yet but we can pull out difficult parts now, but one thing
139 that is important is to get the name changed to Mixed Waterfront.

140 Councilman McOmber likes the change to Mixed Waterfront and that we are cleaning it up. One of the best
141 things is to find the national developers who have done this successfully. They may be able to give us
142 some great and practical insight. We may need to increase the densities and height.

143 Councilwoman Baertsch asked if there are negatives to the property owners to changing their zoning now
144 like changes in property taxes.

145 Kimber Gabryszak said the process is to notify the property owners and give them a comparison. They have
146 an opportunity to protest it and comment. If they are in Greenbelt the taxes wouldn't be impacted. One
147 reason to zone it is to be proactive so people aren't looking to bring in different uses. They can always
148 apply for a rezone.

149 Councilwoman Baertsch is a little nervous with the 20/80. She doesn't mind more commercial going in but is
150 worried about the increase in density. A hotel or a bed and breakfast would be an increase in density, but
151 not technically a residential use. We want this type of commercial use to eat up that density.

152 Kimber Gabryszak said we wrote it as no less than 20% so they would be able to do more and even though it
153 says a density of 14 they have to transition to it and match adjacent density.

154 Councilwoman Baertsch commented the residents don't want an increase in just residential, it doesn't give us
155 any value without the commercial aspect. It is getting better. She thinks we need to be careful with this
156 and likes that there is a minimum. She would to see more of a master plan for the area to see where
157 marinas, docks and things would be.

158 Councilman Willden had no further comments, his concerns had been covered.

159 Kimber Gabryszak gave a quick update on further changes to the code. Staff is proposing permitting a
160 limited percentage of bare ground, permitting native grasses as part of manicured landscaping, and
161 requiring that 1/3 acre lots or 1/3 of an acre of larger lots be required to be landscaped.
162 Councilwoman Call mentioned the larger lots in the city, where they are not required to landscape the entire
163 area we may want to revisit the base rate. She did note that in some areas the larger lots do require more
164 infrastructure and should pay more than a small lot but if we are allowing large lots to only landscape
165 small areas we need to consider all factors.
166 Kimber Gabryszak noted they are discussing that internally. She would like to get this scheduled for a
167 hearing so it can be pending over the rest of the summer.
168 Councilman McOمبر noted how there could be consideration for lots that have a smaller footprint and the
169 same size lot with a larger footprint has less yard to water.
170 Councilman Willden is supportive of going down this road.
171 Councilwoman Baertsch asked do we really care what people put in their yards, only if it causes a health and
172 safety issue, when weeds go in the neighbor's yard, and if it creates a heat island. Could we simplify it
173 and say 50% needs to be organic material and you have no noxious weeds or invasive plants.
174 Councilwoman Call proposed that we also don't care what churches put in so long as the percentages are
175 met. They don't need circles of mulch under each canopy. Is there some type of medium we can reach
176 that works in application?
177 Sarah Carroll noted the Church discussed that with her and their landscape plan doesn't work for them to do
178 a bunch of circles, they are just doing bark mulch. Their preference would be the rocks so it doesn't blow
179 away and cost to replace.
180 Councilwoman Baertsch noted that if they had a little stick tree that isn't grown yet it doesn't cover the 50%.
181 Councilwoman Call looks at the huge numbers. If they are putting in a large amount of shrubs they should be
182 able to put rock under it. Ultimately the goal is the same, we are not perpetuating heat islands and not
183 increasing their costs. When there is a huge difference between the required and what they are planning
184 she is ok with rocks.
185 Councilwoman Baertsch said they need to look at how to make these trees thrive and not die. She believes
186 the mulch helps them do that better than rocks.
187

188 **4. Open and Public Meeting Act Training.** – postponed.
189

190 Mark Christensen noted they will need to hold a special meeting next week to do the canvassing of election
191 results. They could move the training till then as well.
192 Councilwoman Call said could we could have the training at our retreat every year to make it a regular schedule.
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194 **Adjourn to Policy Session 7:11 p.m.**
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196 September 1, 2015
197 Date of Approval
198



Lori Yates
Lori Yates, City Recorder

Policy Session Minutes

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Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Chelese Rawlings, Nicolette Fike, AnnElise Harrison, Andrew Burton
Others: Ron Edwards, Carl Ballard, Chris Porter, Justin Johnston, Curtis Leavitt, Chad Spencer

Call to Order 7:13 p.m.

Roll Call – A quorum was present

Invocation / Reverence - Given by Councilman McOmber

Pledge of Allegiance - led by Councilman Willden

Public Input - Opened by Mayor Miller

No Comments at this time.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- Civic Events Awards – AnneElise Harrison spoke about the Saratoga Springs Triathlon. She wanted to honor those volunteers that have put in so much time and effort. She presented pins to Jarred Mason and Blake & Jeramy Josephson (not present).

POLICY ITEMS

1. PUBLIC HEARING ITEMS:

a. Public Hearing: Amended Storm Drain Impact Fee, Storm Drain Capital Facilities Plan, Storm Drain Impact Fee Facilities Plan, and Storm Drain Impact Fee Analysis.

i. Ordinance 15-25 (8-18-15): Amending the Storm Drain Impact Fee and Adopting a Storm Drain Capital Facilities Plan, Storm Drain Impact Fee Facilities Plan, and Storm Drain Impact Fee Analysis.

Jeremy Lapin went over the proposed ordinance. Bowen, Collins and Associates and Zion’s Bank Public Finance assessed the level of Storm Drain system service. They are proposing changing the fee from the existing fee of \$556 per Unit to \$1,649 per Acre.

Public Hearing Open by Mayor Miller

No comments

Public Hearing Closed by Mayor Miller

Councilman Willden had no comments.

Councilwoman Baertsch asked about changing from charging from unit or lot to charging per acreages.

Larger lots may retain their own water and not using the storm drain system as much and that doesn’t seem wise.

Jeremy Lapin said they had this discussion and it is one of the reasons they decided to make it a fee at plat recordation because they don’t want developers to pass the fee on to individual lot owners. The developer has to come up with the money up front based on gross acreage. Overall there is an averaging out and shouldn’t put the burden on the homeowner.

Councilwoman Baertsch still feels that larger lots can retain more water compared to condos or townhomes where more will run off.

Jeremy Lapin said they calculate where a landscaped area has less run off. A landscaped area requires a smaller pond. They are able to take advantage because they don’t have the cost to develop the pond.

Everyone has the same discharge per acre, they are required to deal with the variations onsite whether it’s with a pond or something else. Ultimately it only has to do with gross acreage and not what they

252 develop. It's a comparison of the peak flows, A commercial may have more volume of runoff but they
253 will have a bigger detention system that caps the peak flow for a longer period of time.
254 Mark Christensen commented that the more urban dense the environment the more cost they personally bear,
255 but the larger lot has little onsite detention.
256 Kevin Thurman added that everyone also benefits from upstream system improvements.
257 Jeremy Lapin said even if they have ways to mitigate small storms they still expect a system to be there to
258 handle the worst case scenario.
259 Councilman McOmber appreciates all the work that went into this document. He thinks this is why Jeremy is
260 here, he understands all the different areas of the city and he is being proactive. He thinks it's great that
261 we are planning for the future now and not waiting to plan for things until they are needed.
262 Councilwoman Call agrees with that sentiment.
263 Councilman Poduska wondered if it included the cost of the cleaning and water separation units.
264 Jeremy Lapin said it's not an impact fee allowed expense when it's retrofitting.
265 Councilman Poduska thought our fees seemed high compared to other cities.
266 Jeremy Lapin noted it was because those cities are already relatively developed and have already paid for a
267 significant portion of their infrastructure. We are making sure we are only charging for what is needed
268 and not more.
269 Councilman McOmber added that we are a beautiful city and we are a long skinny city and the fees we are
270 charging are audited and validated.
271

272 **Motion made by Councilman Willden to approve Ordinance 15-25 (dated 8-18-15): With the details**
273 **listed in the meeting agenda. (Amending the Storm Drain Impact Fee and adopting a Storm Drain**
274 **Capital Facilities Plan, Storm Drain Impact Fee Facilities Plan, and Storm Drain Impact Fee**
275 **Analysis) Seconded by Councilwoman Call.**
276

277 Councilwoman Call noted the decrease.
278

279 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
280 **Councilman Poduska. Motion passed 5 - 0.**
281

282 2. ACTION ITEMS:

- 283 a. Final Plat for Talus Ridge Plat D located at 1100 West Talus Ridge Blvd, Edge Homes, applicant.
284 i. Resolution R15-36 (8-18-15): Adding Lots to the City Street Lighting Special Improvement
285 District for Talus Ridge Plat D.
286 b. Final Plat for Talus Ridge Plat E located at 1100 West Talus Ridge Blvd, Edge Homes, applicant.
287 i. Resolution R15-37 (8-18-15): Adding Lots to the City Street Lighting Special Improvement
288 District for Talus Ridge Plat E.
289

290 **Motion made by Councilman McOmber to approve R15-36 and R15-37 (dated 8-18-15) Adding Lots to**
291 **the City Street Lighting Special Improvement District for Talus Ridge Plat D. And Adding Lots to**
292 **the City Street Lighting Special Improvement District for Talus Ridge Plat E. Seconded by**
293 **Councilman Poduska**
294

295 Councilwoman Call noted it was pleasing to see plats on a development that was brought to the city only
296 a year ago, it has sold well.

297 Councilwoman Baertsch mentioned this needed to **approve the Final Plats D & E as well.**

298 Councilman McOmber and Councilman Poduska **accepted the amendment.**
299

300 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
301 **Councilman Poduska. Motion passed 5 - 0.**
302

- 303 c. Site Plan, Conditional Use and Preliminary Plat for Harbor Bay Church located at 168 East
304 Harbor Bay Drive, Evans and Associates Architecture, applicant.

305 Sarah Carroll presented the Site Plan. She reviewed the findings and conditions. They will bring back the
306 Final Plat next week.

307
308 **Motion made by Councilwoman Baertsch that the City Council approve the Site Plan, Conditional**
309 **Use and Preliminary Plat for Harbor Bay Church located at 168 East Harbor Bay Drive,**
310 **Evans and Associates Architecture, applicant, and direct staff to bring back the final plat at**
311 **the next meeting, including all staff findings and conditions. Seconded by Councilwoman Call**
312 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman**
313 **Call, Councilman Poduska. Motion passed 5 - 0.**

314 Councilwoman Call expressed appreciation to the applicant for additional trees.

315
316
317 **d. Site Plan and Conditional Use for Jacobs Ranch 1 and Israel Canyon Stake located at 163 West**
318 **Ring Road, Evans and Associates Architecture, applicant.**

319 Sarah Carroll presented the Site Plan. She reviewed the Findings and Conditions. They need to add a
320 condition to landscape the parkstrip.

321 Councilwoman Call said if we are going to revisit this with concern to the rock over the mulch.

322 Kimber Gabryszak said we do need to meet code but the planting ring requirement is only for the
323 required plants so anything above and beyond would not need to meet that requirement.

324 Mark Christensen said if the Council made that change we could allow them to modify their plan later.

325 Kimber Gabryszak also noted that if the process amendments went through it would be a minor
326 amendment and would be approvable by staff.

327 Kevin Thurman mentioned it would be good to give them the option now and delegate it to staff as part
328 of the motion.

329
330 **Motion made by Councilman Poduska that based upon the evidence and explanations received**
331 **today he moves the City Council approve the Jacobs Ranch 1 and Israel Canyon Stake Church**
332 **Site Plan and Conditional Use Permit, located at 163 West Ring Road, with the findings and**
333 **conditions in the staff report and we can modify it if necessary in the future. With the addition**
334 **that they landscape the parkstrip. Seconded by Councilwoman Call. Aye: Councilman**
335 **Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman**
336 **Poduska. Motion passed 5 - 0.**

337
338 **e. Improvement Agreement with Ken Evans and Intermountain Health Care.**

339 Jeremy Lapin presented the Agreement. This item is for the approval of an Improvement Agreement with
340 Ken Evans and Intermountain Health Care for the completion of 400 West from the round-about at
341 Aspen Hills Blvd south to Crossroads Blvd. The proposed agreement would involve a commitment
342 from the City to place the completion of 400 West on the City's Transportation Capital Facilities
343 Plan and to complete its construction within 5 years if both Ken Evans and IHC will dedicate to the
344 City the 77ft. collector right-of-way (ROW).

345 Councilwoman Baertsch asked how this would tie in to the existing roundabout.

346 Jeremy Lapin responded that if council approves this agreement someone will need to put together a
347 schematic design. It should be a fairly easy tie in.

348 Mark Christensen noted that the 77ft. ROW would be a three lane width including a middle lane. The
349 bike lane would be lost in the roundabout and transition to a shared lane.

350 Councilwoman Call clarified that we are looking at a dedication of the ROW and the city would
351 construct the road. She asked what is the benefit for the city to fund the road before development
352 takes place.

353 Jeremy Lapin replied that for this location there is no eminent development and they see this as being a
354 regional benefit and the ROW is being dedicated at no cost.

355 Councilwoman Call is concerned that if we put this regional road through a residential neighborhood it
356 would complicate matters.

357 Councilwoman Baertsch thinks this actually will help stop the traffic through the neighborhood, more
358 regional traffic will take this road.
359 Mark Christensen added that this gives us the option to make the decision at a later point.
360 Jeremy Lapin feels that by giving them an alternate route it makes it more appealing to take this route
361 than Aspen Blvd.
362 Councilwoman Call does like the options but she doesn't want to convey to anyone that yes we are doing
363 this but just that we are keeping our options open.
364 Mark Christensen thinks the biggest issue for this neighborhood is that the frontage road that bypasses
365 Aspen Hills has never been put in. This option will alleviate a lot of the concerns.
366 Kevin Thurman noted they need to authorize City Manager to sign the agreement.
367

368 **Motion made by Councilwoman Baertsch to approve the Improvement Agreement with Ken Evans**
369 **and Intermountain Health Care, authorizing the City Manager to sign the agreement. Seconded by**
370 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
371 **Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
372

373 **f. Cooperative Agreement with Utah Department of Transportation.**

374 Jeremy Lapin presented the agreement. This item is for the approval of a cooperative agreement with
375 UDOT for the transfer of a portion of road to be known as Crossroads Blvd. and 1400 North Also
376 Staff has negotiated with UDOT for sufficient pavement preservation funds to bring these portions of
377 roadways up to an acceptable standard as a condition of acceptance.
378

379 Councilman McOmber commented that this was well done.

380 Kevin Thurman noted they also needed to authorize City Manager to sign the agreement.
381

382 **Motion made by Councilman Willden that the City Council approve the Cooperative Agreement**
383 **with UDOT and Authorize the City Manager to sign. Seconded by Councilman McOmber.**
384 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman**
385 **Call, Councilman Poduska. Motion passed 5 - 0.**
386

387 **g. City Council Minutes:**

388 **i. July 21, 2015.**

389 **ii. August 4, 2015**
390

391 **Motion made by Councilwoman Baertsch to approve the minutes from July 21, 2015 and August 4,**
392 **2015 including previously emailed changes by Councilwoman Call. Seconded by**
393 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
394 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
395

396 **3. REPORTS:**

397 **a. Mayor.**

398 Mayor Miller said he attended MAG meeting and in the meeting they recognized Saratoga for supporting
399 the residents in not supporting the taxes for UTA.

400 **b. City Council.**

401 Councilman McOmber thought the bike tour they did for research was great. They will be bringing
402 forward some recommendations. There is a new bike interchange he would like to visit. As we move
403 forward we want to make sure we are thinking through those things. For code enforcement, on
404 Redwood Road and Centennial there is a dispute between the HOA and the Church, neither want to
405 maintain it. He wanted an update on 400 South and why it was closed so long.

406 Jeremy Lapin will find out the timelines. The pipe is literally down the middle of the road and there were
407 no other alternatives but to close it for a time.

408 Councilman McOmber also commented that the Saratoga Springs Development swimming pool has lost
409 their hot water. They have a proprietary right and they will also be making it a historical site. He

410 thinks Legacy Farms coming through has maybe impacted it. We need to make sure the residents
411 there have their rights retained. Definitely check into it.

412 Mark Christensen said he got a call last week from Howard Van Horn and with the exception of the
413 minor ground water they are encountering installing Tickville pipe it is just ground water. Howard
414 thought it might be a blockage in their pipes.

415 Councilwoman Baertsch said people still have two days left to comment on the target shooting on the
416 BLM area. The prison was recommended to be moved to the Salt Lake site. Rep. Eric Hutchings
417 came to talk to them at League about reform in the judicial system. We will want to watch this, the
418 idea is that we should be doing more halfway houses. We need some updates on Sunrise Meadows
419 and the trees along 800 West. They took out around 23 mature trees and have only replaced 8 tiny
420 trees. She is hoping that they will be putting in bigger trees. The sod is all done.

421 Kimber Gabryszak said they are supposed to be putting in 43 trees. The code requires them to be 2 in.
422 caliper.

423 Councilwoman Baertsch noted they did not meet that code.

424 Jeremy Lapin said they weren't meeting code so they stopped and they are working with the landscaper
425 to be putting in better. Last he heard they weren't going to count those 8 towards the requirement.

426 Kimber Gabryszak said they will follow up with it. Recently for the Code amendments they looked into
427 the definitions of calipers of the trees. Caliper is used by nurseries and is measured about a foot
428 above the root ball and Diameter is what landscapers use for mature trees at breast height.

429 Councilwoman Baertsch said where we are looking at the public property she feels like it was doing the
430 residents a big disservice. When its private property she has less of an issue with it but this was
431 Public property with mature trees that were massively valued. She also had complaints about sulfur
432 the water in Saratoga Springs Development again, and in Harvest Hills. She asked if there was an
433 update on Pony Express construction.

434 Jeremy Lapin said they were two weeks behind schedule at their last meeting. There is a penalty or
435 damage usually by not being done by schedule, but he doesn't know how much was granted to them
436 because of things out of their control. Also this is under UDOT processes. He will give another
437 update after their next meeting.

438 Councilwoman Baertsch said there needs to be some more common sense with code enforcement. People
439 who are not getting fines after 6 years and then people who are working on it waiting for only
440 something like sod to come in that get fined.

441 Councilman Willden appreciates staff and they are working on enhancing the financial reporting. They
442 are also looking at some key risk indicators. He sat in on the Utah County 911 dispatch meeting and
443 he was impressed with their being financially conservative. He gave a shout out to the fire
444 department for their firefighters being outgoing and talking with kids and residents.

445 Councilman Poduska asked about a recent boat incident.

446 Chief Campbell responded that they ran out of fuel and needed a tow.

447 Councilwoman Call thanked the Fire and Police Chiefs for a great Night-Out Against Crime. She would
448 like to echo Councilwoman Baertsch's comments about the trees on 800 W. She has done some
449 research on the lake and found some old pictures she would like to add to the archives. There is a
450 meeting tomorrow afternoon for a new business opportunity in the area. On Riverside drive off of
451 Crossroads Blvd. the ROW has been dedicated but there is no sidewalk anymore, its grown over and
452 needs to be taken care of. She has had some contacts about water issues. She would like to propose
453 the meter cap be extended into August.

454 Mark Christensen would suggest that they provide direction to put it as an action item on the next
455 meeting.

456 Council agreed to put that on the agenda.

457 Councilwoman Call said there are still some residences that are saying their culinary water reading
458 jumped one month and then went back down. A long time ago they had some ambiguous treatment
459 for billing for those that had weird issues; they would waive it or work with them.

460 Spencer Kyle was not aware of any waiver they had. If the city has made a mistake they can look at it.

461 Councilwoman Call noted they referenced that policy thinking it was still in place. Could they provide
462 the actual details of the sewer increase in factual information to put out for residents.

463 Spencer Kyle replied The Zion's report would be the best factual information. The majority is TTSD,
464 anticipated capital projects and operation and meeting bond requirements.
465 Councilwoman Call commented that in most of the issues she has seen the sewer exceeds the culinary
466 rates. She couldn't find any information about it online and any information they can provide that is
467 factual she would appreciate it getting out there.
468 Councilwoman Baertsch mentioned that Regal Park got started. She asked if Chief Campbell had an
469 update about the crew who were out to California and if they were requested again.
470 Chief Campbell said they just got back and are on 2 day rest. Right now there are 180 resource requests
471 they can't fill. They have a multi-agency group and as resources come available they will prioritize
472 where they go and it looks like within a week they will be out again, probably to Idaho. They have
473 been out for over a month this summer and they will probably be out into late September. He
474 believes the only thing that will put this fire season out is snow.

475 c. Administration communication with Council.

476 Mark Christensen noted they would discuss these comments the next day at their staff meeting.

477 d. Staff updates: inquires, applications and approvals.

478
479 **4. REPORTS OF ACTION:**

480
481 **5. Motion to enter into Closed Session for the purchase, exchange, or lease of property, pending or**
482 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**
483 **an individual.**

484
485 Motion made by Councilwoman Baertsch to enter into closed session for the purchase, exchange, or
486 lease of property, pending or reasonably imminent litigation, the character, professional
487 competence, or physical or mental health of an individual. Seconded by Councilman Willden. Aye:
488 Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and
489 Councilwoman Call. Motion passed unanimously

490
491 **Meeting Moved to Closed Session 8:30 p.m.**

492 Closed Session

493
494 **Present:** Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman
495 Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike Andrew Burton

496
497 **Closed Session Adjourned at 8:46 p.m.**

498
499 **Policy Meeting Adjourned at 8:46 p.m**

500
501
502 September 1, 2015
503 Date of Approval



504
505
506
507 [Signature]
508 Mayor Jim Miller

509 [Signature]
510 Lori Yates, City Recorder