



# MINUTES – City Council

Tuesday, January 16, 2018

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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## City Council Work Session

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**Call to Order:** Mayor Jim Miller called the Work Session to order at 6:00 p.m.

**Present:** Mayor Jim Miller, Council Members: Shellie Baertsch, Michael McOmber, Chris Porter, and Stephen Willden.

**Staff Present:** City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Relations and Economic Development Manager David Johnson, City Engineer Gordon Miner, Finance Director Chelese Rawlings, Senior Planner Nora Shepard, Deputy City Recorder Kayla Moss

### **1. Garbage Can Update.**

City Manager Christensen advised that this was an item that was brought up at the retreat. They have started to do a can count and they are adding that to bills if needed. They will do the full audit starting in the spring.

Council Member Baertsch asked if there was a way that Republic could also look for cans that need to be replaced. She has heard from some residents that their neighbors have holes in their cans, but are unwilling to call and get them replaced. She would like to see if there is another solution so that garbage isn't scattered around neighborhoods.

### **2. July Retreat Date.**

Staff and Council discussed dates for a midyear retreat. July 13, 2018 is the tentative date that was decided.

### **3. Library Closure.**

Library Director Melissa Grygla discussed closing the library from February 24 through March 24 to fix the flooring. It is critical because of safety issues the current flooring is causing. There have been many efforts made to keep some of the library operations open. The neighboring libraries have also opened their facilities to Saratoga Springs residents during the closure.

### **4. Local Official Day at the Legislature, January 24, 2018, 8 am - 2 pm.**

The Council discussed which members are planning to attend this event.

### **5. Agenda Review:**

- a. **City Council Special Session agenda items.** – No items were discussed
- b. **Future City Council policy and work session agenda items.** – Council Member Porter requested that a discussion of residential artificial turf code be placed on a future agenda.

39 City Council Policy Meeting

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41 **Call to Order:** Mayor Miller called the Policy Session to order at 6:09 p.m.

42  
43 **Present:** Mayor Jim Miller and Council Members: Shellie Baertsch, Michael McOmber, Chris Porter,  
44 and Stephen Willden.

45  
46 **Staff Present:** City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen  
47 Jackson, Public Relations and Economic Development Manager David Johnson, City Engineer  
48 Gordon Miner, Finance Director Chelese Rawlings, Senior Planner Nora Shepard, Deputy City  
49 Recorder Kayla Moss

50  
51 **Invocation:** by Council Member Willden.

52 **Pledge of Allegiance:** led by Council Member McOmber.

53  
54 **Presentation:**

55 UDOT 2018 Construction Update and Schedule. Matt Parker, Project Manager, Andrew Jordan Construction  
56 Manager, and Mindy with Public Information for the Redwood Road construction, came to discuss the project  
57 with the City. They would like to have plans and schedule prepared to advertise Mountain View Corridor up  
58 through Crossroads Boulevard in March. It should be under construction in summer. Might be as soon as late  
59 May. Canal work will begin before April. They are still obtaining property for the project. They hope to be able to  
60 open the road in October or November depending on weather. They will start doing some canal work in April.  
61 Phase II of Redwood Road south depends on obtaining right-of-way. They hope to announce it in March and have  
62 it under construction in May but it all depends on how right-of-way goes. For the current project, the construction  
63 is going to continue mid to late march to finish the widening and striping. It should be done right before the 4<sup>th</sup>  
64 of July. The continuous flow intersection at Pioneer Crossing should go to bid in March and start construction in  
65 May or June.

66  
67 **Public Input:**

68 Mayor Miller invited public input at 6:24 p.m.

69  
70 Ben Mossberger, 46 W Apache Dr., is concerned about something that is being built at Sergeant Court and now  
71 a light is going in on Sergeant Court and Redwood Road. It is very hard to get in and out of the area. So much so  
72 that a fire truck couldn't get to his home.

73  
74 Jennifer Klingensmith, 287 West Ginger Place, is concerned about the Wildflower Development. She feels like  
75 the open space requirement is being cut short. She thinks that only 8% of the lots are .25 acre or larger and that  
76 isn't representative of the rest of Harvest Hills.

77  
78 Public input was closed at 6:30 p.m.

79  
80 **Reports:**

81 Mayor Miller advised that Quick Quack Car Wash was opened today. They were able to raise just over \$5,000  
82 for a family in the community. Tomorrow they start 10 days of free car washes for the community. Registered  
83 Physical Therapists also had their grand opening this week.

84  
85 **PUBLIC HEARING:**

86  
87 **1. FY 2018 Budget Amendments; Resolution R18-6 (1-16-18).**

88  
89 Chelese Rawlings presented the amendments to the Council.

90  
91 Mayor Miller opened the Public Hearing at 6:33 p.m. There were no comments so the public hearing was  
92 closed.

93  
94 Motion made by Council Member Porter to approve FY 2018 Budget Amendments; Resolution R18-6 (1-16-18).  
95 Seconded by Council Member Baertsch. Aye: Councilwoman Baertsch, Councilman McOmber, Councilman  
96 Porter, Councilman Willden, Motion passed 4 - 0.

97  
98 **BUSINESS ITEMS:**

99  
100 **1. 2<sup>nd</sup> Quarter Financial Update and KRI (Key Revenue Indicators) Analysis.**

101  
102 Chelese Rawlings mentioned that the document is available to them in DropBox to review. Revenues are up in  
103 almost every category except for charges for services.

104  
105 **3. Establishment of Saratoga Springs Building Code Board of Appeals; Resolution R18-7 (1-16-18).**

106 Mark Chesley, Building Official, advised that he interviewed every individual that will be appointed to the board  
107 of appeals. He feels they are all more than qualified. A majority are residents.

108  
109 Motion made by Council Member Baertsch to the establishment of Saratoga Springs Building Code of Appeals;  
110 Resolution R18-7 (1-16-18) including the members listed in the packet. Seconded by Council Member Willden.  
111 Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Willden, Motion passed 4  
112 - 0.

113  
114 **2. Wildflower Preliminary Plats A, A-1A, A-1B, A-2, A-3, B-1, B-2, B-3, C-1, R Preliminary Plats, Nate Shipp, DAI for**  
115 **Sunrise 3 LLC Applicant, West of Harvest Hills.**

116  
117 Nora Shepard presented these plats to the City Council. She advised that this is the south portion of village plan  
118 1. She advised that the plats are consistent with following the guidelines in the community plan and  
119 development agreements that have previously been approved and recorded. They did try to make their lot sizes  
120 as consistent as possible with Harvest Hills. The requirement for open space in village plan 1 is based on the  
121 developable area but does not include the Mountain View Corridor portion. Density calculation did include the  
122 Mountain View Corridor area. An amendment to the community plan is expected which may change the layout  
123 of the lots but she has not seen anything for it yet. The planning commission did mention wanting a walkway  
124 trail to the school parcel. The school was not in favor of that but that may have changed now and could be  
125 made a condition of approval.

126  
127 Council Member Porter wondered if there was going to be any improvement to the detention pond open space.  
128 He has concerns that there are a lot of houses that are going to be far away from the Harvest Hills Park. There  
129 are private parks closer to them that may be overburdened by the new residences. He inquired about the lot  
130 sizes but since they are consistent with what was approved in the community and village plans he realized the  
131 opportunity for change is now gone.

132  
133 Council Member Baertsch advised that she talked to the principal of the elementary school by the development  
134 and he agreed that there needed to be a gate for walkway connection to the school. She also talked to a school  
135 board member in the area who is going to talk the superintendent. It seems like they will take care of putting a  
136 path and gate to this neighborhood for walkability. She suggested making an access point to the school a  
137 condition of approval. She is concerned about traffic that will be coming through Harvest Hills during  
138 construction and when all of the new residents move in. She reminded the developer that he made a  
139 commitment that Foothill Blvd, now Mountain View Corridor, would be finished before the homes were put in.

140 She suggested that certificate of occupancy's wouldn't be issued until the road is completed. She thinks that  
141 plat R-1 and plat C-1 should be recorded at the same time. She also thinks that the sign easements should be  
142 removed from the plats. She would like to see the detention basin to be more usable open space rather than  
143 native grasses.

144  
145 Nate Shipp advised that they are committed to making a walkable trail to the school. They will require their  
146 contractors to access the construction site with the military road. He feels that he has developed a relationship  
147 of trust with UDOT. They have secured funding to get a couple of frontage roads completed. This delayed the  
148 project by a year and a half. To not be able to have certificate of occupancy's issued until Mountain View  
149 Corridor would hurt their project significantly. They are selling some lots to other builders and they won't want  
150 to invest if they don't know if they can pull a certificate of occupancy. He agreed to record plat R-1 and C-1 at  
151 the same time and to remove the easements from the plats. They will work out sign placement during the sign  
152 application process.

153  
154 Council Member McOmer is glad to have the walkway to the school. He would not have allowed open space  
155 credit for the trail along Mountain View Corridor that UDOT is putting in and maintaining. He feels like they  
156 missed that during the Community Plan approval. The fences don't align with the neighboring community, if  
157 that could be cleaned up he think that would be a benefit to the community. He appreciates the park that is  
158 being put in by the church on the north side of this village plan. He agreed that it would be great to have the  
159 detention basin to the south of the development have grass and be more usable.

160  
161 Mr. Shipp advised that the total open space is 30%. If you remove the trail by Mountain View Corridor the open  
162 space in the neighborhoods is 23%. The requirement is 20% so they are still over that threshold.

163  
164 Council Member Willden asked to have the part of the detention basin that is owned by the development to  
165 have grass that can be usable by the neighborhood. He is okay with allowing 50 homes to be built and allowed  
166 occupancy if Mountain View Corridor is not finished yet, as long as he is willing to put grass in the detention  
167 basin. He also mentioned that there are a lot of larger lots in the overall development. What they are looking at  
168 tonight is only a portion of what they are putting in.

169  
170 Mr. Shipp advised that he will look into amending the landscape concepts to include grass in the detention  
171 basin.

172  
173 Staffed requested time to find out whether it was made a condition of approval to have Foothill Blvd or  
174 Mountain View Corridor completed before they could be issue Certificate of Occupancies. If it wasn't they will  
175 need to follow the code for what the developer is allowed.

176  
177 Motion made by Council Member Baertsch to approve the Wildflower Preliminary Plats A, A-1A, A-1B, A-2, A-3,  
178 B-1, B-2, B-3, C-1, R-1 with all findings and conditions from the staff report dated 1-9-2018 adding the following  
179 conditions:

180 6. Developer will install and HOA will maintain a trail and access to the school yard in plat A-1B in the environs  
181 of lot 907. Delegate to staff plat and trail changes along with any density and open space changes necessary to  
182 facilitate this change.

183 7. Plat R-1 will be recorded and completed at the same time as plat C-1.

184 8. All sign easements will be removed from plats and sign placement will be addressed with sign application  
185 process.

186 9. Delegate to staff to research if there was a limit on Certificate of Occupancies before Foothill Blvd was  
187 completed. If no limit was included in the Community Plan or Village Plan then follow code for limit before  
188 second access point.

189 10. Delegate to staff a minor amendment to C1 landscape exhibits to include this area as being improved with  
190 grass instead of wildflower mix.

191 11. Per the developer's commitment construction traffic will access the development from 800 W.  
192 Seconded by Council Member Willden. Aye: Councilwoman Baertsch, Councilman McOmber, Councilman  
193 Porter, Councilman Willden, Motion passed 4 - 0.

194

195 **MINUTES:**

196

197 **1. January 2, 2017.**

198

199 Motion made by Council Member Willden to table the minutes of January 2, 2017 and item 4 of the work  
200 session agenda. Seconded by Council Member Porter. Aye: Councilwoman Baertsch, Councilman McOmber,  
201 Councilman Porter, Councilman Willden, Motion passed 4 - 0.

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203

**City Council Work Session (Continued)**

204

205 **4. City Council Goals; Staff Projects; Board Appointments. (Cont. from Annual Retreat)**

206 This item was tabled due to Council Member Poduska's absence from this meeting.

207

208 **CLOSED SESSION:**

209

210 Motion made by Council Member Willden to enter into closed session for the purchase, exchange, or lease of  
211 property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably  
212 imminent litigation, the character, professional competence, or physical or mental health of an individual, was  
213 seconded by Council Member McOmber. All Council Members were In Favor. Motion carried unanimously.

214

215 The meeting moved to closed session at 7:58 p.m.

216

217 Closed session commenced at 8:17 p.m.

218

219 Present: Mayor Miller, Council Members: Porter, Willden, McOmber, and Baertsch. City Manager Mark  
220 Christensen, Assistant City Manager Owen Jackson, Public Relations and Economic Development Manager David  
221 Johnson, City Attorney Kevin Thurman and Deputy Recorder Kayla Moss.

222

223 No action was taken during Closed Session.

224

225 Closed Session Adjourned at 8:29 p.m.

226

227 **ADJOURNMENT:**

228

229 There being no further business, Mayor Miller adjourned the meeting at 8:29 p.m.

230

231

232

233 Attest:

234

235 Cindy LoPiccolo  
236 Cindy LoPiccolo, City Recorder

237

238 Approved: 2-6-18

239



Jim Miller  
Jim Miller, Mayor