



MINUTES – CITY COUNCIL

Tuesday, February 6, 2018

City of Saratoga Springs City Offices

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

City Council Work Session

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

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

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Relations and Economic Development Manager David Johnson, Police Chief Andrew Burton, Fire Chief Jess Campbell, City Engineer Gordon Miner, Planning Director David Stroud, Library Director Melissa Grygla, Planner Kara Knighton, Senior Planner Nora Shepard, City Recorder Cindy LoPiccolo.

1) **Fire/Emergency Services – Council Inspection of New City Ambulance.**

Fire Chief Jess Anderson presented the City's new ambulance for City Council and staff inspection.

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Policy Meeting to order at 6:08 p.m.

Roll Call:

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

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Relations and Economic Development Manager David Johnson, Police Chief Andrew Burton, Fire Chief Jess Campbell, City Engineer Gordon Miner, Planning Director David Stroud, Library Director Melissa Grygla, Planner Kara Knighton, Senior Planner Nora Shepard, Senior Planner Sarah Carroll, City Recorder Cindy LoPiccolo.

Invocation by Council Member Chris Porter.

Pledge of Allegiance led by Scout Dylan Gardener, Troop 1161. Scouts Eli Davis and Tate Merrill were also present.

Public Input:

Brandon Beattie, Lyndi Lane, Saratoga Springs, commented in support of the proposed Starhaven 55+ development.

Aaron Delahunty, W. Aspen Hills Blvd., concurred with Mr. Beattie's comments in support of the proposed Starhaven 55+ development.

REPORTS:

Council Member Poduska reported his attendance at the Lehi Area Chamber of Commerce meeting, businesses were awarded and Tenny's Pizza in Saratoga Springs was honored for its outstanding contribution.

Council Member Willden reported his attendance along with Council Member Baertsch at the Utah League of Cities and Towns ULCT legislative session and will defer report to her.

Council Member Baertsch reported State legislature is attempting increased State control by creation of a new legislative oversight committee that would have broad power to investigate State and local governments with implications on and possible forcing of higher land use density. She will be putting out some information and recommended review of bill HB175 and voice concerns to local legislators as the State is overreaching its authority.

Council Member Porter reported he and Council Members Baertsch and McOmber attended Local Officials Day, this was a good opportunity to see Saratoga Springs Youth Council involvement.

Mayor Miller reported attendance of the Mountainland Association of Governments MAG meeting in Provo this week, reported Saratoga Springs was appointed Vice-Chair on the MAG Board and voting seats on the committees for transportation planning and prioritization of roads.

Assistant City Manager Owen Jackson reported the Request for Proposals RFP has been issued for architectural design services for construction of the new Public Safety building. There will be formal evaluation of proposals with administrative issuance to proceed, and Council will be advised of final decision.

City Manager Mark Christensen reported the City is moving forward with the engineering and design of the Riverside Drive connector portion. This is approximately 30% complete and will take a few months more as wetland mitigation and permitting is required.

Police Chief Burton presented a case update and review of the response, bulletin, neighborhood social media advisement, and investigation of a report of suspicious circumstances incident involving a black truck allegedly offering to pick up young girl in the vicinity of Saratoga Shores Elementary School/Grandview Boulevard. Public Relations Manager David Johnson stressed the proper process is to report an incident directly to the Police Department as opposed to posting on social media. Council Member McOmber thanked the department for taking this seriously and following up.

BUSINESS ITEMS:

1) **Appointment: Veterans Advisory Council (Daniel Harmuth); Resolution R18-8 (2-6-18).**

Public Relations and Economic Development Manager Johnson presented the recommendation for appointment of Veterans Advisory Council candidate Daniel Harmuth. Council Member Baertsch recommended a City web page provide membership and activity information.

Ret. Colonel Harmuth introduced himself and his family later in the meeting.

Motion by Council Member Porter to approve the appointment of Daniel Harmuth to the Veterans Advisory Council and Resolution R18-8 (2-6-18), was seconded by Council Member Baertsch
Vote: Council Members Poduska, Willden, McOmber, Baertsch, and Porter – Aye
Motion carried unanimously.

2) **Code Amendment – Title 8.01.12 Delinquency – Discontinuation of Water Service; Ordinance 18-1 (2-6-18).**

Assistant City Manager Jackson presented the staff report and recommendation for code amendment to change the delinquent account shut off date from 60 days to 30 days. He reported the change is needed to manage the number of shut offs occurring each month and reducing the number of days that an account can be delinquent will allow for less, more manageable amounts to pay in order for a customer to become current with their billing and services.

Council clarified the change assists residents, streamlines the process, staff will work with customers and track numbers for review following irrigation season.

Motion by Council Member Willden to approve the code amendment for Title 8.01.12 and Ordinance 18-1 (2-6-18), was seconded by Council Member Poduska
Vote: Council Members Porter, Baertsch, McOmber, Willden and Poduska – Aye
Motion carried unanimously.

3) **Consolidated Fee Schedule Amendment – Library Fees and Fines; Resolution R18-9 (2-6-18).**

Library Director Melissa Grygla presented the staff report and recommendation to allow adjustment to the current Library fines and fees to accurately recoup costs to the Library. The Library allows residents that prefer to purchase replacement items when they damage or lose Library property, however, the replacement does not currently include the cost of lamination, cases, and other processing fees. Adjustments include the various fees for damaged audio book cases, single and multisc media cases, and the increase of processing fees to include the Radio Frequency Identification (RFID) tags which are necessary for self-check and operational inventory. Library Director Grygla responded future amendments will be highlighted and compared to previous fees and clarified non-residents use their existing card and account issued from another Library within the North Utah County Library system.

Motion by Council Member Poduska to approve the consolidated fee schedule amendment for Library fees and fines, and Resolution R18-9 (2-6-18), was seconded by Council Member Willden
Vote: Council Members Porter, Baertsch, McOmber, Willden and Poduska – Aye
Motion carried unanimously.

4) **Intermountain Health Care (IHC) Medical Center Community Plan, Tom Uriona IHC Applicant, Southeast Corner of Pioneer Crossing and Crossroads Boulevard.**

Senior Planner Nora Shepard presented the staff report and recommendation concerning the application for the proposed Intermountain Healthcare Community Plan (a long term vision for site development) Business Park covering 40.44 acres (the parcel is 42.37 acres in total size with 1.93 acres of Right-of-Way, netting 40.44 acres.) with an allowable maximum of 1,638,257 sq. ft. of non-residential development, equaling a maximum of 757 unit equivalents. In the draft Community Plan, the Applicant states they plan to use only 1,200,000 sq. ft and describes the project as follows:

“The proposed development calls for an Intermountain Healthcare full-service ambulatory facility with related amenities that serves not only Saratoga Springs area, but surrounding areas including Eagle

Mountain, Lehi, Highland, Alpine, together with the extreme southern end of Salt Lake County. Even though the District Area Plan states the maximum FAR of 1,638,257 square feet is allowable on this land, Intermountain is proposing a maximum of 1,200,000 square feet or 554 ERUs.

The development of improvements will be accomplished through various stages with the exact location of the initial improvements to be determined at the time the Village Plan is submitted. However, construction of the initial improvements will generally be sited toward the middle of the parcel with subsequent phases added to those initial improvements. In the distant future, a redevelopment of the site may occur to update and modernize improvements utilized to provide medical services."

The report advises the Planning Commission forwards a positive recommendation with an additional condition addressing the concern of permitted uses such as fueling stations and that consideration of light pole color be determined by the Applicant and City staff at the village plan level.

The standards being proposed that differ from current City development standards are as follows: Shortened Process with administrative site plan approval pursuant to Council standards, change in setbacks, increase in building height, taller lighting standards and larger taller signs both consistent with other current IHC facilities, and possible future Heliport use.

Council Member comments addressed the following:

- Lighting - although close to what is currently allowed, some lighting is not consistent, however, is like all other IHC facilities.
- Signage - a difference of six inches, however, is like all other IHC facilities.
- Clarification of sufficient provision of fire/emergency services for future taller buildings through current mutual aid agreements and future ladder truck.
- Setbacks - clarification proposed setbacks are in many cases larger and consistent with most zones.
- Staff reports to identify and note consistency of development features with code requirements to assist with Council review.
- Lighting pole coloration consistent or compatible within area.
- Helipad requirements.
- Sufficient shielding of tall lights in particular any flat LED lights.
- Buffering along sidewalk area of Pioneer Crossing to incorporate trees and shrubs as part of the regional trail system.
- Clarification of wording concerning maximum open space.
- Provision of parking area island tree canopy pursuant to code.
- Clarification of wording in Community Plan Section 7 b) Community Plan Character 1. Section 2. ensuring it is not entirely rock.
- Location of trail away from running next to roadway.
- Review of District Area plan purpose and improvement of master plan vision for the area as opposed to small community plan developments.
- Provision of trail for nice walking opportunity, a bench or two, over a few parking stalls.
- Landscaping consistent with what has been required with all other developers.

Applicant Tom Uriono, IHC Corporate Real Estate Director, responded they will work to balance that with utilization of the site, possibly incorporate the trail into the landscaped apex area and have it in that general area, however, to maximize the canal area for parking it has to be covered. Planner Shepard responded in agreement to the concern with the District Plan and need for discussion to get back to that big vision and figure out how to make it work. Council Member McOmber volunteered to be part of that conversation and attend meetings; Council Member Baertsch also volunteered.

Mayor Miller thanked Applicant Tom Uriona, commented he sees this as the piece that may start the master plan of the area, and noted the benefit to the City in terms of jobs and economic development. Applicant Uriona returned thanks to staff and Council.

Motion by Council Member Baertsch to approve the Intermountain Health Care (IHC) Medical Center Community Plan with staff findings and conditions, adding conditions that we verify the shielding on the lights, that we clarify the change on Section 7 B1 under decorative stone number 2 removing 'but if not required', change the wording on secondary water to be consistent, clarify additional open space beyond max is okay throughout the building process, and also add the additional 6" sign base verbage, and make sure the trees and shrubs in the park strips and the trees in the parking lot islands are consistent with City code, was seconded by Council Member McOmber

Vote: Council Members Poduska, Baertsch, McOmber, Willden and Porter – Aye

Motion carried unanimously.

5) Mallard Bay Phase 2 Final Plat Extension Request, Jack Hepworth Applicant, ~3000 South Redwood Road.

Planning Director Stroud presented the staff report and recommendation concerning the request for a twelve (12) month extension of the Mallard Bay final plat approval. The Phase 1 final plat was approved by the City Council on March 3, 2015 and was recorded on April 1, 2016. Upon recordation, approval is automatically extended 24 months and will therefore expire April 1, 2018. The applicant submitted a final plat for Mallard Bay Phase 2 on December 18, 2017, and anticipates approval and recordation of the second phase prior to the April 1 deadline, however, an extension is being requested to ensure that any delay that may take place in the recordation of Phase 2 will not result in expiration of previous approvals.

Council Member comments addressed provision of 4 foot semi-private fencing in pedestrian areas between lots at minimum in back yard area along trail corridor for consistency, open area feel, however, provides privacy, kids and dog containment.

Motion by Council Member Baertsch to approve the Mallard Bay Phase 2 Final Plat Extension request, with all staff findings and conditions, adding that the fences along the mid lot trails be the same 4 foot semi-private, was seconded by Council Member Poduska

Vote: Council Members Poduska, Porter, Willden, Baertsch, and McOmber – Aye

Motion carried unanimously.

6) The Point at Saratoga Springs Rezone from NC and A to CC and Concept Plan, Marlon Hill Romo Development LLC Applicant, ~1186 North Redwood Road; Ordinance 18-2 (2-6-18) .

Senior Planner Sarah Carroll presented the staff report and recommendation concerning the request to rezone 3.91 Acres from Agricultural (A) and Neighborhood Commercial (NC) to Community Commercial (CC) zone to allow for retail and medical office development within four buildings, two of the proposed buildings include a drive through. The Applicant also requests feedback on the Concept Plan. The application for the CC zone limits the uses to those that are compatible adjacent to residential development. The proposed zone is compatible with the land use identified in the General Plan for this property. Staff has suggested deeding the trail/landscape area along Redwood Road to the Applicant in exchange for long term maintenance, subject to City Council approval, eliminating the need for a Development Agreement.

Council Member comments on Concept Plan addressed:

- Provision for maintenance on front parcel as recommended and similar to Sergeant Court.

- Provision of pedestrian connectivity on the north end with proposal for a sidewalk trail from Jordan Ridge Boulevard to Redwood Road, spreading building footprint slightly to allow for access with inclusion of sidewalk trail running between the front and back areas.
- Elevations presented are not consistent with site plans.
- Provision of access from Redwood Road.

Amended Motion by Council Member Porter to approve the Point at Saratoga Springs Rezone from NC and A to CC, with staff findings and conditions, and Ordinance 18-2 (2-6-18), was seconded by Council Member Baertsch

Vote: Council Members Poduska, Willden, McOmber, Baertsch, and Porter – Aye
Motion carried unanimously.

7) Perelle Meadows Preliminary Plat, Scott Carlson, Larry Jacobson Silver Sage Financial Applicant, 7350 North 9440 West.

Senior Planner Shepard presented the staff report and recommendation concerning the request for Preliminary Plat approval of 112 single-family lots of at least 9,000 square feet in size on 42.46 acres, and the designation of a “future phase” parcel that will eventually be annexed to the City of Lehi and subject to their subdivision standards. This arrangement has been memorialized in an interlocal agreement between the cities. The proposed Preliminary Plat is consistent with the Concept Plan which was reviewed at the time of annexation.

Council Member discussion addressed plan for parcel driveway access onto Evans.

Motion by Council Member Baertsch to approve the Perelle Meadows Preliminary Plat with staff findings and conditions, was seconded by Council Member McOmber

Vote: Council Members Porter, Baertsch, McOmber, Willden, and Poduska – Aye
Motion carried unanimously.

8) Saratoga Springs Middle School Village Plan/Community Plan, Frank Pulley Applicant, Northwest Corner of Tanner Lane and Redwood Road.

Planning Director Stroud presented the staff report and recommendation concerning the request to approve the Community Plan and Village Plan which covers 31.34 acres of a larger 143.71 acre parcel. A single “Civic Use”, which is a middle school, is proposed for the entire lot. The proposed floor area ratio of the middle school site is .14. The proposed open space (school and public along Redwood Road) is 13.5 acres or 41 percent of the site.

Depending on the calculation method, the proposed ERU’s range from 12 to 86. The Applicant proposes Method 2 outlined in the detail of potential ERU calculations in the proposed Community Plan and Village Plan be used to calculate ERU’s with a total impact of 17.5 ERU’s. Staff recommends the ERU calculation be based off of the language in the District Area Plan (DAP) which is 1 ERU for every 2,165 sq. ft. of non-residential area and the proposed school estimated to have an 86 ERU impact.

Director Stroud advised the school is anticipated to open fall of 2019.

Council and staff discussed installation of traffic signal and appropriate direction of traffic, work with UDOT on temporary storm drain retention basin and installation of conduit, adjustment and calculation of ERUs governed by the DAP, and it was noted the school sports field will not have lights which is beneficial for adjacent residents.

Amended motion by Council Member Willden to approve the Saratoga Springs Middle School Village Plan and Community Plan with staff findings and conditions, was seconded by Council Member Porter
Vote: Council Members Poduska, Porter, Baertsch, McOmber, and Willden – Aye
Motion carried unanimously.

9) Starhaven Rezone from A, RR, and RC to R1-0 and R1-10, GPA from Very Low Density Residential to Low Density Residential, Concept Plan, and Development Agreement, Ken Evans Applicant, Northwest Corner of 400 West and Crossroads Boulevard; Ordinance 18-3 (2-6-18).

Planner Kara Knighton presented the staff report and recommendation concerning the request for rezone from Agricultural (A), Rural Residential (RR), and Regional Commercial (RC) to R1-10 and R1-9 for ~18.60 acres. In addition, the Applicant is requesting a General Plan Amendment for the northern portion of the property from Very Low Density Residential (RR) to Low Density Residential and input on a Concept Plan. The request for R1-10 zoning at the northern portion of the property is for six single family residential lots ranging in size from 18,000 square feet to 21,000 square feet. It is also requested the R1-9 zoning encompass the majority of the property with 49 footprint development lots (50 are proposed, however, one unit will be removed at preliminary plat to comply with City Code section 19.12. This is intended as an age-restricted (55+) community and a clubhouse.

The proposed Development Agreement provides, among other things, that the Developer shall be responsible for installing and dedicating to the City the trail along 400 West and Crossroads Boulevard, and that Developer maintain the trail on Crossroads Boulevard in perpetuity.

Council Member discussion addressed and clarified:

- Preference for position of trail on east side, as long as it meets the needs of the City for long term flow.
- Proposed low density and requirement for second access.
- Requirement for inclusion of notification on property titles so future residents are aware of the proximity of commercial development, as consistent with other places.
- Connectivity be ensured with existing trail if having it on the east side.
- Second access will not need to be larger and will tie into Cozy Lane.
- This project helps spread different housing types across the city.
- A lot is to be dropped because of no second access.

Applicant Ken Evans requested a minor correction in the Development Agreement concerning the requirement for trail landscaping maintenance from his property boundary to the surface area of Crossroads Blvd, noting there is a small corner of that property owned by UDOT. City Attorney Thurman clarified the intent in regard to the maintenance requirement and agreed with the amendment concerning the portion of UDOT property unless the City is able to obtain ownership.

Amended motion by Council Member Baertsch to approve the Starhaven Rezone from A, RR, and RC to R1-9 and R1-10, General Plan from Very Low Density Residential to Low Density Residential, and Development Agreement with amendment to clarify the Development Agreement that the Applicant's trail obligation ends at the City and UDOT property lines unless the City is able to obtain that portion from UDOT then would go all the way to the end, all staff findings and conditions with added condition to add note on the plat and property titles for property buyer notification concerning proximity of future commercial development, and Ordinance 18-3 (2-6-18), was seconded by Council Member McOmber
Vote: Council Members McOmber, Baertsch, Willden, Porter, and Poduska – Aye
Motion carried unanimously.

MINUTES:

1. January 2, 2018.
2. January 16, 2018.

Motion by Council Member Porter to approve the minutes of January 2, 2018 and January 16, 2018 with the submitted and posted changes, was seconded by Council Member McOmber

Vote: Council Members Poduska, Porter, Willden, Baertsch, and McOmber - Aye

Motion carried unanimously.

1) Appointment: Veterans Advisory Council (Daniel Harmuth); Resolution R18-8 (2-6-18) (Continued).

Daniel Harmuth introduced himself and his family advising he is a Retired Colonel US Army served over thirty years and deployed to the Middle East four times, works for UTA. He and his family moved to the City in July and he is excited to serve the community and its veterans. Mayor Miller and Council welcomed and thanked him for his willingness to volunteer and thanked his wife and daughter for their support of his service.

CLOSED SESSION:

Motion by Council Member McOmber to enter into closed session for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual, was seconded by Council Member Baertsch

Council Members were unanimously In Favor

The meeting moved to closed session at 8:05 pm.

Present: Mayor Miller, Council Members Willden, Baertsch, Poduska, McOmber, and Porter, City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Thurman, City Recorder Cindy LoPiccolo.

Closed Session adjourned at 8:28 p.m.

City Council Work Session (Continued)

3) City Council Goals: Staff Projects, Board Appointments.

Mayor Miller, City Council Members and Staff reviewed status of on-going goals and objectives addressing the significant growth of the City and improvements involving infrastructure (water, sewer, streets), services (garbage, City website information, recreation, utilities), and public facilities (Public Safety/Police Station, Library, Sports Park, Civic Center). Council reviewed current and established objectives for master planning and economic development, and made/confirmed Council assignments to City Committees and Boards and outside organizations and partners. Formal Long-Term Strategic Goals are approved and incorporated in detail into the City's annual Budget document.

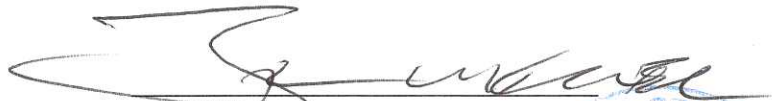
Current Assignments/Liaisons 2018

Organization	Council Member	Staff	Assignment Date


Camp Williams	Chris Porter	Mark Christensen ext. 111	
City Celebrations Committee (Civic Events)	Michael McOmber Ryan Poduska	AnnElise Harrison 801-703-8006	
Jordan River Commission	Stephen Willden	Kara Knighton ext. 116	
Lehi Area Chamber of Commerce	Michael McOmber	David Johnson ext. 123	
Library Board	Stephen Willden Ryan Poduska	Melissa Grygla ext. 141	
Mountainland Association of Governments (MAG) Council of Governments (COG)/Exec	Jim Miller Shellie Baertsch	TAC: Gordon Miner ext. 137 Jeremy Lapin ext. 171	
North Pointe Solid Waste SSD Board	Jim Miller		R17-17 (2-7-17)
North Utah Valley Animal Services SSD Board		Owen Jackson ext. 112	R17-65 (6-20-17)
Timpanogos SSD Board		Mark Christensen, ext. 111	R17-64 (6-20-17)
Utah Lake Governing Board	Shellie Baertsch	Kara Knighton ext. 116	
Utah League of Cities and Towns (ULCT) Policy Committee	Shellie Baertsch Stephen Willden	Mark Christensen, ext. 111 Owen Jackson ext. 112	
Utah Valley Dispatch (911) SSD Board	Ryan Poduska (Alternate)	Mark Christensen ext. 111	R17-101 (11-14- 17)
Veterans Advisory Board	Chris Porter Ryan Poduska (Alternate)	AnnElise Harrison 801-703-8006	R17-85 (9-5-17)

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 9:36 p.m.


Jim Miller, Mayor

Attest:


Cindy LoPiccolo, City Recorder

Approved: *2-20-18*



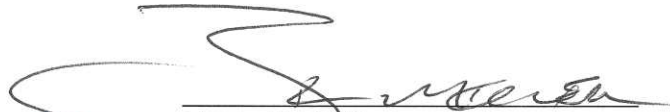
SWORN STATEMENT

As the Mayor, I presided at a closed meeting of the Saratoga Springs City Council on February 6, 2018.

Pursuant to Section 52-4-206(6)(a) of the Utah Code Annotated, I hereby sign this sworn statement and affirm that the sole purpose for closing the meeting was to discuss (check applicable box):

- The character, professional competence, or physical or mental health of an individual.
- The deployment of security personnel, devices, or systems.

SWORN to this 20th day of February, 2018.


Mayor Jim Miller
City of Saratoga Springs, Utah

ATTEST:


Cindy LoPiccolo, City Recorder

