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City of Saratoga Springs
City Council Meeting
January 19, 2016

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, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Kayla Moss,

Jamie Baron, Kara Knighton, Gordon Miner

Others:

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Excused:

Call to Order - 5:45 p.m.

1. **Rezone and General Plan Amendment for Holiday Oil, Located at 2990 South Redwood Road, Mike Wagstaff-Applicant.** This item was not discussed at the meeting because the applicant withdrew their proposal.

2. **Transportation Master Plan Update.** There was a miscommunication on the date of this meeting so it was not discussed at this work session.

3. **Amendments to the Saratoga Springs Land Development Code (Section 19.18 Sign Code).**

Kimber Gabryszak advised that this is a follow up from the last meeting. She reviewed what changes were made from the last meeting. This includes allowing commercial building signs on three elevations, temporary signage for new businesses and for sale or rent, defining a balloon sign, clarifying addresses on monument and pedestal signs and where they can go, defining a window, removing idea, flagpoles, neon in residential zones, vehicle signs, prohibiting illuminated signs abutting residentially zoned or developed property, time frames for residential signs, removing the 7 day minimum for banner signs, and modifying the monument signs back down to 7.5 feet. There were a couple of items the Council requested information on that will take more time. One thing was electronic messaging and digital reader signs and what restrictions for lumens could be enforced. The other thing was how to deal with bench signs. UTA and other government agencies could potentially want that type of signage down the road. She looked at multi-family signage; it is consistent with single family zones. There is additional signage because they can have a tenant listing sign. The temporary allowances are per unit. If there are 100 units you might end up with more signage in a smaller area. Institutional signage allows a little less than other commercial zones. Only one building sign is allowed, no ancillary signs, one monument sign, and the same temporary signage as the Commercial Zone. A comparison was also requested and she showed the Council that comparison.

Councilwoman Baertsch thanked Kimber for going through the whole code. She thinks that bench signage could be addressed when UTA comes in with proposals for bus stops and other things. She suggested that the code include something to say that no additional signage can be attached to the benches but artwork or logos may be incorporated onto the structure of the bench.

Mark Christensen clarified whether interesting structures for benches would be allowed such as a golden arch.

Councilwoman Baertsch wouldn't have any problem with that. It would have to be on their property. She then made note that the new sign code does increase the size of signage greatly. She would like to go down to 10% instead of 15% on some of the allowances.

Councilman Porter agrees with reducing the percentage. He also thought that they needed to look at a way to reduce the size because a 900 square foot sign was too big in his mind.

53 Councilman McOmber wanted to see what the numbers would look like for the different percentages. He
54 agrees with reducing the amount and thinks that 8% is a good number.

55 Kimber Gabryszak advised that 900 square feet would go down to 600 square feet. The code currently is 300.
56 If they lowered the allowance to 8% it would still be doubling the square footage. They can revisit it if
57 there are any unintended consequences of lowering it to 8%.

58 Councilman McOmber noted that 8% is still a lot more than what they are allowed right now.
59 Mayor Miller is okay with making 8% standard and then giving the option of 10% for City staff to approve.

60 Councilwoman Baertsch mentioned that if there is an option everyone will ask for an exception for the higher
61 amount. Since they are already allowing more signage she doesn't think that they need to have the
62 exception right now.

63 Councilman McOmber suggested not putting a number on the option of increasing signage. They could make
64 a note that if they have a request for extra signage they can ask for staff review of the request.

65 Kimber Gabryszak suggested that they make it 8% of your façade or 30 feet, whichever is larger. That way a
66 smaller building can still have an ample amount of signage.

67 Councilman Poduska was okay with all of the changes to the sign code. He thinks it read well.

68 Councilman McOmber thanked Kimber for the red lines. He asked how the size of VASA fitness' "Now
69 Open" sign fits into the code.

70 Kimber Gabryszak advised that it is not in compliance and that is being looked into.

71 Councilman McOmber would like to allow businesses to have a large grand opening sign. He thinks that the
72 sign would be okay because it is good for the business and good for the City and residents.

73 Kimber Gabryszak advised that the code allows businesses to have grand opening signs for 45 days. That
74 could be changed to include banners exceeding the allowable size.

75 Councilman Porter agrees and thinks that we need to be friendly to businesses that are opening. He is willing
76 to give people leeway.

77 Councilwoman Baertsch suggested that they limit the different amounts of signs they can use for grand
78 openings so that it doesn't become too much.

79 Councilman Willden is okay with allowing bigger signs and other grand opening signs for 45 days.

80 Councilman McOmber is okay with anything for 45 days.

81 Councilwoman Baertsch thinks that if the City allows it and a business has a sign up for 45 days that the time
82 limit should be strictly enforced.

83 Councilman McOmber thinks that if the banners don't cause public safety issues they should be allowed
84 anywhere on the businesses property, not just on the façade.

85 Councilman Porter has issues with restricting a-frame signs in residential areas. He is concerned that not
86 allowing them is an overstep. HOA's use them to advertise.

87 Kimber Gabryszak advised that it was brought up last meeting that churches also use them to advertise.
88 Churches at some point should be moved to being in the Institutional Zone which would eliminate the
89 issue because a-frame signs would be allowed.

90 Councilman Porter also wondered what the requirement for flag poles was. He understands limiting flag
91 poles in residential zones more than in commercial zones.

92 Councilwoman Baertsch advised that the intention from last meeting was to restrict Residential zones to one
93 flag pole but keep Commercial at three flag poles.

94 Councilman Porter would be okay with three flag poles in Residential zones but with limits of the total
95 amount of height being restricted between the three of 70 feet with the tallest not being able to be more
96 than 35 feet.

97 Councilwoman Baertsch still would only like to allow one flagpole for Residential property.

98 Councilman Willden was happy to see the grand opening verbiage to help the City be friendlier. He isn't sure
99 why a-frame signs would be restricted in Residential zones. In Harvest Hills they see activities for the
100 neighborhood advertised on a-frame signs. He doesn't agree with not allowing them. He will not vote for
101 the code update if that is included.

102 Councilman McOmber advised that they were restricted because of home occupations. If there are 15 people
103 in the neighborhood who have MLM businesses in their homes they could all have a-frame signs outside
104 advertising those businesses.

105 Councilman Willden has some reservations because some religious organizations and HOA's have
106 advertised with a-frame signs. They invested money in those signs and now code enforcement will have
107 to cite them for using them. He understands why it was removed but when there hasn't been a problem
108 with it he doesn't want it to be restricted.

109 Councilman McOmber advised that we are going to allow churches and other institutional facilities when the
110 zone is created.

111 Councilman Poduska agrees that HOA's should be able to communicate activities going on in the
112 neighborhood. He asked what signage could be used to advertise if a-frames aren't allowed.

113 Kimber Gabryszak advised that they could have a sign on a stick in the ground or other means other than an
114 a-frame sign. Temporary signs are allowed for those kinds of things.

115 Councilman Willden reconsidered his opinion and said that he is okay with leaving the a-frame sign section
116 the way it is. He also asked about signs allowed for homes that are for rent. Technically homes that are
117 being rented out are still for rent. He wondered if those occupants that are renting the home could put up
118 a sign while they were living there. He suggested wording it as unoccupied homes for rent.

119 Kevin Thurman advised that you need to be careful with limiting signs on property for rent. There are
120 Supreme Court rulings giving property owners the right to advertise that their home is for rent.

121 Mayor Miller asked if gas stations could be allowed to have an electronic sign for changing gas prices.

122 Kimber Gabryszak advised that they worked with The Crossing for their gas station. They have a mechanical
123 sign that allows them to just push a button to change the price.

124 4. Agenda Review:

125 a. Discussion of current City Council agenda staff questions.

126 Councilwoman Baertsch advised that they received information on gating for the Saratoga Springs
127 Subdivision near the Fairways Office Park entrance. She wondered if the City has had any discussion
128 with the applicant or the HOA about accessing the eastern entrance from inside of Saratoga Springs
129 Development.

130 Kimber Gabryszak advised that the City has not had any discussions with them about gating. The City has
131 not received any firm plans on what they want to do with gates.

132 Councilwoman Baertsch would like to have the median extended and have the entrance gate at the front of
133 the second median. Also allow the exit gate to be after the second entrance.

134 Councilman McOmber advised that it adds a lot of extra cost. It would almost double the cost.

135 Councilwoman Baertsch asked if that is something the City could then regulate because of the extra cost.

136 Councilman McOmber suggested that a false gate could be put in as emergency access. That would keep
137 everyone going in at the main entrance.

138 Councilman Poduska asked if there are actual sites for boat in and boat out on the Jordan River.

139 Councilman Willden believes that there are sites.

140 Councilwoman Baertsch advised that there are three additional sites with the grants that were acquired for
141 the City. One on the south part of Inlet Park, one closer to the bridge area, and one on the other side of
142 old Saratoga Road.

143 Councilman Willden advised that he would follow up on Councilman Poduska's question on Thursday at the
144 Jordan River Commission meeting.

145 Councilman McOmber advised that MAG has Saratoga Springs listed as Lehi on the maps in their handout.

146 Councilwoman Baertsch advised that she mentioned that to them and it was ignored.

147 Mayor Miller advised that he was made Vice-Chair for Saratoga Springs on the Council of Governments.

148 Councilman McOmber thanked Owen Jackson for everything that went into recognizing the Victim

149 Advocates in the City. He thinks it was great to let residents know that there is that resource for them.

150 b. Discussion of future City Council policy and work session agenda items.

151
152 **Adjourn to Policy Session 6:40 p.m.**

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155 _____
Date of Approval

Nicolette Fike, Deputy City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Stephen Willden, Bud Poduska, Chris Porter

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Kara Knighton
Kayla Moss, Jess Campbell, Gordon Miner, Andrew Burton, Sarah Carroll

Others: Barbara Poduska, Peter Staks, Frank Pulley, Kraig Sweat, Talon Leakehe, Kat Leakehe, Bob Krejci,
Cari Krejci, Julie King, Mark Cheney, Matt Barged, Carter Barged, Richard Ferguson, Joe Perrin

Excused:

Call to Order 7:03 p.m.

Roll Call – a quorum was present

Invocation / Reverence - given by Councilman Willden

Pledge of Allegiance - led by Chief Burton

Public Input - Opened by Mayor Miller

Julie King, Harvest Hills, Mrs. King is concerned about safe walking paths for the location of the Legacy Farms school. She is glad to see that there is more parking because that is an issue at other schools in the City. She understands that this should be a walking school but that won't be the case for a few years. She is concerned about the width of the roadways until it does become a walking school. Preschools and other things that aren't determined ahead of time could become an issue in the future. She asked that the Council makes sure those issues are addressed.

Richard Ferguson, Fox Hollow. Mr. Ferguson advised that he addressed his concerns with Councilwoman Call last year and wanted to follow up now that she is gone. On the corner of Redwood Road and Village Parkway is a deep gulley, or water reception area. It is unsightly and he would like it to be removed to make the neighborhood nicer. He advised that the property belongs to Utah County and it is parcel # 54-190-0133. Also Mallard Bay has street lights going in on the east side of the road that are about 6 feet taller than the west side of the road. That looks a little strange to him.

Mayor Miller asked that Spencer Kyle follow up on this issue.

Mark Christensen advised that the street light issue is because of the difference between the old style domed head street lights and the new arterial street lights.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- None

POLICY ITEMS

REPORTS

1. **Mayor.** These were discussed during the Work Session.
2. **City Council.** These were discussed during the Work Session.
3. **Administration Communication with Council.** These were discussed during the Work Session.
4. **Staff updates: Inquires, Applications, and Approvals.** None.

PUBLIC HEARING ITEMS:

1. **Budget Amendments to the City of Saratoga Springs 2015-2016 Fiscal Year Budget, R16-05 (1-19-16).**

Chelese Rawlings highlighted some of the budget amendments that were being proposed. Funds through fees have been collected for electrical lockboxes. These are being added to the budget so that they can be purchased. It also includes the adjustment from three part time firefighters to three full time firefighters.

208 Councilman McOmber appreciates having the half year being added for the firefighters. He advised the
209 residents in attendance that part of what the Council is responsible for is making sure the City has
210 enough public safety. It was concerning that the fire department was short staffed so they agreed to bring
211 forth a budget amendment to include those. He would also like to include the increase of Police Officers
212 as well for half of the year.
213 Councilwoman Baertsch does not have any concerns with any of the budget amendments. She doesn't
214 remember wanting to add the Police Officers to this amendment.
215 Councilman McOmber advised that there were concerns with only having one officer available to respond on
216 certain calls and officers having to work extra hours and not being able to take time off potentially
217 causing burnout.
218 Councilman Porter also recalls that they were waiting for a proposal before Police Officers were added to
219 staffing. He is okay with everything proposed in the amendments.
220 Councilman Willden is okay with the amendments. He is glad that the Fire Department is being taken care
221 of.
222 Councilwoman Baertsch also noted that the City received some grant funding for Benches Park and Regal
223 Park so part of the amendment included that money to make the improvements to those parks.
224 **Public Hearing Open** by Mayor Miller.
225 No comments were received.
226 **Public Hearing Closed** by Mayor Miller.
227

228 **Motion made by Councilman Poduska to approve the amendments to the Saratoga Springs 2015-2016**
229 **Fiscal Year Budget R16-05. Seconded by Councilman McOmber.**
230 **Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
231 **Councilman Poduska and Councilman Porter. Motion passed 5 - 0.**

232 Councilman McOmber requested the City bring a proposal back as soon as possible for adding the needed Police
233 Officers for half of the year.
234

235 **ACTION ITEMS:**

236 **1. Site Plan for Fairways Office Park Located at Approximately 2246 S Talons Cove Drive, Peter**
237 **Staks-Applicant.**

238 Kara Knighton reviewed the site plan for Fairways Office Park. The location is approximately a half mile
239 south of Ring Road. It is currently zoned as Regional Commercial per the Saratoga Springs Master
240 Development Agreement. In 2013 there was a proposed rezone that came to the City to make it a R-10
241 zone. That application was later withdrawn so it remains Regional Commercial. This is to create two
242 commercial office buildings with the majority of the use being professional office space. It is just under 5
243 acres with 250 parking stalls. The Regional Commercial Zone allows for building height of 50 feet. This
244 building is 46 feet and 6 inches. Most of the improvements are going in with Phase 1. Phase 2 will be
245 grass until the development happens there. They are meeting and exceeding all of the landscaping
246 requirements. She reviewed the elevations for the buildings and also the renderings. She recommended
247 approval with findings and conditions. Most of the conditions are minor. One condition is the traffic
248 concerns for the site. They recommend that the applicant apply for an access permit with UDOT.
249 Another condition is that there is an error in the lighting plan. That needs to be fixed. A minor
250 subdivision will also need to be recorded prior to the building permit issuance. This site plan is for the
251 two buildings. There is a third future proposal that would need to go through its own site plan process.
252 Councilman Poduska wondered if the neighbors have been upset with the height of the buildings.
253 Peter Staks advised that these are either equal to or above the townhomes so there have not been any
254 complaints. The site has gone through a lot of engineering and a lot of design changes to try and drop the
255 buildings as low as possible. There is a big difference between the driveway that is going in and the golf
256 course itself. He thinks they will be plenty low.
257 Kara Knighton advised that there were residents from the West side of Redwood Road that came to the
258 public hearing at Planning Commission that were concerned about their view being blocked.
259

260 Councilman McOmber thinks that a small business park like this is a great asset to the City. He likes that it is
261 further south. He is concerned about the roads being private and the multiple locations for the gates. He
262 thinks that if there is any increase of costs to have the two separate entrance locations he isn't
263 comfortable with approving that option. He doesn't want to exact cost to the property owners. He is okay
264 with the two locations but doesn't want to impact the property owner and HOA. BobKrejci is the HOA
265 board president for the development. There needs to be discussion about having two gates instead of one
266 or ways to mitigate costs for the property owner. He suggested that some things be inside of the gates
267 and others not.

268 Councilwoman Baertsch is concerned that if the Townhomes are not inside of the gate they would be paying
269 for things they aren't benefitting from.

270 Councilman McOmber asked if there is any way to make a condition to include the costs associated with
271 installing the entrances. He doesn't want to cause burden to the HOA with requiring the more expensive
272 option.

273 Peter Staks advised that they could short cut it. He is not worried about the electrical conduit cost. He would
274 be willing to participate in what the costs would be. There is no design yet for the gates so that could be
275 worked out later.

276 Bob Krejci advised that the HOA is willing to work out costs for the gates especially if the applicant is
277 willing to participate in costs.

278 Councilman McOmber loves the design and he doesn't think that it takes away from the neighborhood.

279 Kevin Thurman advised that if we impose an exaction that is not legal the City would have to pay for it.
280 However the City is allowed to make exactions that make sense and the developer would have to pay for
281 the exaction as party of the development.

282 Councilman McOmber thinks that has been done to have the developer share in the costs.

283 Councilman Willden is excited for this development. He thinks it will help reduce congestion on Redwood
284 Road because people won't have to travel as far for certain services. He thinks that a condition was
285 found to benefit the HOA.

286 Councilman Porter agrees with the previous comments. As long as the two parties can come to an agreement
287 he is glad that the City can keep out of it as much as possible. It is great to have a business park come
288 into the City.

289 Councilwoman Baertsch asked about lighting going to 4,000k in one of the conditions. She wondered if it is
290 4,000, 4k, or actually 4,000k.

291 Kara Knighton advised that it is just 4,000.

292 Councilwoman Baertsch asked if there was an access permit with UDOT already for this project.

293 Peter Staks advised that they met with UDOT that morning about the permit they applied for. They are
294 putting this project in context with the widening project. The issue that the traffic study came up with is a
295 desire and possibly a need for a traffic signal. The Planning Commission advised that the issue may be
296 more with traffic coming from the West Side trying to get across. The widening is going to add an
297 additional lane. UDOT advised him that the acceleration lane is not necessary at this time. When the
298 widening project is finished they can reassess that. He thinks it will be good to have discussions with
299 UDOT in the future.

300 Councilwoman Baertsch clarified that the building was originally 42 feet and the roof maintenance enclosure
301 makes it 46 feet and 6 inches now. This is still under the 50 feet maximum. She is glad that this is going
302 to be sunk into the ground as much as possible to not ruin views from those across the road. She
303 wondered how the percentage of usage is taken care of. Right now 50,000 square feet is going to be used
304 as professional office and 10,000 is going to be used as medical. She wondered if this is going to be
305 taken care of through the business license process and wondered how it would be tracked.

306 Kimber Gabryszak advised that it would need to be tracked by business licensing. If it goes over the 10,000
307 square feet for medical it could cause some parking issues. It is being approved for those two uses. If
308 they come in to change to a different use there is a change of use permit process. They could apply for it
309 and if they met the parking the amount used for medical could be increased but they would have to meet
310 the requirements.
311

312 Councilwoman Baertsch wanted to add a couple of conditions, one being that the future proposed buildings
313 be identical to the elevations, color, material, landscaping etc. So that the future site plan doesn't come in
314 differently. The second condition to add would be that the second access point shall be situated in
315 coordination with SSOA HOA as far as gating and the increase in cost.

316 Councilwoman Baertsch asked about the subdivision that needs to be done. The plat is smaller than the
317 commercially allowed lot size. The required amount is 20,000 square feet and this is only 18,597 square
318 feet.

319 Kara Knighton advised that for a minor subdivision it only has to be over an acre. This is not going to be
320 subdivided currently because you cannot do it per code.

321
322 **Motion made by Councilwoman Baertsch to approve the site plan for Fairway Office Park Located at**
323 **Approximately 2246 S Talons Cove Drive, Peter Staks-Applicant. including all staff findings and**
324 **conditions and the two additional conditions added by Council. Seconded by Councilman**
325 **McOmber. Additional Conditions:**

- 326 1. **That the the future proposed buildings be identical to the elevations, color, material,**
327 **landscaping etc. So that the future site plan doesn't come in differently.**
- 328 2. **That the second access point shall be situated in coordination with SSOA HOA as far as gating**
329 **and the increase in cost.**

330 **Roll Call Vote Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska,**
331 **Councilman Porter, Councilman Willden. Motion passed 5 - 0.**

332
333 **2. Site Plan for Legacy Farms School (Name TBD), Alpine School District-Applicant.**

334 Kimber Gabryszak introduced the proposal. The location is within the Legacy Farms development just south
335 of 400 South and Redwood Road. It is located at the intersection of School House Road and High Point
336 Drive. When the school submitted their application in 2014 it was for an intermediate school for 6th and
337 7th grade mostly bused into the community. The original concept had all of the drop off locations on
338 High Point Drive. School House Road was designed more with the access in mind. High Point Drive is a
339 smaller local street that have driveways across from the school. There was a limitation of driveways on
340 School House Road because of the school. Staff met with the applicants and expressed some concerns.
341 Prior to the Planning Commission meeting last week Alpine School District gave some alternative
342 options than the original proposal. Option 2 is Alpine School District's preferred design. This is no
343 longer an intermediate school. It is a K-6 school with about 4-5 buses at any given time. The traffic study
344 that was given to the Council accounted for six buses at a time. This did not have a significant increase.
345 The parcel size is the same with an increase of about 40 parking stalls. The access onto High Point Drive
346 has been limited and more access was opened on School House Road. Kimber reviewed the options with
347 the Council. The School District asked that the Council only discuss option 2, they do not prefer option
348 3. The City's traffic consultant reviewed the options and suggested that option 3 would be better.

349 Mark Christensen thinks this option 3 is a superior alternative but there are some concerns from staff. There
350 are concerns that the reverse flow would cause traffic to back up onto School House Road. He also
351 pointed out other potential concerns with option 3 on the map of the site.

352 Kimber Gabryszak advised that the backward flow was suggested by the traffic consultant because you could
353 make a left turn at a stop and make a right turn into the school. The applicants have provided a traffic
354 study that suggest option 2 is the best choice. There are various reasons for that. One being the ability to
355 flow traffic more naturally for the parents, separating the kindergarten drop off so there is less congestion
356 and confusion there. It also allows the students to be dropped off and make visual contact with their
357 teachers and go into the school from there. The City's traffic consultant is good with the traffic study
358 provided but they suggested that there not be a left turn across traffic and that it should be a right in right
359 out drop off during peak times. This is a bit of a unique site because it is part of the Legacy Farms
360 Development. The density was allocated through the Legacy Farms Community Plan. Schools are a
361 permitted use. Certain things like trash storage and lot size all comply with the Community Plan. The
362 school park applies towards Legacy Farms overall open space so there is a requirement for it. That isn't
363 usually the case for schools. Parking has also been increased because of the safety issues that may arise.
364 The recommendation for option 2 is to have one way traffic through the drop off area to minimize

365 vehicular conflict and, if possible, arrange the bus routes to limit left turns across the traffic into the bus
366 drop off area. Staff originally recommended option 3 due to the reduction in access but the further traffic
367 analysis supports the schools preference for option 2. There would also need to be a right out only for
368 egress during drop off and pick up periods. The traffic study also recommends a couple of improvements
369 for High Point Drive and School House Road. Placing a parking shoulder on the east side of High Point
370 Drive along the school frontage so that when stacking spills out they aren't out in the traffic. The
371 intersection of School House Road and High Point Drive should be a four way stop. They also
372 recommended considering a light at School House Road and Redwood Road. The Planning Commission
373 gave a positive recommendation on either option 2 or 3 based on the traffic study and left the option up
374 to the City Council for approval. Staff recommends approval with conditions being that the needs of the
375 City Engineer be met, modifying the site as they proposed to limit access from High Point Drive and
376 share access, most likely option 2 because it has been supported through a traffic study, limiting parent
377 drop off to one way traffic, and to not have two way access on the one side of the school.

378 Frank Pulley, Alpine School District Director of Physical Facilities, thinks that Kimber has done a great job
379 and staff has been great to work with to come up with the best solution to place the site.

380 Councilwoman Baertsch is still concerned about option 2. There are some conflicts with driveways that
381 won't happen with option 3. She likes option 3 because there are 40 more additional parking spaces. She
382 thinks that there will be fewer conflicts in option 3. If option 2 is the one that is picked she thinks asphalt
383 width needs to be widened on High Point Drive to allow for a turn lane. She also thinks there needs to be
384 allowance for parking on the eastern part of the road. The traffic for this part of the Master
385 Transportation Plan was changed with the knowledge that this was going to be a south facing school.
386 Now that it isn't it changes what the roads should have been. She is concerned that Herriman was used
387 instead of a school in Saratoga Springs in the traffic study.

388 Councilman Porter mentioned that option 3 is what stands out to him as being preferable. He thinks that most
389 of the traffic is going to be coming off of Redwood Road onto School House Road. He thought it would
390 be weird to have people have to flip around to park on High Point Drive. He doesn't think that the
391 asphalt width needs to be increased if the District is going to add a queuing lane on High Point Dr.

392 Councilwoman Baertsch does not want to see them just restripe the road to allow for the parking because that
393 would push the traffic right up against the driveways of the homes on the west side of High Point Drive.

394 Councilman Poduska wondered if there would be even greater traffic concerns if there was stacking on
395 School House Road on option 3. He thinks that option 2 allows people to walk to the school without
396 having to cross traffic to get to the school. There is also a drop off for kindergarten in option 2 that he
397 thinks increases the safety for children.

398 Councilman Porter is less familiar with safe walking corridors and wondered how that process works.

399 Councilwoman Baertsch advised that making sure there are safe walking corridors is up to the City Council.
400 She pointed out some walking corridors in the Legacy Farms project. There are some issues with
401 walking access until everything is built out.

402 Councilman Porter asked what the parking stall counts for options 1, 2, and 3 are.

403 Councilwoman Baertsch advised that there are 170, 8 of which are ADA parking spots; there is also 772 feet
404 of queuing which would give you an additional 32 parking spots. There is also 275 feet of bus queuing
405 which gives you 12 more spots. That gives a total of 214 off street parking spots for option 2. Option 3
406 has 210 parking spots, 8 of which are ADA parking, there is 575 feet of queuing for the parent drop off
407 and 275 feet of bus queuing areas for a total of 247 off street parking spaces.

408 Mark Christensen advised that Church Street will also be available to park on as well once it is finished.

409 Councilman Willden asked what the more walkable option is between 2 and 3.

410 Kimber Gabryszak thinks that option 2 is a better option for walkability. There is the ability to cut through in
411 more locations. There is less conflict for kids trying to cross the street.

412 Mark Christensen advised that this has been a very rapidly changing application. He commended the school
413 district for coming back with two very robust alternatives. He agrees with Kimber on the walkability. He
414 doesn't think that the places the kids are going to have to walk are ideal in option 3. He thinks that the
415 access point on School House Road has potential for a lot of issues on option 3.

416 Frank Pulley advised that the School Districts preference for option 2 is because of the walkability. They
417 don't like students crossing the pickup and drop off areas. Option 2 allows them to have a completely
418 walkable school without that happening.
419 Councilman Willden is concerned with option 3. He thinks that there would be a lot of frustrations with
420 parents driving through option 3. His preference is option 2.
421 Councilman McOmber commended the bus drop off. He was glad to get them moved away from the parent
422 drop off. He also loves all of the additional parking. He appreciates the School District thinking ahead.
423 He walked around the site and understands why the south facing option wasn't feasible. He does like
424 option 3 because of the flow. On option 2 he likes the kindergarten flow that is like Thunder Ridge. It is
425 also closer than Thunder Ridge because the bus drop off was moved. He wants to figure out what D.R.
426 Horton is planning on for the lot across the street. He thinks that the driveway for that house would be
427 awful. He suggested that the lots should be combined to fix the issue. He does lean towards option 2
428 especially because of the kindergarten drop off.
429 Frank Pulley mentioned that they have opened up the field around other playgrounds at night events to allow
430 for more off street parking. They would consider that here as well to avoid parking issues.
431 Councilman McOmber appreciates the concerns with option 2. These roads were reduced because this was
432 supposed to be a pedestrian school only. He feels like they were misled a little bit when they discussed
433 the Legacy Farms Community Plan.
434 Frank Pulley advised that this is being built a year before they expected it to. It has to be built because of the
435 needs of the residents. They were anticipating that Legacy Farms would be a little more developed
436 before they built the school, which is why it was presented as a walking school. In the future it will be
437 more of a walking school.
438 Councilman McOmber appreciates the speed in getting this done. There are ongoing demands and he
439 appreciates Alpine School District's support of Saratoga Springs.
440 Councilman Poduska attended the Planning Commission meeting where this was discussed. He likes option
441 2 better because it is far safer for the children. He likes the kindergarten drop off being separate from the
442 parent drop off and the extra parking spaces. He thinks that this should work as well as could be hoped
443 for, based on the site that is being proposed.
444 Kimber Gabryszak advised that the initial right in right out was recommended in the first traffic study. What
445 is being recommended now is that one of the driveway areas shows right in and right out but it needs to
446 be one or the other.
447 Councilwoman Baertsch thinks that the road should be widened enough for a left turn lane. Unless parking is
448 restricted completely on the one side of the road.
449 Mark Christensen would like to address the concerns about the options more. He clarified that
450 Councilwoman Baertsch is asking for the road to be widened to accommodate a dedicated left hand turn
451 lane. He asked that the school siting be approved tonight because it is the same placement on either
452 option. If there are still concerns about the options they can come back with a solution for those concerns
453 later so they can build now and get the solution before they need to lay asphalt. The City also needs to be
454 careful if they have mitigated the traffic concerns, and if the City imposes a restriction that is greater than
455 needed, the City would be liable.
456 Councilwoman Baertsch thinks that this wouldn't be an illegal exaction because the roadways were created
457 at the width they are because the school was supposed to be south facing instead of west facing.
458 Kevin Thurman clarified that what he is hearing is that they will approve option 2 with conditions and have
459 the school mitigate the concerns.

460
461 **Motion made by Councilwoman Baertsch to approve the site plan for Legacy Farms School (Name**
462 **TBD) including all staff finding and conditions suggesting option 2 for child safety and walking**
463 **and that the staff and applicant will work together to solve parking and traffic flow issues.**
464 **Seconded by Councilman Poduska. Roll Call Vote Aye: Councilman Willden, Councilwoman**
465 **Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter. Motion passed 5 - 0.**
466

467 **3. America First Reimbursement Agreement, R16-06 (1-19-16).**

468 Kevin Thurman advised that this was seen in December. America First was charged \$88,000 in impact fees.
469 They were requesting \$40,000 in reimbursement. When data was looked at it was determined that the
470 reimbursement should be \$27,000. He recommends passing this resolution as well as the agreement that
471 goes along with it.
472 Councilman McOmber thanked the City for the work on this. It shows that due diligence can save the
473 taxpayers money.
474

Motion made by Councilman Porter moved to approve the resolution approving the America First Reimbursement Agreement in the amount of \$27,724. Seconded by Councilman McOmber.
475
476 **Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
477 **Councilman Porter, Councilman Poduska. Motion passed 5 - 0.**
478
479

480 4. Adding Lots to the City Street Lighting Special Improvement District for Lakeside Plat 27, R16-07
481 (1-19-16).
482

Motion made by Councilman McOmber moved to approve the resolution adding lots to the street lighting special improvement district for Lakeside Plat 27 R16-07. Seconded by Councilwoman Baertsch.
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Roll Call Vote Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
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488 Councilwoman Baertsch asked if this needs to be done by state code.
489 Kevin Thurman advised that it is required by state code currently. The City is looking into charging a utility
490 fee instead of adding lots into the SID. It would be a lot simpler.
491

492 5. Amendments to the Saratoga Springs Land Development Code (Section 19.18), Ordinance 16-04 (1-
493 19-16).
494

495 Kimber Gabryszak asked if Institutional Signage should be the same as 8% and 30 feet like the other
496 sections. The Council agreed that it should be changed to that.

Motion made by Councilman McOmber moved to approve the ordinance making amendments to the Saratoga Springs Land Development Code (Section 19.18) with all changes outlined in the work session and changes made during the policy session amended to include office warehouse space as well. Seconded by Councilwoman Baertsch.
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Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
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504 Approval of Minutes

- 505 1. January 5, 2016.
- 506 2. January 8 and 9, 2016.
- 507

Motion made by Councilman Willden to approve the minutes for January 5, 2016 and January 8 and 9, 2016 with corrections posted. Seconded by Councilman Porter.
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510 Councilwoman Baertsch added a couple of changes that she didn't submit. Line 97 should say "noted"
511 instead of "thinks". She also gave a change to the paragraph starting at line 196.

Roll Call Vote: Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilman Porter, Councilman Poduska. Motion passed 5 - 0.
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515 Closed Session

Motion made by Councilman McOmber to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilman Poduska.
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519 **Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and Councilwoman Call. Motion passed unanimously**
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Meeting Moved to Closed Session 9:09 p.m.

Closed Session

Present: Mayor Miller, Councilwoman Baertsch, Councilman McOmber, Councilman Poduska, Councilman Porter, Councilman Willden, Mark Christensen, Kevin Thurman, Spencer Kyle, Owen Jackson, Andy Burton

Closed Session Adjourned at 9:19 p.m.

Policy Meeting Adjourned at 9:19 p.m.

2-2-16

Date of Approval





Mayor Jim Miller


Nicolette Fike, Deputy City Recorder