

**CITY OF SARATOGA SPRINGS  
CITY COUNCIL MEETING**

Tuesday, May 7, 2013

Meeting held at the City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**CITY COUNCIL MINUTES**

**WORK SESSION-Commencing at 6:04 p.m.**

**Present:**

**Council Members:** Mayor Love, Councilman Miller, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber and Councilman Poduska

**Staff:** Lori Yates, Mark Christensen, Spencer Kyle, Jeremy Lapin, Jim McNulty, Chief Gary Hicken, Chelese Rawlings, Sarah Carroll, Mark Edwards, Owen Jackson

**Others:** Susan Niepraschk, Dave and Sue Izant, Ray Dawson, Brett Houghton, Cooper Houghton, Steve Maddox, Chris Porter, Clay Johnson, Stephen Larsen, Jennifer Klingonsmith, Larry Whiting, Jacob Marble, Mark Babbitt

**1. Presentation by the Girl Scouts regarding a splash pad in the Harvest Hills development.**

The Girl Scout Troop 539 spoke of the possibilities of building a splash pad in the Harvest Hills subdivision. They went through potential fundraisers that would help raise the money for this amenity.

Mark Edwards presented potential splash pads and many sizes. There are typically two types of splash pads that are used which include fresh water and a recycled water pad. The estimated cost for fresh water pad would be \$45,000 and the estimated cost for recycled water pad would be \$30,000. There would be additional maintenance cost associated with splash pad which would be to include staffing for the facility.

Councilman Miller asked if the water could be pumped into the secondary system. Mark Edwards stated that would not be allowed at this time due to State regulations.

Councilwoman Call stated that she would like to see this be proposed for one of the City's future parks. Councilwoman Call stated that she would welcome a splash pad but is concerned with cost. She also wondered if the city chose to do this, if incorporating into a new construction park, like Shay park, would save money.

Councilman McOmber stated that he would be fine with the suggestion stated by Councilwoman Call.

Mayor Love stated that she would like to find ways and a park that would accommodate such proposal.

Mark Christensen stated that it could be researched and would be brought back with the parks projects.

**2. Financial Quarterly update.**

Chelese Rawlings presented the third Quarterly Financial report to the City Council.

Councilwoman Call stated that the impact fee revenues seem to be lower than other revenue which is showing much higher. Spencer Kyle stated that all other fund balances were placed into that line item which should be showing those revenues to be much higher than the impact fee funds. Councilwoman Call stated that the impact fee funds for the parks are showing a negative amount. Chelese Rawlings stated that the fund balance is off setting those park fees. Councilwoman Call asked staff to make sure that the City is not over charging on the storm drain fees.

**3. Discussion of the Tentative 2013-2014 Budget.**

Chelese Rawlings spoke briefly of the ongoing tentative budget. The Council had no comments regarding this item at this time.

## **POLICY SESSION- will follow Work Session.**

### **Present:**

**Council Members:** Mayor Love, Councilman Miller, Councilwoman Baertsch, Councilwoman Call and Councilman McOmber and Councilman Poduska

**Staff:** Lori Yates, Mark Christensen, Spencer Kyle, Jeremy Lapin, Jim McNulty, Chief Gary Hicken, Sarah Carroll, Owen Jackson, Chief Jess Campbell

**Others:** Susan Niepraschk, Dave and Sue Izant, Ray Dawson, Brett Houghton, Cooper Houghton, Steve Maddox, Chris Porter, Clay Johnson, Stephen Larsen, Jennifer KlingonSmith, Larry Whiting, Jacob Marble, Mark Babbitt

- **Call to Order by Mayor Love**
- **Roll Call.**
- **Invocation/Reverence was given by Councilwoman Baertsch**
- **Pledge of Allegiance was led by Councilwoman Call**

### **Mayor Love opened the public input.**

Bret Houghton, President of the Youth Football League and is asking that the Council waive the cost and restrictions to allow advertising banners to be placed here within the City.

### **Mayor Love closed the public input.**

Mark Christensen stated that we are proud of the City of Saratoga Springs Library and what has been accomplished in the past few years. He also thanked those individuals who devoted hours volunteering as well. He indicated that Sue Alexander has received the Special Service Award from the State of Utah. Larry Whiting stated that Sue Alexander was chosen to receive this award from the State of Utah Library Executive, for the work that has been done by her. He stated that the library would not be here without the efforts of Sue. Mayor Love thanked Sue for her time and efforts with the library.

Police Chief Gary Hicken presented to the Council the quarterly update for the Police department. He indicated that it's been a privileged to be able to work with the Mayor, Council and staff. Mayor Love presented Gary with the street sign plaque for his years of service as the City of Saratoga Springs Police Chief. He has been called to serve a church mission.

## **POLICY ITEMS**

1. **Consent Calendar:**
  - a. **Award of Bid for the landscaped medians.**
  - b. **Right of Way acquisition for 400 North.**
  - c. **First Amendment to Escrow Agreement for Park Improvements. (Phase 8 The Benches)**
  - d. **Resolution R13-12 (5-7-13): A resolution adopting the Tentative Budget for the City of Saratoga Springs for the Fiscal Year 2013-2014; setting a date, time, and place for a public hearing on the amendment of the Fiscal Year 2012-2013 budget and adoption of the Fiscal Year 2013-2014 budget; and ordering that notice of the public hearing be published at least seven days in advance.**
  - e. **Resolution R13-13 (5-7-13): A resolution amending the Standard Technical Specifications Drawings manual for the City of Saratoga Springs and establishing an effective date.**
  - f. **Approval of Minutes:**
    - i. **March 5, 19, 2013 and April 2, 2013.**

Councilwoman Baertsch asked for the clarification on the improvements for 400 North. Mark Christensen stated that there are two separate appraisals, which doesn't include improvements to be completed at this time.

Mayor Love indicated that she has a few changes to the minutes and would email those changes to the City Recorder.

Councilwoman Baertsch and Councilwoman Call emailed their changes to the minutes earlier today to the City Recorder.

**A motion was made by Councilwoman Baertsch and seconded by Councilman Miller to approve the consent calendar with the changes to the minutes provided by Mayor Love, Councilwoman Call and Councilwoman Baertsch and including findings and conditions listed in the staff reports dated May 7, 2013. . Aye: Councilwoman Baertsch, Councilman Miller, Councilman Poduska, Councilman McOmber and Councilwoman Call.**

## **2. Preliminary Plat, Final Plat and Development Agreement for Parkside Estates located at approximately 200 West 1550 South, Edge Homes, applicant.**

Sarah Carroll presented the Preliminary Plat, Final Plat and Development Agreement for Parkside Estates. Staff recommends approval based on staff's findings and conditions.

Councilman Poduska stated that the slope in the area seems to be rather steep, will there be retaining walls. Jeremy Lapin stated that there will be areas that retaining walls will be implemented.

Councilman Miller stated that he is pleased to see this area being developed. He asked staff how the open space is being dealt with. Sarah Carroll stated that the open space will be dedicated at the recording of their final plat and any improvements will be completed prior to building permits being issued.

Councilman McOmber stated that he is excited to see this development being completed. He is also happy to see the Parkside Drive be completed as well.

Councilwoman Call asked staff how many homes must be on a street before an access through the block. Sarah Carroll stated that it is 1000 feet and has been addressed in their construction drawings. Councilwoman Call stated that the open space definition addresses issues that are conflicting. Sarah Carroll stated that those changes will be made, staff is aware of those issues.

Councilwoman Baertsch asked if the storm drain easement will be an issue for those property owners involved. Jeremy Lapin stated that it is the yard drainage systems that are being shown on the plat. Councilwoman Baertsch asked if there will be landscaping requirements for those lots that have this drainage system located on them. Jeremy stated that the landscaping improvements will be completed by the developer.

Councilwoman Call stated that she has concerned with the proposed setbacks that are being shown. Steve Maddox, applicant stated that they as the builder will be building on all of the lots in this development. Steve also stated that the road has been opened as well.

**A motion was made by Councilwoman Call and seconded by Councilman Poduska to approve the Preliminary Plat, Final Plat and Development Agreement for Parkside Estates located at approximately 200 West 1550 South, Edge Homes, applicant including the findings and conditions listed in the staff report dated May 7, 2013. Aye: Councilwoman Call, Councilman Poduska, Councilman Miller, Councilman McOmber and Councilwoman Baertsch.**

## **3. Preliminary Plat for River Heights located at 250 East Alhambra Drive, Bach Homes, applicant.**

Sarah Carroll presented the Preliminary Plat for River Heights. Staff recommends approval based on the findings and conditions listed in the staff report.

Councilman Poduska asked if all streets would be private except for Alhambra Drive and would the City plow the streets. Sarah Carroll stated that the streets will be plowed by the City.

Councilman Miller stated that he agreed with the staff's conditions and findings and approves of the proposed plat.

Councilman McOmber asked staff when the proposed amendments will be completed. Jim McNulty stated that it is scheduled for a future meeting. Councilman McOmber asked that we don't hold up the developer due to the City making amendment revisions.

Councilwoman Call stated that she appreciates that the parking spaces are being addressed. She is also appreciative of the landscaping plan. She stated to staff if it's possible to have a break along the row of homes that are being shown providing such pathway. Sarah Carroll stated that the intersection provides that block break which this does meet the City Code.

Councilwoman Baertsch thanked the applicant for the decrease in density and their willingness to work with the HOA. She asked staff what is currently taking place with the storm drain. Jeremy Lapin stated that an easement will be granted to the HOA to allow for the crossing the road. Councilwoman Baertsch asked if a turnaround is needed at the end of Alhambra Drive. Jeremy Lapin stated that the fire code requires a turnaround if it is longer than 150 feet and the length of this area doesn't exceed that. He stated that end of road signs will be put in place in at the end of this road.

**A motion was made by Councilman Poduska and seconded by Councilman McOmber to approve the Preliminary Plat for River Heights located at 250 East Alhambra Drive, Bach Homes, applicant including the findings and conditions listed in the staff report dated May 7, 2013. Aye: Councilman Poduska, Councilman McOmber, Councilman Miller, Councilwoman Baertsch and Councilwoman Call.**

**4. Concept Plan for Heron Hills located at approximately 3250 South Redwood Road, Steve Larsen, applicant.**

Sarah Carroll presented the Concept Plan for Heron Hills. She also reviewed the staff's recommendations.

Councilman Poduska stated that he is concerned with the proposed flag lots and feel that those lots are unbuildable. He would like to see a park or amenities for the children who will be living in the development. He indicated that the figuration of this plan is not pleasing. Councilman Poduska stated the road across from Wildlife Boulevard would be an extremely dangerous road to enter onto. Mark Christensen stated that as staff we have tried to make a road workable and being able to access into this development.

Councilman Miller agreed with staff recommendations with requiring that all lots are buildable and the open space requirements. Mark Christensen stated that the City would have ownership and accessibility of the lake if the City were to pursue any means of the open spaced area.

Councilwoman Call stated that as a serving member of the Utah Lake Commission this property is unique and this could be a Lakeshore property with potentially larger lots. She would like to see the City utilize the natural Lakeshore with future opportunities. As a council member she is eager to work with the developer on this project.

Councilman McOmber asked if this plan would meet the Code and the required density. Staff indicated that those requirements would be met.

Councilwoman Baertsch stated that she likes the previous Concept Plan Sarah Carroll stated that the change was to address the lack of property to create the cul-de-sac and use the triangle parcel. Councilwoman Baertsch feels that flagged lots are awkward and are not as desirable. She would like to see the trail be located near the lake if possible. Councilwoman Baertsch stated that the trail land has no value to the City due to the lack of parking. Mark Christensen stated that the east side area of the property has many potential opportunities. Councilwoman Baertsch indicated that she is concerned with the proposed roads into this development and would these roads be able to handle trailers and other vehicles entering and exiting the development. Jim McNulty stated that staff will need to review this at preliminary plat.

Steve Larsen asked if the Council would consider relocating the trail in order to access the lake. Councilwoman Call stated that she would be hesitant to making that change.

**5. Ordinance 13-7 (5-7-13): An ordinance of the City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code (Section 19.04.240, Public School Bus Lot Zone) and establishing an effective date.**

Jim McNulty presented the revisions to the Land Development Code for Section 19.04.240, Public School Bus Lot Zone.

Mark Christensen suggested that the Council remove the address requirement within this section.

**A motion was made by Councilwoman Baertsch and seconded by Councilman Poduska to approve Ordinance 13-7 (5-7-13): An ordinance of the City of Saratoga Springs, Utah, adopting amendments to the Saratoga Springs Land Development Code (Section 19.04.240, Public School Bus Lot Zone) and establishing an effective date. Aye: Councilwoman Baertsch, Councilman Poduska, Councilman Miller and Councilman McOmber.**

**\*\*Councilwoman Call had left the room during this item and was not present during the motion.**

**6. Resolution R13-14 (5-7-13): A resolution appointing a Mayor Pro-Tempore for the City of Saratoga Springs and establishing an effective date.**

The Council submitted a Council members' name to Mayor Love of who they would like to see appointed as Mayor pro-tempore.

Mayor Love stated that Councilman Miller receive the most votes to be appointed as Mayor pro-tempore.

**A motion was made by Councilwoman Baertsch and seconded by Councilman McOmber to approve Resolution R13-14 (5-7-13): A resolution appointing Jim Miller as the Mayor Pro-Tempore for the City of Saratoga Springs and establishing an effective date. Aye: Councilwoman Baertsch, Councilman McOmber, Councilman Poduska and Councilman Miller.**

**\*\*Councilwoman Call had left the room during this item and was not present during the motion.**

**7. Resolution R13-15 (5-7-13): A resolution adopting the Personnel Policies and Procedures Manual and establishing an effective date.**

The Council had no comments or concerns regarding this proposed resolution.

**A motion was made by Councilwoman Baertsch and seconded by Councilman Miller to approve Resolution R13-15 (5-7-13): A resolution adopting the Personnel Policies and Procedures Manual and establishing an effective date. Aye: Councilwoman Baertsch, Councilman Miller, Councilman McOmber and Councilman Poduska.**

**\*\*Councilwoman Call had left the room during this item and was not present during the motion.**

## **8. Reports.**

No reports were given by the Council or staff at this time.

A motion was made by Councilman McOmber and seconded by Councilman Miller for the character, professional competence, or physical or mental health of an individual at 8:12 p.m. Aye: Councilman McOmber, Councilman Miller Councilman Poduska Councilwoman Baertsch and Councilwoman Call.

Present:

Councilman Poduska, Councilman McOmber, Councilman Miller, Councilwoman Baertsch, Councilwoman Call, Mark Christensen, Spencer Kyle and Kevin Thurman.

A motion was made by Councilman McOmber and seconded by Councilman Miller to adjourn closed session at 11:20 p.m. and entered into policy session at 11:20 p.m.

**Motion to adjourn the policy session at 11:20 p.m. was unanimous.**

June 18, 2013

Date of Approval



Lori Yates, Recorder

