

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, June 2, 2015

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

CITY COUNCIL AGENDA

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.

**Members of the Council may be attending the Prison Relocation Committee Meeting at the Frontier Middle School located at 1427 Mid Valley Road, Eagle Mountain, Utah from 4:00 p.m. to 7:00 p.m.*

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE MAYOR.

Commencing at 7:30 p.m.

- **Call to Order.**
- **Roll Call.**
- **Invocation / Reverence.**
- **Pledge of Allegiance.**
- **Public Input - Time has been set aside for the public to express ideas, concerns, and comments. Please limit repetitive comments.**
- **Awards and Recognitions.**

POLICY ITEMS: (All items are scheduled for consideration and approval unless otherwise noted)

1. **Consent Items:** (Consent items are those which have been discussed previously in a public meeting or may not require further discussion due to the simplicity of the item)
 - a. Consideration and Approval of the Talus Ridge Reimbursement Agreement.
 - b. Consideration and Approval of the Interlocal Agreement with Utah County and the City of Saratoga Springs
 - i. Resolution R15-22 (6-2-15): A resolution of the City Council of the City of Saratoga Springs, Utah approving the Interlocal Cooperation Agreement between Utah County and City of Saratoga Springs for the Administration of the 2015 Municipal Elections.
 - c. Minutes:
 - i. May 5, 2015.
 - ii. May 19, 2015.
2. **PUBLIC HEARING ITEMS:**
 - a. Public Hearing: Consideration and Approval of Plat Amendment for Mountain View Estates located at Carlton Avenue (450 West) and 400 North, McArthur Homes, applicant.
3. **ACTION ITEMS:**
 - a. Consideration and Approval of the Appointment of City of Saratoga Springs Planning Commission member.
 - i. Resolution R15-23 (6-2-15): A resolution appointing Ken Kilgore to the City of Saratoga Springs Planning Commission; and establishing an effective date.
 - b. Consideration and Approval of the Award of Bid for Shay Park.
4. **Reports:**
 - a. Mayor.
 - b. City Council
 - c. Administration communication with Council
 - d. Staff updates; inquires, applications and approvals
5. **REPORTS OF ACTION.**
6. **Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or the physical or mental health of an individual.**
7. **Adjournment.**

Notice to those in attendance:

- Please be respectful to others and refrain from disruptions during the meeting.
- Please refrain from conversing with others in the audience as the microphones are sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (e.g., applauding or booing).
- Please silence all cell phones, tablets, beepers, pagers, or other noise making devices.
- Refrain from congregating near the doors to talk as it can be noisy and disruptive.

Individuals needing special accommodations under the Americans with Disabilities Act (including auxiliary communicative aids and services) during this meeting please notify the City Recorder at 766-9793 at least three day prior to the meeting.

**City Council
Staff Report**

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Talus Ridge Upsized Improvements Reimbursement Agreement
Date: June 2, 2015
Type of Item: Reimbursement Agreement



Description:

A. Topic:

This item is for the approval of a Reimbursement Agreement with Wasatch Land Company (Edge Homes) for the Upsize of culinary water, secondary water, storm drain, and roadways within the Talus Ridge Project

B. Background:

Edge Homes has been working with the City to ensure their Infrastructure Designs not only serve their project needs but also address existing issues the City has identified in this area. In review of the City's Water, Storm Drain, and Transportation Master Plans, , the City requested the developer upsize a portion of their culinary water, secondary water and storm drain system as well as upsize Talus Ridge Drive to a collector roadway to provide additional capacity in these systems to meet the needs of this area as growth continues. Staff notified the developer the upsize and potential reimbursement would be subject to approval from the City Council and the Developer has agreed to the proposed upsizing.

C. Analysis:

The Developer has agreed to the requested System Upsizing for an estimated reimbursement through impact fee credits for the following.

Culinary Water	\$ 594,558
Secondary Water	\$ 92,681
Storm Drain	\$389,970
Roadway (Talus Ridge Drive)	\$ 523,726

The Talus Ridge Project Consists of 216 lots and approximately 48 acres of irrigable area. The estimated impact fees that this project will generate for these same categories based on current fee schedules is as follows (Culinary Impact Fee estimates only include the \$470 that is kept by the City and not the \$2,000 that is passed through to LMMWC):

Culinary Water	\$ 101,520
Secondary Water	\$ 705,744
Storm Drain	\$120,744
Roadway (Talus Ridge Drive)	\$ 540,000

Due to the fact that there will still be a remaining balance in the Culinary Water and Storm Drain Impact Fee Credit categories, the agreement allows Edge Homes to carry over any remaining Impact Fee Credit Balances to the Mount Saratoga Project.

Recommendation: Staff recommends that the City Council approve the reimbursement agreement with Wasatch Land Company to provide Developer Culinary Water, Secondary Water, Storm Drain and Road Impact Fee Credits as satisfaction in whole of any additional expenses incurred by Developers for the proposed Upsized Improvements.

TALUS RIDGE
REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter “Agreement”) is made and entered into as of the ___ day of _____, 2015, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the “City”), and WASATCH LAND COMPANY, a Utah corporation (the “Developer”).

RECITALS:

WHEREAS, Developer is developing a subdivision within City, which subdivision is commonly referred to as the Talus Ridge Subdivision which contains 216 lots and (the “Project”), which is more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the Talus Ridge Development requires certain storm drain facilities and improvements including Roadway, Water, Irrigation, Sewer, Storm Drain and other improvements; and

WHEREAS, Developer has agreed to increase the size of certain public improvements (“Upsized Improvements”) within the Project more particularly described in **Exhibit B**, attached hereto and by this reference made a part hereof; and

WHEREAS, the Upsized Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the Upsized Improvements will result in additional costs and the City wishes to provide Developer impact fee credits, a cash reimbursement, and/or enter into a Pioneering Agreement as satisfaction in whole of any additional expenses incurred by Developer relating to the Upsized Improvements that will benefit other neighboring properties and City;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. COMPENSATION OF CONSIDERATION

In consideration of the promises and covenants contained herein, and as a compromise and full settlement of all claims which Developer may have against the City, Developer agrees to withdraw with prejudice any and all claims it may have against the City for compensation, capacity reservations, and credits with regard to the Upsize Improvements, and the City’s Transportation and Utility Systems including the Roadways, Culinary Water, Irrigation Water, Sewer and Storm Drain Systems.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that the following table enumerates in full the estimated additional expenses (as provided for in Exhibit “B”) incurred by Developer to install the Upsized Improvements above and beyond that which Developer is responsible for (the “Reimbursable Expenses”):

TALUS RIDGE PLAT A

IMPACT FEE	ESTIMATED ADDITIONAL COST TO UPSIZE					
	PLAT A	PLAT B	PLAT D	PLAT F	PLAT G	TOTAL
CULINARY WATER	\$259,214	\$125,777	\$53,310	\$45,518	\$108,739	\$594,558
SECONDARY WATER	\$41,097	\$19,684	\$8,338	\$5,433	\$18,309	\$92,681
STORM DRAIN	\$326,351	\$52,248	\$11,372			\$389,970
ROADWAY (TALUS RIDGE DRIVE)	\$234,031	\$117,466	\$34,377	\$22,914	\$114,937	\$523,726

ESTIMATED UNITS TO REIMBURSE

IMPACT FEE	ESTIMATED ADDITIONAL COST TO UPSIZE	CURRENT CITY IMPACT FEE	ESTIMATED TIME TO REIMBURSE
CULINARY WATER	\$594,558	\$2,470 per Unit*	1,265 Units
SECONDARY WATER	\$92,681	\$14,666 per IA	6 IA
STORM DRAIN	\$389,970	\$559 per Unit	698 Units
ROADWAY (TALUS RIDGE DRIVE)	\$523,726	\$2,500 per Unit	209 Units

*Although the City’s Current Impact fee for Culinary Water is \$2,470, only \$470 is able to be used for a credit due to existing pass through obligations for the remaining \$2,000

Developer agrees that the Impact Fee Credits enumerated in the Exhibit B and the Tables above are satisfaction in whole of City’s obligations under this agreement:

3. TERMS OF REIMBURSEMENT

4.

In exchange for the reimbursement, through impact fee credits, of the Upsized Improvements, Developer and City agrees as follows:

- A. Impact Fee Credits may only be used to offset development fees within the Talus Ridge or Mount Saratoga projects (“Project Area”) areas more specifically shown on **Exhibit C** and incorporated herein by reference.
- B. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit B. Exhibit B represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the Upsized Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted Upsized Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed the total amount of \$1,601,115. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, or any item not listed in Exhibit B.
- C. Developer shall receive reimbursement as the work is completed and after Developer submits a request for reimbursement and meets the following requirements :
- i. Developer has posted applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and Workmanship of the Upsized Improvements and to ensure that the Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.
 - ii. City has approved the Upsized Improvements requested for reimbursement in connection with the standard inspections conducted by City to ensure that the Upsized Improvements are constructed per City standards.
 - iii. Upon completion of the Upsized Improvements, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.
- D. City will provide Developer (or Developer’s assignees) impact fee credits for the categories shown in Exhibit B upon completion of the Improvements contained in each phase of the Project and when Developer submits to City an invoice outlining the final cost of that portion of the Improvements included in the completed phase and proof of payment for such invoice.
- E. City will account for and provide a credit up to and equal to the cost of the completed Upsized Improvements, which credit can be used by Developer, or its assignees, to offset any impact fees in the Talus Ridge project that would otherwise be assessed when plats are recorded or building permits are obtained for lots within the Project.

F. Developer may request from the City a refund of any impact fees already paid within the Project Area with which the developer has an Impact Fee Credit up to the full balance of the Impact Fee Credit.

3. MUTUAL RELEASE OF CLAIMS

In return for the Credit, the receipt and sufficiency of which is hereby accepted, and for other good and valuable consideration, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for the Upsized Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of the Upsized Improvements.

4. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of the City's Impact Fee Credit for the Upsized Improvements, Developer individually and together represents and warrants that they:

- 4.1 have the power to enter into and perform this Agreement;
- 4.2 are the lawful representatives of the Developer
- 4.3 are the sole owners, assignees, heirs, obligors, beneficiaries, etc. of Mallard Bay Phase 1;
- 4.4 have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in Talus Ridge;
- 4.5 shall indemnify, defend, and hold harmless the City with respect to any future claim related to this agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the Upsized Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

5. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:
Wasatch Land Company
Attn: Gordy Jones
482 W 800 N, Suite 203
Orem, UT 84057
Telephone: (801) 494-0150
Facsimile: (801) 221-4966

If to City:

City of Saratoga Springs
Attn: City Manager – Mark Christensen
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

6. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the Parties.

7. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

- 7.1 voluntarily enters into it of its' own free will;
- 7.2 has had ample opportunity to review this Agreement with legal counsel;
- 7.3 is a legally incorporated entity,
- 7.4 has performed all corporate formalities to execute this Agreement; and
- 7.5 acceptance of the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

8. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

9. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

10. MISCELLANEOUS PROVISIONS

10.1 If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that give effect to the original intent of this Agreement and is legal, valid, and enforceable.

10.2 The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.

10.3 All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.

10.4 This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

CITY OF SARATOGA SPRINGS

By: _____
City Recorder

Mayor

DEVELOPER

WASATCH LAND COMPANY, a Utah corporation

By: _____
Its: _____

State of Utah)
 :SS
County of Utah)

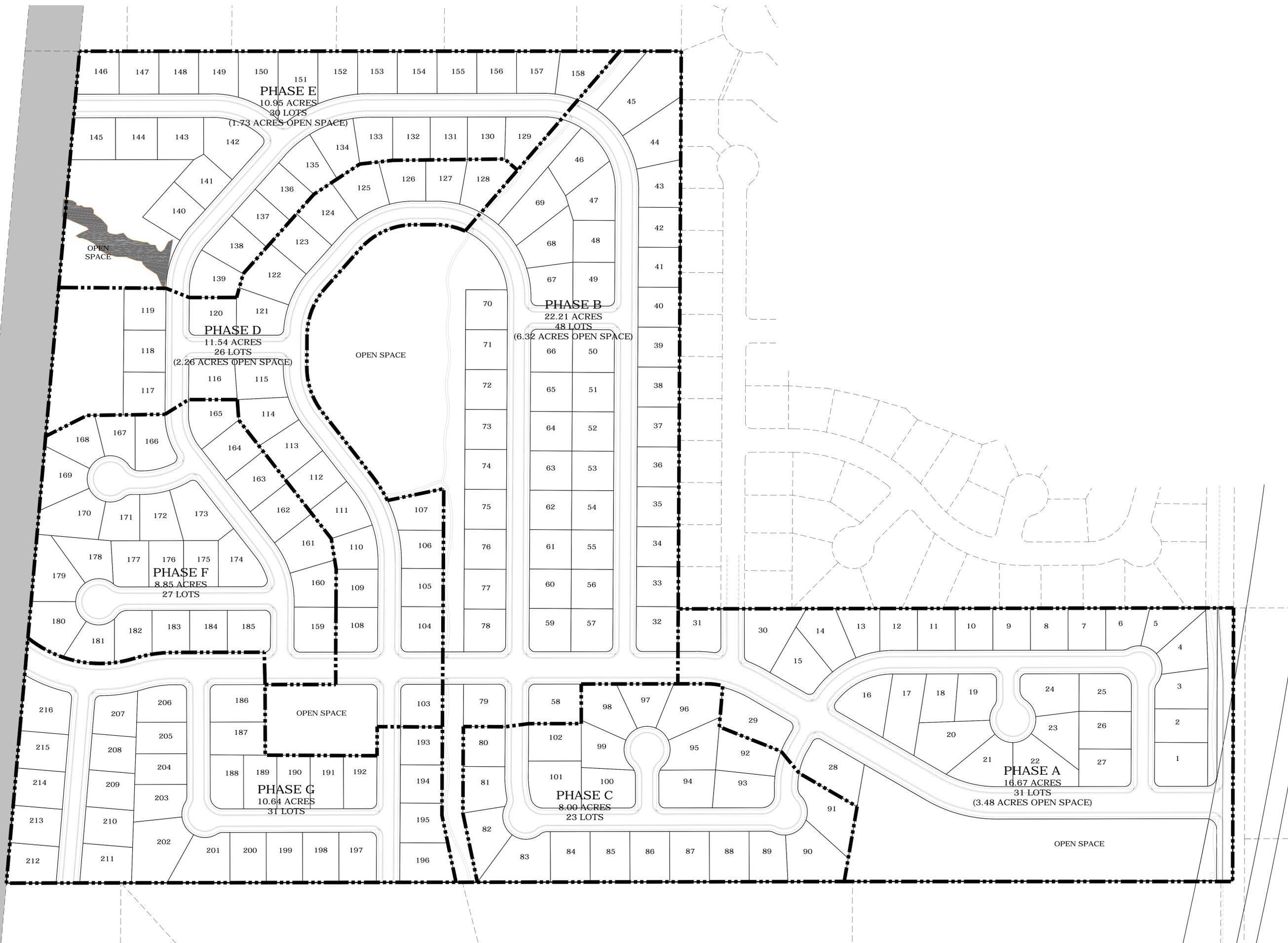
On this _____ day of _____, 20___, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of Wasatch Land Company, a Utah corporation and said document was signed by him/her in behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public



**ENGINEERS
SURVEYORS
PLANNERS**

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



TALUS RIDGE PRELIMINARY
SARATOGA SPRING, UTAH
PHASING PLAN

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:
2013-1795
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE:
1" = 150'
DATE:
7/15/2014

Talus Ridge - Plat A Reimbursement Totals

Saratoga Springs, Utah

Master Plan Quantities					Talus Ridge Plat A only Quantities					Reimbursement Total
Item	Unit	Est. Quantity	Unit Price	Cost	Item	Unit	Est. Quantity	Unit Price	Cost	
Onsite Culinary Water					Onsite Culinary Water					
30" Ductile Iron Main	lf	1,440	\$ 164.00	\$ 236,160.00	12" Ductile Iron Main	lf	1,440	\$ 51.00	\$ 73,440.00	\$ 162,720
Trench Import	ton	1,670	\$ 11.00	\$ 18,374.40	Trench Import	ton	1,253	\$ 11.00	\$ 13,780.80	\$ 4,594
30" Butterfly Valve	ea	5	\$ 12,500.00	\$ 62,500.00	12" Butterfly Valve	ea	5	\$ 2,200.00	\$ 11,000.00	\$ 51,500
30" Bends & Fittings	ea	8	\$ 5,900.00	\$ 47,200.00	12" Bends & Fittings	ea	8	\$ 850.00	\$ 6,800.00	\$ 40,400
TOTAL CULINARY WATER										\$ 259,214
Onsite Secondary Water					Onsite Secondary Water					
16" Ductile Iron Main	lf	1,389	\$ 74.00	\$ 102,786.00	12" Ductile Iron Main	lf	1,389	\$ 51.00	\$ 70,839.00	\$ 31,947
16" Butterfly Valve	ea	5	\$ 3,150.00	\$ 15,750.00	12" Butterfly Valve	ea	5	\$ 2,200.00	\$ 11,000.00	\$ 4,750
16" Bends & Fittings	ea	8	\$ 1,400.00	\$ 11,200.00	12" Bends & Fittings	ea	8	\$ 850.00	\$ 6,800.00	\$ 4,400
TOTAL SECONDARY WATER										\$ 41,097
Onsite Storm Drain					Onsite Storm Drain					
72" SDMH	ea	2	\$ 4,600.00	\$ 9,200.00	60" SDMH	ea	2	\$ 2,800.00	\$ 5,600.00	\$ 3,600
60" SDMH	ea	1	\$ 2,800.00	\$ 2,800.00	48" SDMH	ea	1	\$ 2,350.00	\$ 2,350.00	\$ 450
42" RCP	lf	122	\$ 81.00	\$ 9,882.00	24" RCP	lf	122	\$ 36.50	\$ 4,453.00	\$ 5,429
42" RCP	lf	214	\$ 81.00	\$ 17,334.00	30" RCP	lf	214	\$ 45.00	\$ 9,630.00	\$ 7,704
36" RCP	lf	1,320	\$ 60.00	\$ 79,200.00	24" RCP	lf	1,320	\$ 36.50	\$ 48,180.00	\$ 31,020
Trench Import	ton	3,122	\$ 11.00	\$ 34,337.16	Trench Import	ton	2,161	\$ 11.00	\$ 23,771.88	\$ 10,565
					Onsite Storm Drain Total					\$ 58,768
Offsite Storm Drain					Offsite Storm Drain					
72" SD Box	ea	7	\$ 6,100.00	\$ 42,700.00	48" SD Box	ea	7	\$ 2,350.00	\$ 16,450.00	\$ 26,250
84" SDMH	ea	1	\$ 7,200.00	\$ 7,200.00	48" SDMH	ea	1	\$ 2,350.00	\$ 2,350.00	\$ 4,850
42" RCP	lf	668	\$ 81.00	\$ 54,108.00	24" RCP	lf	668	\$ 36.50	\$ 24,382.00	\$ 29,726
48" RCP	lf	384	\$ 94.00	\$ 36,096.00	24" RCP	lf	384	\$ 36.50	\$ 14,016.00	\$ 22,080
54" RCP	lf	1,170	\$ 145.00	\$ 169,650.00	24" RCP	lf	1,170	\$ 36.50	\$ 42,705.00	\$ 126,945
Trench Import	ton	10,500	\$ 11.00	\$ 115,500.00	Trench Import	ton	5,252	\$ 11.00	\$ 57,768.67	\$ 57,731
					Offsite Storm Drain Total					\$ 267,582
TOTAL STORM DRAIN										\$ 326,351
Roadway Improvements (Upsizing of Talus Ridge Blvd to 77' Right-of-Way)					Roadway Improvements (Talus Ridge Blvd - 56' Right-of-Way)					
4" Asphalt	sf	63,000	\$ 1.80	\$ 113,400.00	3" Asphalt	sf	32,537	\$ 1.50	\$ 48,805.56	\$ 64,594
8" Roadbase	sf	63,000	\$ 0.75	\$ 47,250.00	8" Roadbase	sf	32,537	\$ 0.75	\$ 24,402.78	\$ 22,847
8" Subbase	sf	63,000	\$ 0.70	\$ 44,100.00	8" Subbase	sf	32,537	\$ 0.70	\$ 22,775.93	\$ 21,324
Import Granular Fill to Build Subgrade	ton	2,086	\$ 12.50	\$ 26,072.86	Import Granular Fill to Build Subgrade	ton	1,517	\$ 12.50	\$ 18,962.08	\$ 7,111
Clear & Grub 4" of Roadway	cy	778	\$ 2.90	\$ 2,255.56	Clear & Grub 4" of Roadway	cy	402	\$ 2.90	\$ 1,164.91	\$ 1,091
Fine Grade Subgrade After Utilities	sf	108,185	\$ 0.05	\$ 5,409.25	Fine Grade Subgrade After Utilities	sf	78,680	\$ 0.05	\$ 3,934.00	\$ 1,475
30" Curb & Gutter (Labor Only)	lf	2,710	\$ 8.40	\$ 22,764.00	24" Curb & Gutter (Labor Only)	lf	2,710	\$ 7.95	\$ 21,544.50	\$ 1,220
30" Curb & Gutter (Material)	cy	167	\$ 108.00	\$ 18,048.60	24" Curb & Gutter (Material)	cy	135	\$ 108.00	\$ 14,601.48	\$ 3,447
Street Lights (Collector) - Materials Only	ea	5	\$ 4,550.00	\$ 22,750.00	Street Lights (Residential)	ea	5	\$ 3,050.00	\$ 15,250.00	\$ 7,500
Landscape/irrigate parkstrip lots 17-22	sf	4,464	\$ 1.50	\$ 6,696.00	Landscape/irrigate parkstrip lots 17-22	sf	-	\$ 1.50	\$ -	\$ 6,696
Trees along parkstrip lots 17-22	ea	10	\$ 350.00	\$ 3,500.00	Trees along parkstrip lots 17-22 & park	ea	-	\$ 350.00	\$ -	\$ 3,500
Mow Curb in Parkstrip along lots 17-22	lf	18	\$ 16.00	\$ 288.00	Mow Curb in Parkstrip along lots 17-22	lf	-	\$ 16.00	\$ -	\$ 288
Slurry Seal	sf	63,000	\$ 0.12	\$ 7,560.00	Slurry Seal	sf	32,537	\$ 0.12	\$ 3,904.44	\$ 3,656
Re-Stripe after Slurry Seal	lf	6,170	\$ 0.77	\$ 4,750.90	Re-Stripe after Slurry Seal	lf	-	\$ 0.77	\$ -	\$ 4,751
6' Privacy Vinyl Fence lots 17-22	lf	491	\$ 22.00	\$ 10,802.00	6' Privacy Vinyl Fence lots 17-22	lf	-	\$ 22.00	\$ -	\$ 10,802
Mow strip lots 17-22	lf	491	\$ 16.00	\$ 7,856.00	Mow strip lots 17-22	lf	-	\$ 16.00	\$ -	\$ 7,856
					Roadway Improvements					\$ 168,157
Miscellaneous (Plat A only)					Miscellaneous					
Land Cost for Talus Ridge Blvd	ac	2.48	\$ 97,253.49	\$ 241,537.39	Land Cost for Talus Ridge Blvd	ac	1.81	\$ 97,253.49	\$ 175,663.56	\$ 65,874
TOTAL ROADWAY IMPROVEMENTS										\$ 234,031
TOTAL REIMBURSEMENT PLAT A										\$ 860,693

Talus Ridge - Plat B Reimbursement Totals

Saratoga Springs, Utah

Master Plan Quantities					Talus Ridge Plat B only Quantities					Reimbursement Total
Item	Unit	Est. Quantity	Unit Price	Cost	Item	Unit	Est. Quantity	Unit Price	Cost	
Onsite Culinary Water					Onsite Culinary Water					
30" Ductile Iron Main	lf	576	\$ 155.00	\$ 89,280.00	12" Ductile Iron Main	lf	576	\$ 51.00	\$ 29,376.00	\$ 59,904
Trench Import	ton	835	\$ 7.62	\$ 6,364.22	Trench Import	ton	668	\$ 7.62	\$ 5,091.38	\$ 1,273
30" Butterfly Valve	ea	3	\$ 12,300.00	\$ 36,900.00	12" Butterfly Valve	ea	3	\$ 2,200.00	\$ 6,600.00	\$ 30,300
Connect 30" Main to Existing Stub	ea	1	\$ 3,400.00	\$ 3,400.00	Connect 12" to Existing Stub	ea	1	\$ 600.00	\$ 600.00	\$ 2,800
Loop 30" Main Under 42" Storm Drain	ea	1	\$ 24,800.00	\$ 24,800.00	Loop 12" Main Under 42" Storm Drain	ea	1	\$ 8,200.00	\$ 8,200.00	\$ 16,600
30" Bends & Fittings	ea	2	\$ 8,300.00	\$ 16,600.00	12" Bends & Fittings	ea	2	\$ 850.00	\$ 1,700.00	\$ 14,900
TOTAL CULINARY WATER										\$ 125,777
Onsite Secondary Water					Onsite Secondary Water					
16" Ductile Iron Main	lf	576	\$ 72.50	\$ 41,760.00	12" Ductile Iron Main	lf	576	\$ 51.00	\$ 29,376.00	\$ 12,384
16" Butterfly Valve	ea	3	\$ 3,100.00	\$ 9,300.00	12" Butterfly Valve	ea	3	\$ 2,200.00	\$ 6,600.00	\$ 2,700
Connect 16" Main to Existing Stub	ea	1	\$ 1,000.00	\$ 1,000.00	Connect 12" Main to Existing Stub	ea	1	\$ 600.00	\$ 600.00	\$ 400
Loop 16" Main Under 42" Storm Drain	ea	1	\$ 11,500.00	\$ 11,500.00	Loop 12" Main Under 42" Storm Drain	ea	1	\$ 8,200.00	\$ 8,200.00	\$ 3,300
16" Bends & Fittings	ea	2	\$ 1,300.00	\$ 2,600.00	12" Bends & Fittings	ea	2	\$ 850.00	\$ 1,700.00	\$ 900
TOTAL SECONDARY WATER										\$ 19,684
Onsite Storm Drain					Onsite Storm Drain					
60" SDMH	ea	8	\$ 2,600.00	\$ 20,800.00	48" SDMH	ea	8	\$ 2,200.00	\$ 17,600.00	\$ 3,200
36" RCP	lf	1,384	\$ 58.50	\$ 80,964.00	15" RCP	lf	1,384	\$ 27.50	\$ 38,060.00	\$ 42,904
36" RCP	lf	120	\$ 58.50	\$ 7,020.00	24" RCP	lf	120	\$ 35.00	\$ 4,200.00	\$ 2,820
Trench Import	ton	2,835	\$ 7.62	\$ 21,603.00	Trench Import	ton	2,399	\$ 7.62	\$ 18,279.47	\$ 3,324
TOTAL STORM DRAIN										\$ 52,248
Roadway Improvements (Upsizing of Talus Ridge Blvd to 77' Right-of-Way)					Roadway Improvements (Talus Ridge Blvd - 56' Right-of-Way)					
4" Asphalt	sf	24,729	\$ 1.60	\$ 39,566.40	3" Asphalt	sf	13,488	\$ 1.60	\$ 21,580.80	\$ 17,986
8" Roadbase	sf	24,729	\$ 0.70	\$ 17,310.30	8" Roadbase	sf	13,488	\$ 0.70	\$ 9,441.60	\$ 7,869
8" Subbase	sf	24,729	\$ 0.55	\$ 13,600.95	8" Subbase	sf	13,488	\$ 0.55	\$ 7,418.40	\$ 6,183
Import Granular Fill to Build Subgrade	ton	14,129	\$ 8.85	\$ 125,043.55	Import Granular Fill to Build Subgrade	ton	10,276	\$ 8.85	\$ 90,940.76	\$ 34,103
Clear & Grub 4" of Roadway	cy	305	\$ 2.85	\$ 870.09	Clear & Grub 4" of Roadway	cy	167	\$ 2.85	\$ 474.58	\$ 396
Fine Grade Subgrade After Utilities	sf	43,351	\$ 0.06	\$ 2,601.06	Fine Grade Subgrade After Utilities	sf	31,528	\$ 0.06	\$ 1,891.68	\$ 709
30" Curb & Gutter (Labor Only)	lf	1,170	\$ 8.40	\$ 9,828.00	24" Curb & Gutter (Labor Only)	lf	1,170	\$ 8.00	\$ 9,360.00	\$ 468
30" Curb & Gutter (Material)	cy	72	\$ 108.00	\$ 7,792.20	24" Curb & Gutter (Material)	cy	58	\$ 108.00	\$ 6,303.96	\$ 1,488
Street Lights (Collector)	ea	3	\$ 4,550.00	\$ 13,650.00	Street Lights (Residential)	ea	3	\$ 3,050.00	\$ 9,150.00	\$ 4,500
Landscape/irrigate parkstrip lots south of Talus Ridge	sf	3,070	\$ 1.50	\$ 4,605.00	Landscape/irrigate parkstrip lots south of Talus Ridge	sf	-	\$ 1.50	\$ -	\$ 4,605
Trees along parkstrip lots south of Talus Ridge	ea	7	\$ 350.00	\$ 2,450.00	Trees along parkstrip lots south of Talus Ridge	ea	-	\$ 350.00	\$ -	\$ 2,450
Slurry Seal	sf	24,729	\$ 0.12	\$ 2,967.48	Slurry Seal	sf	13,488	\$ 0.12	\$ 1,618.56	\$ 1,349
Re-Stripe after Slurry Seal	lf	1,929	\$ 0.77	\$ 1,485.33	Re-Stripe after Slurry Seal	lf	-	\$ 0.77	\$ -	\$ 1,485
6' Vinyl Fence lots south of Talus Ridge	lf	340	\$ 22.00	\$ 7,480.00	6' Vinyl Fence w/ mow strip lots south of Talus Ridge	lf	-	\$ 22.00	\$ -	\$ 7,480
Mow strip lots south of Talus Ridge	lf	340	\$ 16.00	\$ 5,440.00	Mow strip lots south of Talus Ridge	lf	-	\$ 16.00	\$ -	\$ 5,440
					Roadway Improvements					\$ 91,070
Miscellaneous (Plat B only)					Miscellaneous (Plat B only)					
Land Cost for Talus Ridge Blvd	ac	1.00	\$ 97,253.49	\$ 96,786.87	Land Cost for Talus Ridge Blvd	ac	0.72	\$ 97,253.49	\$ 70,390.45	\$ 26,396
TOTAL ROADWAY IMPROVEMENTS										\$ 117,466
TOTAL REIMBURSEMENT PLAT B										\$ 315,175

Talus Ridge - Plat D Reimbursement Totals

Saratoga Springs, Utah

Master Plan Quantities					Talus Ridge Plat D only Quantities					Reimbursement Total
Item	Unit	Est. Quantity	Unit Price	Cost	Item	Unit	Est. Quantity	Unit Price	Cost	
Onsite Culinary Water					Onsite Culinary Water					
30" Ductile Iron Main	lf	256	\$ 164.00	\$ 41,984.00	12" Ductile Iron Main	lf	256	\$ 51.00	\$ 13,056.00	\$ 28,928
Trench Import	ton	333	\$ 11.00	\$ 3,660.80	Trench Import	ton	266	\$ 11.00	\$ 2,928.64	\$ 732
30" Butterfly Valve	ea	2	\$ 12,500.00	\$ 25,000.00	12" Butterfly Valve	ea	2	\$ 2,200.00	\$ 4,400.00	\$ 20,600
30" Bends & Fittings	ea	1	\$ 5,900.00	\$ 5,900.00	12" Bends & Fittings	ea	1	\$ 850.00	\$ 850.00	\$ 5,050
TOTAL CULINARY WATER										\$ 55,310
Onsite Secondary Water					Onsite Secondary Water					
16" Ductile Iron Main	lf	256	\$ 74.00	\$ 18,944.00	12" Ductile Iron Main	lf	256	\$ 51.00	\$ 13,056.00	\$ 5,888
16" Butterfly Valve	ea	2	\$ 3,150.00	\$ 6,300.00	12" Butterfly Valve	ea	2	\$ 2,200.00	\$ 4,400.00	\$ 1,900
16" Bends & Fittings	ea	1	\$ 1,400.00	\$ 1,400.00	12" Bends & Fittings	ea	1	\$ 850.00	\$ 850.00	\$ 550
TOTAL SECONDARY WATER										\$ 8,338
Onsite Storm Drain					Onsite Storm Drain					
60" SDMH	ea	3	\$ 2,800.00	\$ 8,400.00	48" SDMH	ea	3	\$ 2,350.00	\$ 7,050.00	\$ 1,350
30" RCP	lf	509	\$ 45.00	\$ 22,905.00	15" RCP	lf	509	\$ 28.50	\$ 14,506.50	\$ 8,399
Trench Import	ton	959	\$ 11.00	\$ 10,554.12	Trench Import	ton	812	\$ 11.00	\$ 8,930.41	\$ 1,624
TOTAL STORM DRAIN										\$ 11,372
Roadway Improvements (Upsizing of Talus Ridge Blvd to 77' Right-of-Way)					Roadway Improvements (Talus Ridge Blvd - 56' Right-of-Way)					
4" Asphalt	sf	11,252	\$ 1.80	\$ 20,253.60	3" Asphalt	sf	6,144	\$ 1.80	\$ 11,059.20	\$ 9,194
8" Roadbase	sf	11,252	\$ 0.75	\$ 8,439.00	8" Roadbase	sf	6,144	\$ 0.75	\$ 4,608.00	\$ 3,831
8" Subbase	sf	11,252	\$ 0.70	\$ 7,876.40	8" Subbase	sf	6,144	\$ 0.70	\$ 4,300.80	\$ 3,576
Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	\$ -
Clear & Grub 4" of Roadway	cy	139	\$ 2.90	\$ 402.85	Clear & Grub 4" of Roadway	cy	76	\$ 2.90	\$ 219.97	\$ 183
Fine Grade Subgrade After Utilities	sf	23,562	\$ 0.05	\$ 1,178.10	Fine Grade Subgrade After Utilities	sf	17,136	\$ 0.05	\$ 856.80	\$ 321
30" Curb & Gutter (Labor Only)	lf	132	\$ 8.40	\$ 1,108.80	24" Curb & Gutter (Labor Only)	lf	132	\$ 7.95	\$ 1,049.40	\$ 59
30" Curb & Gutter (Material)	cy	8	\$ 108.00	\$ 879.12	24" Curb & Gutter (Material Only)	lf	7	\$ 108.00	\$ 711.22	\$ 168
Street Lights (Collector) - Materials Only	ea	1	\$ 4,550.00	\$ 4,550.00	Street Lights (Residential) - Materials Only	ea	1	\$ 3,050.00	\$ 3,050.00	\$ 1,500
Slurry Seal	sf	11,252	\$ 0.12	\$ 1,350.24	Slurry Seal	sf	6,144	\$ 0.12	\$ 737.28	\$ 613
Re-Stripe after Slurry Seal	lf	759	\$ 0.77	\$ 584.43	Re-Stripe after Slurry Seal	lf	-	\$ 0.77	\$ -	\$ 584
					Roadway Improvements					\$ 20,030
Miscellaneous (Plat D only)					Miscellaneous (Plat D only)					
Land Cost for Talus Ridge Blvd	ac	0.54	\$ 97,253.49	\$ 52,605.30	Land Cost for Talus Ridge Blvd	ac	0.39	\$ 97,253.49	\$ 38,258.40	\$ 14,347
TOTAL ROADWAY IMPROVEMENTS										\$ 34,377
TOTAL REIMBURSEMENT										\$ 109,397

Talus Ridge - Plat F Reimbursement Totals

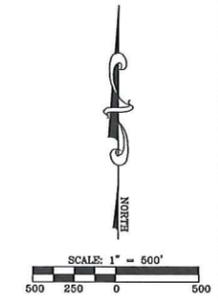
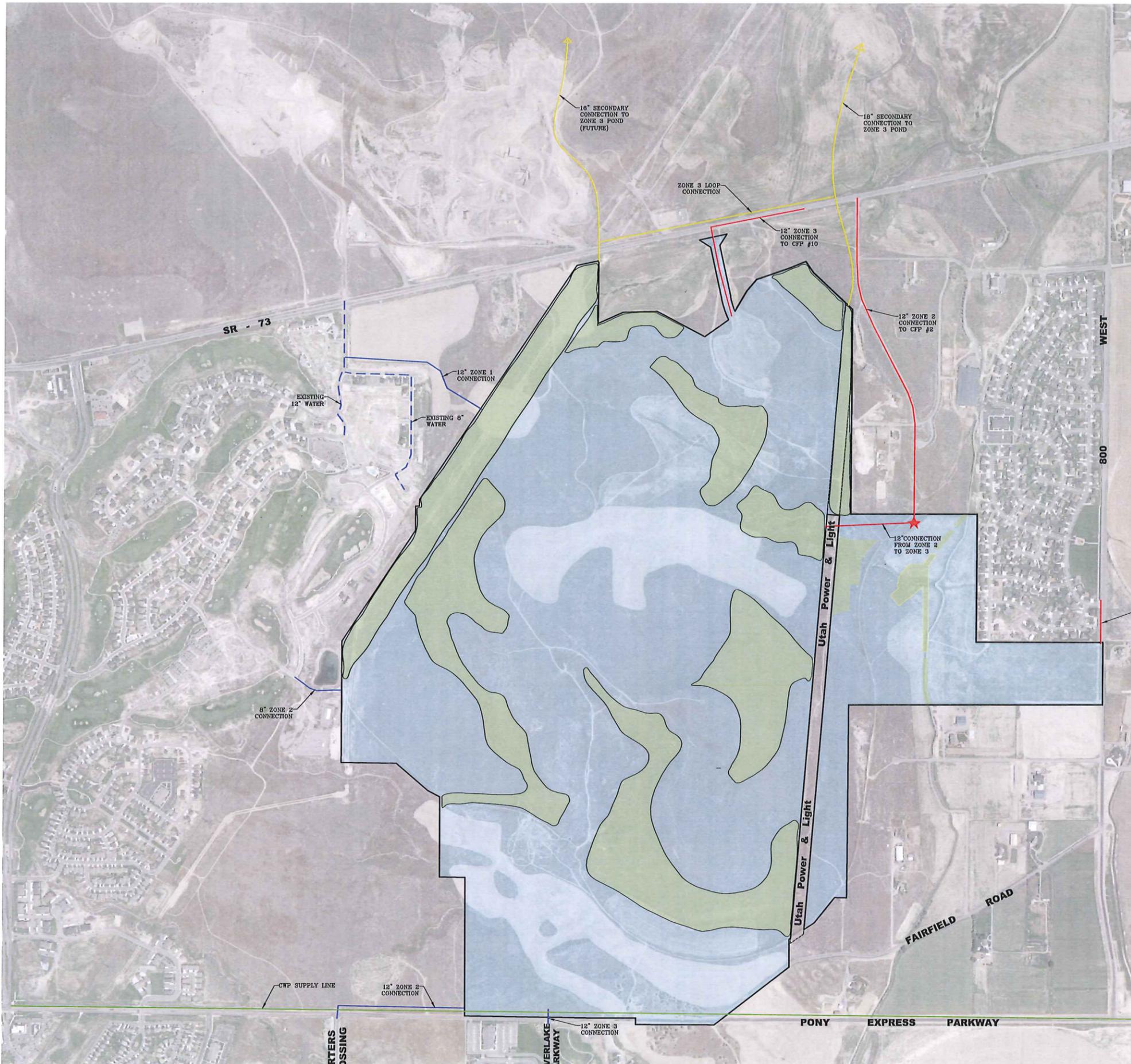
Saratoga Springs, Utah

Master Plan Quantities					Talus Ridge Plat F only Quantities					Reimbursement Total
Item	Unit	Est. Quantity	Unit Price	Cost	Item	Unit	Est. Quantity	Unit Price	Cost	
Onsite Culinary Water					Onsite Culinary Water					
30" Ductile Iron Main	lf	171	\$ 164.00	\$ 28,044.00	12" Ductile Iron Main	lf	171	\$ 51.00	\$ 8,721.00	\$ 19,323
Trench Import	ton	198	\$ 11.00	\$ 2,181.96	Trench Import	ton	149	\$ 11.00	\$ 1,636.47	\$ 545
30" Butterfly Valve	ea	2	\$ 12,500.00	\$ 25,000.00	12" Butterfly Valve	ea	2	\$ 2,200.00	\$ 4,400.00	\$ 20,600
30" Bends & Fittings	ea	1	\$ 5,900.00	\$ 5,900.00	12" Bends & Fittings	ea	1	\$ 850.00	\$ 850.00	\$ 5,050
TOTAL CULINARY WATER										\$ 45,518
Onsite Secondary Water					Onsite Secondary Water					
16" Ductile Iron Main	lf	171	\$ 74.00	\$ 12,654.00	12" Ductile Iron Main	lf	171	\$ 51.00	\$ 8,721.00	\$ 3,933
16" Butterfly Valve	ea	1	\$ 3,150.00	\$ 3,150.00	12" Butterfly Valve	ea	1	\$ 2,200.00	\$ 2,200.00	\$ 950
16" Bends & Fittings	ea	1	\$ 1,400.00	\$ 1,400.00	12" Bends & Fittings	ea	1	\$ 850.00	\$ 850.00	\$ 550
TOTAL SECONDARY WATER										\$ 5,433
Roadway Improvements (Upsizing of Talus Ridge Blvd to 77' Right-of-Way)					Roadway Improvements (Talus Ridge Blvd - 56' Right-of-Way)					
4" Asphalt	sf	7,345	\$ 1.80	\$ 13,221.00	3" Asphalt	sf	4,080	\$ 1.50	\$ 6,120.00	\$ 7,101
8" Roadbase	sf	7,345	\$ 0.75	\$ 5,508.75	8" Roadbase	sf	4,080	\$ 0.75	\$ 3,060.00	\$ 2,449
8" Subbase	sf	7,345	\$ 0.70	\$ 5,141.50	8" Subbase	sf	4,080	\$ 0.70	\$ 2,856.00	\$ 2,286
Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	\$ -
Clear & Grub 4" of Roadway	cy	91	\$ 2.90	\$ 262.97	Clear & Grub 4" of Roadway	cy	50	\$ 2.90	\$ 146.07	\$ 117
Fine Grade Subgrade After Utilities	sf	13,167	\$ 0.05	\$ 658.35	Fine Grade Subgrade After Utilities	sf	9,576	\$ 0.05	\$ 478.80	\$ 180
30" Curb & Gutter (Labor Only)	lf	334	\$ 8.40	\$ 2,805.60	24" Curb & Gutter (Labor Only)	lf	334	\$ 7.95	\$ 2,655.30	\$ 150
30" Curb & Gutter (Material)	cy	21	\$ 108.00	\$ 2,224.44	24" Curb & Gutter (Material Only)	lf	17	\$ 108.00	\$ 1,799.59	\$ 425
Street Lights (Collector) - Material Only	ea	1	\$ 4,550.00	\$ 4,550.00	Street Lights (Residential) - Material Only	ea	1	\$ 3,050.00	\$ 3,050.00	\$ 1,500
Slurry Seal	sf	7,345	\$ 0.12	\$ 881.40	Slurry Seal	sf	4,080	\$ 0.12	\$ 489.60	\$ 392
Re-Stripe after Slurry Seal	lf	387	\$ 0.77	\$ 297.99	Re-Stripe after Slurry Seal	lf	-	\$ 0.77	\$ -	\$ 298
					Roadway Improvements					\$ 14,897
Miscellaneous (Plat F only)					Miscellaneous (Plat F only)					
Land Cost for Talus Ridge Blvd	ac	0.30	\$ 97,253.49	\$ 29,397.08	Land Cost for Talus Ridge Blvd	ac	0.22	\$ 97,253.49	\$ 21,379.69	\$ 8,017
TOTAL ROADWAY IMPROVEMENTS										\$ 22,914
TOTAL REIMBURSEMENT										\$ 73,866

Talus Ridge - Plat G Reimbursement Totals

Saratoga Springs, Utah

Master Plan Quantities					Talus Ridge Plat G only Quantities					Reimbursement Total
Item	Unit	Est. Quantity	Unit Price	Cost	Item	Unit	Est. Quantity	Unit Price	Cost	
Onsite Culinary Water					Onsite Culinary Water					
30" Ductile Iron Main	lf	583	\$ 164.00	\$ 95,612.00	12" Ductile Iron Main	lf	583	\$ 51.00	\$ 29,733.00	\$ 65,879
Trench Import	ton	676	\$ 11.00	\$ 7,439.08	Trench Import	ton	507	\$ 11.00	\$ 5,579.31	\$ 1,860
30" Butterfly Valve	ea	3	\$ 12,500.00	\$ 37,500.00	12" Butterfly Valve	ea	3	\$ 2,200.00	\$ 6,600.00	\$ 30,900
30" Bends & Fittings	ea	2	\$ 5,900.00	\$ 11,800.00	12" Bends & Fittings	ea	2	\$ 850.00	\$ 1,700.00	\$ 10,100
TOTAL CULINARY WATER										\$ 108,739
Onsite Secondary Water					Onsite Secondary Water					
16" Ductile Iron Main	lf	583	\$ 74.00	\$ 43,142.00	12" Ductile Iron Main	lf	583	\$ 51.00	\$ 29,733.00	\$ 13,409
16" Butterfly Valve	ea	4	\$ 3,150.00	\$ 12,600.00	12" Butterfly Valve	ea	4	\$ 2,200.00	\$ 8,800.00	\$ 3,800
16" Bends & Fittings	ea	2	\$ 1,400.00	\$ 2,800.00	12" Bends & Fittings	ea	2	\$ 850.00	\$ 1,700.00	\$ 1,100
TOTAL SECONDARY WATER										\$ 18,309
Roadway Improvements (Upsizing of Talus Ridge Blvd to 77' Right-of-Way)					Roadway Improvements (Talus Ridge Blvd - 56' Right-of-Way)					
4" Asphalt	sf	25,795	\$ 1.80	\$ 46,431.00	3" Asphalt	sf	13,968	\$ 1.50	\$ 20,952.00	\$ 25,479
8" Roadbase	sf	25,795	\$ 0.75	\$ 19,346.25	8" Roadbase	sf	13,968	\$ 0.75	\$ 10,476.00	\$ 8,870
8" Subbase	sf	25,795	\$ 0.70	\$ 18,056.50	8" Subbase	sf	13,968	\$ 0.70	\$ 9,777.60	\$ 8,279
Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	Import Granular Fill to Build Subgrade	ton		\$ 12.50	\$ -	\$ -
Clear & Grub 4" of Roadway	cy	318	\$ 2.90	\$ 923.52	Clear & Grub 4" of Roadway	cy	172	\$ 2.90	\$ 500.09	\$ 423
Fine Grade Subbgrade After Utilities	sf	45,045	\$ 0.05	\$ 2,252.25	Fine Grade Subbgrade After Utilities	sf	32,760	\$ 0.05	\$ 1,638.00	\$ 614
30" Curb & Gutter (Labor Only)	lf	1,174	\$ 8.40	\$ 9,861.60	24" Curb & Gutter (Labor Only)	lf	1,174	\$ 7.95	\$ 9,333.30	\$ 528
30" Curb & Gutter (Material)	cy	72	\$ 108.00	\$ 7,818.84	24" Curb & Gutter (Material)	cy	59	\$ 108.00	\$ 6,325.51	\$ 1,493
Street Lights (Collector)	ea	3	\$ 4,550.00	\$ 13,650.00	Street Lights (Residential)	ea	3	\$ 3,050.00	\$ 9,150.00	\$ 4,500
Landscape/irrigate parkstrip lots north of Talus Ridge	sf	5,265	\$ 1.50	\$ 7,897.50	Landscape/irrigate parkstrip lots north of Talus Ridge	sf	-	\$ 1.50	\$ -	\$ 7,898
Trees along parkstrip lots south of Talus Ridge	ea	11	\$ 350.00	\$ 3,850.00	Trees along parkstrip lots south of Talus Ridge	ea	-	\$ 350.00	\$ -	\$ 3,850
Slurry Seal	sf	25,795	\$ 0.12	\$ 3,095.40	Slurry Seal	sf	13,968	\$ 0.12	\$ 1,676.16	\$ 1,419
Re-Stripe after Slurry Seal	lf	2,500	\$ 0.77	\$ 1,925.00	Re-Stripe after Slurry Seal	lf	-	\$ 0.77	\$ -	\$ 1,925
6' Privacy Vinyl Fence	lf	585	\$ 22.00	\$ 12,870.00	6' Privacy Vinyl Fence	lf	-	\$ 22.00	\$ -	\$ 12,870
Mow strip lots	lf	585	\$ 16.00	\$ 9,360.00	Mow strip lots	lf	-	\$ 16.00	\$ -	\$ 9,360
										\$ 87,509
Miscellaneous (Plat G only)					Miscellaneous (Plat G only)					
Land Cost for Talus Ridge Blvd	ac	1.03	\$ 97,253.49	\$ 100,568.95	Land Cost for Talus Ridge Blvd	ac	0.75	\$ 97,253.49	\$ 73,141.05	\$ 27,428
TOTAL ROADWAY IMPROVEMENTS										\$ 114,937
TOTAL REIMBURSEMENT										\$ 241,985



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PLANNERS
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EDGE HOMES
 SARATOGA, UTAH
CITY FEASIBILITY MAP

- CWP SUPPLY LINE** —
- EAGLE MOUNTAIN** —
- EXISTING WATER** - - -
- PROPOSED WATER** —
- SARATOGA SPRINGS** —
- CULINARY WATER** —
- SECONDARY WATER** —

LEGEND

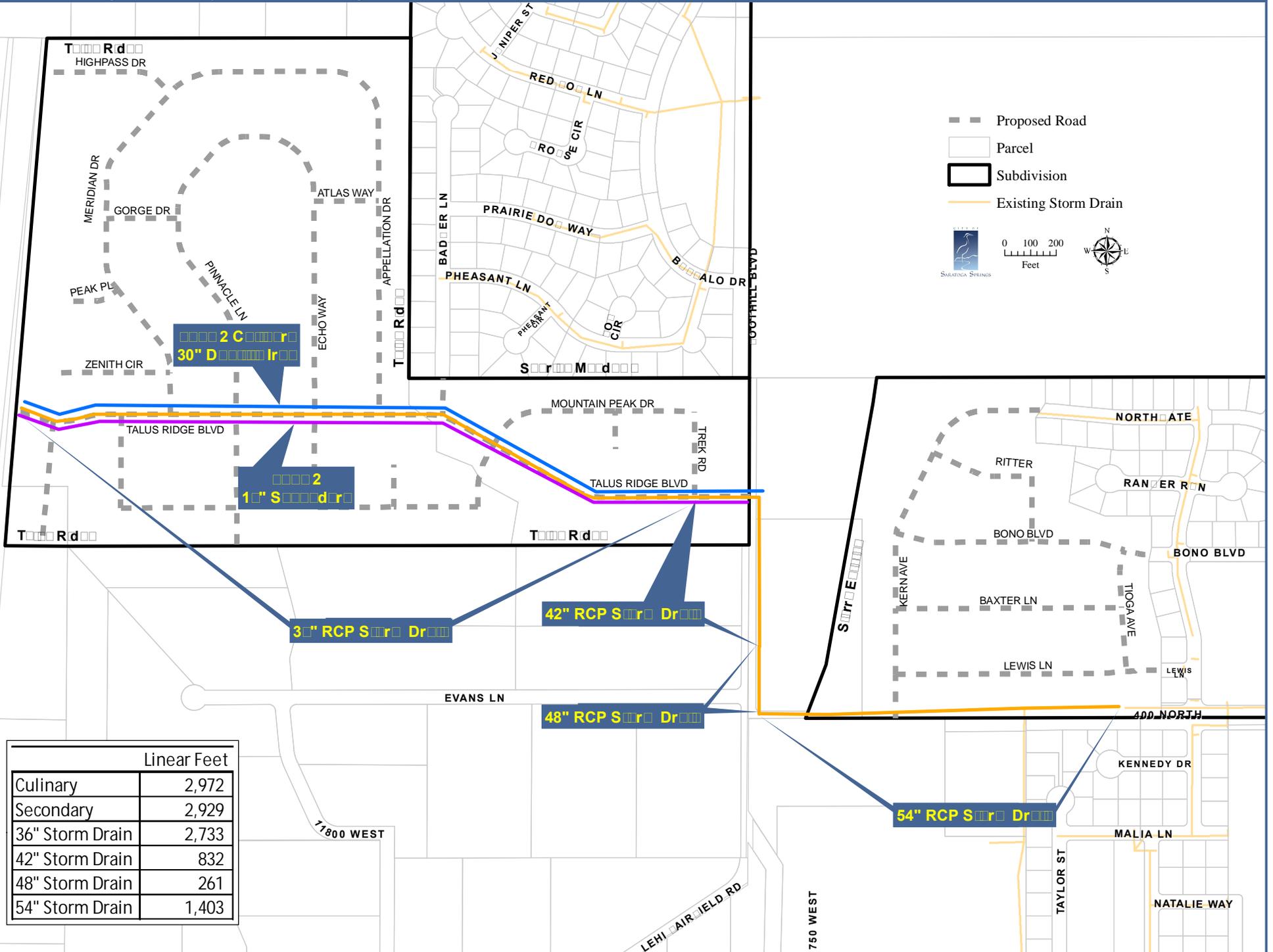
- DEVELOPABLE AREA** ■
- OPEN SPACE** ■
- PUMP STATION** ★

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:
2013-1795
 DRAWN BY:
TJP
 CHECKED BY:
GDM
 SCALE:
1" = 500'
 DATE:
08/30/2013

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Talus Ridge Utility Pioneering



City Council Staff Report

Author: Lori Yates, City Recorder
Subject: Elections
Date: May 26, 2015
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the Interlocal Cooperation Agreement between Utah County and the City of Saratoga Springs for the Administration of the 2015 Municipal Elections.

Description

A. Topic

The City Recorder has the desire to contract with Utah County to conduct the 2015 Saratoga Springs Municipal Primary and General Elections in an effort to save time and money.

B. Background

The cost to conduct the 2013 Primary and General Election was \$9,540.00. Staff is proposing to reduce the cost with using the electronic ballots instead of the paper ballot process. There is a timely process involved with printing/shipping the paper ballots and the speed of counting the ballots the night of the election.

C. Analysis

The cost for Utah County to conduct the 2015 Primary and General Elections is estimated to be \$4,486.16. The City is required to cover the cost of the poll workers which is estimated to be \$3,200.00. There will be a savings of \$1,853.84. The conclusion is to provide a successful and effective process for the Primary and General Municipal Election to the residents of Saratoga Springs.

Recommendation: Staff recommends approval by resolution of the Interlocal Cooperation Agreement.

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN UTAH COUNTY AND SARATOGA SPRINGS CITY
FOR THE ADMINISTRATION OF THE 2015 MUNICIPAL ELECTIONS**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (Agreement), made and entered into by and between Utah County, a political subdivision of the State of Utah, and Saratoga Springs City, a Utah municipality and political subdivision of the State of Utah.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (Act) , Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and Saratoga Springs City.

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Act.

WHEREAS, Utah County and Saratoga Springs City desire to successfully conduct the 2015 Saratoga Springs City Municipal Primary (August 11, 2015) and General (November 3, 2015) Elections; and

WHEREAS, it is to the mutual benefit of both Utah County and Saratoga Springs City to enter into an agreement providing for the parties' joint efforts to administer the 2015 Saratoga Springs City Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until terminated, but is no longer than 3 years from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office and the attorney for Saratoga Springs City. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, Utah County, by and through the Utah County Clerk/Auditor Elections Office, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as Utah County shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real or personal property pursuant to this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2015 Saratoga Springs City Municipal Elections. This Agreement contemplates only a basic, traditional election for the 2015 Saratoga Springs City Municipal Elections; any and all other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by both parties.

Section 4. PARTIES RESPONSIBILITIES

Utah County agrees to:

1. Provide manpower and equipment to count all ballots for the 2015 Saratoga Springs City Municipal Election. Equipment in this case means electronic voting machines (DREs) for use in early voting and in polling places on Election Day. Optical scan equipment will be used for vote by mail (VBM) and provisional ballots in polling places on Election Day.
2. Provide manpower and equipment to process all applications for VBM ballots, mail and provisional ballots, and process/count them upon return and include these ballots in the official election return.
3. Provide manpower and equipment to program and test the programming for said elections.
4. Provide manpower and equipment to prepare, inspect, deliver and retrieve all voting equipment belonging to the County used to administer said elections.
5. Provide manpower and equipment to provide unofficial election results to Saratoga Springs City for posting on their web site.

6. Provide manpower and equipment to canvass all election returns. This includes only one count and one canvass. Reasonable costs will be billed for recounts and re-canvassing.
7. On Election Night, provide the official Election results through the standardized reports (PDF format) as generated by GEMS – the Election programming and management program and system used by the County.
8. Provide a final, canvass-ready report of Official Election Results. Such results will constitute the final Official Results of the Election.

Saratoga Springs City agrees to:

1. Provide manpower and equipment for Candidate Filings and receiving and processing of all financial disclosures required by state code and/or city code.
2. Use Utah County's poll worker training contractor, Barbara Davies, and pay any and all expenses for poll worker training, early voting poll worker training and rover training should it be needed.
3. Recruit, train and staff polling places with an adequate number of poll workers.
4. As far as practical use the same polling places as used in the County-administered Election in 2014.
5. Pay Utah County up to \$210 (two hundred and ten dollars) for ballot and machine programming. (See attached cost estimate sheet)
6. Pay Utah County up to \$280 (two hundred eighty dollars) for printing of Election registers. (See attached cost estimate sheet)
7. Pay Utah County up to \$2,600 (two thousand six hundred dollars) for programming, testing, delivery and retrieval of all voting machines needed to conduct the 2015 Saratoga

- Saratoga Springs City Elections. (See attached cost estimate sheet)
8. Pay up to \$400 (four hundred dollars) for precinct Election supplies as provided by either Utah County or Carr Printing.
 9. Use K&H as VBM, absentee and ballot printing contractor and agree to pay associated costs estimated at up to \$855.91 (eight hundred fifty five dollars and ninety one cents) for these services. Services to include mailing of all VBM ballots and processing by the County. (See attached cost estimate sheet)
 10. Thoroughly examine and proof all election programming done for the 2015 Saratoga Springs City Municipal Election. The City will examine and complete all proofs to ensure programming is complete and correct for all of their own ballot styles. Final approval of ballots and programming will rest with the City.
 11. Pay all reasonable costs associated with recounts, re-canvassing, election contests and any other extraordinary expenses that may arise in connection with this Agreement.
 12. Host on the official Saratoga Springs City web site a link to or copy of the Official Election Results as hosted on the County Elections web page.
 13. Saratoga Springs City will not change the format or otherwise alter the official reported results, only displaying them in the form and format as provided by the County.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty (60) days after providing written notice of termination to the other parties. Should the Agreement be

terminated prior to the end of the stated term, Saratoga Springs City will be responsible for any costs incurred through the time of termination. The Parties of this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Section 63G-7-604.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County and with the official keeper of records of Saratoga Springs City, and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 9. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and

approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2015-____, authorized and passed on the ____ day of _____, 2015.

**BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH**

By: _____
LARRY ELLERTSON, Chairman

ATTEST: BRYAN E. THOMPSON
Utah County Clerk/Auditor

By: _____

Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
JEFFREY R. BUHMAN, Utah County Attorney

By: _____
Deputy County Attorney

SARATOGA SPRINGS CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of
_____, 2015.

Mayor, Saratoga Springs City

ATTEST:

NAME
Saratoga Springs City Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH
Saratoga Springs City Attorney

By: _____

RESOLUTION NO. R15-22 (6-2-15)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING THE INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND THE CITY OF SARATOGA SPRINGS FOR THE ADMINISTRATION OF THE 2015 MUNICIPAL ELECTION.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended (“Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and the City of Saratoga Springs both have the desire to work together through joint and cooperative action that will benefit the residents of the City of Saratoga Springs; and

WHEREAS, the attached Interlocal Cooperation Agreement Between Utah County and the City of Saratoga Springs for the Administration of the 2015 Municipal Election (“Agreement”) furthers the public health, safety, and welfare by enabling the City to conduct elections in a more cost effective and timely manner; and

WHEREAS, the City of Saratoga Springs has reviewed the Agreement and determined that it meets the requirements of the Act.

NOW THEREFORE, it resolved, that the City Council of the City of Saratoga Springs hereby approves the Interlocal Cooperation Agreement between Utah County and the City of Saratoga Springs City for the Administration of the 2015 Municipal Election, a copy of which is attached as Exhibit A to this resolution.

Resolved and ordered this 2nd day of June, 2015.

Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

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City of Saratoga Springs
City Council Meeting
May 5, 2015

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

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Work Session Minutes

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Present:

Mayor: Jim Miller

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

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman,
Jeremy Lapin, Nicolette Fike, Melissa Grygla, Andrew Burton, Jess Campbell,

Others: David Funk, Nate Shipp, Jennifer Klingonsmith, Chris Porter, Ron Johnston, Susan Palmer, Ken
Evans

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Call to Order – 5:49 p.m.

1. Departmental updates from the Library and Police Departments.

Melissa Grygla presented a power point that showed milestones from the library over the last quarter. The number of cardholders and visitors has steadily climbed. They have a high number of volunteers but the numbers fall over the holidays. They average about 40-80 volunteers each month including literacy center. They are adjusting to meet the community demands with classes and programs. The library programs is one of the benchmarks they have been trying to reach. They have met the benchmark which is based on population. They have received a few grants and will continue to seek those.

Councilwoman Call asked with the summer reading program, how are they doing on donations and volunteers.

Melissa Grygla replied that the person working on that has been able to get what she needs and has been working since September.

Councilwoman Call asked if they integrating anything into Splash.

Melissa Grygla replied yes, they have Tuesday as their day at Splash. Their summer reading kick off is that morning and there is the book sale and Lakeshore learning with crafts and a science night.

Councilman Poduska was in awe of what the library has been able to accomplish. They have done a tremendous job for the city. Thank you.

Councilman McOmber loved the volunteer stats and the comparisons per capita, also the dollar per capita cost and value.

Councilwoman Baertsch thanked Melissa.

Councilman Willden liked hearing about the volunteer items and is impressed with Melissa and her work to improve the library without adding cost.

Detective Robinson told Council about their recent grant for a part time domestic violence investigator. With part of the grant he has tried to standardize the protocol for domestic violence cases. Part of the grant sets up the North Utah County Domestic Violence Task Force. They meet with the northern cities and receive training to help domestic victims.

Holly Johnson mentioned that they were one of 4 agencies in the state that had the funding for this project. It allows them to go above and beyond normal investigations in Domestic Violence cases. They now have the follow up they need and the victims have better care. They have to have a collaboration project for the grant and they are working from the ground up. They have been able to solve problems and confusion. They have been able to improve, with this, in other areas as well. She mentioned Detective Rosen from Bluffdale was asked to give a presentation at Utah Crime Conference in responding to office involved critical incidents. The presentation was well received and they talked on how victim advocates

53 and officers can work together. She received a call from an advocate in Duchesne who was able to use
54 things she had learned at the presentation already.

55 Councilwoman Call mentioned that she had run into a local therapist today at a chamber meeting. He had
56 contacted Councilwoman Baertsch about group of therapist donating services within the city for
57 intervention purposes. Councilwoman Baertsch had directed him to contact the police department and
58 Holly specifically and he reported to Councilwoman Call that meeting had taken place just yesterday.
59 She asked Holly to report on that meeting.

60 Holly Johnson responded that they would be seeing more of that. It will be effective to have them on call.
61 Councilwoman Baertsch was glad to her that Holly had been working with Dr. Lance Dome. He had
62 contacted Councilwoman Baertsch about several of the therapists and doctors who wanted to get
63 involved and help and donate their time to residents during emergencies and she recommended that he
64 coordinate with Chief Burton and Holly. She thinks this group will be a great resource to Holly and the
65 residents.

66 Chief Burton noted that in addition to the grant paying for this investigator it also paid for some specialized
67 training. He sent Council a slide show showing things from his regular quarterly briefing and special
68 events supported and upcoming. The training they have been involved in and will be doing.

70 2. Discussion regarding the Western Hills Open Space.

71 Sarah Carroll noted some of the options for this linear open space that were in the packet. She noted that the
72 open space is a little larger than what she noted in the staff notes. There are several items to discuss
73 including future ownership, landscaping, trail locations and materials, and amenities. Options for each
74 item were provided in the packet. Each one was discussed separately. On Landscaping Staff
75 recommended Option 1.

76 Councilwoman Baertsch asked if we found out if Central Utah Water was supposed to re-vegetate and then
77 did not.

78 Sarah Carroll was told it was not part of the contract, although the applicant thought it was.

79 Councilman McOmer thought it was standard procedure in the city that if something was disturbed it was
80 supposed to be the same or better.

81 Sarah Carroll replied that in this case it was a private agreement on private land.

82 Councilwoman Baertsch commented that if the owner thought it was part of his agreement then he needs to
83 follow up on that. No matter how well you re-vegetate it for native it never comes back as nice, she
84 thinks we should leave it as undisturbed as possible especially on the slopes of the berm area.

85 Council members liked option 1

86 Councilwoman Call wanted the option clarified. How would it be re-vegetated.

87 Councilman McOmer commented that when the property transfers over it needs to be at a standard that we
88 would be ok with.

89 Councilwoman Baertsch asked what our normal standards were.

90 Sarah Carroll noted if it's City owned we would like it to meet our standards if it's HOA owned they have
91 other options. Sarah brought up trails and showed the most recent design for Shay Park. There is a
92 portion on top of the berm that it was recommended that it be an aggregate trail. Type of material and
93 location needs to be discussed. She went through the options. Staff recommends option 2 for an 8ft wide
94 aggregate trail to match Shay Park on top of the berm and transitioning to asphalt on the eastern side.

95 Councilman McOmer likes the consistency of the aggregate continuing from the park. He likes the asphalt
96 part as well.

97 Councilwoman Baertsch noted that they can't do away with the Central Utah Water maintenance road.

98 Sarah Carroll said with option 2 they recommend some sort of plaza or nice connection area between the
99 different types of trail.

100 Councilman McOmer commented that they have some great things happening with Shay Park and he looks
101 forward to this continuity.

102 Councilwoman Call had a concern; as developments come in; if the dollar amount is decreased from what
103 they originally see as a city then the residents of the city ought to be compensated with the difference in a
104 different type of recreational facility. Make sure the residents are getting some value out of what we are
105 offering.

106 Councilman McOmbler agrees.

107 Councilwoman Baertsch agrees and they had talked about being able to take the difference between the
108 required amenity value and what the developer was going to spend on the minimal trail improvements
109 and transfer it as fee-in-lieu to Shay Park which is next to this development where it will be of more
110 value to the residents. She agrees with option 2.

111 Councilman Willden doesn't like that option 2 is on top of the berm to see into homeowners back yards. But
112 thinks it's the best option for the betterment of the city.

113 Councilwoman Baertsch thinks it will be a benefit and has been used like that anyway for several years.

114 Mark Christensen noted because it was part of a previous development agreement it would need to come
115 back as an amendment.

116 Councilman Poduska also liked option 2. He thinks it blends in better.

117 Sarah Carroll noted the Amenities options; that the applicant construct recreational amenities within the
118 linear park or 2 that the applicant contributes to the amenities in Shay Park.

119 Council was all in agreement with option 2.

120 Councilwoman Baertsch liked that it kept with the code and with the payment in lieu system and open space
121 requirements, and it would be a better benefit to the residents.

122 Councilman McOmbler commented that it will be able to bring in things to the Shay Park more quickly.

123 Councilwoman Call agrees with both comments already made but worries about tying the additional money
124 to just Shay park since we have other things that are high priority and we could use this contribution to
125 transfer to something like baseball or higher demands. She expressed that since the money for Shay is
126 depleting the parks impact fee account, we might want to consider reserving these funds for something
127 else and continuing to phase Shay park in.

128 Councilman McOmbler noted we are not increasing the fund, just meeting the design we already have.

129 Sarah Carroll presented the options for Property Ownership. It makes sense where it connects to the park to
130 transfer ownership to the City. The staff was split on the recommendation. Should the whole piece be
131 owned by the City or not, we would probably need to take care of the park strip anyway, at least in front
132 of any City owned parts. There is also a City maintained trail on the opposite side of the subdivision.

133 Councilwoman Baertsch said that this area was originally supposed to be a part of the Aspen Hills
134 subdivision which has no HOA. The additional homes in the first section of Western Hills had no HOA.
135 She added that there is also a trail to the southeast of the subdivision which ties into the trail behind
136 Aspen Hills that the City already maintains. She asked if the canal maintenance road will need to be
137 maintained by the city no matter what?

138 Jeremy Lapin thought the plan was the city would take ownership of the property and unless it was piped the
139 canal company would still maintain the road and ditch. He noted if we put asphalt on the maintenance
140 road than we would be responsible for maintenance of the improvements.

141 Councilwoman Baertsch asked about a connector trail to the south east side and if we own it no matter what?

142 Jeremy Lapin responded that he thinks there is an easement dedication but we don't own it no matter what.

143 Councilwoman Baertsch asked where the detention basin was located.

144 Jeremy Lapin noted it was joint with the school property. Commercial area would need to have their own.

145 Councilwoman Baertsch noted that it seemed rather silly to require so few homes to have an HOA when
146 there are several trails through here that we can leave as native as possible, and take the savings and put
147 them into a more useful open space like Shay Park. We are already taking care of many park and trail
148 spaces in this area. It was originally part of Aspen Hills and we should add this open space.

149 Councilwoman Call agrees with Councilwoman Baertsch and thinks our parks crews are already deployed to
150 that area and the deployment costs are why it is so costly to maintain small areas, so it doesn't make
151 sense to require an HOA.

152 Councilman McOmbler agrees; it doesn't make sense for a small area.

153 Councilman Willden agrees that the city should take on this area, it makes sense.

154 Councilman Poduska had a similar position, he isn't an HOA fan and under these circumstances it would be
155 good to incorporate it into the trails system.

156
157 **Items 3 and 4 will be continued in the Policy session**
158

- 159 **3. Discussion regarding the Wildflower Community Plan.**
160 **4. Discussion regarding the 400 West Road Agreement with Ken Evans and IHC.**

161
162 **5. Agenda Review: - Item not covered.**

- 163 a. Discussion of current City Council agenda staff questions.
164 b. Discussion of future City Council policy and work session agenda items.
165

166 **6. Reports:**

- 167 a. Mayor.
168 b. City Council.

169 Councilwoman Call commented that the River Trail is still flooded, they are working with that. She is
170 having breakfast with Rep. Hutchings as V.P. of Jordan River Commission. discussing legislative
171 appropriation. They are looking to getting hazard money to take out some pylons. FFSL, building
172 blocks due first of July so we need to have those in place now. Mark Edwards identified some spots
173 for put-in areas for canoe type boats. Economic development; Mayor Miller, Owen Jackson and
174 Mark Christensen and she are in the discussion. She went to the new IASIS hospital, Mountain Point
175 Medical for Chamber and they are inviting the Council for a tour on the 29th. It is scheduled to open
176 June 1.

177 Councilman McOmber commented that residents have asked about having a traffic study at the Zion's
178 bank light on Redwood Road that needs a turn light on the north bound left turn. He hears about the
179 Wall in the Saratoga Springs Development that is a concern. And he asked if he could get access to
180 any covenants on record for the development agreement. He felt they were very clear as a Council as
181 to what they wanted for the fence.

182 Kimber Gabryszak will get him the appropriate information.

183 Councilwoman Baertsch was asked by residents for traffic study at Aspen Hills and Redwood, and at
184 Foothill Blvd. and Pony Express, it's almost impossible to turn left from those roads.

185 Councilman Willden had also heard about a need for those same traffic studies.

186 Spencer Kyle noted the one on Redwood Road would be UDOT.

187 Councilwoman Call noted the app had launched. She had been contacted about the traffic studies also.

188 She asked Chief Burton about some recent vandalism at the parks.

189 Chief Burton noted it was not gang related except on 4th south. They are aware of loitering on the golf
190 course.

191 Councilwoman Call mentioned that a developer is installing a new oil water separator in a detention
192 pond at Neptune Park. The developer has heavy equipment there and will have a fenced off open pit
193 during construction. It seems like a poor time for this to happen with the end of school traffic at the
194 park. Councilwoman Baertsch also stated it needed to not be done during Splash.

195 Mark Christensen asked if they knew how long it would be open.

196 Jeremy Lapin said he would work with the developer to see about options.

- 197 c. Administration communication with Council.
198 d. Staff updates: inquires, applications and approvals.
199

200 **Adjourn to Policy Session 6:53 p.m.**
201
202
203

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike

Planning Commission Members: David Funk, Jarred Henline, Jeff Cochran, Sandra Steele

Others: Susan Palmer, Ronald Johnston, Chris Porter, Jennifer Klingonsmith, Ken Evens, Emily Myers, Tim Burkett, Asher Cameron, Brad Boyle, Dylan Llays, Coltan Goodman, Jim Shields, Tiffany Sorensen, Rachel Everitt, Melissa Brown, Robin DePalma

Excused: Bud Poduska

Call to Order 6:53 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilwoman Baertsch

Pledge of Allegiance - led by Councilman Willden

Public Input - Opened by Mayor Miller

Asher Cameron handed out a presentation and was here on behalf of Saratoga Springs Development.

Residents are opposed to the extensive concrete fence along Centennial Blvd. It blocked views and bounced sound. He noted 194 residents had signed a petition he would share with them. He noted that Council members had expressed concerns about this when this was approved in Council meeting. The residents are asking that the Council press on the developer to make it a semiprivate fence.

Jim Shields lives across from the fence on Centennial. He feels the wall impeded his home value and thinks it's ugly.

Public Input - Closed by Mayor Miller

Introductions

Councilwoman Call introduced Eric Ellis as the new Executive Director of the Utah Lake Commission.

Eric Ellis wanted to introduce himself so that they knew who to work with on projects. They are working on the trails system. They are moving ahead with carp removal and are at 60% of that goal. They would like to remove 75% at which point the native fish can take hold. Phragmite removal is moving along also.

The Lake water level is down about 3 ½ feet below compromise. They assume by the end of the summer it will drop more. The Utah Lake Festival is on June 6th. Last week they had 4th grade classes that come to the State Park to learn about wildlife and the environment. They are thinking of expanding that program to the West side of the Lake. Tomorrow is the Media day.

Councilman McOmber commented that they would like support to help remove the phragmite along the tributaries to the lake so they don't feed back into the lake.

Eric Ellis is working to put together best practices for private properties with some options and he will have that on the website as soon as it gets put together.

Councilwoman Call asked if he could help push those who had promised to come train our city guys on how to take care of the phragmite. She noted that amount of Carp was 18,000,000 lbs. most of it goes into a landfill because we don't have enough use for them. We look forward to a great partnership with Utah Lake Commission.

Work Session Continuation Items

3. Discussion regarding the Wildflower Community Plan.

Kimber Gabryszak presented the amendment, the applicant has requested input from the Council and staff feels it is a major amendment. She noted the location under discussion. An area of Open Space that could be a park but would also be a good place for a detention basin. The applicant has been speaking with UDOT and there are some concerns. UDOT wants that piece to be included with the MVC plan. It was suggested that no future residential density would be permitted on this property. Staff was concerned

257 with potential removal of Open Space from the Development and that would make it a Major
258 Amendment. Minor amendments may be taken care of by Staff.

259 Nate Shipp noted they are excited about the progress they are making and they are getting close to submitting
260 their village plans on the East side of the corridor. They have been working along time to get the
261 Corridor itself finalized and transferred to UDOT. The intent of what is happening with that property has
262 not changed but for UDOT to build they need to have this area as a detention basin. Their attorney
263 suggested that UDOT never buys property that is subject to any other kinds of agreements.

264 Blake Bauman said this is a change in form not substance. The intention is to not acquire property subject to
265 any restriction and they view that this impacts their policy. The developers feel that although it would
266 transfer to UDOT it would stay as a detention park area.

267 Mark Christensen asked if the developer prohibition in the court order is still intact.

268 Brian said it hadn't come up once in any of their discussions.

269 Councilman Willden commented that his preference would be to have UDOT here to speak with Council
270 directly. He agrees that this is a major modification and appreciates staff bringing this to them. There is
271 nothing in the language that states that the developer would still be making the park. He is not
272 comfortable with the change at this time.

273 Councilwoman Baertsch asked if there was any guarantee that they would keep it as a public access detention
274 basin and maintain public access.

275 Blake Bauman said in their agreements with UDOT that should they construct a detention basin in the area
276 then Wildflower will have the contractual right to improve the area.

277 Kevin Thurman clarified that it mentions improvement but nothing about public access. What he has seen
278 only mentions landscaping.

279 Blake Bauman noted in all the conversations they had they believed the public access would be open. They
280 feel that was the intent.

281 Councilwoman Baertsch it may be a simple thing but they don't have the language in front of them and they
282 should bring this back for Council to see before they make a commitment.

283 Mark Christensen said staff feels strongly it's a major amendment however if the contract included all these
284 things like access and improvements and it is more obvious that it is a minor change would Council be
285 ok with staff handling it as per Code and as a minor amendment.

286 Councilwoman Baertsch said she would be ok with that.

287 Council members indicated they would also be ok with that if it was all clear and including all the
288 recreational needs of the community.

289 Nate Shipp wanted to make sure they were clear also with all the conditions they wanted.

290 Councilman Willden said there would need to be very clear commitments.

291 Kevin Thurman noted if we process it as minor they would have the conditional approval on that.

292 Kimber Gabryszak said if they would make sure all that language went into the community plans as well so
293 they are not relying on a contract between third parties.

294 Councilman McOmber agrees he would be ok for staff to take care of it if it did meet all those needs. His
295 concern is when he hears about conversations, because UDOT doesn't always do what they say so it
296 needs to be in writing. If they come back and UDOT becomes a stickler they could find the open space
297 requirement in other areas of their development. Hopefully they will be able to work it out with UDOT
298 but if not they will need to come back with a solution.

299 Councilwoman Call echoed the other Councilmembers sentiments. What we are basis this discussion on is all
300 intent but we are being asked to provide concrete modifications to intent based items and she, for one, is
301 not comfortable with that.

302 Nate Shipp would like to facilitate a meeting with all three parties.

303 Councilwoman Call thought that was great to handle with staff.

304 Nate Shipp noted he met with Alpine School District and they have a site tour for this Friday for potentially
305 locating a high school and Jr. High within the Development. They would need 60-70 acres. It would fit
306 where they have property designated as the multifamily corridor. The District can not necessarily afford
307 that cost with the density and so they would look for some help so they would look at pushing some of
308 the density north, still on the West side.

309 Councilwoman Call again thought staff could work with them on that.

310
311 **4. Discussion regarding the 400 West Road Agreement with Ken Evans and IHC.**

312 Jeremy Lapin noted they had a meeting with IHC and Ken Evans and he had been negotiation with them for
313 a connecting road to Commerce drive. IHC had no current use for the area and they would be willing to
314 dedicate it for a road under a set timeline. Would council like staff to put together an agreement on this.
315 Councilwoman Baertsch thought it would be a huge benefit especially with access to Shay Park. She thought
316 3 years would do.

317 Councilman McOmber wanted Jeremy Lapin to get a big time frame for flexibility. As a side note we need
318 better signage on our roads on how to get to the regional parks.

319 Jeremy Lapin hopes to bring the transfer agreement for the portion of SR73 so we wouldn't have to go
320 through UDOT.

321 Ken Evans thanked Jeremy Lapin for the idea to put a joint effort together. He has met with IHC. He is
322 concerned that the timing could go too long or it may not happen. The IHC board approved for the city to
323 build the road because they have no urgency for the road. It's being accelerated now because he would
324 like to develop the north part of his property. it would have to happen within three years for his partners
325 to not pull out.

326
327 **Policy Items**

328
329 **1. Departmental Update from the Finance Department.**

330 Chelese Rawlings gave an update on the third quarter financial analysis. The revenues were a little over 80%.

331 The expenses were below the 75th percentile.

332 Council felt it looked good.
333

334 **2. Public Hearing: Consideration and Possible Adoption-Budget Amendments for Fiscal Year 2014-**
335 **2015.**

336 **a. Resolution R15-18 (5-5-15): A Resolution Amending the City of Saratoga Springs Budget for Fiscal**
337 **Year 2014-2015 and establishing an effective date.**

338 Chelese Rawlings noted it was due to the fact that the library got another grant from the State.
339

340 **Public Hearing – Opened** by Mayor Miller

341 No input at this time.

342 **Public Hearing - Closed** by Mayor Miller
343

344 **Motion made by Councilman McOmber to approve Resolution R15-18 (5-5-15): A Resolution**
345 **Amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an**
346 **effective date. For the library grant they received from the State for \$5,825. Seconded by**
347 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
348 **Councilwoman Call, Motion passed 4 - 0.**
349

350 **3. Consideration and Possible Adoption of the Tentative Budget for Fiscal Year 2015-2016.**

351 **a. Resolution R15-19 (5-5-15): A Resolution adopting the Tentative Budget for the City of Saratoga**
352 **Springs for the Fiscal Year 2015-2016; setting a date, time and place for a Public Hearing and**
353 **Adopting of the Fiscal Year 2015-2016 Budget; and ordering that notice of the Public Hearing be**
354 **published at least seven days in advance.**

355 Chelese Rawlings noted staff recommends approval of the tentative budget. The changes they talked about in
356 the last meeting have been changed.

357 Councilwoman Call had questions and concerns on general budget and ground

358 Pg. 6 building permit has a typo.

359 Pg. 109 increase in budget for governmental building.

360 Chelese Rawlings replied that is for the dispatch center.

361 Pg. 126 we are not a social service and noted a concern that was contrary on 5a and in 3.

362 Councilwoman Baertsch understands police are not going to pay for themselves but especially in
363 recreation, they have been trying to make fees pay for the recreation department.
364 Councilwoman Call thinks a number of the budget changes have not made it into the document yet.
365 Pg. 157 benchmarking cities look like they have shrunk. We need to revisit that.
366 Pg. 160 in the computer replacement policy 5 years is a really long time for a desktop. We don't want to
367 lose employees. She suggested 3 years. The City Manager should have a designee for evaluating the
368 machines.
369 Spencer Kyle noted a lot of employees do not use their computers extensively and shouldn't need
370 replaced that often.
371 Councilwoman Call noted it was talking about being "considered for replacement." It needs to be based
372 some on technological cycles.
373 Pg. 161 is this getting our paychecks paperless?
374 Chelese Rawlings replied yes.
375 Pg. 173 \$4500 is that for setting it up? It seems high for issuing checks electronically.
376 Chelese Rawlings said this is a one-time amount to set it up and the \$2500 is ongoing.
377 Pg. 162 do we have answers on the last park site?
378 Chelese Rawlings responded that we have decided that we are going to have to bill ourselves for water,
379 so we won't know the costs until after the fact, so we will do a transfer at the end of the year.
380 Councilwoman Call said thank you for putting the sapling farm on there. It will give us better trees and
381 stewardship. She asked Chief Burton if the Corporal/Sargent position is being negotiating.
382 Chief Burton noted that there are a number of changes in the Bluffdale contract; he recommended an
383 increase in overtime.
384 Chelese Rawlings noted it is included in the adjusted budget for this year which rolls over for next year.
385 Councilwoman Call asked to keep an eye on that.
386 Pg. 167 Fireworks. Let's talk to Civic Events after this year and adjust as needed.
387 Pg. 173 employee and volunteer recognition increased to a request of \$5500.
388 Mark Christensen replied this is us adding the sponsor appreciation event that had been discussed earlier.
389 Councilwoman Call thought it seemed like too much.
390 Pg. 176 are we defunding the Harvest Hills native now that it's completed.
391 Chelese Rawlings replied they were being billed to regional park one went over and one went under so
392 that is correcting it.
393 Pg. 185 huge dip between 12 and 13, clarifying that is before installing the water meters.
394 Councilman McOmber thanked Chelese and that they had gone over all his concerns in an earlier meeting.
395 Councilwoman Baertsch asked on fund 53, there was a revenue spike of 3million on page 120.
396 Chelese Rawlings noted it was fund balance they have to roll it forward from this year and note it as both an
397 expense and income.
398 Councilwoman Baertsch thinks there are some philosophical errors that don't coordinate with their
399 philosophies.
400 Councilman Willden appreciated having a pre-meeting with her and Mark and they answered all his
401 questions. He suggested in a work session he would like to talk about key risk indicators and establishing
402 risk triggers and thresholds and revisiting them regularly.

403
404 **Motion made by Councilwoman Baertsch to approve Resolution R15-19 (5-5-15): A Resolution**
405 **adopting the Tentative Budget for the City of Saratoga Springs for the Fiscal Year 2015-2016;**
406 **setting a date, time and place for a Public Hearing and Adopting of the Fiscal Year 2015-2016**
407 **Budget; and ordering that notice of the Public Hearing be published at least seven days in advance.**
408 **Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch,**
409 **Councilman McOmber, Councilwoman Call, Motion passed 4 - 0.**
410

411 **4. Consent Calendar:**

- 412 **a. Consideration and Possible Approval: Amended Final Plats for Legacy Farms Plats 1A and 1E**
413 **located at 400 South Redwood Road, DR Horton, applicant.**
414 **b. Consideration and Possible Approval for Contract Amendment for the South Secondary Well.**

415 **c. Consideration and Possible Approval for the Jacobs Ranch Drainage License Agreement.**

416 **d. Consideration and Possible Approval for the Engineering Standard Technical Specifications and**
417 **Drawings Manual.**

418 **i. Ordinance 15-19 (5-5-15): An Ordinance of the City of Saratoga Springs, Utah, amending the**
419 **Standard Technical Specifications and Drawings Manual for the City of Saratoga Springs and**
420 **establishing an effective date,**

421 **e. Minutes:**

422 **i. April 21, 2015.**

423
424 Councilwoman Baertsch had a question on item c. that there is no language about sprinklers that are a
425 permanent sort. And we don't mention that they can't alter the actual drainage improvements.

426 Mark Christensen indicated that we are looking for structures like sheds and pads, as far as landscaping we
427 don't worry about that as much.

428 Councilwoman Baertsch commented that on the next page it would be good if there was something that says
429 the City won't cover any costs of removed improvements.

430 Mark Christensen felt there was no implied reimbursement on that, and feels it calls out in earlier paragraphs
431 that they are responsible and it's at their expense

432 Councilwoman Baertsch thought we could add in the motion that staff verifies that those two are in there.

433 Kevin Thurman said when he drafted it he said it's at their sole expense and cost that they had to restore it.

434 Councilwoman Baertsch noted on Item d. on the roundabout specifications, that the odd shaped roundabout
435 was the new standard and that is not what we have in here.

436 Jeremy Lapin noted it was probably an error of lack of time. He would recommend that they delete the
437 details and when roundabouts come in they would each be a custom design. He would remove them from
438 the city specs.

439 Kevin Thurman commented that we need to be careful because we cannot impose any unexpressed
440 conditions so if it's not in the standards or design development code, we essentially can't regulate a
441 roundabout.

442 Jeremy Lapin noted it still has to meet industry standards, safety and such.

443 Councilwoman Call commented that so long as we have it in policy and say so long as it meets standards and
444 keep up on the code we could hold them to that.

445 Mark Christensen suggested that keep the standards in to move things along and direct Jeremy Lapin to
446 modify it and bring it back later.

447 Councilwoman Baertsch mentioned in the tree standards it doesn't specify what kind of mulch and we have
448 talked about the bark mulch to help them get established.

449 Kimber Gabryszak noted it doesn't say mulch, it says non-rock.

450 Councilwoman Baertsch on the street light standards, there are many times where the street light is on the
451 opposing corner from the street sign which causes difficult with visibility of those signs. Is this
452 something we can change?

453 Mark Christensen had a clarification on item c. We agreed to replace the fence for one property owner. The
454 owner said rather than the fence could you help with the landscaping. So they would propose to take that
455 cost and spread it across all three property owners as a possible solution.

456 Councilwoman Baertsch noted minute changes that were sent in.

457 Councilwoman Call commented that on the license agreement we have people taking liberal use of property
458 that is not their own to plant fruit trees and gardens outside of their yard. Could we put language to
459 prohibit dropping fruit trees. On the engineering standard technical specifications, our adoption of
460 residential streets, we have people saying our street is really small and you can't do anything on our
461 street. The streets meet the residential standard. People will park on the streets.

462 Jeremy Lapin Public streets are one of their major expenses. They asked themselves how we reduce liability.
463 We looked at making the streets more complete with sidewalks. Evidence has shown the wider the street
464 the higher the speeds. We try to balance the needs with slower neighborhood streets and collector roads.
465 Anything we can do to keep us ahead of the curve is good.

466 Councilwoman Call was concerned that if we have a restriction when the development is going in and they
467 are receiving deliveries so they are impeding traffic. Is that something that needs to be put in engineering
468 standards or just needs to go through code enforcement?

469 Jeremy Lapin replied that we did create a grading code to help govern those types of things. It would be up to
470 code enforcement or inspectors. We need to do more citation training. It's a balance of not being too
471 policing but also making sure things are taken care of.

472 Councilwoman Call appreciates the manhole standards. Storm drains do we need to talk about particulate
473 matter and reference State or Federal code in there.

474 Jeremy Lapin noted he was not aware of any State or Federal Code that has any hard numbers.

475 Councilwoman Call in wetlands do we need to reference reseeding, does it change and do we need to
476 reference standards.

477 Jeremy Lapin replied that just because we have given approval doesn't exclude them from other approvals
478 they need to get. He would like to meet with other industry people to make the code better.

479 Councilwoman Call asked if they could get the suckers off the trees without voiding the warranty.

480 Jeremy Lapin says it covers fine most builders, does it make sense to pay a premium to hire someone when
481 we can do it ourselves.

482 Councilwoman Baertsch commented that parks' staff had mentioned most cities don't do warranties on trees
483 because the city can take care of it cheaper.

484 Councilwoman Call noted the font was different in a portion of the report. We don't reference locking
485 devices to protect copper wire. We need to make sure we are requiring developers to do that.

486 Jeremy Lapin said they are collecting those fees.

487
488 **Motion made by Councilwoman Baertsch to approve Consent Calendar items a.- e. changing item c.**
489 **that we might verify items 2 and 6 that they are not alternating the drainage improvements and**
490 **also that the City is not liable and if needed that staff alter those items. Also that there will be no**
491 **fruit trees planted in the area to drop fruit on the lower trail. And with item d. Technical**
492 **Standards, that street light placement and roundabout specs be brought back to Council at a later**
493 **time including all staff findings and conditions. And including all pre-submitted changes to the**
494 **minutes. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman**
495 **Baertsch, Councilman McOmber, Councilwoman Call. Motion passed 4 - 0.**
496

497 5. Reports of Action.

498 Code Amendments 04-21-15 – Council approved 4-0.

499
500 The Springs Annexation 04-21-15 – Council approved 4-0.

501
502 **Motion made by Councilman Willden to approve the Reports of Action in our packet. Seconded by**
503 **Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
504 **Councilwoman Call. Motion passed 4 - 0.**
505

506 Mayor Miller noted that our Fire department is being recognized for a top team in water and ice rescue and are
507 being asked to start training other agencies.

508 Jess Campbell noted they were presenting at the summit tomorrow.

509 Councilman McOmber would like that information to get in the newsletter.

510
511 **Councilman McOmber was excused.**
512

513 6. Joint City Council and Planning Commission Training Session.

514 a. Land Use: Brent Bateman, State Property Rights Ombudsman.

515 Brent Bateman was present to answer questions. They began by talking about decisions Council made
516 tonight. Council made both legislative (a decision that enacts policy) and administrative decisions
517 tonight. Not all legislative decisions end up in Code amendments. When a decision is going into a
518 contract, it is a legislative decision. The decision to amend is probably a legislative decision. With

519 contract decisions they cannot delegate for someone else to enter into a contract for the City but you can
520 delegate somebody else to make the decision to bring to you so it doesn't become a thing where the
521 Council has to mull it all over again. You can make the decision based on what the delegates have
522 recommended and take your thumb off it. With contracts for an agreement whether they are legislative or
523 administrative is whatever you say they are. He also reminded them of making decisions based on
524 evidence. Conditions need to be based on something objective. You need to have standards in your
525 ordinances; they should not be too broad. They need to be as objective as possible. Perpetual
526 Maintenance; if they create the impact you can ask for that. Legal Exactions; the exaction has to solve a
527 problem the development creates. Exactions are conditions but you don't need standards to make an
528 exaction. You do have to have a standard for a condition. You can make a development agreement
529 legislative or administrative. As long as the development agreement is real quid pro quo, as long as they
530 get something in return even if it's lopsided all the exaction stuff is out the window. On site plans the
531 question should be if it meets the code or if it doesn't. There can be a condition if it brings it into
532 alignment with the code. Probably only about 10 – 20% of conditional use questions ought to be handled
533 by Planning Commission, the rest should be handled by staff. It is critical that the Staff, Planning
534 Commission, and City Council communicate with each other. Good code is to give Planning
535 Commission time to Plan.
536

- 537 **7. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or**
538 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**
539 **an individual.**
540

541 **Motion made by Councilman Willden to enter into closed session for the purchase, exchange, or lease**
542 **of property, pending or reasonably imminent litigation, the character, professional competence, or**
543 **physical or mental health of an individual. Seconded by Councilwoman Call. Aye: Councilwoman**
544 **Baertsch, Councilman Willden, and Councilwoman Call. Motion passed unanimously**
545

546 **Meeting Moved to Closed Session 9:50 p.m.**
547

548 **Closed Session**
549

550 **Present:** Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Mark Christensen,
551 Kevin Thurman, Spencer Kyle, Nicolette Fike, Kimber Gabryszak
552

553 **Closed Session Adjourned at 10:00p.m.**
554

555 **Policy Meeting Adjourned at 10:00.m**
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560 _____
561 Date of Approval
562

560 _____
561 Mayor Jim Miller
562

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564 _____
565 Lori Yates, City Recorder

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City of Saratoga Springs
City Council Meeting
May 19, 2015

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

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Work Session Minutes

17
18

Present:

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Mayor: Jim Miller

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

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Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Kevin Thurman, Jeremy Lapin, Nicolette Fike

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27

Others: Chris Porter, Carissa Allen, JD Allen, Coleman Peck, Kyle Remund, Thomas Davies, Preston
Ashton, Jennifer Klingonsmith

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Call to Order – 5:45 p.m.

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1. Departmental updates from the Public Works, Engineering and Planning Departments.

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Spencer Kyle gave an update from Public Works. In Streets and Storm Drain division 2 more employees have received their registered storm water inspector certifications and two more are testing today. They are fully implementing the storm water management program and are inspecting all developments and capital projects and holding them to city standards. Inspections are being done in the field with their Cityworks tablets. They obtained some old salter racks and wash stations from UDOT that will be a great asset. The Park department is now fully staffed with seasonal employees. They got irrigation started up in all the locations and have taken care of the leaks. Rick got his certified backflow testing certificate. All parks have been tested and passed. They are working on PR for the new meter system. The system is now fully charged. There is a church pond just north of the benches and they were able to expand that and saved about \$10,000. They have completed 265 work orders since January.

52
53

Councilman Poduska asked if they received any response from residents on the new rates.

Mark Christensen said generally the calls start off with concern but when they go to the website tool they are pleased.

Councilman Poduska said he has noticed the chlorine in the water in the north end of Saratoga Springs Development (SSD).

Spencer Kyle responded that they do testing every week but he will look further in to it.

Councilman McOmber said it's the same area other complaints have come from.

Jeremy Lapin said they would follow up with the water dept.

Councilwoman Call said they are excited about improving customer service with the Cityworks app and being able to fix problems faster and more effectively. There is some fine tuning that needs to still happen. She asked if we have reached out to the HOA's about the new water structures, they are some of the biggest users.

Spencer Kyle said they are working on that. One they met with was Saratoga Hills that had some questions and they sent someone out to help them and give pointers.

Councilwoman Call thought it wouldn't be a bad idea to put on the fliers to remind people if they are in an HOA to talk to their management companies about the watering. She thinks it will encourage the rain type meters. Her fear is if they aren't informed then the HOA fees will have to go up. She asked for an update on the air in the water.

Spencer Kyle replied they did have one of the pumps where the draw level went down so far that it was sucking in some air. They went out and shut that pump off to build up the levels, it is now turned back on. There is nothing wrong with the water, it's just air bubbles.

Jeremy Lapin gave an update from the Engineering department. They did see a decline in project plans for Feb. and Mar. but it has come back up in April. The average review time has never exceeded two weeks.

54 Janelle Taysom has been has been a new asset to the department. They have implemented Construction
55 Review Meetings (CRM's) after the first review, they sit down with the clients and go over comments
56 and brainstorm and work on more effectively communicating. Hopefully it's a better service and they are
57 communicating better, being more collaborative and help them through the process. He went over plans
58 that were approved and plans pending in 2015. He reviewed 2015 Capital Projects. He noted some 2014
59 completed projects, storm drains and water studies. The studies have been helpful with new planning.
60 Councilwoman Call asked how the water rights are determined and how everyone can draw from the same
61 well.
62 Jeremy Lapin responded that there are State laws in force and priorities of who can draw first.
63 Councilwoman Baertsch noted they had been recently talking about these things in State legislature and
64 fighting about older shares and a use it or lose it concept. We are trying to make sure our older rights
65 don't get devalued.
66 Mark Christensen noted that in an emergency situation municipal rights will trump non municipal users even
67 though they may have older water rights.
68 Councilwoman Baertsch noted that there is a cap on water rights and as development happens the rights are
69 transferred and shifted, more rights aren't created.
70 Mark Christensen indicated the State engineer is working on adjudicating the use.
71 Councilwoman Baertsch noted one of the more recent changes is that the state engineer has more of a
72 deadline.
73 Jeremy Lapin gave an update on where the new well process is, they are in an exploratory phase and they
74 hope to know soon the answers to if it's a good site for a well.
75 Councilwoman Baertsch asked if they had a backup location.
76 Jeremy Lapin replied they did not. They think if it doesn't work out, from here they would have to go north,
77 maybe closer to Jacobs Ranch.
78 Councilwoman Call asked how deep they are drilling the pilot.
79 Jeremy Lapin replied probably 1200-1500 ft. deep. If this site is successful it will be huge improvement. He
80 showed the Loch Lomond crosswalk situation. They are waiting on Lehi coordination.
81 Spencer Kyle said one option was for a stop sign in. They are looking also at a crossing push button. The
82 goal is to get it installed before school gets out so drivers have the summer to get used to it.
83 Jeremy Lapin noted a study did justify stop signs and a crosswalk at this location. He noted the pond upsize
84 in the Harvest Hills areas. They engineers said if they install a new line and keep the old pipe in place
85 that they could use a smaller pipe and that it would save some money. They were concerned about a tree
86 in the roundabout but they found a way to avoid it, it will cost more money but will save the tree so they
87 could be good neighbors.
88 Mark Christensen noted it was a cheaper project overall so the saving justified the cost of saving the tree.
89 Jeremy Lapin talked about the Agreements and Ordinances for 2015 and Traffic studies in progress.
90 Councilman McOمبر reminded the staff about the request for Zions Bank and Aspen Hills intersection
91 traffic studies for lights.
92 Jeremy Lapin said they sent a request into UDOT. He talked to the contractor about the hole at Neptune Park
93 and they promised it would be closed back up in time for splash.
94 Councilman McOمبر wanted him to get that in writing.
95 Councilman Poduska asked if there was any word on the expansion of Redwood Road beyond Stillwater.
96 Jeremy Lapin responded they are showing it being a 2018 project funding the continuing of the lanes from
97 400 South.
98 Councilwoman Baertsch said the other projects projected were the widening of Crossroads Blvd., Lehi
99 Mainstreet and the bridge.
100 Jeremy Lapin also mentioned that Eagle Mountain has money for their Pony Express project. They still have
101 to design the project.
102 Councilwoman Baertsch said the overlay on pioneer crossing is very rough.
103 Jeremy Lapin replied it is supposed to be. It helps with skid resistance and wear. It is UDOT's regular micro
104 surfacing.
105 Councilwoman Baertsch asked whenever we do road closures could we stop doing them during high
106 commute times.

107 Jeremy Lapin said he would pass that along to the construction managers and to UDOT.
108 Spencer Kyle said sometimes they have a permit to work during a certain time frame, it could be outside
109 those times because of an outside contractor.
110 Councilwoman Baertsch suggested maybe we can attach a penalty if they work outside of those times to
111 encourage them to follow those.

112
113 Planning Update postponed.

114
115 **2. Discussion of the reimbursement agreement for Jordan View Landing.**

116 Jeremy Lapin talked about the Jordan View Landing waterline/400 East improvements. They are going to rip
117 out all the asphalt and replace storm and sewer. The road doesn't meet design standards we would rather
118 pool the money with his so it's establishing new grades and done right now instead of going in later to
119 fix it.

120
121 **3. Discussion of the RFP for City of Saratoga Springs Phone System.**

122 Item moved to later in the policy session.

123
124 **4. Discussion of the baseball program.**

125 Spencer Kyle and Callie Collyer spoke about the baseball program plans. Spencer said we are looking at
126 adding baseball programming next year. We have added this year coach pitch 2nd-4th grade. We are still
127 getting the numbers and doing a lot of fine tuning. We are looking to start it next year in the spring.
128 We've added baseball onto coach pitch at the same time. Right now we can use some of the schools
129 which are fine for t-ball or coach pitch. But at the higher level you expect a nicer facility rather than just
130 a back stop. Do we want to hold off on that part of the program until we have actual baseball facilities?
131 We have been notified that the LDS church has a quad lot in Springville, they are selling the property
132 and they have offered for us to take any equipment we can salvage. All the posts are in concrete but we
133 could use the chain link and horizontal posts. The posts are in ok shape, it would be an easy fit into an
134 existing field like Inlet Park, possibly other locations. Are there other locations we should be looking at?
135 He said they needed to have those items pulled out by June 1st.

136 Mark Christensen noted they are meeting with an owner this week for potential acreage.

137 Councilman McOmber asked residents around the benches, a little further out from the park, and most of the
138 families he talked to did want the ball park, but they were scared to use their names because they didn't
139 want to feel intimidated by those neighbors who didn't want the diamond.

140 Councilwoman Call said the concerns she heard were that they didn't want to be the only ball field in the
141 city, if there were other fields put in at the same time a lot of their concerns would decrease.

142 Mark Christensen said they were getting a P.A. system as well and they could store items until needed.

143 Councilman McOmber wanted to point out that there was great out-of-the-box thinking presented tonight to
144 save money. He wanted to commend staff for getting amazing deals for the city and being good stewards
145 of tax dollars.

146 Mayor Miller would rather wait and have the discussion on waiting now or later for the older leagues for
147 after they meet and know more about time lines for a bigger field

148 Councilwoman Baertsch said some people thought we were waiting too late age wise to start upping the pitch
149 for the program.

150 Spencer Kyle said they are looking at surrounding cities for comparison.

151 Councilwoman Baertsch said they need to get Riverton involved. She would like to be in those discussions.

152 Spencer Kyle said they had a good program and when they get to the point of having all their games at one
153 location there is saving in not having a site coordinator at each site. He had a spreadsheet with rough
154 numbers for expenses. They would continue to refine the numbers.

155 Councilman McOmber thought the numbers were conservative and he thinks the number of participants will
156 be higher.

157 Councilwoman Call asked if they have looked into allowing sponsorship for uniform costs.

158 Spencer Kyle thought the dollar value was not much but they could look at it again.

159 Councilwoman Call remarked on school rentals, is there a way that service trades could be done?

160 Spencer Kyle said what we are renting is mainly to pay a janitor overtime to make sure restrooms are
161 available.
162 Mark Christensen noted that prior to sponsorships they want to look at how they will want to do things; it
163 would be a conversation they would want to have policy wise.
164 Councilwoman Call said she is speaking specifically on the uniform. She is not advocating banners in the
165 parks.
166 Callie Collyer said they had an email from Westlake for the kids to attend the high school summer camps.
167 They have forwarded that on to the residents. Specifically for Girls Basketball but they have other
168 programs. This helps the kids see what they excel at and what they might want to focus on.
169 Councilwoman Baertsch thought if we were helping to advertise their programs, perhaps they could advertise
170 our Splash at this time of year in their newsletters.
171

172 **5. Agenda Review:** -- Not covered tonight.

- 173 a. Discussion of current City Council agenda staff questions.
- 174 b. Discussion of future City Council policy and work session agenda items.

175
176 **6. Reports:**

- 177 a. Mayor.
- 178 b. City Council.

179 Councilman Willden said the library board has identified the three people and they will be sending those
180 names to the mayor to replace a spot on the board.

181 Councilwoman Baertsch asked if we had an update on the Wildflower detention basin.

182 Mark Christensen said they have had preliminary scheduling but doesn't think they have had that
183 meeting yet.

184 Councilwoman Baertsch indicated for residents that the meeting for the prison relocation in Eagle
185 Mountain is June 2nd from 4-9pm at Frontier Middle school. Splash is June 8-13th with lots of fun
186 things going on. She thought perhaps staff would like to look at the minutes and make changes. Also,
187 the computer in the Council chambers is in need of an update. Along Sunrise Meadows there is a
188 missing piece of sidewalk and park strip on the NW corner. She thinks our Reports need to be done
189 when the residents are here usually at the beginning of the policy session, she would like to see that
190 change.

191 Councilman McOmber would support that change. On Centennial Blvd. they ripped up asphalt near the
192 turn to Talons Cove to access a pump station and the HOA was told the City was going to resurface
193 in spring.

194 Councilwoman Call said the Jordan River trail is now not flooded. The pump and back up pump both
195 failed so they just got new pumps and installed them. River Conservation day was on May 14th, they
196 had people out to clean up. Several news people came out and they appreciated the volunteers that
197 came out and helped. As the Vice chair of the Jordan River Commission, she, along with the Chair
198 and Executive director, she met with Representative Hutchings to help facilitate a 1 million dollar
199 appropriation between Utah Lake and Jordan River. She found out the 3-1 match was put in by an
200 analyst and not a legislator and he will look into that to see if it can be removed due to an ethical
201 conflict. As part of the \$500,000 appropriated for the Jordan River Commission they are
202 implementing a new signage plan. Each city will put their own spin on it. The Get into the River
203 festival will be held on May 30th. Utah County will be involved in festivities for the first time. There
204 is a non-profit organization called Splore that will be at Inlet to launch canoes. We were contacted by
205 Jordan River Commission and our Planning dept. got the TCC Innovation Award for innovative
206 planning. IASIS will be opening June 1st and have a May 29th ribbon cutting. We are excited to have
207 Coldstone and Rocky Mountain Chocolate Factory coming in on June 13th.

208 Councilman Poduska asked how the phragmite control was doing.

209 Councilwoman Call said the entire coast line of Saratoga Springs has been treated at least one year. It's a
210 three year project. From Eagle park in SSD down to Pelican point was treated last year. This year we
211 will see continued Improvement. Meeting with representative Hutchings last week we have some
212 leads for a better way to treat it so it doesn't come back. Fire is not the best way to treat it. We have a

213 commitment from Aaron Eager to come train us and any interested parties on how to treat in the
214 tributaries for the phragmite.
215 Councilwoman Baertsch thought we should invite the HOA's because most of them have phragmite in
216 their tributaries.
217 Councilwoman Call said they will publish and give to us information for homeowners as well.
218
219 c. Administration communication with Council.
220 d. Staff updates: inquires, applications and approvals.
221 1. Discussion of design changes to Shay Park.
222 Items c. and d. were not discussed.
223

224 **Adjourn to Policy Session 6:55 p.m.**
225
226
227
228

DRAFT

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Sarah Carroll, Kyle Spencer, Kevin Thurman, Jeremy Lapin, Chelese Rawlings, Jess Campbell, Nicolette Fike, AnnElise Harrison

Others: Carissa Allen, JD Allen, Chris Porter, Coleman Peck, Thomas Davies, Preston Ashton, J.

Klingonsmith, Keyara Gray, James Dock, Ray Dawson, Becca Crookston, Natasha Hodder, Sam Zeldy, Mike Hathorne, Greg Haws, Stan Nau, Janice Nau, Bob & Cari Krejci, Scott Henrikson, Krisel Travis, Justin Johnson, Elias de Santiago

Call to Order 7:03 p.m.

Roll Call – A Quorum was present

Invocation / Reverence - Given by Councilman Poduska

Pledge of Allegiance - led by Councilman Willden

Public Input - Opened by Mayor Miller

Melissa Brown brought another petition in regards to a fence along Centennial Blvd. as part of a new subdivision. They are urging the council to put pressure on the developer to remove the fence.

Councilman McOmber responded that they are working with the developer and if they go back to look there are little red tapes in areas they are asking the developer to remove.

Public Input - Closed by Mayor Miller

Awards, Recognitions and Introductions

- AnnElise Harrison presented two volunteers who need to step down from all the work they do in Civic Events. She Presented Natasha Hodder and Rebecca Crookston. Natasha was one of the original volunteers who helped form the City Civic Events Committee and has served in many capacities over many years. She started many of the events they do today. Rebecca Crookston has volunteered for over 5 years and has helped on almost every committee. These ladies were honored and given awards from the City.

Policy Items

- Update regarding the Pony Express Parkway Project.**
- Consent Items: (Consent Items are those which have been discussed beforehand, in a public meeting are non-controversial or may not require further discussion)**
 - Final Plat for Talus Ridge Plat C located at 1000 West Talus Ridge Blvd, Edge Homes, applicant.**
 - Resolution R15-20 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Talus Ridge Plat C)**
 - Preliminary and Final Plat for Crossroads Ranchettes located at 1536 North Redwood Road, Thomas Davis, applicant.**
 - Resolution R15-21 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Crossroads Ranchettes)**
 - Minutes:**
 - May 5, 2015.**

Scott Hendrickson with Jakes and Associates, consultants for UDOT, came to update the City on the project. It is a road widening project along Pony Express. It will contain a dedicated center turn lane and a signal light on 200 West. That light will be timed with a signal light on Redwood Road that will be repositioned. The other part of the project is that from the western boundary of the middle school to

282 Porters Crossing. There will be a trail up into Eagle Mountain. It should begin the 1st of June and they
283 hope to be completed when school starts.
284 Councilwoman Baertsch said there has been a lot of road construction and there are big bottle neck times.
285 She asked that they not have lanes shut down during commute times. Our City celebration is June 8th to
286 the 13th and on that Saturday could we be sure all those lanes are open.
287 Scott Hendrickson noted he was aware of those dates and believed it was in the contract not to work on those
288 dates.
289 Councilman McOmber asked if there would be a dedicated right turn from Pony Express onto Redwood
290 Road. Right now you have to wait behind all those cars turning left.
291 Scott Hendrickson wasn't sure at this time.
292 Mark Christensen said he would have Jeremy Lapin look into that and respond with an email.
293 Councilwoman Call also wanted to know about a dedicated right turn. She said when the utilities were put in
294 they were put in further out and do we know if they are still outside of this three lane width.
295 Scott Hendrickson did not know at this time but would ask at the preconstruction meeting.
296 Mark Christensen said they have been in contact with UDOT to start having the 5 lane conversation. Jeremy
297 Lapin has been attending and he will update them on that at a later time.
298 Councilwoman Call appreciates the 3rd lane but asked do we have a number on how many go straight? She
299 doesn't think it will be as much of a drop off in the numbers as was thought; she thinks the 5 lane need
300 will be sooner than later.
301 Councilman McOmber thought the five lanes was planned going south and keeping it smaller in front of the
302 schools.
303 Councilwoman Call asked if there was talk of a crosswalk across Redwood Road at this point. The only legal
304 crossing on Redwood Road in the area is at Grandview Blvd.
305 Mark Christensen said it would be a question to ask the engineer.
306 Scott Hendrickson said he would pass that along. He had an update on the pioneer crossing, they had hoped it
307 would be complete by the first of June but the weather has not cooperating and they are not able to
308 complete the micro surfacing until it warms up. They are scheduled to come back on June 15th.
309
310 Mayor Miller noted there was a request to hold item b.

311
312 Councilman McOmber had a minute change on line 71: he thought it should be the same or better.
313 Councilwoman Call and Councilwoman Baertsch emailed changes earlier.
314

315 **Motion made by Councilman McOmber to approve the Consent Calender items a. and c. Seconded by**
316 **Councilwoman Call.**
317

318 Councilwoman Call noted a change in the minutes that she noted for Councilwoman Baertsch was after
319 discussing the water separator Councilwoman Baertsch made the comment to not have it during
320 Splash.
321

322 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
323 **Councilman Poduska. Motion passed 5 - 0.**
324

325 **Item b.**
326 Councilwoman Baertsch wanted clarified in the conditions that it stated parcel A would be put with lot 1 and
327 we need to make sure to which exhibit it was referring to. It needed to be the Preliminary plat exhibit.
328 Kimber Gabryszak suggested rewording condition 4. that "Parcel A shall be combined with Lot 1 of the
329 Crossroads Ranchettes Lot 1a, as identified in exhibit D to the staff report," and the rest of the condition.
330

331 **Motion made by Councilwoman Baertsch to approve Preliminary and Final Plat for Crossroads**
332 **Ranchettes located at 1536 North Redwood Road, Thomas Davis, applicant. And Resolution R15-**
333 **21 (5-19-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street**
334 **Lighting Special Improvement District to include additional subdivision lots. Including all staff**

335 **findings and conditions and amending condition 4. to add that parcel A shall be attached to lot 1 as**
336 **identified in exhibit D of the staff report dated today. Seconded by Councilwoman Call.**
337

338 Kevin Thurman asked if they could delegate to staff to approve the name change of the subdivision.
339 Councilwoman Baertsch **amended the motion to delegate to staff to approve the name change of the**
340 **subdivision.**
341 Councilwoman Call accepted the amendment.
342

343 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
344 **Councilman Poduska. Motion passed 5 - 0.**
345

346 **3. PUBLIC HEARING ITEMS:**

- 347 **a. Public Hearing: Adoption of the City of Saratoga Springs Fiscal Year 2015-2016 Budget.**
348 **i. Ordinance 15-19 (5-19-15): An Ordinance adopting the City of Saratoga Springs Municipal**
349 **Budget for Fiscal Year 2015-2016, adopting a Pay Plan, and establishing Compensation for its**
350 **Elected and Appointed Officials; and establishing an effective date.**

351 Chelese Rawlings presented the budget to be adopted. She clarified about the ongoing cost for the payment
352 voucher, it consists of the number of W-2's that they provide every year. They budgeted for 350 of them
353 but they may come in under that which would be a savings.
354

355 **Public Hearing - Opened** by Mayor Miller

356 No comments at this time.

357 **Public Hearing - Closed** by Mayor Miller
358

359 Councilman Willden reiterated his appreciation for staff and that they don't shoot for the moon on their
360 budget requests. He is comfortable with what is here.

361 Councilwoman Baertsch had another question, on the general fund police overtime adjustment, in this
362 adjustment period it says it's ongoing but there is nothing in this years on that first page.

363 Chelese Rawlings said it is on there, just not on the spreadsheet.

364 Councilman McOmber appreciated all the work that has gone into this. He suggested that if we could
365 highlight the changes made each time so it's faster to go through on subsequent readings that would be
366 helpful.

367 Councilwoman Call has not been able to clarify on the Inlet Park outfall, source, and storage, those are large
368 expenses. It seems larger than what is in the balance right now, how are those being funded?

369 Mark Christensen responded that for the sewer outfall part of those are being paid for by the contribution
370 from the church in addition to the road impact fee funds and other project funds to make up the delta.

371 These are all things we have cash for; it's broken up amongst the funds and is in escrow right now. Once
372 they expend the funds they can do an immediate draw down.

373 Councilwoman Call commented that the document had many things to change still and she appreciated there
374 was a lot of work behind it all and thanked staff for all the hard work.

375 Councilman Poduska commented that because of the good practices we have had in place like out-of-the-box
376 thinking and seeking grants we have done well and have a Moody rating of AA.

377 Councilman McOmber noted that the AA rating was the best rating we could get for a city of our size.
378

379 **Motion by Councilman Willden to approve the City of Saratoga Springs Fiscal Year 2015-2016**
380 **Budget. Ordinance 15-19 (5-19-15): An Ordinance adopting the City of Saratoga Springs**
381 **Municipal Budget for Fiscal Year 2015-2016, adopting a Pay Plan, and establishing Compensation**
382 **for its Elected and Appointed Officials; and establishing an effective date. Seconded by**
383 **Councilman McOmber.**
384

385 Mark Christensen mentioned that we needed to set a certified tax rate with a separate ordinance. They
386 have not received the numbers from the County and it will need to be approved later. It is a no tax
387 rate increase, the new money would be new growth.

388 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
389 **Councilman Poduska. Motion passed 5 - 0.**
390

391 **b. Public Hearing: Amendments to Legacy Farms Community Plan located at 400 South Redwood**
392 **Road, DR Horton, applicant.**

393 Kimber Gabryszak presented the Community Plan amendments. The applicants are requesting approval of
394 several amendments to the Legacy Farms Community Plan to clarify architectural repetition limitations,
395 and other amendments. She reviewed Planning Commission recommendations. The Planning
396 Commission modified the condition that if they had the same floor plan of three in a row that one be
397 flipped. They also recommended concrete for the Redwood Road trail. She reviewed the Repetition
398 rules. The applicants requested to have 10 of the same type of cottage lots (3 styles) at the entrances of
399 the development to have a certain feel for the development. Staff was in support of the change to the
400 shared lanes. The trails master plan calls for concrete along Redwood Road. The applicant has requested
401 those trails be asphalt. Staff recommends Concrete be along Redwood Road as city would be maintaining
402 the trail. Staff thought this was fair to other developers that are required to do concrete.

403 Krisel Travis noted that throughout the PC zoning they have, they are allowed to make changes for the
404 development. There was a fuzzy area where they felt they represented that they wanted to have asphalt
405 on those trails. They wanted to match the asphalt that was there. After the last Planning Commission she
406 discussed with Boyd Martin and they decided that if they can put in asphalt they would maintain the trail.
407 She hopes to get a grading permit next week.

408
409 **Public Hearing - Opened** by Mayor Miller

410 No comments at this time

411 **Public Hearing - Closed** by Mayor Miller
412

413 Councilman McOmber said they had a development along the west side of Redwood Road that put in a
414 cement trail and part of the agreement was that the east side of Redwood Road would have asphalt. But
415 SSD maintains that trail. He feels now with Legacy Farms maintaining the asphalt trail it is consistent
416 with what is already happening. Some users like asphalt and some like cement. He thanked them for their
417 willingness to take care of the trail. He is in favor of asphalt along Tickville wash as well.

418 Councilwoman Call echoes Councilman McOmber's comments and likes the continuity. She had questions
419 about the oil water separators and if there would be an issue with run off or federal standards with the
420 shared lane modification.

421 Kimber Gabryszak responded that Jeremy has reviewed the plans and the design is acceptable.

422 Councilwoman Call asked about the housing type, because this is a development that is not already in, and
423 because they are wearing multiple hats at this time in the process, she appreciates when the city functions
424 not as a giant HOA in different types of houses and materials. We adopt a master development
425 agreement or community plan and there are some other vehicles in place to what color and materials
426 things can be. There are proper roles for the proper people and she doesn't think the City, long term for
427 any development, should be telling people what colors and floor plans they can have. This is a unique
428 situation but moving forward she is looking forward to them working together. She appreciates the out of
429 the box thinking and appreciates their work, and the opportunity they gave Council to say yes.

430 Councilman Poduska is fine with the asphalt and the repetition. He is ok with the plant and shared lane
431 change. He is not quite sure what was happening with the plant in the shared lane.

432 Kimber Gabryszak said the trees will be more opportunistic planting so it's not right behind the driveway.

433 Councilman Willden is in agreement with the asphalt since there is consistency with the maintenance and
434 meeting the existing asphalt. He thinks that demonstrates that they are being fair to all the developments
435 coming in. He wanted to clarify if they were going to motion that the middle house would be flipped if
436 three were in a row. He asked about the same houses at the entrance.

437 Kimber Gabryszak said they could make the motion that the middle one be flipped. For part of the entrance
438 features they requested 10 right at the entrance (5 on each side) for the cottage lots to establish a theme.

439 Krisel Travis said they look good and there are different floor plans, it's just the three styles.

440 Councilwoman Baertsch suggested that the middle unit be flipped, she thought that was the Planning
441 Commissions intent.
442 Krisel Travis commented that because of the several styles they will look different, you wouldn't need to flip
443 them but they are happy to comply.
444 Councilwoman Baertsch asked on the cottage lots variation, she ok with the 5 in a row being the same style
445 but she wanted to know if the verbiage as it stands is enough that they will have to have different floor
446 plans next to each other still?
447 Krisel Travis replied that all the other architectural rules still apply.
448 Councilwoman Baertsch thinks the shared lanes will be better with the change. As far as the trail, thank you
449 for taking the maintenance. It makes sense to have a variation of trails and she is thrilled to have the
450 asphalt continuation there.

451
452 **Motion made by Councilman McOmer to approve the Amendments to Legacy Farms Community**
453 **Plan located at 400 South Redwood Road, DR Horton, applicant. And approve all Findings and**
454 **Conditions in the Staff Report, with the following new findings:**

455 **4. Section 19.26 of the code allows for variation from city standards if approved as part of a**
456 **Community Plan.**

457 **5. The use of asphalt for the Redwood Road trail maintained by an HOA is consistent with nearby**
458 **developments on the East side of Redwood Road in the southern portion of the city.**

459 **6. The applicant is willing to take responsibility for ongoing maintenance of the Redwood Road**
460 **trail as the use of asphalt will be a significant cost savings to the applicant.**

461 **And additional conditions**

462 **2. a. The materials for regional trails shall be asphalt.**

463 **3. In consideration of the significant cost savings in materials the Redwood Road trail shall be**
464 **maintained by the applicant, HOA, or successor.**

465 **4. The CP shall be edited as directed by the council: if three units of the same floor plan are**
466 **placed in a row the middle floor plan must be reversed.**

467 **Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch,**
468 **Councilman McOmer, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**

469
470 **c. Public Hearing: Notice of Proposed Sale of Real Property located near McGregor Lane and**
471 **Harbor Bay Drive to Casey Development, LLC.**

472 Kevin Thurman remarked on the background of this parcel. The City acquired this property in 2013 in a
473 foreclosure proceeding that was initiated due to the fact that the previous owner defaulted with its
474 payments to the City's Special Improvement District. The adjacent property owner, Casey Development,
475 has approached the City offering to purchase the Property to include it with the development of the
476 Catalina Bay project.

477
478 **Public Hearing - Opened** by Mayor Miller

479 No comments at this time.

480 **Public Hearing - Closed** by Mayor Miller

481
482 Councilman McOmer had a question about the foreclosure and what funded the purchase.

483 Mark Christensen replied it was originally funded from our SID (water) escrow fund and we will reimburse
484 those funds and then there will be residual.

485 Kevin Thurman noted that the costs of the foreclosure proceedings were less than \$15,000.

486
487 **Motion made by Councilwoman Baertsch to approve the proposed sale of real property located near**
488 **McGregor Lane and Harbor Bay Drive to Casey Development, LLC in the amount of \$163,710.00.**
489 **Including all findings. Seconded by Councilwoman Call. Aye: Councilman Willden,**
490 **Councilwoman Baertsch, Councilman McOmer, Councilwoman Call, Councilman Poduska.**
491 **Motion passed 5 - 0.**
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4. ACTION ITEMS:

a. **Site Plan for AutoZone located at 1536 North Redwood Road, Colby Anderson, applicant.**

Sarah Carroll presented the site Plan. They are requesting a 16' setback on the east side of the building. The landscape plan meets the Code requirements. They are proposing a monument sign. They are requesting 4 wall signs. Planning Commission recommended only a third wall sign be approved.

Councilman Poduska felt the applicant had complied with all the recommendations from the Urban Design committee. He commented that with its location with a 360° view he is fine with the 4 wall signs.

Councilman Willden wanted to address the signs. He would like to get rid of the notion that it's up to the Council to decide between two to four signs so it doesn't keep coming back to them and it's consistently applied. He doesn't see the need to restrict it from 4 down to two.

Councilwoman Baertsch thanked them for making the architectural changes and for following the code. There are some things in code that say when they can and can't allow for the 3rd and 4th signs. She believes the code says you can't face signs toward the undeveloped lot (east) and although it will be business in the future, for now it's signs and lights into residential areas.

Councilman Poduska believes there is an exception because it faces a road.

Councilwoman Baertsch remarked that as far as the sign on the north side she can see that being allowed, cautiously. It makes the most sense to have a sign on the north and south and the monument on the west is already there. She could possibly grant a third sign but not a fourth. And she is fine with the setback.

Councilman McOmber commented that the setback was fine. He noted he has seen little changes around the valley and that they start little but grow. He appreciates Councilman Willden's comments but he thinks two signs with an exception to three is the better language. With the monument sign it's really 5 they are asking for. It all becomes visual clutter and not so effective. He is not ok with one sign on the east side. North and south are ok to allow for the three total. He would suggest they reconsider the sign on the west because there is already a monument. This is a different community; we are trying to create a long-term view and vision.

Councilwoman Call agrees with a lot of what has been said. We have good code and good individuals on the code committee. The setback is not a full setback and she is ok with that. She does not have a problem with the reduction. On the signs she would be for allowing a third sign only. The east side will face the residential area for some time and would not like it on that side. She would prefer two signs.

Councilman Willden thinks there is too much discretion that it always comes to Council to decide and it could just be a staff item.

Councilman Poduska asked if all of these were all to be illuminated signs.

Colby Anderson replied yes they were.

Councilman Poduska said that under that circumstance that code eliminated the 4th sign.

Councilwoman Baertsch wondered with the lot line adjustment, why can't they make it so it doesn't go through parking stalls.

Colby Anderson replied it is just the way the infrastructure lined up and the pavement will be installed that way. When the lot to the south is developed it would be connecting onto that. There will be a cross access agreement in place, it's not typical but it's the way the site laid out in this instance. All parties were in agreement. With the recorded easement both owners will have a say in how that piece of the property is maintained.

Mark Christensen said the cross access easements within commercial lots are fairly ordinary. It generally works itself out.

Colby Anderson said they are just moving parallel to what was laid out.

Motion made by Councilwoman Call to approve the Site Plan for Auto Zone located at 1536 North Redwood Road, Colby Anderson, applicant, with all Staff Findings and Conditions. Allowing a third building sign. Seconded by Councilman McOmber.

Councilwoman Call amended the motion to say **with three wall signs on the non-east side.**

Councilman McOmber accepted the amendment.

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

b. Award of the City of Saratoga Springs Phone System Contract

Mark Christensen The current phone system is currently not working. The system is old, out dated, and replacement parts are unavailable. Rocky Mountain’s software lets us handle the system ourselves. It’s pretty easy to use in house. We recommend that we will amend this year’s budget at the last meeting in June to incorporate this cost.

Councilwoman Baertsch thought it was confusing that there were several bids from a Rocky Mountain. All those are the same company, but different levels of data and service. It’s the first one that is being recommended, Rocky Mountain – Gig.

Mark Christensen mentioned that they compared all the levels of service and this was the solution they felt best for them and it will allow for growth.

Councilman McOmber liked that we could grow with Rocky Mountain too. He would recommend that we put in our three and five year plans to look at as we grow. The Cloud is something we would want to consider and more end to end technology packages. To make sure our 5 year plan on communication and tele-conferencing is part of that plan.

Councilwoman Call noted that where we don’t have a professional person in house, she felt she could offer the services of herself and her husband to help with this project. She is in favor of the least expensive option, which is the one put forward.

Mark Christensen noted that the current company decided not to propose a bid.

Councilman Poduska was fine with the proposed bid.

Motion made by Councilman Poduska to approve the awarding of the City of Saratoga Springs phone system contract to Rocky Mountain Voice and Data for the amount of \$34,253. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

5. REPORTS OF ACTION. None.

6. Motion 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.

No need for Closed Session.

Policy Meeting Adjourned at 8:30p.m

Date of Approval

Mayor Jim Miller

Lori Yates, City Recorder



**Mountain View Estates – 2nd Amended Subdivision
Amended Plat
June 2, 2014**

Report Date: May 20, 2015
Applicant/ Owner: McCarther Homes
Location: Carlton Avenue (450 West) and 400 North
Major Street Access: 400 North
Land area: Area amended 2.523 acres
Land Use Map Designation: Low Density Residential
Zone: R-3, Low Density Residential
Zoning of Adjacent Parcels: R-3, Low Density Residential and A, Agricultural
Current Use: Vacant, undeveloped
Adjacent Uses: Single-family lots, vacant land
Previous Meetings: Public Hearing with the Planning Commission, 8-22-13; Public Meeting with City Council, 09-03-13 and 02-18-14
Previous Approvals: Preliminary Plat: Approved by City Council 09-03-13, Final Plat: Approved by City Council on 02-18-14
Type of Action: Administrative
Land Use Authority: City Council
Future Routing: None
Author: Scott Langford, Senior Planner

A. Executive Summary:

This is a request for approval of an Amended Plat for Mountain View Estates, generally located at 400 North Carlton Avenue (450 West). The applicant received approval of the overall 35 lot, 12.02 acres, plat in February 2013. Upon completion of the road improvements, the applicant discovered that

Recommendation:

Staff recommends that the City Council conduct a public meeting and choose from the options in Section "H" of this report. Options include a motion for approval as proposed, a motion to continue the item to gather additional supportive information, or a motion for a denial based on non-compliance with findings of specific criterion.

B. Background:

The City Council approved the Mountain View Estates Subdivision Final Plat on February 18, 2014. The plat was then recorded by the applicant and the related road and utility infrastructure has been constructed.

C. Specific Request:

The subject property is located at 400 North and Carlton Avenue (450 West). Upon completion of the subdivision improvements, the applicant was made aware that the road alignment for Marie Way drifted to the south by approximately 6 to 8 inches. This slight bend in the public right-of-way has an impact on 7 of the 35 lots within this subdivision. The applicant would like to amend the plat in order to ensure clean title on the seven affected lots. Even though this is a very minor change, the City Code Section 19.12.10, as well as Utah Code Chapter 10-9a requires the City Council to be the reviewing authority when it comes to all amendments affecting public rights-of-way.

D. Process:

Per section 19.12.10 of the City Code, all plat amendments affecting public rights-of-way must be approved by the City Council. An application for an amended plat shall follow the approved City format and must contain specific information outlined in section 19.12.03(2).

Section 19.12.10 of the City Code states that the City Council shall follow the process outlined in Utah Code Chapter 10-9a for the

E. Community Review:

Per 19.12.03 of the City Code, this item was noticed in *The Daily Herald*, and each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to the Planning Commission meeting. As of the completion of this report, the City has not received any public comment regarding this application.

F. Review:

The proposed Amended Plat was reviewed against pertinent sections of Utah State Code. In connection with State and City Code, the plat requires the signature of all the necessary utility service providers to ensure that the proposed development can provide all the essential services to future residents. The engineering department has reviewed this plat and does not foresee any issues providing services to this development.

G. General Plan:

The General Plan designates this area as Low Density Residential. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The proposed subdivision consists of 2.91 units per acre; thus, the proposed subdivision complies with the policy direction of the General Plan.

H. Code Criteria:

Section 19.12.10 of the City Code states, "The City Council is hereby designated as the land use authority to consider the alteration of any portion of a public street, right-of-way, easement, or alley. The City Council may, with or without a petition or request, alter any public street, right-of-way, easement, or alley whether within a subdivision or not, following the procedures set forth below:

- i. the City Council shall hold a public hearing after providing notice as set forth hereafter;
- ii. the City Council shall determine whether good cause exists for the alteration;
- iii. the City Council may approve, approve with conditions, or deny the alteration; and
- iv. if the City Council alters any portion of a public street, right-of-way, easement, or alley, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder."

Permitted or Conditional Uses: complies. Section 19.04.13(2) lists "Single Family Dwellings" as a permitted use in the R-3 zone. This plat amendment supports the continued development of single family homes; thus, the proposal is a permitted use in the R-3 zone.

Minimum Lot Sizes: complies. 19.04.13(4) states that the minimum lot size for any use in this zone is 10,000 square feet. All 7 lots affected by the amendment are greater than 10,000 square feet.

Setbacks and Yard Requirements: complies. Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: 25 feet
Sides: 8 feet minimum, 20 feet total
Rear: 25 feet

Corner lots, there shall be a minimum setback on corner lots as follows:
Front: 25 feet
Side: 20 feet

Minimum Lot Width: complies. Section 19.04.13(6) outlines the requirements for lot widths in the R-3 zone. This section states that every lot in this zone shall be 80 feet in width at the front building setback. This requirement has been met with the attached plat.

Minimum Lot Frontage: complies. Section 19.04.13(7) outlines the requirements for lot widths in the R-3 zone. This section states that every lot in this zone shall have at least 35 feet of frontage along a public street. This requirement has been met with the attached plan.

Maximum Height of Structures: complies. Section 19.04.13(8) outlines the requirements for the building height in the R-3 zone and states that no structure in this zone shall be taller than 35 feet or as otherwise restricted by local, state or federal height restrictions. This requirement will be reviewed by the building department with each individual building permit application.

Maximum Lot Coverage: complies. Section 19.04.13(9) outlines the requirements for lot coverage in the R-3 zone and states that the maximum lot coverage in this zone is 50%. This requirement will be reviewed by the building department with each individual building permit application.

Minimum Dwelling Size: complies. Section 19.04.13(10) outlines the requirements for minimum dwelling sizes within the R-3 zone and states that every dwelling in this zone shall contain a minimum of 1,250 square feet of living space. This requirement will be reviewed by the building department with each individual building permit application.

Parking, vehicle and pedestrian circulation: complies. Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Even though this requirement will be reviewed by the building department with each individual building permit application, staff believes that the proposed lots are of sufficient size to support this requirement.

This subdivision provides public sidewalks and a road that will connect with the existing public road and sidewalk infrastructure adjacent to this development. This connectivity is sufficient to support the additional residential lots.

Landscaping, fencing, and signage: not applicable. The City Code does not require any additional landscaping or fencing for this type of development. Individual property owners that desire to construct fences will be required to meet City Code at the time of construction. No signage is proposed with this subdivision.

Open Space: complies

The project includes 10,753 square feet (0.25 acres) amount of open space. 15% of the total project area is the equivalent of 1.8 acres of open space. Thus the project is short 1.55 acres of open space. The City Council approved payment in lieu of the deficient open space and the fees have been collected. The proposed amendment will not change the required amount of open space as there is no net change in subdivision area.

I. Recommendation and Alternatives:

Staff recommends that the City Council review the proposed Amended Plat application, hold a public hearing, discuss any public input received and at their discretion chose from the options below.

Recommended Motion:

"I move to approve the 2nd Amended Plat for Mountain View Estates, generally located at 400 North Carlton Avenue (450 West), based on the following findings and subject to the conditions listed below:

Findings:

1. Prior to the City Council review of the Amended Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. Notice to the property owner under Utah Code § 10-9a-205 is not required because the property owner requested the zone change and is aware of the new zone regulations.
2. The City Council approved the Final Plat on February 18, 2014.
3. The General Plan recommends Low Density Residential for this location which is defined as one to four units per acre. The proposed plat amendment consists of 2.9 units per acre which is allowed by the Land Use Element of the General Plan and is therefore acceptable.
4. Section 19.04.13 states that "Single Family Dwellings" are a permitted use in the R-3 zone. This plat amendment supports 7 lots for single-family homes which are a permitted use.
5. Section 19.04.13 states that the minimum lot size for any use in the R-3 zone is 10,000 square feet. The proposed subdivision has lots ranging in size from 10,000 to 15,999 square feet; thus, meeting this requirement.
6. Section 19.04.13 states that the R-3 zone requires front setbacks of 25 feet, side setbacks of 8 feet minimum for a total of 20 feet, and rear setbacks of 25 feet. For corner lots the minimum setback is 25 feet in the front and 20 feet on the side. The Lot Setback detail shall be updated to reflect the code requirements prior to the recordation of the Final Plat.
7. Section 19.04.13 states that every lot in this zone shall be 80 feet in width at the front building setback. The lots on the plat comply with this requirement.
8. Section 19.04.13 states that every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement.
9. Section 19.04.13 states that no structure in the R-3 zone shall be taller than 35 feet; maximum lot coverage in the R-3 zone is 50%; and, the minimum dwelling size in the R-3 zone is 1,250 square feet of living space. These requirements will be reviewed by the building department with each individual building permit application and may not receive a permit unless they comply.
10. Section 19.04.13 states that The R-3 zone requires 15% open space. The applicant has met all of the requirements needed to comply with the open space requirements by meeting their payment in lieu of open space obligations.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met, including:
3. Any other conditions as articulated by the City Council: _____

Alternative Motions:

Alternative Motion A

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

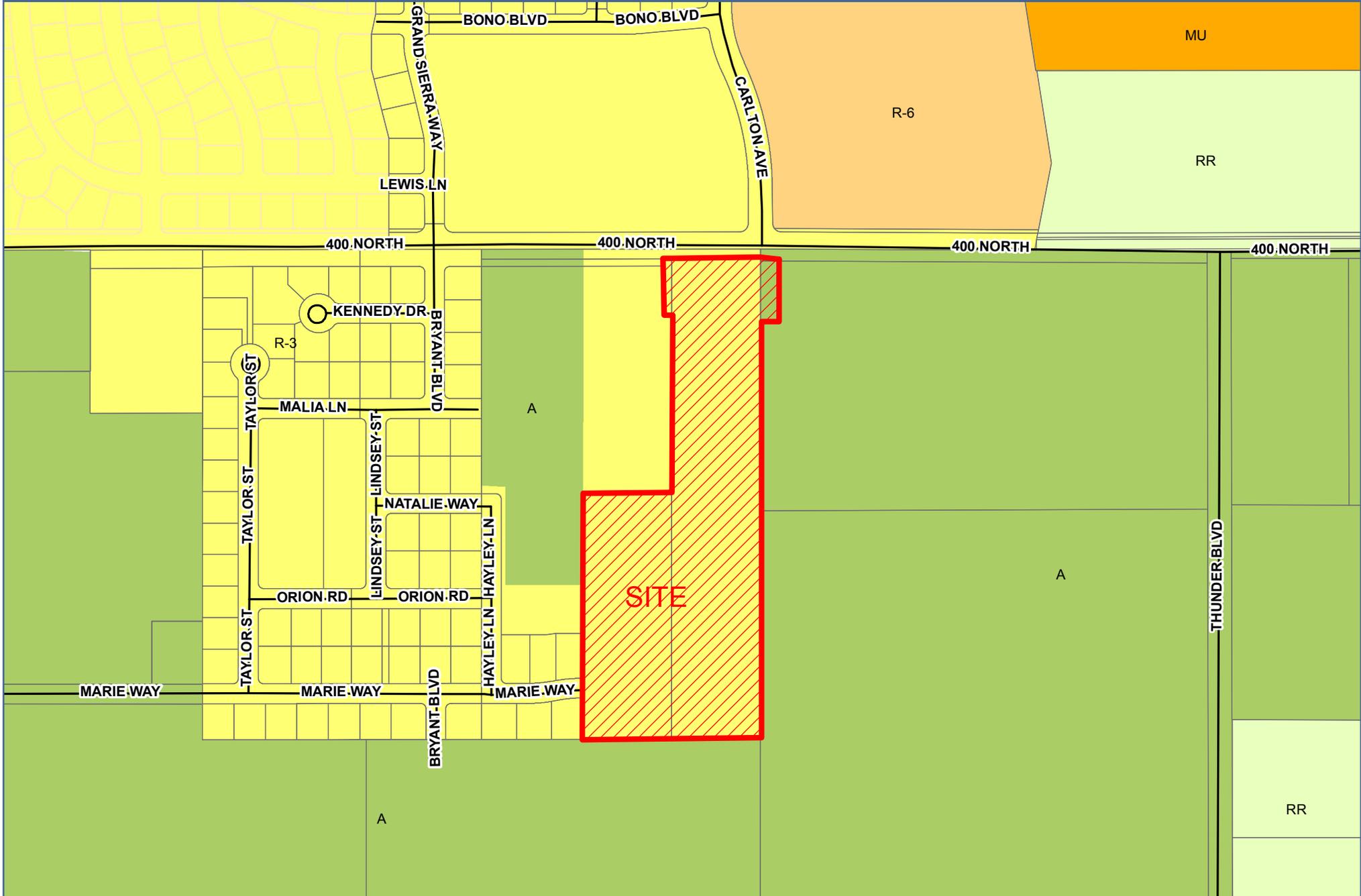
Alternative Motion B

"I move that the City Council deny the Mountain View Estates 2nd Amended Plat generally located at 400 North Carlton Avenue (450 West). Specifically, I find the following application standards and/or code requirements have not been met:

J. Exhibits:

- A. City Engineer's Staff Report
- B. Location Map
- C. Mountain View Estates 2nd Amended Plat
- D. Mountain View Estates Currently Recorded Plat

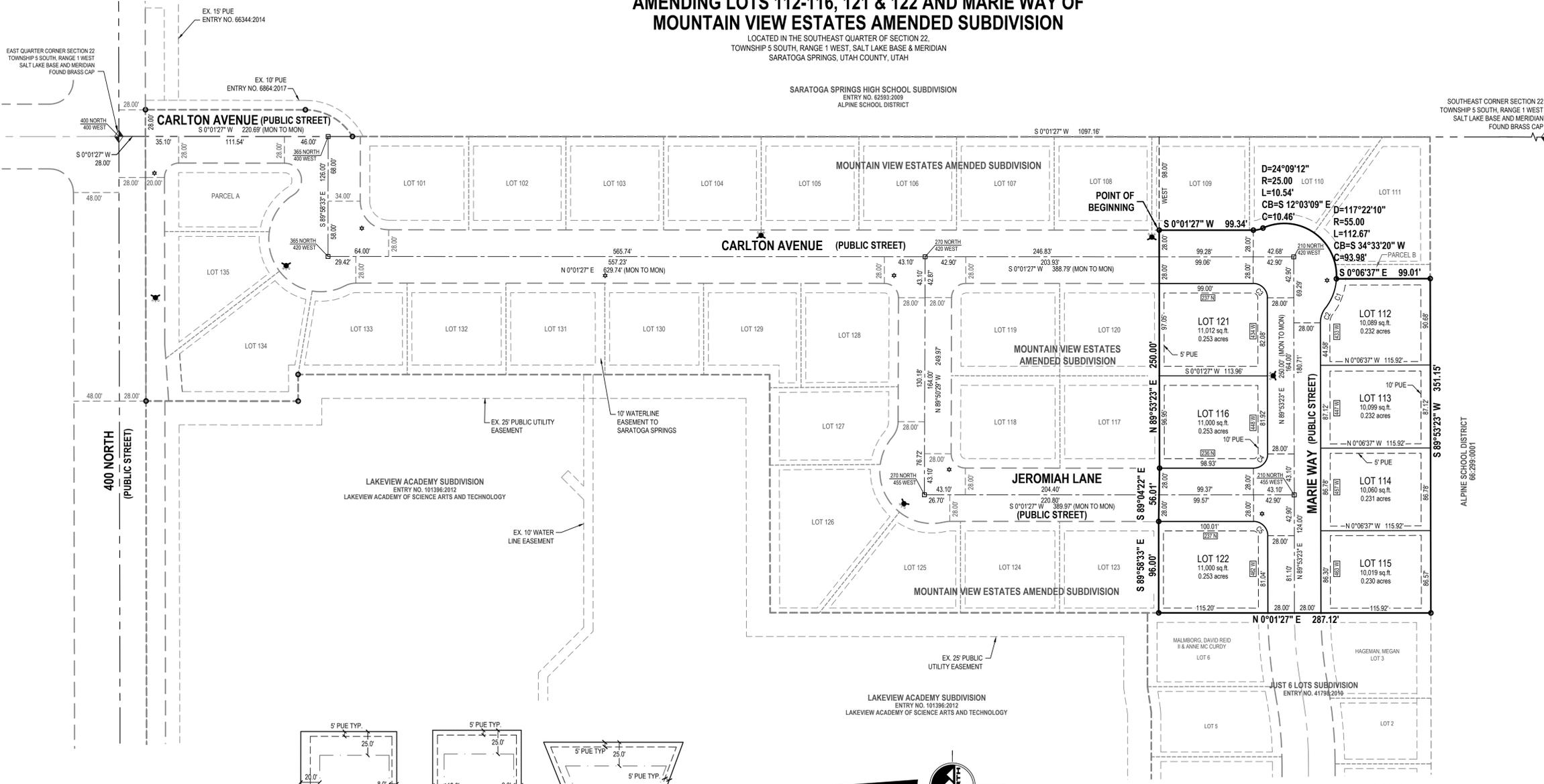
Location Map



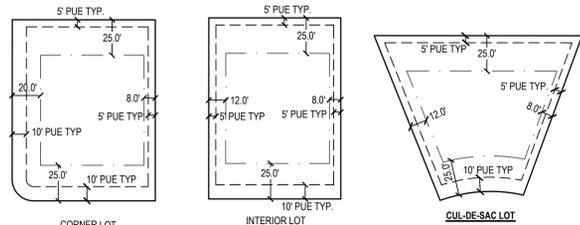
MOUNTAIN VIEW ESTATES 2ND AMENDED SUBDIVISION

AMENDING LOTS 112-116, 121 & 122 AND MARIE WAY OF MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION

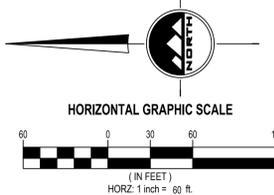
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	55.00'	33.31'	34°42'14"	S69°24'28"E	32.81'
C2	25.00'	16.60'	38°02'16"	N71°04'59"W	16.30'
C3	15.00'	23.53'	89°51'56"	N44°57'29"E	21.19'
C4	15.00'	23.60'	90°08'04"	S45°02'35"E	21.24'
C5	15.00'	23.53'	89°51'56"	N44°57'29"E	21.19'



LOT SETBACKS
NOTE: INTERIOR SIDE SETBACKS ARE 8' MIN WITH A COMBINED 20 FEET.



LENDER'S CONSENT
KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned lender on the above described tract of land hereby acknowledges that said land is to be subdivided into lots and streets to be hereinafter known as **MOUNTAIN VIEW ESTATES 2ND AMENDED SUBDIVISION**, as set forth on this plat and ZIONS BANK, NA, the undersigned lender does hereby consent to and approve said dedication, as set forth in this plat, for the purposes and uses therein stated.
Dated this _____ day of _____, A.D. 20____
By: _____
Name: _____
Its: _____

LENDER'S ACKNOWLEDGMENT
STATE OF UTAH
County of Salt Lake J.S.S.
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

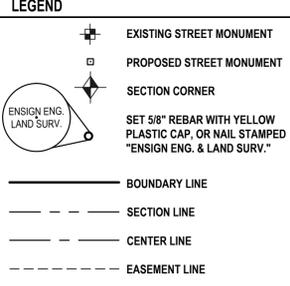
LAND USE TABLE			
LOT AREA	= 73,279 SF	1.682 AC	66.69%
PUBLIC ROADWAY	= 36,808 SF	0.840 AC	33.31%
OPEN SPACE	= 0 SF	0.000 AC	0.00%
TOTAL AREA	= 109,887 SF	2.522 AC	100.00%

MINIMUM LOT SIZE = 10,019 SQ. FT.
AVERAGE LOT SIZE = 10,468 SQ. FT.
TOTAL NUMBER OF LOTS = 7
DENSITY = 2.9 UNITS / ACRE

DEVELOPER
MCARTHUR HOMES, INC
9962 S, REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.
APPROVED THIS _____ DAY OF _____, 20____
QUESTAR GAS COMPANY
BY: _____
TITLE: _____

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS COVERING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-8A-603(4)(C)(V)



- PLAT NOTE**
- SOIL WITHIN THE SUBDIVISION MAY POTENTIALLY CONTAIN EXPANDING SOILS AS NOTED IN THE GEOTECHNICAL REPORT.
 - SARATOGA SPRINGS PLAT NOTES
 - PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 14TH DAY OF FEBRUARY, 2014.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
 - PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.
 - PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, SITE PLAN AGREEMENT, AND ANY OTHER AGREEMENT WITH THE CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND A PERFORMANCE AND WARRANTY BOND ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
 - ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER, OWNER, OR CONTRACTOR AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
 - ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.

SHEET 1 OF 1
PROJECT NUMBER: 5718
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/14/15



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNAUTAH.COM

QUESTAR GAS COMPANY
APPROVED THIS _____ DAY OF _____, A.D. _____.
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D. _____.
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY OF _____, A.D. _____.
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS _____ DAY OF _____, A.D. _____.
QWEST

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. _____.
CITY FIRE CHIEF

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. _____.
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS _____ DAY OF _____, A.D. _____.
SARATOGA SPRINGS ATTORNEY

SURVEYOR'S CERTIFICATE
I, Karen F. White, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. 191326, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately depicted on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land situated in the Southeast Quarter of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way Line of Carlton Avenue, said point also being South 0°01'27" West 1.097.16 feet along the section line and West 98.00 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running
thence South 0°01'27" West 99.34 feet along the Easterly Right-of-Way Line of said Carlton Avenue;
thence Southwesterly 112.67 feet along the arc of a 55.00 foot radius curve to the left (center bears South 89°58'33" East and the chord bears South 12°03'09" East 10.46 feet with a central angle of 24°09'12") along the Easterly Right-of-Way Line of said Carlton Avenue;
thence Southwesterly 112.67 feet along the arc of a 55.00 foot radius curve to the right (center bears South 65°52'15" West and the chord bears South 34°33'20" West 93.98 feet with a central angle of 117°22'10") along the Easterly Right-of-Way Line of said Carlton Avenue to the Northwest Corner of Parcel B of Mountain View Estates Amended Subdivision;
thence South 0°06'37" East 99.01 feet along the Easterly Boundary Line of said Parcel B;
thence South 89°58'33" West 351.15 feet to the Southeast Corner of Just 6 Lots Subdivision;
thence North 0°01'27" East 287.12 feet along the Easterly Boundary Line of said Just 6 Lots Subdivision to the Southwest Corner of Lot 123 of Mountain View Estates Amended Subdivision;
thence South 89°58'33" East 96.00 feet along the Southerly Boundary Line of said Lot 123 to the Southeast Corner of said Lot 123;
thence South 89°04'22" East 56.01 feet to the Southwest Corner of Lot 117 of said Mountain View Estates Amended Subdivision;
thence North 89°53'23" East 250.00 feet to the point of beginning.
Contains 109,887 Square Feet or 2.523 Acres and 7 Lots

DATE: _____
KAREN F. WHITE
P.L.S. 191326

OWNER'S DEDICATION
Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereinafter known as
MOUNTAIN VIEW ESTATES 2ND AMENDED SUBDIVISION
AMENDING LOTS 112-116, 121 & 122 AND MARIE WAY OF MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION
do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within the subdivision or by establishment or construction of the roads within this subdivision.
In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D. 20____
BY: JOHN E. GASSMAN, ITS VICE PRESIDENT AND MANAGER
MCARTHUR HOMES 07, LC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of _____ J.S.S.
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
County of _____ J.S.S.
On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20____.
CITY MAYOR _____ ATTEST: _____
CITY RECORDER (SEE SEAL BELOW)

MOUNTAIN VIEW ESTATES 2ND AMENDED SUBDIVISION
AMENDING LOTS 112-116, 121 & 122 AND MARIE WAY OF MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEER'S SEAL	CLERK-RECORDER SEAL
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MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THE PLAT CONTAINS
PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE
THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY
OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS
APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY
TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND
THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS
SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY
DEPARTMENT AT 1-800-366-6832

APPROVED THIS 14th DAY OF January, 2015
QUESTAR GAS COMPANY
By: Valerie Zieg
TITLE: Plat Construction

SURVEYOR'S CERTIFICATE

I, Karen F. White, do hereby certify that I am a registered Land Surveyor, and that I hold a license,
Certificate No. 191326, in accordance with the Professional Engineers and Land Surveyors Licensing Act
in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey
of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and
easements, have completed a survey of the property described on this plat in accordance with Utah Code Section
17-22-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify
that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code
Section 54-9a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct.
I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed
with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said
parcel being more particularly described as follows:

Beginning at a point being 800'01"27" W 28.00' feet along the section line and North 89°53'23" East 28.00' feet from the East Quarter
Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 0°01'27" West 168.71' feet;
thence Southwesterly 59.58' feet along the arc of a 58.00' foot radius curve to the right (center bears North 89°58'33" West and
the chord bears South 29°27'02" West 59.58' feet with a central angle of 58°1'09");
thence South 0°01'27" West 1136.57' feet along the section line;
thence South 89°53'23" West 499.97' feet to the Southeast Corner of Just 6 Lots Subdivision;
thence North 0°01'27" East 696.97' feet along the Eastern Boundary Line of said Just 6 Lots Subdivision and the Eastern
Boundary Line of Lakeview Academy Subdivision;
thence North 89°53'23" East 250.00' feet along the Eastern Boundary Line of said Lakeview Academy Subdivision;
thence North 0°01'27" East 497.35' feet along the Eastern Boundary Line of said Lakeview Academy Subdivision;
thence South 0°01'27" East 696.97' feet along the Eastern Boundary Line of said Lakeview Academy Subdivision;
thence North 0°01'27" East 160.54' feet along the Eastern Boundary Line of said Lakeview Academy Subdivision;
thence North 89°53'23" East 305.97' feet to the point of beginning.

Contains 523,111 Square Feet or 12,009 Acres and 95 Lots

ENT 8818:2015 Map # 14497
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Feb 05 09:20 AM FEE: \$7.30 BY CLS
RECORDED FOR SARATOGA SPRINGS CITY

Karen F. White
KAREN F. WHITE
P.L.S. 191326

DATE: Dec 3, 2014

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner(s) of the above described tract of land having
caused same to be subdivided into lots and streets to be hereafter known as

MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION

do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown
on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify and save the City harmless against any
easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
The owner(s) voluntarily defend, indemnify and hold harmless the City from any damage claimed by persons within or without this
subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within
the subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof, I have hereunto set this 15 day of JANUARY, A.D., 2015

By: Tom E. Gassman
Name: Tom E. Gassman
Title: Vice President

Lender's Acknowledgment
McAurum Homes, LLC
BY: McAurum Homes, LLC
AT: its manager

By: Tom E. Gassman, its Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE

On the 15 day of JANUARY, A.D., 2015, Tom E. Gassman
personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE, in the State
of Utah, who being duly sworn, acknowledged to me that he is the Vice President
of McAurum Homes, LLC, a Limited
Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company
for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 09-23-2017
Tom E. Gassman RESIDING IN S.L.C. COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 15 DAY OF JANUARY, A.D., 2015, PERSONALLY APPEARED BEFORE ME
AND WHO
BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID Tom E. Gassman IS THE PRESIDENT AND HE THE SAID
McAurum Homes, LLC IS THE SECRETARY OF SAID CORPORATION, AND THAT THE WITHIN AND
FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS
AND SAID Tom E. Gassman AND Gayle H. Johnson EACH ACKNOWLEDGED TO ME THAT SAID CORPORATION
EXECUTED THE SAME AND THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT _____

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND
RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR
PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

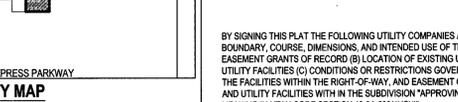
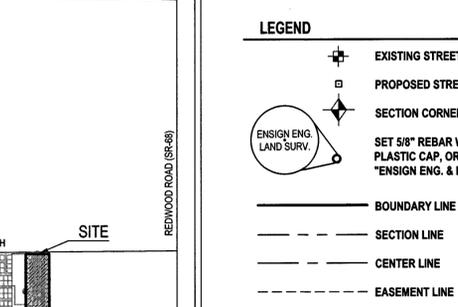
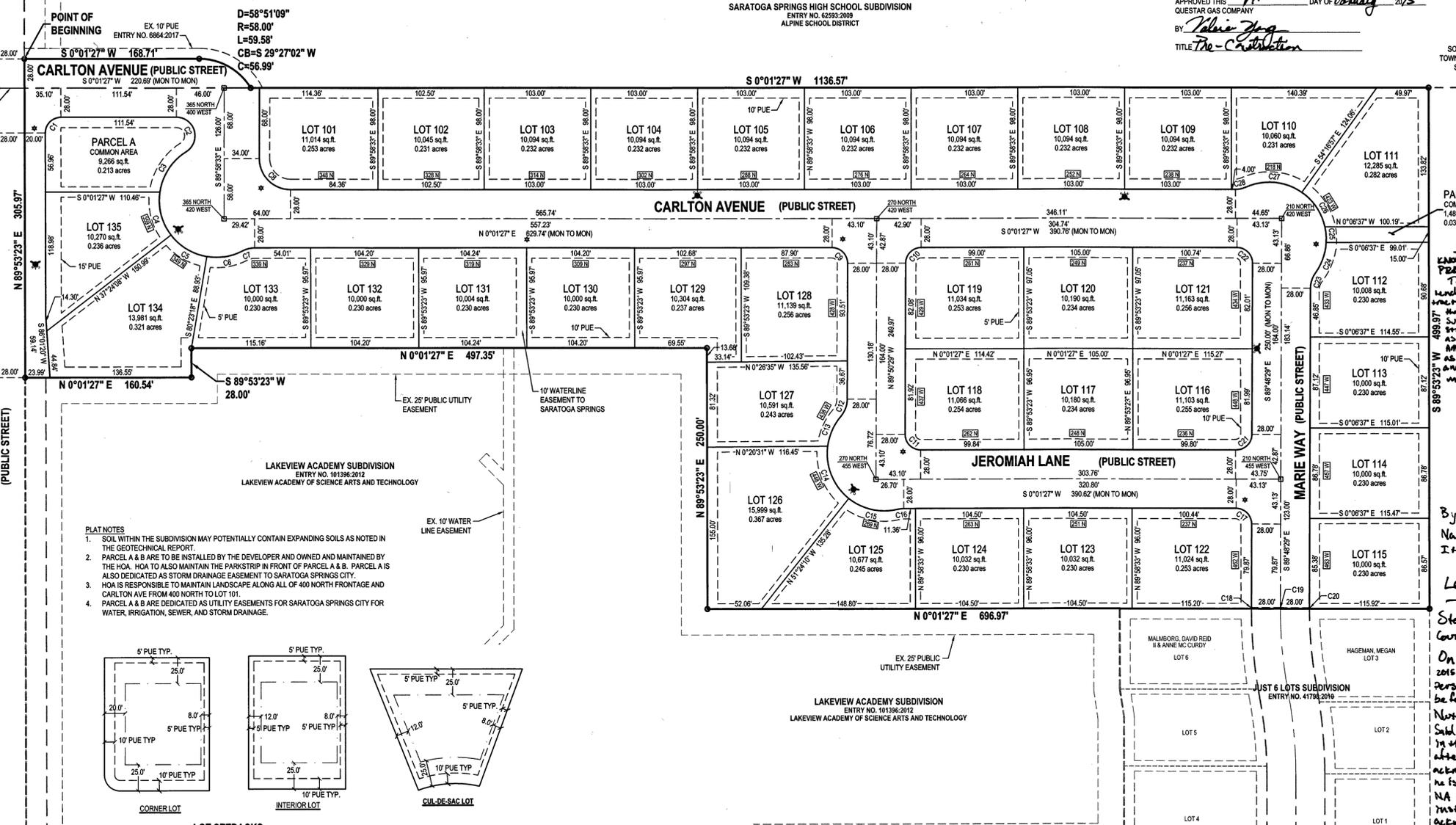
THIS 3 DAY OF February, A.D., 2015

ATTEST: Paul J. Papp
CITY RECORDER
(SEE SEAL BELOW)

MOUNTAIN VIEW ESTATES AMENDED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CIVIL ENGINEERS SEAL
CLERK-RECORDER SEAL



SARATOGA SPRINGS PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE 14TH DAY OF FEBRUARY, 2014.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, SITE PLAN AGREEMENT, AND ANY OTHER AGREEMENT WITH THE CITY PERTAINING TO THE DEVELOPMENT OF THE PROPERTY.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND A PERFORMANCE AND WARRANTY BOND ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER, OWNER, OR CONTRACTOR AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.

LAND USE TABLE

LOT AREA	= 372,860 SF	8.560 AC	71.28%
PUBLIC ROADWAY	= 139,496 SF	3.202 AC	26.67%
OPEN SPACE	= 10,755 SF	0.247 AC	2.05%
TOTAL AREA	= 523,111 SF	12,009 AC	100.00%

MINIMUM LOTS SIZE = 10,000 SQ. FT.
AVERAGE LOT SIZE = 10,655 SQ. FT.
TOTAL NUMBER OF LOTS = 35
DENSITY = 2.9 UNITS / ACRE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.60'	90°07'20"	N45°02'35"W	21.24'
C2	18.00'	46.96'	148°12'30"	N74°07'42"E	34.62'
C3	55.00'	47.80'	49°47'40"	N56°39'53"W	46.31'
C4	55.00'	44.00'	45°59'25"	S75°31'04"W	42.84'
C5	55.00'	41.26'	42°59'10"	S31°06'17"W	40.30'
C6	55.00'	35.61'	37°08'03"	S8°56'29"E	35.00'
C7	25.00'	12.00'	27°30'48"	N13°43'57"W	11.89'
C8	30.00'	47.12'	89°59'59"	S45°01'29"W	42.43'
C9	15.00'	23.60'	90°08'04"	S45°05'29"E	21.24'
C10	15.00'	23.53'	89°51'56"	S44°54'31"E	21.19'
C11	15.00'	23.60'	90°08'04"	N45°05'29"E	21.24'
C12	25.00'	17.67'	40°29'18"	N69°35'51"W	17.30'
C13	55.00'	31.97'	33°18'12"	N66°00'14"W	31.52'
C14	55.00'	56.39'	58°44'55"	S67°58'18"W	53.96'
C15	55.00'	50.07'	52°09'42"	S12°30'59"W	48.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	25.00'	5.93'	13°38'19"	S6°46'13"E	5.92'
C17	15.00'	23.61'	90°10'04"	S45°06'29"W	21.24'
C18	455.74'	1.08'	0°08'10"	N89°52'34"W	1.08'
C19	427.74'	1.00'	0°08'02"	N89°52'30"W	1.00'
C20	392.68'	0.92'	0°08'02"	N89°52'28"W	0.92'
C21	15.00'	23.52'	89°49'58"	S44°53'31"E	21.18'
C22	15.00'	23.61'	90°10'04"	N45°06'29"E	21.24'
C23	25.00'	15.63'	35°49'51"	N71°53'34"W	15.38'
C24	55.00'	31.47'	32°46'57"	S70°22'07"E	31.04'
C25	55.00'	15.09'	15°43'28"	N85°22'42"E	15.05'
C26	55.00'	41.12'	42°56'28"	N56°05'45"E	40.17'
C27	55.00'	56.45'	58°48'17"	N5°16'24"E	54.00'
C28	25.00'	10.54'	24°09'12"	S12°03'09"E	10.46'

re-recordation and was signed in behalf of
said Corporation by authority of a resolution of
its Board of Directors for the purposes
herein mentioned and acknowledged to me
that said Corporation executed the same.
My Commission Expires: July 13 2015
Mark Wayne Goringe
Notary Public
#611665



SHEET 1 OF 1

PROJECT NUMBER: 5718
MANAGER: RGE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 12/23/14

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

QUESTAR GAS COMPANY
APPROVED THIS 14 DAY OF January, A.D. 2015
Valerie Zieg
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS 14 DAY OF January, A.D. 2015
Carolyn A. Smith
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS 13th DAY OF Jan., A.D. 2015
[Signature]
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS 16 DAY OF JAN, A.D. 2015
[Signature]
QWEST

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS 4 DAY OF Feb, A.D. 2015
[Signature]
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
REVIEWED BY THE PLANNING COMMISSION ON THIS 12 DAY OF Feb, A.D. 2015
[Signature]
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS 14th DAY OF January, A.D. 2015
[Signature]
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS 2nd DAY OF February, A.D. 2015
[Signature]
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED THIS 17 DAY OF JAN., 2015, A.D. BY THE POST OFFICE.
[Signature]
POST OFFICE

SEC. 22-22-23-5-1W T0-039
(LOT 01-135, MT. VIEW ESTATES SUB)

Red Lines Represent New Lines
Black Lines Represent Current Lines

LOT 111

PARCEL B

LOT 112
10,089 sq.ft.
0.232 acres

LOT 113
10,099 sq.ft.
0.232 acres

LOT 114
10,060 sq.ft.
0.231 acres

LOT 115
10,019 sq.ft.
0.230 acres

LOT 121
11,012 sq.ft.
0.253 acres

LOT 116
11,000 sq.ft.
0.253 acres

LOT 122
11,000 sq.ft.
0.253 acres

MARIE WAY (PUBLIC STREET)

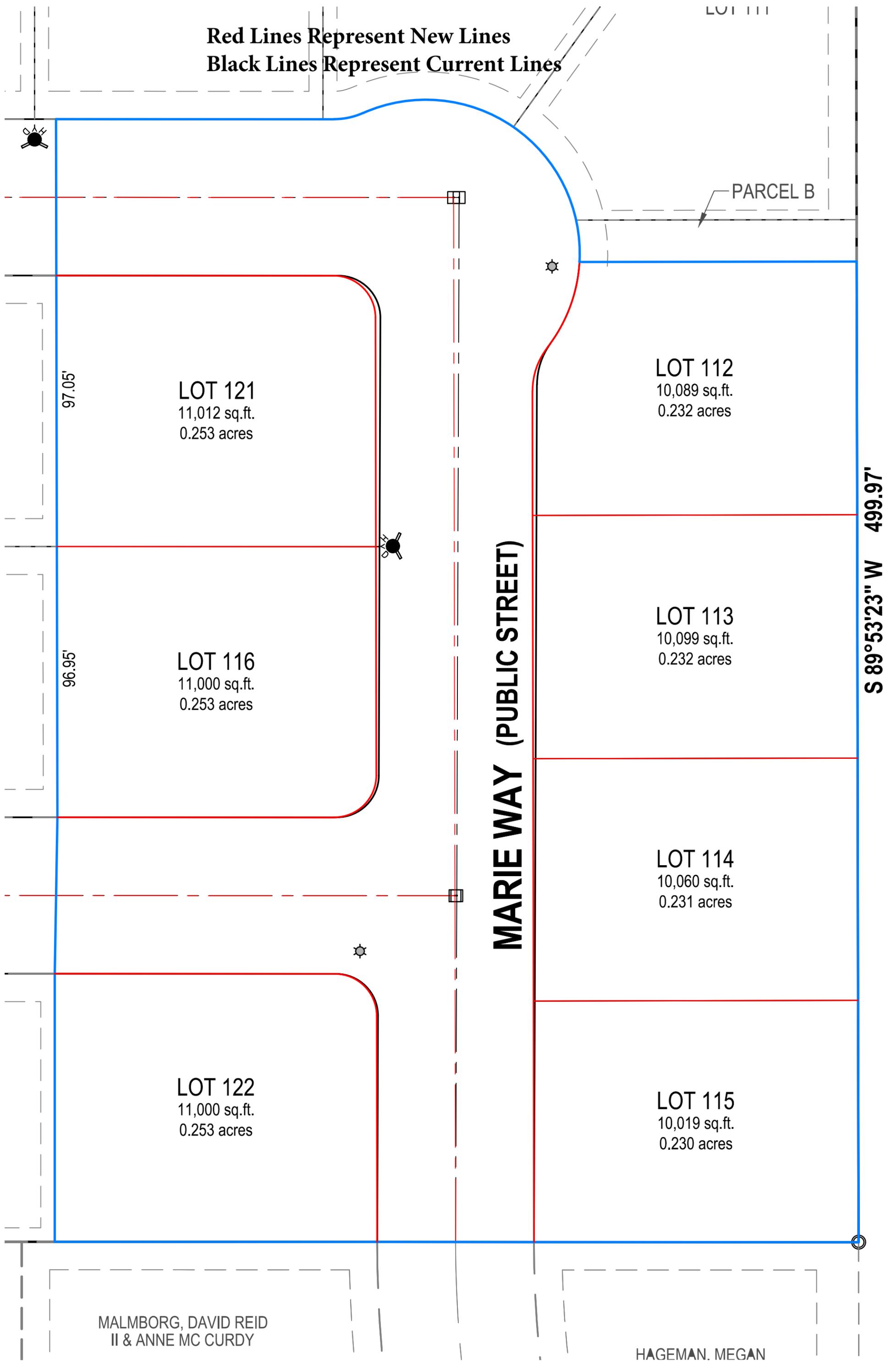
S 89°53'23" W 499.97'

97.05'

96.95'

MALMBORG, DAVID REID
II & ANNE MC CURDY

HAGEMAN, MEGAN



RESOLUTION NO. R15-23 (6-2-15)

AN RESOLUTION APPOINTING KEN KILGORE TO THE CITY OF SARATOGA SPRINGS PLANNING COMMISSION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Saratoga Springs has established a municipal Planning Commission as required by Section 10-9a-301, Utah Municipal Code; and

WHEREAS, the Mayor is authorized to fill vacancies in the Planning Commission with the advice and consent of the City Council; and

WHEREAS, the Mayor desires and believes it to be in the best interests of the health, safety, and welfare of the residents of the City of Saratoga Springs to appoint Ken Kilgore to the Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, AS FOLLOWS:

1. Ken Kilgore is hereby appointed to the Planning Commission to complete a term expiring on December 31, 2016. The following is a list of the current Saratoga Springs Planning Commission Members:

<u>Current Regular Members</u>	<u>Expiration of Term</u>
Jeff Cochran	December 31, 2015
Ken Kilgore	December 31, 2016
Sandra Steele	December 31, 2015
Jarred Henline	December 31, 2016
Kirk Wilkins	December 31, 2017
Hayden Williamson	December 31, 2017
Dave Funk	December 31, 2018

This resolution shall take effect upon notice and publication as required by the Utah Code.

Passed this 2nd day of June, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

Date

City Council Staff Report

Author: Mark T. Edwards
Subject: Shay Park
Date: June 2, 2015
Type of Item: Award of Bid



Description:

A. Topic:

This item is for the approval to award a bid to the lowest responsible bidder for the construction of Shay Park.

B. Background:

The City Council approved the above mentioned park project as part of the adopted 2014 budget document. The project costs are currently budgeted under GL account #32-4000-693. Staff will be bringing Council results (Bid Tab) from the bid opening being held on Thursday, May 27, 2015 at 2:00 pm.

C. Analysis:

The bid format was set up so contractors could provide costs for a base line of amenities (Base Bid). The major improvements in the Base Bid includes turf and some trees, installed by either the contractor, resident volunteers or both, both parking lots with road base only, storm drain improvements, the plaza flat work, a playground enclosure, the railroad grade and installation of the pavilion. An illustrative exhibit of the park with the entire base bid amenities package is attached,

16 Additive Alternates were included into the Bid Documents, each representing additional amenities with associated improvements including the bridge, restrooms, play systems, fully improved parking lots etc.

D. Recommendation:

Staff will provide recommendations on June 2.



SARATOGA SPRINGS- SHAY PARK