CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING
Tuesday, May 3, 2016
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

CITY COUNCIL AGENDA - AMENDED

Commencing at 7:00 p.m. or after the completion of Work Session.

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Public Input – This time has been set aside for the public to express ideas, concerns, and comments - please limit repetitive comments.

POLICY ITEMS:

REPORTS:

1. Mayor.
2. City Council.
3. Administration Communication with Council.
4. Staff Updates: Inquiries, Applications, and Approvals.

PUBLIC HEARINGS:

1. Tentative Budget FY 2016-17, Resolution R16-26 (5-3-16).
2. General Code Amendments – 19.06 Landscaping and Fencing, 19.09 Off-Street Parking Requirements, Ordinance 16-09 (5-3-16).
3. Bicycle & Pedestrian Study Master Plan (To Be Continued to 5-17-16).

ACTION ITEMS:

1. 2014 Culinary and Secondary Water Project Contract Amendment - Hansen, Allen & Luce, Inc. Engineers.
2. Award of Final Design for 400 West, Resolution R16-27 (5-3-16).
3. Award of Conceptual Design for Foothill Blvd., Resolution R16-28 (5-3-16).
4. Master Development Plan Amendment, Major - First Addendum to the Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, Neighborhood 6 and 12; Resolution R16-29 (5-3-16).

APPROVAL OF MINUTES:

1. April 19, 2016.

CLOSED SESSION:

1. Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

ADJOURNMENT

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.
The order of the agenda items is subject to change by order of the Mayor.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

City Council
Staff Report

Author: **Chelese Rawlings, Finance Manager**
Subject: **Tentative Budget FY 2016-2017**
Date: **May 3, 2016**
Type of Item: **Resolution**

Summary Recommendation: Staff recommends adopting the City of Saratoga Springs Tentative Budget for the fiscal year 2016-17 and setting a date for the public hearing.

Description

A. Topic

The Tentative Budget Document is a working document that is created using the current budget requests and the previous final budget document as a template. This document will be used in determining the composition of the final budget document for fiscal year 2016-2017.

B. Background

The Tentative budget should to be adopted by City Council in May for the fiscal year 2016-2017. This document will be used in budget discussions as a guide for the final budget document. This Tentative Budget Document includes the following sections: Executive Summary, Operating Budgets, and Financial Policies and Objectives.

C. Analysis

When the City of Saratoga Springs Tentative Budget for Fiscal Year 2016-2017 is adopted, it formalizes the City's resolve to remain fiscally and legally responsible.

Recommendation: Staff recommends approval of the resolution adopting the Tentative Budget and setting a date for the public hearing for the fiscal year 2016-17.

RESOLUTION NO. 16-26 (5-3-16)

RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF SARATOGA SPRINGS FOR THE FISCAL YEAR 2016-2017; SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING AND ADOPTION OF THE FISCAL YEAR 2016-2017 BUDGET; AND ORDERING THAT NOTICE OF THE PUBLIC HEARING BE PUBLISHED AT LEAST SEVEN DAYS IN ADVANCE

WHEREAS, Section 10-6-111, Utah Code Annotated, 1953, as amended, requires that the Budget Officer, on or before the first regularly scheduled meeting in May, to present to the City Council for consideration a tentative budget for the next fiscal year; and

WHEREAS, Section 10-6-113, Utah Code Annotated, 1953, as amended, requires that a public hearing should be scheduled to obtain public comment prior to the final budget adoption; and

WHEREAS, Section 10-6-113, Utah Code Annotated, 1953, as amended, requires that the City Council establish the date, time, and place of a public hearing to consider its adoption and to order that notice of the public hearing be published at least seven days prior to the hearing in at least one issue of a newspaper of general circulation published in the county in which the city is located and on the Utah Public Notice Website.

NOW THEREFORE, be it resolved by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The City of Saratoga Springs does hereby adopt the tentative budget for fiscal year 2016-2017 as set forth and attached hereto.
2. A public hearing is hereby scheduled for Tuesday, May 17, 2016 at 7:00 pm at the City Council Chambers at 1307 N. Commerce Drive, Suite 200, in Saratoga Springs, Utah, for the purpose of receiving public comment and input on the tentative municipal budget for the fiscal year 2016-2017.
3. The City Council orders that notice of the public hearing be published at least seven days prior to the May 17, 2016 hearing in a newspaper of general circulation in the county in which the City is located and on the Utah Public Notice Website.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 3rd day of May, 2016.

City of Saratoga Springs

_____

Attest: Jim Miller, Mayor

_____

Cindy LoPiccolo, City Recorder

CITY OF SARATOGA SPRINGS

City Council Staff Report

Code Amendment
General
Tuesday, May 3, 2016
Public Hearing

Report Date:	Tuesday, April 26, 2016
Applicant:	Staff Initiated
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Author:	Kara Knighton, Planner I

A. Executive Summary:

Staff has been working on the next round of code cleanups, amendments, and clarifications. The current packet proposes changes to the following sections:

CODE

- 19.06 - Landscaping and Fencing
- 19.09 - Off Street Parking Requirements

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment, review and discuss the proposed amendments, and vote to approve all or some of the amendments with or without modifications, as outlined in Section H of this report. Alternatives include continuance to a future meeting or denial of all or some of the amendments.

B. Background:

The City has been working for the last several years to adopt amendments to the Land Development Code to improve transparency, increase consistency, close loopholes, increase standards, and remove contradictions.

Additionally, the business community, development community, staff, Planning Commission, and City Council have expressed concern over the often lengthy application review process, and have set a goal of streamlining the application review process as the Code is improved. Other issues have been identified through the application of the Code to development applications.

Planning Commission Hearing
The Planning Commission held a Public Hearing on March 24, 2016, and voted to forward a positive recommendation to the City Council with a change to 19.06.11(B) (a). The change included the wording "as defined in Section 19.06.06" to clarify what was meant by maturity. Draft minutes from that meeting are attached.

C. **Specific Request:** The proposed amendments are summarized below, with details outlined in Exhibits 1-2.

- 19.06, multiple –
  - 19.06.03 – Replacing low flow sprinkler heads with water-conserving sprinkler heads.
  - 19.06.06 – Clarifying that if a mature tree is preserved the roots shall not be disturbed.
  - 19.06.08 – Including ornamental fruit bearing trees in the list of prohibited vegetation in park strips.
  - 19.06.11 – Allowing exceptions to the clear sight triangle.
- 19.09, Clear sight triangle
  - 19.09.08 – Remove the possibility of contradictions by referencing the clear sight triangle section back to 19.06.11.

D. **Process:** Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
   Complies*. There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of the Title.
   Complies*. Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
   Complies*. Please see Section E of this report. After the Planning Commission recommendation, a public hearing will be held with the City Council.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

   ***Complies**. Please see Section E of this report.*

E. Community Review:

Per Section 19.17.03 of the City Code, this item was noticed as a public hearing in the *Daily Herald* for the March 24, 2016 Planning Commission meeting. No public comment was received prior to or during the meeting.

This item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice was required. As of the date of this report, no public input has been received.

F. General Plan:

Land Use Element – General Goals

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, enhance economic development, and implement ordinances and guidelines to assure quality of development.

Staff conclusion: consistent

The proposed changes help to improve transparency and consistency by continuing to clarifying standards and removing ambiguity. The changes also help to enhance economic development by allowing a development to continue that otherwise could not.

G. Code Criteria:

Code amendment are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council, and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;

***Consistent**. See Section F of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   ***Consistent**. The amendments enable more economic growth in the city, while both keeping and enhancing regulations that protect the health, safety, convenience, morals, or general welfare of the public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
   ***Consistent**. The stated purposes of the Code are found in section 19.01.04: 1.*
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values; Page 3 of 13 Page 4 of 5
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   The amendments help to clarify the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review by ensuring existing requirements are still met.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

***Consistent**. The amendments will better protect the community through more efficient process, clarity and consistency in development review, and maintenance of high standards.*

H. Recommendation / Options:

Staff recommends that the City Council conduct a public hearing, take public comment, discuss the proposed amendments, and vote to approve the amendments with or without modifications, or choose from the alternatives below. Separate motions will be needed if different actions are taken on individual amendments.

Staff Recommended Motion – Approval

The City Council may choose to approve all or some of the amendments, as proposed or with modifications:

Motion: "Based upon the evidence and explanations received today, I move to approve the proposed amendments to Sections [19.06, and 19.09] with the Findings and Conditions below:

Findings

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report and incorporated herein by reference.

Conditions:

1. The amendments shall be edited as directed by the City Council:
    a. _____
    b. _____
    c. _____

Alternative A - Continuance

Vote to continue all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: "I move to continue the amendment to Section [19.06, 19.09] of the Code to the May 17, 2016 meeting, with the following direction on additional information needed and/or changes to the draft:

_____

_____

_____

_____

Alternative B – Negative Recommendation(s)
Vote to deny all or some of the proposed Code amendments.

Motion: "Based upon the evidence and explanations received today, I move to deny the proposed amendments to Section [19.06 and 19.09] of the Code with the Findings below:

1. The amendment do not comply with Section 19.17.04(1), General Plan, as articulated by the Council:
   _____
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Council: _____
3. _____
4. _____
5. _____

I. Exhibits:

1. Ordinance (pages 7-8)
2. 19.06 (pages 9-10)
3. 19.09 (pages 11-12)
4. Planning Commission Draft Minutes (pages 13-14)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled "Land Development Code" was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this ___ day of _____, 2016.

Signed: _____
Jim Miller, Mayor

Attest: _____ _____
Cindy LoPiccolo, City Recorder Date

	VOTE
Shellie Baertsch	____
Michael McOmber	_____
Stephen Wilden	_____
Bud Poduska	_____
Chris Porter	_____

Chapter 19.06. Landscaping and Fencing.

Sections:

19.06.01. Purpose.
19.06.02. Required Landscaping Improvements.
19.06.03. General Provisions.
19.06.04. Landscaping Plan.
19.06.05. Completion of Landscape Improvements; Adequate Assurances.
19.06.06. Planting Standards and Design Requirements.
19.06.07. Amount of Required Landscaping.
19.06.08. Additional Landscaping Requirements.
19.06.09. Screening and Fencing Requirements and Restrictions.
19.06.10. Screening at Boundaries of Residential Zones.
19.06.11. Clear Sight Triangle.

*** * * * ***

19.06.03. General Provisions.

1. Park strips shall be landscaped and maintained by the property owner who abuts the park strip, unless otherwise noted on an approved and recorded subdivision plat or site plan.

2. Automated water-conserving irrigation systems, including water-conserving sprinkler heads and rain sensors, ~~low-flow sprinkler heads and rain sensors,~~ shall be required for all new landscaping in nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.

3. All landscaped areas shall be maintained by watering, weed removal, lawn mowing, or any other activity required to maintain healthy and well-manicured landscaping.

*** * * * ***

19.06.06. Planting Standards and Design Requirements for Nonresidential and Common Open Space.

* * * * *

3. The following design requirements will be used when reviewing landscaping plans in the City of Saratoga Springs:
    a. **Selection of Plants.** Plants shall be selected for texture, form, color, pattern of growth, and adaptability to local conditions.
    b. **Evergreens.** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.

c. **Softening of Walls and Fences.** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.
d. **Planting and Shrub Beds.** Planting and shrub beds are encouraged to be used in order to conserve water. Planting and shrub beds shall meet the requirements in subsection 19.06.06(2)(g) above.
e. **Water Conservation.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.
f. **Energy Conservation.** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures to provide shade over the structures in the summer months. Evergreens trees are encouraged to be planted on the north side of structures when feasible to dissipate the effects of winter winds.
g. **Preservation of Existing Vegetation.** Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.
h. **Tree Preservation.** Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.
    i. If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.
    ii. The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.
    iii. Trees smaller than four inches in caliper that are removed shall be replaced on a one to one ratio.
    iv. Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.
i. **Placement.** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.

*** * * * ***

19.06.08. Single Family Residential and Park Strip Landscaping Requirements.

* * * * *

2. Park strips.
    a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, shrubs or other plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape

rock, cobble, or pavers are used, at least thirty percent of each park strip shall contain plantings.

b. Weeds, dead vegetation, fruit trees including ornamental fruit bearing trees, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.

c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.

(Ord. 15-29, Ord. 14-23)

* * * * *

19.06.11. Clear Sight Triangle.

A. To allow for clear sight as shown in the graphic below, ~~At~~ at all intersections of streets, driveways, or sidewalks, for a distance of twenty feet back from the point of curvature of curved ROWs and property lines or thirty feet back from the intersection of straight ROWs and property lines, whichever is greater, and fifteen feet back from edge of driveways:

a. all landscaping, berms, and fencing shall be limited to a height of not more than three feet, and

b. the grade at such intersections shall not be bermed or raised, and ~~for a distance of twenty feet back from the point of curvature of curved ROWs and property lines or thirty feet back from the intersection of straight ROWs and property lines, whichever is greater, and fifteen feet back from edge of driveways to allow for clear sight as shown in the graphic below~~.

c. tree canopies are not permitted to encroach along public rights of way or City maintained rights of way

B. Exceptions:

a. Deciduous tree canopies may be located in the clear sight triangle of privately owned and maintained streets only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet, and

b. any other exception outlined in the Code.

* * * * *

Chapter 19.09. Off-Street Parking Requirements.

Sections:

19.09.01. Purpose.
19.09.02. Required Parking.
19.09.03. General Provisions.
19.09.04. Submittal and Approval of Parking Areas.
19.09.05. Parking Requirements.
19.09.06. Dimensions for Parking Stalls.

19.09.07. Accessible Parking.
19.09.08. Landscaping in Parking Areas.
19.09.09. Pedestrian Walkways and Accesses.
19.09.10. Shared Parking and Curb Cuts.
19.09.11. Required Parking.

* * * * *

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets**. All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the parking areas, containing a berm or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than thirty feet between trees except in the clear sight triangle. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.

2. **Curbs.** All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb six inches higher than the parking surface.

3. **Clear Sight.** ~~At intersections of streets, driveways, and sidewalks all landscaping shall be limited to a height of not more than three feet. The grade at such intersections shall not be bermed or raised for a distance of thirty feet at intersections and fifteen feet back from driveways to allow for sight distance as detailed in~~ See Chapter 19.06.11, Clear Sight Triangles.

* * * * *

Ken Kilgore asked the applicants what they normally have on buildings similar to this. He doesn't feel it is a sign, but a decorative feature.
Sean Fox replied it was iconic of the restaurant and they have included in their designs for about two years. People recognize the design as their brand.
Sandra Steele feels it acts a sign.
Hayden Williamson feels that every business that wants to come in have architectural designs on their building that are part of their brand. This could become a big problem for us if we regulate them all as signs. He believes it's more of an architectural design rather than a sign.
Ken Kilgore noted a color scheme could also be part of a brand, could you say that is a sign? The applicants need some sort of decoration on each side and if they can tie it to a brand that is good for them. He clarified that this restaurant would be open 24 hours and commented on lighting code that would need to be reduced at night. Is it ok for the signs to be illuminated 24 hours if the business is open 24 hours?
Kevin Thurman noted if they are concerned they could make a condition that they comply with the code.
Ken Kilgore is concerned that they would have to turn off the signs but if they are open they would want to have their signs on.
Kirk Wilkins referred to the Code that 24 hour businesses would need to turn off 50% of their lighting by 11p.m.
Sandra Steele noted further in the Code that outdoor signs may be illuminated during regular business hours. That should cover that concern.
Kirk Wilkins thought that the shapes were not clutter and fell under architectural code rather than signs. He wanted the applicant's opinion on the accessible parking condition.
Tom Windsler said they would agree with the condition on the accessible parking.

Motion made by Ken Kilgore to forward a positive recommendation to the City Council for the Denny's Site Plan, located on parcel 66:387:0004 and 66:387:0008 and as shown in the exhibits, with the Findings and Conditions in the Staff Report. Also with the condition that the applicant complies with the ADA restrictions and moves the stalls two over to the west and as close to the front door as possible. Seconded by Sandra Steele. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Brandon MacKay. Motion passed 6 - 0.

5. **Public Hearing: General Code Amendments, City Initiated.**

Kara Knighton presented the current recommendations for changes to the following sections.
19.06 - Landscaping and Fencing - multiple -

- 19.06.03 – Replacing low flow sprinkler heads with water-conserving sprinkler heads.
- 19.06.06 – Clarifying that if a mature tree is preserved the roots shall not be disturbed.
- 19.06.08 – Including ornamental fruit bearing trees in the list of prohibited vegetation in park strips.
- 19.06.11 – Allowing exceptions to the clear sight triangle.

19.09 - Off Street Parking Requirements - Clear sight triangle

- 19.09.08 – Remove the possibility of contradictions by referencing the clear sight triangle section back to 19.06.11.

Public Hearing Open by Chairman Kirk Wilkins
No Comment was given.
Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele asked what was meant about the canopy at maturity, before it gets there what is the mechanism that we use.
Kara Knighton noted that normally at maturity it's 4" in diameter and 6' tall. She doesn't see trees that are smaller being an issue.
Sarah Carroll commented that the outcome of their discussion was that the smaller trees wouldn't be an issue.
Mark Christensen noted that most people are installing a smaller caliper and it will take time for them to grow. The ability to plant them in their park strips was a concession to let them grow their trees and not have to start with big expensive trees.

DRAFT

David Funk had a concern about wording "if at maturity" and how is that defined. They may want to reference to that definition in the code.

Kara Knighton noted that maturity was defined in 19.06. She added a change in 19.06.11 **"maturity as defined in section 19.06.16."**

Sandra Steele asked how it affected residential areas where people walking on the sidewalk hit branches.

Sarah Carroll said this amendment is addressing the Clear Site Triangle and not the entire right-of-way.

Mark Christensen noted it was a good point Commissioner Steele brought up, they could look at that in the future.

Motion made by Ken Kilgore that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections [19.08] **with the Findings and Conditions in the staff report. Seconded by David Funk.**

Hayden Williamson thought it was sections 19.06 and 19.09.

Ken Kilgore **amended the motion to be sections 19.06 and 19.09.** not 19.08.

Sandra Steele thought we had changed some wording about maturity.

Ken Kilgore amended the motion to say **including the edits made by Planning Commission.**

David Funk accepted all motion amendments.

Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Brandon MacKay. Motion passed 6 - 0.

6. Public Hearing: Site Plan and Conditional Use Permit for Murphy Express located at 42 E. Commerce Dr. (North of AutoZone), Greenberg Farrow, applicant.

Sarah Carroll presented the item. The proposal is for an automobile refueling station, consisting of a small building with eight refueling pumps. The application does not include a full convenience store, but only includes limited related retail sales in a ~1200 sq. ft. building. An outdoor ice machine is included. The code requires interconnection between sites to move between without going out to the arterials. But based on the way they have to slope the site they are proposing a retaining wall. Staff has visited the site and noted very little wiggle room as far as changing the grading so instead of a retaining wall staff suggests concrete pavers that marks the location and when the site to the north develops they would have to adjust the grade and modify accordingly. They still request recording the cross access easement. They still have two accesses to the site but showed a turning radius for a tanker to enter, refuel and exit an area where the driveway would be mountable by the trucks. They have suggested stamped concrete which is not accessible so they are recommending that it stays smooth and that the sidewalk taper up along the curb. They could still stamp the concrete that is not part of the pedestrian sidewalk.

Brian Dennis with Greenberg Farrow and Rob Walker with Kirk and McConkie, representing applicants were present to answer questions.

Public Hearing Open by Chairman Kirk Wilkins

No Comment was given.

Public Hearing Closed by Chairman Kirk Wilkins

Sandra Steele asked if it would be a condition that the sidewalk be accessible.

Sarah Carroll said the final review would be by both planning and engineering. She noted they could add that condition.

Sandra Steele asked the applicants if they would stamp the sidewalk.

Brian Dennis thought it would be problematic; they discussed maybe doing it a different color. It's difficult to get contractors to understand what to do.

Sandra Steele feels stamped is a maintenance problem, just coloring it sounds better. She is concerned about the turning radius and traffic. She noted condition 9, she doesn't like "peak traffic periods" and would like to tie it to hours. We have traffic starting quite early here.

Sarah Carroll said because it's a Conditional Use permit they can require conditions to mitigate that.

DRAFT

ORDINANCE NO. 16-09

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS LAND DEVELOPMENT CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled "Land Development Code" was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 3rd day of May, 2016.

_____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

	VOTE
Shellie Baertsch	_____
Michael McOmber	_____
Bud Poduska	_____
Chris Porter	_____
Stephen Willden	_____

City Council
Staff Report

Author: Gordon Miner, City Engineer
Subject: Secondary Water System Engineering Designs
Date: May 3, 2016
Type of Item: Amendment to the 2014 Culinary and Secondary Water Project Contract with Hansen, Allen & Luce, Inc. Engineers

Description:

A. Topic:

This agenda item is to amend the 2014 Culinary and Secondary Water Project Contract with Hansen, Allen & Luce Engineers (HAL) to include additional work to complete the engineering design of the Redwood Road Water Line Project, the final design of the Utah Lake Distributing Canal Pump Station and Pond Project, and perform preliminary engineering for the Harbor Pump Station and Transmission Preliminary Design Project.

B. Background:

i. Redwood Road Secondary Water Line Project Final Design

The original Contract required project completion by 2014 and did not include work that Jeremy Lapin requested, which was to evaluate additional alternatives of a pipe line on the west side of Redwood Road and downsizing the proposed pipeline to 12 inches. Each alternative included a cost estimate and an additional meeting with the City. Eventually, due to a City budget shortage related to the Secondary Water Meter Project, this pipeline project was suspended indefinitely until now.

Work yet to be done is to research utilities and revise the base map to include utilities that have been installed over the past two years.

HAL is requesting an additional $3,900, which will be funded using impact fees.

ii. Utah Lake Distributing Canal Dual-Zone Pump Station and Pond Final Design Project

The original Contract anticipated getting water from the Welby-Jacob Canal and the Harbor Park Well. Due to the unsuccessful results from the Harbor Park Well, the City is in the process of acquiring property adjacent to the Utah Lake Distributing Company Canal in the vicinity of 800 West and 400 North to build a pump station, a concrete-lined pond, and transmission pipelines to 800 West. The engineering required for these facilities is more extensive that the Harbor Park Well scenario.

HAL is requesting an additional $70,500, which will be funded using impact fees.

iii. Harbor Pump Station and Transmission Pipeline Preliminary Design Project

The original Contract anticipated getting water from the Welby-Jacob Canal and the Harbor Park Well. Due to the unsuccessful results from the Harbor Park Well, the City has requested HAL to provide a preliminary design for the Harbor Pump Station and Transmission Pipeline. This project will include an intake structure in Utah Lake, a 4,000-gallon-per-minute pump station, a 12-inch diameter pipeline to Zone 2 of the secondary water system, and provisions for a future 24-inch diameter pipeline to Zone 2 of the secondary water system.

HAL is requesting an additional $23,400, which will be funded using impact fees.

Recommendation:

Staff recommends that the City amend the 2014 Culinary and Secondary Water Project Contract with Hansen, Allen & Luce Engineers (HAL) to include the previously-described work for the stated dollar amounts.

City Council
Staff Report

Author: Gordon Miner, City Engineer
Subject: 400 West Connector Final Design Contract
Date: May 3, 2016
Type of Item: Award of Contract for Engineering Services

Description:

A. Topic:

This agenda item is for the award of an engineering services contract for a final design for 400 West Street, connecting Intermountain Drive to Aspen Hills Drive.

B. Background:

In an effort to improve access and mobility for its residents, the City proposed in its Transportation Master Plan to construct this connection between Intermountain Drive and Aspen Hills Drive. This street will provide connectivity between Crossroads Boulevard and Aspen Hills Drive.

This project will be funded using road impact fees.

Recommendation:

The City received cost-proposals from the following two firms, which were: $47,768 (Civil Science), $98,000 (PEPG Consulting). Three members of our staff comprised a selection committee that reviewed the proposals for qualifications, approach to the work, level of effort, and cost.

Staff recommends that the City Council award the engineering services contract for a final design for 400 West Street, connecting Intermountain Drive to Aspen Hills Drive to Civil Science for the amount of $47,768. The selection committee found Civil Science's proposal desirable because of their qualifications and their fee proposal.

RESOLUTION NO. R16-27 (5-3-16)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UT, AWARDING FINAL DESIGN FOR 400 W. STREET TO CIVIL SCIENCE

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to improve 400 W Street to improve access and mobility for residents; and

WHEREAS, the City of Saratoga Springs proposed in its Transportation Master Plan to construct a connection between Intermountain Drive and Aspen Hills Drive and this street will provide connectivity between Crossroads Boulevard and Aspen Hills Drive; and

WHEREAS, the City received cost-proposals from two firms and a selection committee reviewed the proposals for qualifications, approach to the work, and level of effort. Staff and the selection committee recommend City Council award the engineering services contract for a final design for 400 West Street to Civil Science for the amount of $47,768; and

WHEREAS, the City Council has determined that the proposed project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

1. The City of Saratoga Springs does hereby award a Contract for Engineering Services for Final Design for 400 West Street, connecting Intermountain Drive to Aspen Hills Drive, to Civil Science in the amount of $47,768.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 3rd day of May, 2016.

City of Saratoga Springs

_____

Jim Miller, Mayor

Attest:

_____

Cindy LoPiccolo, City Recorder

City Council
Staff Report

Author: Gordon Miner, City Engineer
Subject: Foothill Boulevard Conceptual Design and Conceptual Cost Estimate Contract
Date: April XX, 2016
Type of Item: Award of Contract for Engineering Services

Description:

A. Topic:

This agenda item is for the award of an engineering services contract for a conceptual design and conceptual cost estimate for Foothill Boulevard from Pony Express to Redwood Road.

B. Background:

It has become apparent that the City needs to have a better idea of the planned alignment of Foothill Boulevard in order to preserve right-of-way, plan adjacent development, and plan financially.

The alignments that we have seen in the past were just ideas that did not consider topography and infrastructure. The purpose of this work is to use existing topographical data and actually design horizontal and vertical alignments and estimate a cost. This level of design will allow us to consider earthwork, which is the greatest unknown factor in planning for Foothill Boulevard.

This project will be funded using road impact fees, GL Acct. # xx-xxxx-xxx

Recommendation:

The City received cost-proposals from the following four firms, which were: $19,721 (Civil Science), $64,901 (Horrocks Engineers), $66,700 (PEPG Consulting), and $172,039 (Stanley Consultants). Three members of our staff comprised a selection committee that reviewed the proposals for qualifications, approach to the work, and level of effort.

Staff recommends that the City Council award the engineering services contract for a conceptual design and conceptual cost estimate for Foothill Boulevard from Pony Express to Redwood Road to Horrocks Engineers for the amount of $64,901. The selection committee

found Horrocks' proposal particularly desirable because of their qualifications and approach to the work regarding cost estimating.

The selection committee did not recommend Civil Science's proposal because they found Civil Science's proposed level of effort to be insufficient to arrive at the City's desired level of accuracy in the design and cost estimate. In other words, the committee wanted a more-refined design and cost estimate than can be achieved with the level of effort Civil Science proposed.

RESOLUTION NO. R16-28 (5-3-16)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UT, AWARDING CONCEPTUAL DESIGN FOR FOOTHILL BOULEVARD TO HORROCKS ENGINEERS

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to better plan the alignment of Foothill Boulevard from Pony Express to Redwood Road in order to preserve right-of-way, coordinate adjacent development, and plan financially; and

WHEREAS, the City of Saratoga Springs received cost proposals from four firms which were reviewed by the selection committee; and

WHEREAS, the selection committee and staff recommends the City Council award the engineering services contract for a conceptual design and conceptual cost estimate for Foothill Boulevard from Pony Express to Redwood Road to Horrocks Engineers for the amount of $64,901; and

WHEREAS, the City Council has determined that the proposed project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

1. The City of Saratoga Springs does hereby award Conceptual Design for Foothill Blvd. to Horrocks Engineers in the amount of $64,901.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 3rd day of May, 2016.

City of Saratoga Springs

_____

Jim Miller, Mayor

Attest:

_____

Cindy LoPiccolo, City Recorder

CITY OF SARATOGA SPRINGS

City Council
Staff Report

Master Development Plan Amendment, Major
The Villages at Saratoga Springs (Fox Hollow), Neighborhood 6 and 12
Tuesday, May 3, 2016
Public Meeting

Report Date:	Tuesday, April 26, 2016
Applicant:	Matt Scott
Owner:	SCP Fox Hollow LLC
Location:	Fox Hollow, Neighborhood 6 and 12 (~3200 South Village Parkway)
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	59:013:0037, 59:014:0015, 59:013:0035, 59:014:0016, ~ 48.92 acres
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped, roads and utility lines have been installed in N6
Adjacent Uses:	Single-family lots, undeveloped property
Previous Meetings:	MDA reviewed by PC and CC in 2013
Previous Approvals:	MDA approved by City Council 4-16-13
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	None
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for a Major Master Plan Amendment to "The Village at Saratoga Springs (Fox Hollow) Second Master Development Agreement" (Second MDA). The request is to modify the number of lots allowed in Neighborhood 6 and 12 by trading six lots.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take public comment at their discretion, discuss the proposed amendment, and choose from the options in Section "H" of this report. Options include approval as proposed, continuation, or denial based on non-compliance with findings of specific criterion.

B. Background: On July 7, 2015 the City Council granted approval of several plats in Neighborhood 6, excluding six lots that exceeded the lot count allotted in the Second MDA. The Second MDA did not take into consideration the change in neighborhood sizes that are a result of the Foothill Boulevard alignment shifting to the west. 2006 approvals included these six lots in Neighborhood 6 and the infrastructure was built to support them (see attached plats). The July 7, 2015 final plat approval included a condition that the six lots be removed from the proposed plats and "the applicant may pursue an MDA amendment to request an increase in the maximum number of lots allowed in Neighborhood 6." The applicant is requesting that these six lots be allowed in Neighborhood 6 in exchange for reducing Neighborhood 12 by six lots (see MDA Neighborhood Map, Exhibit A).

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x106 • 801-766-9794 fax

C. **Specific Request:** The applicant is requesting an exchange of six lots between Neighborhood 6 and 12.

D. **Process:** Section 19.13.09(9) states that a major MDA amendment "is an amendment that alters the density, intensity of use, amount of open space or unit type, and shall be approved by the City Council". The table in Section 19.13.04 indicates that a major MDA amendment requires City Council approval and does not require prior review by the Planning Commission.

Staff finding: complies. *The request will be presented to the City Council for review and action.*

E. **Community Review:** Community review is not require newspaper or mailed notice for a major MDA amendment. As of the date of this report, no public input has been received.

F. **General Plan: consistent.** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. This request does not alter the overall density within the Second MDA, which is 2,454 lots within 754.68 acres, or 3.25 units per acre.

G. **Code Criteria:** Section 19.13.09 regulates Master Development Agreements. According to 19.13.09(9), the proposed request requires City Council approval.

Staff finding: complies. *This request does not alter the overall density or the open space in the Second MDA. The request is scheduled for review by the City Council. The attached "First Amendment to the Second Master Development Agreement" is intended to formalize the terms of this request.*

H. **Recommendation and Alternatives:**
Staff recommends that the City Council review the proposed major MDA amendment, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:
I move that the City Council approve the First Amendment to the Second Mater Development Agreement, affecting Neighborhood 6 and 12 of The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, based on the findings and conditions listed below:

Findings:
1. The proposed amendment is consistent with the General Plan as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
2. The proposed amendment meets the requirements in the Land Development Code as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.

Conditions:
1. That the amendment be recorded against the subject properties.

Alternative Motions:

Alternative 1 - continuance
"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 to whether the application meets the requirements of City ordinances, as follows:

1. _____
2. _____
3. _____

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x106 • 801-766-9794 fax

Alternative 2 - denial
"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the proposed MDA amendment. I find that the application does not meet the requirements of the City ordinances as more specifically stated below."

1. The amendment is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The amendment is not consistent with Section [19.13] of the Code, as articulated by the City Council: _____, and/or
3. The amendment does not comply with the Second MDA, as articulated by the City Council: _____.

I. Exhibits:

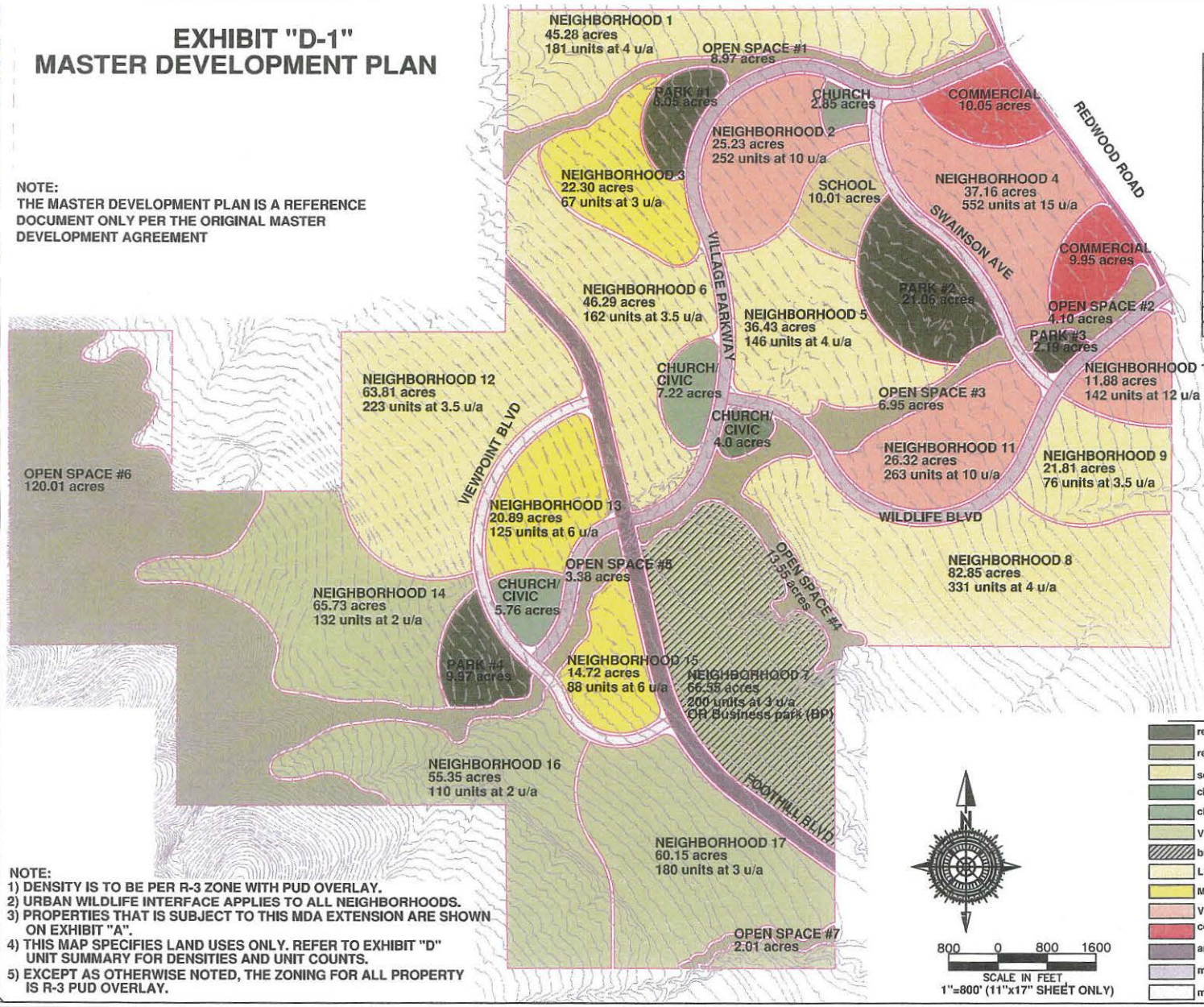
A. Fox Hollow Neighborhood Map
B. Neighborhood 6 plats with 6 lots highlighted
C. Proposed Amendment

Sarah Carroll, Senior Planner
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x106 • 801-766-9794 fax

ENT 59718:2013 PG 90 of 250

EXHIBIT "D-1"
MASTER DEVELOPMENT PLAN

NOTE:
THE MASTER DEVELOPMENT PLAN IS A REFERENCE DOCUMENT ONLY PER THE ORIGINAL MASTER DEVELOPMENT AGREEMENT



Neighborhood Densities

Neighborhood	Acres	Units/acre	# of Units
1	45.28	4	181
2	25.23	10	252
3	22.30	3	67
4	37.16	15	552
5	36.43	4	146
6	46.29	3.5	162
** 7	66.55	3	200
8	82.85	4	331
9	21.81	3.5	76
10	11.88	12	142
11	26.32	10	263
12	63.81	3.5	223
13	20.89	6	125
14	65.73	2	132
15	14.72	6	88
16	55.35	2	110
17	60.15	3	180
		*	TOTAL=3,230

* PER 12-9-2008 MDA AMENDMENT
** Neighborhood 7 dual zoning use as a Business Park

Land-Use Inventory

1076.67 acres in The Villages at Saratoga Springs
20.00 acres for Commercial space
66.55 acre Business Park N-7 (alternative use)

10.01 acres for school site
19.83 acres for Church / Civic uses
239.22 acres for open space
798.66 acres for residential development
3252 homes in The Villages at Saratoga Springs

Land-Use Table

- regional open space - parks
- regional open space - corridors and preserve
- schools
- civic sites/ church
- churches/ civic site
- VLDR 1-3.0 u/a
- business park
- LDR 3.1- 5.0 u/a
- MDR 5.1-9.0 u/a
- VDR 9.1-15.0 u/a
- commercial
- arterial roadways - 226 ft or 180 ft right of way
- major collector roads - 96.5 ft right of way
- minor (neighborhood) collector roads - 74 ft or 77 ft right of way

NOTE:
1) DENSITY IS TO BE PER R-3 ZONE WITH PUD OVERLAY.
2) URBAN WILDLIFE INTERFACE APPLIES TO ALL NEIGHBORHOODS.
3) PROPERTIES THAT IS SUBJECT TO THIS MDA EXTENSION ARE SHOWN ON EXHIBIT "A".
4) THIS MAP SPECIFIES LAND USES ONLY. REFER TO EXHIBIT "D" UNIT SUMMARY FOR DENSITIES AND UNIT COUNTS.
5) EXCEPT AS OTHERWISE NOTED, THE ZONING FOR ALL PROPERTY IS R-3 PUD OVERLAY.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 03-01-00
SURVEY BY: GPW
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=800'

GATEWAY CONSULTING, inc.
P.O. BOX 951065 SOUTH JORDAN, UT 84095
PH: (801) 694-5866 FAX: (801) 422-7650
jack@gatewayconsulting.com
CIVIL ENGINEERING - CONSULTING - LAND PLANNING
CONSTRUCTION MANAGEMENT

VILLAGES OF FOX HOLLOW
VILLAGES AT SARATOGA SPRINGS
HAWKS LANDING

EXHIBIT D-1
MASTER DEVELOPMENT PLAN

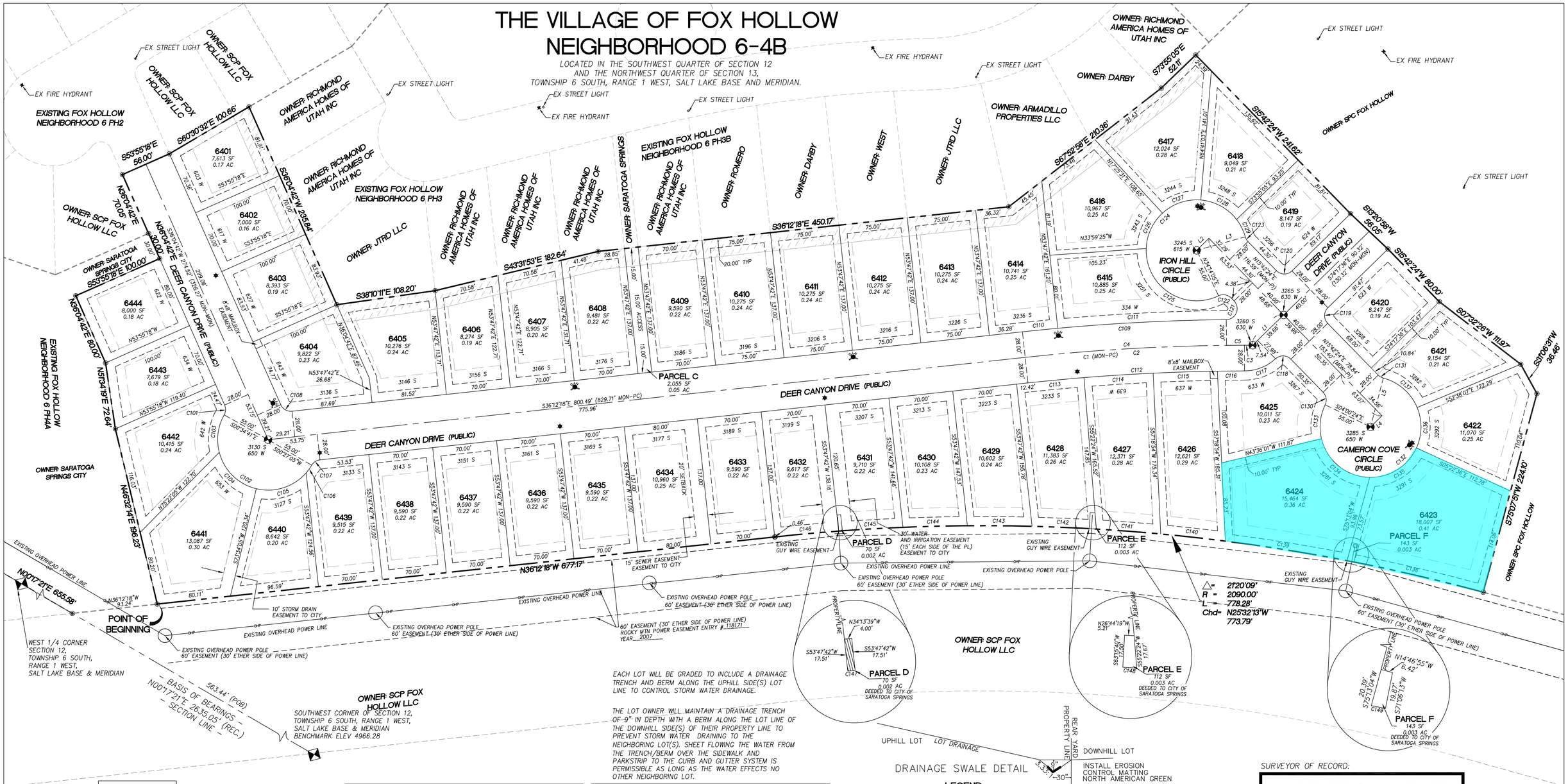
5-5-13 FILE DATE | 2008.01 PROJECT NUMBER | EXHIBIT D DRAWING FILE

UTAH COUNTY

SHEET NO. D-1

THE VILLAGE OF FOX HOLLOW
NEIGHBORHOOD 6-4B

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



EACH LOT WILL BE GRADED TO INCLUDE A DRAINAGE TRENCH AND BERM ALONG THE UPHILL SIDE(S) LOT LINE TO CONTROL STORM WATER DRAINAGE.

THE LOT OWNER WILL MAINTAIN A DRAINAGE TRENCH OF 9" IN DEPTH WITH A BERM ALONG THE LOT LINE OF THE DOWNHILL SIDE(S) OF THEIR PROPERTY LINE TO PREVENT STORM WATER DRAINING TO THE NEIGHBORING LOT(S). SHEET FLOWING THE WATER FROM THE TRENCH/BERM OVER THE SIDEWALK AND PARKSTRIP TO THE CURB AND GUTTER SYSTEM IS PERMISSIBLE AS LONG AS THE WATER EFFECTS NO OTHER NEIGHBORING LOT.

DRAINAGE SWALE DETAIL

UPHILL LOT — LOT DRAINAGE — REAR YARD PROPERTY LINE — DOWNHILL LOT

INSTALL EROSION CONTROL MATTING NORTH AMERICAN GREEN C150 OR CITY APPROVED

LINE TABLE

LINE	BEARING	DIST
L1	S74°17'36"E	47.20'
L2	S74°17'36"E	18.71'
L3	N45°29'20"W	55.00'
L4	S74°17'36"E	17.40'
L5	S74°39'24"W	55.00'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	248.29'	2255.00'	6°18'31"	124.27'	N33°03'02"W	248.16'
C2	239.38'	2255.00'	6°04'56"	119.80'	N33°09'50"W	239.27'
C3	8.91'	2255.00'	0°13'35"	4.45'	N30°00'34"W	8.91'
C4	219.88'	2255.00'	5°35'12"	110.02'	N33°24'42"W	219.79'
C5	28.41'	2255.00'	0°43'19"	14.21'	N30°15'26"W	28.41'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C101	11.17'	12.00'	53°20'37"	6.03'	N62°45'01"E	10.77'
C102	171.80'	55.00'	178°58'14"	6121.32'	S00°03'48"E	110.00'
C103	42.19'	55.00'	43°56'58"	22.19'	S67°26'50"W	41.16'
C104	59.42'	55.00'	61°54'16"	32.99'	S14°31'13"W	56.58'
C105	59.94'	55.00'	62°26'31"	33.33'	S47°39'11"E	57.02'
C106	10.25'	55.00'	10°40'28"	5.14'	S84°12'40"E	10.23'
C107	11.17'	12.00'	53°20'37"	6.03'	N62°52'36"W	10.77'
C108	15.14'	12.00'	72°17'00"	8.76'	S00°03'48"E	14.15'
C109	222.61'	2283.00'	5°35'12"	111.39'	N33°24'42"W	222.52'
C110	38.72'	2283.00'	0°58'18"	19.36'	N35°43'09"W	38.72'
C111	183.89'	2283.00'	4°36'54"	91.99'	N32°55'33"W	183.84'
C112	236.41'	2227.00'	6°04'56"	118.31'	N33°09'50"W	236.30'
C113	61.34'	2227.00'	1°34'41"	30.67'	N35°24'57"W	61.34'
C114	75.47'	2227.00'	1°56'30"	37.74'	N33°39'21"W	75.47'
C115	70.01'	2227.00'	1°48'04"	35.01'	N31°47'04"W	70.01'
C116	29.58'	2227.00'	0°45'40"	14.79'	N30°30'11"W	29.58'
C117	37.14'	50.00'	42°32'56"	19.47'	S51°23'50"E	36.28'
C118	18.51'	12.00'	88°22'42"	11.67'	N28°28'57"W	16.73'
C119	18.85'	12.00'	90°00'00"	12.00'	S60°42'24"W	16.97'
C120	18.85'	12.00'	90°00'00"	12.00'	S29°17'36"E	16.97'
C121	28.00'	12.00'	133°40'30"	28.05'	N82°32'39"E	22.07'
C122	14.97'	12.00'	71°28'19"	8.63'	N20°01'45"W	14.02'
C123	6.03'	12.00'	28°48'16"	3.08'	S30°06'35"W	5.97'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C124	269.05'	55.00'	280°16'39"	45.92'	S84°22'25"W	70.50'
C125	113.14'	55.00'	117°51'28"	91.28'	S03°09'50"W	94.22'
C126	43.52'	55.00'	45°19'52"	22.97'	S84°45'32"W	42.39'
C127	45.37'	55.00'	47°15'30"	24.06'	N48°56'43"W	44.09'
C128	45.76'	55.00'	47°39'55"	24.30'	N01°29'00"W	44.45'
C129	21.27'	55.00'	22°09'47"	10.77'	N33°25'51"E	21.14'
C130	14.72'	12.00'	70°17'05"	8.45'	N50°50'57"E	13.81'
C131	6.50'	12.00'	31°03'13"	3.33'	S00°10'48"W	6.42'
C132	270.07'	55.00'	281°20'18"	45.07'	S54°40'40"E	69.32'
C133	38.01'	55.00'	39°35'31"	19.80'	S66°11'44"W	37.25'
C134	72.44'	55.00'	75°27'55"	42.56'	S08°40'01"W	67.31'
C135	63.65'	55.00'	66°18'39"	35.93'	S62°13'16"E	60.15'
C136	45.37'	55.00'	47°15'32"	24.06'	N60°59'39"E	44.09'
C137	50.60'	55.00'	52°42'42"	27.25'	N11°00'32"E	48.83'
C138	152.28'	2090.00'	4°10'28"	76.17'	N16°57'23"W	152.24'
C139	134.36'	2090.00'	3°41'00"	67.20'	N20°53'07"W	134.34'
C140	70.87'	2090.00'	1°56'35"	35.44'	N23°41'54"W	70.87'
C141	70.39'	2090.00'	1°55'46"	35.20'	N25°38'05"W	70.38'
C142	62.70'	2090.00'	1°55'09"	35.00'	N27°33'33"W	70.00'
C143	70.49'	2090.00'	1°55'57"	35.25'	N29°29'05"W	70.48'
C144	70.25'	2090.00'	1°55'33"	35.13'	N31°24'50"W	70.25'
C145	70.09'	2090.00'	1°55'17"	35.05'	N33°20'15"W	70.09'
C146	69.55'	2090.00'	1°54'24"	34.78'	N35°15'06"W	69.55'
C147	4.00'	2090.00'	0°06'35"	2.00'	N34°14'36"W	4.00'
C148	7.64'	2090.00'	0°12'34"	3.82'	N26°42'15"W	7.64'
C149	7.87'	2090.00'	0°12'56"	3.93'	N18°56'09"W	7.87'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACK LINE
- REBAR AND CAP TO BE SET
- NEW FIRE HYDRANT
- NEW STREETLIGHT
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- DRAINAGE EASEMENT TO CITY. WIDTHS SHOWN ON PLAT. DRAINAGE SWALE REQUIRED PRIOR TO OCCUPANCY. SEE DETAIL THIS SHEET.
- 30%-40% SLOPES
- 40%-50% SLOPES
- C156 CURVE (SEE CURVE TABLE)
- 3165 S 490 W MONUMENT

50 0 50 100
SCALE IN FEET
1"=50' (24"x36" SIZE ONLY)

SEE SHEET 1 FOR LINE AND CURVE TABLES

SEE SHEET 2 FOR OVERALL MAP

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

SHEET NO 2/2

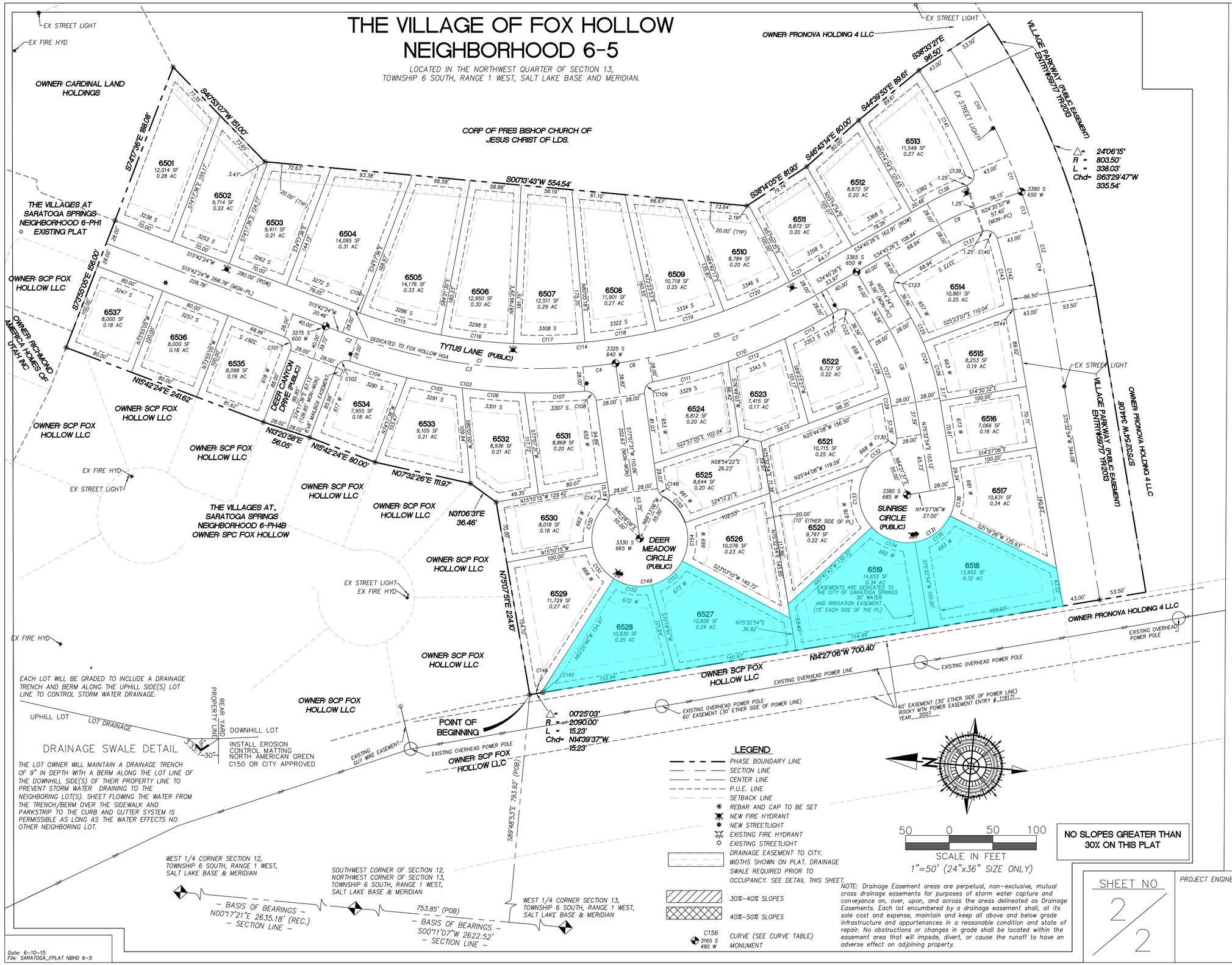
PROJECT ENGINEER:

GATEWAY CONSULTING, L.L.C.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-4B

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C100	10.95'	610.00'	1°01'42"	5.47'	N15°11'33"E	10.95'
C101	18.85'	12.00'	90°00'00"	12.00'	N60°42'24"E	16.97'
C102	18.50'	12.00'	88°20'54"	11.66'	N30°07'09"W	16.72'
C103	273.71'	666.00'	23°32'51"	138.82'	S02°16'53"W	271.79'
C104	68.60'	666.00'	5°54'05"	34.33'	S11°06'15"W	68.57'
C105	64.24'	666.00'	5°31'36"	32.14'	S05°23'25"W	64.22'
C106	71.71'	666.00'	6°10'09"	35.89'	S00°27'28"E	71.68'
C107	69.16'	666.00'	5°57'01"	34.61'	S06°31'03"E	69.13'
C108	18.14'	12.00'	86°37'04"	11.31'	N33°48'59"E	16.46'
C109	18.14'	12.00'	86°37'04"	11.31'	N59°33'57"W	16.46'
C110	215.05'	666.00'	18°30'01"	108.47'	S25°30'26"E	214.11'
C111	89.49'	666.00'	7°41'55"	44.81'	S20°06'22"E	89.42'
C112	70.03'	666.00'	6°01'29"	35.05'	S26°58'04"E	70.00'
C113	55.53'	666.00'	4°46'37"	27.78'	S32°22'08"E	55.51'
C114	526.32'	610.00'	49°26'08"	280.80'	S10°02'22"E	510.14'
C115	96.21'	610.00'	9°02'13"	48.21'	S10°09'36"W	96.11'
C116	83.76'	610.00'	7°52'01"	41.94'	S01°42'29"W	83.69'
C117	81.83'	610.00'	7°41'11"	40.98'	S06°04'07"E	81.77'
C118	81.88'	610.00'	7°41'26"	41.00'	S13°45'25"E	81.81'
C119	81.91'	610.00'	7°41'36"	41.01'	S21°26'55"E	81.84'
C120	82.22'	610.00'	7°43'23"	41.17'	S29°09'24"E	82.16'
C121	18.51'	610.00'	1°44'20"	9.26'	S33°53'16"E	18.51'
C122	18.85'	12.00'	90°00'00"	12.00'	N10°14'34"E	16.97'
C123	18.85'	12.00'	90°00'00"	12.00'	N79°45'26"W	16.97'
C124	98.52'	278.00'	20°18'20"	49.78'	N65°23'44"E	98.01'
C125	31.51'	278.00'	6°29'36"	15.77'	N58°29'22"E	31.49'
C126	67.02'	278.00'	13°48'44"	33.67'	N68°38'32"E	66.85'
C127	78.68'	222.00'	20°18'20"	39.76'	N65°23'44"E	78.27'
C128	63.52'	222.00'	16°23'33"	31.98'	N63°26'21"E	63.30'
C129	15.16'	222.00'	3°54'47"	7.58'	N73°35'31"E	15.16'
C130	16.51'	12.00'	78°48'43"	9.86'	S65°02'44"E	15.24'
C131	248.44'	55.00'	258°48'43"	66.94'	S24°57'16"W	84.99'
C132	31.49'	55.00'	32°48'04"	16.19'	N42°02'25"W	31.06'
C133	76.08'	55.00'	79°15'16"	45.54'	S81°55'55"W	70.16'
C134	54.48'	55.00'	56°45'23"	29.71'	S13°55'36"W	52.28'
C135	52.10'	55.00'	54°16'28"	28.19'	S41°35'20"E	50.17'
C136	34.29'	55.00'	35°43'32"	17.73'	S86°35'20"E	33.74'
C137	39.36'	222.00'	10°09'29"	19.73'	N29°40'42"W	39.31'
C138	49.29'	278.00'	10°09'29"	24.71'	N29°40'42"W	49.22'
C139	19.54'	12.00'	93°17'58"	12.71'	S71°14'56"E	17.45'
C140	19.54'	12.00'	93°17'58"	12.71'	N22°03'02"E	17.45'
C141	131.50'	707.00'	10°39'26"	65.94'	N56°46'22"E	131.32'
C142	84.50'	707.00'	6°50'53"	42.30'	N72°07'27"E	84.45'
C143	83.23'	707.00'	6°44'41"	41.66'	N72°04'21"E	83.18'
C144	1.28'	707.00'	0°06'13"	0.64'	N75°29'48"E	1.28'
C145	1.92'	2090.00'	0°03'09"	0.96'	N14°28'41"W	1.92'
C146	13.31'	2090.00'	0°21'53"	6.65'	N14°41'12"W	13.31'
C147	11.17'	12.00'	53°20'37"	6.03'	S76°12'10"E	10.77'
C148	11.17'	12.00'	53°20'37"	6.03'	S50°27'13"W	10.77'
C149	275.20'	55.00'	286°41'14"	40.93'	S12°52'29"E	65.67'
C150	53.41'	55.00'	55°38'23"	29.02'	N77°21'03"W	51.34'
C151	45.37'	55.00'	47°15'32"	24.06'	S51°11'59"W	44.09'
C152	45.37'	55.00'	47°15'32"	24.06'	S03°56'28"W	44.09'
C153	45.37'	55.00'	47°15'32"	24.06'	S43°19'04"E	44.09'
C154	45.37'	55.00'	47°15'32"	24.06'	N89°25'25"E	44.09'
C155	40.33'	55.00'	42°00'45"	21.12'	N44°47'17"E	39.43'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

CENTER LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	318.26'	638.00'	28°34'53"	163.51'	N12°58'E	314.97'
C2	18.39'	638.00'	1°39'06"	9.20'	N14°52'51"E	18.39'
C3	262.21	638.00'	23°30'51"	132.98'	S21°6'53"W	260.36'
C4	34.66'	638.00'	3°22'56"	18.84'	S11°11'01"E	37.66'
C5	243.67'	638.00'	21°52'57"	123.34'	S23°48'57"E	242.19'
C6	37.66'	638.00'	3°22'56"	18.84'	S14°33'57"E	37.66'
C7	206.00'	638.00'	18°30'01"	103.91'	S25°30'26"E	205.11'
C8	88.60'	250.00'	20°18'20"	44.77	S65°23'44"W	88.14'
C9	44.32'	250.00'	10°09'29"	22.22'	N29°40'42"W	44.26'
C10	182.69'	750.00	13°57'24"	91.80'	N58°25'21"E	182.2'
C11	43.19'	750.00'	3°17'58"	21.60'	N63°45'04"E	43.18'
C12	132.83'	750.00	10°08'51"	66.59'	N70°28'28"E	132.66'
C13	43.19'	750.00'	3°17'58"	21.60'	N67°03'02"E	43.18'
C14	89.64'	750.00'	6°50'53"	44.87'	N72°07'27"E	89.59'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

SHEET NO 2/2

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-5

FIRST ADDENDUM TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT

This FIRST ADDENDUM TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT ("**Addendum**") is entered into this ____ day of _____, 2016, by SCP FOX HOLLOW, LLC, a Utah limited liability company ("**Developer**") and the City of Saratoga Springs, a Utah municipal corporation ("**City**"). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Second MDA (as defined below).

RECITALS

A. WHEREAS, Developer and the City, among other parties, are parties to that certain The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, dated April 30, 2013 and recorded on June 20, 2013 as Entry Number 59718:2013 in the offices of the Utah County Recorder (the "**Second MDA**").

B. WHEREAS, Developer is an owner of Neighborhood 6 ("**N6**") and Neighborhood 12 ("**N12**") within the development known as The Villages at Saratoga Springs in Saratoga Springs, Utah ("**Property**").

C. WHEREAS, Developer and City desire to amend the Second MDA as set forth below.

AGREEMENT

NOW THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Developer and the City do hereby covenant and agree as follows:

1. Unit Summary Modification. Exhibit "D" of the Second MDA is hereby modified as follows:

   a. Neighborhood No. 6. The maximum number of units allowed for N6 is increased from one hundred thirty-eight (138) units to one hundred forty-four (144) units, and such units will be classified as "Neighborhood 6:8" within N6.

   b. Neighborhood No. 12. The maximum number of units allowed for N12 is decreased from two hundred twenty-three (223) units to two hundred seventeen (217) units.

2. Incorporation by Reference. The terms of the Second MDA (as amended hereby) are incorporated herein by reference.

3. Counterparts. This Addendum may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[*End of Addendum. Signature Page Follows.*]

WHEREFORE, this Addendum has been executed by Developer and the City effective as of the date first set forth above.

CITY OF SARATOGA SPRINGS

_____
By: _____
Its: _____

ATTEST: _____
City Recorder

APPROVED AS TO FORM: _____
City Attorney

SCP FOX HOLLOW, LLC

_____
By: Chad Bessinger
Its: Manager

State of Utah)
:ss
County of Davis)

On this ____ day of _____, 2016, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

_____
Notary Public

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING MINUTES
Tuesday, March 29, 2016
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Work Session

Call to Order: 6:17 p.m. by Mayor Pro Tem Stephen Willden
Present Council Members Bud Poduska, Shellie Baertsch, Chris Porter, and Michael McOmber. Mayor Jim Miller arrived 6:27 p.m.

Staff City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Spencer Kyle, Planning Director Kimber Gabryszak, Fire Chief Jess Campbell, Finance Manager Chelese Rawlings, Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Management Analyst Daniel Widenhouse, City Planner Kara Knighton, City Recorder Cindy LoPiccolo

Budget Review / Discussion – FY 2016-2021.

Finance Manager Chelese Rawlings referred to the draft preliminary tentative budget noting improved graphs and explanatory notations have been incorporated, and thanked Management Analyst Daniel Widenhouse for his assistance. Finance Manager Rawlings advised the budget outlines the options and general pay plan and invited Council questions.

Council Member Willden appreciated identification of budget requests with inclusion of subtotals and explanations; good work, likes seeing the improvements each year in the budget document versus a standard template; referred to page 128 concerning setting the cost recovery percentages of the Recreation program higher. Finance Manager Rawlings referred to the notation that the overall goal is 100% recovery, however, in certain sports the City knows this may not immediately be achieved and other sports will have to compensate. Council Member McOmber noted Council determined this okay if not a long term compensation and want sports to eventually self-fund themselves when established. Council Member Baertsch appreciated the sport lines in this budget so the City can keep track. Council Member Willden commented the City should make sure the policy reflects as close to practice what the City is trying to do, the percentages can be eliminated as long as the objectives are identified. Council Member Baertsch noted percentages can be internal data used by the Recreation department. Council concurred to withhold the percentages and include in the policy description of objectives

City Manager Christensen proposed in regard to organizational chart that a section be created within the budget titled Community Services that would be comprised of Civic Events, Recreation and the Library because they have relationship to each other; this compartmentalization would show that the City provides those services; Council Member McOmber noted he liked that idea.

Council Member McOmber referred to page 46 concerning the Series 2014 Water Bond, and requested a notation/explanation be included advising this is a refinance of 2005, 2006 and 2009 bonds for the purpose of reduced interest rates and overall bond cost, or similar language. City Manager Christensen advised that notation can also be applied to the other bond refinance.

Council Member McOmber noted the organizational charge on page 25 is missing the Recreation Department, and he would like to see Civic Events called out and placed under a new category Community Services instead of Public Relations/Economic Development as it is a volunteer organization and it is good to show it is an important part of our city.

Council Member McOmber requested inclusion of a comment in regard to the trend lines on pages 48-50 that this is a four year trend and when the City expects leveling; also as a City what our forecast and plan is to address that. Council Member Baertsch recommended further note clarifying when the City had to adjust the rate to address the increase in valuation until the point the fluctuation evens out.

Finance Manager Rawlings responded to Council Member Poduska inquiry concerning capital projects listed on page 67 advising funding will come from the general fund and these are ongoing capital projects with exception of the street lights uniformity project; City Manager Christensen advised a future report will be presented to Council for discussion and determination concerning the Special Improvement District program.

Council Member Poduska inquired concerning the additional funds for Police and Fire personnel; Finance Manager Rawlings explained this is for the new positions Council approved with budget amendment on and that is the full year cost going forward.

Council Member Baertsch reported she met with staff concerning the budget; noted on page 120 the Civic Events supplies fund doubled in order to support the City's 20th anniversary celebration, float and extra events, then it will go back down.

Council Member Baertsch noted on page 82 some items did not have amounts for 2017 and would like to include what the City is proposing, the City Manager recommended amount, so it is clearer and there is consistency. Council Member Baertsch commented she appreciates the budget information, the information is clearer and each year easier to read.

Council Member McOmber requested as Council representative on the Civic Events Committee, Council consider addition of a 4 hour/week Civic Events Coordinator for this year to ensure coverage for the Anniversary, Splash, and the extra events in addition to the volunteers, cost would be $1300/year for 134 hours; and if that is found valuable would come back for something more long term. In response to Council Member Baertsch, Finance Manager responded funding would come from prior year fund balance. Council concurred to request staff review and bring back to Council.

Council Member Porter advised he will also meet with staff to clarify smaller questions; in review appreciates that the budget document is easier to understand and grasp where the City stands, and appreciates staff's work. Council Member Porter noted in the Capital Improvement Fund 31 the Storm Drain capital project revenue on page 31 is the only flat line item going forward for five years, all other funds project increase; Finance Manager Rawlings responded this is one of the ones staff is unable to estimate what revenue will be collected, and City Manager Christensen noted the City will know closer to end of fiscal year.

Council Member Porter inquired concerning incompletion of Parks Capital Fund information on page 63 and throughout the document as the City has Shay Park and is talking about the Sports Park; Finance Manager Rawlings reported until the Parks analysis is done there is no official future plan for these funds.

Council Member Porter noted typo on page 53, ‘change’ should be ‘changes’.

Council Member Willden requested the policy include the setting of triggers / fiscal health indicators that would be reviewed and possibly responded to if revenue decreases a certain percent, looking at revenue projections against / in comparison to those triggers possibly after the bulk of property tax comes in and through the year with notation on the budget that the review has been done by Council. City Manager Christensen reported staff begins to regularly review all revenue in November/December following receipt of three months sales tax and at that time will begin to see those trends develop, revenue is evaluated at every budget meeting, and they will work on some language for that. Council Member Willden noted the information helps Council see how the City is doing, the timing of actions, and is a demonstration to the residents Council is doing their due diligence, knows staff does a fantastic job monitoring.

Council Member Porter requested language defining what the x’s represent on pg 29-30; Finance Manager Rawlings explained the x’s are things that would be done and will include an explanation. City Manager Christensen noted this table was created in 2010 and used during the recession, would like to upgrade it with inclusion of the actual budget shortfall policy section and tie in what Council Member Willden was talking about.

In response to Council Member McOmber’s inquiry concerning Library Personnel on page 122, Management Analyst Widenhouse responded amount is for new Library personnel, and the current Library personnel will be added to that.

Council Member McOmber requested page 145 include provision for disqualification of bidders if previous work done for the City did not meet expectations, in order to protect the City.

City Manager Christensen noted staff is happy to meet with any Council Member or public to answer questions and walk through the budget process.

Commerce Drive Naming and Addressing Issues - Discussion.

City Manager Christensen introduced the Commerce Drive Rename and Coordinate Shift proposal for adjustment of addresses of those properties /businesses west of Redwood Road from ‘Commerce Drive’ to ‘Exchange Drive’, everything east of Redwood Road would remain as Commerce Drive, as previously discussed. City Manager Christensen reported staff has identified the businesses and apartments that would be effected;

Assistant City Manager Kyle noted Walmart and some of the other businesses currently have a Crossroads address and will not be impacted, approximately a dozen businesses will be, however, if the City does not make the change there will be future confusion with similar addresses.

City Manager Mark Christensen reported staff will bring this issue back to Council for official action, believes the timing is good with the tractor supply company coming and the naming of that street. Council Member Baertsch recommended coinciding with Ring Road and the other address changes, noting this is the one with the highest priority.

Mayor Miller thanked Staff.

Adjournment: The Work Session adjourned at 7:00 p.m. to the Policy Session.

Policy Meeting

Call to Order: Mayor Jim Miller called the Policy Session to order at 7:00 p.m.

Roll Call:

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

Staff Present: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Spencer Kyle, Police Chief Andrew Burton, Planning Director Kimber Gabryszak, Finance Manager Chelese Rawlings, Economic Development/Public Relations Manager Owen Jackson, City Engineer Gordon Miner, Recreation and Parks Director Heston Williams, City Planner Kara Knighton, Management Analyst Daniel Widenhouse, City Recorder Cindy LoPiccolo

Invocation by Council Member Willden
Pledge of Allegiance led by Eagle Scout Dallas Willden, Troop 1148

Public Input:

Mayor Miller invited public input – None.

POLICY ITEMS:

Reports:

Council Member Willden reported:
- the Library Board is looking for replacements for those members coming off this summer and noted it is desired applicants agree to help with and attend at least one event each year along with Board meeting attendance; and
- Salt Lake County Fish and Game Association is offering a limited float the river event for City staff on May 14, Senior Planner Sarah Carroll will coordinate.

Council Member McOmber reported he attended the Civic Events meeting, noted the continuing question of the location of carnival staff lodging in the City and that they need to be advised as soon as possible. City Manager Christensen responded Public Relations Manager Jackson, Assistant City Manager Kyle and City Attorney Thurman are reviewing the City Code and options; Public Relations Manager Jackson reported the location that works best for them and the City will be advised soon.

Council Member Baertsch reported:
- attendance at the Tree City Awards announcements, Saratoga Springs received the award for a second year in a row, and she joined the informational tour of the BYU campus with their Arborist;
- the Utah County Shooting Facility ribbon cutting celebration is scheduled on May 9, 11 am at the Soldier Pass location;
- she attended the annual Police Banquet with Council Member Porter and Mayor Miller and is proud of the Department's accomplishments;
- she attended Harvest Elementary and Lakeview Academy 6th grade graduations that highlighted the modified Drug Abuse and Resistance Education (DARE) program that focuses on the kids on learning life skills and how to assess situations, and noted the ceremony included glowing reports of the City's officers;
- attended the Utah Valley University (UVU) master plan and breakfast, reported UVU is working on their 40 year plan focusing on the type of campuses for outer facilities, Saratoga Springs is on their plan, recommended a partnering with local businesses to assist in making their program successful.

Council Member Porter reported he attended the DARE Graduation at Thunder Ridge Elementary.

Mayor Miller reported he attended the Utah League of Cities and Towns (ULCT) conference with Council Member Poduska and staff and in a conversation with Central Utah Water Conservancy District representatives it was discussed how the City has moved ahead with metering of secondary water; noted the state is pushing that mandate, how doing that will save the City money in the long run when demand goes up cost goes up, and in regard to water conservation the term 'zeroscaping' has been renamed 'localscaping' meaning the same.

Assistant City Manager Kyle, as the City's representative of the City on the Timpanogos Special Service District, reported concerning the recent settlement and compromise reached concerning the law suit filed by Pleasant Grove, American Fork certain business owners, over the belief of treatment facility odors; the District has agreed to phase out composting which will be distributed to landfills, and the composting site will be used for facility expansion.

City Manager Christensen advised the 911 Dispatch District construction continues, and construction change orders have been handled within current budget, contingency, and resources.

In reponse to Council Member Baertsch on behalf of citizen Ben Christensen, City Manager Christensen reported staff will be coming to Council with a budget adjustment concerning 400 West getting them started with the contract this year, however, consultants believe this will be a difficult bid as we are at the peak of construction season, following receipt of design bids staff will look at the timing of pricing, this is possibly a late project this year as likely next spring for best pricing, and it is planned to do the canal piece in the off season for irrigation.

Economics Development/Public Relations Manager Jackson reported Shay Park is tentatively scheduled for completion the end of April and the Ribbon Cutting ceremony is planned for the second week in May.

Assistant City Manager Kyle reported Regal Park sod laying is scheduled for May 7, staff is continuing to look for volunteers to lay the sod, there is a Facebook webpage with link to a sign up sheet, and the contractor portion of sod has been completed. Council Member McOmber requested thorough communication with the surrounding neighborhoods.

Action Items:

1. **Dallas Willden Eagle Scout Project Proposal**. Eagle Scout Willden presented his proposal and plans for construction of a memorial sign at the Jacobs Ranch park entrance adjacent the Israel Canyon Trailhead and reported this sign would memorialize the flash flood and mud slide that occurred at that site four years go on 9/1. Scout Willden reported he has worked with a local company on the design and engineering of the sign, and the site to determine where to place it; the sign is proposed to be 9'tall from ground level and 4' wide, the top two feet would contain the park name engraved in wood or printed on medal with protection coating. Scout Willden advised they are requesting the name Grasslands be placed at the top of the sign with inclusion of Israel Canyon Trailhead curved around the top of it, and presented a draft of the signs dedication statement that was composed by the Bishop of the Ward at the time of the flood and proposed to be written on the main part of the sign. He reported they additionally would like to print and incorporate pictures of the community coming together after the flood with the cleanup and noted both wording and pictures would be imprinted on a metal slate with a protective layer. Scout Willden advised the residents would like to name the park "Grasslands", and he would like to place the sign at the south entrance to the park.

   Mayor Miller commented he especially liked the pictures of the community coming together, likes the name "Grasslands" for the park and identification of the Israel Canyon Trailhead access also included - putting both on the sign is a great idea. Mayor Miller noted only 2% of scouts obtain Eagle status and it is great to see them give back to the community that they live in and especially in this neighborhood where this has happened in the past to put something up to remind us and acknowledge the community coming together - appreciates that.

Council Member McOmber concurred, stating this is a great project, it was a very impactful event and the story written here focuses on the positive which is the true story of the City. Council Member McOmber noted he would like to see official City maps and documents continue to call out the Israel Canyon Trailhead location.

Council Member Willden also agreed and disclosed Dallas Willden is his nephew; commented this is a truly great Eagle Scout project doing something impactful and a great job; agrees in regard to the pictures especially liking the one of the chain of volunteers and the last one showing all the people; commended him for his work. Council Member McOmber agreed in regard to the pictures.

Council Member Porter concurred noting those are the two pictures that stood out to him also, agrees with the name Grasslands Park especially as it has meaning to the people in the neighborhood and it is good to create that sense of ownership in the community; congratulated Scout Willden for his taking on and doing the work for this project – a very good job.

Council Member Baertsch commented this is a great project and she is in agreement with the Mayor and other Council concerning the two specific pictures. In response to Council Member Baertsch, Scout Willden clarified they are planning on printing the main wording and pictures onto a metal slate, he is working with a company that helped him with the design to make this, they will then put a protective layer on it to keep it from fading and weather. Council Member Baertsch requested as with all park signs, the City name and logo be included, and inquired concerning the sign meeting the height limits. City Manager Christensen responded staff will review and answer for that question.

Council Member Poduska concurred with Council Member Baertsch and clarified treated wood and materials would be used; Scout Willden affirmed all of it would be treated

Motion by Council Member Baertsch to approve the Dallas Willden Eagle Scout Project proposal including changing the park name to Grasslands Park with inclusion/identification of the Israel Canyon Trailhead; and have Scout Willden work with staff on some of the details discussed, was seconded by Council Member Willden
Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska and Baertsch – Aye
Motion carried unanimously.

2. **Tickville Wash Facilities Reimbursement Agreement**. **Resolution R16-22 (4-19-16)**

City Manager Christensen introduced the Tickville Wash Facilities Reimbursement Agreement providing for reimbursement of a portion of the costs of the Tickville Wash natural drainage running through property owned by Suburban Land Reserve, Inc. (SLR) and D.R. Horton, Inc. (DRH) for Council consideration.

City Attorney Thurman reported the parties are working through which fees are attributable to the Tickville Wash pipeline, the reimbursement amounts presented in the agreement exhibit are complete with exception of the engineering fees section which was added to this Agreement and those fees are eligible for reimbursement under the Impact Fees Act, this project is the bulk of the storm drain system improvements in this area, storm water impact fee credits in the amount not to exceed $1,969,000 will come from the Storm Water Impact Fee Fund. City Attorney Thurman recommended approval with authority for staff to complete the agreement with the appropriate engineering fees in the amount of $180,000 or less upon review of those fees.

City Manager Christensen responded to inquiry from Council Member McOmber that the construction costs have been audited and reviewed, additional savings on behalf of the City have been found, the parties are working through review to finalize this, and reported the costs for this project to be tunneled as opposed to construction of a surface canal was fairly close. Council Members McOmber and Baertsch concurred this resulted in an increase in value to the developer due to the result of their being able to use the land for park and additional houses. City Attorney Thurman reported the Utah Impact Fee Act requires this

reimbursement even if the construction/system improvement benefits the developer as it is a reimbursable expense and the City cannot reduce that cost, it is all based on location; he further noted staff reviewed what are project improvements as opposed to system improvements resulting to a 10.5 % reduction in reimbursement costs. City Manager Christensen stated the City is making sure it complies with state law and reimbursement costs are justified.

Council Member expressed strong concern that this will detrimentally change the City's Impact Fee study across this area, the added value to the developer appears to be more than 10.5% as this improvement was to eliminate the gully on their side of the property allowing them to build more homes; noted an additional concern in regard to sinking homes constructed on or near the covered gully and additionally the fact the developer will be able to develop all the wetland area.

City Manager Christensen advised one of the challenges is the early Tickville Wash Agreement that was entered into in the late 90's , the area of influence is actually 75 miles upstream , we cannot charge impact fees to those other entities , met with the county to try to get a northern Utah county study going but not a priority. Council Member McOmber noted this is water coming out of Cedar Fork and Eagle Mountain flooding into the City and expressed concern the City must carry the full burden.

City Manager Christensen advised there are future reimbursement opportunities built into the contract relative to future development. City Attorney Thurman reported this reimbursement is limited to areas that drain into Tickville Wash as the City's impact fees are city-wide and not specified to districts or service areas, there is the 10.5% reduction plus a limitation that these credits must be used by the parties to this agreement, this was negotiated and all parties made concessions

Council Member Poduska commented this matter has been vetted with engineering fees remaining as the only issue and with that modification has no problem with the agreement.

Council Member Baertsch inquired concerning the high cost of re-seeding the area adjacent Redwood Road and noted it should not be a cost to the City.

Krisel Travis, representing D.R. Horton, commented the seeding will be done covering the areas of disturbance from the west side of Redwood to the existing Tickville Wash, the open channel will be re-seeded on both sides of the banks approximately 700 sq. ft. by 85 sq. ft wide, the re-seeding at Legacy Farms is a code requirement and this is an estimate, it will be actual cost.

Council Member Baertsch requested clarification of section 3b, noting this paragraph is unclear. City Manager Christensen advised this is a three party agreement, when the church sold the property to D.R. Horton it was agreed the church was going to be responsible for the 2.2 and D.R. Horton responsible for anything above the 2.2 and that paragraph is trying to stipulate the church's 89.5% and D.R. Horton's 89.5%, that paragraph is trying to come to that, however, it is confusing. Council Member McOmber noted two areas in the agreement differ, one says 89.5% of 2.2 and the other 89.5% of 3.2.

Paxton Guymon, Legal Counsel for D.R. Horton, clarified pursuant to the exhibit the total project cost is approximately 3.5 million, per an agreement between Suburban Land Reserve, Inc. (SLR) and D.R. Horton, SLR does not have to advance the payment of more than 2.2 million so 2.2 million is the amount the church will contribute, D.R. Horton pays above that, both sides, however, only get reimbursed 89.5 percent - it is supposed to say that.

City Attorney Thurman noted Section 2 references the exhibit that specifies those amounts, however, it would be helpful to state the total amount and show the split between the parties and reimbursable amounts in the body of the agreement.

Motion by Council Member Poduska to approve the Tickville Wash Facilities Reimbursement Agreement and Resolution R16-22 (4-19-16) with appropriate modification to Engineering fees reimbursement section with maximum amount $180,000, and the language concerning disbursement of funds to the parties clarified in the contract as discussed, was seconded by Council Member Willden
Roll Call Vote: Council Members Baertsch, Porter, Willden, McOmber, Poduska – Aye
Motion carried unanimously.

4. **Murphy Express Site Plan**.

Planning Director Kimber Gabryszak presented the staff report and recommendation for Murphy Express Site Plan. Director Gabryszak reported Applicant Greenberg Farrow, Murphy Express, on behalf of owner Stations West Saratoga LLC, is requesting approval of a Site plan and Conditional Use Permit for a Murphy Express automobile refueling station on Lot 3 of the Saratoga Town Center Plat 2 located across the street from Autozone on Commerce Drive.

Council Member Baertsch noted the City has very heavy early commute time and there should be restricted delivery hours; expressed concern with probable damage to curb and gutter on the south side across the street from the project from the delivery trucks and that the City would bear the cost of curb replacement. City Engineer Miner reported his review is on the plans as presented and the design does not anticipate them driving over that curb. Council Member McOmber noted the City Engineer cannot review a hypothetical and if they did not follow the CUP the City can remove it and go after them damages.

City Attorney Thurman advised the driveway approach is for the benefit of the property owner and they will be required to maintain that area, the actual curb is the City's responsibility, however, if they damage it that is something the City can have them repair; recommended Council make this a condition of approval, with a conditional use Council may impose reasonable conditions to mitigate detrimental impact to the City and it is perfectly reasonable if they round that curb and damage it they must replace it

Council Member Baertsch checked with Chief Burton if he has any concerns in the event his officers are unable to see into the building from the street and would have to enter business site. Chief Burton responded it would not be unlike other businesses in the City, there are a fair number with that situation where patrol must enter the parking lot to see into the store on occasion.

Council Member McOmber commented he is okay with delivery 11pm to 5am because the road is very busy, noted this is a good location for the business, believes the business will be successful and is right use for that location, okay with the conditions of approval as outlined, and appreciates staff's work.

Council Member Porter commented he believes the use will be successful, his issues and concerns have been addressed.

Council Member Poduska clarified UDOT did not approve Redwood Road access as the location was too close to stop sign/intersection and did not meet standards for that access.

Rob Walker, Legal Counsel representing Applicant Murphy Express, noted the original proposal for delivery hours was 9pm to 5 am consistent with their other stations, the Planning Commission recommendation was initially 11 pm to 5 am, however, agreed to 9pm to 6 am; requested approval of that delivery time to assist with coordinating schedules.

Motion by Council Member Baertsch to approve the Murphy Express site plan with all Findings and Conditions, adding condition if there is any damage to the adjacent curb and gutter from their truck traffic that will be replaced or repaired, and delivery truck hours shall be between 9pm and 5am, was seconded by Council Member McOmber
Roll Call Vote: Council Members Baertsch, Poduska, Porter, Willden, McComber – Aye
Motion carried unanimously.

5. **Denny's Site Plan**.

Planning Director Gabryszak presented the Denny's Site Plan staff report and recommendation for Denny's Site plan. Planning Director Gabryszak reported Applicant Food Service Concepts, Inc., on behalf of the owner Phillips Edison Company, is requesting approval of a Site Plan for a 4,503 sq. ft. sit-down restaurant on a 0.944 acre parcel at 1516 North Redwood Road.

.

Applicant representatives were present for questions.

Council Member Willden commented he reviewed the Planning Commission minutes and supports the application with recommended conditions; welcomed them to the City.

Council Member McOmber also welcomed the business and thanked them for code compliance and willingness to work with the City.

Council Member Poduska commented in review he found nothing to object to - it is a grand slam.

Council Member Baertsch thanked the applicant for compliance. In response to Council Member Baertsch's inquiry concerning the south elevation meeting design guidelines, Planning Director Gabryszak affirmed the major material is wrapping all sides of the building, there is glass missing on those sides, however, it is technically meeting the material standards.

Council Member Baertsch noted placement of the monument sign appears to be at parking level, it is typically near the sidewalk on the hill for visibility.

Council Member Porter commented he is in support of the application with the conditions and welcomes the business to the City

Mayor Miller clarified the opening is anticipated for late August and requested the City be advised the timeline and date for public information, noting a ribbon cutting ceremony and the Chamber would be involved.

Motion by Council Member Baertsch to approve the Denny's Site Plan application with the Findings and Conditions, was seconded by Council Member Porter
Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska, Baertsch – Aye
Motion carried unanimously.

6. **2016 Municipal Recreation Grant Proposal**.

Recreation Director Heston Williams presented a 2016 Municipal Recreation Grant Proposal for $13,154.91 from the Utah County Commission for purchase and installation of recreation equipment for new programs (youth volleyball, track & field, machine pitch baseball, urban fishing, tennis lessons, tennis league, golf lessons, adult 3v3 basketball tournament, 6v6 volleyball tournament, and additional age groups for existing programs in soccer, flag football, and Jr. Jazz basketball) and storage, for consideration of approval.

Motion by Council Member Willden to approve the 2016 Municipal Recreation Grant Proposal, was seconded by Council Member McOmber
Roll Call Vote: Council Members Porter, Willden McOmber, Poduska, Baertsch – Aye
Motion carried unanimously.

3. **Administrative Vehicle Purchase**.

Finance Manager Rawlings presented the report for request to purchase two additional administrative vehicles due to increased staffing and cargo, noted the City has sustained increased liability and cost in mileage reimbursements from staff using their personal vehicles, reviewed the analysis for four vehicle options, and recommended purchase of one vehicle this fiscal year and the other the following fiscal year.

Council Member McOmber inquired concerning the purpose for two larger vehicles, recommended selection and use of the hybrid for better gas mileage and noted the Honda Fit retains its value.

Council Member Baertsch commented in review of the use of the vehicles she supports purchase of one of the cars smaller with better gas mileage.

Council Member Porter concurred noting the City already has a Ford Escape and 12 passenger van, he is more comfortable with the hybrid approach for the second vehicle.

City Manager Christensen reported he has evaluated this and sees the need for the additional vehicles; agreed the City should be able to work well with the hybrid approach.

In response to Council Member Willden inquiry concerning mileage reimbursement, Finance Manager Rawlings reported it is $.53/mile if no City car is available and the meeting is required, or $.23/mile if there is a car available, however, the employee decides to take their personal vehicle. Council Member Willden noted use by Civic Events for hauling items to events, he is fine with both Escapes or with splitting it.

Council Member Willden inquired concerning possible price increase if one vehicle is purchased next year. Finance Manager Rawlings clarified it is state contract amount; Assistant City Attorney Spencer advised state contract is a good deal, however, low priority and can take four to nine months to receive the vehicle.

Motion by Council Member McOmber to approve the administrative vehicle purchase of one Honda Fit LX for final price of $17,422, and one Ford Escape S for final price of $18,708, was seconded by Council Member Baertsch
Roll Call Vote: Council Members Baertsch, Poduska, McBaertsch, Willden, Porter – Aye
Motion carried unanimously.

7-8. **City Street Lighting Special Improvement District (SID) – Tanner Lane Church (Saratoga Springs Church 4), R16-24 (4-19-16)**.

City Street Lighting Special Improvement District (SID) – Ring Road Church (Jacobs Ranch 1 Church), R16-25 (4-19-16).

Motion by Council Member Baertsch to approve the City Street Lighting Special Improvement Districts (SID) for Tanner Lane Church and Resolution R16-24 (4-19-16), and Ring Road Church and Resolution R16-25 (4-19-16), was seconded by Council Member Porter
Roll Call Vote: Council Members Poduska, McOmber, Willden, Porter, Baertsch – Aye
Motion carried unanimously.

APPROVAL OF MINUTES:

March 29, 2016.

Motion by Council Member McOmber to approve the minutes for March 29, 2016 with corrections as submitted and posted, was seconded by Council Member Baertsch
Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska, Baertsch – Aye
Motion carried unanimously.

REPORT:

City Manager Christensen reported an email sent to Council over the weekend was received from an individual requesting to meet with Council Members, and staff will be reaching out to coordinate and set up those meetings.

Council Member Willden reported he received a communication from a different individual concerning the same matter and will send that information to staff.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the Policy Meeting at 8:50 p.m.

_____

Attest: Jim Miller, Mayor

_____

Cindy LoPiccolo, City Recorder