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CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING MINUTES

Tuesday, April 18, 2017

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 201, Saratoga Springs, Utah 84045

7
8 **City Council Work Session**
9

10 Work Session convened at 6:00 p.m.

11
12 Present Mayor Jim Miller, Council Members Chris Porter, Shellie Baertsch, Stephen Willden, Bud
13 Poduska, and Michael McOmber.

14
15 Staff City Manager Mark Christensen, City Attorney Kevin Thurman, Public Relations and
16 Economic Development Manager Owen Jackson, City Engineer Gordon Miner, Police Sgt.
17 Roger Williams, Fire Chief Jess Campbell, Public Works Director Jeremy Lapin, Planning
18 Director Kimber Gabryszak, Planner Kara Knighton, Management Analyst Daniel
19 Widenhouse, City Recorder Cindy LoPiccolo

20
21 Applicants Boyd Brown, Applicant, Tim's Subdivision
22 Wes Edwards, Consultant, Tim's Subdivision

23
24 **1) Tim's Subdivision Financial Analysis Discussion.**
25

26 Management Analyst Daniel Widenhouse presented a summary analysis of sewer infrastructure requirements,
27 cost, and replacement covering Tim's Subdivision and two adjacent property sections. Analyst Widenhouse also
28 presented a breakeven analysis and annual revenue projected for each of the three sections.
29

30 Applicant Boyd Brown commented this is a commercial opportunity for the City, development is coming in this
31 area. By committing capital facilities funds for the City at this time unlocks close to 200 acres of future
32 development, with the biggest opportunity along Redwood Road. Advised the cost is \$750,000 less to hook up
33 to Lehi systems, and requested City participation in regard to infrastructure cost as the up front responsibility for
34 infrastructure cost to develop the twenty acres should not cover responsibility for the full 200 acres.
35

36 Council thanked staff for the information, reviewed criteria used for projected revenue, sewer fund obligations
37 and current projects. Council discussed other revenue options, developer obligation, future benefit to the City,
38 timing, working equitably with the Developer, and possibly a development agreement will provide confidence for
39 Redwood Road area development first and a trigger for the east side development when that time comes. Council
40 concurred a lift station should not be constructed at this time and sit there an extended period of time before
41 development is ready to go in.
42

43 City Manager Mark Christensen advised he believes the most valuable development opportunity at this time is
44 west of the canal at Redwood Road. Council concurred staff to utilize the cost breakdown for both sides of the
45 canal, approach it in two fronts in regard to development along Redwood Road and determine what is realistic for
46 east side development, and bring that information back to Council.
47

48 Applicant Brown noted in regard to the property in the center a rendering has been prepared what that development
49 piece could look like in the future, those property owners, some are present tonight, are also interested in having
50 services provided for future development, depending on demand and if there are services. They see this as a
51 positive thing and are here if any questions.
52
53
54

55 2) **FY 2018 Budget.**

56
57 Management Analyst Daniel Widenhouse presented the FY 2018 Budget Requests Summary and General Fund
58 budget spreadsheet outlining revenue and expense for 2016 actual, 2017 budget / ytd, 2018 proposed, and 2019-
59 2021 planned. City Manager Christensen noted Council Members have met with staff to review specific budget
60 information and address questions. This has been scheduled for all upcoming meeting with formal adoption
61 scheduled the end of May.
62

63 Council Member McOmber thanked staff for the work done on the budget, the updated documents and
64 transparency. He has had the opportunity to discuss it thoroughly with staff, and the budget reflects and
65 addresses the City's growth. Council Member Baertsch clarified adjustments will be made in regard to future
66 purchase of vehicles with four-wheel drive for winter safety and Police review and recommendation for addition
67 of crossing guards at new intersections and extended school zones. Council Member Willden noted although
68 the City's revenue and expenses are increasing the excess margin is remaining consistent, and the agreed the
69 budget appropriately shows City and revenue growth. Council Member thanked staff for meeting with him,
70 clarifying and answering his many questions; requested Council consideration of implementing a Veterans
71 Advisory Board and presented information. City Manager Christensen requested Council Member Porter meet
72 with staff and work on budget numbers to bring back to Council.
73

74 Work Session adjourned at 6:46 p.m.

75
76 **City Council Policy Meeting**

77
78 **Call to Order:** Mayor Jim Miller called the Policy Session to order at 6:46 p.m.
79

80 **Council Roll Call:**

81 Present Council Members Shellie Baertsch, Bud Poduska, Stephen Willden, Chris Porter, and
82 Michael McOmber.
83

84 Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Public Relations and
85 Economic Development Manager Owen Jackson, Police Sgt. Roger Williams, Fire Chief
86 Jess Campbell, Recreation Director Heston Williams, Recreation Supervisor Tyler Neeley,
87 City Engineer Gordon Miner, Public Works Director Jeremy Lapin, Planning Director
88 Kimber Gabryszak, Senior Planner Sarah Carroll, City Recorder Cindy LoPiccolo.
89

90 Invocation by Council Member McOmber.

91 Pledge of Allegiance led by Council Member Baertsch.
92

93 **Public Input:**

94
95 Mayor Miller invited public input - None.
96

97 **Presentations:**

98
99 1. **Manager's Report: Certificate of Achievement for Excellence in Financial Reporting (CAFR) Award.**
100

101 City Manager Christensen announced the City has once again received the CAFR Award for Fiscal Year ended
102 June 30, 2016. He reported the City has been awarded this honor each year since 2012. Staff looks at this as
103 having strong accounting practices in place, and explained the program awards governmental entities for going
104 beyond the minimum requirements of generally accepted accounting principles to prepare Comprehensive Annual
105 Financial Reports that evidence the spirit of transparency and full disclosure, becoming a communication device
106 that presents and shares relevant City information to the public.
107

108 **2. Utah Recreation and Parks Association (URPA) Outstanding Department Award to Saratoga Springs**
109 **for Most Outstanding Recreation Department in the State of Utah for the Class 2 Division.**
110

111 LeeAnn Powell, Executive Director, and Tyler Wilkins, President Elect, with URPA, presented the Outstanding
112 Recreation Department Award for the Class 2 Division to Recreation Manager Heston Williams and Recreation
113 Supervisor Tyler Neeley on behalf of the City of Saratoga Springs in recognition of outstanding achievement and
114 accomplishments in the field of parks, recreation, and leisure services. Mr. Wilkins commended and congratulated
115 the City of Saratoga Springs, Heston and Tyler for a great job providing quality programs and opportunity to its
116 citizens, noting the City's amazing growth in population, programs and participation, and 93% participant
117 approval rating.
118

119 Council Member Baertsch reported the City received the Tree City USA designation once again this year which
120 focus assists the Recreation Department. Council McOmber noted the City recently approved construction of its
121 first Sports Complex for baseball, softball and pickleball.
122

123 **3. Jordan River Commission Annual Membership Update.**
124

125 Laura Hanson, Executive Director, thanked the City of Saratoga Springs for participation on the Commission and
126 Council Member Willden for his service on the Jordan River Commission Governing Board. Ms. Hanson
127 reported the Commission is an interlocal volunteer cooperation of cities and counties along the Jordan River
128 corridor with 26 member governments, 6 of those added in 2016, and has joined with waste-water treatment
129 facilities and State entities of Utah Department of Natural Resources, Utah Department of Environmental Quality,
130 Jordan Valley Water Conservancy District, and the Utah Transport Authority. She presented a financial summary
131 and reported the river continues to grow and flourish thanks to concerted efforts from the Commission and its
132 volunteers, and reviewed current projects, grants, and accomplishments. She reported the Commission provides
133 several types of educational services, workshops, and training, and outreach to schools, and works to raise funds
134 for projects along the river corridor. Ms. Hanson noted one major program last year was work to eliminate
135 puncture vine, an evasive species of plant whose thorns puncture bicycle tires. In response to Council Member
136 Baerts, she reported the portion of the Perimeter Trail at Camp Williams going up to Bluffdale is under
137 construction and should be open the end of May. Ms. Hanson reported the Commission looks forward to working
138 with the City and if there are projects the City would like them to do or assist with to please contact them;
139 volunteers are available. Council and Mayor Miller thanked Ms. Hanson for the information.
140

141 **PUBLIC HEARINGS:**
142

- 143 1. **University of Utah Community Plan;** Jonathan Bates Applicant, North of Market Street.
 - 144 2. **University of Utah Village Plan;** Jonathan Bates Applicant, North of Market Street.
- 145

146 Planning Director Gabryszak presented the staff report and recommendation for the University of Utah
147 Community Plan and Village Plan applications. The applicants are requesting approval of a Community Plan
148 and Village Plan pursuant to Section 19.26 of the Land Development Code and the City Center District Area Plan
149 (DAP). The proposal allocates a maximum of 300,000 sq. ft. of non-residential development equaling ~139
150 Equivalent Residential Units (ERUs) to ~28.36 acres within the DAP. The Community Plan allocates a
151 portion of the DAP density to the ~28.36 acres, and lays out the broader guidelines for the development,
152 while the Village Plan provides the density and standards specific to the first phase of development
153 consisting of ~15.3 acres.
154

155 Applicant Jonathon Bates commented they have appreciated working with City staff and are excited
156 about offering a clinic to the City.
157

158 Mayor Taylor opened the public hearings for the Community Plan and Village Plan for comment. There being
159 no comment, closed the public hearings.
160

161 Council Member Baertsch noted concern with all road cross sections widths being 56 feet and that may be too
162 small for a very commercial area, does not allow for bike lanes, parking on streets, and that is a concern especially
163 if the City wishes to encourage biking and walking. Noted there is a lot of parking and it is probably sufficient,
164 on street parking may not be necessary, however, need to look what will be developed around the clinic. Public
165 works director Lapin recommended staff get a traffic impact study which will flush out traffic requirements, will
166 identify all the uses, bicycle, parking, surrounding land uses, and this will usually give staff the necessary
167 information for the application. Applicant Bates reported the employee forecast was provided based on phases,
168 and will be 150 to 250 employees, and the parking ratio designed for these clinics is 4.5 per thousand, showing
169 4.75 to 5 per thousand. Council Member Baertsch expressed appreciation for them working with the City to meet
170 its dark sky ordinance.
171

172 Council Member Poduska noted with the City's isolation and distance to a hospital, an emergency room and
173 heliport would be important elements to the medical facility. Applicant Bates reported the facility will be similar
174 to the Farmington facility, they may look into expanding some emergency services and would anticipate putting
175 in a helipad to transfer patients. Council Member Poduska commented the facility would be welcome to the
176 community for health and employment reasons.
177

178 Council Member McOmber inquired concerning the type of structures that will be brought in with the Community
179 Plan. Planning Director Gabryzak reported this will be similar ancillary offices, could include light industrial or
180 retail, nothing heavy, most likely office building or retail. Council Member McOmber noted light industrial would
181 make him concerned and advised every business regrets they did not do more or going bigger because of the City's
182 growth. Applicant Bates reported there is growth potential and will execute when the time is right.
183

184 Council Member Willden commented the plan looks good, glad you are here, and would approve with the
185 appropriate conditions. Council Member Porter concurred and commented he has no concerns.
186

187 Motion by Council Member Baertsch to approve the University of Utah Community Plan and Village Plan,
188 including all staff findings and conditions, and that a local impact traffic study be done, was seconded by Council
189 Member McOmber

190 Roll Call Vote: Council Members Baertsch, Poduska, McOmber, Willden, and Porter – Aye.

191 Motion carried unanimously.
192

193 Recess: 7:38 p.m. – 7:47 p.m.
194

195 **BUSINESS ITEMS:**

197 **1. Lakeside Plat 25 & 26 Preliminary Plat;** Garrett Seeley Applicant, ~ 2500-2700 S. Shorewood Drive. 198

199 Senior Planner Sarah Carroll presented the staff report and recommendation concerning Lakeside Plat 25 & 26
200 request for approval of Preliminary Plats. This project consists of 45.91 acres with 142 lots and 7.50 acres of open
201 space with a minimum lot size of 7,000 square feet, the density is 3.38 units per acre and complies with the Master
202 Development Agreement (MDA). Senior Planner Carroll reported the Applicant has requested setback variations
203 the same as were approved with Plat 27, and a fencing requirement variation that no fencing be required between
204 lots and the lakeshore trail and the golf course, noting this is supported by the HOA. The Planning Commission
205 forwarded a recommendation for approval of the proposed variations except they would like to see semi-private
206 fencing along the lakeshore trail to prevent encroachments into this area.
207

208 Council Member McOmber disclosed he is a resident of this neighborhood, more units in the neighborhood benefit
209 HOA costs and fees, however, he will still vote on the matter.
210

211 Council commented in favor of the setback variation as it is consistent with existing neighborhood, and discussed
212 fencing along Lakeshore Trail and majority concurred with condition for semi-private fencing for separation of
213 trail users and maintain consistency. Council Member McOmber commented fencing between the golf course

214 and residential property should be the option and responsibility of the property owner, and recommended Parks
215 staff be consulted in regard to evergreens planned to be located near the lake.
216

217 Applicant Garrett Seeley commented in regard to the trail they are trying to connect, a new survey has been
218 required and submitted to the Army Corp.
219

220 Motion by Council Member Poduska to approve Lakeside Plat 25 & 26 Preliminary Plat with all findings and
221 conditions, was seconded by Council Member McOmber
222 Roll Call Vote: Council Members Baertsch, Poduska, McOmber, Willden, and Porter – Aye
223 Motion carried unanimously.
224

225 **2. Contract Amendment for the North Central Utah Water Conservancy District (CUWCD) Connection,**
226 **Change Order No. 1; Resolution R17-37 (4-18-17).**
227

228 City Manager Christensen reported this amendment is for the installation of a culinary waterline connecting the
229 CUWCD system to the City’s drinking water system in the northern part of the City and recommended approval
230 of the contract amendment with Codie Construction in the amount of \$128,989.89 for a new contract price of
231 \$587,690.
232

233 Motion by Council Member McOmber to approve the contract amendment Change Order No. 1 with Codie
234 Construction; and Resolution R17-37 (4-18-17), was seconded by Council Member Porter
235 Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska, and Baertsch – Aye
236 Motion carried unanimously.
237

238 **7. Contract Amendment for Sports Complex for additional design services, Professional Consulting**
239 **Services (PEC); Resolution R17-42 (4-18-17).**
240

241 Public Works Director Lapin presented the staff report and recommendation for approval of contract fee
242 modifications to address work pertaining to the park relocation and enhances programming not considered in the
243 request for proposal. Work will address 4th North widening, drainage and design, new parking lot layout, grading
244 and drainage designs, additional PEC staff hours for meetings, master planning, redesigns and scope of work
245 changes. Moving the park improvements from the north property to the south property will force design for the
246 relocation of the water line feeding the farm pivot which was not contemplated in the original design. With the
247 contract fee modification, PEC’s total design fees of \$279,779. Director Lapin clarified in response to Council
248 Member Baertsch the percentage of increase is relative to the change to that particular contract and will still be
249 less than the next lowest bidder for the design contract.
250

251 Motion by Council Member Porter to approve the contract amendment for Sports Complex additional design
252 services with PEC; Resolution R17-42 (4-18-17), was seconded by Council Member Baertsch
253 Roll Call Vote: Council Members Willden, McOmber, Poduska, Baertsch, and Porter – Aye
254 Motion carried unanimously.
255

256 **3. Interlocal Cooperation Agreement Terminating the Agreement Creating the North Utah County**
257 **Aquifer Association and Dissolving the Association; Resolution R17-38 (4-18-17).**
258

259 City Manager Christensen presented the staff report and recommendation to approve the resolution authorizing
260 execution of an interlocal agreement dissolving the North Utah County Aquifer Association and terminating the
261 agreement creating the Association for the purpose of performing a feasibility study of the potential for
262 recharging the groundwater in northern Utah County in accordance with the Utah Groundwater Recharge
263 and Recovery Act. The feasibility study was completed in May, 2012, the District and the Cities, as the
264 members of the Association, have now unanimously determined it to be in their collective best interest
265 to terminate the Association Interlocal Cooperation Agreement and dissolve the Association.
266

267 Motion by Council Member Baertsch to approve the Interlocal Cooperation Agreement Terminating the
268 Agreement Creating the North Utah County Aquifer Association and Dissolving the Association; Resolution R17-
269 38 (4-18-17), was seconded by Council Member Poduska
270 Roll Call Vote: Council Members McOmber, Poduska, Baertsch, Willden, and Porter – Aye
271 Motion carried unanimously.

272
273 **4. Award of Contract: Sewer IFFP/IFA Update; Resolution R17-39 (3-21-17).**

274
275 City Manager Christensen presented the staff report and recommendation to approve a contract with Bowen and
276 Collins to update the City’s Sanitary Sewer Master Plan, Impact Fee Facility Plan (IFFP), and Impact Fee Analysis
277 (IFA).

278
279 Motion by Council Member McOmber to approve the contract with Bowen and Collins in the amount of \$29,606
280 for the Sanitary Sewer Master Plan, IFFP and IFA; Resolution R17-39 (4-18-17), was seconded by Council
281 Member Baertsch
282 Roll Call Vote: Council Members Baertsch, Porter, Willden, McOmber, and Poduska – Aye
283 Motion carried unanimously.

284
285 **5. Award of Contract: Inlet Park and Posey Lift Station Upgrades; Resolution R17-40 (4-18-17).**

286
287 City Manager Christensen presented the staff report and recommendation to approve an engineering contract with
288 Bowen and Collins to perform the preliminary, final design, bid period services, and construction services for the
289 proposed Inlet Park and Posey Lift Station Upgrade projects.

290
291 Motion by Council Member Willden to approve the contract with Bowen and Collins in the amount of \$69,789
292 for the Inlet Park and Posey Lift Station upgrades; Resolution R17-40 (4-18-17), was seconded by Council
293 Member Baertsch
294 Roll Call Vote: Council Members Porter, Willden, McOmber Poduska, and Baertsch – Aye
295 Motion carried unanimously.

296
297 **6. Acceptance of Annexation Petition for Further Consideration, Larry and Marilyn Allen; Resolution**
298 **R17-41 (4-18-17).**

299
300 City Manager Christensen introduced the resolution accepting the annexation petition of Larry and Marilyn Allen
301 for further consideration.

302
303 Motion by Council Member Porter to approve a temporary construction and grading license to the City of Lehi
304 for their water tank; Resolution R17-34 (3-21-17), was seconded by Council Member Poduska
305 Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska, and Baertsch – Aye
306 Motion carried unanimously.

307
308 **8. Acceptance of Annexation Petition for Further Consideration, S-5 Ranches; Resolution R17-43 (4-18-**
309 **17).**

310
311 City Manager Christensen introduced the resolution accepting the annexation petition of S-5 Ranches for further
312 consideration.

313
314 Motion by Council Member Poduska to approve the Storm Water Agreement with Welby Jacob Water Users
315 Company, Sunrise 3 LLC, and Wildflower Master Homeowners Assotiation; Resolution R17-36 (3-21-17), was
316 seconded by Council Member McOmber
317 Roll Call Vote: Council Members Willden, McOmber, Poduska, Baertsch, and Porter – Aye
318 Motion carried unanimously.

319

320 9. **Acceptance of Annexation Petition for Further Consideration, Christensen Development; Resolution**
321 **R17-44 (4-18-17).**
322

323 City Manager Christensen introduced the resolution accepting the annexation petition of Christensen
324 Development for further consideration.
325

326 **APPROVAL OF MINUTES:**

327
328 **March 21, 2017.**
329

330 Motion by Council Member Willden to approve the minutes of March 21, 2017 with submitted and posted
331 changes, was seconded by Council Member Porter

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

333 Motion carried unanimously.
334

335 **CLOSED SESSION:**

336
337 Motion by Council Member Baertsch to enter into closed session for the purchase, exchange, or lease of property,
338 discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent
339 litigation, the character, professional competence, or physical or mental health of an individual, was seconded by
340 Council Member McOmber

341 All Council Members were In Favor

342 Motion carried unanimously.
343

344 The meeting moved to closed session at 8:20 pm.
345

346 Present: Mayor Miller, Council Members Porter, Willden, McOmber, Baertsch, Poduska, and City Manager Mark
347 Christensen, City Attorney Kevin Thurman, Public Relations Economic Development Manager Owen Jackson,
348 and City Recorder Cindy LoPiccolo.
349

350 Closed Session Adjourned at 8:59 p.m.
351

352 **ADJOURNMENT:**

353
354 There being no further business, Mayor Miller adjourned the meeting at 9:03 p.m.
355
356
357
358

Jim Miller, Mayor

359
360 Attest:

361

362

363

364

365 Cindy LoPiccolo, City Recorder
366

367

Approved: