



MINUTES – City Council

Tuesday, March 27, 2018

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Work Session

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4 **Call to Order:** Mayor Jim Miller called the Work Session to order at 6:00 p.m.

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6 **Present:** Mayor Jim Miller, Council Members: Michael McOmber, Ryan Poduska, Chris Porter, and
7 Stephen Willden. Council Member Shellie Baertsch was excused.

8
9 **Staff Present:** City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen
10 Jackson, Public Relations and Economic Development Manager David Johnson, City Engineer
11 Gordon Miner, Finance Director Chelese Rawlings, Senior Planner Nora Shepard, City
12 Recorder Cindy LoPiccolo

13
14 **1. FY 2019 Draft Budget.**

15 Chelese Rawlings, Finance Director, presented the draft budget to the City Council. The Council
16 discussed setting up time one on one to discuss budget items with Staff.

17
18 **2. Mixed Residential Zone.**

19 Nora Shepard, Senior Planner, discussed the creation of this zone to the City Council. This zone came
20 into discussion in conjunction with the Northshores Annexation discussion. This is being tailored with
21 the current residential zones in the City to match what is in place. The zoning is trying to be as specific
22 as possible but also allows for neighborhood plans so that each neighborhood can be as cohesive as
23 possible. A minimum community size is 50 acres.

24
25 Council Member Porter would like to see any of the commercial property zoned that way instead of this
26 Mixed Residential zone. He believes that this zone should strictly be residential.

27
28 Senior Planner Shepard advised that the intent of allowing the commercial is to allow for flex space on
29 the first floor of high density housing. It would likely not be retail space right away but they don't want
30 to prohibit the possibility in the future.

31
32 Council Member McOmber believes that this is a much needed zone in the City. He wants to make sure
33 this is done the right way because of the problems the City had with a previous PUD zone. He is in favor
34 of making the commercial optional rather than required. He would also like to make the current
35 required 12 units to the acre lower, with the option of up to 12 for things like the D.R. Horton
36 development because of the potential Trax line.

37
38 Council Member Willden agreed that the 12 units per acre should be looked at. He would like to see an
39 optional commercial element allowed in the zone with incentives to the City if they have commercial
40 included.

41
42 Council Member Poduska is okay with allowing the commercial element as optional. Office space in the
43 City is needed so he likes the idea of it being available there.

44
45 **3. Northshores Annexation, Krisel Travis D.R. Horton Applicant.**

46 Krisel Travis with D.R. Horton presented the tentative development plan they would like to go on the
47 property wanting to be annexed.

48
49 The City Council did not have any major problems with the development plan. This should be a transit
50 corridor in the future so the high density aspect makes sense to them in this area.

51

52 **4. Agenda Review:**

53 a. **City Council Policy Session agenda items.** – No items were discussed

54 b. **Future City Council policy and work session agenda items.** – No items were discussed

55

56 **City Council Policy Meeting**

57

58 **Call to Order:** Mayor Miller called the Policy Session to order at 6:50 p.m.

59

60 **Present:** Mayor Jim Miller and Council Members Michael McOmber, Ryan Poduska, Chris Porter, and
61 Stephen Willden.

62

63 **Staff Present:** City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen
64 Jackson, Public Relations and Economic Development Manager David Johnson, City Engineer
65 Gordon Miner, Senior Planner Nora Shepard, City Recorder Cindy LoPiccolo.

66

67 **Invocation:** by Council Member Willden.

68 **Pledge of Allegiance:** led by Council Member McOmber.

69

70 **Public Input:**

71 Mayor Miller invited public input at 6:51 p.m. There were no comments so the public input was closed.

72

73 **Reports:**

74 Council Member Poduska had first meeting for the police station design. A few weeks back Sage Hills 6th grade
75 had a debate about the Island project. He enjoyed seeing who was for or against the project after they did their
76 research.

77

78 Council Member Willden advised that a bridge should be going over the canal in Harvest Hills soon.

79

80 Council Member McOmber thanked the City for the efforts put into the Spring Festival and Easter Egg Hunt.

81

82 Mayor Miller advised that they have received Planning Commission applications. They have gotten some very
83 good applications. They need to decide whether the Planning Commission should be 5 members or 7 members
84 so that they can determine if the newly appointment members will be permanent or alternate members. The
85 Council then discussed whether they should also include term limits for serving on the Planning Commission.

86

87 **BUSINESS ITEMS:**

88

89 **1. Fairway Town Homes Site Plan and Preliminary Plat, Scott Thorsen CIR Engineering Applicant, 110 East Fairway
90 Boulevard. (Continued from 3-6-18)**

91 Senior Planner Shepard reviewed the plan for this development. This was previously continued for additional
92 architectural review.

93

94 Motion made by Council Member Porter to approve the Fairway Town Homes Site Plan and Preliminary Plat,
95 Scott Thorsen CIR Engineering Applicant, 110 East Fairway Boulevard with all staff findings and conditions with
96 an additional condition that staff verify that all building heights are all within the allowable limits of the zone.

97 Seconded by Council Member Poduska. Aye: Council Member McOmber, Council Member Poduska, Council
98 Member Porter, Council Member Willden, Motion passed 4 - 0.
99

100 **2. University of Utah Medical Center Village Plan 2, Jonathan Bates University of Utah Applicant, Pioneer Crossing**
101 **and Market Street; Ordinance 18-7 (3-27-18).**

102 Senior Planner Shepard also discussed this project with the City Council. This will be about 150,000 square feet
103 of office space.

104
105 The Council agreed that they are excited to see this project in the City.

106
107 Motion made by Council Member Willden to approve the University of Utah Medical Center Village Plan 2,
108 Jonathan Bates University of Utah Applicant, Pioneer Crossing and Market Street; Ordinance 18-7 (3-27-18)
109 including all staff findings and conditions. Seconded by Council Member McOmber. Aye: Council Member
110 McOmber, Council Member Poduska, Council Member Porter, Council Member Willden, Motion passed 4 - 0.
111

112 **3. Mt. Saratoga The Ridge Plat A Preliminary Plat, Edge Homes Applicant, ~1300 W. Talus Ridge Boulevard.**

113 Sarah Carrol, Senior Planner, reviewed this preliminary plat with the Council.

114
115 The Council discussed concern with possible issues with traffic and children playing by busy roads.

116
117 Motion made by Council Member Willden to approve the Mt. Saratoga The Ridge Plat A Preliminary Plat, Edge
118 Homes Applicant, ~1300 w. Talus Ridge Boulevard with all staff findings and conditions. Seconded by Council
119 Member Porter. Aye: Council Member McOmber, Council Member Poduska, Council Member Porter, Council
120 MEember Willden, Motion passed 4 - 0.
121

122 **4. Mt. Saratoga Quailhill Plat A Preliminary Plat, Edge Homes Applicant, ~1700 West Pony Express Parkway.**

123 Senior Planner Carrol also reviewed this Preliminary Plat with the Council.

124
125 Motion made by Council Member Porter to approve the Mt. Saratoga Quailhill Plat A Preliminary Plat, Edge
126 Homes Applicant, ~1700 West Pony Express Parkway with instruction to staff to bring back a report on
127 compliance of lot size next time the development is seen. Seconded by Council Member McOmber. Aye:
128 Council Member Poduska, Council Member McOmber, Council Member Porter, Council Member Willden,
129 Motion passed 4 - 0.
130

131 Amended motion made by Council Member Porter to approve the Mt. Saratoga Quailhill Plat A Preliminary Plat,
132 Edge Homes Applicant, ~1700 West Pony Express Parkway with instruction to staff to bring back a report on
133 compliance of lot size next time the development is seen and to allow staff to approve sign size as long as it is
134 compliant with code. Amended seconded by Council Member McOmber. Aye: Council Member Poduska,
135 Council Member McOmber, Council Member Porter, Council Member Willden, Motion passed 4 - 0.
136

137 **5. Award of Bid to Geneva Rock Products in the Amount of \$53,346.25 for Dalmore Meadows Sidewalk Project,**
138 **and Cooperative Agreement with UDOT for Reimbursement to City; Resolution R18-18 (3-27-18).**

139 This has been discussed with the Council at previous meetings.

140
141 Council Member Poduska raised concerns about crossing at the continuous flow intersection.

142
143 Jeremy Lapin advised that he will talk to UDOT to make sure those concerns are addressed.

144
145 Motion made by Council Member Willden to award bid to Geneva Rock Products in the Amount of \$53,346.25
146 for Dalmore Meadows Sidewalk Project, and Cooperative Agreement with UDOT for Reimbursement to City;

147 Resolution R18-18 (3-27-18). Seconded by Council Member Poduska. Aye: Council Member McOmber, Council
148 Member Poduska, Council Member Porter, Council Member Willden, Motion passed 4 - 0.

149
150 **6. A Resolution of the City Council of the City of Saratoga Springs, Utah Expressing Its Intent to Adjust the**
151 **Municipal Boundary with Lehi City, Utah; Authorizing the Required Public Hearing; Authorizing the Required**
152 **Notice; and Providing an Effective Date: Resolution R18-19 (3-27-18).**

153 This is part of ongoing discussions that have happened in other meetings. This has been requested by the
154 landowner.

155
156 Motion made by Council Member McOmber to approve A Resolution of the City Council of the City of Saratoga
157 Springs, Utah Expressing Its Intent to Adjust the Municipal Boundary with Lehi City, Utah; Authorizing the
158 Required Public Hearing; Authorizing the Required notice; and Providing an Effective Date: Resolution R18-19
159 (3-27-18). Seconded by Council Member Poduska. Aye: Council Member Poduska, Council Member McOmber,
160 Council Member Porter, Council Member Willden, Motion passed 4 - 0.

161
162 **MINUTES:**

163
164 **1. March 6, 2018.**

165
166 Motion made by Council Member Porter to approve the minutes of January 2, 2017 and item 4 of the work
167 session agenda. Seconded by Council Member Poduska. Aye: Council Member McOmber, Council Member
168 Poduska, Council Member Porter, Council Member Willden, Motion passed 4 - 0.

169
170 **ADJOURNMENT:**

171
172 There being no further business, Mayor Miller adjourned the meeting at 7:38 p.m.

173
174 
175 Jim Miller, Mayor

176 Attest:
177 
178 _____
179 Cindy LoPiccolo, City Recorder

180 Approved: *4-17-18*

