



MINUTES – CITY COUNCIL MEETING

Tuesday, March 1, 2022

City of Saratoga Springs

City of Saratoga Springs City Offices

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

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted with some members participating electronically.

Present Mayor Jim Miller, Council Members Stephen Willden, Ryan Poduska, Michael McOmber, Christopher Carn, and Chris Porter

Staff Present City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Community Development Director Ken Young, Planning Director Dave Stroud, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Council Member McOmber

Presentation: Strategic Energy Management (SEM) Participation Award Ceremony. Matt Jensen with Cascade Energy made a presentation to the City Council. He demonstrated how the program was able to help the City save money. After the project was completed the city saved about 4.8% in energy usage.

Public Input: Jennifer Klingonsmith, Ginger Place, mentioned there are traffic problems for kids going to the school near her. They would like to see a stoplight or traffic measures by the school to create more safety. She is also worried about the patio homes that were approved and the extra congestion to the roads they will cause.

Quinn Beal, Harbor Drive, mentioned a concept plan that was presented in the past. They liked the concept presented at the time. In 2016 a study was done and the number one priority was the berm by the trail. A new developer has come on board since the concept plan was approved. The zoning has changed to increase density. An attorney for the project presented a letter that did not correctly articulate what the neighbors want in the area.

Julie King, Government Place, mentioned as a school board member she is aware of the traffic dynamics that exist near the school. She has a child that is employed at Riverview. Her daughter chooses to walk to school instead of driving because of the traffic issues. The City is only going to continue to grow so the traffic will keep continuing to increase.

Council Member Chris Porter arrived at 6:30 p.m.

A citizen wondered if geological surveys have been done on land before building.

REPORTS:

Council Member McOmber asked that the City makes sure developers are using dust mitigation processes now that the temperatures are changing and we are moving away from winter.

Council Member Carn mentioned that SSD is wondering about the trail project that is state owned. He asked what the status of the contractor is.

Public Works Director Jeremy Lapin mentioned they have lost faith in ACME. They have asked UDOT to release them from contract. It has been tough to get them to fire ACME. However they are now willing to walk away from the project if they get paid for a few things and if they will not be held responsible for any claims.

Council Member Willden advised the state is working on an affordable housing bill. The state often says the cities are holding things up but there have been record amounts of building permit increases. Saratoga Springs have about 25,000 vested units. There are also about 2,500 buildable lots right now. Saratoga Springs is not holding anything up. He also expressed his gratitude for Jefferson Moss.

Council Member McOmber asked if they could talk to UDOT about traffic flow now that Saratoga Road is closed. He thinks the light is synced wrong for the road closure. He also asked the school board member in the audience if a light that illuminates a flag could be shifted to not shine in people's eyes as they are driving.

City Manager Christensen mentioned the legislative session ends this Friday. There are some big bills that are being passed that will have a lot of impact.

CONSENT ITEMS:

- 1) Resolution Adopting Voter Participation Areas; Resolution R22-9 (3-1-22).**
- 2) City Council Meeting Minutes: February 15, 2022.**

Motion by Council Member McOmber to approve the consent items with all findings and conditions was seconded by Council Member Poduska.

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

Motion carried unanimously.

BUSINESS ITEMS:

- 1. Western Hills Cottages, General Plan Amendment: Community Commercial to Low Density Residential, Rezone: Agriculture and R1-10 to R1-9, Concept Plan and Development Agreement, Susan Palmer Ridgepoint Management Group, LLC Applicant, ~50-300 West Aspen Hills Boulevard; Ordinance 22-6 (3-1-22).**

Planning Director David Stroud presented this rezone and general plan amendment to the City Council. It is currently delegated as community commercial in the general plan. They are requesting to change to low density residential. The rezone would be from R1-10 and Agriculture to R1-9. This would allow about 3.5 lots per acre to be built. It also allows for footprint development. He also showed the trail plan for the development. The development agreement shows that the trail has to be a hard surface but the developer would like it to be a soft surface.

Heath Johnson, a developer for the project, advised they originally built Aspen Hills Boulevard. They also dedicated the trail for public use. They are not multi-family or high density. The pricing will probably start

in the mid \$600,000's. Staff recommended approval to the Planning Commission because of the master plan.

Council Member McOmber appreciates the work that was done to try and get more housing in the City. One of the reasons they went with R1-10 originally was because of the density. He appreciates they aren't asking for multi-family units but they are asking for higher density which would bring more cars and traffic to the area. He does not see how this would benefit the community in any way. He also very rarely allows for density changes after residents have already moved in. The residents around the development have done their homework and he doesn't think it's fair to change their expectations.

Council Member Porter is hesitant to lose commercial space but understands how it wouldn't be able to be developed in that way. He also mentioned that he is open to increasing density in zoning when there is a benefit to the City. He does not think this is one of those cases. He doesn't think allowing a zone of R1-9 is a benefit to the City. The Planning Commission doesn't usually give negative recommendations, but they did with this. He trusts their work and expertise concerning these items.

Council Member Willden prefers not to act on general plan land use maps until they have a concept plan. He also sees that this isn't necessarily higher density homes but it does increase road needs and traffic flow if they increase the amount of homes in the area. Allowing for more homes would be detrimental to the residents. He appreciated the residents coming in to give public input.

Council Member Poduska asked if there is a reason why the current zone doesn't work.

Director Stroud mentioned that the footprint may not fit but theoretically they could make the current zone work.

Mr. Johnson mentioned he would like to keep the option for commercial if they are not going to get approved.

Motion by Council Member McOmber to deny the Western Hills Cottages, General Plan Amendment: Community Commercial to Low Density Residential, Rezone: Agriculture and R1-10 to R1-9, Concept Plan and Development Agreement, Susan Palmer Ridgepoint Management Group, LLC Applicant, ~50-300 West Aspen Hills Boulevard; Ordinance 22-6 (3-1-22) with all staff findings and conditions was seconded by Council Member Carn.

Vote: Council Members Carn, McOmber, Poduska, Porter, and Willden - Aye
Motion carried unanimously.

2. South Marina Beach Jetty and Dredging Award of Contract, M&T Enterprises; Resolution R22-10 (3-1-22).

Public Works Director Jeremy Lapin mentioned the City was awarded a grant to complete some of this work. Prices were very high when they did the first bid opening. At this time they recommend moving forward with the jetty. They are going to recommend to award contract but immediately execute a change order to remove the dredging. The City is still working with the County on a \$5 million grant to do dredging with the north marina and the south marina dredging may be able to be completed then. They recommend to award the bid to M&T Enterprises. They have already signed the executive change order to remove the dredging.

Council Member Carn is comfortable to approve this and remove the dredging. He wants the project to be done. He would like to see what the budget amendment would be to complete the entire project.

Council Member McOmber is okay with this for now as well but he doesn't want to postpone the project any longer. He would like to see a budget amendment and see this finished.

Council Member Willden is also fine with approving as suggested. He wants to look at all the funding involved when a budget amendment is looked at and not as just one project. There is a lot of projects they are looking at funding and it needs to be looked at comprehensively.

Council Member Porter is okay with passing this as well. He agrees with Council Member Willden to look at the budget holistically.

Motion by Council Member Poduska to approve the South Marina Beach Jetty and Dredging Award of Contract, M&T Enterprises; Resolution R22-10 (3-1-22) with all findings and conditions was seconded by Council Member Willden.

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

Motion carried unanimously.

3. Code Amendments, Title 19 Chapters 19.02, 19.04, 19.05, 19.06, 19.08, 19.12, 19.16, 19.26, 19.29, City-Initiated, Ordinance 22-7 (3-1-22).

Planning Director Stroud advised the Planning Commission reviewed this last Thursday and the revised changes were given to the Council on Friday. They also asked that artificial turf be maintained visually if they decide to approve it. A comprehensive list of the changes are in the City Council Packet posted on the website.

Motion by Council Member Willden to approve the Code Amendments, Title 19 Chapters 19.02, 19.04, 19.05, 19.06, 19.08, 19.12, 19.16, 19.26, 19.29, City-Initiated, Ordinance 22-7 (3-1-22) with all findings and conditions striking the reduction in setback from 20 to 15 in 19.04.10 so it remains at 20, remove PSBL from 19.04.11 as a permitted use, include changes provided by the City Attorney, change 19.28.06 section 3 removing the city manager designee and make it the City Council, 19.28.06 remove "the right" to "shall" and include changes for 25% minimum and add trailers as being a vehicle was seconded by Council Member Porter.

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

Motion carried unanimously.

CLOSED SESSION:

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

Motion Carried Council Members Unanimously in Favor


The meeting moved to closed session at 7:43 p.m.

Present: Mayor Miller, Council Members Willden, Porter, Poduska, Carn, McOmber City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson and Deputy City Recorder Kayla Moss.

Closed Session adjourned at 8:35 p.m.

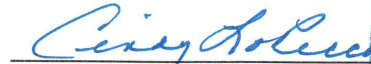
ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 8:36 p.m.



Jim Miller, Mayor

Attest:



Cindy LoPiccolo, City Recorder
Approved: *3-15-22*

