



MINUTES – CITY COUNCIL MEETING

Tuesday, March 15, 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, City Attorney Kevin Thurman, Community Development Director Ken Young, Planning Director Dave Stroud, Public Works Director Jeremy Lapin, Police Chief Andy Burton, Senior Planner Sarah Carroll, Budget Analyst Spencer Quain, Finance Director Chelese Rawlings, and Deputy City Recorder Kayla Moss

Invocation: Council Member Poduska

Pledge of Allegiance: Council Member McOmber

Presentation: Introduction of New Veterans Council Board Members Levi Andersen, Javier Cime, and Pamela Formby. The new members were introduced to the City Council.

Council Member Porter welcomed the new members.

Presentation: Introduction of the 2022 Miss Saratoga Springs Royalty; Queen Sydney Crandall, 1st Attendant Adelyn Jenson, 2nd Attendants Taylor Martin and Emmaline Sconiers. The 2022 Royalty was presented to the City Council. Miss Saratoga Springs' service project for the City this year is going to be putting little libraries around the City for those that can't access the library as easily.

Presentation: Proclamation Congratulating the Westlake High School Girls Varsity Wrestling Team for Winning the 6A State Championship. Guy Burdett presented the high school girls varsity wrestling team to the City Council. The Council presented a proclamation to them in congratulations.

Presentation: Regional Highway Grid Project, Mountainland Association of Governments MAG. This item was not discussed at this meeting.

Public Input: None

City Council Work Session

1. **Sierra Estates, Patterson Homes Applicant, 400 North and Carlton Avenue.** Patterson Homes wanted to discuss options for the development of their land. If they do not have an assisted living portion of their land it would revert to R1-10. If they need to do the assisted living route they would like to have 36 twin cottages, 17 single family homes and a 106 bed assisted living facility.

Council Member Willden agreed that the intent was to have an assisted living facility but if not they would like it to revert back to what was agreed upon in 2014.

Council Member McOmber mentioned the Council was originally okay with the extra cottages and homes because they all fed into the assisted living development. The other senior developments in the City have done really well. He is okay with the current MDA with 20 single family lots. He is okay with the new proposal for less twin homes and footprint lots. However he would prefer the current MDA. He wants to make sure that the parking is sufficient for a 106 bed facility.

Council Member Carn is opposed to the concept of only footprint lots. He is okay with the option that includes 17 footprint lots but would prefer the current MDA.

Council Member Porter is not in favor of the only footprint lot concept plan. However, he mentioned that if this is an aging development they probably have no desire or ability to take care of a yard. He thinks that including some footprint lots would be ideal because of that. Having them more interior to the property would be preferable so they aren't backing up to existing homes.

Ross Welch with Patterson Construction apologized to the Council for the plan that came to them that wasn't allowed according to the agreement. They have a development in Alpine and the cottage homes there are challenging so they have moved more beds into the big building to accommodate going to the food facility and other things more easily.

Council Member Poduska mentioned that he would prefer to keep Kawich Street that connects to Carlton Avenue when looking at both options.

Council Member Carn is in favor of the single family products up against the single family products however he wants the single family product to meet the original lot size agreed upon.

Council Member Willden looked at some numbers and is supportive in moving things around a little bit. They are decreasing the density from the original agreement. He thinks he can be flexible on this because of the decrease in density even though the lots are close together. He does think a compromise should be made to feather the density a little better with the existing quarter acre lots.

Council Member Porter mentioned that his main concern is to feather the density with the other lots.

Presentation: Budget Request Summary. City Manager Mark Christensen mentioned they provided them with budget options that came in this year. The budget will be discussed more over the next couple of months. If there are things they would like staff to address they can work through those things. The requests were sent to the Council in the packet. Tentative budget will be given to the Council in May.

2. **Code Amendments: Title 19, City-Initiated, City-Wide.** Senior Planner Carroll presented the code amendments to the Council. These are to prevent large warehouses within the City. They looked at setbacks and tried to match other zones that made sense for larger buildings.

Council Member Poduska asked to include services in the office, warehouse/flex definition so those uses aren't prohibited.

Council Member McOmber thanked staff for all of the work they put into this code. He thinks they did a great job at incorporating all of the planning commission and councils concerns. He has no notes.

Council Member Willden asked why the maximum height doesn't allow up to 50'.

Senior Planner Carroll mentioned that she has had feedback saying the 35' is more conducive with receiving docks and gymnastics places don't need as much height so they decided on that number.

Council Member Porter mentioned that he has heard standard forms are 40' and he doesn't want to make people make exceptions and special plans if that is the case.

Council Member Willden asked if the intent is to replace all of the office/warehouse zone with heavy commercial.

Council Member Porter doesn't want to just automatically allow regional commercial uses in the heavy commercial zone because it loses the focus. He does not want to allow automobile sales or repairs in the zone. He would like to hone in on uses that they want to see in this type of development. He also showed this to a developer that is interested in developing a property like this in the City and they felt like the parking requirements were vague. If they spec the buildings and don't know who the tenants are before building them they don't know how to plan for parking.

City Council Policy Meeting

REPORTS: Council Member Carn mentioned that he participated in the pageant this weekend. It was far out of his comfort zone because he is not a member of the pageant world. However, it was fun and he thought the City did a great job with it. He also mentioned residents in Mt. Saratoga are worried about speeding in their neighborhood. He asked for where they can submit those grievances.

Council Member McOmber asked if staff could talk to Edge Homes to not go down Talus Ridge Boulevard from 7:30-8 in the morning and in the afternoon during the times kids are going to school. He also thanked Edge for being partners with the City and residents. The residents didn't get everything they wanted but a good compromise was made. They are going to lower the grade and install a unified fence. They are also planting trees in those back yards that are affected.

PUBLIC HEARING:

1. Fiscal Year 2021-2022 Budget Amendments; Resolution R22-11 (3-15-22).

Spencer Quain mentioned this is the fifth budget amendment for the year.

Mayor Miller opened the public hearing at 7:15 pm. There were no comments so the public hearing was closed.

Motion by Council Member Willden to approve the Fiscal Year 2021-2022 Budget Amendments; Resolution R22-11 (3-15-22) was seconded by Council Member Porter.

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

CONSENT ITEMS:

- 1) Auditor Contract Extension; Resolution R22-12 (3-15-22).
- 2) Second Quarterly Fiscal Year 2021-2022 Budget Financial Statements.
- 3) Award of Contract for Culinary Booster #6 Design (Pony Express), Hansen, Allen & Luce; Resolution R22-13 (3-15-22).
- 4) Real Estate Purchase Agreement for North Marina Right-of-Way Access Road, Lieber; Resolution R22-14 (3-15-22).
- 5) UDOT Cooperative Agreement Addendum #2, SR-145 Pioneer Crossing Signals; Resolution R22-15 (3-15-22).
- 6) Code Amendment: Chapter 8 Utilities and Fee Schedule Amendment; Ordinance 22-9 (3-15-22), Resolution R22-16 (3-15-22).
- 7) City Council Meeting Minutes: March 1, 2022.

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

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

BUSINESS ITEMS:

1. **Canyon Hollow Summer Village Rezone Agriculture to MF-10 and Development Agreement, Jason Scarborough Applicant, 1498 North Summer Village Road; Ordinance 22-8 (3-15-22).** Planning Director Stroud presented this rezone to the City Council. Planning Commission recommended approval to the City Council.

Council Member Carn mentioned he struggles with having multiple private roads that connect to City roads. He feels it invites traffic through private roads that are funded by homeowners.

Public Works Director Jeremy Lapin mentioned it also connects to another private road. He mentioned that they have talked to this developer about providing a way for the plows to turn around.

Council Member Carn asked if it would make sense to create an agreement so the City can continue to plow without liability to the City.

Motion by Council Member Willden to approve the Canyon Hollow Summer Village Rezone Agriculture to MF-10 and Development Agreement, Jason Scarborough Applicant, 1498 North Summer Village Road; Ordinance 22-8 (3-15-22) with all staff findings and conditions was seconded by Council Member Poduska.
Vote: Council Members McOmber, Poduska, Porter, and Willden – Aye Council Member Carn – Nay
Motion carried unanimously.

2. **Wildflower Reimbursement and Settlement Agreements; Resolution R22-17 (3-15-22).**
This item was pulled from the agenda at this meeting.

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 Carn.
Motion Carried Council Members Unanimously in Favor

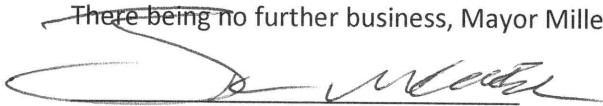
The meeting moved to closed session at 7:25 p.m.

Present: Mayor Miller, Council Members Willden, Porter, Poduska, Carn, McOmber, City Manager Mark Christensen, City Attorney Kevin Thurman, Public Works Director Jeremy Lapin and Deputy City Recorder Kayla Moss.

Closed Session adjourned at 7:52 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:52 p.m.



Jim Miller, Mayor

Attest:



Cindy LoPiccolo, City Recorder

Approved: 2-12-22

