



MINUTES – CITY COUNCIL MEETING

Tuesday, June 7, 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, Christopher Carn, Ryan Poduska and Chris Porter

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Public Works Director Jeremy Lapin, Community Development Director Ken Young, Budget Analyst Spencer Quain, Senior Planner Tippe Morlan, Senior Planner Gina Grandpre, Long Range Planner Sarah Carroll, Library Director Melissa Grygla, Fire Chief Jess Campbell and Deputy City Recorder Kayla Moss

Invocation: Council Member Poduska

Pledge of Allegiance: Council Member Willden

Presentation: Mountain Point Recognition of C Platoon; Critical Care Paramedic Promotion “Badge Pinning”:

- David McNamara – Firefighter/Paramedic
- Isaac Ostler – Firefighter/Paramedic
- Brayden Spencer – Firefighter/Paramedic

Fire Chief Jess Campbell recognized C Platoon for doing an amazing job with a patient they had.

Kent with Mountain Point Medical Center shared what the Fire Department did to help a citizen in Saratoga Springs. Mountain Point has now been in the community for seven years. He honored the Fire and EMS crew in Saratoga Springs for their hard work and dedication.

Chief Jess Campbell also recognized the firefighters that have been promoted to firefighter/paramedics.

Public Input: None

Reports: Assistant City Manager Owen Jackson gave the Council an update on the goals and items they set to watch at the Council Retreat. They are still working on large business centers with code changes and other things. A soils report was completed for the cemetery to verify that it is a viable spot for one. The hot springs has a geothermal study done. The East side of Saratoga Road is not as desirable to place it there but it is in good shape on the West side. A trail system on Redwood Road is under construction. They are working on an RFP for the new Library and City Hall. Patriot Park phase 3 hasn't had much

progress this year. The North Marina got some grant funding and they are hoping to do dredging or other work on it this year.

City Manager Mark Christensen announced that they selected Sarah Carroll as the new Planning Director. She has been with the City since 2006 and has a long tenure.

PUBLIC HEARINGS:

1. FY 2022-2023 Final Budget, Including a Compensation Schedule for Elected and Statutory Officers, and a No Property Tax Increase; Ordinance 22-22 (6-7-22).

Budgt Analyst Spencer Quain advised there have been no changes to the budget since last time.

City Manager Christensen advised Chief Burton has made some changes to the department that would be very beneficial. It results in a \$10,000 increase in his department's budget. He asked that they consider including it in the motion for the budget tonight.

Mayor Miller opened the public hearing at 6:28 pm. There were no comments so the public hearing was closed.

Motion by Council Member Carn to approve the FY 2022-2023 Final Budget, Including a Compensation Schedule for Elected and Statutory Officers, and No Property Tax Increase; Ordinance 22-22 (6-6-22) and an additional \$10,000 allocated to the police department with any staff findings and conditions was seconded by Council Member Porter.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

2. Annexation Policy Plan Amendment, City-Initiated, City-Wide; Ordinance 22-23 (6-7-22).

Community Development Director Ken Young advised this is generated by the City based on comments and discussion had with the City Council. There were only official comments made by SITLA. This will increase the plan map by 457 acres because some properties have already been annexed by neighboring cities. SITLA requested the City omit 845 acres from the annexation plan map. The City looked at it closely but one of the properties was already in the annexation plan and in the Southern area there are three properties that are partially already in the annexation plan area. He felt it was prudent to follow the property line. SITLA wanted to make sure they can continue with the proposed uses and zoning they have with the current county. The City responded to SITLA with the reasons the areas and properties were going to be included. The City does not have any current plans to annex these properties into the City, however, it is felt it's in the City's best interest to include them for any possible situations that may arise in the future.

Mayor Miller opened the public hearing at 6:38 pm. There were no comments so the public hearing was closed.

Motion by Council Member Willden to approve the Annexation Policy Plan Amendment, City-Initiated, City-Wide; Ordinance 22-23 (6-7-22) was seconded by Council Member Porter.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

3. Mountainland Association of Governments (MAG) Pre-Disaster Mitigation Plan; Resolution R22-31 (6-7-22).

Public Works Director Jeremy Lapin advised this is an update on a county-wide mitigation plan. This is required to receive public funding.

Mayor Miller opened the public hearing at 6:41 pm. There were no comments so the public hearing was closed.

Motion by Council Member Porter to approve the Mountainland Association of Governments (MAG) Pre-Disaster Mitigation Plan; Resolution R22-31 (6-7-22) was seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

CONSENT ITEMS:

1. **Fiscal Year 2021-2022 3rd Quarter Financial Update.**
2. **2022 Amended and Restated Sewer Treatment Services Contract and Collection Maintenance Agreement, Timpanogos Special Sewer District (TSSD); Resolution R22-32 (6-7-22).**
3. **Beacon Pointe Reimbursement Agreement, Offsite Water: Drinking and Secondary, Suburban Land Reserve, Inc.; Resolution R22-33 (6-7-22).**
4. **Code Amendment Title 18 Building and Construction, Chapter 18.01; Ordinance 22-24 (6-7-22).**
5. **1400 North Road Dedication Plat, Preliminary/Final.**
6. **City Council Meeting Minutes: May 17, 2022.**

Motion by Council Member Porter to approve Consent Items 2-6 with all staff findings and conditions was seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

Council Member Willden mentioned consent item 1 was informational and didn't require council action so that is why it wasn't included in the motion.

BUSINESS ITEMS:

1. Holiday Oil Site Plan and Preliminary Plat, Brent Neel Applicant, Southeast Corner of Redwood Road and Pony Express Parkway.

Senior Planner Gina Grandpre presented this preliminary plat to the City Council. The planning commission has approved the site plan conditioned upon the City Council approving the preliminary plat. It is within the wander planned community. An amendment was made in the amenity plan to be able to include a gas station and convenience store. The preliminary plat meets all of the standards required at this level. There is residential to the south and east of this development. They made sure the noise of the blower in the carwash would be facing Redwood Road instead of the residential areas. The site plan was done based on Title 19 and concerns were addressed there. Staff and the planning commission recommended approval.

Brent Neel expressed that he is excited to be in Saratoga Springs. They have great stores in Lehi and Eagle Mountain and they look forward to providing that here.

Council Member Willden mentioned he would like to make it abundantly clear to the residents around this site that they will be moving in next to this.

Council Member Carn asked if the access on Redwood Road would be right in-right out only.

Mr. Neel advised that it is in the taper lane and UDOT didn't recommend right in-right out. It will be up to driver's discretion.

City Manager Christensen advised that even if it meets the standards it doesn't mean it's a good idea. He expressed concerns about what UDOT is recommending currently.

Motion by Council Member Willden to approve the Holiday Oil Site Plan and Preliminary Plat, Brent Neel Applicant, Southeast Corner of Redwood Road and Pony Express Parkway with all staff findings and conditions adding condition that a future site of holiday oil sign is put up as soon as possible was seconded by Council Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

2. Rivers Edge East and West Preliminary Plat, Thompson Early Company Applicant, 400 East Crossroads Boulevard. (Cont. from 5-3-22)

Community Development Director Ken Young advised this was continued from a meeting in May. This is for two plats in the RC Zone. Residential can be permitted in this zone above retail and that is their proposed plan. Concept plans were shown to the Council. Some of the commercial proposed is a boutique ground-level hotel. Staff recommends approval after their review was done.

Justin, one of the applicants, advised the rendering has slightly changed. The pool has moved in line with the buildings so that less ground close to the river is disturbed.

Council Member Willden appreciated the effort the applicant took to discuss this with the Council. It eased a lot of the worries he had for this development. He think it will be a good development.

Council Member Porter thanked them for being willing to do something different. He hopes this becomes an example they can take when others come to develop along the lake or river.

Motion by Council Member Porter to approve the Rivers Edge East and West Preliminary Plat, Thompson Early Company Applicant, 400 East Crossroads Boulevard with all staff findings and conditions was seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

3. Starhaven Internal Accessory Dwelling Units (IADU) Map Amendment, Troy Perry Applicant, 423 West Stargaze Circle.

Director Young advised they recently updated an IADU map. With that approval they approved the Fox Hollow area in IADU's. Since the approval they received a petition for a six lot small neighborhood. Four of the six neighbors signed the petition. 66% of home owners have to agree to include IADU's and that has been done here. Staff feels that the \$3,500 fee for code changes is too high for this type of change. They are going to calculate an average time of approval for these types and bring back an amendment to the Council.

Council Member Willden suggested that they should notice the neighborhood that would be impacted. It doesn't have to be everyone else within 300 feet but at least anyone that would be affected by the change.

The Council consensus was to notice the neighborhood and also the adjacent properties that could be affected.

4. Transportation Master Plan Update; Ordinance 22-20 (6-7-22). (Cont. from 5-17-22)

Director Lapin advised the updates were completed from the last meeting.

Motion by Council Member Willden to approve the Transportation Master Plan Update; Ordinance 22-20 (6-7-22) with all staff findings and conditions was seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

5. Water Credit Purchase and Sale Agreement (Central Water Project), Property Reserve, Inc. and The Church of Jesus Christ of Latter-Day Saints; Resolution R22-34 (6-7-22).

City Manager Christensen addressed business item 5 and 6 at the same time. They have a 10,000 acre feedback and it's a three party contract. SLR is the funding mechanism for this contract. They have excess credit available to the City. We can collect 650 acre feet right now and the whole agreement would be 2,500 acre feet paid over several years after the initial 650 feet. City staff would like to negotiate with the PRI staff and he would like council to delegate staff to be able to do that.

Motion by Council Member Carn to approve the Water Credit Purchase and Sale Agreement (Central Water Project), Property Reserve, Inc. and The Church of Jesus Christ of Latter-Day Saints; Resolution R22-34 (6-7-22) and to approve the CWP Water Supply Capital Component Pre-Payment Agreement, Central Utah Water Conservancy District (CUWCD); Resolution R22-35 (6-7-22) with all staff findings and conditions striking the non-substantial changes and to delegate City Manager Christensen to negotiate things discussed in the meeting was seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

6. CWP Water Supply Capital Component Pre-Payment Agreement, Central Utah Water Conservancy District (CUWCD); Resolution R22-35 (6-7-22).

Motion by Council Member Carn to approve the Water Credit Purchase and Sale Agreement (Central Water Project), Property Reserve, Inc. and The Church of Jesus Christ of Latter-Day Saints; Resolution R22-34 (6-7-22) and to approve the CWP Water Supply Capital Component Pre-Payment Agreement, Central Utah Water Conservancy District (CUWCD); Resolution R22-35 (6-7-22) with all staff findings and conditions striking the non-substantial changes and to delegate City Manager Christensen to negotiate things discussed in the meeting was seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

CLOSED SESSION:

Motion by Council Member Carn 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 Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Yes</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Absent</u>

Motion carried 4-0.

The meeting moved to closed session at 7:37 p.m.

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

Closed Session adjourned at 7:59 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:59 p.m.

Jim Miller, Mayor

Attest:

Cindy LoPiccolo, City Recorder

Approved:

The meeting moved to closed session at 7:37 p.m.

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

Closed Session adjourned at 7:59 p.m.


ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:59 p.m.



Jim Miller, Mayor

Attest:



Cindy LoPiccolo, City Recorder
Approved: *6-21-22*

