



MINUTES – CITY COUNCIL MEETING

Tuesday, July 6, 2021

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 6:04 p.m.

Roll Call:

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

Present Mayor Jim Miller, Council Members Stephen Willden, Michael McOmber, and Christopher Carn.

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Police Chief Andrew Burton, Senior Planner Sarah Carroll, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss.

Invocation: Council Member McOmber

Pledge of Allegiance: Officer Beglarian

Presentation: Police Ceremonial Swearing In/Commissioning of Officers Allie Downs, Dean Sekona, and Talio Roberts; Promotion of Officers Zach Beglarian and Derek Dalton to Sergeant, and Promotion of Officers Jesse Davis and Ryan Snarr to Corporal.

Public Input: None

REPORTS:

Council Member McOmber thanked the City for the Fourth of July festivities that were held. He also thanked Bell helmets for the donation they made.

Hot Springs Study: City Manager Christensen advised that the City has been trying to understand the full concept of a hot springs project in the City. Hansen, Allen, and Luce, who are doing the study, suggested draining a linear pond to be able to see where the hot springs are coming in at. Then testing can be done on the quality of water and where the source is coming from.

The Council Members present were in favor with moving forward on the study for the hot springs.

Mayor Miller advised that the State of Utah is trying to move to a digital driver's license. They would like Saratoga Springs to be one of the test pilot cities to utilize the technology.

CONSENT ITEMS:

- 1) Fire/EMS Emergency Medical Services and Building Permit Fee Schedule Amendments; Resolution R21-46 (7-6-21).**
- 2) The Hub at Saratoga Phase 1 Reimbursement Agreement; Resolution R21-47 (7-6-21).**
- 3) City Council Meeting Minutes: June 15, 2021, June 23, 2021.**

Motion by Council Member McOmber to approve items 1 through 3 of the consent items as specified in the staff report with any staff findings and conditions was seconded by Council Member Carn.

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

Motion carried unanimously.

BUSINESS ITEMS:

1. Wildflower Community Plan Major Amendment, Nate Shipp DAI Utah Applicant, Mountain View Corridor and Harvest Hills Boulevard; Ordinance 21-21 (7-6-21).

Senior Planner Carroll presented the amendment to the City Council. This does not change the number of units. It establishes set backs on townhomes and apartments and condos. It clarifies that stacked units are allowed as well.

Motion by Council Member Willden to approve the Wildflower Community Plan Major Amendment, Nate Shipp DAI Utah Applicant, Mountain View Corridor and Harvest Hills Boulevard; Ordinance 21-21 (7-6-21) with all staff findings and conditions was seconded by Council Member Carn.

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

Motion carried unanimously.

2. Mt. Saratoga Community Plan Major Amendment (4th Amendment), Jaran Nicholls Edge Homes Applicant, ~1200-1900 West between Pony Express Parkway and SR73; Ordinance 21-22 (7-6-21).

Senior Planner Carroll presented the amendment to the City Council. The unit count stays the same on this amendment. They are reorganizing their phasing and moving some of the density around. They have reduced their multi-family by 22 units and made them into single family homes.

Motion by Council Member Carn to approve the Mt. Saratoga Community Plan Major Amendment (4th Amendment), Jaran Nicholls Edge Homes Applicant, ~1200-1900 West between Pony Express Parkway and SR73; Ordinance 21-22 (7-6-21), Mt. Saratoga Village Plan 3 (VP3) – Highridge at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1500-1700 West and ~1000-1400 North; Ordinance 21-23 (7-6-21), Mt. Saratoga Village Plan 5 (VP5) – Ridgehorne at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1400-1700 West and ~900-1100 North; Ordinance 21-24 (7-6-21) with all staff findings and conditions was seconded by Council Member McOmber.

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

Motion carried unanimously.

3. Mt. Saratoga Village Plan 3 (VP3) – Highridge at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1500-1700 West and ~1000-1400 North; Ordinance 21-23 (7-6-21).

Senior Planner Carroll presented Village Plan 3 to the City Council. The multifamily will have townhomes and condominiums. There will also be duplexes and triplexes and rear loaded and front loaded models. They are also adding five pickle ball courts.

Motion by Council Member Carn to approve the Mt. Saratoga Community Plan Major Amendment (4th Amendment), Jaran Nicholls Edge Homes Applicant, ~1200-1900 West between Pony Express Parkway and SR73; Ordinance 21-22 (7-6-21), Mt. Saratoga Village Plan 3 (VP3) – Highridge at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1500-1700 West and ~1000-1400 North; Ordinance 21-23 (7-6-21), Mt. Saratoga Village Plan 5 (VP5) – Ridgehorne at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1400-1700 West and ~900-1100 North; Ordinance 21-24 (7-6-21) with all staff findings and conditions was seconded by Council Member McOmber.

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

Motion carried unanimously.

4. Mt. Saratoga Village Plan 5 (VP5) – Ridgehorne at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1400-1700 West and ~900-1100 North; Ordinance 21-24 (7-6-21).

Senior Planner Carroll presented Village Plan 5 to the Council. There will be single family homes and flex space in this phase. They wanted to reduce the garage setback to 18 feet but staff did not approve that. They agreed to keep it at 20 feet. They also added private drive standards for rear loaded garages. Staff recommends approval of this subject to the approval of the community plan.

Edge Homes presented the different types or product and amenities they plan to have in the area.

Council Member Willden appreciated that the developer reduced the density and made more of the product single family homes.

Motion by Council Member Carn to approve the Mt. Saratoga Community Plan Major Amendment (4th Amendment), Jaran Nicholls Edge Homes Applicant, ~1200-1900 West between Pony Express Parkway and SR73; Ordinance 21-22 (7-6-21), Mt. Saratoga Village Plan 3 (VP3) – Highridge at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1500-1700 West and ~1000-1400 North; Ordinance 21-23 (7-6-21), Mt. Saratoga Village Plan 5 (VP5) – Ridgehorne at Mt. Saratoga, Jaran Nicholls Edge Homes Applicant, ~1400-1700 West and ~900-1100 North; Ordinance 21-24 (7-6-21) with all staff findings and conditions was seconded by Council Member McOmber.

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

Motion carried unanimously.

5. Alpine Acres General Plan Land Use Map Amendment and Rezone from Institutional/Civic and Medium Density Residential to Low Density Residential, and Rezone from Land Use Agriculture to R1-10 and Development Agreement, Randy Smith Applicant, 800 West Marie Way; Ordinance 21-25 (7-6-21).

Council Member Carn asked that this be brought back at another meeting when they have time to review everything in the agreement.

Senior Planner Carroll reviewed the development agreement and rezone to the City Council. They would like to pay a fee in lieu of open space instead of constructing a park for the area. They are located near a lot of open space. There are four schools and a couple parks near the area. They are also asking the City to be in charge of maintaining the trail so they don't have to have an HOA for the area.

The Council advised the applicant that they don't maintain sections of trail like that. There are many other developments in the City that have HOA's because of trail maintenance.


Motion by Council Member Carn to continue the Alpine Acres General Plan Use Map Amendment and Rezone from Institutional/Civic Medium Density Residential to Low Density Residential, and Rezone from Land Use Agriculture to R1-10 and Development Agreement, Randy Smith Applicant, 800 West Marie Way; Ordinance 21-25 (7-6-21) to another meeting at a future date as set by City Staff was seconded by Council Member McOmber.

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

Motion carried unanimously.


ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:34 p.m.



Jim Miller, Mayor

Attest:



Cindy LoPiccolo, City Recorder
Approved: 7-20-21

