



## MINUTES – CITY COUNCIL MEETING

**Tuesday, November 1, 2022**

City of Saratoga Springs

City of Saratoga Springs City Offices

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

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### City Council Policy Meeting

**Call to Order:** Mayor Jim Miller called the meeting to order at 6:01 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 Chris Porter, Michael McOmber, Christopher Carn, Stephen Willden, and Ryan Poduska

**Staff Present** City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, Police Chief Andrew Burton, Community Development Director Ken Young, Finance Director Chelese Rawlings, Public Relations Coordinator AnnElise Harrison, and Deputy City Recorder Kayla Moss

**Invocation:** Council Member Willden

**Pledge of Allegiance:** Council Member Poduska

**Reports:** Council Member McOmber advised they had about 52 people come to breakfast with planners. There was a lot of good feedback and involvement.

**Presentation: 2022 Street Lighting Update, LED Color Temperature.** Public Works Director Jeremy Lapin advised the Council that the City switched to LED's in 2014. That was based on a cost analysis that was done. The payback period was about 5-6 years, and up to 8 years depending on wattage. It was a \$50,000 a year savings once they were converted. The color is different than what they used to be. They are a blue white versus the yellow that they were for years previous. He shared how many lights still need to be switched to LED in the coming years as the old bulbs burn out. There are different shades of light. The current light is 4,000K. There is now a 3,000K LED light bulb that is available that is more cost effective than the bulbs at that wattage used to be.

Council Member McOmber would like to switch to the 3,000K bulbs because the lights now are too bright and flood into homes. He has also gotten complaints that the bright light is too intrusive.

The Council agreed to start phasing to the lower wattage lights as the current bulbs burn out.

**Public Input:** Lela Mashado 1166 E Commodore Lane thanked the Council for considering the dark sky. She asked what the process is to submit noise complaints for construction. They are putting concrete in near her home and cement trucks were making a lot of noise at 3 in the morning.

City Manager Mark Christensen advised the Council received a letter from Lehi earlier this evening and it is in their inboxes.

**CONSENT ITEMS:**

1. **Public Works Site Masterplan Award of Contract, CRSA; Resolution R22-65 (11-1-22).**
2. **Foothill Boulevard Extension Project Contract Amendments, Change Orders #4-16, Red Pine Construction; Resolution R22-66 (11-1-22).**
3. **Pony Express Extension Interlocal Agreement First Amendment, Utah County; Resolution R22-67 (11-1-22).**
4. **City Council Meeting Minutes: October 18, 2022.**

Motion by Council Member Willden to approve Consent Items seconded by Council Member Poduska.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

**BUSINESS ITEMS:**

**1. First Quarter FY 2023 Budget Financial Statements.**

Finance Director Chelese Rawlings presented the financial statements to the City Council. She mentioned the development revenues are down for the year but sales and franchise tax is up significantly.

**2. Saratoga Springs Commercial Plat F Preliminary Plat, Utah Valley Turf Farms, LLC Applicant, Southeast of Lake Drive and Exchange Drive.**

Planning Director Sarah Carroll advised there are several lots on this plat including the one for The Home Depot. Site plans have only been submitted for The Home Depot, none of the other sites have been submitted yet.

Council Member McOmber mentioned there was a long term plan to have a belt loop around this area but with this site plan the City is losing the loop. He asked if they might consider moving some roads to have it come down and behind The Home Depot so it doesn't disrupt the flow of traffic.

Council Member Porter pointed out that Commerce Way is not going to have a light because there is one on Medical Drive. He thinks it needs to be right in right out until there is a light there.

City Manager Christensen advised they have discussed this with UDOT. They are working on what the phasing may be for a light there. UDOT put a condition on this intersection to not put a signal on this spot until Mountain View Corridor is completed.

Council Member McOmber wants to make sure we plan for a light in the intersection for the future. It could be blocked until a light is in place, or something else, but it needs to be planned for.

Council Member Carn mentioned there are some concepts on the plan and he wondered if there is more information for them. He is concerned about a car wash that is mentioned on the plan. He would also like to see Lake Drive continue on to the south where the DI is located.

Motion by Council Member Carn to approve the Saratoga Springs Commercial Plat F Preliminary Plat, Utah Valley Turf Farms, LLC Applicant, Southeast of Lake Drive and Exchange Drive including any staff findings and conditions including that it complies with the interconnectivity code and was seconded by Council Member Willden.

Council Member McOmber advised he will vote no because they will not see this plat again before it is approved.

Daniel Schmidt with WPI advised there was discussion with staff regarding the road. They intended to have circulation go through and to have most traffic go in front of the stores because that is what the businesses want. There is access to the back of the building as well. It is mainly for deliveries but you can drive back there. He advised they would be happy to talk to SLR to stub to the property line.

Council Member Carn moved to withdraw his motion and was seconded by Council Member Willden.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

Motion by Council Member Carn to table the Saratoga Springs Commercial Plat F Preliminary Plat, Utah Valley Turf Farms, LLC Applicant, Southeast of Lake Drive and Exchange Drive to the next council meeting so the applicant can discuss connectivity with the neighboring land owner Council Member Willden.

Vote:

Council Member Chris Carn No

Council Member Chris Porter No

Council Member Ryan Poduska No

Council Member Stephen Willden No

Council Member Michael McOmber No

Motion denied 5-0.

Motion by Council Member Willden to approve the Saratoga Springs Commercial Plat F Preliminary Plat, Utah Valley Turf Farms, LLC Applicant, Southeast of Lake Drive and Exchange Drive with condition that the south of the property is stubbed to the property line Council Member Porter.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Yes

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

**3. Northern Frontier Business Park Master Development Agreement Amendment No. 1, Ashley Hadfield Applicant, East Redwood Road and Harvest Drive; Ordinance 22-43 (11-1-22).**

Planning Director Carroll presented this development agreement amendment to the City Council. The applicant is requesting to be allowed to have outdoor storage on the east end of the property. They are asking for a 20 foot height limit for outdoor storage and they would have a screen up to 60% of the height limit.

John Farr presented for the property owners. Originally there were three different zones on this property. The location of this property changed the zoning to have it become office/warehouse. There was a conditional use for outdoor storage. Vinyl Industries was under the impression that they had a conditional use to allow outdoor storage. He mentioned that the outdoor storage will only be on the east end of the parcel so you should not be able to see the storage because of the grading. The screening plan was brought to the planning commission and staff. The 60% screening was maintained after discussions so it would be a 12' fence. He mentioned that it is currently allowed at Tractor Supply.

Director Carroll advised they are correct that it won't be very visible from Redwood Road however there is a significant grade change to the east and it will be very visible from that angle. The ratio for the screening is also not what staff recommended, it is the applicants request.

Council Member McOmer mentioned they requested outdoor storage for cars, but not a 20' storage. Also Tractor Supply is not allowed outdoor storage so that needs to be addressed with them. He appreciates that the City Manager of Lehi was okay with this. However, he thinks the residents in the single family homes should be asked how they feel about it. The amount of outdoor storage has also grown significantly since they last requested. He is very against allowing this.

Council Member Porter asked if they got the approval in 2020 if this is now a grandfathered use or if this amendment needs to happen.

City Attorney Kevin Thurman advised there is no official vested right that exists for this property.

Council Member Porter asked if the 20' is a deal breaker for the height of storage.

The applicant advised they could make 15' work. It is bundles of packaged material that they would store. They would like to stack about 4 pallets high.

Mayor Miller mentioned that if they allow for 15' he would like the fence height to match the stacking height.

Council Member Willden is not opposed to outdoor storage theoretically. He would, however, like to look at this holistically instead of just approving this for one property.

The applicant mentioned they wouldn't need to have 15' of storage for every site they have so that fencing wouldn't be necessary for the whole property.

Council Member Willden mentioned this has shifted quite significantly from when it was discussed before. Looking at pictures of what the yard looks like in other cities it makes him more hesitant. He doesn't think it is what residents would want to see there. They are expanding from one property to the whole eastern section. He would be more comfortable to allow for outdoor storage on one of the lots rather than the whole eastern portion.

Motion by Council Member McOmer to approve the Northern Frontier Business Park Master Development Agreement Amendment No. 1, Ashley Hadfield Applicant, East Redwood Road and Harvest Drive; Ordinance 22-43 (11-1-22) with all staff findings and conditions with additional condition that only lot 8 have outdoor storage with 1:1 ratio to stacking and screening made of solid material with a maximum height of 15 feet and was seconded by Council Member Carn.

Council Member Willden would be open to future discussion for outdoor storage on sites with more information presented.

Vote:

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

Motion carried 5-0.

**4. Code Amendment: Title 19 – Gateway Overlay 19.04.02, 19.04.11, 19.04.14, 19.09.12, 19.13.04, 19.16.10, and 19.18.18, City-Initiated, Various Community Entry Areas; Ordinance 22-44 (11-1-22).**

Community Development Director Ken Young presented the code amendments to the City Council. They had a proposed concept plan and development come in a few months ago that was along the river. During that discussion it was brought up that the City should have a gateway area that should have certain requirements. This puts code into place before the next step that would then put application of this zone to properties. Planning Commission reviewed this and prohibited uses were added by them. He showed a map to the Council where potential properties are that would be included on the gateway overlay. These maps are included in the City Council packet posted on the website.

Council Member Porter isn't as concerned about the look from 2100 South because it is planned to be a freeway eventually so people won't notice it as much if they are driving that fast through there.

Council Member McOmber would like to move the focus to the border and the bridge, wherever that may be. He appreciates seeing the notes from the Commissioners. He really wants to distinguish Saratoga Springs from other cities by this transition. He also thinks that height may not be a bad thing for the entrance of a City.

Council Member Porter mentioned that he likes the idea of having ideas presented to developers but doesn't want to mandate what they have to build.

Motion by Council Member McOmber to approve the Code Amendment: Title 19 – Gateway Overlay 19.04.02, 19.04.11, 19.04.14, 19.09.12, 19.13.04, 19.16.10, and 19.18.18, City-Initiated, Various Community Entry Areas; Ordinance 22-44 (11-1-22) with various community entrance areas to be defined more specifically in the future and to remove the height restrictions and was seconded by Council Member Poduska.

Vote:

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

Motion carried 5-0.

**ADJOURNMENT:**

There being no further business, Mayor Miller adjourned the meeting at 7:51 p.m.

  
Jim Miller, Mayor

Attest:

  
Cindy LoPiccolo, City Recorder

Approved: 11-15-22

