



MINUTES – CITY COUNCIL MEETING

Tuesday, March 12, 2024

City of Saratoga Springs

City of Saratoga Springs City Offices

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

Call to Order: Mayor Jim Miller called the meeting to order at 6:04 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Christopher Carn (electronically), Audrey Barton (electronically), Michael McOmber (electronically), Lance Wadman, and Stephen Willden.

Excused

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Public Information Officer AnnElise Harrison, City Recorder Nicolette Fike, Public Works Director Jeremy Lapin, Deputy Fire Chief Kenny Johnson, Finance Director Chelese Rawlings, Senior Planner Tippe Morlan, Planner II David Jellen, Planner I Kendal Black, Senior Planner Kent Page, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Council Member Wadman

Public Input: None

REPORTS: Council Member Willden advised there is a school district

CONSENT ITEMS:

1. Drinking Water Well #7 Construction Services Change Order #1 Resolution R24-10 (3-12-24).
2. Harbor Parkway Zone 2 Pond 20 Design and Construction Services Change Order #2. Resolution R24-11 (3-12-24).
3. Grandview to Ring Rd. Sewer Design and Construction Change Order #2. Resolution R24-12 (3-12-24).
4. Booster 8 at MVC/Pony Express Pkwy Design Change Order #1 Resolution R24-13 (3-12-24).
5. Task Order for Engineering Services to update IFFP and IFA for Drinking Water and Pressurized Irrigation with Hansen, Allen & Luce. Resolution R24-14 (3-12-24).
6. Approval of Minutes: February 20, 2024.

Motion by Council Member Willden to approve the Consent Items with any staff findings and conditions seconded by Council Member McOmber.

Vote:

Council Member Chris Carn Yes

Council Member Lance Wadman Yes

Council Member Audrey Barton Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

BUSINESS ITEMS:

1. Internal Accessory Dwelling Unit Map Amendment for Jacob’s Ranch Plat S-1 including Dunn Drive, Stetson Avenue, and Roan Avenue. Title 19.20 – IADU Ordinance 24-06 (3-12-24).

Planner I Sam Stout presented this map amendment to the City Council. 21 lots would be included in this amendment. Four lots are currently finished and would like to register as IADU’s at this time if this is approved.

Council Member Willden wants staff to look at the requirement for this. He would like to look at larger neighborhoods as a whole so that this doesn’t become impossible to enforce in the future.

Council Member McOmber agrees that we need to make sure we look at parking and traffic impacts as they come in as a smaller group of lots rather than the neighborhood at large.

Council Member Willden mentioned that as far as this application he is okay with moving forward with it because they have met all the conditions. He would just like to see the code updated for the future.

Motion by Council Member Wadman to approve the Internal Accessory Dwelling Unit Map Amendment for Jacob’s Ranch Plat S-1 including Dunn Drive, Stetson Avenue, and Roan Avenue. Title 19.20 – IADU Ordinance 24-06 (3-12-24) with findings and conditions in the staff report seconded by Council Member Carn.

Vote:

Council Member Chris Carn Yes

Council Member Lance Wadman Yes

Council Member Audrey Barton Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

2. Sierra Estates Master Development Agreement addendum, located approximately 240 W 400 N Ross Welch as applicant Ordinance 24-07 (3-12-24).

Planner Austin Roy advised that the current agreement is set to expire at the end of this month. They are seeking to extend the agreement from ten years to twelve years so they would like two more years to finish the project.

Council Member McOmber is concerned that the development would have vested zoning and lot sizes that were approved 10 years ago. He would like to see this updated to meet current needs and demands. However, if City staff reviewed what the needs are now, and this meets those needs, he is okay with the extension.

Motion by Council Member Wadman to approve the Sierra Estates Master Development Agreement addendum, located approximately 240 W 400 N Ross Welch as applicant Ordinance 24-07 (3-12-24) with all staff findings and conditions seconded by Council Member Willden.

Vote:

Council Member Chris Carn Yes

Council Member Lance Wadman Yes

Council Member Audrey Barton Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 5-0.

3. **Wildflower Community Plan – Major Amendment #4, and Wildflower Village Plan 5, Located approximately at Marigold Drive and Chianti Street. Elizabeth Cole as applicant Ordinance 24-08 (3-12-24).** Senior Planner Tippe Morlan presented the Wildflower Community Plan Major Amendment. They would like to update their grading criteria and phasing plan. They are also requesting some changes to code for their commercial zone.

Council Member Carn appreciated the work they put into getting where they are today. He wondered if they are approving the buildings as they are shown right now.

Senior Planner Morlan advised that this is a concept they are proposing and if any major changes are made to the layout it would be brought back to the Council.

Council Member Carn is wondering why the grading requirement is changing so much.

The applicant advised they need to fill in the lots quite significantly so they can access the road. They will also be adding quite a bit of fill over the canal.

Council Member Willden is concerned that he still sees references to 1.3 million square feet of office warehouse in the proposal shown. They have also removed all of the rest of the product types in Village Plan 6 and he's not sure what to expect from that Village Plan. He also mentioned concerns with the amount of truck traffic that will be created so close to a residential area. He is also concerned about how tall the buildings are being proposed to be. He doesn't think that is fair to the people that are already living here. He doesn't want this to be the center piece of the City. He is not comfortable with approving this at this time because there is no vision for the other part of the property and no guarantee that that all of the zone types will be included.

Council Member McOmber thanked Council Member Willden for his comments. He has similar concerns. He thinks the Council has made an effort to communicate what they would like to see on this property and he feels like the developer is not listening to all of the concerns. He thinks that what is being proposed is not within the vision he has for the City.

Council Member Barton agrees that this is not the right fit for this part of the City.

The applicant advised that the elevation of the road does drop down about 10 feet so it would be at least 10 feet lower than what they are seeing further north.

Motion made by Councilmember Willden to deny the proposed amendments to the Community Plan and Village Plan as presented; with the findings that the Community Plan requires Neighborhood Commercial, Community Commercial, Regional Commercial, Business Park, and Office Warehouse; and only at this point is Office Warehouse being proposed; and we have insufficient evidence of the other property types within the Community Plan; and the applicant has not demonstrated, because of this compliance with the Community Plan for the lack of these things, and approval of the Community Plan and Village Plan is a legislative decision and approval of this would not promote the general welfare of the City. Seconded by Councilmember McOmber.

Question on the motion by Councilmember Carn: If this was approved would they be approving 1.3 million sq. ft. of Office Warehouse?

City Manager Mark Christensen advised that was referencing to when it was proposed as the whole site. It is closer to around 600,000 sq. ft according to the concept shown.

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City Attorney Kevin Thurman advised that in reviewing the Community Plan, page 5-29, he proposed adding to the motion that the Community Plan on page 5-29 allows the Council to determine location restrictions during the village plan review.

Councilmember Willden amended the motion to include the finding that the Community Plan on page 5-29 allows the Council to determine location restrictions during the Village Plan review. Seconded by Councilmember McOmber.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

*****NOTE: The motion to deny was subsequently reconsidered at the April 9th, 2024 City Council meeting and a motion to table the item was approved at that time. *****

CLOSED SESSION: - No closed session was held.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:14 p.m.



Jim Miller, Mayor

Attest:



City Recorder

Approved:

