



MINUTES – City Council Meeting

Tuesday, March 19, 2024

City of Saratoga Springs City Offices

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

CITY COUNCIL POLICY MEETING

CALL TO ORDER:

6:01 p.m. by Mayor Jim Miller

1. **Roll Call** – A quorum was present

Present:

Mayor Jim Miller, Council: Audrey Barton, Chris Carn, Michael McOmber, Lance Wadman, Stephen Willden. Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Community Development Director Ken Young, Planning Director Sarah Carroll, Senior Planner Austin Roy, Senior/Long Range Planner Tippe Morlan, Public Relations Specialist AnnElise Harrison, City Recorder Nicolette Fike; Deputy Recorder Wendy Wells.

Others: Krista Malone, Julie King, Lisa Dunn, Ashton Jessop, Deb Lien, Kim Wiseman

2. **Invocation/Reverence** – given by Council Member Carn
3. **Pledge of Allegiance** – led by Council Member Wadman
4. **Public Input** –

Krista Malone of Saratoga Springs expressed support of the Bar-to-Bar distance Amendment. She feels the Amendment will increase safety because she currently has to take an Uber to go to a bar, which is difficult and cost prohibitive. She is excited for the new bars that will be coming to Saratoga Springs.

Public input closed at 6:02 by Mayor Jim Miller

5. **Presentation:** Alpine School District Split Status, ASD Board Member Julie King.
Julie King presented several options for the school district split, and the funding/taxing of each option.

Council discussed the various financial impacts of the options presented, such as: surplus funds, bond ratings, annual payments for future bonds, and the possibility of taxing IADUs.

There was also discussion about the following items: Future population growth; Increasing School Board member representation; Issues of growth vs. declining population that ASD is currently facing; Possible boundary lines for a future school district split; And a possible location for a future transportation service facility.

Council expressed appreciation to Julie for her presentation, her perspective and how student-focused her approach has been.

REPORTS:

1. **Mayor:** None
2. **City Council:** None
3. **Administration:** None

CONSENT ITEMS:

1. **Design Task Order for Jacobs Ranch Well Electrical Upgrade.** HAL Engineering. Resolution R24-15 (3-19-24).
2. **Design and Bidding documents Task order for ARPA Grant Projects.** HAL Eng. Resolution R24-16 (3-19-24).
3. **Approval of Construction Manager Contract for South Fire Station.** Resolution R24-17 (3-19-24).
4. **Authorization for Betterment – Truss Bridge over Mountain View Corridor.**

5. TSSD Reuse Authorization Contract. Resolution R24-20 (3-19-24). *Item moved to the end of the meeting.

Motion made by Council Member McOmber to approve the Consent Calendar with any staff findings and conditions. Seconded by Council Member Carn.

City Attorney Kevin Thurman advised that Item 5 be removed from the Consent Calendar and moved to later in the meeting, as last-minute changes had just been received.

Amended Motion by Council Member McOmber to remove Item 5 from the consent calendar to be discussed later in the meeting. Seconded by Council Member Carn.

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Councilmember Carn</u>	<u>Yes</u>
<u>Councilmember McOmber</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Willden</u>	<u>Yes</u>

No: None.

Absent: None.

Motion carried 5-0.

PUBLIC HEARING:

1. **Street Name Change from 145 South to Pony Express Parkway. Ordinance 24-09 (3-19-24). City Initiated.**

City Manager Mark Christensen presented the item. This is an ordinance changing the name of 145 North to Pony Express Parkway in the City of Saratoga Springs, Utah.

Mayor Jim Miller opened the public hearing at 6:45 p.m.

Ashton Jessop of Lehi inquired about the implications of the name change. He said that he has a county address and lives near the road, and wondered if the road would eventually be widened. He asked what the timeline infrastructure changes look like.

Lisa Dunn of Saratoga Springs said she lives on the border of Lehi and Saratoga Springs and her children attend Lehi schools. She shared concerns about the possibility of more traffic on this road now that construction is completed. She feels there should be immediate plans to put a sidewalk on the North side of the road to provide a safe walking route for High School students. She inquired if a sidewalk would fall under the jurisdiction of Saratoga Springs or Lehi.

Deb Lien of Saratoga Springs shared that she lives on the border of Saratoga Springs and Lehi. She wonders if her home would be impacted if there is a road widening and asked when the next meeting would be to discuss the issues further.

City Manager Mark Christensen responded that he would meet with them briefly and/or have the Public Works Director reach out.

Mayor Jim Miller closed the Public Hearing at 6:50 p.m.

Council Member McOmber suggested we may need more discussion to help residents have a clear understanding of future plans. He mentioned there will be sidewalks in the area at some point, but was not sure of the specific timeline. He advised that the Schools and City work together to provide safe walking routes, and acknowledged the Public Input comments brought up fair concerns.

Motion made by Council Member Willden to approve Ordinance 24-09 (3-19-24), Street name change from 145 North to Pony Express Parkway with any staff findings and conditions. Seconded by Council Member Barton.

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Councilmember Carn</u>	<u>Yes</u>
<u>Councilmember McOmber</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Willden</u>	<u>Yes</u>

No: None.

Absent: None.

Motion carried 5-0.

BUSINESS ITEMS:

1. **Naming for City Parks located on Mount Saratoga Blvd. and Loveland Ln./Mountain Shadow Ln. Resolution R24-18 (3-19-24) & R24-19 (3-19-24).**

Public Relations Specialist AnnElise Harrison presented the item. The city has two new parks that were built by developers as part of their required open space. We need to officially name both facilities so they can be added to the City website.

Motion made by Council Member Carn to approve the Naming for the City Park located on Mount Saratoga Blvd. as Saratoga Ridge Park, Resolution R24-18 (3-19-24); and the City Park located on Loveland Ln./Mountain Shadow Ln. as Shadow Ridge Park, Resolution R24-19 (3-19- 24). Seconded by Council Member Wadman.

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Councilmember Carn</u>	<u>Yes</u>
<u>Councilmember McOmber</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Willden</u>	<u>Yes</u>

No: None.

Absent: None.

Motion carried 5-0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 amendments to Bar and Tavern definitions. City initiated. Ordinance 24-10 (3-19-24).**

Planning Director Carroll presented the item. The proposed change would more clearly define bar as a use that includes a full menu; and remove uses from the definition that do not include a full menu. It would also add a definition for Tavern in order to prohibit this use in any zones.

Council Member Willden asked City Attorney Thurman if the City can define something and not allow it in any zone. He referenced a previous case where we had to allow something in the Industrial Zone and asked if this case would be similar.

City Attorney Thurman said that it was up to City Council, and they could make it a part of the motion.

Council Member Carn received clarification that the proposed amendment would be changing the definition only, and that no one under 21 would be allowed in a bar such as Bout Time.

Council Member Willden asked if the city tried to mirror the State definition for Tavern.

Planning Director Carroll clarified that the proposed definition is a blend of what is in the City's business License section and State Code.

City Attorney Thurman further clarified that the bar definition says they must have a full menu available, which differs somewhat from State Code.

Council Member Barton asked for clarification that the Planning Commission's main concern was with the definitions.

Planning Director Carroll said the Planning Commission did not like the wording and there had been differing opinions surrounding the definition of Bar vs. Tavern. She noted these definitions were in coordination with both State Code and the City's Business License Code.

Planning Director Carroll advised these changes should accomplish the goals the City is looking for; to allow for sports bars but not establishments that don't have a full food menu. She assured that City Council could make changes later if the change was warranted.

Motion made by Council Member Carn to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 amendments to Bar and Tavern definitions. Ordinance 24-10 (3-19-24). Seconded by Council Member Barton.

Vote:

Council Member Barton _____ Yes

Councilmember Carn _____ Yes

Councilmember McOmber _____ Yes

Councilmember Wadman _____ Yes

Councilmember Willden _____ Yes

No: None.

Absent: None.

Motion carried 5-0.

3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. Bar to Bar Distance. Initiated by The DK BK DBA The Break Sports Grill. Ordinance 24-11 (3-19-24).

Senior/Long Range Planner Tippe Morlan presented the item. The applicant has requested the proposed code amendment reducing the distance between bars from ½ mile to 1,000 feet. This proposed location for The Break at 127 W Lake Drive does not allow a bar use under the existing code language. The Planning Commission issued a positive recommendation at their meeting on February 22, 2024.

Mayor Miller said that he was aware there were two businesses looking to build bars in the City and one has been working on it for two years. He wondered if the other had pulled a permit yet.

Senior/Long Range Planner Morlan responded they had not; but the Site Plan would be coming at the next City Council meeting. Planning Director Sarah Carroll further clarified that the first applicant identified their business; whereas on this application it was only listed as tenant space.

Council Member Willden expressed concern about making a Code change for one business that would impact the whole City. He wanted to make sure the City is consistent in treating all businesses the same.

Planning Director Carroll and Senior/Long Range Planner Morlan both clarified the City wants to have consistency and the maps show that there would be room for one more in the general Regional Commercial area of the City. The Southern end of the City would not allow for any bars currently because of the proximity to Residential areas.

Council Member McOmber reiterated that the reason for the Code Amendment was because there are two bars who want to build within 1000 feet of each other.

Mayor Miller asked if the shorter distance could be limited to the Gateway Overlay zone only.

Planning Director Carroll explained that the challenge was that this area is not in the Gateway Overlay zone. That zone is on the edges. This was evaluated for the current zoning and General Plan. If in the future there were a rezone to bring in more Regional Commercial, they would have to consider these distances at that time.

Council Member McOmber mentioned the City could change the Amendment later to make the distances larger if necessary, and these two businesses could be grandfathered in.

Council Member Carn shared that he supported the proposed Amendment and didn't see any difference between a business like The Break and a business such as Chili's.

Council Member Barton also said that she was in support of the Amendment and thinks that both locations for the new bars are great.

Motion made by Council Member Barton to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. Bar to Bar Distance. Initiated by The DK BK DBA The Break Sports Grill. Ordinance 24-11 (3-19-24). Seconded by Council Member Wadman

Vote:

Council Member Barton _____ Yes

Councilmember Carn _____ Yes

Councilmember McOmber _____ Yes

Councilmember Wadman _____ Yes

Councilmember Willden _____ Yes

No: None.

Absent: None.

Motion carried 5-0.

Applicant Kim Wiseman said that The Break building is currently being framed. She anticipates that it will be open sometime this summer.

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. Height and Loading Areas. City initiated. Ordinance 24-12 (3-19-24).** Planning Director Sarah Carroll presented the item. The proposed amendments would create a definition for “Municipal Building/Facility”; Change the maximum building height in the IC Zone from 50 to 75 feet; and Exempt Municipal Buildings from two requirements related to lading and trash locations.

Council Member Carn asked for clarification that this Amendment fixes most of the “Can Comply” items in the Staff Report.

Planning Director Carroll explained that the Amendment would fix two of the areas where it didn't meet the Code, and the rest will be fixed with the Final Plan.

Motion made by Council Member McOmber to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. Height and Loading Areas. City initiated. Ordinance 24-12 (3-19-24)., with the findings and conditions in the Staff Report. Seconded by Council Member Willden.

Vote:

Council Member Barton _____ Yes

Councilmember Carn _____ Yes

Councilmember McOmber _____ Yes

Councilmember Wadman _____ Yes

Councilmember Willden _____ Yes

No: None.

Absent: None.

Motion carried 5-0.

5. **City Hall and Library Site Plan, located 319 S. Saratoga Rd. City initiated.** Senior Planner Austin Roy presented the item. Construction of the new City Hall and Library is set to begin in 2024, with a projected completion date of November 2025. The Site Plan is the formal review of the site layout, landscaping, utilities and zoning standards.

Motion made by Council Member Willden that the City Council approve the requested Site Plan for City Hall and the Library, located at 319 S. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Council Member Wadman

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Councilmember Carn</u>	<u>Yes</u>
<u>Councilmember McOmber</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Willden</u>	<u>Yes</u>

No: None.

Absent: None.

Motion carried 5-0.

Item 5 from the Consent Calendar was brought forward at this time.

Timpanogos Special Service District (TSSD) Reuse Authorization Contract. Resolution R24-20 (3-19-24).

City Manager Christensen explained that TSSD discharges its cleaned water back to Utah Lake, and can only discharge a certain number of phosphates into the Lake; rather than spend many on costly upgrades and annual treatment costs, they can take and reuse the water and pump it back to cities that have secondary water systems. He advised that this project could save the sewer district and the City money. There are some issues to be worked through and revisited at a later date, and this agreement helps us move to the next step. He stated that we have been approved for full depletion and reuse of this water, and we don't want to enter into a transaction where the City loses water.

City Attorney Thurman reviewed the redlined changes in the Authorization Contract. He said he is not concerned with any changes except for the language in Recital J on page 3. This states that we would return 43.5 % to the underground aquifer, and commits the City to return water that we are not required to. He would like to change that language to be less specific. He also advised that the Reuse application would allow us to service Zone 1.

Motion made by Council Member Carn to approve the Consent Item 5 TSSD Reuse Authorization Contract Resolution R24-20 (3-19-24) giving the City Manager with the input of the City Attorney negotiation authority to finalize the agreement. Seconded by Council Member Barton.

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Councilmember Carn</u>	<u>Yes</u>
<u>Councilmember McOmber</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Willden</u>	<u>Yes</u>

No: None.

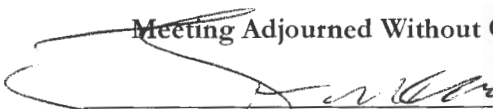
Absent: None.

Motion carried 5-0.

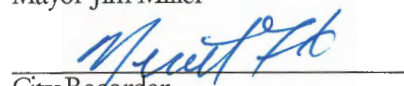
CLOSED SESSION – No closed session was held.

ADJOURNMENT:

Meeting Adjourned Without Objection at 7:31 p.m. by Mayor Jim Miller.



Mayor Jim Miller



City Recorder



4-9-2024

Date