



MINUTES – CITY COUNCIL MEETING

Tuesday, April 9, 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 6:00 p.m.

Roll Call:

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

Excused

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, 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, Police Chief Andrew Burton, Senior Planner Gina Grandpre, Economic Development Director Doug Meldrum, Planner Kendal Black, Senior Planner Tippe Morlan, Library Director Melissa Grygla, Budget Analyst Spencer Quain, Senior Planner Kent Page, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Junior Miss Saratoga Springs Anneliese Roman

Recognition: Miss Saratoga Springs Royalty 2024. Queen: Reagan Rowley, 1st Attendant: Rose Barnes, 2nd Attendant: Kiley Priday, Junior Miss: Anneliese Roman, Little Miss: Aspen Rowley. The royalty for this year were presented to the City Council.

Public Input: Chris Ostler, owns a business in the building on Thrive Drive, he wondered if they are aware of the traffic study proposal that Lehi City is working on in the area. He would prefer to have option number 2 in that area.

Jeremy Baker mentioned he knows traffic is important for everyone. He does not want changes to happen on Pioneer Crossing. He would encourage it to be tabled and not considered. He mentioned that there is a proposal that Lehi City would prefer.

Erin Sheperd lives in Lehi off of Pioneer Crossing. She also supports the second option being proposed by UDOT. She has contacted several city contacts to try and get the issues resolved with this road. She would like to propose that the development on the South portion of Redwood Road not happen because she would like to preserve the shoreline trail.

Bryce Carter is a business owner at Alpine Pediatrics. One of their locations would be heavily affected with the changes proposed to Pioneer Crossing. He thinks it is unfair to change the Master Plan because decisions were made based on the current plan.

Matt Bedard advised that their backyard backs onto Pioneer Crossing and they would be negatively affected by the change to the road.

Sarah Larsen lives right off of Pioneer Crossing as well. They love the accessibility to everything. They love where they live. She is one of the faces that would be greatly impacted if Pioneer Crossing becomes a freeway. She doesn't know if there are other options but she would be greatly affected by this decision.

Sierrah Slater also has a backyard that backs to Pioneer Crossing. She has been there for 12 year. She was told at that time that Pioneer Crossing may have a third lane added which was understandable, but she is now being told that it may take her home away and she is disgusted.

David Johnson mentioned that he would like the government to be accountable. UDOT is a non-accountable government entity and he appreciates the Councils role to be accountable.

REPORTS: The United States Postal Service has now determined that the Lehi Post Office is not sized correctly to service all of the City's that it currently serves. Congressman in our area have worked very hard to have that recognized. There should be more to come regarding the Post Office issue.

Council Member McOmber mentioned that Tagg N Go opened today. They held their ribbon cutting. He is excited to have them in the community.

BUSINESS ITEMS:

1. **Possible Motion for Reconsideration of Denial of 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 (3-12-2024).** Nate Shipp with the Wildflower Community Development asked that they reconsider the decision made at the last meeting. He would like to be able to explore other options with the development.

Council Member Willden advised that he is willing to discuss it, but if they just present renderings of the same plan it will be an automatic no from him.

Council Member McOmber mentioned that he was very frustrated at the last presentation. The vision of this area has been thoroughly discussed and he does not feel that was honored by the last proposal. He is willing to look at this again because the developer will be paying the resubmittal fee.

Council Member Barton mentioned she came into the meeting ready to deny this request but after getting some questions answered she is willing to listen if something different is proposed.

Motion by Council Member Willden to Reconsider the Denial of 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 made on 3-12-24 with any staff findings and conditions seconded by Council Member McOmber and third by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

BUSINESS ITEMS:

Item 4 moved from Consent Calendar - Approval of Proceedings in Eminent Domain as Necessary for the MFRE River Jordan Mink Ranch North SLLC and MFRE River Jordan Mink Ranch South SLLC Properties Near the Intersection of Pioneer Crossing and Saratoga Road/2300 West. Resolution R24-23 (4-9-24). City Attorney Kevin Thurman advised that there are a couple of parcels in the City that were formally owned by Scott McLachlan and are now owned by two different LLC's. The City needs to file eminent domain proceedings to be able to place wells. A letter was submitted by Gary Kearn who represents the property owner. The letter will be provided to the City Recorder to become part of the record. A study was done by Hansen Allen and Luce that shows that it would cost the City an additional \$2 million to build in the other direction. The property owner believes that the City denied development to occur on the property, however the City never received a formal application for the property.

Council Member Willden wondered if they could continue to change property owners through other LLC's to make the City to continue to do this.

City Attorney Thurman advised this should be the final time they have to file for this particular property.

Motion by Council Member Willden to approve the Approval of Proceedings in Eminent Domain as Necessary for the MFRE River Jordan Mink Ranch North SLLC and MFRE River Jordan Mink Ranch South SLLC Properties Near the Intersection of Pioneer Crossing and Saratoga Road/2300 West Resolution R24-23 (4-9-24) seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

- 2. Bout Time Pub & Grub Site Plan, located 1422 N Redwood Road, Tim Ryan as Applicant.** Senior Planner Tippe Morlan presented this site plan to the City Council. Their proposed plan complies with all building standards.

Council Member Carn asked when they think we should expect to see the building started here.

Tim Ryan, applicant, advised they were preliminarily approved for their bar license with the state last month and they are ready to go when all permit processes are done.

Motion by Council Member Carn to approve the Bout Time Pub & Grub Site Plan, located 1422 N Redwood Road, Tim Ryan as Applicant with findings and conditions in the staff report seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

3. **Steele Ridge Plaza Lot 3 Site Plan, Located 369 E Crossroads Blvd, Eric Wolf as Applicant.** Senior Planner Sarah Carroll showed the renderings for the buildings. They did have concerns from neighbors about the grading changes. They are concerned that the drive-thrus will be pointing into the upper story windows of their homes. The developer is proposing to place two fences next to the residential property so they won't have to be concerned with the headlights and traffic at these businesses. The commercial property owner would have to maintain the landscaped space between the two fences.

Council Member McOmber wondered if they ever proposed to the current property owners to not have their current backyard fences so they wouldn't have double fencing. Having a single fence would also get eyes on the space to try and eliminate unwanted activities there.

Council Member Carn thinks this captures what they were hoping for in the Gateway Overlay zone. He thinks this is a great addition to the area.

The applicant Eric Wolf advised that building one and two have quite a few tenants planned already including; Burn BootCamp, a Taco restaurant, a Med Spa, and a Vietnamese restaurant.

Motion by Council Member Willden to approve the Steele Ridge Plaza Lot 3 Site Plan, Located 369 E Crossroads Blvd, Eric Wolf as Applicant with all staff findings and conditions seconded by Council Member McOmber.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

4. **Cliff Lake Master Development Agreement and Neighborhood Plan, Located Approximately SW Corner of Pioneer Crossing and Saratoga Road, Keith Lindstrom as Applicant, Ordinance 24-14 (4-9-24).** Planning Director Carroll advised this is a big project so the discussion may be a little longer. This is for a Master Development Agreement and a Neighborhood Plan. The density they are requesting is 8.25 units to the acre. They will be required to complete and dedicate Flosam Way to the City, and would be required to provide drinking water from well 6 and upsize some of the current infrastructure. They are requesting flat roofs for the senior apartments. There is a provision in this zone for an increase in density if they are in the area closer to a transit stop or corridor. The City has not heard of a stop planned by UTA and they are usually slow to prioritize our community. They are also requesting a reduction of side and rear yard setbacks. They will still have full driveways but have excluded sidewalks and gutters because they are not needed. They also did a soil survey that suggests evergreen trees won't survive in the area so they are asking to place deciduous trees instead.

City Manager Mark Christensen asked if removing the front setback from the property would allow for utilities to be placed in this project.

Public Works Director mentioned that Dominion Energy would prefer to have 10 feet between their placements and like to see the 20 foot setbacks to be upheld.

Council Member Wadman received clarification that they are asking for their setback to go down to 10.5 feet instead of 20.

Council Member McOmber is concerned that they are going to have issues with getting natural gas and powered placed. He doesn't want them coming back with issues thus making the City look bad that they won't allow other utilities placed on top of ours. He is not okay with the increase in density because he does not foresee a bus stop being placed here. There are too many unknowns here. He doesn't like that they are asking for more density along with reduced parking. He is okay with the flat roof as long as it doesn't look that way from the elevation. He is okay with reducing the setbacks from 20' to 15'. He is okay with guest parking being further than 200'. People in other projects have issues with not having enough parking. He isn't okay with the reduction they are proposing but he is open to entertaining some reduction.

They are also asking for 1.25 parking stalls per apartment in the senior housing project. Current code states that guest stalls have to be within 200 feet from the front doors, which is why they are asking for an exception there.

The applicant advised that it has been about 2 years since they were last here. They designed this as a park themed community. Each grouping of homes will have playgrounds where kids and families can play. When it was all designed they had 717 units which is 8.25 units. He feels they meet the requirements by being by a transit corridor and they have opportunities for commercial business in the area. They are trying to have the community fit in the way they have designed. They are asking for flat roof parapets for the senior community. He feels the product they produce with those roofs are good quality. The engineering company they had do a study for parking said that the 1.25 spaces is sufficient for the product. They are confident that the density is sufficient there. He thinks that having one guest stall in front of each unit breaks it up and doesn't look as good. He would prefer a centralized guest parking area.

Council Member Carn mentioned that he has heard from Leisure Villas that they don't have enough parking, particularly on holidays when more family is visiting.

The applicant doesn't feel like there will be these issues here. Leisure Villas is the only product they have built that they have heard complaints about regarding parking.

Council Member Carn agrees with the comments that Council Member McOmber made.

Council Member Barton is against the higher density. She is also willing to look into the parking reduction, but doesn't have a specific ratio in mind. The setback reduction to 10.5' is too small for her comfort.

Council Member Willden suggested they approve this with the current parking standards for multi-family housing. Then staff can draft code for parking in senior community apartments and the applicant can come back at that time to ask for the reduced parking standards.

Motion made by Council Member McOmber to approve the Cliff Lake Master Development Agreement and Neighborhood Plan, Located Approximately SW Corner of Pioneer Crossing and Saratoga Road, Keith Lindstrom as Applicant, Ordinance 24-14 (4-9-24) with all staff findings and conditions including the following; flat roofs permitted as long as angles hide the flat roof, infrastructure setbacks go from 20' to 15', the density increase to 8.25 not be allowed, parking further from 200' be allowed because they meet the amount of parking needed for the amount of units, and parking for senior units be 1.25 for one bedroom units and 1.75 for two bedroom units and if code comes back reducing senior parking the developer would qualify for the reduction including conditions to amend the neighborhood plan to match the MDA in 6A, regarding Flotsam Way match the city's master transportation plan and adopt the right-of-way being proposed for the alignment of Pioneer Crossing Freeway, and that they can have deciduous trees instead of evergreen trees 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.

5. **Westport Business Park Preliminary Plat, located ~2000 N and Redwood Road, Parker Johnson as Applicant.** Senior Planner Gina Grandpre presented this preliminary plat to the City Council. The proposed Westport Business Park is located at approximately 2000 North and Redwood Road. The total acreage of the proposed development is 18.30 acres and will include 5 lots ranging in size from .813 acres to 5.646 acres. The Westport Business Park General Plan Amendment and Rezone Development Agreement indicates the location of the Master Planned Canal Trail east of the proposed development. The proposed Preliminary Plat requires a condition that the developer be required to obtain additional easement permissions from adjacent property owners prior to submittal of the Final Plat application. The trail lines up with the existing trail to the north and runs south to connect to the Redwood Road trail. The proposed Preliminary Plat includes plans to install the Redwood Road trail along the frontage of the development and within the UDOT easement.

Motion made by Council Member Barton to approve the Westport Business Park Preliminary Plat, located ~2000 N and Redwood Road, Parker Johnson as Applicant with all staff findings and conditions also including that they have a mutually legal agreement around the canal easement 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.

6. **Personnel Policy & Procedure Updates (Including Library), Ordinance 24-15 (4-9-24).** City Attorney Kevin Thurman discussed this item along with item number 7. House Bill 284 was passed this year that requires a background check policy for libraries. They have drafted a policy for this requirement. The personnel policy is being updated to include that discipline or termination may result from the background check results.

Motion made by Council Member Willden to approve the Personnel Policy & Procedure Updates (Including Library), Ordinance 24-15 (4-9-24) and the Library Volunteer Background Check Policy Resolution R24-26 (4-9-24) with all staff findings and conditions seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

7. Library Volunteer Background Check Policy Resolution R24-26 (4-9-24).

This item was discussed along with business item number 6.

Motion made by Council Member Willden to approve the Personnel Policy & Procedure Updates (Including Library), Ordinance 24-15 (4-9-24) and the Library Volunteer Background Check Policy Resolution R24-26 (4-9-24) with all staff findings and conditions seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

8. Saratoga Springs Downtown Plan, Resolution R24-27 (4-9-24). Economic Development Director Doug Meldrum presented this Downtown Plan to the City Council. The City has the rare opportunity to take about 244 acres to make an award winning downtown. A copy of this plan can be found online in the packet materials for this meeting.

Council Member Barton is very impressed by this plan and is excited for it.

Council Member Wadman thinks this will help the City with identity and is very excited for it. He thinks all of the residents should be celebrating this vision.

Council Member Willden said well done to all of those involved here. He knows that former Council Members Poduska and Porter were very involved in this and he thinks they should be acknowledged as well.

Motion made by Council Member McOmber to approve the Saratoga Springs Downtown Plan, Resolution R24-27 (4-9-24) seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Lance Wadman</u>	<u>Yes</u>
<u>Council Member Audrey Barton</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

WORK SESSION

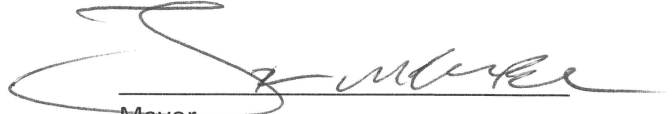
1. **Sign Regulations.** The Council decided to address this item at a future meeting.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 8:27 p.m.

5-7-2024

Date of Approval


Mayor


City Recorder

Deputy

