



# MINUTES – CITY COUNCIL MEETING

Tuesday, June 18, 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 6:01 p.m.

**Roll Call:**

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

**Staff Present** City Manager Mark Christensen, Assistant City Manager Owen Jackson, Community Development Director Ken Young, City Attorney Kevin Thurman, Public Information Officer AnnElise Harrison, City Recorder Nicolette Fike, Senior Planner Gina Senior Planner Austin Roy, and Deputy City Recorder Kayla Moss

**Others:** Lisa Dunn, Wendy Johnson, Jen Southwick, Julie King, Bryan King, Amber McEntire, Brad Jensen, Melissa Hadley, Whitney Child, Richard Mendenhall, and Forest Gaskill

**Invocation:** Council Member McOmber

**Pledge of Allegiance:** Council Member Carn

**Public Input:**

Lisa Dunn, Brooklyn Circle, lives off of Pony Express Parkway and 1100. They do not have a sidewalk between their neighborhood and 1100. Kids have to jump out of the way of cars quite often while waiting for the bus or walking to school and a child was clipped by a car while riding his bike. She is concerned for the safety of the kids in the area. She would like to see sidewalks put in.

**REPORTS:** None

**CONSENT ITEMS:**

- Adoption of Certified Tax Rate for the General Revenue Fund for Fiscal Year 2024-2025. Resolution R24-43 (6-18-24).**
- Approval of Minutes: June 4, 2024.**

**Motion by Council Member McOmber to approve Consent Items 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.**

**PUBLIC HEARING:**

- Hearing on the School District Split Feasibility Study and Recommendation.** Two comments were received online and read into the record.

Heather Lambert submitted a comment online that said, "I would like to add my comment in support of the Saratoga Springs, Eagle Mountain, Cedar Fort and Fairfield Interlocal agreement to

split from Alpine School District. Thank you for working closely with our neighboring cities and finding a better solution for our children's future education needs!!"

Alex Wang submitted a comment online that said, "I don't see the need for a new school district. But if there is a new one, can we please please keep the dual language immersion program?"

Wendy Johnson, Lake Mountain Drive, is in support of the split from Alpine School District. She feels that our school board members don't have enough of a voice for the needs of the students in our area. Our tax dollars should be brought back to the west side where they belong. She thinks we can flourish if a district is made in our area. She thinks we need to think about what is best for our students instead of the divide that is being created. She hopes that we continue to fight to keep the best staff on the west side here.

Jen Southwick commented that she has been involved in the schools in the area. She is in favor of the interlocal agreement. The students in the community deserve an entire school board that are working in the favor of our students. She knows how hard the teachers in the area work. She knows that there are concerns about pay and retirement and they deserve better pay and smaller classrooms. That can only be a possibility if the school district is split.

Amber McEntire has three children in elementary school or below. She is also in support of the interlocal agreement. The west side wanted to approve the bond when it went on the ballot. The east side voted it down. We knew what we needed but weren't able to get it. She thinks we need more support and doesn't think we can get that from Alpine School District. They are not going to vote to send tax dollars here.

Melissa Hadley, Brenner Street, lives right behind Dry Creek Elementary. She has kids that attend Lehi Schools and she works for Alpine School District. Teachers are scared about what could happen with the split. She asked that they be as transparent as possible through this process. Her street is sad that they can't go to the school that's in their back yard if this split happens. She is in favor of the split because she knows it's needed but is also worried about what that may mean for the teachers.

Bryan King mentioned that they should have the right to govern for themselves. He thinks the interlocal agreement respects that right. Every measure shows that this area is losing out. Our kids aren't getting a proportionate amount of attention and funding. He thinks we should declare our independence shortly after July 5<sup>th</sup>.

July King noted she is speaking as an individual and not under her capacity on the school board. She spoke to a reading specialist in a local school and she has so many students with needs that she has to choose who she can meet one on one with. She is unable to get to everyone. We ask teachers and staff to do so much with so little and we think we need to give them the access they need and deserve. When resources are being funneled in so many directions it makes it difficult. She hears the teachers concerns and she understands them. She said she is dedicated to taking care of the employees and create longevity for the district now and into the future.

Whitney Child advised that her children are in Saratoga schools and has worked in Alpine District for 12 years. She came to Alpine because of the Canyons/Jordan split. She felt they got zero support during the Canyons split, she thinks that is how many teachers are feeling right now. There is a lot of good within the district. She is getting some of the things she needs. She would take any of their portables than some of the classrooms on the east side. She knows there are concerns but she

thinks we need to be careful with how they are treating the teachers that have spent so much time trying to build something good. They are being told that they are self-serving, or just worried they are going to get a pay cut. She understands there are problems but she is terrified for a split.

Brad Jensen noted he has talked to a few people that are concerned about budgeting transparency and if the taxes are going to shoot up because of the split. He thinks he is for the interlocal agreement.

Public Hearing Closed.

Mayor Miller mentioned his dad worked for Canyons School District and taught a little in Alpine School District. He knows that there are concerns and he wants to make sure teachers are thought of and looked after. He hopes the new board will address all of the concerns. He knows our current board member representatives are aware and on board to take care of the teachers. He knows it can't go perfect but they are going to try and take note of what happened with the Canyons District split.

Council Member McOmber advised anyone that hasn't read the studies to do so. There are potential tax increases with district splits, but there is no way to know what exactly will happen.

**BUSINESS ITEMS:**

- 1. Saratoga Commons Lot 1 Site Plan. Located at the W Corner Saratoga Road & Pioneer Crossing, McKenna Christensen as applicant.** Planning Director Sarah Carroll advised this development includes a 7,300 square foot building with an outdoor patio. They have included 53 parking stalls and a drive-thru lane. The building would accommodate two tenants, one a retail space and the other a drive-thru restaurant. The applicant has complied with all requirements of title 19 for this type of development.

Council Member McOmber asked about the elevations on the building. He does not like the flat roof on the building. He wants to make sure they are meeting the gateway overlay requirements on the building.

Council Member Barton also had concerns about the look of the building and asked that they double check the code for the gateway overlay.

**Motion by Council Member Willden to approve the Saratoga Commons Lot 1 Site Plan, Located at the SW Corner Saratoga Road & Pioneer Crossing, McKenna Christensen as applicant with all staff findings and conditions and that staff confirms that all requirements have been met for the gateway overlay 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. Saratoga Springs Commercial Plat G General Plan Land Use Map Amendment from Business Park to Regional Commercial, and Rezone from Agriculture to Regional Commercial and MF-18, with**

**Development Agreement, and Accompanying Concept Plan. Located at Approximately 400 West and Crossroads Blvd, Dan Schmidt as Applicant, Ordinance 24-24 (6-18-24).**

Senior Planner Gina Grandpre advised that the proposed General Plan Amendment and Rezone aims to reconfigure the High-Density designation and rezone about 14.2 acres to accommodate a multi-family development. This development plan utilizes the canal as open space, in alignment with the Parks and Trails Masterplan, and integrates the regional trail along the canal. Additionally, the General Plan Amendment is a request to replace the Business Park designation with Regional Commercial.

Council Member Willden mentioned that from what he sees they aren't requesting any additional high density than what is currently in the general plan, just moving things around. He is okay with that but wants a condition that no housing is allowed in the regional commercial area. He would not like to see additional density than what they are seeing on the concept.

Council Member Carn was also okay with going to MF-18 instead of MF-14 as long as they had the restrictions on the Regional Commercial.

Council Member McOmber isn't okay with the MF-18 because we are losing business park zoning. He thinks they could stick to the MF-14 because we are losing out on the other.

City Attorney Kevin Thurman advised that this is a rezone and they don't have to follow the general plan. The general plan is advisory and they can stick to it, or not.

~~Council Member McOmber advised that he rarely approves high density housing unless there is a transportation benefit or other benefit to the City. He has constantly fought to reduce density and would like to see this as MF-14 at the most.~~

Council Member Barton is concerned that business park zoning is always changed and we are losing all of the business park spaces in the City. She isn't sure we should keep giving it up when it is a need in the City.

Council Member Wadman is concerned about the noise that could be generated from the road for the residential area.

Senior Planner Grandpre advised that neighborhood commercial is buffering the residential use all along Crossroads Blvd.

Council Member Carn is okay with only giving them MF-14. He wants to revisit the Land Use Map and get rid of high density residential so that we aren't giving developers false hopes.

The developer, Richard Mendenhall, advised that they are trying to consolidate the business park on the other side of the road, and not removing it completely from their master plan. They felt it would be more beneficial to businesses and community to have the areas consolidated. They are trying to create a trail system here with improvements in the area. He thinks they need the MF-18 to have a better economic engine to vary the densities.

Staff advised the current General Plan shows Business Park where the developer has already planned a Business Park area.

Council Member McOmber understands that they want to make improvements but if they approve it for him, then someone else buys the property, they may not stick to what they are proposing. If he makes the motion he will be sticking to MF-14.

Richard Mendenhall noted they would plan on developing the detention facilities for the whole area in the first phase and the traffic signal; but the remaining trail system and canal piping would wait until the following phases. They are hoping to allocate the costs more evenly.

Senior Planner Gina Grandpre noted there would need to be a change in the Development Agreement for that, as it had been a City Engineer request to have the canal trail done with the first phase.

City Attorney Kevin Thurman advised the developers have offered to pipe the canal through the commercial portion of the property, which is not required by code, and to install the signal as additional benefits to the City in entering into the Development Agreement.

City Manager Mark Christensen advised they would need to add in the conditions that the northern piece of the pipe is done with phase 1 and the southern part would be done with phase 2.

Councilmember Carn received clarification that phase 4 was no longer part of this plan. The applicant responded that the current owner was not willing to give up some of their rights to that area, so it was not part of this. Councilmember Carn received confirmation that the applicant was fine with restricting any residential over commercial in the Regional Commercial zone.

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**Motion by Council Member McOmber to approve the Saratoga Springs Commercial Plat G General Plan Land Use Map Amendment from Business Park to Regional Commercial, and Rezone from Agriculture to Regional Commercial and Multifamily with Development Agreement, and Accompanying Concept Plan, Located at Approximately 400 West and Crossroads Blvd, Dan Schmidt as Applicant, Ordinance 24-24 (6-18-24) with all staff findings and conditions. With the added conditions: that it be MF-14 (not MF-18); and removing the Business Park for Regional Commercial as they reallocate it to the west side of Crossroads Blvd; That the Development Agreement, section 5, as outlined by staff, indicate that the commercial canal piping is done in phase one and the Residential portion is done in phase 2; and the Development Agreement be signed before this goes into effect and it be signed within 30 days; and that the Development Agreement includes residential over commercial is not allowed in the Regional Commercial zone. 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.**

- Jacobs Ranch Marketplace Rezone from R1-10 to Regional Commercial, and General Plan Amendment from Low Density Residential to Regional Commercial, Concept Plan, and Development Agreement. Located at Approximately 1900 South Redwood Road. Bill Gaskill as Applicant. Ordinance 24-25 (6-18-24).** Senior Planner Austin Roy advised that this item was reviewed by the City Council on June 4, 2024. The City Council tabled the item to allow more time for the City and the applicant to work out additional details of the proposed Development Agreement. On June

13, 2024, Councilmember Barton, staff, and the applicant met to review the Development Agreement. Following that meeting it was agreed that the proposed rezone request would be changed from Regional Commercial (RC) to Community Commercial (CC), and that additional height and lot width restrictions would be added via the Development Agreement. The proposed rezone would allow for a commercial development consisting of 16 lots featuring a combination of retail, restaurant, grocery, hardware, office, financial institution, and fueling station. The development would require 827 parking stalls and they would be providing 1,074. The restrictions outlined in the Development Agreement for the Community Commercial portion of the project are as follows: 1. "Dwelling, Above Commercial" shall not be permitted within the entire Project. 2. The parties further agree that all development within the Rezoned Property shall have a minimum lot width of ninety (90) feet. 3. One building within the Rezoned Property may have a height not exceeding forty (40) feet 4. All other buildings and structures in the Rezoned Property will not exceed thirty-five (35) feet in height.

Forest Gaskill was present for applicant and noted staff was great to work with.

Council Member Barton wanted to thank the developer and city staff for their work on this and willingness to look at options.

**Motion by Council Member Barton to approve the Jacobs Ranch Marketplace Rezone from R1-10 to Community Commercial, and General Plan Amendment from Low Density Residential to Community Commercial, Concept Plan, and Development Agreement. Located at Approximately 1900 South Redwood Road, Bill Gaskill as Applicant, Ordinance 24-25 (6-18-24) and that they are approving the revised development agreement in the packet seconded by Council Member Carn.**

**Vote:**

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

**Motion carried 5-0.**

- 4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.04 – Establishment of Land Use Zones. City Initiated, Ordinance 24-26 (6-18-24).** Community Development Director Ken Young advised they have had a few different discussions on updating the permitted uses chart. Churches came up recently on whether they could be located in industrial areas and business parks and the attorney decided we would not be able to deny those in those zones so they are updating that in the chart. These amendments would also allow some ancillary commercial uses in institutional/civic zones. Also adding funeral homes in an industrial zone where crematories are permitted. The purpose statement is also being updated in the institutional/civic zones. Marina and Recreation Centers are not currently allowed in institutional/civic and that is being updated to permitted in the chart.

**Motion by Council Member Willden to approve the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.04 – Establishment of Land Use Zones. City Initiated, Ordinance 24-26 (6-18-24) seconded by Council Member Wadman.**

**Vote:**

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

Council Member Michael McOmber      Yes  
Motion carried 5-0.

**CLOSED SESSION:**

Motion by Council Member Carn to enter into closed session for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual, was 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.

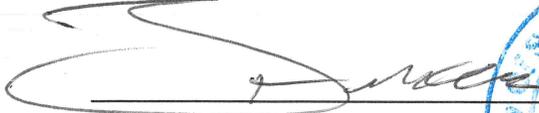
The meeting moved to closed session at 7:23 p.m.

Present: Mayor Miller, Council Members Willden, Carn, McOmber, Wadman, and Barton, City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson and Deputy City Recorder Kayla Moss.

Closed Session adjourned at 8:02 p.m.

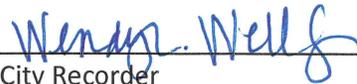
**ADJOURNMENT:**

There being no further business, Mayor Miller adjourned the meeting at 8:02 p.m.



Jim Miller, Mayor



*Deputy*  
  
City Recorder

Approved: