



MINUTES – City Council Meeting

Tuesday, January 7, 2025

City of Saratoga Springs City Offices

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

CITY COUNCIL POLICY MEETING

CALL TO ORDER

6:02 p.m. by Mayor Jim Miller

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

Present:

Mayor Jim Miller, Council: Audrey Barton, Chris Carn, Lance Wadman, Stephen Willden.

Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carrol, Senior Planner Austin Roy, Community Development Director Ken Young, Long Range/Senior Planner Tippe Morlan, Public Works Director Jeremy Lapin, Public Relations Specialist AnnElise Harrison, City Recorder Nicolette Fike.

Others: Todd Cusick, Aaron Weight, Marty Beaumont, Richard Mendenhall, Joylin Lincoln, Pavel Ostler, Mitch Jackson, Chris Groneman, Miesha Hanks, Connor Malmberg, Jacqui & Brendon Abbott, Mitch & Linsey Jackson, Adam Jones, Laura Jones, Abbey Rindlesbacher, Richard Phan, Kaelee Cale, Brandon Cale, Shan Groneman, Sam Cusik, Braxton Vandertooler, Julian Jonson, Taylor.

Excused: Michael McOmber.

2. **Invocation/Reverence** – given by Councilmember Carn.

3. **Pledge of Allegiance** – led by Councilmember Willden

4. **Recognition: Outgoing Planning Commissioners Ken Kilgore and Reed Ryan.** – The outgoing commissioners were recognized and thanked for their dedicated service to the city for several years. Planning Director Sarah Carroll shared her appreciation for Mr. Kilgore and thanked him for his 9 ½ years on the commission. Mr. Ryan was unable to attend as he has moved out of state.

5. **Public Input:** (open at 6:10 p.m.)

Kaelee Cale, Western Hills Dev. shared concern about Redwood Square Development and a possible connection through their neighborhood. They appreciated removal of some high use businesses; but is concerned about the high density throughout the area. She felt all traffic would exit through her neighborhood streets and noted the minimum width of the street. She felt it was a hinderance to the safety of the neighborhood. They would like a stone fence to buffer.

Pavel Ostler, Western Hills Dev. shared concern similar to the previous comments about Western Hills. He noted he used to live on a busy street which had negative connotations and wanted to avoid that in this area, especially for the safety of the children. He noted the school in walking distance. They are not opposed to growth but ask that Council consider not allowing the through street.

Mitch Jackson, Western Hills Dev. he was concerned about traffic pollution through his neighborhood from the Redwood Development. They want to work for a balanced outcome. He felt the influx of traffic in the new development may be excessive. He would like to block off access to his neighborhood completely. He noted the property to the north may work for an access. He would like light mitigation.

Adam Jones Western Hills Dev. He looked into the study and felt the traffic study done was wrong. He felt when they did the study the buildings were office and now may be retail. He thought the study noted 102 cars through his neighborhood each day which would put them at high risk. He asked that the City Council block the access to his neighborhood.

Chris Groneman, Western Hills Dev. requested support for safety in his development. He noted they asked for the access to be changed and dark sky compliance to the developer. He noted they have made some changes but did not feel it was enough. He felt noise, lighting, redirected access, and communication be addressed by Council. He would like to open dialogue.

Public Input time was closed by the Mayor. (6:25 p.m.)

REPORTS

1. **Mayor:** Reminded Council of the Joint Cities workshop meeting tomorrow night in American Fork.
2. **City Council:**
Councilmember Carn asked for a direct contact with someone who represented the whole neighborhood that came tonight for him to reach out to.
Council Member Barton asked if there could be code reviewed for slopes for possible pending ordinance. She noted to residents that she wanted them to feel heard and thanked them for taking part in the process.
Councilmember Willden noted that they couldn't take action on the Western Hills comments tonight as it was not an item on the agenda.
Councilmember Wadman thanked the residents for coming to speak to the City Council.
3. **Administration:** - none at this time.
4. **Department Reports:** Library, Recreation, Public Relations/Community Outreach, & Public Works, presented in the packet.
5. **Other: Point of the Mountain Chamber Report** – due to illness President Gundry was unable to attend and the item was moved to a future meeting.

CONSENT ITEMS

1. **Recreation Background check policy. Resolution R25-01 (01-07-25).**
2. **Amendment to Interlocal Agreement with Utah Co. for Major Crimes Task Force. Resolution R25-02 (01-07-25).**
3. **Standard Plat Template, Revisions to the Standard Technical Specifications and Drawings. City initiated. Ordinance 25-01 (01-07-25).**
4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02, 19.12 – Subdivision Review Process, City initiated. Ordinance 25-02 (01-07-25).**
5. **Saratoga Hills 7 (formerly Israel Canyon) Church and Residential Development; Rezone from Agricultural to R1-10, Development Agreement, and Concept Plan. Located approximately Grandview Blvd. and Redwood Road. Mike Davey-BHD Architects, applicant. Ordinance 25-03 (01-07-25).**
6. **Approval of Minutes: December 3, 2024 & December 10, 2024.**

Council requested that item 5 be removed from the consent agenda.

Motion made by Councilmember Carn to approve the Consent Items, 1-4 & 6 with all staff findings and conditions. made by Seconded by Council Member Barton.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

5. **Saratoga Hills 7 (formerly Israel Canyon) Church and Residential Development; Rezone from Agricultural to R1-10, Development Agreement, and Concept Plan. Located approximately Grandview Blvd. and Redwood Road. Mike Davey-BHD Architects, applicant. Ordinance 25-03 (01-07-25).**

No Council comments were made.

Motion made by Councilmember Carn to approve Saratoga Hills 7 (formerly Israel Canyon) Church and Residential Development; Rezone from Agricultural to R1-10, Development Agreement, and Concept Plan. Located approximately Grandview Blvd. and Redwood Road. Ordinance 25-03 (01-07-25), with all staff findings and conditions. Seconded by Councilmember Willden.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

PUBLIC HEARINGS

1. **Pony Express Well Site Annexation, Ut. Co. Parcel #'s 13:028:0069 & 13:028:0100. City-owned; City initiated. Ordinance 25-04 (01-07-25).**

Community Development Director Ken Young presented the item. This parcel is located at approximately 1300 E. Pony Express Parkway, east of Saratoga Road. The intent is to bring these two parcels into the City to ensure control over the future zoning and development of the property.

Public Hearing opened by Mayor Miller. Receiving no comments, the public hearing was closed by the Mayor.

Motion made by Councilmember Willden to approve the Pony Express Well Site Annexation, Ut. Co. Parcel #'s 13:028:0069 & 13:028:0100. City-owned; City initiated. Ordinance 25-04 (01-07-25), with all staff findings and conditions. Seconded by Council Member Barton.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

2. **West Saratoga 162 acres Annexation, Ut. Co. Parcel # 58:041:0187. Corp. of Presiding Bishop of Church of Jesus Christ of LDS, owner. Frank Pulley-Alpine School District as applicant. Ordinance 25-05 (01-07-25).**

Long Range/Senior Planner Tippe Morlan presented the item. This parcel is located west of Mountain View Corridor, west of the current temple site. The intent is to bring this parcel into the City for the development of a new high school and to develop the remainder of the property as residential within 5 years as a part of the City Center District Area Plan (DAP) under the Planned Community zone. She noted that the City and applicants are still finalizing the Development Agreement.

Councilmember Willden received confirmation on the renewal needed for the DAP. He would not like to allow them more density in the future. He would rather say it's approved, if you bring it back you can't apply for new density.

City Attorney Kevin Thurman noted that when a property is annexed, City Council is required to assign zoning. He noted that Agriculture was a zone that had a small amount of density. The Development Agreement would be coming in a few weeks.

Councilmember Carn noted he spoke with a District board member today and directed comments to ASD Board Member Joylin Lincoln, present in the audience, to encourage the current district board and staff to work with the City on the alignment of the high school and roads etc. coming in to this area.

City Manager Mark J. Christensen observed that a rezone outside of the DAP may speed up the process of this development. They wanted to work with the applicant to do what was right and help if time was of the essence.

Councilmember Carn noted some financing questions may be answered with legislature this next session. He wanted the school district to know they had no intention of standing in the way.

Public Hearing opened by Mayor Miller.

Aaron Weight with Property Reserve noted they were under contract with ASD on this property and he noted it is looking that this school would be built on three parcels currently, one already within the DAP. There were a few things to work on for the DAP amendment, they hope to have an application soon. There may be a separate zoning request from the District.
Public Hearing was closed.

Motion made by Councilmember Carn to approve the West Saratoga 162 acres Annexation, Ut. Co. Parcel #58:041:0187, Corp. of Presiding Bishop of Church of Jesus Christ of LDS, owner, Frank Pulley-Alpine School District as applicant. With all staff findings and conditions. With the added condition that this approval is contingent upon the approval of the Development Agreement at the January 21st, 2025 City Council meeting. Seconded by Councilmember Wadman.

Vote:

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

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

BUSINESS ITEMS

- 1. General Plan Amendment from Regional Commercial to Business Park for Utah Valley Turf Farm Property, located near Crossroads Blvd. 1400 N. and Pioneer Crossing. City Initiated. Ordinance 25-06 (01-07-25).**

Community Development Director Ken Young noted that this City-initiated request was in response to a request of the City Council to change the land use designation on this property to Business Park, following a decision made on June 18, 2024 for property to the east (Saratoga Springs Commercial Plat G) where the Business Park designation was removed. The property, owned by Utah Valley Turf Farm LP/Doug Horne, has previously been planned as part of the larger commercial area for RC (Regional Commercial) zoning. However, in light of the recent adjacent zone changes, a BP (Business Park) zone has been deemed more needed appropriate for this property. This request is only for a General Plan Land Use Map amendment. The current Agriculture zoning may be changed at a later date when the property is ready to be developed.

Councilmember Carn received clarification that the density was not changed, it had been reshuffled.

Staff advised in the Regional Commercial and High density, the areas were shuffled, the Business Park was removed. They advised to the height differences and setback in the two zones.

Council Member Barton liked the uses better in Business Park, even if the height was not as desirable.

Richard Mendenhall, property owner representative, took time to show the concept use for the area. It included a hotel which was a use allowed in the zone, they felt would be a good enhancement for the City. He noted a few more uses, such as smaller office buildings and perhaps a gym. They felt these were all very complimentary uses to each other.

Councilmember Carn noted the request from the owner to retain the one corner as Regional Commercial. He felt the concept plan addressed the concerns he heard from Planning Commission.

Councilmember Wadman received clarification on the concept plan and building heights which were shorter than maximum.

Planning Director Sarah Carroll noted that under the Business Park zone, gym was an ancillary use and as currently drawn would not meet the zoning. However, this was new information that could be addressed further with zoning, this item was a General Plan amendment only at this time.

Council and Staff felt time to review new information and receive new applications.

Motion made by Councilmember Willden to Table the General Plan Amendment from Regional Commercial to Business Park for Utah Valley Turf Farm Property, located near Crossroads Blvd. 1400 N. and Pioneer Crossing. City Initiated. Ordinance 25-06 (01-07-25), Seconded by Councilmember Carn.

Vote:

Council Member Barton **Yes**

Councilmember Carn **Yes**

Councilmember Wadman **Yes**

Councilmember Willden **Yes**

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

2. Spring Heights Preliminary Plat and Site Plan, located approx. 2500 N. Redwood Rd. Marty Beaumont as applicant.

Senior Planner Austin Roy presented the item. He noted Spring Heights consists of 4 lots on 13.95 acres, with 2 retail buildings and 2 flex (office/warehouse) buildings being proposed. The retail buildings fall within the Gateway Overlay. He noted some additional conditions staff recommended not included in the packet:

11. Shall comply with the noise ordinance at all times.

12. shall comply with Dark Sky ordinance

13. Shall comply with all requirements of the Saratoga Northgate Development Agreement, including hours for deliveries (prohibited from 10pm to 6pm).

Marty Beaumont representing St. John Properties was present as applicant.

Councilmember Carn received clarification on delivery in this zone from Planning Director Sarah Carroll. He is glad this is compliant with Gateway overlay. He received clarification on the difference between the code they are vested under and the newer Gateway overlay code.

Councilmember Willden felt this was a terrible place for this, but it is what is zoned and is unfortunate. Council has always wanted to protect homeowners but felt this was better than previous plans. He noted we need to make sure they follow code.

Council Member Barton did not like this here, but agreed this was better than the previous applications.

Motion made by Councilmember Willden to approve the Spring Heights Preliminary Plat and Site Plan, located approx. 2500 N. Redwood Rd. with all staff findings and conditions in the report and presented this evening. Seconded by Councilmember Carn.

Vote:

Council Member Barton **Yes**

Councilmember Carn **Yes**

Councilmember Wadman **Yes**

Councilmember Willden **Yes**

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for the Gateway Overlay. City Initiated. Ordinance 25-07 (01-07-25).

Senior Planner Austin Roy presented the item. The proposed changes encourage entrance features and require a minimum quantity of streetscape elements for properties within the Gateway Overlay zone. There would be a point system initiated.

In response to Council question, Senior Planner Austin Roy indicated the intent would make it easier for the code to be understood, add a point system, and add a section and language about entrance features.

Councilmember Wadman asked about separation between one gateway area and residential property.

Planning Director Sarah Carroll noted this did not address that specific item but staff had been asked to look into code for slopes and to address that. This was more of a beatification for the city.

Councilmember Willden received clarification and example to the point system. He likes the list and asked if there may need to be provision that would allow for an exceptional element not on the list.

Motion made by Councilmember Willden to approve amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for the Gateway Overlay. City Initiated. Ordinance 25-07 (01-07-25), with all staff findings and conditions. With the added condition that an option be allowed for a developer to propose an element or design feature not included on the point list, and delegating final language of that to be drafted by staff. Seconded by Council Member Barton.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

4. Expansion of Vested Mining Use from Utah County Parcel No. 59:087:0001, located in unincorporated Utah County, to Utah County Parcel Nos: 59:011:0085, 59:014:0020, 59:011:0029, 59:024:0001, 59:023:0027, 59:023:0003, 59:023:0005, and 16:003:0021, located in the City of Saratoga Springs, Utah; applicant: Todd Cusick, CMC Rock.

City Attorney Kevin Thurman explained that CMC Rock (CMC) is considering expanding its South Pelican Point Quarry/Batch Plant operations on Waldo land holdings just south of recently developed residential land in the City. He noted that there is a statute for the council to make a finding about the public safety and welfare. He noted they had a report from Avenue Consultants for concerns in the area such as air quality and noise.

Todd Cusick of CMC Rock gave a brief history of the mine and noted the rights of the mine. He shared a Buffer zone concept in conjunction with Mountain View Corridor extension in the area. They proposed making a buffer between mine activities and other areas. They would like to meet further with staff to find an agreement.

Councilmember Carn received clarification of the location to development applications in the city related to this area.

City Manager Mark J. Christensen felt staff would like more time to meet with the mine owners and understand more. Staff has concerns with road hauling and impact to roads, access points, and how do they address health and safety concerns of the citizens. He noted there are some places they need materials removed like debris basins and that may be a good partnership. There is room for collaboration, but a lot of unknowns at this time.

Councilmember Carn felt there were things that he didn't feel staff had enough time to fully review.

Mayor Miller would like us to figure out more fully where this impacts current and future development plans and other impacts; and looking at the 50 year plan.

Motion made by Councilmember Carn to table Business Item # 4 to a date to-be-determined to allow City staff the opportunity to meet with the applicant to discuss various mitigation measures including but not limited appropriate buffers between the expanded mining use and residences and city property. Continuance of this matter and discussion of mitigation measures is necessary because the expansion without mitigation will imminently endanger the public health, safety, and welfare, for the following reasons and as more fully specified in the report from Avenue Consultants:

1. Quarry operations, if not properly managed, can pose significant risks to the health, welfare, and safety of surrounding communities.
2. There is a clear connection between mining activities and adverse health outcomes. Without proper safeguards, quarry operations can release harmful pollutants into the environment.
3. The USEPA Toxic Release Inventory reveals that harmful metals, including mercury, arsenic, and selenium, are present in soils throughout the Great Basin. These pollutants can be released into the air as a result of quarry operations, further threatening public health and the environment.
4. Due to the proposed mining expansion's proximity to Utah Lake, residential properties, and city utility infrastructure, there is a significant risk that chemicals used in mining could adversely affect public health.
5. If adequate and effective mitigation measures are not implemented, there is a real and urgent risk of harm to the environment, public health, and the safety of the surrounding area.

Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

CLOSED SESSION – 8:10 p.m.

Motion by Councilmember Willden 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. Seconded by Councilmember Carn.

Vote:

Council Member Barton Yes

Councilmember Carn Yes

Councilmember Wadman Yes

Councilmember Willden Yes

No: None.

Absent: Michael McOmber.

Motion passed 4-0.

A ten-minute break was taken.

Closed session commenced at 8:20 p.m.

Present: Mayor Miller, Council Members Audrey Barton, Chris Carn, Lance Wadman, Stephen Willden. City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Public Works Director Jeremy Lapin, City Recorder Nicolette Fike.

Closed Session Adjourned at 8:39 p.m.

Administrative report:


City Manager Mark J. Christensen discussed what Council may see at the joint cities workshop tomorrow in American Fork. There was concern about an option from another city to build a road through the lake and Saratoga properties. The City felt a south lake crossing could be viable.

Public Works Director Lapin noted a meeting with other city engineers he attended. Lehi had some road options they wanted, one of which was the proposed route through the lake. We support a route on Pioneer Crossing and Pony Express. Those are the least impactful to environment.

Council shared concerns on a road through the north lake.

ADJOURNMENT

Meeting Adjourned Without Objection at 8:54 p.m. by Mayor Jim Miller.


Mayor Jim Miller

January 21, 2025
Date


City Recorder

