



MINUTES – City Council Meeting

Tuesday, July 15, 2025

City of Saratoga Springs City Offices

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

CITY COUNCIL POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Jim Miller.

1. **Roll Call** – A quorum was present
Present: Mayor Jim Miller; Council: Audrey Barton, Chris Carn, Lance Wadman, Michael McOmber, Stephen Willden.
Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, City Recorder Nicolette Fike, Planning Director Sarah Carrol, Senior Planner Gina Grandpre, Deputy Fire Chief Kenny Johnson, Police Chief Andrew Burton, Community Development Director Ken Young, Assistant Public Works Director Dean Free, and Public Works Director Jeremy Lapin (electronically).
Others: Randall Diamond, Kevin McMillan, Rob Taylor, Tyler Tolley, Krisel Travis, Todd Smith
2. **Invocation/Reverence** – given by Council Member Willden
3. **Pledge of Allegiance** – led by Council Member Wadman
4. **Recognition:** Community Lifesaving Award. Deputy Fire Chief Kenny Johnson presented a community member to the City Council. Eliza Jane Soward saved her mom's life by performing CPR for over 5 minutes before the emergency crew arrived. He encouraged everyone to go out and receive training in CPR to become certified.
5. **Public Input** – opened by Mayor Jim Miller at 6:05 p.m.

Randall Diamond urged the City Council to consider having a citywide mosquito abatement program. He mentioned that one untreated pond can create up to one million mosquitos that can travel up to 5 miles. He feels that the amount of mosquitos in the area is almost unbearable.

REPORTS

1. **Mayor:** No report given.
2. **City Council:** Council Member Barton honored the fire department and the amazing jobs they do every day.
3. **Administration:** Assistant City Manager Owen Jackson advised that we are still on track on the overall budget for the new City Hall building. There may be some increases on certain aspects of the project but the total cost should not exceed expectations. It is also still on track to be done by the end of November. He also mentioned that Big D Construction and MSR have done a great job with staying on time and making the best choices for the build.

CONSENT ITEMS

1. **Approval of Minutes:** July 1, 2025.

Motion made by Council Member Carn to approve the Consent item. 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>

Motion passed 5-0.

BUSINESS ITEMS

1. **Wildflower Village Plan 5 Architectural Standards. Ordinance 25-33 (07-15-25).** Planning Director Sarah Carroll advised this village plan was approved previously with a condition that they come back to the council to approve architectural standards. She proposed that they include in their motion to add 3 conditions; that street side elevations within the village plan contain clerestory windows, increased ground level glazing, glass panel entry doors and color variation as depicted in the renderings, corners shall meet all requirements listed (not just three), and lighting elements are optional on corners and shall meet Title 19 requirements.

Council Member McOmber thanked the developer for updating these standards to bring back a product that will be more appealing in the area. He knows the process hasn't been easy, but the product they are proposing now will enhance and improve the City. That is what he hoped would happen for the area.

Council Member Carn asked what the difference in design will be between the street side and the building frontage.

Krisel Travis, with DAI, clarified what elements would be featured on those different sides.

Council Member Willden is not comfortable with only requiring 3 design elements and would like to require more. If a reduction makes sense for a certain tenant he would like to consider it at that time.

Council Member McOmber asked if there could be 3 main priorities for the building and the rest the tenant could, for example, choose what other 2 design elements they would like to do out of the 7.

Motion made by Council Member McOmber to approve the Wildflower Village Plan 5 Architectural Standards. Ordinance 25-33 (07-15-25).

Removing from the list of building corner treatments: "Entry locations should be oriented to invite visitors in with a clear path," as that is determined by the business; "Business signage and logos shall be well placed and sized to balance the features of the building façade," (removing and just follow Title 19); and Remove "Lighting elements shall be included to increase and highlight the corner façade," (again to just follow Title 19). This will leave 5 required elements. Adding the conditions: Street side elevations within the village plan contain clerestory windows, increased ground level glazing, glass panel entry doors and color variation as depicted in the renderings; Corners shall meet all requirements listed (not just [three], now the five); and Lighting elements are optional on corners and shall meet Title 19 requirements. And with any other staff findings and conditions. Seconded by Council Member Willden.

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>

Motion passed 5-0.

2. **Change Orders 1 & 2 for Pond #3 and Change Order 1 for Ponds #1 Concrete Lining, HAL Inc. Resolution R25-38 (07-15-25).** Assistant Public Works Director Dean Free presented these change orders to the City Council. The pond was constructed more than 15 years ago with a plastic liner. The liner successfully performed and reached end of its functional life span. Compared to concrete lined ponds in the City, plastic lined ponds require significantly more labor effort to clean each fall. With an American Recovery Plan (ARPA) Grant of \$2,000,000, the City chose to line Ponds 3 – Harvest Moon and Pond 1 - Overlook with concrete, replace Grandview Blvd landscaping, and replace twenty irrigation controllers in parks with smart controllers. The design engineer is Hansen, Allen & Luce (HAL) Engineers. Designs of the projects were completed upon award of the ARPA grant during the summer of 2024. The estimated projected cost of the four projects was \$2,200,000 to \$2,400,000. On November 19, 2024, the City awarded a \$1,482,998 contract for the pond lining project to FX Construction. On May 6, 2025, the City awarded a \$194,515 contract for the replacement of Grandview Landscaping to W.K.B.

Construction. On May 6, 2025, the City awarded a \$82,555 contract for the replacement of twenty irrigation controllers to be UTAHful landscapes. The total cost of the three contracts and engineering fees was \$1,978,063. Several changed conditions have been encountered during construction of the concrete liners in Ponds 3 and 1, which require a change in contract price. A list of the additional changes and pricing needed for the ponds are included in the City Council packet posted on the City website for this meeting.

Council Member McOmber asked if there are processes in place so that leaks won't happen in future ponds or be able to catch it before too much leaking occurs.

Assistant Public Works Director Free advised that they do dye testing to find where the leaks are.

Motion made by Council Member Willden to approve Change Orders 1&2 for Pond #3 and Change Order 1 for Ponds #1 Concrete Lining, HAL Inc. Resolution R25-38 (07-15-25) Seconded by Council Member McOmber.

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>

Motion passed 5-0.

3. **Change Order #1 for Landmark Excavating, Cemetery Project. Resolution R25-39 (07-15-25).** City Manager Mark Christensen advised that this change order for things that have been added to the Cemetery site. It has been determined that mass grading the site at this time is not the best course of action given the large area that would become unstable due to the removal of established vegetation and that the funds for that work would be better utilized to provide improvements to the storage and maintenance area for staff equipment and personnel as well as access roads to and from that storage and staging area located in the North-Eastern Most portion of the property. This proposed change order repurposes the offsite improvements funds to install and improve 2 access roads from the phase 1 on-site cemetery improvements as well as provides water and communications from the on-site sales trailer area up to the maintenance site and provides for all weather surface for the access roads and maintenance site.

Motion made by Council Member Carn to approve the Change Order #1 for Landmark Excavating, Cemetery Project. Resolution R25-39 (07-15-25) 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>

Motion passed 5-0.

WORK SESSION

1. **Welfare Complex Potential Amendment to Community Plan/Village Plan. Located at 64 W Medical Drive, Applicant Todd Sorensen, In-N-Out Inc.** Senior Planner Gina Grandpre presented item to the City Council.

Todd Smith, representative for In-N-Out Burger, made a presentation to the City Council. He gave background on the business and current business practices. Since there are no design standards in the Village Plan for the property it defers to Title 19 code. They have concerns about some of the code requirements for their project. A letter with their concerns is included in the City Council packet for this meeting on the City Website.

Council Member McOmber mentioned that they have made adjustments on their buildings in other cities. Faux windows have been put in on their buildings in other cities in the nation. He mentioned that the

Council has made requirements of other restaurants that are outside of their typical design practices to fit within the aesthetic of the City. He doesn't think it would be fair if they required that for other projects and not In-N-Out.

Council Member Carn mentioned that a majority of the residents in the City probably want this but they need to figure out what will work for the City and the business owner.

The Council discussed looking at code regarding the light reduction on businesses after certain hours. It may be necessary in certain areas still but some businesses do look very dark and uninviting at night.

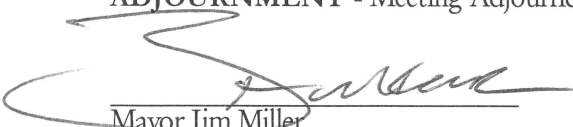
City Manager Christensen mentioned that because of the popularity of this restaurant traffic could be an issue. He advised the applicant that when they submit a site plan for this project they will be looking at potential traffic pitfalls. It is a concern that Medical Drive and Redwood Road will become blocked from traffic to this business.

Mr. Smith advised that they have anticipated the potential for traffic problems and they have room for 32 cars in the queue on the property. They believe that they have planned to accommodate a busy flow into their business. They will cooperate in any way they can to mitigate traffic issues.

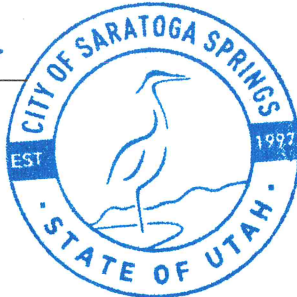
Council Member Carn advised that he is okay with the awnings but do not want to have the palm trees on them. He also wants to require the windows.

Council Member Barton is hesitant to eliminate windows on the building as well.

ADJOURNMENT - Meeting Adjourned Without Objection at 7:30 p.m. by Mayor Jim Miller.


Mayor Jim Miller


City Recorder



August 5th 2025
Date