MINUTES – City Council Meeting

Tuesday, October 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
6:00 p.m. by Mayor Jim Miller.

1. **Roll Call** – A quorum was present.
   Present: Mayor Jim Miller, Council Members: Audrey Barton, Michael McOmber, Lance Wadman Stephen Willden.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carroll, Senior Planner Austin Roy, Deputy Fire Chief Kenny Johnson, Battalion Chief Cindy Coombs, Public Works Director/City Engineer Jeremy Lapin, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Deputy City Recorder Heather Washburn, Planner II Kendal Black, Civic Events Assistant Rashelle Mousley, Community Development Director Ken Young.
   Others: Mary Woodin, Joylin Lincoln, Anastasia Asiedu, Brin Sauers, Maya Parker, Zach Woodin, Youth Council Members, Tyler Faddis, Tyler Allen, Justin Peterson, Craig Bown, Emma Wilson, Sadie Dyal, Tyler Tolley, Rob Taylor, Dan Selman, Keaton Morton, Kendall Willardson, Tyler Roberts, Jeff Lewis, Carlee Bradford, Logan Johnson, Corey Shupe, LaNiece Davenport, Bart Sharp, Bery Beckel, Brian Barker, Bennett Andero, Polo Padilla, Bill Gaskill.
   Excused: Councilmember Carn.

2. **Moment of Reflection –** given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Sadie Dyal (Youth Council Member).
4. **Introduction of Youth Council and Oath of Office:** Rashelle Mousley introduced the youth council members. The members were given an oath of office by the Mayor, and the youth officers were invited to join Council on the dais.
5. **Public Input** –
   Carlee Bradford of Saratoga Springs expressed safety concerns regarding pedestrians and school walking path along Evans Lane and noted the lack of speed limit or sidewalks.

   Mayor Miller requested Staff to investigate the concern and respond at a later date.

   Councilmember McOmber thanked Carlee Bradford for her input and advised her to also submit her concerns directly to the school board as well.

   Public Input closed by Mayor Miller.

REPORTS

1. **Mayor:** no report given.
2. **City Council:**
   Councilmember McOmber expressed appreciation for the Parks Department, volunteers, and library staff, highlighting over 5,000 volunteer hours in recreation.

   City Manager Mark Christensen announced the upcoming library closure around Thanksgiving, and ribbon-cutting for reopening around January 5, highlighting an increase from a collection of 30,000 to 80,000 items.

   Councilmember Barton requested an update on the traffic light near Vista Heights.

   Public Works Director Jeremy noted there have been no new developments since the last update, which cited a delay in materials. He added that the contractor has been informed of the City's urgency in receiving a response.

3. **Administration:**
   City Manager Mark Christensen noted staff had followed up with public input concerns about Fox Hollow.
4. **Department Reports:** Library, Recreation, Public Relations/Community Outreach given in the packet.
5. **Other: Transit Fresh Look Study presentation from MAG.**
   Kendall Willardson delivered a presentation on the Transit Fresh Look Study from Mountainland Association of Governments (MAG). The study aims to align transit planning with a regional vision, strengthen regional connections, and explore options not previously considered. Willardson also provided an overview of potential transit scenarios.
   NPO Director LaNiece Davenport (MAG) emphasized how the study aims to define a feasible long-term transit network for northwest Utah County by collaborating with local communities and aligning the vision with the region's long-range transportation plan. While an ideal network would include all proposed routes, the focus is on identifying realistic, fundable options.
6. **Other: UDOT Mountain View Corridor South project from Avenue Consultants.**
   Project Manager Tyler Faddis (UDOT) presented the Mountain View Corridor South Project, reporting 354 public comments, primarily focused on elevation concerns. He shared a revised design from Sunrise Park to Marie Way featuring a depressed freeway instead of an elevated one. The final study is expected to be published in December.

   City Manager Mark Christensen further explained that the detention pond at Talus Ridge will be expanded to serve as a larger basin, allowing the City to hold back its water while coordinating discharge with a partner system. He emphasized the collaborative nature of the solution, praising the efforts of the community to develop an approach that better serves the community. This partnership will also allow the freeway to remain depressed through Marie Way.

   Councilmember McOmber praised the return to the original plan for a below-grade roadway, acknowledging the late Mayor Mia Love's role in its early advocacy. He thanked staff and partners for their collaboration, noting the project's long-term benefits for the community, including preserved views, infrastructure compatibility, and responsiveness to public input.

CONSENT ITEMS

1. **Approval of Minutes: September 16, 2025.**

   Motion made by Councilmember McOmber to approve the Consent items. Seconded by Councilmember Walden.
   Vote:
   Council Member Barton Yes
   Councilmember McOmber Yes
   Councilmember Wadman Yes
   Councilmember Willden Yes
   Motion passed 4-0.

PUBLIC HEARINGS

1. **North Lake Meadows II Annexation, 7.33 acres more or less, located approximately Pony Express Parkway and 1650 East (1700 West) Street. Keaton Morton as applicant. Ordinance 25-65 (10-07-25)**
   Senior Planner Austin Roy reviewed the item for City Council. Applicant requested that the property be zoned R1-9, with a total of 19 lots; the property is located in the flood plain.

   Applicant Keaton Morton was present and available to answer questions.

   City Attorney Kevin Thurman clarified that a clause in the agreement related to road reimbursement was not fully approved by engineering. A compromise was reached: the developer will receive impact fee credits, but any additional costs beyond those credits will be their responsibility. Staff and the Applicant are both comfortable with this approach, and it is part of the council's consideration.

Public Hearing Opened by Mayor Miller. Receiving no public comment, the public hearing was closed by the Mayor.

Motion made by Councilmember Wilden to approve North Lake Meadows II Annexation and Development Agreement for 7.33 acres more or less, located approximately Pony Express Parkway and 1650 East (1700 West) Street. Keaton Morton as applicant, including the Findings and Conditions in the Staff Report and with changes to the Development Agreement as explained by City Attorney Kevin Thurman regarding impact fees. Ordinance 25-65 (10-07-25). Seconded by Councilmember McOmber.

Vote:

Councilmember Barton	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 4-0

BUSINESS ITEMS

1. **Major Site Plan Amendment for Thrive Drive Daycare, located at 182 E Thrive Drive, Logan Johnson as applicant.**
   Senior Planner Austin Roy presented the amendment to the approved site plan. The amendment changes the building elevations and footprint, with the equipment for the building to now be located within the roof instead of in a fenced off area on the west side of the building. The proposed site plan adds additional elements (bench, bike rack, planter bed and ornamental trees) to meet Gateway Overlay streetscaping requirements. The proposed site plan meets all Title 19 requirements.

   Applicant Logan Johnson was present and available to answer questions. He mentioned having a new tenant at this location with a smaller building, more parking and more landscaping. He clarified the tenant is still a daycare.

   Motion made by Councilmember Wadman to approve the Major Site Plan Amendment for Thrive Drive Daycare, located at 182 E Thrive Drive, Logan Johnson as applicant, including the Findings and Conditions in the Staff Report. Seconded by Councilmember Barton.

   Vote:

Councilmember Barton	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

   Motion passed 4-0

2. **Major Site Plan Amendment for Saratoga Crossroads Lot 1B – Dave's Hot Chicken, located 119 E. Crossroads Blvd. Polo Padilla as applicant.**
   Planner II Kendal Black gave an overview of the site plan amendment for a commercial building within the Saratoga Crossroads Subdivision with proposed changes. The lot is 0.58 acres and contains a single 3,050 square-foot building that is intended for a restaurant, along with the parking required for this use. The lot is accessible primarily from Crossroads Boulevard, though it is also accessible from Commerce Drive and Redwood Road through private streets within the overall subdivision.

   Applicant Polo Padilla was present and available for questions.

   Councilmember McOmber received clarification that no decision had been made regarding four signs or three signs and a monument.

   Motion made by Councilmember McOmber to approve the Major Site Plan Amendment for Saratoga Crossroads Lot 1B – Dave's Hot Chicken, located 119 E. Crossroads Blvd. Polo Padilla as applicant, including the Findings and Conditions in the Staff Report. Seconded by Councilmember Wadman.

   Vote:

Councilmember Barton Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 4-0

3. **Preliminary Plat for Jacob Ranch Marketplace, located 1930 S. Redwood Road, Bill Gaskill as applicant.**
Senior Planner Austin Roy discussed the preliminary plat and plans for Jacob Ranch Marketplace, indicating a grocery store tenant. Site Plans for individual lots will be submitted separately at a later date.

Applicant Bill Gaskill was present and available for questions.

Councilmember McOmber inquired about the grocery store tenant, but the applicant stated it is too early, they need to let the tenants announce themselves when they are ready.

City Manager Mark Christensen inquired about the extent of Ring Road's construction with this project.

Senior Planner Austin Roy confirmed it will be a partial connection, with Planning Director Sarah Carroll adding that a power pole is currently in the way.

Motion made by Councilmember Barton to approve the Preliminary Plat for Jacob Ranch Marketplace, located 1930 S. Redwood Road, Bill Gaskill as applicant, including the Findings and Conditions in the Staff Report. Seconded by Councilmember McOmber.
Vote:
Councilmember Barton Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 4-0

4. **Saratoga Pressurized Irrigation Well 5, Change Order #1-3 – Rocky Mountain Power Conduits. - Resolution R2550 (10-07-25).**
Public Works Director/City Engineer Jeremy Lapin reported the project is upgrading the size and capacity of the service line and mitigating issues related to the current undersized service line and appurtenant equipment. This is due to requirements imposed by Rocky Mountain Power. He briefly discussed challenges in identifying the source of some power issues, highlighting the use of data loggers in facilities to improve tracking and diagnosis.

Motion made by Councilmember Wadman to approve the Saratoga Pressurized Irrigation Well 5, Change Order #1-3 – Rocky Mountain Power Conduits. Resolution R2550 (10-07-25). Seconded by Councilmember Barton.
Vote:
Councilmember Barton Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 4-0

5. **Bid award approval for North Marina Phase 2, Jetty and Parking lot. Resolution R25-51 (10-07-25).**
Public Works Director/City Engineer Jeremy Lapin shared that this project is funded by various grants for the construction of a new jetty and Parking Lot at the North Marina, explaining the City previously completed dredging of the property in 2023 and has been working on the design and permitting of this phase ever since. He stated the City recently received final permitting and is now able to proceed with this phase of the project that includes a new jetty, boat ramp, parking lot, restrooms, and trails. Staff recommended awarding the bid to Condie Construction.

Councilmember Wadman requested clarification on the construction timeline; work will begin immediately, with completion expected during the summer; some winter work can proceed, but paving must wait until warmer weather.

Councilmember McOmber thanked Public Works Director/City Engineer Jeremy Lapin and Staff for their efforts in maintaining grant timelines.

Motion made by Councilmember McOmber to approve the Bid award approval for North Marina Phase 2, Jetty and Parking lot. Resolution R25-51 (10-07-25). Seconded by Councilmember Wadman.
Vote:

Councilmember Barton	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 4-0

6. **Resolution designating Saratoga Springs Fire & Rescue as the City's EMS service provider and supporting the re-licensure of its ambulance licenses. Resolution R25-52 (10-07-25).**
Deputy Fire Chief Kenny Johnson and Battalion Chief Cindy Coombs gave an overview of the EMS services agreement, emphasizing the intent to provide high-quality emergency medical care to the citizens and visitors of the City. They also discussed the provision of interfacility transport for patients of the Saratoga Springs Emergency Department and the use of strategic planning to evaluate current and future EMS service needs.

Councilmember McOmber shared his appreciation for the transportation team and asked they relay their gratitude to the EMS team.

Motion made by Councilmember Barton to approve the Resolution designating Saratoga Springs Fire & Rescue as the City's EMS service provider and supporting the re-licensure of its ambulance licenses. Resolution R25-52 (10-07-25). Seconded by Councilmember McOmber.
Vote:

Councilmember Barton	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 4-0

A short break was taken.
Meeting resumed at 7:36 p.m.

WORK SESSION

1. **Public Infrastructure District Policy Discussion**
City Manager Mark Christensen provided an overview of two draft Public Infrastructure District (PID) policies, one from Zions Bank and one from Gilmore Bell. He requested the objective of the work session be to establish parameters and guardrails for considering future PID applications.

Brian from Zion Financial Services was present to assist with the discussion.

The Council deliberated potential review processes; the use of work sessions; Mill Levy Caps; concerns and policy design considerations; regional benefit and project size; requirements for meetings to be held within city limits; and the need for early financial advisor intervention.

The discussion also covered the importance of transparency, bond maturity limits, debt limits, and the need to restrict developers from buying their own debt, which could artificially inflate tax rates.

CLOSED MEETING

Motion by Councilmember Wilden to enter into closed meeting 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 McOmber.
Vote:

Council Member Barton	**Yes**
Council Member McOmber	**Yes**
Council Member Wadman	**Yes**
Council Member Willden	**Yes**

Motion passed 4-0

A short break was taken.
Meeting commenced at 9:16 p.m.

Present: Mayor Miller, Council Members Audrey Barton, Lance Wadman, Stephen Willden Michael McOmber. City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, City Recorder Nicolette Fike, Deputy Recorder Heather Washburn.

Closed Meeting ended at 9:22 p.m.

ADJOURNMENT

Meeting Adjourned Without Objection at 9:22 p.m. by Mayor Jim Miller.

Mayor Jim Miller

10/21/2025
Date

City Recorder

CITY OF SARATOGA SPRINGS
EST 1997
STATE OF UTAH