



MINUTES – City Council Meeting

Tuesday, December 2, 2025

City of Saratoga Springs City Offices

319 South Saratoga Road, Saratoga Springs, Utah 84045

CITY COUNCIL POLICY MEETING

CALL TO ORDER

6:01 p.m. by Mayor Jim Miller

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

Present:

Mayor Jim Miller, Council Members: Audrey Barton, Chris Carn, 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, Senior Planner David Jellen, Planner I Joel Temple, Community Development Director Ken Young, Assistant City Engineer Dan McRae, PR Manager AnnElise Harrison, Finance Manager Chelese Rawlings, FD Battalion Chiefs: Ryan Rackman, Rob Morley, Danny Campbell; FD Captains: Taylor Olsen, Dave Perry; FD Engineer Chris White, Police Officers: Chad Cady, Koy Hansen; Police Chief Andy Burton, Fire Chief Kenneth Johnson, FD Administrative Assistant Laurie Stone, City Treasurer Brock Cleverly, Fire Marshall Darren Wright, City Recorder Nicolette Fike, Deputy City Recorder Wendy Wells, Deputy City Recorder Heather Washburn, Others: Dave Kelly, Brianne Ballard, Chad Palmer, Norman Kingsford, Ally Lambert, Mark Sim, Megan Spencer-Webb, Joylin Lincoln, Brandon Ames, Bart Sharp, Lafe Harris,

2. **Moment of Reflection** – given by Councilmember Willden.
3. **Pledge of Allegiance** – led by Councilmember Carn.
4. **Presentation, Appointment, and Oath of Office for Fire Chief Kenneth Johnson Resolution R25-66 (12-02-25).**
City Manager Mark Christensen provided a recommendation to hire Kenny Johnson as Fire Chief for the City and requested that the Council approve the resolution prior to the oath of office.

Motion made by Councilmember McOmber to approve Appointment of Fire Chief Kenneth Johnson Resolution R25-66 (12-02-25). Seconded by Councilmember Carn.

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.

Mayor Miller expressed that this was a great moment, emphasizing that Kenny Johnson has been part of the community for a long time, understands the importance of the Fire Department’s engagement with the community, and shared that the City looks forward to many more great years with him. Mayor Miller noted that it was his honor to administer the Oath of Office.

Fire Chief Kenneth Johnson conveyed his gratitude for the opportunity, acknowledged the trust placed in him by the Council and City Administration, and shared his confidence in the City’s future and success. He also recognized the dedication of City staff and the Fire Department and thanked the Mayor and Council for the appointment.

Kenny Johnson was administered the Oath of Office, which was attested by the City Recorder.

5. **Presentation and Oath of Office:**
Fire Department Battalion Chiefs: Ryan Rackman, Rob Morley, Danny Campbell; Captains: Taylor Olsen,

Dave Perry; Engineers: Chris White, & Alec Olsen; (Alec Olsen was not present) and Police Officers Chad Cady & Koy Hansen, were presented to Mayor and Council. The Oath of office was attested by the City Recorder.

6. Public Input –

Brianne Ballard of Waterside Drive, representing the Girls Troop, Boys Troop, and Pack 8 of Scouting America, shared what scouting does and the impacts they have on the community. She mentioned they are the last BSA last troop in the City and expressed their hope for City support in having a dedicated meeting space.

Norman Kingsford of the Fox Hollow Neighborhood expressed support for responsible growth and affordable housing but raised concerns that the proposed development favors high-density homes over smaller single-family homes and that some requirements in the development agreement are not being fully met.

Chad Palmer of the Fox Hollow Neighborhood shared his personal experience with road visibility near high density homes and expressed his concerns about safety with the new proposed development.

Ally Lambert of the Fox Hollow Neighborhood expressed her concerns about safety and traffic concerns with the new development, suggesting a traffic light at the Village and Redwood intersection.

Mark Sim of Fox Point Drive raised his concerns about the increased number of students brought in with the new development as well as the traffic and safety concerns of the proposed new development, highlighting the fire evacuation of 2020.

Councilmember Carn requested those present in the audience regarding Fox Hollow to raise their hand.

REPORTS

1. **Mayor:** No reports given.
2. **City Council:** Councilmember Carn discussed the new City Hall building, expressed his gratitude to Staff, particularly Assistant City Manager Owen Jackson, and all those involved with the new building.

Councilmember McOmber reflected on the attendance at the Christmas Tree Lighting Event and thanked Staff and residents for their assistance and participation.

3. **Administration:** City Manager Mark Christensen thanked MSR, the team, and the Mayor for their kind words.
4. **Department Reports:** Public Works/Engineering, Community Development.

CONSENT ITEMS

1. Acceptance of the Fiscal Year 2024-2025 Audit.
2. Fiscal Year 2026 Fraud Risk Assessment, Resolution R25-68 (12-02-25).
3. Development Agreement for Hidden Landing Phase 2. Located approximately Summit View Drive and Sage Hill Drive. Julie Smith as applicant. Ordinance 25-70 (12-02-25).
4. Rezone Development Agreement for Harbor Springs, located at 1331 East Pony Express Parkway. Jen Hall applicant. Ordinance 25-71 (12-02-25).
5. Approval of Minutes: October 29, 2025, November 18, 2025.
Councilmember Carn requested to have two motions separating the consent items so he could abstain from items 3 and 4.

Motion made by Councilmember McOmber to approve the Consent items 1, 2, 5. Seconded by Councilmember 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>

Councilmember Willden Yes
Motion passed 5-0.

Motion made by Councilmember Willden to approve the Consent items 3 and 4. Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes
Councilmember Carn Abstain
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 4-0.

PUBLIC HEARINGS

1. **Disposition of Real Property, 1307 N Commerce Dr. Saratoga Springs, UT 84045 and Real Estate Purchase Agreement with Lake Mountain School District. Resolution 25-67 (12-02-25).**
City Manager Mark Christensen explained that the public hearing concerned the disposition of the old City Hall building and would allow approval of a lease-to-own purchase agreement with the new School District. He noted the district approved the action at its board meeting the prior Tuesday.

Public Hearing Opened by Mayor Miller.

Joylin Lincoln from the new School Board thanked the Council for their support and cooperation.

The Public Hearing was closed by the mayor.

Councilmember Carn commented that the City and new School District share taxpayers and that the agreement supports the district during its first 18 months with a limited budget by providing a district office facility. He noted the city will receive full value for the building, with assistance given up front and repayment over a 10-year agreement that may be paid off early.

City Manager Mark Christensen further explained the details of the disposition, adding that the agreement is essentially a lease-to-own with low initial payments and that it is mostly furnished.

Councilmember McOmber expressed his support of the disposition and his hope for a good relationship with the new school board.

Motion made by Councilmember Carn to approve the Disposition of Real Property, 1307 N Commerce Dr. Saratoga Springs, UT 84045 and Real Estate Purchase Agreement with Lake Mountain School District. Resolution 25-67 (12-02-25). Seconded by Councilmember Barton.

Vote:

Councilmember Barton Yes
Councilmember Carn Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 5-0

2. **Sanitary Sewer Impact Fee Facilities Plan, Impact Fee Analysis, and Enactment of Amended Impact Fees. Ordinance 25-72 (12-02-25).**
Assistant City Engineer Dan McRae explained that adopting the proposed IFFP and IFA for the City's Sanitary Sewer system will result in a modest increase in impact fees for new development that will more accurately reflect the true cost of construction. For a typical single-family home, the current impact fee is \$1,217.18 and the proposed impact fee is \$1,489.55 – an increase of about 22%.

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

Mayer Miller provided an overview of impact fees for the audience, stating that impact fees are a direct cost to the City. He noted that the City does not make any money from these fees, as they are a one-to-one transaction: the money comes in and goes out to cover exact costs.

City Manager Mark Christensen further explained that the fee increase is largely tied to development agreements where developers construct infrastructure in advance of growth. He reminded the council and audience that impact fees are restricted funds and may only be used for new growth-related projects for future development.

Councilmember Willden remarked that these routine updates are important, so that residents are not paying for the cost of new developments.

Motion made by Councilmember Wadman to approve the Sanitary Sewer Impact Fee Facilities Plan, Impact Fee Analysis, and Enactment of Amended Impact Fees. Ordinance 25-72 (12-02-25). Seconded by Councilmember Willden.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

- 3. Public Hearing and possible motion for the SITLA Saratoga Springs Annexation (Three Canyons), 1209.952 acres, Located at approximately Grandview Boulevard and Stillwater Drive. Larry H. Miller Real Estate – Brandon Ames, as applicant. Ordinance 25-73 (12-02-25).**

Senior Planner Tippe Morlan presented the item and said there are three concurrent applications tied to the annexation that have not yet gone to the Planning Commission: a master development agreement, a community plan, and a general plan amendment to change land use designations. She said the Applicant has requested the annexation be continued to the time of action for the concurrent applications, anticipated to be the next City Council meeting, and noted the Planning Commission is scheduled to review the applications the following week on December 11. The annexation plat was shown.

Mayor Miller received confirmation that the item was noticed as a Public Hearing.

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

Councilmember Carn questioned whether the Public Hearing would stay open until the next Council meeting so that residents are able to see the applications.

City Attorney Kevin Thurman clarified that the Planning Commission does not hold a Public Hearing on the Annexation, but that they will have a Public Hearing for the Development Agreement.

Councilmember McOmber thanked the Staff, residents, and the Applicant for their input on this topic and the multiple meetings held to ask questions, address feedback, and create a better final product.

Mayor Miller confirmed the Applicant has requested to table the item until the next City Council Meeting. He added that the annexation involves State land and that the State has encouraged participation in the discussion. He explained the effort to address the item within the year is at the State's request.

Councilmember Willden reaffirmed that for him to be comfortable with the master development agreement, it must be clearly tied to the full completion of the Mountain View Corridor, noting the city cannot accommodate 3,000 units without sufficient road access, and that Redwood will not support it otherwise.

Mayor Miller emphasized that the recreational easement on the sensitive open space lands must be tied to the annexation upfront, effective immediately, rather than deferred.

Motion made by Councilmember McOmber to Continue the SITLA Saratoga Springs Annexation (Three Canyons) to the next City Council Meeting in order to review the Master Development Agreement and Community Plan Simultaneously. Ordinance 25-73 (12-02-25). Seconded by Councilmember Barton.

Mayor Miller confirmed that the tentative date for the next Council Meeting is December 18th, emphasizing their desire for transparency to the public.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

BUSINESS ITEMS

1. Appointment of Planning Commission Members. Resolution R25-69 (12-02-25).

Planning Director Sarah Carroll introduced the newly appointed Planning Commission members.

Mayor Miller commented that as his term as Mayor is ending, the interviews for the Planning Commission were done by himself and the Mayor-elect, Chris Carn, with the support of Mayor Pro Tempore Audrey Barton.

Motion made by Councilmember Barton to approve the Appointment of Planning Commission Members. Resolution R25-69 (12-02-25). Resolution R25-03 (01-21-25). Seconded by Councilmember Willden.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

2. Preliminary Plat and Site Plan for Fox Hollow N4, located approximately Village Parkway and Swainson Ave. Dave Kelly-D.R. Horton as applicant.

Senior Planner Austin Roy presented the item and identified areas of “complies” and “shall comply” items related to Title 19, including landscaping, PUD requirements, and off-street parking for the park, which is subject to City Council approval. A site plan was shown detailing 171 single-family lots, 138 townhomes, totaling 308 dwellings, with lot sizes ranging from 4,880 to 12,293 square feet and an average of 5,800 square feet. He confirmed elevations for multifamily units comply with Title 19, with two variations of four- and five-unit townhomes in three styles. Austin reviewed the proposed amenities and noted that nine parking stalls are planned for the park. He indicated Staff’s recommended motion would include dedicating the park for the Fox Hollow development so all Fox Hollow residents would have access to the park. He discussed open space requirements, landscaping, and lighting. He summarized Fox Hollow’s history of entitlements, including prior parkland dedication, Mountain View Corridor right-of-way dedication, sewer bottleneck delays, and timeline of MDA amendments, noting changes to density, commercial acreage, and dedications. He presented the prior variations made to preserve the hillside, including setbacks, lot frontage, and lot. Variations for neighborhoods 1-11 were shown for comparison. He detailed the proposed and already approved variations for Neighborhood 4 (N4), including setbacks, lot width, lot size, and a longer block length.

Applicants Dave Kelly and Jaron Nichols from D.R. Horton were present. Jaron Nichols welcomed questions regarding the development and the Village Parkway and Redwood lighted intersection. He highlighted the intersection plan and development phases.

Senior Planner Austin Roy mentioned that Condition 11 details the Staff's recommendation that a restroom be required at the park, however, that the final decision is up to the Council.

Dave Kelly presented the intersection, noting that they have met with UDOT. He discussed phasing timelines, indicating that pedestrian safety improvements and park amenities are included in Phase 1. He presented concepts of the park amenities, landscaping, and the proposed lighting.

Councilmember Wadman received clarification that the intersection would be finished prior to Phase 1.

Councilmember McOmber thanked staff for the detailed report, raised concerns about unfunded state mandates and school requirements, and discussed transportation, including coordination with UDOT and the governor's office and proactive installation of a traffic light. He confirmed MDA requirements for playgrounds and amenities are met, emphasized compliance with dark ordinance lighting, addressed block lengths, emergency vehicle access via looped streets, future commercial development, and the City's "feathering" approach from commercial to single-family homes.

Councilmember Carn confirmed that the park is a private HOA park and inquired as to the management and financial responsibility of the park, noting that it would not be ethical for the HOA-paying residents to be financially responsible for the installation and upkeep for the entire Fox Hollow area. He questioned whether the restroom would count toward amenity points.

Dave Kelly explained that they will have a separate HOA managing Neighborhood 4 and that they have been in conversation with the master HOA about whether they or the sub-HOA would be responsible for managing the proposed park. He mentioned that there is an issue of controlling access to the restroom as well as who pays for toiletries and cleaning.

City Attorney Kevin Thurman explained that the development agreement includes a clause addressing open space improvements that are not dedicated to the city and that a sub-associate assuming responsibility would meet the intent and requirements of the MDA. He stated that the Council may reach its own conclusion on whether the requirements are satisfied regarding whether the restroom qualifies as an amenity for open space requirements.

Senior Planner Austin Roy confirmed the restroom does qualify for credit as an amenity for open space. He further explained the governing title and amendment used for making the determination.

Councilmember Carn acknowledged the Planning Commission's intent with the restroom but felt that, based on his experience, restrooms in private parks are difficult to manage and maintain due to access controls such as key fobs or codes. He discussed how this item is an administrative decision based on vested approvals from 2002 and later amendments, that the developer is requesting less density than entitled, and that the Council cannot remove vested rights despite concerns about additional density.

Councilmember Willden asked about the landscaping requirement indicated as noncompliant, which Staff explained was due to an insufficient number of evergreen trees. He confirmed that this issue was included under the conditions requiring all redlines to be addressed. He also referenced prior public input regarding architectural noncompliance and noted that a condition had been included to address it but is now marked as a struck condition.

Senior Planner Austin Roy explained that Staff have since reviewed the MDA fifth amendment governing N4 and has determined that it is compliant, so the condition has been removed.

Councilmember McOmber confirmed with Staff that the pop out for dimension is included.

Councilmember Willden expressed concern that 9 parking stalls were not enough to support the amenities offered. He noted discomfort with modifying block length standards when such modifications are not made elsewhere, as well as concerns regarding setbacks and lot sizes, including minimum lot width. He asked Staff to clarify what standards would apply if the requested variances were not approved.

Planning Director Sarah Carroll explained that a PUD is expected to have variations and emphasized that while the underlying zone requires 10,000-square-foot lots, noting that almost all neighborhoods in Fox Hollow have been granted lot size variations, ranging from approximately 2,980 square feet upward, and that lot width variations have also been approved in several neighborhoods.

Staff further clarified that the only variation in the townhome area that is requested is the side yard setback and the variation would impact 8 townhomes, and that MF-10 allows footprint development.

Planning Director Sarah Carroll explained that, aside from Neighborhood 2, this phase is the second smallest and has higher density than other neighborhoods based on entitlements in the master development agreement, which explains the increased variance requests for this phase.

Senior Planner Austin Roy mentioned that all previous neighborhoods in this development have lot sizes below the 10,000-square-foot minimum, which is consistent with PUD intent to cluster homes closer together. He reaffirmed that if the area were not on a hillside or a PUD, the lots would follow the standard 10,000-square-foot requirement.

Councilmember McOmber expressed his appreciation of addressing the lot size differences between the neighborhoods.

Councilmember Willden suggested following the single-family home variations approved for Neighborhood 11 with the minimum lot size and widths.

City Attorney Kevin Thurman emphasized that Neighborhood 4 includes both single-family and multifamily units, and that the MDA Fifth Amendment specifies that the entire neighborhood is subject to MF-10 zone requirements, not R1-10, applying to all of Neighborhood 4.

Councilmember Carn received clarification that the fifth amendment restricts the amount of multifamily allowed to 136 units.

City Attorney Kevin Thurman advised all of N4 includes both the Single-family and Multi-family and that the project allowed for 136 Multi-family units, which is what they were proposing. He explained that when evaluating entitlements and vesting, the primary focus is on ensuring that the that the entitlements for the zoning and density are respected first and then and then you can kind of get to the next tier.

City Manager Mark Christensen explained that the developer is not using their full entitlement of 335 lots; if they were, lot sizes would need to shrink to accommodate them. He emphasized that vested units must be respected and that the variations being requested are consistent with that entitlement. He noted that all neighborhoods differ in acreage, size, and topography, which is why the PUD allows for such variations. He acknowledged the complexity of the project and stated that this complexity is one reason why the City has stopped choosing PUDs for development.

Councilmember McOmber reaffirmed his support of Councilmember Willden's suggestion of consistent lot sizes. He further affirmed his support of finding a compromise for the lot sizes.

Councilmember Barton addressed resident concerns she has received about townhomes, noting that current buyers are typically young families, older couples, or young professionals, not the negative stereotype some residents feared. She shared that she values townhome neighbors in Harvest Hills and believes these buyers are positive additions to the community. Barton also commented on neighborhood aesthetics in other D.R. Horton developments she visited as examples of quality design. She acknowledged all resident concerns as valid and expressed appreciation for public input and discourse.

Councilmember Willden questioned the proposed minimum lot width reduction from 50 to 39 feet, suggesting 42 feet with a 4,500-square-foot lot would better match existing neighborhoods. He also asked whether the Council has recently approved an increase in maximum block length in other areas, noting that he can support the block length if it is consistent with other approvals made in the past.

Jaron Nichols commented that they tried to transition from the townhomes and commercial up the hillside to the larger lot sizes. They aren't necessarily trying to fit more in, but trying to strike a balance of product types; the smaller lot sizes help them make room for more larger lots in the other space.

Councilmember Carn addressed a common concern he had received from the public, mentioning that school capacity concerns cannot legally influence the Council's decision on N4. He acknowledged district overcrowding but emphasized it cannot impact their decision.

Councilmember Wadman thanked the public for their input, for attending, and for their thoughts and expressed his appreciation for the discourse.

Motion made by Councilmember McOmber to approve the Preliminary Plat and Site Plan for Fox Hollow N4, located approximately Village Parkway and Swainson Ave. Dave Kelly-D.R. Horton as applicant, with Staff Findings and Conditions with the following changes and additions: Removing condition 9; Clarifying condition 8 requiring a minimum lot width of 42 feet; Adding a condition that the minimum lot size be 4,500 square feet; Adding a condition that pickleball court lighting shall meet City Code; Clarifying in condition 11 the park plan "shall not" include a restroom to accommodate the park programming. Seconded by Councilmember Willden.

Councilmember Willden proposed they amend the motion to **Strike condition #11** so they if they choose to do a bathroom they may.

Amendment accepted by Councilmember McOmber and Seconded by Councilmember Willden.

City Attorney Kevin Thurman proposed an amendment to the motion due to the increase in lot size and width, that Council add a Finding based on the Master Development Agreement - **That the densities in the development agreements represent maximum available densities, are consistent with the language in Exhibit D of the original Master Development Agreement.**

Amendment accepted by Councilmember McOmber and Seconded by Councilmember Willden.

Attorney Thurman noted in the original Master Development Agreement it says the actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities. So, the decision to reduce or increase those lot size and lot frontage and size frontage and size is based on that language in footnote in exhibit D of the original master development agreement.

Vote:

Councilmember Barton **Yes**

Councilmember Carn **Yes**

Councilmember McOmber **Yes**

Councilmember Wadman **Yes**

Councilmember Willden **Yes**

Motion passed 5-0

3. **Preliminary Plat and Site Plan for Saratoga Hills 7 LDS Church. Located 1439 S Lake View Terrace Road. Lafe Harris & Mike Davey, BHD Architects as applicant.**
Senior Planner David Jellen provided an overview of the item, explaining that that this property was rezoned earlier this year with an accompanying development agreement that divided this site into two phases: Phase 1 is approximately 5.5 acres in size and includes the development of a new 23,913 sq. ft. church and right-of-way dedication for Lake View Terrace Road (Exhibit 4); Phase 2 consists of residential homes that will be built at a future date. He addressed two "shall comply" items: the preliminary plat must meet all city regulations, with minor red lines to be addressed before plat recordation, and the proposed dumpster area must be oriented away from public view. The proposed church elevations, landscaping, and lighting all comply with code.

Lafe Harris was present and available to answer questions.

Motion made by Councilmember Willden to approve the Preliminary Plat and Site Plan for Saratoga Hills 7 LDS Church. Located 1439 S Lake View Terrace Road. Lafe Harris & Mike Davey, BHD Architects as applicant, with all Staff Findings and Conditions. Seconded by Councilmember Carn.

Councilmember Carn asked the applicant for the timeline for construction, noting large mounds of dirt moved already, and received clarification that the site will be slightly higher than Redwood Road and slightly lower than the road to the West.

Vote:

Councilmember Barton Yes
Councilmember Carn Yes
Councilmember McOmber Abstain
Councilmember Wadman Yes
Councilmember Willden Yes

Motion passed 4-0

4. General Plan Amendment from Rural Residential to Low Density Residential, Rezone From RA-5 to R1-10, Development Agreement, and Concept Plan Review for Stout Development. Located 191 N 1000 West. Megan Spencer-Webb as applicant. Ordinance 25-74 (12-02-25).

Senior Planner Austin Roy presented the item and discussed the proposed rezoning. He noted that a portion of the project would remain RA-5, with a specific lot and existing home, continuing to comply with RA-5 standards. Regarding land use, the proposal would change from rural residential to low-density residential. The applicant submitted two concept plans to accommodate a trail connection identified in the City's trail master plan. The concept plans were shown. He acknowledged there is a cell tower in the area and Staff has recommended a distance of 100 feet from that to structures.

The Council and Staff discussed the 100-foot distance recommendation, and whether it should be from a structure or lot. Planning Director Sarah Carroll advised to look at the fall zone.

City Attorney Kevin Thurman clarified that the tower was constructed prior to being annexed into the City and is considered nonconforming. As a result, it is not subject to the City's 200-foot requirement. This matter is being discussed because the requirement is being requested through the development agreement.

Councilmember Willden noted he was ok with the 100 feet from the structure; Councilmember McOmber agreed.

Mayor Miller received affirmation from the Applicant that they had no issues with the cell tower recommendation of 100-foot distance from a structure.

Councilmember Carn questioned the value of the small rezoning to existing residents, asking whether the primary benefit would be the proposed trail.

Senior Planner Austin Roy outlined that the proposal meets the City's open space requirements, includes designated open space and trails, and provides a master plan connection, contributing to overall connectivity.

City Manager Mark Christensen explained that the development would bring new infrastructure to the currently undeveloped area, improving utility looping and overall connectivity. He assumed that the project would include road improvements along Fairfield Road, such as curb, gutter, and sidewalks, and piping of the canal.

Councilmember Wadman mentioned that the development would enhance pedestrian safety for students who are currently using that route even though it is not school-approved.

Councilmember Willden noted his preferred Concept plan is B with a cap of 74 units.

City Attorney Kevin Thurman emphasized that Section 5 of the development agreement specifies that required improvements are at the developer's cost due to the general plan amendment and upzone, however, draft language was changed with the submitted agreement creating an exception. He requested that the

motion be conditioned so that the improvements in Section 5 are at the developer's cost and that we are not upsizing for the system improvements for those improvements. He noted anything beyond that would be eligible for reimbursement.

Motion made by Councilmember Wadman that the City Council approve [Ordinance 25-74 (12-02-25)] the requested Rezone and General Plan Amendment for the property located at approximately 191 N 1000 W, with the Findings and Conditions in the staff report; and with the added Condition that the specific improvements in section 5 are at the developer's cost and anything above are eligible for reimbursement; and clarifying condition #4 - the cell tower be 100-feet from a structure; and the Council prefers Concept B with the total number of units not to exceed 74 units. Seconded by Councilmember McOmber.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

A short break was taken.

Meeting commenced at 8:37 p.m.

5. Rider's Station Development Agreement, located at 1193 W. Fairfield Road. Adam Hurd as applicant. Ordinance 25-69 (12-02-25).

Senior Planner Austin Roy presented the development agreement, a community commercial project with no rezoning planned. The concept includes multiple retail buildings, a detention basin, and phased construction along Wood Haven Boulevard. Staff noted concerns about landscaping, window placement, and loading area screening, recommending a 6-foot wall, 10-foot landscaped areas with trees, and 15% of the upper-floor be windows where the loading bays are. The planner highlighted updates to the agreement reflecting Council feedback and noted that while Staff recommends vesting at preliminary plat/site plan, the developer has a different proposal for the Council.

Adam Hurd expressed support for the development agreement's conditions, including landscaping, but requested that the City code be vested for at least five years. He explained that the project will take several years to build, and uncertainty in standards like road widths, building heights, and setbacks could jeopardize negotiations with tenants, potentially causing them to withdraw.

The Council agreed a five-year period was reasonable to work with their applicants and tenants.

Motion made by Councilmember McOmber to approve the Rider's Station Development Agreement, located at 1193 W. Fairfield Road. Adam Hurd as applicant. Ordinance 25-69 (12-02-25), with Staff Findings and Conditions, including an adjustment to Condition 3 the project shall be vested for five years; and adding a Condition that the Development Agreement receive a final review by legal counsel. Seconded by Councilmember Carn.

In response to council question the applicant responded that they were more of a mid-box size retail development.

City Attorney Kevin Thurman received clarification on 5 year vesting, that it was for time for the applicant to work with their applicants and tenants so they could better know what size the building would be.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

6. Improvements Reimbursement Agreement and Dedication for Golden Hills Park, located in the Wildflower Development. Resolution R25-70 (12-02-25).

Assistant City Engineer Dan McRae explained that Golden Hills Park, currently owned and maintained by Sunrise 3 LLC, is being considered for transfer to the City as a regional park. He discussed that the developer would need to install some safety items. He provided an overview of the impact fees, and pointed out that accepting the park via impact fee credits would cost the city about \$900,000 above the average cost.

Sunrise 3 LLC representatives were present and available for questions.

Councilmember McOmber raised concerns about the upkeep cost and liability of the park, with no significant amenities the city may gain.

Councilmember Barton agreed with Councilmember McOmber, adding that she did not think the park was a gathering place for all city residents, and that she did not support adding it as a regional park.

City Manager Mark Christensen noted that Golden Hills Park has a small restroom near the parking lot, with annual maintenance estimated at \$58,000. He confirmed that, as a regional park, it meets requirements: over five acres, with parking and restroom access. He mentioned that the park was originally planned as an HOA facility, but the request for City ownership came later.

City Manager Mark Christensen noted the associated incentive for the developer was the total entitlements of the community plan and village plan for Wildflower.

The developer felt there was anticipated impact to the city already in the IFFP and IFA and that this would become a city park with fees collected or reimbursed after improvements.

Planning Director Sarah Carroll clarified that there was an anticipated public park in the general area, meant to fill a deficit in this area but it doesn't mean we had to take it.

City Attorney Kevin Thurman further explained that the City's IFFP does not allocate impact fee funds to specific parks, except for the Marina and Patriot Park. He noted that impact fee funds must be spent on public parks somewhere in the city, this is an area where funds need to be spent on a park and accepting this park would satisfy that requirement. He stated that other funds could still be used for a future park in this area; While not necessarily a direct benefit, accepting the park aligns with the IFFP, though weighing that against other factors is a policy decision for the Council.

Councilmember Willden affirmed that it was their understanding that the park was originally meant to be an HOA park, mentioning the limited access to the park.

Motion made by Councilmember Barton to Deny the Improvements Reimbursement Agreement and Dedication for Golden Hills Park, located in the Wildflower Development. Resolution R25-70 (12-02-25). Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

7. Update to the Sanitary Sewer Master Plan. Resolution R25-71 (12-02-25).

Assistant City Engineer Dan McRae presented the item. He explained the plan was last updated and adopted by the Saratoga Springs City Council in 2020. In 2023, The City hired Bowen Collins and Associates, Inc. (BCA) to review, evaluate, and update the Sanitary Sewer master plan.

Councilmember Wadman inquired as to where the information for the annual projected growth rate was taken from, mentioning that the number seemed conservative.

City Manager Mark Christensen explained that the City coordinates growth rates among all impact fees to ensure consistency. He noted that since 2020, projection models have been disrupted, which has accelerated the timing for some infrastructure projects. He emphasized that much of the infrastructure in master plans is built by developers and highlighted the collaborative partnership with developers to integrate master plans into the development process, including through development agreements.

Motion made by Councilmember Willden to approve the Update to the Sanitary Sewer Master Plan. Resolution R25-71 (12-02-25). Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

8. **Update to the Water Element of the General Plan. City initiated. Ordinance 25-75 (12-02-25)**
Senior Planner Tippe Morlan presented the item. She noted that while the City adopted an updated General Plan in 2022 with a Water Preservation Element, the updated legislation requiring a more extensive Water Use and Preservation Element was adopted at the same time. She explained that in 2024, the City was notified that the 2022 General Plan was not sufficient to meet the new requirements, and that the City received a grant from the state Department of Water Resources to hire a consultant to complete this update. She explained how the plan would be updated.

City Manager Mark Christensen addressed that despite rhetoric in the community claiming inadequate water supply, Table 11 in the report shows the City does have adequate drinking water to meet buildout projections, which are determined by available water. He added that additional water is needed in the secondary system, but this is planned for as development occurs and water rights or irrigation water are dedicated to the City. The City is also looking to bring reuse water back, which would save a significant amount of water. He emphasized that the secondary system's needs are anticipated with development and are not due to any broken systems, countering common claims about water shortages.

Motion made by Councilmember McOmber to approve the Update to the Water Element of the General Plan. City initiated. Ordinance 25-75 (12-02-25). Seconded by Councilmember Carn.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

9. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.09 regarding Parking Lot Island exemption. City initiated. Ordinance 25-76 (12-02-25).**
Planner I Joel Temple presented the Staff-initiated code amendment to provide for exemptions to the landscaped parking island requirements in regional public parks to facilitate City events. Title 19 at present does not allow for any exceptions to off-street parking requirements that would facilitate the removal of landscaped islands. The City wishes to see this applied to regional public parks to facilitate improved pedestrian and vehicular connectivity for city events with heavy foot traffic, such as carnivals and farmer's markets.

City Manager Mark Christensen further explained how these changes would be helpful for City events.

Mayor Miller expressed his support for the change, mentioning that the lawns take too much abuse and that this is a great improvement.

Motion made by Councilmember McOmber to approve the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.09 regarding Parking Lot Island exemption. City initiated. Ordinance 25-76 (12-02-25). Seconded by Councilmember Barton.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

10. **Approval of Annual City Council Regular Meeting Schedule for 2026. Resolution 25-72 (12-02-25).**
Councilmember Carn explained that while this is the printed agenda, dates are sometimes changed.

Motion made by Councilmember McOmber to approve the Annual City Council Regular Meeting Schedule for 2026, with option for December 8. Resolution 25-72 (12-02-25). Seconded by Councilmember Carn.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

11. **Amendment to City Code for implementing Data Privacy Program and Designating a CAO and other officers. Resolution 25-73 (12-02-25).**

Assistant City Manager Owen Jackson thanked Big D Construction for their assistance and efforts to allow the new Council Chambers to be used for the current meeting. He presented the item, explaining that the City is required to implement a Data Privacy Program by December 31, 2025, in accordance with the Government Data Privacy Act enacted by the Utah Legislature. The proposed code changes establish the framework for compliance with the State law and appoint the City Manager as the CAO, the City Recorder as a Records Officer, and the Assistant City Manager as the Data Privacy Officer.

City Attorney Kevin Thurman noted they left the code numbering off for now and the appropriate chapter will be determined at a later date.

Motion made by Councilmember McOmber to approve the Amendment to City Code for implementing Data Privacy Program and Designating a CAO and other officers. Resolution 25-73 (12-02-25) with all Staff Findings and Conditions and adding a Condition to allow Staff to identify location in the code and codify it. Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

12. **Discussion on RC Rock Crawler Park Concept Plan.**

Assistant City Manager Owen Jackson presented the item. Staff has previously discussed the concept and has worked with the county and a consultant to develop a high-level concept plan, which would locate the project at RC Park/Inlet Park on county land and would be themed around Utah's "Mighty Five" national parks. He noted it would be a valuable addition to RC Park's amenities.

Mayor Miller discussed plans for the RC park, highlighting county collaboration, potential sponsorships, and grants to support youth recreation. He emphasized the park's hands-on design for RC vehicles, noted the

current area's litter issues, and stated the discussion's goal is to give staff direction to finalize the plan, secure materials, and pursue funding.

The Council discussed the RC Rock Crawler Park Concept Plan and expressed their support of the park, potential events, and potential for growth.

Assistant City Manager Owen Jackson clarified that Staff should pursue grants and funding for the park. He received clarification to move forward.

CLOSED MEETING –

Motion by Councilmember Carn 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 Carn Yes

Council Member McOmber Yes

Council Member Wadman Yes

Council Member Willden Yes

Motion passed 5-0

A short break was taken.

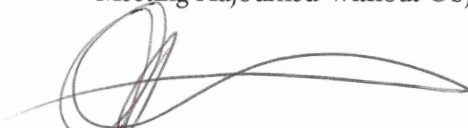
Meeting commenced at 9:25 p.m.

Present: Mayor Miller, Council Members Audrey Barton, Lance Wadman, Stephen Willden Michael McOmber. City Attorney Kevin Thurman.

Closed Meeting ended at 10:00 p.m.

ADJOURNMENT


Meeting Adjourned Without Objection at 10:00 p.m. by Mayor Jim Miller.



Mayor Chris Carn

01-16-2020

Date



City Recorder, Deputy

