



MINUTES – City Council Special Meeting

Tuesday, December 18, 2025

City of Saratoga Springs City Council Chambers

319 S. Saratoga Rd., Saratoga Springs, Utah 84045

CITY COUNCIL POLICY MEETING

CALL TO ORDER

6:05 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 (Electronically), Lance Wadman Stephen Willden.

Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carrol, Senior Planner Tippe Morlan, Public Works Director Jeremy Lapin, Engineer Kyle Kingsbury; PR Manager AnnElise Harrison, City Recorder Nicolette Fike.

Others: Brandon Ames, Julie King, Matt Issacson, Caleb Buswell, Steve Waldrip

2. **Moment of Reflection** – given by Councilmember Wadman.

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

4. **Public Input** –

Caleb Buswell, resident, felt this project was moving forward due to fear from the State. He felt there had not been enough public hearings and expressed frustration with rapid development noting the current infrastructure, schools, and roads were already overtaxed. He felt that even though the City says they don't want to approve development in high density they still do because of old agreements. He urged council to prioritize impact over growth.

Julie King, School Board President, Lake Mountain School District and Alpine School District. Ms. King noted that this development would anticipate over 2,500 students, requiring two elementary schools and impacting secondary schools. She noted constructing these schools would cost approximately \$80 million, increasing property taxes. She said the school district is requesting that the Larry H. Miller Group donate one elementary school site and lock in pricing for the second site. While the district would still be responsible for construction and site mitigation, this request would meaningfully offset costs directly attributable to this development. The district would also welcome continued dialogue with the company, including opportunities to partner with their education foundation to support the students and families affected by this growth.

Matt Isaacson, Lake Mt. School Board member, empathized with the city needing to improve with new roads and trails, he would like to see some offset for some new schools and collaboration for the development. He highlights that while the developer covers city infrastructure and generates tax revenue, there is currently no clear path to fund new schools without raising resident taxes. To address this, he specifically requests that the city collaborate with the district by waiving impact fees for the construction of the two necessary school sites.

BUSINESS ITEMS

Both items were presented together.

1. **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 25-77 (12-18-25).**
2. **Three Canyons Community Plan; Master Development Agreement; and General Plan amendment from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community (PC), located approximately Mountain View Corridor and Grandview**

Boulevard to Stillwater Drive. Brandon Ames-Larry H. Miller Real Estate as applicant. Ordinance 25-78 (12-18-25).

Senior Planner Tippe Morlan presented the proposed annexation owned by the State of Utah's Trust Lands Administration. The request is for the entire property to be zoned PC, which requires the approval of a concurrent Community Plan application. There is also a concurrent General Plan Amendment application to update the land use designations to PC to match the proposed zoning, as well as a Master Development Agreement application, which also outlines the provisions for the annexation and development of the property. There are two potential commercial nodes.

Senior Planner Tippe Morlan reviewed part of the proposed plans including: Lott Canyon truck routes; Parking requirements; Acreage set aside for schools and churches; and open space and amenities. She noted many approvals would be deferred to the Village Plan stage and advised council should look at the Planned Community boundary of a 20' buffer area, code allows for a waiver after review under certain conditions. Senior Planner Tippe Morlan further noted the Master Development Agreement had been updated to note mineral withdrawal in place of a conservation agreement. She explained the applicant is requesting the City maintain all trails identified as public.

Applicant Brandon Ames, was present for questions.

Councilmember Carn asked about the rough cost of the corridor preservation that would not be a responsibility of our taxpayers.

City Manager Mark J. Christensen advised on a preliminary for corridor preservation somewhere around \$50-55 million. He noted it would be good to preserve the entire corridor; but the full preservation was a separate topic. The Master Development Agreement only requires the full right of way on their property be dedicated. He noted the 2 miles we constructed from Pony Express Parkway to Lariat was about 16-17 million, the rest of the expenses was for utilities. This new area would look at additional cost due to topography.

Brandon Ames, responded to question that their estimate part of the asphalt would be around 35 million.

In response to council question of how they determine beginning of construction, City Manager Mark J. Christensen noted theoretically they begin construction with shovels in the dirt; however, the completion date was the more critical trigger which was Dec. 2030 for 900 homes; dedication and road built.

Councilmember Carn asked the applicant how they were working with the school district. The applicant noted there were early discussions and historical data. Then they moved the focus on entitlement and the current goal and they anticipate having more discussion as next steps.

Councilmember Carn stated developers come in with school sites, but the district doesn't actually have plans to put a school there necessarily, or can afford it. It can be misleading. He also indicated his agreement of approving the items concerning trails at Village Plan.

Brandon Ames explained they first needed to make sure the larger plans worked with numbers and things and then they can shift sites around a bit if needed.

Councilmember Willden would like to encourage dedication and gifting of school land to the district which could then be counted toward their Open Space points. He was fine to defer trails to Village Plan. He was not as concerned about the buffer depending on what was planned to go in there; there should be parameters about what could be there.

Council Member Barton mentioned that she appreciated the 40-year extension protection from mining rights. She really appreciated the fire-break with this development. She commented that this is a big commitment and does bring infrastructure we need for the entire city. She thanked everyone involved with the project.

Councilmember McOmber did like a lot of the ideas presented. He appreciated Councilmember Willden's idea about the school development incentives; but noted we can't make decisions for the school district; we can't require the school district to build here for instance. He wanted to look closely at whether this project

brings value to the City. We aren't adjusting units because of Mountain View Corridor. We want density near big transit. He felt it was a win for the city when we can work together with the State and developers. He noted all the other major roads in this development besides Mountain View Corridor.

Councilmember Willden asked how much sooner we would be getting Mountain View Corridor because of this development than if it was not coming in.

City Manager Mark J. Christensen advised having this in 4 years is really good, otherwise we would be looking at a decade or more.

Councilmember Carn noted that having that this is net new incremental funding that is not on a MAG map today and that is why it's a decade early. Having the State Environmental Impact Study and having this road installed with help expedite the expansion on MAG's timeline. He noted much of east-west travel we could not address fiscally at this time.

City Manager Mark J. Christensen pointed out that having this complete by 2030 coincides with many other state projects coming in and tie in well. He noted the lake crossing is in MAG's long-term plans but this helps set up the west-side corridor and long-term vision.

Steve Waldrip, Gov. Cox Senior Advisor for housing strategy, noted there had been a lot of change here and it's been dealt with really well. They have been looking at this development from a state standpoint, and he noted Saratoga Springs has been the tip of the spear for the growth in the state for the last decade. He noted change is tough especially at the pace we have been going. It's hard to have enough housing for all the people that want to stay here or move here and felt the development would bring billions of dollars in value to the community. He is grateful for the work that has gone into the growth in the area. He noted the state is committed to the expansion of the Mountain View Corridor acceleration. Corridor preservation funds are available to help preserve those today. This will allow families to put down strong roots in the community.

Councilmember Carn hoped that in conversations with legislature, Mr. Waldrip can take this back and help show that cities are willing to be good partners and we don't need our decision making to be taken away in order to reach goals.

Mayor Miller thanked Mr. Waldrip for coming and noted that Saratoga is doing its part to meet the state mandates and goals. We are working to meet the initiatives. This is a bigger solution for the state.

City Attorney Kevin Thurman returned the discussion to the change proposed in the Master Development Agreement for Mineral Withdrawal which was a change from the conservation easement. he asked they make that clear in their motion.

Motion made by Council Member Barton to approve 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 25-77 (12-18-25), with any staff findings and conditions. Seconded by Councilmember McOmber.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmber Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

Motion made by Council Member Wadman to approve Three Canyons Community Plan; Master Development Agreement; and General Plan amendment from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community, located approximately Mountain View Corridor and Grandview Boulevard to Stillwater Drive. Brandon Ames-Larry H. Miller Real Estate as applicant. Ordinance 25-78 (12-18-25), with any staff findings and conditions. Adding that Council approves the changes to 3.1.9. for mineral withdrawal and that condition #11 in the staff report read: a waiver to the buffer requirement in 19.26.07.5 "is" granted by the city council; and condition #18 read: the city council shall "accept" public ownership of

ownership of public identified community trails and proposed in sheet 5A02. Seconded by Councilmember Willden.

Councilmember Willden asked if they might accept an amendment to the motion:

On condition #18 to add that ownership of public identified trails shall be deferred to the Village Plan; and in condition #11, the waiver to the buffer, that the type of development that will be allowed in the buffer will be determined at Village Plan. Also, add a condition that in the Village Plan stage, property that is donated to the Lake Mountain School District, without further compensation, may be accepted as public Open Space in the amenity point system. The value of open space type and points compensation to be determined at Village Plan.

Amendment was made by Councilmember Wadman and Seconded by Councilmember Willden.

Councilmember Willden noted he is voting for expediting a road that we need sooner than the City could do it.

Vote:

Councilmember Barton Yes

Councilmember Carn Yes

Councilmember McOmer Yes

Councilmember Wadman Yes

Councilmember Willden Yes

Motion passed 5-0

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:14 p.m. by Mayor Jim Miller.

Mayor Chris Carn

01-06-2026

Date

City Recorder

