



MINUTES – CITY COUNCIL MEETING

Tuesday, June 1, 2021

City of Saratoga Springs

City of Saratoga Springs City Offices

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

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the meeting to order at 6:00 p.m.

Roll Call:

Pursuant to the COVID-19 Federal Guidelines, this Meeting will be conducted electronically.

Present Mayor Jim Miller, Council Members Stephen Willden, Ryan Poduska, Chris Porter, Michael McOmber, and Christopher Carn.

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Community Development Director Ken Young, Planning Director David Stroud, Senior Planner Tippe Morlan, Planner Rachel Day, Budget Administrator Spencer Quain, Police Chief Andrew Burton, Fire Chief Jess Campbell, Code Enforcement Officer Brad Davis, and Deputy City Recorder Kayla Moss.

Invocation: Council Member Willden

Pledge of Allegiance: Council Member McOmber

Public Input: Rylee Warnick, Pony Express Queen, invited the City Council to the Pony Express celebrations. They also invited them to do a horse entry for the rodeo.

REPORTS:

Council Member Porter told staff that he has been approached about lighted tennis courts in the City. He asked staff to see if there is a possibility of making that amenity in the City.

Council Member McOmber thanked staff for coordinating a trip to see the cemetery site. There has been great feedback on the announcement of the land. He also thanked Council Member Porter for all of the time he took to help that to happen. He asked that staff stays on top of developers for the dirt blowing around during the spring. It becomes a big hazard.

Council Member Carn also mentioned the problem with dirt being blown around from developers being a problem.

CONSENT ITEMS:

- 1) Library Board Appointments; Resolution R21-38 (6-1-21).
- 2) South Saratoga Elementary School Phase 1 and 2 Reimbursement Agreement, Alpine School District; Resolution R21-39 (6-1-21).
- 3) City Council Meeting Minutes, May 18, 2021.

Motion by Council Member Willden to approve items 1 through 3 of the consent items as specified in the staff report with any staff findings and conditions was seconded by Council Member McOmber.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye

Motion carried unanimously.

BUSINESS ITEMS:

1. Secret Springs Preliminary Plat, Firefly Homes Applicant, corner of McGregor and Redwood Road.

Planner Rachel Day advised that this is a fourteen lot subdivision that is approximately 5.25 acres. All of the lots are over 4,000 square feet. This will connect with the Heron Hills and Catalina Bay subdivisions. They would like the City to take over ownership of the Redwood Road Trail open space to avoid an HOA. This received a positive recommendation by the Planning Commission.

Council Member McOmber asked if any of the landowners surrounding are part of HOA's. He wondered if they could join in on other HOA's.

Council Member Porter mentioned that if the neighboring land was City owned it could make sense to maintain the trail space but to mobilize for only 500 feet wouldn't make sense.

The applicant is concerned about liability being put on only 14 homeowners. He also doesn't want to have to create an HOA for a trail system that is going to be used by the general public.

Council Member Poduska recused himself because this group is still doing some work with his mom's home.

Motion by Council Member Porter to approve the Secret Springs Preliminary Plat, Firefly homes Applicant, corner of McGregor and Redwood Road with all staff findings and conditions and on condition 3 per City code a public trail access easement be added to the trail was seconded by Council Member Carn.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye
Motion carried unanimously.

2. North Lake Meadow Rezone, Concept Plan, and Development Agreement, Keaton Morton Applicant, 145 North; Ordinance 21-17 (6-1-21).

Planning Director David Stroud advised that the applicant would like to rezone the property from Agricultural to R1-9. The parcel is generally east of Clark Drive and North of 145 North Street. It is approximately 7.28 acres. They would like to develop the property into 23 lots. This will require a development agreement with the City due to a trail that goes along 145 North in the Master Trails Plan.

Keaton Morton the applicant mentioned that they worked through questions on the development agreement with staff.

Council Member is comfortable with the rezone going to R1-9. He is concerned about the choppy nature of the development however. He understands that the surrounding landowners aren't interested at this time but he wants to make sure the connecting streets and things are looked at for the future.

Council Member Poduska asked if there have been discussions with the road owner on the East side, which is owned by Lehi.

Council Member McOmber mentioned that codes change and that is why they are now being required to bury power lines.

Council Member Willden thanked the developer for not trying to fit an excessive amount of lots in the acreage.

Amended Motion by Council Member Willden to approve the North Lake Meadow Rezone, Concept Plan, and Development Agreement, Keaton Morton Applicant, 145 North; Ordinance 21-17 (6-1-21) with all staff findings and conditions including the reimbursement to the applicant for the upsizing of infrastructure and system improvements was seconded by Council Member McOmber.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye
Motion carried unanimously.

3. Wildflower Village Plan 4, Nate Shipp DAI Applicant, Mountain View Corridor and Harvest Moon Drive; Ordinance 21-18 (6-1-21).

Senior Planner Tippe Morlan advised that this Village Plan consists of 138.99 acres which will be about 414 ERU's within the Planned Community zone. There will be 244 single family lots and 170 townhomes and 38.37 acres of open space.

Nate Shipp with DAI thanked the City Council for their time.

Council Member Carn asked who is developing this property. He thinks this will be a really nice area with beautiful views. He appreciates that everything complies.

Mr. Shipp advised that it will be Edge Homes and Toll Homes.

Motion by Council Member Carn to approve Wildflower Village Plan 4, Nate Shipp DAI Applicant, Mountain View Corridor and Harvest Moon Drive; Ordinance 21-18 (6-1-21) with all findings and conditions was seconded by Council Member Poduska.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye
Motion carried unanimously.

4. Notice of Intent for Boundary Line Adjustment with Lehi City, Scott McLachlan; Resolution R21-40 (6-1-21).

City Attorney Kevin Thurman advised that Mr. McLachlan has asked that Lehi and Saratoga Springs agree upon a boundary adjustments between the two cities. This expresses the City's intent to adjust the boundary. It would then start the public noticing requirements.

Scott McLachlan's representative advised the Council that they had to draw boundary lines in 1997 and this made sense then but now it seems to be more advantageous to be in Lehi. It is the property owners desire to be in Lehi. They currently have a contract for the mink ranch to be purchased but it is contingent on this boundary change going through.

Council Member McOmber mentioned that the Council has spent many years planning around this portion of the City. He doesn't want to give up possible sales tax revenue that could come from the commercial site there. Lehi has a portion of property in the city that crosses rivers and other natural borders and are surrounded on three sides but have denied annexation requests for

the property. He is not comfortable with giving this property up with the potential it could have for the residents.

Council Member Porter agreed with Council Member McOmber. He addressed the redlines that were submitted by the landowner. He is very reticent to open up the boundary with Lehi. He does not think that this is in the best interest of the residents of Saratoga Springs.

Council Member Willden appreciates the presentation. He thinks that the most desirable outcome would have been to bring the proposed development to Saratoga Springs right away. He agrees that the City has put time and energy to planning for this property.

Council Member Poduska agrees to the sentiment that if it were unincorporated they wouldn't stop him from going to Lehi but it is a part of Saratoga Springs.

City Attorney Thurman advised that there is a water well that the City acquired and paid for. It is in the better interest to have that maintained on the City property so we don't have to go through a different City.

Motion by Council Member McOmber to deny the Notice of Intent for Boundary Line Adjustment with Lehi City, Scott McLachlan; Resolution R21-40 (6-1-21) because it does not match the vision for the city, the city owns a well on the property, future revenues for possible sales tax are a benefit to the residents was seconded by Council Member Carn.

Vote: Council Members McOmber, Porter, Poduska, Willden, and Carn - Aye
Motion carried unanimously.

Mayor Miller asked staff to direct a letter to Lehi City Council advising them of the City Council's stance and requesting that they stick to the agreed upon boundaries between the cities.

CLOSED SESSION:

Motion by Council Member McOmber 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, was seconded by Council Member Carn.

Motion Carried Council Members Unanimously in Favor

The meeting moved to closed session at 7:15 p.m.

Present: Mayor Miller, Council Members Willden, Carn, Porter, Poduska, McOmber, City Manager Mark Christensen, City Attorney Kevin Thurman, Deputy City Recorder Kayla Moss, and Assistant City Manager Owen Jackson.

Closed Session adjourned at 7:29 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:30 p.m.


Jim Miller, Mayor

Attest:

Cindy LoPiccolo
Cindy LoPiccolo, City Recorder
Approved: 6-15-21

