



MINUTES – CITY COUNCIL

Tuesday, March 3, 2020

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 Policy Meeting to order at 6:00 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Stephen Willden, Ryan Poduska, and Christopher Carn. Council Members Michael McOmber and Chris Porter attended the meeting via teleconference.

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Planning Director David Stroud, Fire Chief Jess Campbell, Police Chief Andrew Burton, Senior Planner Sarah Carroll, Planner Rachel Day, and City Recorder Cindy LoPiccolo.

Invocation by Council Member Poduska.

Pledge of Allegiance led by Council Member Carn.

Public Input: Tanya Parker, Saratoga Springs HOA President, requested the roads in Fox Hollow Neighborhood 4 be made public or city maintained as much as possible, and all driveways for the units be full length not an apron product which has caused ongoing parking problems.

REPORTS:

Council Member Willden reported his attendance of the State legislative update. City Manager Christensen reported concerning HB273.

Council Member Carn reported he had the opportunity to teach AP Human Geography classes at Vista Heights and Lake Mountain schools that included planning principles, and sewer and water systems information.

City Manager Christensen reported the Police Awards Luncheon was held today, he appreciates all the Officer's hard work and Council's support.

BUSINESS ITEMS:

1) **Library Board By-Laws and Code Amendment, Title 3.05.03; Resolution R20-12 (3-3-20); Ordinance 20-5 (3-3-20).** Assistant City Manager Jackson presented the staff report and recommendation to update the Library Advisory Board Bylaws and modify Title 3 in order to reduce the number of Library Board position from seven to five making attendance for a quorum to be three which greater facilitate the Library Advisory Board to continue to function and meet the requirements outlined in the By-Laws.

Motion by Council Member Willden to approve the Library Board By-Laws and Code Amendment, Title 3.05.03, Resolution R20-12 (3-3-20), and Ordinance 20-5 (3-3-20), was seconded by Council Member Carn.
Vote: Council Members Poduska, Willden, Carn, Porter, and McOmber – Aye.
Motion carried unanimously.

2) **The Villages at Saratoga Springs (Fox Hollow) Neighborhoods 4, 12, 13, Rezone, General Plan Amendment, Master Development Agreement (MDA) Amendment, and Neighborhood 4 Concept Plan Review, Chad Bessinger Applicant, ~3100 South Redwood Road; Ordinance 20-6 (3-3-20).** Senior Planner Sarah Carroll presented the staff report concerning request to modify land uses and zoning in Neighborhoods 4, 12 and 13 within the Fox Hollow development, and MDA amendment. The Applicant requests the MDA be amended in order to retain 10 acres of commercial in Neighborhood 4 and that it be zoned Community Commercial, this results in an increase of the R-1-10 PUD zoning, however, there is no request for increase in units keeping the 335 units previously approved which results in a decrease in density from 9 units per acre to 7.59 units per acre. The land use map for Neighborhood 4 is proposed to be amended from Regional Commercial (RC) and High Density Residential to 10 acres of Community Commercial (CC) with the remainder as High Density Residential.

The Applicant further proposes 10.76 acres of Community Commercial zoning in Neighborhood 13 adjacent to the future Foothill Boulevard Freeway to replace the current zoning of R-1-10 PUD allowing 125 units at 6 units per acre. The land use map for Neighborhood 13 would be amended from Medium Density Residential to Community Commercial.

The proposed Neighborhood 4 Concept Plan indicates 337 units will be reduced to 335 units to comply, the HOA recommends full length driveways for parking, proposed variations, public and private roads will be identified with the Preliminary Plat application. The proposed concept plan indicates lots vary from the R-1-10 base standards, which is allowed within a PUD due to the approved density.

Council Member Carn commented regarding the proposed 50-50 split of commercial with Community Commercial zoning to open more opportunities for commercial development, expressed concern with misuse of guest parking if used as a parking solution, enforcement by sub HOA would be required. Council Member Willden agreed with concern about guest parking noting there should not be additional burden placed on the rest of the development residents, can support the 50-50 commercial split clarifying units remain as single family. Council Member Poduska agreed with concerns regarding guest parking, driveway length should follow code and there should not be a burden on the rest of the HOA. Council Member Willden agreed with the requirement to follow code. City Attorney Thurman advised the Master HOA should have bylaws with rules about adding property and maintenance by sub-associations. Council Member Porter expressed support for the 50-50 split and change in zoning to Community Commercial however has a concern ten acres is not enough at that interchange, agrees with not inserting the City into an HOA matter, agrees if the driveway length is coming in beyond code it must not cause a parking problem for residents. Council Member McOmber commented he is also in agreement with the commercial split and rezone to Community Commercial noting the west side can come back and ask for more to meet demands, in regard to the driveway length if an exception comes back he would not be in favor of shortening, cars should not hang out over the sidewalk or road.

Motion by Council Member Willden to approve Master Development Agreement Amendments, Rezones, and General Plan Amendments for Fox Hollow Neighborhoods 4, 12, and 13 as presented in the report and exhibits, with the findings and conditions, Ordinance 20-6 (3-3-20), was seconded by Council Member Poduska
Vote: Council Members McOmber, Porter, Carn, Willden, and Poduska – Aye.
Motion carried unanimously.

3) **Code Amendments, Title 19, Conditional Uses; Ordinance 20-7 (3-3-20).** Planning Director Dave Stroud and Planner Rachel Day presented the staff report and summary of the proposed changes to the Land Use tables in regard to Conditional Uses. The changes are in accordance with Council policy direction given at a Special Meeting on January 23, 2020 wherein Council approved initiating proceedings pursuant to Utah Code §10-9a-509(1)(a)(ii)(B) to remove Conditional Uses within all Title 19 zoning designations. This amendment is based on other city standards and changes the designation of the Conditional Uses by either removing them, changing them to permitted uses or permitted uses that will have associated standards and considerations. Director Stroud advised additional uses will be brought back for consideration of inclusion.

Council discussed the standards in regard to drive-through restaurants in Neighborhood Commercial (NC) zone, distance standards for hotels to schools and residential, half-mile separation of storage facilities, grandfathering of current legal private kennels, code enforcement monitoring of travel trailers, tattoo shops only in Industrial zone. Council expressed appreciation for the work by Planning and special thanks to Planner Day. Director Stroud advised other use standards will be brought back to Council i.e. commuter light rail stations.

Motion by Council Member Willden to approve Title 19 Code Amendments within Chapters 19.02, 19.04, 19.05, 19.09, and 19.15, modifying to allow drive-through restaurants in Neighborhood Commercial (NC), tattoo shops permitted in Industrial zone only, requiring ½ mile separation of storage units, hotel distance changed from 300 to 500 feet but if separated by an Arterial road it can be reduced to 300 feet measuring from hotel structure to property line but not in the back or side of the hotel, adding cemetery Institutional/Civic zoning, Ordinance 20-7 (3-3-20), was seconded by Council Member Porter
Council Member Carn advised he will dissent as he does not agree with drive-through in Neighborhood Commercial zones, the zone should create a buffer and the drive-through defeats the purpose and increases traffic.

Vote: Council Members Poduska, McOmber, Willden, and Porter – Aye. Council Member Carn – Nay.
Motion carried 4-1.

MINUTES:

1) **February 18, 2020.**

Motion by Council Member Willden to approve the Minutes of February 18, 2020 as written, was seconded by Council Member Porter.

Vote: All in favor.

Motion carried unanimously.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:44 p.m.


Jim Miller, Mayor

Attest:


Cindy LoPiccolo, City Recorder

Approved: 3-17-20

