



MINUTES – CITY COUNCIL

Tuesday, April 14, 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 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 Chris Porter, Michael McOmber, Christopher Carn, Ryan Poduska, and Stephen Willden.

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, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss.

Invocation by Council Member Poduska

Pledge of Allegiance by Council Member McOmber

Presentation: Recognition to Bryan Chapman, former Planning Commissioner.

PUBLIC INPUT: None

REPORTS:

Council Member McOmber doesn't think we need to cancel Splash Days until we have more information and as we get closer to the date. He thinks if they wait to make a decision until the beginning of May or so we will have more information. After more discussion and information he agreed that postponing Splash Days until August was a good idea.

Council Member Porter advised that he was on a call with the Lieutenant Governor earlier in the day and it was strongly advised to delay events in June and July. Mass gatherings will be the last thing to be re-implemented after the safe at home initiative.

Events Director David Johnson advised city staff have discussed moving Splash Days to August, doing it digitally, and other possible solutions.

Council Member Poduska advised that he would like to move Splash Days to August.

City Manager Mark Christensen agreed that postponing Splash Days until August is probably the safest bet.

Council Member McOmber would like to see more events like the Easter parade in the City throughout the summer since a gathering like splash won't be happening in June.

Mayor Miller agreed with having Splash Days in August.

Council Member Porter advised that he and some of the staff met with UTA and let them know that we aren't pleased with the services currently in Saratoga Springs.

The reports for Library, Recreation, and Economic Development/Events were made available electronically to the Council Members.

City Manager Christensen mentioned that a lot has been going on. There have been a lot of meetings. Last month was the highest building permit month ever. A lot of things are happening in the community.

City Council Work Session

1) Public-Private Recreational Center Program.

The City was approached in November 2019 by Community Development Partners (CDP) with a proposal for a public-private partnership to build a recreation facility. They have proposed several partnership items from the City and would like to discuss interest of the Council.

Council Member Carn asked how much out of the current recreation budget goes towards facility fees that the City would no longer have to pay.

City Manager Christensen advised that a lot of the recreation budget goes towards staffing of the events. In the past it has cost roughly \$30,000 for all facilities for recreation programs. The City would still need to utilize schools to make the recreation programs work. The cost savings would be minimal for facilities.

Council Member Poduska thinks that the facility looks very nice. He asked if the ropes course is an additional cost of if it is included in the membership cost.

Council Member McOmber isn't as concerned about the non-compete for the next ten years. He also suggested that there could be a population clause to increase City programming time as more people move in. He also asked if they would consider removing "at" from the name of the center.

Council Member Porter is concerned that the city would be paying 10 times as much for court space then it is currently and it wouldn't solve the space crunch that already exists. He is also concerned about paying the impact fees, which would be about \$400,000. That money has to come from somewhere. The City pays all of the fees for all of the facilities it owns and it can't just be waived. He also is worried that this would give the recreation center an unfair advantage over VASA or any other future recreation facility in the City that don't have City participation.

Dave Card of CDP mentioned that there would be a discount to the residents of Saratoga Springs. They want the relationship with the City because they are all about community and bringing people together.

Council Member Willden asked where this is proposed to go. He agrees with the comments that have been made. He isn't sure if it makes financial sense currently, he does think the economy will rebound faster than some think but putting a pin in it may make sense.

Council Member Poduska mentioned that the City would be getting more than just 3 court spaces in the \$250,000 they would be paying the recreation facility. It includes more space for city events, discounted services for city residents, and more.

BUSINESS ITEMS:

1) Implementation of Governor's State of Emergency Declaration; Resolution R20-17 (4-14-20).

City Manager Christensen advised this captures all of the changes that have taken place over the last couple of weeks. Saratoga Springs did not declare a state of emergency. The State's emergency declaration has a blanket effect and allows the City to still utilize some of the federal assistance being offered currently.

Council Member Porter is grateful for the proactive nature of the City's response.

Motion by Council Member McOmber made a motion to approve the implementation of Governor's State of Emergency Declaration; Resolution R20-17 (4-14-20) was seconded by Council Member Porter.

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

Motion carried unanimously.

2) Riverview Plaza and Townhomes Rezone and Concept Plan, Jared Osmond Applicant, 1080 North Redwood Road; Ordinance 20-11 (4-14-20).

The applicant requests the City rezone 9+ acres of property from Agricultural to Mixed Use, located between Redwood Road and the Jordan River. The applicant also requests non-binding feedback on the proposed Riverview Plaza and Townhomes concept development.

Council Member Poduska likes the project and thinks it will fit nicely in the area.

Council Member McOmber likes the planning and design. He is not a big fan of the Mixed Use Zone in general but since it is an option in the code he has to allow it.

Council Member Carn is concerned about accepting a rezone with a concept plan that can be deviated from. He knows the developer isn't planning on changing it but protections need to be put in place for the City. He suggested a condition be put in place to say rezone is conditional upon the development agreement complies with the concept plan presented in this meeting.

City Attorney Kevin Thurman suggested approving the rezone at the same time as a development agreement.

Council Member Willden agreed with the conditions suggested. He thinks it will be a great building for the area.

Motion by Council Member Porter made a motion to approve the Riverview Plaza and Townhomes Rezone and Concept Plan, Jared Osmond Applicant, 1080 North Redwood Road; Ordinance 20-11 (4-14-20) with a condition that the rezone is conditional upon revising development agreement to comply with concept plan presented in the council meeting on 4-14-20 was seconded by Council Member Poduska.

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

Motion carried unanimously.

3) Wildflower/The Springs Major Community Plan Amendment, Rezone, and General Plan Amendment, DAI Nate Shipp Applicant, Harvest Hills Boulevard and Mountain View Corridor; Ordinance 20-12 (4-14-20).

The applicant requests an updated Community Plan (CP) with a corresponding Master Development Agreement amendment to incorporate The Springs development into the existing Wildflower development while also amending the standards of the existing Community Plan. The new proposed Wildflower Community Plan consists of approximately 1,202 acres and 3,238 Equivalent Residential Units (ERUs) entirely within the Planned Community zone. If approved, the property within the current Springs boundaries is proposed to be designated as Planned Community – Residential within the General Plan and rezoned to Planned Community (PC) consistent with City Code.

Council Member Willden advised that he would like it to be part of the conditions to not allow multi-family units on the east side. He would like to defer to the fire department on the renaming of Harvest Hills Boulevard

to Wild Hills Boulevard. He understands why it is wanted but he wants to make sure emergency services aren't impacted because of that.

Nate Shipp of DAI believes that renaming the road is a critical part of marketing and branding their neighborhood.

City Attorney Thurman advised that the naming of streets is a legislative decision that is completely up to the Council.

Council Member McOmber is okay with changing the street name from Harvest Hills Boulevard. He doesn't like including Hills in the new name. He appreciates the staff work on the project.

Council Member Porter doesn't see an issue with changing the road name. He is not a fan of the name Wild Hills Boulevard either. He asked that other choices are presented. He clarified how the configuration would change on type 4 if the veterans cemetery happens in that area. He wants to add a condition that a contingency would be addressed if the National Guard purchases the property for a veterans cemetery. He is all for more commercial real estate in the City but he wants to know where the residential units were moved to.

Motion by Council Member Porter made a motion to approve the Wildflower/The Springs major community plan amendment, rezone, and general plan amendment, DAI Nate Shipp applicant, Harvest Hills Boulevard and Mountain View Corridor; Ordinance 20-12 (4-14-20) with all staff findings and conditions adding condition that item 12 from engineering staff report be modified to eliminate roadways and sidewalks, that language be included in community plan regarding density transfers to type 4 in event national guard executes option, no density be transferred from west side of mountainview to east side of mountainview adding condition that alignment of Mount Saratoga follow alignment from hales engineering and the connector road between Mount Saratoga and Harvest Hills be designated as a collector and mitigation measures be taken and that Harvest Hills be renamed west of Mountainview Corridor but striking the name Wild Hills boulevard and determine name later and regional commercial must be included in the planned community was seconded by Council Member Willden.

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

4) Award of Contract to Newman Construction for Talons Cove Golf Course Sewer Replacement Project; Resolution R20-18 (4-14-20).

Motion by Council Member McOmber to approve the Award of Contract to Newman Construction for Talons Cove Golf Course Sewer Replacement Project; Resolution R20-18 (4-14-20) was seconded by Council Member Carn.

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

5) Code Amendment, Title 19.16.03.02 Site Design Standards, City-Initiated; Ordinance 20-13 (4-14-20).

Planning Director David Stroud advised that a business is wanting to locate in a spot on Redwood Road and would like to be able to put their loading docks in an appropriate place. This would require updating part of the site design standards.

Motion by Council Member Willden to approve the Code Amendment, Title 19.16.03.02 Site Design Standards, City-Initiated; Ordinance 20-13 (4-14-20) was seconded by Council Member Poduska.

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

6) Code Amendment, Title 18.06 Storm Water Regulations, City-Initiated; Ordinance 20-14 (4-14-20).

City Engineer Jeremy Lapin advised that this is a slight modification to allow the City to work with business owners in regards to storm water regulations.

Motion by Council Member Poduska to approve the Code Amendment, Title 18.06 Storm Water Regulations, City-Initiated; Ordinance 20-14 (4-14-20) was seconded by Council Member Carn.

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

Motion carried unanimously.

7) Code Amendment, Title 8.01 Drinking Water System Minimum Source and Storage Sizing Requirements; Ordinance 20-15 (4-14-20).

City Engineer Lapin advised that a new standard was passed in the legislature that requires cities to do their own studies for required water for new development. This benefits developers wanting to locate in the City.

Council Member McOmber asked what the statue is for those that put in applications 3 months ago.

City Attorney Thurman advised that it is the same process as impact fees. The fee doesn't go into effect until the ordinance is passed, it is not back dated. The state was requiring the city to charge according to their standard so the city was following what was required.

City Manager Christensen advised that this would allow the city to start charging this as of tomorrow. The impact fee analysis still needs to be done but people can start seeing the benefit immediately.

Motion by Council Member Willden to approve the Code Amendment, Title 8.01 Drinking Water System Minimum Source and Storage Sizing Requirements; Ordinance 20-15 (4-14-20) was seconded by Council Member Poduska.

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

Motion carried unanimously.

9) Saratoga Springs Lehi Boundary Adjustment, Ordinance 20-16 (4-14-20).

Motion by Council Member Porter to approve the Saratoga Springs Lehi Boundary Adjustment, Ordinance 20-16 (4-14-20) was seconded by Council Member Willden.

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

Motion carried unanimously.

8) Consolidated Fee Schedule Amendments; Storm Water Inspections, Electric Vehicle Charging Station; Resolution R20-19 (4-14-20).

Assistant City Manager Owen Jackson advised that this allows the City to charge for the new electric vehicle charging stations at the police department.

Motion by Council Member McOmber to approve the Consolidated Fee Schedule amendments; Storm Water Inspections, Electric Vehicle Charging Station; Resolution R20-19 (4-14-20) was seconded by Council Member Poduska.

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

Motion carried unanimously.

MINUTES:

1. March 17, 2020.

Motion by Council Member McOmber to approve the Minutes of March 17, 2020, with the submitted and posted changes, was seconded by Council Member Porter.

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

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 9:26 p.m.



Jim Miller, Mayor

Attest: 

Cindy LoPiccolo, City Recorder

Approved: *May 5, 2020*

