



MINUTES – CITY COUNCIL MEETING

Tuesday, August 1, 2023

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:

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

Absent Council Member Chris Porter

Staff Present City Manager Mark Christensen, Community Development Director Ken Young, Public Relations Officer AnnElise Harrison, City Attorney Kevin Thurman, Planning Director Sarah Carroll, Senior Planner Gina Grandpre, Budget Analyst Spencer Quain, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss

Invocation: Council Member Willden

Pledge of Allegiance: Council Member McOmber

Public Input: None

Reports: City Manager Mark Christensen advised that tonight is the national night out against crime.

PUBLIC HEARINGS:

1. Budget Amendments FY 2023-2024; Resolution R23-36 (8-1-23).

Budget Analyst Spencer Quain advised that most of the updates are for Bluffdale City's Police Department.

Council Member McOmber asked about recreation program expenses. He noticed the pepsi sponsorship money is being used there and wondered why we aren't raising the fee for recreation programs. He thought the pepsi sponsorship was for city events and not helping to fund recreation events.

AnnElise Harrison advised that is specifically the patriot park sponsorship money.

Mayor Miller opened the public hearing at 6:06 pm and there were no comments so the public hearing was closed.

Motion by Council Member McOmber to approve budget amendments FY 2023-2024; Resolution R23-26 (8-1-23) seconded by Council Member Carn.

Vote:

Council Member Chris Carn Yes

Council Member Chris Porter Absent

Council Member Ryan Poduska Yes

Council Member Stephen Willden Yes

Council Member Michael McOmber Yes

Motion carried 4-0.

**2. Street/Road Name Change, 800 West/Foothill Boulevard to “Mountain View Corridor”;
Ordinance 23-27 (8-1-23).**

City Manager Christensen advised this is to begin the process of changing the name of 800 West/Foothill Boulevard to Mountain View Corridor. The state does have money for an environmental impact study for this road that will impact it this fall.

Council Member McOmber is in favor of calling this Mountain View Corridor but he wondered if this will be confusing once this is the frontage road when it’s built out to the freeway.

Public Works Director Jeremy Lapin advised UDOT does not see any problem with naming this road Mountain View Corridor. They don’t see any issues with it.

Mayor Miller opened the public hearing at 6:09 pm and there were no comments so the public hearing was closed.

Motion by Council Member Willden to approve Street/Road Name Change, 800 West/Foothill Boulevard to “Mountain View Corridor”; Ordinance 23-27 (8-1-23) seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

CONSENT ITEMS:

- 1. Pepsi-Cola – Admiral Beverage Corp. Beverage Sales Agreement Amendment #2, Extension of Beverage Sales and Bronze Sponsorship of Civic Events; Resolution R23-37 (8-1-23).**
- 2. Shay Park Use Agreement, Utah Live Steamers; Resolution R23-38 (8-1-23).**
- 3. Foothill Boulevard Extension Project Contract Amendments #25-31, Red Pine Construction; Resolution R23-39 (8-1-23).**
- 4. Foothill Boulevard Extension Project Contract Amendment #6, Avenue Consultants; Resolution R23-40 (8-1-23).**
- 5. City Council Meeting Minutes: July 18, 2023.**

Motion by Council Member McOmber to approve Consent Items with any staff findings and conditions seconded by Council Member Carn.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 5-0.

BUSINESS ITEMS:

1. Valvoline Oil, Saratoga Springs Commercial Lot 603 Site Plan, Bradley Carter Applicant, 1283 North Redwood Road.

Senior Planner Gina Grandpre presented this site plan to the City Council. A copy of the presentation can be found in the packet materials posted on the City Website. Planning Commission recommended approval of the site plan.

Motion by Council Member McOmber to approve Valvoline Oil, Saratoga Springs Commercial Lot 603 Site Plan, Bradley Carter Applicant, 1283 North Redwood Road with all staff findings and conditions, seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

Motion carried 4-0.

2. River's Edge East Site Plan, Bruce Bastian Applicant, 425 East Crossroads Boulevard.

Planning Director Sarah Carroll presented this site plan to the City Council. A copy of the presentation can be found in the packet materials posted on the City Website. They are asking for a reduction of parking by 19 stalls. Other than that the site plan meets the requirements. This would grant the approval of the site plan but because of sewer capacity issues they would have to wait until that will allow to start the build out.

Council Member McOmber mentioned that he has never seen a project that asks for a reduction in parking work. He named some examples of places in the City that have had parking issues. Holiday weekends and other things will create major parking issues. In order to grant a variance it needs to be obvious that the parking contingency will be utilized. He doesn't feel comfortable in granting a reduction in parking.

Council Member Poduska asked what categories the 19 parking spaces are short in. He wondered if it's from the office or the residential area. He is concerned that the hotel may become residential later and the parking requirement is higher for residential so the parking would be even more insufficient.

It was stated that the reduction is from both areas.

Council Member Carn loves the concept they are presenting. He is also concerned that the hotel model may not work out and they could become short term rentals and parking would be insufficient. He understands the reduction of parking because of day time use versus night time use but he is concerned about the future.

City Attorney Kevin Thurman advised they would have to go through a change of use permit if they intend to change what is in the building. During that process they would have to meet parking and signage requirement to have the change of use approved.

Bruce Bastian with the project mentioned that the hotel units are 315 square feet. They only have a bath tub, toilet and sink. It's not a place that could really be converted into a long term or short term rental.

City Manager Christensen advised that micro units are becoming a trend so he sees his point but wants to point out that it's not impossible.

Mr. Bastian advised that if walls are removed he believes parking wouldn't be an issue because there would be less keys to parking spaces. If a change is wanted to be made they have to come back to the City Council. They are only vested with today's code. One of the things they are most excited for is the restaurant. He thinks this will be a great spot for a sit down style restaurant. If they don't meet the parking and get a no vote then they don't think they'll be able to do the restaurant here because it requires the most spaces.

Council Member McOmber asked what the parking requirement is at Aldara.

Planning Director Carroll advised that it is based on number of bedrooms.

Motion by Council Member Willden to approve River's Edge East Site Plan, Bruce Bastian Applicant, 425 East Crossroads Boulevard including all staff findings and conditions, seconded by Council Member Poduska.

Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>No</u>

Motion carried 3-1.

3. Consideration of Authorizing the Filing of Eminent Domain Proceedings for the Scott McLachlan Property—Portions of Utah County Parcels 58:031:0003 and 58:036:0078; Resolution R23-41 (8-1-23).

City Attorney Kevin Thurman advised that the city is currently placing pumps and a pump station on these parcels. The City currently has easements on the property to be able to do so. The developer has backed out on the deal for purchasing this property so they are now wanting to proceed with eminent domain again. If this is authorized the City plans on hiring an attorney to proceed with this as soon as possible. He also mentioned that if any representative of the property is in attendance they have the right to state their opinion on the proceedings.

Motion by Council Member Carn to approve Consideration of Authorizing the Filing of Eminent Domain Proceedings for the Scott McLachlan Property—Portions of Utah County Parcels 58-031:0003 and 58:036:0078; Resolution R23-41 (8-1-23) seconded by Council Member Poduska.

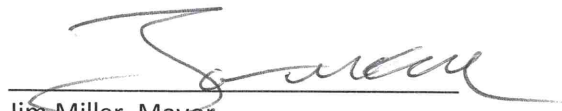
Vote:

<u>Council Member Chris Carn</u>	<u>Yes</u>
<u>Council Member Chris Porter</u>	<u>Absent</u>
<u>Council Member Ryan Poduska</u>	<u>Yes</u>
<u>Council Member Stephen Willden</u>	<u>Yes</u>
<u>Council Member Michael McOmber</u>	<u>Yes</u>

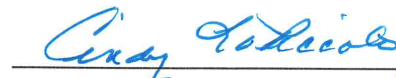
Motion carried 4-0.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 6:50 p.m.


Jim Miller, Mayor

Attest:


Cindy LoPiccolo, City Recorder
Approved: 8-15-23

