



MINUTES – City Council Policy Meeting

Tuesday, January 06, 2026

City of Saratoga Springs City Offices

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

CITY COUNCIL OATH OF OFFICE

1. Oath of Office for newly elected Mayor: Chris Carn, and City Council Members: Emma Wilson and Rob Taylor. Oath of Office was administered by the City Recorder

POLICY MEETING

CALL TO ORDER

6:06 p.m. by Mayor Chris Carn.

1. **Roll Call** – A quorum was present.

Present:

Mayor Chris Carn, Council Members: Lance Wadman, Audrey Barton, Robert Taylor, Emma Wilson. Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carroll, Public Works Director Jeremy Lapin, PR Manager AnnElise Harrison, Senior Planner Gina Grandpre, Planner I Joel Temple, Senior Planner David Jellen, City Recorder Nicolette Fike, Deputy Recorder Heather Washburn, Community Development Director Ken Young, Police Chief Andrew Burton, Sergeant Connor Mackie.

Others: Candace Horne, Joylin Lincoln, Edon Davenport, Michael McOmber, Jay Ashworth, Angie Carn, Jim Miller, Melissa Ransom Gonzalez, Tyler Tolley, Caleb Buswell, Todd Smith, Steve Rosco, Kevin Riesch, Greg Paley, Malcolm Thacker.

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

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

4. **Presentation** – Police Chief Andrew Burton honored Connor Mackie on his promotion to Sergeant.

5. **Public Input**

Caleb Buswell, resident, expressed concerns about the SITLA annexation process and commented on the proposed Wander amendment, expressing support for smaller units if safeguards are included against excessive rental development and square footage standards.

Candace Horne from Young Electric Sign Company expressed her support for Business Item 5, Amendment to Title 19.

REPORTS

1. **Mayor**. No report.
2. **City Council**. - Councilmember Barton welcomed the new council members.
3. **Administration**. - City Manager Christensen highlighted the library opening, noting strong community attendance and high book circulation, and expressed pride in the library's service to the community.
4. **Department Reports**: Library, Recreation, Public Relations/Community Outreach given in the packet.

CONSENT ITEMS

1. Adoption of Saratoga Springs Hazard Mitigation Plan. Resolution R26-01(01-06-26).
2. Utah Watershed Work Plan Agreement with NRCS. Resolution R26-02 (01-06-26).
3. Fiber Internet Franchise Agreement for Telecommunications Network. Ordinance 26-01 (01-06-26).
4. Approval of Minutes: December 2, 2025; December 18, 2025.

Motion made by Councilmember Barton to approve the Consent Items. Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes
Councilmember Wadman Yes

<u>Councilmember Taylor</u>	Yes
<u>Councilmember Wilson</u>	Yes
<u>Motion passed 4-0</u>	

BUSINESS ITEMS

1. Site plan for In-N-Out Burger, located at 104 W Redwood Road. Todd Smith, In-N-Out Corp. as Applicant.

Senior Planner Gina Grandpre reviewed the zoning, general plan designation, and site plan, noting the proposal complies with applicable codes, including building size, parking, drive-thru stacking, landscaping, elevations, and lighting standards, with lighting permitted as specified in the Village Plan.

The applicant, Todd Smith, was present to answer questions.

Councilmember Barton commented that 32 stacking spaces seemed sufficient but asked if the applicant had an estimate of how many cars are present at full capacity at the In-N-Out in American Fork for comparison.

Todd Smith reported that a traffic study by Hails Engineering observed a maximum of 31 cars in the single-stack drive-thru at the American Fork location.

Councilmember Wilson thanked the applicant for providing pedestrian access and said she felt the northern intersection of the parking lot appeared somewhat confusing and that a stop sign at the intersection might be helpful.

Staff clarified that code requires a stacking rate of 20 feet per car, provided more details on the northern intersection, and confirmed that the connecting road is paved.

Councilmember Wadman expressed his concern that the traffic would impact the road next to Costco and received information about the stacking plan to mitigate traffic. The applicant explained how they have cameras inside the store so they can monitor stacking have associates out to help direct traffic. They have an over stack plan in place to help handle that.

Mayor Carn received clarification that they were over parked, staff indicated they had 84 stalls and were only required to have 39.

Councilmember Rob Taylor expressed his enthusiasm for the project and recommended that site plans be approved at planning commission.

Motion made by Councilmember Barton to approve the Site plan for In-N-Out Burger, located at 104 W Redwood Road. Todd Smith, In-N-Out Corp. as Applicant, with Staff Findings and Conditions. Seconded by Councilmember Taylor.

The Council and Staff had further discussion on stop signs at the northern intersection.

City Attorney Kevin Thurman advised that because this was an administrative decision nothing could be imposed that was not required in City Code.

Vote:

<u>Councilmember Barton</u>	Yes
<u>Councilmember Wadman</u>	Yes
<u>Councilmember Taylor</u>	Yes
<u>Councilmember Wilson</u>	Yes
<u>Motion passed 4-0</u>	

2. Site Plan Major Amendment for Northern Frontier Business Park Lot 4, located at 2238 North Redwood Road. Kevin Riesch as applicant.

Senior Planner Gina Grandpre discussed the proposed amendment, which included operational updates such as revisions to the trash enclosure, a truck scale, fencing, an electric access gate, and the removal of two landscape islands. She noted these changes all comply with City Code.

Kevin Riesch and Steve Rosco were present to answer questions. They indicated this warehouse would support all their stores in the area and they were happy to be in Saratoga.

Councilmember Wadman confirmed with staff that the elevation gain was not a concern and had been addressed by staff. He also inquired about the number of employees anticipated to be employed at the facility.

The applicant compared to their Draper facility, which currently has approximately 30–50 employees and 11,000 square feet, to a new facility of approximately 52,000 square feet, which will allow for significant growth in the area.

Councilmember Taylor expressed his gratitude to In-N-Out for bringing employment opportunities.

Councilmember Wilson received clarification that the reduction in parking stalls met minimum requirements.

Motion made by Councilmember Wadman to approve the Site Plan Major Amendment for Northern Frontier Business Park Lot 4, located at 2238 North Redwood Road. Kevin Riesch as applicant, with Staff Findings and Conditions. Seconded by Councilmember Wilson.

Vote:

Councilmember Barton Yes

Councilmember Wadman Yes

Councilmember Taylor Yes

Councilmember Wilson Yes

Motion passed 4-0

3. **Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located approximately East of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express. Greg Paley, VP of Land, Oakwood Homes Utah, LLC. as applicant. Ordinance 26-02 (01-06-26).**

Senior Planner Gina Grandpre provided an overview of the item, which included requested amendments to allow additional elevation styles for multi-family townhomes, a trail, changes to the minimum dwelling size, and clarification on parking standards. An exhibit was shown.

Applicant Greg Paley, Ken Puncerelli, and Malcolm Thacker were present to answer questions.

Ken Puncerelli further explained the amendment and language clarification, detailing the changes they have adhered to from the previous summer work session.

Greg Paley congratulated the Mayor and Council, commented on the new municipal building, and addressed housing attainability, citing national data showing the rising age of first-time homebuyers. He stated that Oakwood Homes is proposing homes under 1,000 square feet to address this issue.

Senior Planner Gina Grandpre confirmed the minimum dwelling size for multifamily is 1,000 square feet and that the applicant is requesting a minimum of 800 feet for the Village Plan 3, specifically for the “Arrival” product.

Councilmember Barton expressed appreciation for the proposed smaller housing units and noted they address a housing need for young adults and seniors in the community.

Councilmember Wadman confirmed the requested size was for a round number and not an intent to build below 880 square feet. He expressed his agreement with Councilmember Barton on the need for attainable homes.

Councilmember Wilson like the smaller size and asked about the number of homes anticipated at the 880 square foot range. She expressed her concern about parking and the small apron size and the difficulty to back a car out. She noted kids in the street was a concern in similar areas.

Malcolm Thacker explained that the buyer selects which floorplan they want, but that they anticipate around 10-15% of the homes to be this floorplan. He mentioned they do not have pricing evaluated yet and anticipate end of Summer.

Senior Planner Gina Grandpre gave an explanation on “Shall Complies” in the staff reports for the new council members and explained the guest parking standards for this plan.

Councilmember Taylor received clarification on guest parking, and nothing in the alleyway would be allowed to count toward parking. He expressed his concerns about reducing the 800 sq. ft. minimum unit size, questioning whether the difference in square feet from the next smallest unit would result in meaningful cost savings.

Malcolm Thacker and Ken Puncerelli discussed their target market, further explaining their commitment to attainability and the small percentage of this product line in the community.

Councilmember Wadman reaffirmed his support for the floorplan because of the location and offering for affordable housing. He suggested changing the minimum allowed size to be 880 square feet instead of the requested 800 square feet.

Councilmember Barton felt there was a big demand for this type of home and that it was more attainable.

Councilmember Taylor noted these would satisfy a certain segment of the population; but felt that these units would inevitably become rental units and not purchased for homeownership.

City Attorney Kevin Thurman explained, because of concern, that this was a legislative decision and Council could possibly consider requiring a time requirement for owner occupancy.

The applicant explained that 73% of buyers in Wander were first time home buyers, they do not control after the home is sold who occupies it. He wasn't sure the smaller units would be a good rental investment.

Councilmember Wilson shared her concern about the rentals and owner occupation. She asked about landscaping and availability for owners to have grassy space for play items.

Senior Planner Gina Grandpre gave an overview on landscaping and noted at site plan level is where those questions would be answered more, further noting that if it met code, such as rock, it would be allowed to be placed there. She indicated the larger community park for a play area.

Mayor Carn pointed out that with a development at 1,900 doors, restricting a very small portion when nowhere else in the development did not make sense.

Motion made by Councilmember Barton to approve Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located approximately East of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express. Greg Paley, VP of Land, Oakwood Homes Utah, LLC. as applicant. Ordinance 26-02 (01-06-26), with all Staff Findings and Conditions, with an added Condition of an 880 square foot minimum dwelling size and an added Condition requiring that the parking standards on page 19 of the Village Plan 3 Amendment specify that only units with a minimum 20-foot driveway may be counted toward the required guest parking spaces. Seconded by Councilmember Wilson.

Vote:

<u>Councilmember Barton</u>	<u>Yes</u>
<u>Councilmember Wadman</u>	<u>Yes</u>
<u>Councilmember Taylor</u>	<u>No</u>
<u>Councilmember Wilson</u>	<u>Yes</u>

Motion passed 3-1

4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated. Ordinance 26-03 (01-06-26).

Senior Planner David Jellen explained that City Code does not currently address situations where a non-residential accessory structure is detached from the primary building, and that the proposed amendment provides updated regulations.

Councilmember Taylor confirmed with Staff that the provision applies only to non-residential uses and that the design standards are intended to ensure non-detached structures are compatible with the primary structure.

Motion made by Councilmember Taylor to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated. Ordinance 26-03 (01-06-26), with all Staff Findings and Conditions in the staff report. Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Wadman Yes

Councilmember Taylor Yes

Councilmember Wilson Yes

Motion passed 4-0

5. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated. Ordinance 26-04 (01-06-26).

Planner I Joel Temple presented the amendment, explaining that the proposed change separates Office Warehouse and Business Park signage by treating Office Warehouse like other Commercial zones for sign allowances, and clarifies that illuminated signs may include white, off-white, or near-white portions of the sign foreground.

Council received examples of background vs. foreground and explanations of current codes regulating signs. The white background had not been permitted to minimize the brightness. Planner Joel Temple explain that there were separate provisions in the code for signs facing residential property.

Council received clarification on the multiple tenant signs, sizes and percentages allowed. This will also align more with what's allowed with retail signage.

Motion made by Councilmember Taylor to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated. Ordinance 26-04 (01-06-26), specifying that Condition #1 from the Staff Report shall read: an illuminated sign may have a white, off-white, or near-white foreground, and all other Staff Findings and Conditions. Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Wadman Yes

Councilmember Taylor Yes

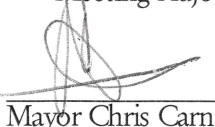
Councilmember Wilson Yes

Motion passed 4-0

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:43 p.m. by Mayor Carn.



Mayor Chris Carn



Jan. 20, 2026
Date

