



MINUTES – City Council Meeting

Tuesday, February 03, 2026

City of Saratoga Springs City Offices

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

POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Chris Carn

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

Present:

Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.

Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Deputy Recorder Heather Washburn, Planner II Kendal Black, City Engineer/Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, Budget/Finance Administrator Spencer Quain, Finance Director Chelese Rawlings, Economic Developer Director Doug Meldrum,

Others: Jason Scarbrough, Garrett Cousins, Taylor Daake, Eric Nilson, Lacy Anderson, Amy Anderson, Bryce Anderson, Ryan Rackman, Cindy Coombs.

2. **Moment of Reflection** – given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Barton.
4. **Public Input** –

Garrett Cousins, a resident of Saratoga Springs, expressed concern regarding new parking signage that restricted street parking on Chianti Street and Peony Drive. He felt they had limited parking in the neighborhood especially with the school next to them and suggested allowing overnight parking.

Taylor Daake, a resident of Saratoga Springs, shared concerns regarding new parking signage that restricted street parking on Chianti Street and Peony Drive and requested consideration of a temporary solution.

Eric Nilson, a member of the Utah Live Steamers Club, provided background information on the development and improvements of the Shay Park Railroad, expressed appreciation for community and corporate support, invited the Council to attend the club's annual meeting, and shared the club's interest in future park expansion and continued development at Shay Park.

Lacy and Amy Anderson, residents, expressed concerns about trash being blown into the public park and requested that trash cans be returned to the park near their home.

Bryce Anderson, resident, shared concerns about increased trash following the removal of trash cans at Regal park near his home and felt that the park's proximity to the community warranted their return.

Mayor Carn requested that Staff meet with the public to address the parking concerns.

REPORTS

1. **Mayor:** Mayor Carn reported that the Utah Lake Authority had received a \$7.7 million federal grant to support projects including lake access, carp/phragmites mitigation, and the upcoming nature center.
2. **City Council:** Councilmember Wilson stated that she was monitoring legislation affecting cities in the upcoming legislative session and noted that no relevant bills had passed yet.
3. **Administration:** City Manager Mark Christensen stated that the legislative session was about a third of the way complete, noted that many bills were still in flux, and explained that the City was proactively monitoring legislation to mitigate potential impacts.

City Engineer/Public Works Director Jeremy Lapin gave an overview of collector road restrictions, noting that there was no on-street parking allowed on collector roads. He explained that the signage was a clarification and not a newly implemented code change. He further discussed multi-family guest parking constraints and the need for consistency in how multi-family parking is addressed by the City.

Councilmember Taylor asked whether Peony was held to the same standards as Chianti Street and Peony Drive and whether, aside from site distance considerations related to access to Mountain View Corridor, parking could be allowed without designated parking spaces.

City Engineer/Public Works Director Jeremy Lapin explained that Peony does not have bike lanes and is not held to the same standard as Chianti. He said that although Peony originally had no striping, residents in the area had expressed concerns regarding safety and sight distance, which prompted the striping and did not leave room for on-street parking. He noted that while Peony was classified as a local road and would not typically be striped, it was treated as a hybrid due to it being one of the only access points from the Corridor.

Councilmember Taylor received clarification from Staff that the City does not typically paint red curb but uses signage in areas that would require it. He said he would like to see suggestions or recommendations for addressing the situation.

4. **Department Reports:** Police, Fire/EMS in the packet.

CONSENT ITEMS

1. **Approval of Minutes: January 20, 2026**

Motion by Councilmember Barton to approve the items on the Consent Calendar. Seconded by Councilmember Taylor.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

PUBLIC HEARINGS

1. **Fiscal Year 2025-2026 Budget Amendments. Resolution R26-07 (02-03-26).**
Budget/Finance Administrator Spencer Quain presented the amendments.

Public Hearing open by the Mayor. Receiving no public comments, the Public Input was closed by the Mayor.

Councilmember Davenport highlighted the multi-use benefit of the new ambulance bay.

Motion made by Councilmember Taylor to approve the Fiscal Year 2025-2026 Budget Amendments. Resolution R26-07 (02-03-26). Seconded by Councilmember Davenport.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.
Motion passed 5-0

BUSINESS ITEMS

1. **Election of Mayor Pro Tempore (Saratoga Springs City Code Section 2.02.01.3).**
Mayor Carn provided an overview of the Mayor Pro Tempore responsibilities.

Motion made by Councilmember Barton to Elect Lance Wadman as Mayor Pro Tempore (Saratoga Springs City Code Section 2.02.01). Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

2. **Site plan for 2429 Stagecoach Drive. Travis Olsen, applicant.**
Planner II Kendal Black stated that the applicant, Travis Olson, was unable to attend but submitted a written statement thanking Staff and the Planning Commission. He summarized the project, noting it is regional commercial and that two compliance options were presented, both requiring a nine-space shared parking agreement, and highlighted challenges with interconnection to the north due to grade differences. Building elevations were shown.

Councilmember Wilson asked whether Option B provided more parking because it did not include the interconnection.

Planner II Kendal Black explained that Option B met code requirements but that the applicant was also requesting the shared parking agreement to provide additional flexibility.

Councilmember Davenport noted that she had recently attended another City Council Work Session where shared parking agreements were discussed. She commented that it was important to be mindful that parking utilization can change over time as businesses within a facility change.

Councilmember Taylor asked whether the shared parking agreement would remain in perpetuity, whether it would be filed or recorded, or if it was solely a civil agreement between the two property owners.

Staff confirmed that the shared parking agreement would be a renewable agreement between the two property owners, recorded with the County, and would include an expiration date agreed upon by the owners. Staff also clarified that Planning verifies sufficient parking whenever a new business applies for a business license.

Councilmember Taylor confirmed with Staff that, if the shared parking agreement were rescinded, the site would still have sufficient parking.

City Attorney Kevin Thurman clarified that the agreement has a 15-year term and suggested that the agreement could include an amendment with an automatic extension and be cancelable with 90 days' notice, noting that a 15-year term might expire without parties remembering to renew.

Councilmember Wadman received clarification that the grading and stormwater drainage comply with requirements and that the shared parking agreement would be between the property owners, with the owners responsible for notifying tenants.

Councilmember Wilson expressed concern that the project appeared to represent a major traffic increase and asked if the City was prepared for it. She also stated that she wanted to ensure drive-thrus were not located adjacent to residential areas.

Motion made by Councilmember Wilson to approve the Site Plan for 2429 Stagecoach Drive. Travis Olsen as applicant, with all Staff Findings and Conditions, the requested shared parking agreement is approved with the amendment that it will auto-renew, the interconnection (to the north) is not required, and the site plan is approved subject to Option B as outlined in section F of the Staff Report. Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

3. Consideration for Revocation or Extension of the Canyon Hollow Development Agreement. Located at 1498 N. Summer Village Rd. Jason Scarbrough as applicant.

Planner II Kendall Black presented the item and stated that the Development Agreement (DA) for the Canyon Hollow Development was entered into on March 15, 2022, and recorded with the County on March 16, 2022. The DA rezoned the property from Agricultural to MF-10 and included a Concept Plan. He noted that no development had occurred and that, under the terms of the DA, the property would revert to Agricultural zoning if development did not begin within two years.

The applicant, Jason Scarbrough, was present. He thanked the Council for their time and affirmed his commitment to moving forward with the project if allowed. He confirmed an estimated start of Spring 2026.

Councilmember Wilson asked whether an amendment to the Development Agreement was possible at this time.

City Attorney Kevin Thurman explained that the Development Agreement was considered terminated under its original terms. He stated that the Council could choose to extend it and could discuss additional requirements in the DA as part of that action.

Councilmember Wilson noted that the state strongly supports affordable housing and that the 13 townhomes were next to other townhomes, making the proposed use appropriate. She asked whether the applicant planned to sell them to homeowners or retain them as rentals.

The applicant mentioned that they preferred to sell the homes once built but said that they may need to rent some units depending on market conditions.

Councilmember Wilson expressed a preference for the units to be owner-occupied, proposing a 12-month owner-occupancy clause. She expressed that the intent would not be to create a burden for the owner but that it could be helpful for residents.

City Attorney Kevin Thurman said that if the Council wanted to pursue an owner-occupancy clause, it could be discussed with the property owner, and that, as noted in the staff report, one of the pros for extending the DA was to address housing.

Mayor Carn asked the other Council members for their input.

Councilmember Taylor supported encouraging owner-occupancy but did not want to restrict the developer from renting units if they did not sell, noting that the homes should not be sold as investment properties.

City Manager Mark Christensen clarified that the DA could include a provision requiring homes to be owner-occupied for one year upon sale, while allowing the developer flexibility to rent units they still owned, and asked if this would meet the Council's objectives.

The applicant expressed his agreement.

Motion made by Councilmember Taylor to approve the requested Development Agreement Extension for the Canyon Hollow Development located at 1498 North Summer Village Drive. That the Developer work with staff on modifying the Development Agreement according to the terms we have outlined here and bring it back to City Council when everything's worked out. Seconded by Councilmember Wilson.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

Councilmember Wilson stated for those in attendance that the project aligned with state priorities, was well-suited for the area, and represented the best use of the property.

4. Drinking Water and Pressurized Irrigation Systems Masterplan Update. Resolution R26-08 (02-03-26).

City Engineer and Public Works Director Jeremy Lapin introduced the item. He highlighted past accomplishments, including implementation of a pressurized irrigation system with metering, securing a diversified water supply from Central Utah and local sources, and expanding surface water use. He noted that the City currently uses less than half of its available water resources, has a robust system to handle peak demand, and recently completed a new pump station to improve redundancy and distribution. He emphasized that the master plans provide important guidance for staff, ensure adequate infrastructure for future development, and support water conservation efforts, particularly in drought years.

City Manager Mark Christensen explained that the City has been acquiring high-priority water rights to ensure reliable water use and maintain a diverse portfolio, in addition to existing Central Utah water contracts. He noted that additional secondary water purchases were planned and that infrastructure improvements would continue to be phased in with development. He emphasized that the City has proactively planned for growth and that claims of insufficient water were inaccurate.

The Council thanked Jeremy Lapin and Staff for their efforts.

Councilmember Davenport highlighted that the water master plan demonstrates long-term planning for a 40-year buildout and ensures that the City will have adequate water infrastructure for the future. She added that the plan also highlights the importance of individual conservation efforts, particularly during a tight water year.

Motion made by Councilmember Wilson to approve the Drinking Water and Pressurized Irrigation Systems Masterplan Update. Resolution R26-08 (02-03-26). Seconded by Councilmember Davenport.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.
Motion passed 5-0

CLOSED MEETING

Motion by Councilmember Wilson to enter into closed meeting 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. Seconded by Councilmember Barton.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

A short break was taken.

Meeting commenced at 7:04 p.m.

Present: Mayor Carn, Council Members Audrey Barton, Lance Wadman, Emma Wilson, Edon Davenport, Rob Taylor, Public Works Director Jeremy Lapin, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Deputy Recorder Heather Washburn.

Closed Meeting ended at 7:18 p.m.

WORK SESSION

1. Council Workshop and training follow up.

Economic Developer Director Doug Meldrum gave a presentation on Community Reinvestment.

Assistant City Manager Owen Jackson gave an overview on bonds and scheduled another half-day workshop for a tentative future date.

ADJOURNMENT

Meeting Adjourned Without Objection at 8:35 p.m. by Mayor Chris Carn.



Mayor Chris Carn

2-17-26

Date



City Recorder

