



MINUTES – City Council Meeting

Tuesday, March 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, Planner I Joel Temple, Fire Chief Kenny Johnson, Civic Events Coordinator Corrine Prestwich, Police Chief Andy Burton, City Engineer/Public Works Director Jeremy Lapin.

Others: Lydia Prestwich, Barry Bickmore.

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

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

4. **Public Input** –

Lydia Prestwich, Youth Council Member and Teen Speak Up Ambassador representing Utah for The Epilepsy Foundation, shared her personal experience living with epilepsy, encouraged seizure first aid education, expressed appreciation for the City's first responders for their assistance during past medical emergencies, and invited the community to wear purple on March 26 in support of epilepsy awareness.

REPORTS

1. **Mayor.** No report given.
2. **City Council.** No report given.
3. **Administration.** City Manager Mark Christensen provided an update on the legislative session.
4. **Department Reports: Public Works/Engineering/Finance.** Provided in packet.

CONSENT ITEMS

1. Award of Contract for 2026 Saratoga Springs Pavement Maintenance Projects to Asphalt Preservation for Bid Schedule A, and to Morgan Pavement Maintenance for Bid Schedule B. Resolution R26-11 (03-03-26).
2. Appointment of Owen Jackson to the North Utah Valley Animal Services Special Service District Board. Resolution R26-12 (03-03-26).
3. Approval of Minutes: February 17, 2026; February 21, 2026.

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

Vote:

Councilmember Barton Yes

Councilmember Davenport Yes

Councilmember Taylor Yes

Councilmember Wadman Yes

Councilmember Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

BUSINESS ITEMS

1. Award of Proposal for Architectural Services for design and construction of City of Saratoga Springs Fire Station, and authorization for Staff to negotiate and enter into a contract with the selected party. Resolution R26-13 (03-03-26).

2. Award of Proposal for Construction Manager/General Contractor services on construction for City of Saratoga Springs Fire Station, and authorization for staff to negotiate and enter into a contract with the selected party. Resolution R26-14 (03-03-26).

Business Items 1 & 2 were presented together.

Fire Chief Kenny Johnson reviewed the prior related work session and provided an update on the Fire and EMS strategic plan, referencing a third-party evaluation conducted by ESCI. He stated the study analyzed ten years of data over a two-year process, identified service gaps, forecasted growth, evaluated facilities, and provided best practice recommendations. He reported that the City had experienced rapid growth, with emergency incidents doubling over the past five years and expected to continue increasing. He summarized key findings, including increased call volume, staffing challenges, longer response times, and increased reliance on mutual aid due to concurrent incidents. He outlined strategic goals to improve response times, meet safe staffing and operating standards, provide consistent critical care transfer staffing, balance mutual aid, improve the ISO rating, and enhance administrative operations.

The Council and Staff discussed response times, ISO ratings, and the strategic plan.

Assistant City Manager Owen Jackson reported that the City released a request for proposals on February 4 with a February 23 deadline. A committee reviewed the submissions: six architectural proposals and ten construction manager/general contractor proposals and narrowed them to four finalists for each service. He stated that hiring both teams at the same time had previously saved the City time, money and improved project outcomes. He explained that proposals were evaluated based on overall qualifications, key personnel assigned to the project, project approach, prior experience with similar projects, and cost. He noted the next steps involve facilitating contracts, site selection, programming fire station needs, design/layout, and cost estimates.

Mayor Carn confirmed with Staff that the project would be programmed to serve as fire headquarters.

Assistant City Manager Owen Jackson explained that Big-D proposed the same team that worked on the new City Hall and emphasized that their ability to deliver the project on time and on budget, given staff training constraints, was a key factor in selecting them as the CM/GC.

The Council and Staff discussed staffing and timelines for the station and ambulance services.

Councilmember Taylor highlighted that AJC and Big D bring experience and reputation to complete the project on time and likely on or under budget, with minimal risk of costly late change orders.

Motion made by Councilmember Wilson to approve the Award of Proposal for Architectural Services for design and construction of City of Saratoga Springs Fire Station, and authorize Staff to negotiate and enter into a contract with AJC. Resolution R26-13 (03-03-26). Seconded by Councilmember Wadman.

Vote:

Councilmember Barton Yes

Councilmember Davenport Yes

Councilmember Taylor Yes

Councilmember Wadman Yes

Councilmember Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

Motion made by Councilmember Barton to approve The Award of Proposal for Construction Manager/General Contractor services on construction for City of Saratoga Springs Fire Station, and authorization for Staff to negotiate and enter into a contract with the selected party. Resolution R26-14 (03-03-26). Seconded by Councilmember Davenport.

Vote:

Councilmember Barton Yes
Councilmember Davenport Yes
Councilmember Taylor Yes
Councilmember Wadman Yes
Councilmember Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

3. **Canyon Hollow Development Agreement amendment, located at 1498 N. Summer Village Rd. Ordinance 26-06 (03-03-26).**

Planner II Kendal Black provided background on the item, which was presented at the February 3, 2026 meeting. He reviewed that at that meeting, the developer asked for an extension to the DA and the City Council agreed with the extension on the condition that there was a restriction on the units to be owner-occupied for a period of time. He explained that the condition was added.

Councilmember Taylor suggested the Council hold a future workshop to discuss the City’s overall philosophy on owner occupancy and potential deed restrictions.

Mayor Carn asked if there was a second to the request; a second was made. He noted this was direction to Staff to schedule a future work session.

Motion made by Councilmember Wilson to approve Canyon Hollow Development Agreement amendment, located at 1498 N. Summer Village Rd. Ordinance 26-06 (03-03-26). Seconded by Councilmember Barton.

Vote:
Councilmember Barton Yes
Councilmember Davenport Yes
Councilmember Taylor Yes
Councilmember Wadman Yes
Councilmember Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

4. **Amendments to Title 19.09 Land Development Code of the City of Saratoga Springs, Chapter 19.09 – Off-Street Parking Requirements. Ordinance 26-07 (03-03-26).**

Planner I Joel Temple presented the staff-initiated code amendment to define development standards for the provision of bicycle parking including design standards and parking ratios.

Mayor Carn requested more information on how multi-tenant complexes would be handled.

Planner I Joel Temple discussed how long-term bicycle parking in multi-tenant developments could be provided by individual businesses or through a shared storage area for the entire development, such as an enclosed or designated bicycle parking space. He noted bicycle parking can be accommodated with various rack types and generally requires a relatively small footprint.

Councilmember Barton appreciated the presentation, but mentioned she was not ready to make a decision on bicycle parking. She suggested tabling the item and revisiting it after the Council had a larger discussion.

Councilmember Wadman and Staff discussed code enforcement related to abandoned bicycles.

Councilmember Davenport expressed her concern about the fiscal impact on developers or building owners. She asked whether the code considered how required bicycle parking could affect a business, such as reducing space for tables in a restaurant, which in some cases could impact the viability of the business.

Mayor Carn agreed with Councilmember Davenport, noting that on a larger scale, such as an office or warehouse park in the northwest part of the community, dedicating 1,300 square feet of indoor space for bicycle storage represents a significant use of building space.

Motion made by Councilmember Barton to table Business Item #4 for future discussion. Seconded by Councilmember Davenport.

Mayor Carn said he would like several Council members to work with Staff, coordinate with the rest of the Council on comfort levels with the proposals and bring the item back for a future meeting. He asked if any were willing to participate.

Councilmember Wilson said she would love to participate and thanked Joel for his work, noting that she has commuted by bike to at least three different jobs and thinks about this issue a lot.

Mayor Carn said he was comfortable with the item returning in conjunction with a Trails and Parks Recreation Update, allowing more time rather than rushing a decision over the next month. He confirmed that Councilmember Davenport and Councilmember Wilson would work with Staff on the business item.

Vote:

Councilmember Barton Yes

Councilmember Davenport Yes

Councilmember Taylor Yes

Councilmember Wadman Yes

Councilmember Wilson Yes

No: None.

Absent: None.

Motion passed 5-0

5. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.08 – Home Occupations, and 19.02 – Definitions. Ordinance 26-08 (03-03-26).

Planner I Joel Temple provided an overview of Home Occupation classes, explaining that the current designation meant residents living in townhomes or apartments could not operate a business with more than two patrons per day. He further explained that they could not operate a landscaping or construction-type business from their home if they parked their work vehicle at the home. He noted the proposed code amendment would remove these restrictions and instead emphasize Performance Standards such as off-street parking and screening requirements for all Home Occupations regardless of home or business type.

Mayor Carn noted that not all commercial vehicles are the same, pointing out the difference between a small vehicle, like a locksmith's Toyota Prius, and a large commercial truck. He raised concerns about townhome neighborhoods, where many streets are private and narrower than public streets, and asked how the Code would address those situations.

Joel Temple explained that a gross vehicle weight rating had been added to the commercial vehicle standard to prevent large vehicles, such as dump trucks or semi-trucks, from being parked in residential areas. He noted the threshold was roughly equivalent to a Ford F550, about 17,500 pounds, allowing typical trades vehicles with tools but limiting larger trucks.

The Council and Staff discussed current street parking standards and how they relate to Home Occupation parking standards.

City Manager Mark Christensen clarified that the proposed Code would allow commercial vehicles to park on public streets, unlike the current requirement to keep them in garages or behind fences. He noted that HOA rules on private streets would take precedence, limiting the Code's application to public streets. He said the broader question is whether higher-impact businesses should operate in multi-family neighborhoods.

Councilmember Wilson expressed her support for the amendment.

Councilmember Wadman expressed concern that some home-based businesses could create noise for neighbors in shared-wall homes and confirmed with staff that regulations ensure home occupations remain secondary to residential use, with code enforcement addressing any violations.

Mayor Carn indicated that, in theory, he did not have a problem with the change but expressed concern about potential unforeseen consequences and noted it would need to be monitored and possibly adjusted over time.

Councilmember Davenport questioned the limit of one commercial vehicle per home occupation, asking what the consequence would be if multiple vehicles were associated with a single business.

Planner I Joel Temple explained that any additional commercial vehicles beyond the one allowed would need to be parked off-site. He noted that some businesses, like dump truck or garbage removal services, already store vehicles at off-site lots, and the same approach would apply to multiple vehicles for home-based businesses.

City Manager Mark Christensen said the true impacts of the changes would become clear as they are applied. He noted that some businesses likely already operate in multi-family neighborhoods, often unlicensed, and bringing them into compliance could be positive. He cautioned that higher-impact uses, like dance studios, might generate complaints and would need to be addressed. He emphasized the philosophical question of whether the Council is comfortable allowing residents to pursue entrepreneurial opportunities while being prepared to address issues, such as parking overflow, if they arise.

Councilmember Taylor expressed his support of entrepreneurship and of the change.

City Attorney Kevin Thurman clarified the earlier question about commercial vehicles parked at a resident's home. He explained that simply parking a work vehicle at home does not automatically classify the business as a Class 2 home occupation, because a home occupation must be clearly incidental and secondary to residential use. He also addressed a compliance issue with state law: the City cannot require a permit for a home business operated occasionally by a minor. He suggested an amendment to carve out this exception in Title 19 that allows minor-operated home businesses without a fee or permit.

Mayor Carn confirmed with City Attorney Kevin Thurman that the motion could direct Staff to amend the code in accordance with Utah Code Section 10-1-203.

Motion made by Councilmember Wilson to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.08 – Home Occupations, and 19.02 – Definitions, Ordinance 26-08 (03-03-26), with Staff Findings and Conditions, directing Staff to make compliant with Utah Code § 10-1-203(7). 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

6. Trails Master Plan Amendment, City initiated, citywide. Ordinance 26-09 (03-03-26)

Planner I Joel Temple presented the item. He reviewed information discussed in a previous work session and provided an update on the City's trails and active transportation network. He explained the updates aim to integrate the City's plan with the regional network, offer improved safety and mobility, and provide public health, economic, and environmental benefits. He summarized recent progress and proposed expansions, highlighted active transportation priorities, and noted the updates strengthened the City's competitiveness for regional funding.

Councilmember Davenport requested more information on MAG funding.

Planner I Joel Temple explained that MAG uses a scoring rubric considering factors like access to transit and active transportation. Including projects in the City's adopted trails master plan improves the City's eligibility for funding, such as for grade-separated crossings connecting trail segments.

City Manager Mark Christensen, in response to request from Mayor Carn, highlighted that the Harbor Point underpass was a \$4 million project fully funded by the state. He explained the City benefited from timing and available local transportation funds, making the project fully state-supported and very successful.

The Council and staff discussed the benefits of including projects in the City's plan for MAG funding and other funding opportunities.

Councilmember Wadman confirmed that the item, including the bike lanes, would return for a more in-depth discussion in the fall.

Councilmember Taylor received clarification that grade separated meant overpasses and underpasses, whereas buffered distinctions indicated painted buffer areas, and physical separations are physical barriers. He noted the barrier may complicate street sweeping.

Planner I Joel Temple discussed meetings with UDOT Region 3 to confirm allowable options, as well as discussions with Parks and Facilities about maintenance, snow clearance, and sweeping; highlighting that while lighter traffic reduces road wear, access for maintenance can be more challenging.

Councilmember Barton thanked staff for the data and agreed with Councilmember Taylor's concerns.

Councilmember Wilson expressed support for expanding safe transportation options.

Motion made by Councilmember Wadman to approve General Plan/Trails Master Plan Amendment, City initiated, citywide. Ordinance 26-09 (03-03-26), with Staff Findings and Conditions. 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.

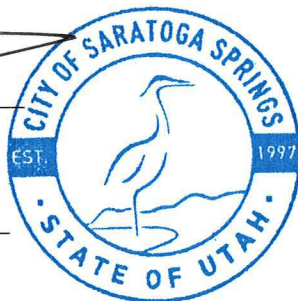
Motion passed 5-0

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:26 p.m. by Mayor Chris Carn.

Mayor Chris Carn



03.24.26

Date

City Recorder