



MINUTES – City Council Meeting

Tuesday, March 24, 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 Attorney Kevin Thurman, Assistant City Manager Owen Jackson, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Senior Planner Austin Roy, Senior Planner David Jellen, Economic Development Director Doug Meldrum, Civic Events Assistant Lexi Christopherson.

Others: Coach Nate Carling and team members, Saratoga Springs Royalty Sadie Dyal, Lydia Prestwich, Sara Cloward, Kyle Cluff, Julie King, Joylin Lincoln, Matt Isaacson, Joanna Kekuaokalani, Avery Cluff, London Okomoto, Camille Cloward, Chloe Scott, Melissa Clark, Hannah Wertz, Darcy Williams, Frank Pulley, Jed Pryor.

2. **Moment of Reflection** – given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Wilson.
4. **Presentation:** Miss Saratoga Springs Royalty. Queen: Sadie Dyal, 1st Attendant: Lydia Prestwich, 2nd Attendant: Sara Cloward, Junior Misses: Avery Cluff & London Okomoto, Little Misses: Camille Cloward & Chloe Scott. Miss Saratoga shared about the project she will be working on this year, activities at the Saratoga View Senior Living Center.
5. **Proclamation:** Westlake High School Boys Basketball Day. – Mayor Carn recognized the Westlake Highschool Boys' Basketball team and Coach Carling for their State Championship. Mayor Carn asked the team to introduce themselves and congratulated them on winning the state championship. Councilmember Barton added her congratulations to the team and noted her involvement from the beginning of the team at the high school and affirmed her pride in their accomplishment.
6. **Report:** Valley Crossroads Chamber of Commerce Report on 2025. Melissa Clark, Hannah Wertz, and shared a presentation highlighting the 2025 year in review and noted some of the resources they provide. They noted bringing on a new board member to work specifically with Saratoga Springs. Mayor Carn thanked them for their time and asked that they communicate when there were ribbon cuttings for Council to attend. Councilmember Barton thanked the Chamber for all they do for small businesses.
7. **Public Input** – No public input was given.

REPORTS

1. **Mayor.** Mayor Carn reported on their time at the National League of Cities in Washington D.C. last week and shared the opportunity he had to testify before committee to the need for a post office in Saratoga Springs.
2. **City Council.** Councilmember Davenport shared that she and Councilmember Barton attended the groundbreaking for the 2100 N freeway expansion. They talked about how the new road would save the average commuter 24 minutes a day - almost 4 days a year. She noted the project was expected to be wrapped up in 2028.

Mayor Carn noted the City will continue to advocate on our behalf for roads needed.

Councilmember Wilson shared the great learning experience the Conference in D.C. was and had learned more about things like federal grants that may be something to look at in the future.

3. **Administration.** – No reports given.

CONSENT ITEMS

1. **Change orders 1 – 8 for the Lakeshore Trail, Amanda Lane segment project with MC Contractors. Resolution R26-15 (03-24-26).**
2. **Award of Contract for the Saratoga Springs Pony Express Parkway Completion Project with CMT Technical Services. Resolution R26-16 (03-24-26).**
3. **Approval of Minutes: March 03, 2026.**

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

BUSINESS ITEMS

1. **ASD High School 722 General Plan Amendment from Planned Community and Low Density Residential to Institutional/Civic, Rezone from Planned Community and Agricultural to Institutional/Civic, and Development Agreement, with concept plan. Located approximately at the northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant. Ordinance 26-12 (03-24-26).**

Senior Planner David Jellen presented the item. A Development Agreement is proposed to address infrastructure requirements. The rezone of the high school property from PC to I/C is being requested to remove the high school site from the DAP. This eliminates the requirement for a Community Plan and Village Plan, allowing the school to be reviewed with a standard plat and subdivision application.

Frank Pulley and Jed Pryor were present as applicants.

Councilmember Taylor asked about the longer timeline to get to City Council for the rezone request.

Frank Pulley responded that it was time to work through the Development Agreement. He noted that was not typical with other cities. They were doing this as part of the process to be in the right zone; however, schools are allowed in any zone. He noted their approvals come from the state, which is why they started building, this agreement was mainly for the off-site plans.

Councilmember Barton noted there has already been a new principal hired and she was excited to see the new school.

Councilmember Wilson commented that we do want to be good partners, that the City wants to make sure they can adequately plan for service in the area. She asked if they were planning on adding the engineering-level site-plans.

In response to the question, Public Works Director Lapin advised that we do have more infrastructure challenges that other built out cities don't have, such as lack of infrastructure or topography. Two big challenges are secondary water and transportation. The water will be handled by the prior landowner, the Church of Jesus Christ of Latter-Day Saints, they will need to build a pond and connecting infrastructure. Transportation was a bigger negotiation. They made good effort to be fair with all parties; some capacity would be needed for the school and some for building out the area. Details of that are in the Development Agreement. The various infrastructures will be either built by the School, the Church, or the City based on items they discussed in the agreement.

Motion made by Councilmember Wilson to approve the ASD High School 722 General Plan Amendment from Planned Community and Low Density Residential to Institutional/Civic, Rezone from Planned Community and Agricultural to Institutional/Civic, and Development Agreement, with concept plan. Located approximately at the northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant; Ordinance 26-12 (03-24-26); with all staff findings and conditions. 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

2. **Preliminary Plat and Site plan for ASD High School 722. Located approximately at the Northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley, Alpine School District as applicant.**

Senior Planner David Jellen introduced the preliminary plat and site plan for the High School. The total area to be platted is 177.87 acres, though the new high school site encompasses a total of 61.56 acres. The remaining acreage consists of non-developable parcels, roadways, and a second lot that is under separate ownership and not included with the proposed site plan. The high school site will consist of the new 391,000 square-foot building, with a projected enrollment of 2,000 students, in addition to 1,276 parking stalls and various sports fields. The construction of the school site will include the extension and construction of several new roads, with access from Mountain View Corridor. He noted regarding off-street parking where there is no comparative land use standard for parking is found.

Frank Pulley and Jed Pryor were present as applicants. In response to a question Frank noted there were around 900 parking spaces at Westlake High. This was considerably more; both numbers include driving range spots.

Councilmember Davenport noted where there was space for portables in the future and asked how many parking stalls would take up when those were needed. She asked how the transfer would happen for the ownership from Alpine School District to Lake Mt. School District.

Frank Pulley responded that he didn't know when trailers might be needed and that they would need to evaluate additional parking at that time. He noted that the Development Agreement had language in it to make the transition to the new district.

Councilmember Wilson noted the football field, knowing it had the most light and sound associated with it, and that it was near houses, and wondered about the impact.

Frank Pulley noted there was 60 ft of elevation change across the site; the field sits down lower which should help mitigate the impacts on neighbors.

Councilmember Barton noted at Lehi High, the administration as a courtesy would give near neighbors a heads up for special events and felt the new principal would be good at that.

Councilmember Wilson thought it would be nice to have a separated bike lane/trail for kids to get to school that way.

Councilmember Wadman received clarification from Public Works Director Lapin that there are always a lot of last minute cleans up on plans and it's a regular condition that helps to be clear that the applicant is not entitled to final approvals until they complete the construction drawings and other engineering requirements.

Motion made by Councilmember Davenport Preliminary Plat and Site plan for ASD High School 722. Located approximately at the Northwest corner of Ensign Drive and Mountain View Corridor. Frank Pulley, Alpine School District as applicant, with all staff findings and conditions. 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. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02, 19.04, & 19.05 regarding Auto Repair and Car Wash Standards. City Initiated, Citywide. Ordinance 26-10 (03-24-26). Senior Planner David Jellen presented the item, noting it is to clarify regulations related to auto repair shops and car washes.

Councilmember Wilson asked if they run into these types of regulations often. She also asked if it would limit self-service car washes to only be self-service.

Senior Planner David Jellen noted it does happen fairly often; they came about because there was a time when they were getting quite a few applications at one time. He advised it did limit self-service to be only self-service.

Senior Planner Austin Roy advised they have seen a couple applications in the last year. He noted full-service have things like loud dryers which are more of an impact on neighborhoods, so self-service has fewer regulations.

Mayor Carn reminded Council of the distance regulation between car washes to help mitigate impact.

Motion made by Councilmember Taylor to approve amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02, 19.04, & 19.05 regarding Auto Repair and Car Wash Standards. City initiated, citywide. Ordinance 26-10 (03-24-26) with all 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

4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02 & 19.05 regarding city-owned office trailers. City Initiated, Citywide. Ordinance 26-11 (03-24-26). Senior Planner David Jellen noted that City Code does not currently address the use of trailers on city-owned property. An office trailer was approved as part of the site plan for the City Cemetery with the condition that code be amended to add regulations for the trailer. The proposed Code Amendment provides regulations to address these structures.

Motion made by Councilmember Wilson to approve amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapters 19.02 & 19.05 regarding city-owned office trailers. City Initiated, Citywide. Ordinance 26-11 (03-24-26), with all staff findings and conditions. Seconded by Councilmember Wadman.

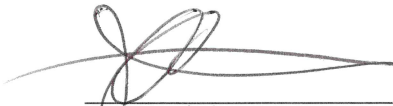
Vote:

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

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:07 p.m. by Mayor Chris Carn.



Mayor Chris Carn

4-14-2026

Date



City Recorder

