MINUTES – City Council Meeting

Tuesday, April 14, 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, Deputy Recorder Heather Washburn, Senior Planner Austin Roy, Planner II Kendal Black, Budget Analyst Spencer Quain, Financial Director Chelese Rawlings, Public Works Director Jeremy Lapin, City Recorder Nicolette Fike.
   Others: Garrett Cozzens, Sam Braegger, Olivia Baker, Dave Morton, Luke McGarry, Ellie Mitchel, David Kelley.

2. **Moment of Reflection –** given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Taylor.
4. **Public Input** –
   Garrett Cozzens, resident of Saratoga Springs, expressed concerns about garbage and appliance/furniture dumping near Chianti Street. Mayor Carn directed Staff to investigate the issue.

REPORTS

1. **Mayor.** No Report.
2. **City Council.** No report.
3. **Administration.** City Manager Mark Christensen noted there was need for a Closed Meeting.
4. **Department Reports: Library, Recreation, Public Relations/Community Outreach.** Given in packet.

CONSENT ITEMS

1. **Fireworks Restriction Map Update. Ordinance 26-13 (04-14-26).**
2. **Approval of Minutes: March 24, 2026 & March 31, 2026.**

   Councilmember Wilson suggested sending mailers to residents in Firework restriction zones.

   Councilmember Barton noted that she loved the idea.

   Staff was directed to research sending mailers to residents in firework restriction zones.

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

PUBLIC HEARINGS

1. **Updates to the City of Saratoga Springs' Water Conservation Plan. Ordinance 26-14 (04-14-26).** Public Works Director Lapin presented the item. He explained that the State requires water agencies with more than 500 service connections, as well as all water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources. The code also requires that the plans be updated no less than every five years. He gave an overview of metering procedures and leak identification measures.

   City Manager Mark Christensen provided an update on current reporting procedures for utility leak notifications.

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

   Councilmember Wilson expressed her excitement that residents could now participate in the Utah Water Saver's Program, noting that Jeremy and Staff had been working on that for several years.

   City Manager Mark Christensen explained that residents are eligible for partial participation in the program, with Central Utah Water Conservation District providing a portion in support of the City's conservation efforts. He noted that certain state requirements are more restrictive than the current approach, which prioritizes affordability and ease for residents. The City does not require landscape plan approvals or enforce detailed planting requirements and meeting state requirements would be more restrictive than current practices and would be a hurdle to qualifying for full funding.

   Public Works Director Jeremy Lapin explained that residents are also eligible for smart controller rebates that automatically adjust watering and shut off during rain.

2. **Motion made by Councilmember Barton to approve the Updates to the City of Saratoga Springs' Water Conservation Plan. Ordinance 26-14 (04-14-26). 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

WORK SESSION

1. **Utah Lake Authority – Utah Lake Access Point Master Plans Project, Sam Braegger, Deputy Director. –**
   Sam Braegger, Deputy Director of the Utah Lake Authority (ULA), provided background on the item. He noted this was very beginning stages.

   The Council liked having lake and portage access and improvements to the area. ULA is pursuing studies and research on what best amenities, practices and policies would be.

BUSINESS ITEMS

1. **Tentative Budget Presentation, FY 2026-27 Balanced Budget Report, and Summary of Budget Requests for FY 2026-27, including proposed tax rate increase to fund public safety.**
   Budget Analyst Spencer Quain presented the item. He provided background on the budget request process and annual timeline. This budget includes a proposed property tax increase of $3.1 million to help narrow

the funding gap for public safety to maintain reliable police and fire safety services. The packet includes both budget options and a draft notice.

City Manager Mark Christensen explained that discussions on public safety needs began in the previous year. He said that the City anticipated placing a staffed ambulance on the east side by the end of the fiscal year and had begun designing a new fire station, while evaluating public safety staffing, with an estimated $6 million increase in ongoing operating costs. He added that the fire station would be financed and reimbursed through impact fees, but those fees could not be used for operational expenses. He reported that staffing metrics indicated a need for additional personnel to manage workloads and improve response times. He further explained that property tax revenue from new growth is delayed, a year or two behind when services are provided. He indicated that property taxes continue to fund public safety and that the proposal would increase the percentage to align with historic funding levels.

Councilmember Taylor explained that using general fund reserves to cover ongoing costs would not be fiscally responsible, emphasizing the need to match ongoing expenses with reliable revenue sources. He noted that while impact fees can help fund capital projects such as a fire station, ongoing costs require staffing and operational funding. He emphasized that core government responsibilities include public safety, roads, water, and sewer, and that property taxes are intended to support those services. He raised concern about relying on variable revenue sources, such as sales tax, due to economic fluctuations. He noted that he does not like paying property taxes or seeing them increase but acknowledged that the City's portion of property tax is a small share of the overall tax and is among the lowest in the county.

Mayor Carn said that there will be a public hearing on this item at a future date.

City Manager Mark Christensen gave an overview of the next steps and Truth in Taxation procedures.

Councilmember Wadman expressed appreciation for the City's efforts to inform the public and encouraged residents to review the available publications for additional context. He said that the Council does not take the matter lightly, describing it as one of the most difficult conversations he has experienced, and noted that council members have spent significant time engaging with residents and discussing the issue.

Councilmember Wilson thanked Staff for their work and acknowledged the difficulty of the discussion. She mentioned that data from police and fire services showed a clear need for a significant investment to address growth and improve response times. She noted that response times in certain areas were about 10.5 minutes compared to a target of approximately 5.5 minutes, indicating real need. She added that the City was working to make that investment while limiting the impact to residents.

Councilmember Barton invited the public to reach out to Councilmembers with questions or concerns. She acknowledged that the decision is difficult and emphasized the Council's willingness to communicate and provide information to residents.

Councilmember Davenport highlighted that the increase pertains only to the City's portion of property taxes, approximately 12%, and not the total property tax amount.

City Manager Mark Christensen elaborated that for an approximately $550,000 home, the impact would be about $13.50 per month, noting that exact figures would be published at a future date.

Councilmember Wilson noted that the budget packet is publicly available and can be reviewed in detail. She invited residents to review the budget and reach out with questions.

No action taken on the item.

2. **Award of Contract for Construction for the Saratoga Road and Pony Express Widening Project with Geneva Rock. Resolution R26-17 (04-14-26).**
Public Works Director Lapin explained that the project consisted of widening both Saratoga Road from Pony Express Parkway to Pioneer Crossing and Pony Express Parkway from Saratoga Rd. to 5 lanes each. The City has received funding through the Transportation Improvement Program through Mountainland Association of Governments (MAG). No budget amendment is needed currently. He reported that the

project was estimated at approximately $14.5 million, with the low bid from Geneva Rock at $10.9 million, including add-ons. He noted that add-ons were included with the intent to proceed if funding allowed, including a signal at 1100 West near Dry Creek Elementary, upsizing the box culvert at Dry Creek, and a variety of other pavement improvement and preservation add-ons.

Mayor Carn noted that funding is not a single flexible source and that the project is funded through a combination of City and MAG funds. The City would front the cost and be reimbursed by MAG.

In response to questions, Public Works Director Jeremy Lapin clarified that funding would cover approximately 93% of the project, with the City responsible for a 7% match. He added that the City would work closely with the contractor, with direction to minimize closures as much as possible and to utilize the two summer seasons for work that could potentially have greater impact on schools, but that a schedule would be provided later. He gave details on power poles affected by the project.

City Manager Mark Christensen noted that the project involved significant coordination with MAG and other funding sources to acquire necessary right-of-way. He added that portions of the road would be constructed over previously installed sewer infrastructure, allowing some elements of the project to progress more efficiently.

Public Works Director Jeremy Lapin further discussed the project location, MAG process, and provided an overview of the subsequent bridge project.

Mayor Carn acknowledged that the project may appear inconsistent, with sections widening and narrowing, but that there is a coordinated plan based on funding and timing, and that the long-term plan is for Pony to be five lanes from the eastern Saratoga border to Eagle Mountain.

City Manager Mark Christensen added that, once the bridge is designed and additional funding opportunities are identified, the City could advance projects to expedite construction, noting the high priority for the community.

Staff and Council further discussed UDOT projects, UTA, scheduling, and potential project overlap.

Motion made by Councilmember Wadman to approve the Award of Contract for Construction for the Saratoga Road and Pony Express Widening Project with Geneva Rock, with any staff findings and conditions. Resolution R26-17 (04-14-26). 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

A short break was taken. Meeting resumed at 7:30 PM.

Business Items 3 & 4 were presented at the same time with on motion taken on both together.

3. **Reimbursement Agreement for Meadows at North Lake with Alpine Homes LLC. Resolution R26-18 (04-14-26).**
Public Works Director Lapin noted that the Developer will install City system improvements on this development, and the Engineering department has found the improvements listed to be consistent with the accepted plans.

4. **Reimbursement Agreement for Fox Hollow Neighborhood 4 with Grnobl Fox Hollow Owner, LLC. With any staff findings and conditions. Resolution R26-19 (04-14-26).**

Public Works Director Lapin noted that the Developer will install City system improvements on this development, and the Engineering department has found the improvements listed to be consistent with the accepted plans.

David Kelly with the applicant was present and gave an overview on anticipated construction timelines on the Fox Hollow item.

Motion made by Councilmember Taylor to approve the Reimbursement Agreement for Meadows at North Lake with Alpine Homes LLC. Resolution R26-18 (04-14-26), and to approve the Reimbursement Agreement for Fox Hollow Neighborhood 4 with Grnobl Fox Hollow Owner, LLC. Resolution R26-19 (04-14-26). 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

5. **North Marina Site Plan, located at 1192 E Saratoga Road. City initiated.**
Planner II Kendal Black presented the item noting that the marina will include a boat ramp, a floating dock, 30 long parking stalls for vehicles with boat trailers, 19 normal parking stalls (2 are ADA compliant), a toll booth, bathroom facilities (a portion of which will be used for storage), and trail connections.

Mayor Carn asked if it would be possible to add outdoor showers.

Public Works Director Jeremy Lapin explained they could add free-standing showers adjacent to the building.

Councilmember Taylor received clarification that the guard shack would be staffed or self-pay depending on the time and that the guard shack is also used for storage.

City Manager Mark Christensen highlighted that the City contributed approximately $500,000 and was able to match that amount roughly twelvefold through additional funding sources.

Motion made by Councilmember Barton to approve the requested Site Plan for the North Marina located at 1192 East Saratoga Road, with the Findings and Conditions in 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

6. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities. Citywide, City initiated. Ordinance 26-15 (04-14-26).**
Senior Planner Austin Roy explained the background on Open Space amenities and requirements for residential development. These changes will allow for flexibility in how developments satisfy open space standards. He noted this eliminates the 25% limit to encourage larger amenities and increases the categories they can choose from. The change also changes language for restrooms to focus on parks that result in longer stays and/or trailheads with parking areas.

In response to questions, Senior Planner Austin Roy explained that the language includes a provision stating, "subject to approval by the land use authority," meaning the City Council. He explained that during site plan review, the Council could require elements such as a restroom if deemed necessary or not. Councilmember Barton expressed her concern that there would be less trailheads and did not feel a restroom should be mandatory at trailheads.

Councilmember Taylor suggested a composting toilet, and Councilmember Barton agreed that would be better.

City Attorney Kevin Thurman clarified that once the code is adopted, decisions would be administrative, based on applying established criteria, and would not involve Council discretion. He explained that the current language requires a minimum of one restroom and includes criteria related to duration of public use, indicating that the code generally requires a restroom, with only limited circumstances where it may not be required. He said that revising the language to "may be required" would provide more flexibility but cautioned against converting an administrative decision into a discretionary or legislative one and noted that decisions may be made by a land use authority such as the Planning Commission, emphasizing the importance of having clear criteria to guide those decisions.

City Manager Mark Christensen noted that consideration could be given to alternative restroom types in areas not near sewer infrastructure as part of a future code amendment.

Councilmember Barton was not in favor of requiring restrooms at trailheads.

Councilmember Taylor indicated he was not ready to eliminate restroom requirements, noting it could be a valuable amenity and suggesting further discussion, including consideration of associated costs, before making a determination.

Motion made by Councilmember Wilson to continue the item for amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities to a future date. Citywide, City initiated. Ordinance 26-15 (04-14-26), with direction to Staff to investigate cost effectiveness and that code is not a legislative decision. Seconded by Councilmember Taylor.

Mayor Carn asked for two Councilmembers to work on options with Staff and to bring it back to the Council at a later date.

City Manager Mark Christensen noted that the City has the capability to maintain vault toilets using existing equipment and could consider them as a cost-effective option at trailhead locations if desired by the Council.

Councilmember Barton said she was opposed to requiring restrooms at trailheads, noting that many do not have such facilities and that users often plan accordingly. She added that, even if the City could maintain them, it would still require resources and effort, and she would prefer prioritizing other infrastructure needs.

Councilmember Davenport noted that the intent of the code is to be less restrictive and to consider how to diversify amenities, emphasizing the importance of keeping the language focused on reducing restrictions rather than adding them.

Mayor Carn appointed Councilmember Barton and Councilmember Davenport to work on options for potential changes with Staff.

Vote:

Council Member Barton	**No**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.

Absent: None.
Motion passed 4-1

7. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide. Ordinance 26-16 (04-14-26).**
Panner II Kendal Black explained that recent proposals for smaller buildings in the OW zone have identified a need to be able to grant exceptions to the additional standard requirements in 19.16.08. The proposed code amendment would allow smaller buildings (15,000 square feet in area or smaller and 200 feet in width or less) to build as a commercial building, without the additional standards that may only make sense for wide and large warehouse buildings.

Councilmember Wilson received clarification that the proposed 15,000 square foot adjustment was compared with existing structures and reviewed with the Planning Director.

Motion made by Councilmember Barton to approve the amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide, with any staff findings and conditions in the staff report. Ordinance 26-16 (04-14-26). 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

8. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated. Ordinance 26-17 (04-14-26).**
Senior Planner Austin Roy presented the item. They explained that currently, the code requires a minimum of 5 feet between a building and a drive-thru lane. However, staff has noted in recent reviews for commercial buildings that it can be difficult to meet the Building Buffer requirement on building corners adjacent to a drive thru lane. In addition, the Building Buffer requirement does not work for buildings with a Loading Bay. Staff is proposing to allow exceptions for these specific circumstances. Also, a new definition for "Loading Bay" is being proposed with this code amendment.

Mayor Carn and Councilmember Barton expressed concern with the reduced setback, noting it brings the building closer to vehicles and may weaken the aesthetic.

Staff and Council discussed bollards, current drive-thru exceptions, and building challenges.

The Council discussed a need for more time to see examples, and City Manager Mark Christensen noted that Staff can provide examples.

Councilmember Davenport noted that feedback is sometimes received that City code makes opening a business difficult and questioned whether to prioritize aesthetics or a more business-friendly approach, emphasizing the need to find a balance and suggested further review.

9. **Motion made by Councilmember Davenport to continue the item for amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated, Ordinance 26-17 (04-14-26)., to a future date, with direction to Staff to provide examples to the Council. Seconded by Councilmember Wadman.**

Councilmember Taylor requested the examples be provided in a future packet.

Councilmember Barton requested an email sent with locations of examples to view in person as well.

Senior Planner Austin Roy noted that he would include them in the packet as well as through email.

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 Wadman 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 8:21 p.m.

Present: Mayor Carn, Councilmembers Audrey Barton, Lance Wadman, Edon Davenport, Robert Taylor, Emma Wilson. City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Deputy Recorder Heather Washburn.

Closed Meeting ended at 8:35 p.m.

ADJOURNMENT
Meeting Adjourned Without Objection at 8:37 p.m. by Mayor Chris Carn.

Mayor Chris Carn

5-5-2026
Date

City Recorder

CITY OF SARATOGA SPRINGS
EST. 1997
STATE OF UTAH