MINUTES – City Council Meeting

Tuesday, May 19, 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/Budget Officer Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, PR Manager AnnElise Harrison, Planning Director Sarah Carroll, City Engineer/Public Works Director Jeremy Lapin, Finance Director Chelese Rawlings, City Recorder Nicolette Fike, Budget/Finance Administrator Spencer Quain, Fire Chief Kenny Johnson, Senior Planner Austin Roy, Senior Planner Kendal Black, Assistant Police Chief Bill Robertson.
   Other: Meghan Chachra, Stephen Priest.
2. **Moment of Reflection –** given by Councilmember Wilson.
3. **Pledge of Allegiance** – led by Councilmember Wadman.
4. **Public Input** – No public input was given.

REPORTS

1. **Mayor.** – Noted he had attended Mountainland Association of Governments & Council of Governments and felt there were some big discussions on trails and roads. Councilmember Barton thanked the Mayor for his time on those councils and representing the City and the northwest area.
2. **City Council. –** Councilmember Davenport highlighted some things with the Lake Mt. School District (LMSD) and their recent land purchases and creativity with ATEC and other needs.
3. **Administration.** – City Manager Mark J. Christensen noted administration and staff have had meetings with the LMSD team and things are moving.
4. **Other: Civic Events** – Director Corrine Prestwich gave a preview of activities planned for the upcoming City Splash Celebration. She also highlighted the Monday Fundays and some of the performances coming with that and the America 250 Celebration.

CONSENT ITEMS

1. **Addendum to Corridor Agreement with UDOT for SR-68 South Signals. Resolution R26-24 (05-19-26).**
2. **Amendments to Title 18 of the City Code for Building and Fire codes. Ordinance 26-22 (05-19-26).**
3. **Right of Way Purchase and Sales Agreement with Fire, Forestry, and State Lands (FFSL) for the Saratoga Road and Pony Express Parkway Widening project. Resolution R26-25 (05-19-26).**
4. **Wilson Property Right of Way Purchase and Sales Agreement for the Saratoga Road and Pony Express Parkway Widening project. Resolution R26-26 (05-19-26)).**
5. **Debris Basin Purchase Agreement with SCP Fox Hollow, LLC, Resolution R26-27 (05-19-26).**
6. **Approval of Minutes: January 7, 2025.**

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

BUDGET FY 2026-27 – Budget portion of the meeting began at 6:15 p.m.

1. **Notification that a budget officer or executive officer of the City intends to make a statement that:**
    a. **The City is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate;**
    b. **The approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A);**
    c. **The approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A); and**
    d. **If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Subsection 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.**

2. **Statement of the budget officer or executive officer of the City pursuant to Utah Code Subsection 59-2-919 (4)(b)(i).**
   City Manager/Budget Officer Mark J. Christensen stated that:
    a. The City is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate; anticipating a change from .000976 to .001524.
    b. The approximate dollar amount of the increase would be $3,100,000.00, and the purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A), is to fund public safety.
    c. The approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A), would be 54%; and
    d. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Subsection 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase. (Scheduled for Tuesday, August 11, 2026.)

3. **Presentation of budget officer or executive officer of a property tax impact schedule as a separate document from other budget documents.**
   City Manager/Budget Officer Mark J. Christensen presented the Property Tax Impact Schedule on Screen and it was also available in the meeting documents online and as a handout at the meeting. He noted that in the case the tax increase is not improved they would need to make cuts in both public safety and other areas of the City budget.

4. **Consideration of Resolution R26-28 (05-19-26). A resolution of the City Council of the City of Saratoga Springs:**
    a. **acknowledging that a separate item is included on the agenda for the public meeting on May 19, 2026 notifying the public that the Budget Officer or Executive intends to make a statement as required by Section 59-2-919 (4)(b)(i) of the Utah Code,**
    b. **acknowledging that the budget officer or executive officer made the statement as required by section 59-2-919 (4) (b)(i) of the Utah Code,**
    c. **the budget officer or executive officer presented to the City Council, as a separate item on the agenda, in the same public meeting, a property tax impact schedule, separate from other budget documents, as defined in Section 59-2-924 of the Utah Code.**
    d. **setting the date, time, and place of the public hearing on the proposed property tax increase as required by Section 59-2-919 of the Utah Code, which must be held as its own meeting with no other agenda items except the tax increase and the Fiscal Year 2026-27 budget, and**
    e. **directing the Budget Officer or designee to send a notice before June 1, 2026 to the Utah State Tax Commission ("Tax Commission") and the Utah County Auditor ("County**

Auditor") stating that the City is considering a property tax increase, and the date, time, and place of the public hearing required by Section 59-2-919 of the Utah Code.

Councilmember Taylor appreciated the review of the numbers of the budget. He noted that just for Police and parks and streets, they are looking at a 2 million dollar cut. He mentioned the way the state requires us to look at the numbers makes it look smaller than it is, but they are pretty large numbers.

Motion made by Councilmember Wilson to pass the Resolution R26-23 (05-05-26). A resolution of the City Council of the City of Saratoga Springs:

a. **acknowledging that a separate item is included on the agenda for the public meeting on May 19, 2026 notifying the public that the Budget Officer or Executive intends to make a statement as required by Section 59-2-919 (4)(b)(i) of the Utah Code,**
b. **acknowledging that the budget officer or executive officer made the statement as required by section 59-2-919 (4) (b)(i) of the Utah Code,**
c. **the budget officer or executive officer presented to the City Council, as a separate item on the agenda, in the same public meeting, a property tax impact schedule, separate from other budget documents, as defined in Section 59-2-924 of the Utah Code.**
d. **setting the date, time, and place of the public hearing on the proposed property tax increase as required by Section 59-2-919 of the Utah Code, which must be held as its own meeting with no other agenda items except the tax increase and the Fiscal Year 2026-27 budget, and**
e. **directing the Budget Officer or designee to send a notice before June 1, 2026 to the Utah State Tax Commission ("Tax Commission") and the Utah County Auditor ("County Auditor") stating that the City is considering a property tax increase, and the date, time, and place of the public hearing required by Section 59-2-919 of the Utah Code.**

Motion was 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

PUBLIC HEARING – Budget public hearing item began at 6:22 p.m.

1. **Consideration of Resolution R26-29 (05-19-26). A resolution of the Council of the City of Saratoga Springs, acknowledging:**
   a. **the filing of the tentative budget for fiscal year 2026-27 prepared by the budget officer pursuant to Sections 10-6-111 and 59-2-924 of the Utah Code,**
   b. **adopting the tentative budget subject to further review and consideration by the Council,**
   c. **establishing the date, time, and place for a public hearing on the interim budget (as defined in Utah Code Section 59-2-924) prior to adoption of the final budget for fiscal year 2026-27 subject to the requirements of Sections 10-6-114 and 59-2-924 of the Utah Code,**
   d. **ordering publication of notices as required by law, and ordering the tentative budget to be available for public inspection in the office of the City Recorder and on the City's website for at least 10 days prior to adoption of the final budget.**

Budget Administrator Spencer Quain presented the tentative budget to Council. In particular he noted the alternative tentative budget which highlighted which budget requests would not go forward if the property tax increase was not approved. He explained that the capital funds can swing wide each year based on projects happening, major projects requiring larger funding. Capital projects are restricted with impact fee monies to use on those.

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

Councilmember Wilson received confirmation that the current amounts for fire, such as design are not being funded with the tax increase.

Motion made by Councilmember Wadman to approve the Resolution R26-29 (05-05-26). (A resolution of the City Council of the City of Saratoga Springs that acknowledges:

a. **the filing of the tentative budget for fiscal year 2026-27 prepared by the budget officer pursuant to Sections 10-6-111 and 59-2-924 of the Utah Code,**
b. **adopting the tentative budget subject to further review and consideration by the Council,**
c. **establishing the date, time, and place for a public hearing on the interim budget (as defined in Utah Code Section 59-2-924) prior to adoption of the final budget for fiscal year 2026-27 subject to the requirements of Sections 10-6-114 and 59-2-924 of the Utah Code,**
d. **ordering publication of notices as required by law, and ordering the tentative budget to be available for public inspection in the office of the City Recorder and on the City's website for at least 10 days prior to adoption of the final budget.**

Motion was 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

BUSINESS ITEMS

1. **Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**
Senior Planner Kendal Black introduced the item. He noted it included one flex warehouse building with 15 tenant spaces. There were multiple parking standards used to calculate the parking. While the spaces have not been leased, the spaces have been set aside to be warehouse, retail, or athletic uses. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line.

Applicant Mark Johnson was in attendance. He noted the project was long time in coming.

Mayor Carn asked for clarification of the topography and connectivity with the property.

Mark Johnson noted there needed to be retaining walls installed between the lots. There will be pedestrian access between the two lots with walkway and stair case, but vehicular connection was hard due to terrain. In response to council question, he affirmed that the vertical change in grading existed before the site and the grading plan includes that information. The terrain was a constant slope from west to east with a number of paths leveled to make it functional.

Councilmember Taylor noted he felt the difference between the lots looked to be about 36 inches. He had concerns about a curb cut near Stagecoach Dr. and how to share the existing approach with a narrow neck. He felt there were concerns about the in and out approach being so close to Redwood Road. He had similar concerns for a different approach to each lot, and uses that might back traffic onto the main road.

Mark Johnson responded the grading was not complete but was looking at about 3.5 feet differential, the retaining walls are about 3 feet but there is extra vertical height that needs to be accounted for as well. He acknowledged that lot 5 sits near sidewalk level near the Stagecoach intersection. He shared a plan looking at lot 3 and 4, and another curb cut that meets code to access lot 5. The applicant noted that Lot 5 is conceptually planned for a drive-thru use, while Lot 4 is designated for an industrial use expecting large semi-truck traffic. Preventing internal connectivity will block drive-thru traffic from entering the industrial lot and safely direct vehicles back onto Stagecoach Drive. He noted the owner was also concerned with leasing to clients that might generate lots of traffic and is looking towards bringing in uses with less traffic.

Senior Planner Kendal Black advised the exception request was just for the south end of lot 4. Engineering had checked those and they did meet the distances between entrances standards. There is not access to Redwood Road, but there was access to Stagecoach drive.

Councilmember Wilson received clarification that Lot 4 will be at a lower grade. She thanked them for putting in the pedestrian connectivity.

Mark Johnson noted what would be seen from Redwood Road was included in the application and you still wouldn't see appliances on the roof from there.

Councilmember Barton asked about the nearby Lehi parcels how their vehicular access. and how they connected the cross parcels.

City Manager Mark J. Christensen noted they would show some sort of stub to the north for cross connectivity, but it would be up to Lehi to do their part for connectivity.

Councilmember Wilson asked for any staff concern about connectivity.

Senior Planner Kendal Black responded they were not concerned about the connectivity here due to the shape and size of the lots and how impractical it was to have connection to the north with the grading.

Planning Director Sarah Carroll noted that staff recommended the finding that the slope between the two lots exceeded 30%.

Councilmember Taylor asked for further clarification for why the exception was being asked for, he felt it may not be needed, and was to fit a particular business on the lot rather than the slope differential. He would like to stay within what our code says for interconnectivity.

City Manager Mark J. Christensen suggested there may be a different option for connection between the two lots but it could also introduce new conflicts.

Mark Johnson noted there are actually two different retaining walls, they had looked at connecting the far west side but it created a bigger hazard and conflict with the entry to lots three and four.

Councilmember Wilson noted she had concerns that it may not meet specific conditions for an exemption, but she was also concerned about safety in connecting parking lots based on the different uses anticipated.

Public Works Director Lapin advised it's important to look at the existing grading of what was already approved. He gave an example of when one lot is already in, the second may be "painted into a corner" so to speak.

City Attorney Kevin Thurman advised on the findings council could choose from to make a decision on the exception.

Mark Johnson noted they had gone through several iterations on this plan with staff trying to make these work. He noted looking at lot 5 there are two drive-thru exits for the two-tenant building they reconfigured at the request of the City, those things drove the need for the retaining walls to be constructed. They discussed all along that if they met those requests, it would make the connectivity harder.

Mayor Carn communicated that he was ok with the request.

Motion made by Councilmember Wilson to continue the item, Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive, to another meeting when Lot 5 is also presented. 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

2. **Mt. Saratoga Veterinary Clinic Preliminary Plat and Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.**
Senior Planner Kendal Black presented the item. There are 34 required parking stalls and 39 provided for the 8,427-square foot building. The property is 37,924 square feet (0.87 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

Motion made by Councilmember Taylor that the City Council approve the requested Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report. 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

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09, Removing the Drive-thru landscape median requirement. Meghana Chachra of McDonalds as applicant. Citywide. Ordinance 26-23 (05-19-26).**
Senior Planner Austin Roy presented the item. In preparing the site plan the applicant has determined that there are issues caused by the City's requirement for a 3-foot median between the drive-thru lane and the parking area. The applicant notes that the median: prevents efficient vehicle circulation and drive-thru functionality, creates a potential safety hazard, and makes snow removal more difficult. The applicant is seeking to amend Title 19 to remove the requirement for a 3-foot median between the drive-thru lane and the parking area. If approved, this amendment will apply to all drive-thru lanes in the City.

Meghana Chachra representing McDonalds was present to answer questions.

Mayor Carn noted he was in favor of this, having experienced being stuck in a drive thru. Councilmembers shared their agreement.

Motion made by Councilmember Wilson to approve the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09, Removing the Drive-thru landscape median requirement. Meghana Chachra of McDonalds as applicant, with the findings and conditions in the staff report. Citywide. Ordinance 26-23 (05-19-26). 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

4. **Site plan for McDonalds at Jacob Ranch Marketplace, located at approximately 1900 S. Redwood Road. Meghana Chachra of McDonalds as applicant.**

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building on 1.12 acres. The proposed building would be 4,498 square feet in size. The proposed building height is 21'7". The applicant is requesting to not count the Playplace square footage (804 SF) against parking requirements. He noted what was proposed for parking was consistent with the two nearest McDonalds stores.

Meghana Chachra was present for applicant.

Mayor Carn noted he felt the nature of dining has changed since 2020 and people don't dine in as much, referring to parking needed.

Councilmember Davenport asked what they normally would have for parking with that square footage.

Senior Planner Austin Roy noted it would be 45 if they added the sq. ft. of the Playplace in.

Councilmember Barton received a recap of Planning Commission discussion on the item from Staff.

Motion made by Councilmember Taylor that the City Council approve the requested Site Plan for McDonalds Jacob Ranch Marketplace located at 1900 South Redwood Road, with the Findings and Conditions in the Staff Report. Including condition number 5 that additional parking is not required because of the sq. ft. of the Playplace, the City did not require additional parking for the Crossroads McDonald's Playplace building addition in 2019, and the Playplace is not projected to increase the demand for onsite parking as the patrons of the Playplace will be the same patrons dining at the site. 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

5. **Major Master Development Agreement Amendment for North Cove development, located at 1967 E. Pony Express Parkway. Jen Hall and Chris Haertel as applicants. Ordinance 26-24 (05-19-26).**

The applicant had asked to continue this item previous to the meeting.

Motion made by Councilmember Barton to continue the Major Master Development Agreement Amendment for North Cove development, located at 1967 E. Pony Express Parkway. Jen Hall and Chris Haertel as applicants, to a later date. 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

6. **Council Comments:** *Council members may discuss specific topics or issues they wish to have formally considered for inclusion on a future meeting agenda. No action will be taken.*

Councilmember Wadman asked if the City had any impact due to the state of emergency declared for agriculture due to the recent freeze and City Manager Mark J. Christensen advised it did not affect the farms here as far as he was aware.

Councilmember Barton would like to review the sign code, Councilmember Davenport agreed.

Planning Director Sarah Carroll noted planning has been reviewing that code already and would like to bring some sign code updates as well, it was on their current goals.

Councilmember Wadman asked about outreach concerning the drought and waterwise information.

PR Manager AnnElise Harrison noted they have shared waterwise info with residents as well as some updates and newsflash on the website front page. She encouraged citizens to look at the Weekly Watering Guide put out by the State Department of Natural Resources. She also noted that the residents have been great partners in sharing when lines are broken and things to ensure water isn't being wasted.

City Manager Mark J. Christensen noted we are encouraging residents to use smart timers. Every other day, as some cities are doing, would actually increase usage in our City due to the metering and tiered rates which are already helping the situation as well as encouraging citizens to be conscientious. He noted the City has some of the same measures in place they are encouraging residents to do, there are certain exceptions they have due to testing and things.

Councilmember Taylor asked what the actual trigger to put additional measures in place was.

Public Works Director Lapin noted that the trigger is supply. Two years ago, they worked with consultants on a water conservation plan, with 3 different levels of supply, some examples like lake water level drops might move into one of the tiered levels, or a well goes down. There is a metric in place that automatically puts the plan into place based on ordinance passed by council previously. He advised the City has put in several efforts to be a leader in conservation efforts.

Councilmember Wilson noted she has learned a lot since being on council as to what the City has really done to be water wise. Residents can always reach out with questions.

Mayor Carn called for a Recess of the City Council meeting and that the CDRA meeting would convene immediately following a short break.

RECESS OF CITY COUNCIL MEETING – Meetings commenced at 7:45 p.m.

SARATOGA SPRINGS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MEETING – See separate agenda. https://www.saratogasprings-ut.gov/agendacenter

SARATOGA SPRINGS LOCAL BUILDING AUTHORITY (LBA) MEETING – See separate agenda. https://www.saratogasprings-ut.gov/agendacenter

Reconvene City Council Meeting – Reconvened at 7:48 p.m.

City Manager Mark J. Christensen noted a community meeting for wildfire preparedness with a representative from the state to explain some updates on the wildland urban interface code and help homeowners be prepared for emergencies. This will be 6-8p.m. June 4.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:50 p.m. by Mayor Chris Carn.

Mayor Chris Carn

June 2, 2026
Date

City Recorder

CITY OF SARATOGA SPRINGS EST. 1997 STATE OF UTAH