MINUTES – City Council Meeting

Tuesday, June 02, 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 Katie Olson, PR Manager AnnElise Harrison, Deputy Recorder Heather Washburn, Assistant City Engineer Dan McRae, City Recorder Nicolette Fike, Senior Planner Kendal Black, Senior Planner Austin Roy, Fire Chief Kenny Johnson, Building Official Caleb Fishnick, Budget/Finance Administrator Spencer Quain, Finance Director Chelese Rawlings, Economic Development Director Doug Meldrum, Police Chief Andrew Burton.
   Others: Larry Lindstrom, Mark Johnson, Lee Lizama,

2. **Moment of Reflection –** given by Councilmember Taylor.
3. **Pledge of Allegiance** – led by Councilmember Barton.
4. **Public Input**
   James Raymond Herring, resident of Saratoga Springs, expressed concerns regarding a potential mechanic shop across the street from his home.

   Public input was closed by the Mayor.

REPORTS

1. **Mayor. -** Mayor Carn attended the Purple Star School Award Ceremony. He attended the League of Cities and Towns meeting earlier in the week and noted they read a list of potential legislative items for the next session. He reported that Monday Fundays was a success with large attendance and gave information on the upcoming Splash Days for the residents and noted an upcoming ribbon cutting in Redwood Square.
2. **City Council. -** Councilmember Barton attended the Utah Lake Authority Festival and encouraged the community to attend.
   Councilmember Wilson discussed the upcoming legislative session and UDOT funding training, and Wildfire Preparedness event June 4 at City Hall.
   Councilmember Davenport attended multiple ribbon cutting ceremonies and the Utah Lake Authority Open House.
   Councilmember Taylor reported on his first Jordan River Watershed Council meeting, which included discussion of the Great Salt Lake Basin Integrated Public Plan, water conservation, declining water levels, watershed protection, and regional water quality issues.
3. **Administration. -** City Manager Mark Christensen echoed Splash Days and thanked Staff for their efforts.
4. **Department Reports: Public Works/Engineering, Community Development, Finance.** Included in the packet.

CONSENT ITEMS

1. **Approval of Minutes: May 19, 2026.**

   <u>Motion by Councilmember Davenport to approve the items on the Consent Calendar. Seconded by Councilmember Wilson.</u>

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 items discussion began 6:13 p.m.

1. **Presentation from a budget officer or executive officer of a property tax impact schedule as a separate document from other budget documents.**
   City Manager Mark Christensen presented the Proposed Property Tax Impact Schedule, to generate approximately $3.1 million in revenue. The Property Tax Impact Schedule was shown on screen, as well as made available as a handout to those in attendance and included in the meeting materials. He noted that it shows what would not be funded if the City does not move forward with the tax increase.

PUBLIC HEARINGS

1. **Compensation Increase for Defined Executive Municipal Officers.**
   Budget/Finance Administrator Spencer Quain presented the item. He explained that state law requires executive staff compensation information to be included as part of the budget process. He noted the proposed amounts consist of both a market adjustment, based on annual compensation surveys of comparable cities, and a merit increase, and clarified the listed amounts represent potential increases rather than guaranteed adjustments.

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

   No action was taken on this item.

2. **Consideration of Ordinance 26-26 (06-02-26). An ordinance of the Council of the City of Saratoga Springs, adopting an Interim Budget, which includes a proposed property tax rate increase for Fiscal Year 2026-2027, a compensation schedule for appointed and elected municipal officers, and a compensation increase for defined executive municipal officers, and will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919.**
   Budget/Finance Administrator Spencer Quain presented the interim budget, noting the process differs this year due to proposed property tax legislation changes. He said the interim budget will serve as the operating budget until the final budget is passed as part of the property tax process. He also noted there were no changes between the tentative budget presented previously and the interim budget before the Council.

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

   Councilmember Wadman proposed a Work Session on the item.

   Councilmember Taylor remarked that the budget had been extensively discussed during prior workshops, that they were considering an interim budget with final budget approval to occur following the Truth in Taxation process and public input. He highlighted the need to fund a third fire station and additional public safety personnel as the city grows and commented that the budget proposals were generally consistent with prior discussions.

   Councilmember Barton acknowledged that the Council had reviewed the budget and the proposed figures previously but commented that budget discussions are often part of broader workshop agendas. She expressed a desire for more focused discussion on the specific budget numbers and indicated that a more in-depth conversation would be appropriate before final consideration.

Councilmember Taylor discussed how the compensation increase information was readily available, noting that the compensation plan was proposed based on studies and that the compensation increase was created to maintain a competitive pay increase for employees. He noted that the merit increase was important but that 5% might need to be capped.

Mayor Carn clarified that the proposed 5% merit increase was a total budget amount based on merit and not a guaranteed 5%.

Councilmember Wilson expressed her desire for more time for further research on adjusting the percentage amount.

Councilmember Davenport felt that the budget and compensation proposals had been reviewed extensively and expressed support for a budgeted merit percentage cap of 4%. She emphasized the importance of providing stability for staff as the City enters the new fiscal year and noted that compensation matters could be reviewed further in the fall, including any needed market adjustments.

Councilmember Wadman expressed his agreeance with Councilmember Barton and Wilson, noting that he needs more information and discussion before moving forward. He requested a Work Session.

Motion made by Councilmember Taylor to approve the public hearing item 2 on the agenda – Consideration of Ordinance 26-26 (06-02-26). An ordinance of the Council of the City of Saratoga Springs, adopting an Interim Budget, which includes a proposed property tax rate increase for Fiscal Year 2026-2027, a compensation schedule for appointed and elected municipal officers, and a compensation increase for defined executive municipal officers, and will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919– except for changing the net merit increase budget from 5% to 4%. Seconded by Councilmember Davenport.

Vote:

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

No: None
Absent: None
Motion failed 3-2

Motion made by Councilmember Wadman that we Table the Public Hearing item 2 on the agenda to the next (regularly scheduled) City Council meeting, with direction to schedule a work session for further discussion on the item (before that meeting). Seconded by Councilmember Barton.

Vote:

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

No: None
Absent: None
Motion passed 3-2

3. **Budget Amendment #5 for Fiscal Year 2025-2026. Resolution R26-31 (06-02-26).**
Budget/Finance Administrator Spencer Quain reviewed Budget Amendment No. 5, explaining that year-end amendments are used to adjust capital project budgets by removing unused funds from completed projects or increasing budgets for projects that exceed original estimates. He also reviewed revenue adjustments resulting from revenues exceeding conservative forecasts and noted the amendment includes grant funding

and corresponding expenditure adjustments. He noted a recent update from Public Works reflecting an additional cemetery project expense which was expected before the end of the fiscal year.

City Manager Mark Christensen clarified the additional cemetery expense resulted from the contractor's final billing, which included quantity-based adjustments consistent with the project pricing structure. He directed the Council to the highlighted budget line reflecting the change.

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

Motion made by Councilmember Wilson to approve the Budget Amendment #5 for Fiscal Year 2025-2026. Resolution R26-31 (06-02-26). 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

BUSINESS ITEMS

Items 1 and 2 were presented together.

1. **Site plan for Westport Business Park Lot 4 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

2. **Site plan for Westport Business Park Lot 5 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**
   Senior Planner Kendal Black presented Business Items 1 and 2. He noted that everything complies and outlined the interconnection between Lot 4 and Lot 5, which was previously requested by the Council. He said that landscaping and parking requirements were met on both lots.

   Larry Lindstrom and Mark Johnson were present. Mr. Lindstrom expressed his excitement to begin building.

   Councilmember Taylor expressed his appreciation for the applicant's efforts in addressing the Council's request for interconnection between the two lots.

   Councilmember Wadman voiced his appreciation for their efforts in coming together on changes.

   Motion made by Councilmember Taylor approve the Site plan for Westport Business Park Lot 4 and Westport Business Park Lot 5 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants., with any 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

3. **Site plan for Winco Foods, located at 353 W. Lake Drive. Lee Lizama, WPI as applicant.**

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building on 9.33 acres. He reviewed the site plan and confirmed it includes adequate parking and required access, including a pedestrian walkway through larger parking areas. He noted the site includes approximately 9% landscaping, while code requires 20%, and explained the remaining landscaping will be provided in a future phase of the Saratoga Springs commercial plat, including a future parcel identified for additional improvements. He presented a letter from the master developer confirming this approach and noted the plat reflects the future parcel. He stated the applicant revised the building elevations to meet code requirements. He further explained the building's orientation, noting the front faces north toward Lake Drive with parking located between the roadway and the building.

The applicant, Lee Lizama, was present and available for questions. He noted they are ready to submit for permits and begin construction. He said construction was expected to take approximately 271 days once started.

Councilmember Taylor received confirmation that Staff would track the landscaping requirements by flagging for the next submittal and that it would be monitored by the planner assigned to that commercial area.

City Manager Mark Christensen noted that the next agenda item was a reimbursement agreement for construction of a storm drain line, which would benefit properties to the west. He noted the associated detention basin would likely be included as part of that landscaping and indicated the current item may serve as a precursor to its completion.

Councilmember Wadman received confirmation that the storm drain might not necessarily be required to be done beforehand, but that they are related.

Councilmember Barton questioned the timeline of meeting the remaining 11% landscaping requirements.

Councilmember Davenport asked if the detention basin would meet the landscaping requirements.

Senior Planner Austin Roy explained that the storm drain /detention basin was critical infrastructure and was a requirement for the entire site, so was confident it would proceed. He also confirmed that the basin would exceed landscaping requirements.

Councilmember Wilson expressed appreciation for the pedestrian walkway and raised the idea of exploring incentives for incorporating similar walkways in future parking lot designs to improve pedestrian safety.

Motion made by Councilmember Wadman approve Site plan for Winco Foods, located at 353 W. Lake Drive. Lee Lizama, WPI as applicant., with any Staff Findings and Conditions. 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

4. **Reimbursement Agreement for Saratoga Springs Commercial Plat G, Westlake Partners LLC. Resolution R2630 (06-02-26).**
Assistant City Engineer Dan McRae presented the item. The developer of the subject plat(s) will install City system improvements, approximately 2,000 feet of master-planned storm drain in Saratoga Springs Commercial Plat G.

Councilmember Wilson commented that when a new commercial development comes in, the City pays them to upsize a line for the full buildout of the City.

City Manager Mark Christensen confirmed that the City has been incrementally building out this line so that these improvements do not have to be made later.

City Attorney Kevin Thurman further explained how the City is able to save costs on city improvements by reimbursing for the upsize costs.

Motion made by Councilmember Barton to approve Reimbursement Agreement for Saratoga Springs Commercial Plat G, Westlake Partners LLC. Resolution R2630 (06-02-26)., with any 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

5. **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 26-25 (06-02-26).**
Senior Planner Austin Roy presented the item. He explained that at a previous meeting, the Council reviewed the item and decided to continue it and bring it back to a future meeting with examples. Examples were shown of drive-thru corners and loading bays that do not have a five-foot landscape buffer. The examples included the use of bollards to protect the buildings from vehicles. He discussed the added definition for a "Loading Bay."

Councilmember Wadman asked if there is a City standard for bollards as far as what impact they can handle.

Councilmember Barton asked why exceptions were granted and inquired as to whether the Code will require the bollards to match the exterior.

Senior Planner Austin Roy noted that while the bollard engineering is not within his expertise, he felt it was similar to a basketball hoop in that the post is set below ground and in concrete. He explained the City does not have a standard size requirement. He clarified that most exceptions were granted prior to the Code or as exceptions as part of Community Plans, but that some may have been missed. He confirmed that there is no color standard for bollards.

Councilmember Wilson noted that she would prefer a color requirement in the code.

City Manager Mark Christensen commented that bollard color can be influenced by visibility and design considerations, noting some developments choose colors that match the building. He indicated the Council could provide more specific directions on such design details if desired or allow flexibility for individual developments.

Councilmember Barton explained that she understands the need for high visibility colors even though it might not look as nice.

Councilmember Taylor did not think the City should manage the colors.

Councilmember Davenport agreed that there are times where higher visibility would be better, however, that there may be times where colors could match design more. She was in favor of the City not regulating color.

Motion made by Councilmember Davenport to approve 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 26-25 (06-02-26)., with any Staff Findings and conditions. 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:**
Councilmember Barton proposed having a Small Business Advisory Committee and confirmed she is working with the Chamber on it. Councilmember Taylor asked if the committee would retain an advisory role with no legislative power. Council confirmed it would not be a board, advisory-only. The Council discussed the potential of who would be on the advisory committee.

City Manager Mark Christensen and City Attorney Kevin Thurman advised Council of upcoming items related to the Truth in Taxation process.

Council discussed amending a previous motion from the meeting to continue the Public Hearing Item #2 for the interim budget for the purpose of asking it to be brought back, not at the next meeting; but at the same meeting the proposed tax rate would be adopted.

A Motion was made by Councilmember Wadman to reconsider [amend the previously adopted motion] the motion for Public Hearing item #2, Seconded by Councilmember Barton.

After further discussion the motion was withdrawn without objection.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT
Meeting Adjourned Without Objection at 7:15 p.m. by Mayor Chris Carn.

Mayor Chris Carn

06·16·2026
Date

City Recorder

CITY OF SARATOGA SPRINGS EST. 1997 STATE OF UTAH