



MINUTES – City Council Meeting

Tuesday, July 21, 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, City Engineer/Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, City Recorder Nicolette Fike, Deputy Recorder Wendy Wells, Economic Development Director Doug Meldrum, Police Chief Andy Burton, Fire Chief Kenny Johnson, Senior Planner Austin Roy, Senior Planner David Jellen, Senior Planner Kendal Black.

Others: Marcee Gundry, Tyler Endsley, Summer Endsley, Mark Hampton, Tony Dressen, Jason Gatherum, Lance Matheson, Jason Holker, Bruce Baird, Dale Keep, Adam Lambert.

Excused: None.

2. **Moment of Reflection** – given by Councilmember Davenport.
3. **Pledge of Allegiance** – led by Councilmember Taylor.
4. **Presentation: Oath of Office for new Police Officers** – Forrest Crawford, Kevin Froylan, Estaban Gutierrez-Rivera, Jason Albrecht.

Chief Andy Burton introduced the new officers and Mayor Carn led the ceremonial swearing in of the new officers.

5. **Public Input was opened by Mayor Carn.**

Jason Holker, a Saratoga Springs resident, was concerned about IADUs in high density neighborhoods. He recounted a few situations in the High Ridge neighborhood involving rental properties that he felt were of noteworthy concern. He mentioned excessive street parking that he thought was a significant safety issue, and requested stricter parking enforcement in high density areas.

Tyler and Summer Endsley, Saratoga Springs residents, explained they were the current directors of the LDS Church's Communication Council for Saratoga Springs and Eagle Mountain. They shared that their work involved building and fostering relationships with government leaders, businesses, and other faiths. They noted that they had partnered with the organization Just Serve, as well as with the City's Civic Events Department organizing the 9/11 Day of Service.

Lance Matheson, a Saratoga Springs resident, had a concern about rental violations, and thought there should be accountability for them. He recently observed 17 cars parked in a compact area with 12 of those cars being parked directly on the street. He thought those posed some potential safety concerns.

Public Input was closed by Mayor Carn.

REPORTS

1. **Mayor.**
2. **City Council.**

Councilmember Barton shared that she had attended a ULA meeting, and advised that there were planned fireworks on July 24th on the lake.

Councilmember Taylor reported that he and Councilmember Barton were in attendance at the Saratoga Springs Remembrance Roll on the 4th of July at Shay Park. He reported that it was a great event, and Councilmember Barton gave kudos to Melissa Hamer for all the work she provided for the event.

Councilmember Wilson shared that she had attended a Library Board meeting and noted that Library numbers had significantly increased from last year. She had also attended the Live Steamers Train at Shay Park, and noted that it was well-attended and the train was well- utilized with lengthy lines.

Councilmember Davenport advised that the Saratoga Springs Library was now providing radon detectors that could be checked out to the residents.

3. Administration. No Comments Given.

4. Other: Point of the Mountain Chamber Report.

Marcee Gundry of the Point of the Mountain Chamber of Commerce shared about her work with the Chamber and its connection to the community. She expressed appreciation to the City Council and City Staff for their support and participation in various events, and noted that Economic Development Director Doug Meldrum had provided extensive guidance and support. She introduced Director of Development Hannah Robbins, and Board Chair Dale Keep. She felt that Saratoga Springs had set an environment where businesses could succeed, and recognized that there were over 400 members of the Chamber of Commerce with 40% of those members representing Saratoga Springs businesses.

Mayor Carn encouraged engagement with the Chamber of Commerce, and thanked them for their work on behalf of the City.

CONSENT ITEMS

- 1. Update to the Personnel Policies and Procedures Manual. Ordinance 26-32 (07-21-26).**
- 2. Approval of Minutes: July 7, 2026.**

Motion by Councilmember Wadman 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

Councilmember Barton felt the dress code needed to be revisited in the next round of employee policy updates.

BUSINESS ITEMS

- 1. Development Agreement amendment for Saratoga View Assisted Living Center, located at 1429 N. Utah Cottage Drive. Adam Lambert as applicant. Ordinance 26-33 (07-21-26).**

Senior Planner Kendal Black presented the item. The applicant is requesting amendments to Provision 1 of the First Amendment to the Development Agreement (DA) and an exception to the architectural requirements of Chapter 19.16 of the Land Development Code. Provision 1 currently allows the developer to have seventy-four (74) assisted living facility beds and the developer is proposing to increase this number by twenty-two (22) beds to ninety-six (96) beds. The current architectural requirements in Chapter 19.16 of the Land Development Code would require additional features to be added to the new portion of the building that the original portion of the building was not required to have.

Applicant Adam Lambert, of Rimrock Construction and part-owner, was in attendance to answer questions. He shared the project's history, explaining that the process had begun in 2017 and that the long-term vision had been to construct a larger facility. He stated that, during the review process with the City Council at that time, concerns regarding parking became a limiting factor, preventing construction of a larger facility. He explained that the average parking for an assisted living facility was .5 a stall per bed, but they had been required to provide .85 a stall per bed during phase 1. He felt they already had sufficient parking for the existing facility and the expansion. He noted the facility was at 95% occupancy and had a waiting list.

Councilmember Taylor mentioned the parking concerns and inquired why a larger facility had not been negotiated at that time, and wondered what had changed since then. He expressed a concern that there may be an insufficient number of facility employees, and as a result, it had put a strain on City first responders with calls from the Assisted Living facility. He expressed significant concern regarding the number of calls that had been received and questioned the potential impact on the Fire Department's workload, resources, and staffing capacity, and did not want the City to be negatively impacted.

Mr. Lambert explained that the original ask had been for 96 beds, but they had not been able to do that due to parking concerns. He thought that the demand for assisted living facilities had increased substantially since that time. Mr. Lambert introduced the Chief Development Officer of Rocky Mountain Care, Jason Gatherum and Vice president of Operations, Tony Dressen.

Mr. Dressen expressed a desire to create a good working relationship with the Saratoga Springs Fire Department, and acknowledged they needed to do a better job regarding partnership and communication to help alleviate concerns. He felt that the rise in calls to emergency services was due to a rise in occupancy at the facility. He also noted they now had a full-time nurse, and were focusing on staff retention.

Mr. Gatherum shared that they were hosting a first responder appreciation event and recognized the importance of collaboration.

Bruce Baird, Counsel to the project owners, addressed several of the concerns that had been discussed by the City Council: Parking - He noted that clearer understanding had been established regarding the actual parking needs; Staffing, Screening and Cost Concerns – He described that there were provisions that could be put into the Development Agreement to address each of these issues. Mr. Baird also provided a few suggestions that could be added to the Development Agreement. He favored tabling the item to be continued at a later date after working with Staff.

Councilmembers Barton and Wadman both recognized the importance and the need for assisted living facilities. Councilmember Barton felt conflicted due to parking and density; Councilmember Wadman was concerned about the burden that could be placed on City Staff. He thought that for profit business should carry their weight.

Councilmember Wilson received clarification regarding the open space requirement, and that the property taxes had been paid. She felt that assisted living facilities were really important and wanted to find a way to either approve or continue the item, but was concerned about the high call volume to Saratoga Springs Fire.

Councilmember Davenport felt a good working relationship was really important. She noted that it was also crucial to provide good medical help to the assisted living facility residents.

Mayor Carn suggested that two councilmembers could represent the council to discuss the item further, and negotiate the language in the Development Agreement (Taylor, Wadman).

Motion made by Councilmember Wilson that the City Council Continue the Development Agreement Amendment for Saratoga View Assisted Living addition located at 1429 North Utah Cottage Drive to another meeting on a future date with direction to the applicant and staff on changes needed to render a decision including meeting with the applicant and at least two Council

Members. 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. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.14 for phased non-residential site plans. City initiated, Citywide. Ordinance 26-31 (07-21-26).

Senior Planner David Jellen presented the item. The proposed changes to Chapter 19.12 – Subdivisions update the subdivision process and approval procedure, consistent with State legislation. The proposed changes to Chapter 19.14 – Site Plan Review clarify regulations for non-residential developments that are developed in phases.

Councilmember Davenport received clarification regarding geographic limits or maximums.

Councilmember Wilson thought the code amendment was a nice clean-up.

Motion made by Councilmember Wadman that the City Council approve the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings and Conditions in the Staff Report. 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

3. 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 26-34 (07-21-26).

Senior Planner Austin Roy presented the item noting the changes would allow a broader mix of amenities for new residential developments. He clarified that the restroom portion had been taken out and provided more flexibility and had expanded the mixture of amenities to developers.

Councilmember Davenport noted that this would be an interim code and there would be considerable work coming up with the Master Plan.

Councilmember Barton expressed appreciation to City Staff for all of the work that had taken place.

Councilmember Wilson received clarification regarding restroom criteria.

Motion made by Councilmember Davenport that the City Council approve the proposed Code Amendment to Chapter 19.19, 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

4. Program for the Inspection and Maintenance of Sidewalks. Resolution R26-43 (07-21-26).

Public Works Director/City Engineer Jeremy Lapin presented the item. This item is for the adoption of a Sidewalk Management, Maintenance, and Inspection program. This item will provide a written SOP (standard operating procedure) that documents and supports the existing practices for the inspection, maintenance and repair of walkways and trails throughout the City that are generally undertaken by the Streets Division within the Public Works Department.

Councilmember Wilson was provided additional information regarding the planned budget for the project.

City Manager Mark Christensen advised that it was a very good and proactive program. He noted that a methodology would be developed to address the future concerns.

Motion made by Councilmember Barton that the City Council approve Resolution 26-43 (07-21-26) adopting the Sidewalk Inspection and Maintenance Program. 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

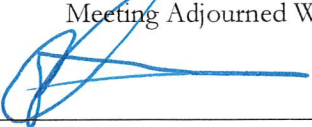
5. Council Comments: *Council members may discuss specific topics or issues they wish to have formally considered for inclusion on a future meeting agenda. No action will be taken.*

Councilmember Wadman recognized Fire Captain Spencer Long that had passed away. He shared that Captain Long had worked for Saratoga Springs previously, and wanted to express his appreciation and condolences.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

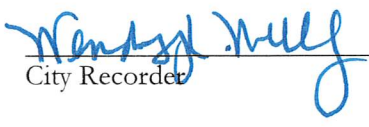
Meeting Adjourned Without Objection at 7:20 p.m. by Mayor Chris Carn.



Mayor Chris Carn

08.04.2026

Date



City Recorder

