AGENDA – City Council Meeting

Mayor Chris Carn
Mayor Pro Tempore Lance Wadman
Council Member Audrey Barton
Council Member Edon Davenport
Council Member Robert Taylor
Council Member Emma Wilson

CITY OF SARATOGA SPRINGS
Tuesday, August 18, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 South Saratoga Road, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Moment of Reflection.
3. Pledge of Allegiance.
4. Presentation: 25 Years of Service Award – City Employee.
5. Public Input – *This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda. Please avoid repetitive comments. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Award of Contract for 2026 Utah Lake Shoreline Trail Mitigation to Bio-West. Resolution R26-45 (08-18-26).
2. Approval of Minutes: July 30, 2026, August 4, 2026, & August 11, 2026.

BUSINESS ITEMS

The Council will discuss (without public comment) and may approve the following items:

1. Major Site Plan Amendment for Taco Bell, located at 27 W. Crossroads Blvd. Ashley Wagner as applicant.
2. Bonneville Drive Road Dedication Plat located at Bonneville Drive, North of Mountain View Corridor and Hallmark Drive. City-Initiated
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for Land Use Regulations – Residential and Mixed-Use Zones. City Initiated. Ordinance 26-36 (08-18-26).

4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.13, for New or Unlisted Business Uses. City-Initiated. Ordinance 26-37 (08-18-26).
5. Pending Ordinance for updates to the City Code Chapter 18.02 - Flood Damage Prevention. Resolution R26-46 (08-18-26).
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.*

WORK SESSION

The Council will discuss (without public comment) with no action taken on the following items:

1. Code Amendments for Detached Accessory Dwelling Units.
2. Rap Tax prioritization.

CLOSED MEETING

Possible motion to enter into closed meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

ADJOURNMENT

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at https://www.youtube.com/c/CityofSaratogaSprings.

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

The Mayor or Mayor Pro Tem will maintain order during meetings while respecting First Amendment rights. Prohibited conduct includes disrupting the meeting by blocking access, preventing speakers from being heard, unauthorized screen sharing, repeated interruptions after notice, preventing others from accessing the meeting, threatening or committing violence, or violating content-neutral meeting rules such as time limits, no repetitive comments, and speaking only during allotted times. After one warning identifying the prohibited conduct, the Mayor or Mayor Pro Tem may remove the individual if the conduct continues. This policy does not restrict speech based on viewpoint. Criticism, offensive speech, and unpopular opinions remain protected unless they constitute prohibited conduct, a true threat, obscenity, or fighting words.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.

City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director
Subject: Utah Lake Shoreline Wetland Mitigation Project
Date: August 18, 2026
Type of Item: Resolution
Description: Award of Contract

A. Topic:

This item is for the approval of a contract for the Utah Lake Shoreline Wetland Mitigation project.

B. Background:

This project involves providing noxious weed treatment and revegetation services for 3 contiguous Wetland Mitigation Sites associated with the North Marina, South Marina, and Lakeshore Trail Projects. The wetland mitigation sites run along the Utah Lake Shoreline and lie between the existing lakeshore trail (public) and the Utah Lake Ordinary High-Water Mark. The 3 mitigation sites comprise a total of 28.87 acres with 22.76 being on land owned and managed by the State of Utah Division of Fire, Forestry & State Lands (FFSL) and the remaining 6.11 acres being open space owned by the City of Saratoga Springs. The mitigation plans call for the removal of noxious weed species that have colonized this area of the Utah Lake Shore, mitigation monitoring, and revegetation following noxious weed control. The work will need to be completed in compliance with the Army Corp of Engineers (ACOE) 404 permit and general permit issued by the Utah Division of Fire, Forestry, and State Lands. Work is anticipated to begin in the Summer of 2026 and extend through the fall of 2030 - there are 12 treatments anticipated in total.

C. Analysis:

The project was posted to U3P on July 3, 2026. Bids were received on April 4, 2026, and 2 bids were received. The higher bid was received from Bio-West in the amount of $1,126,298.84 and the low bid was from Tepeki in the amount of $696,908.00. Tepeki withdrew their proposal.

D. Fiscal Impact:

The funding for this project was allocated with the FY2025-26 fiscal year budget in GL 32-4000-731. The current funding in this GL is $74,600, therefore a budget amendment will be required at a future date to fund the $289,726.90 of work that will occur in this fiscal year.

E. Recommendation

Staff recommends the City Council approve the resolution awarding the project to Bio-West in the amount of $1,126,298.84.

BIO-WEST, Inc.

1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

Coastal Ecology and Marine Biology

Environmental Analysis and Permitting

Geology/ Hydrogeology and Remediation

Fisheries and Aquatic Ecology

GIS Analysis and Planning

Landscape Architecture and Environmental Planning

Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

August 4, 2026

Mr. Jeremy Lapin, PE, CFM
City Engineer & Public Works Director
City of Saratoga Springs
1307 N. Commerce Dr.
Saratoga Springs UT 84045

Subject: Utah Lake Shoreline Wetland Mitigation Request for Proposal

Dear Mr. Lapin:

Thank you for allowing BIO-WEST, Inc. (BIO-WEST) the opportunity to assist the City of Saratoga Springs with noxious weed treatment and revegetation for the Utah Shoreline Wetland Mitigation project. This project will continue to build the long-term working relationship between the City of Saratoga Springs and BIO-WEST. As this proposal illustrates, the BIO-WEST project team is uniquely qualified to complete the specified performance work statement in a timely and cost-effective manner. The BIO-WEST team has the proven expertise to implement the noxious and invasive weed control treatments specified in the performance work statement, as well as document the effectiveness of the treatments in professionally written reports.

BIO-WEST is a corporation and will comply with all terms and conditions as indicated in the request for proposals (RFP). Additionally, BIO-WEST does not discriminate in its employment practices with regard to race, color, religion, age, sex, marital status, political affiliation, national origin, or handicap.

Mr. Darren Olsen will serve as BIO-WEST's principal-in-charge for this project. Mr. Olsen is authorized to sign this proposal on behalf of BIO-WEST. The project will be managed by Mr. Travis Taylor, BIO-WEST's professional wetland scientist. Mr. Taylor will serve as the primary contact for BIO-WEST. Mr. Dustin Lofthouse, BIO-WEST's noxious weed control specialist will oversee the field operations. Mr. Lofthouse will serve as the secondary contact for BIO-WEST.

Contact Information

BIO-WEST, Inc. 1063 West 1400 North Logan, Utah 84321 435-752-4202	Travis Taylor 435-881-0500 ttaylor@bio-west.com	Dustin Lofthouse 435-232-4308 dlofthouse@bio-west.com

We look forward to working with you and your staff on this challenging and rewarding project, and anticipate hearing from you.

Darren Olsen	Darren S Olsen	8/4/2026
Name	Signature	Date

BIO-WEST, Inc.

Response to:
City of Saratoga Springs
Request for Proposals
Utah Lake Shoreline Wetland Mitigation



Submitted To:
City of Saratoga Springs
1307 North Commerence Drive
Sartatoga Springs, Utah 84045

Submitted By:
Travis Taylor
Project Manager
Office: (435) 752-4202
Cell: (435) 881-0500
Email: ttaylor@bio-west.com

August 4, 2026





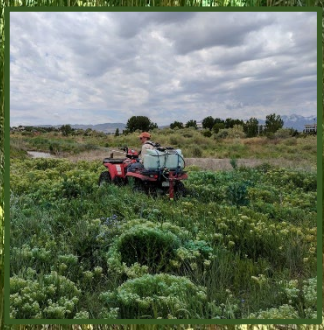


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INTRODUCTION



This document is provided by BIO-WEST, Inc. (BIO-WEST), as a response to the City of Saratoga Springs Request for Proposals (RFP) Reference Number 2026-011 titled Utah Lake Shoreline Wetland Mitigation.

BIO-WEST is a full-service, multidisciplinary environmental consulting firm that provides environmental consulting, planning, and research services based on sound scientific principles that promote environmental sustainability. BIO-WEST specializes in providing environmental-related services for a wide range of projects, including noxious and invasive weed management, revegetation, environmental assessments, land planning, site restoration, vegetation mapping, aquatic resource delineation and mitigation, riparian corridor monitoring, and hydrologic investigations. The firm's corporate headquarters are located in Logan, Utah.

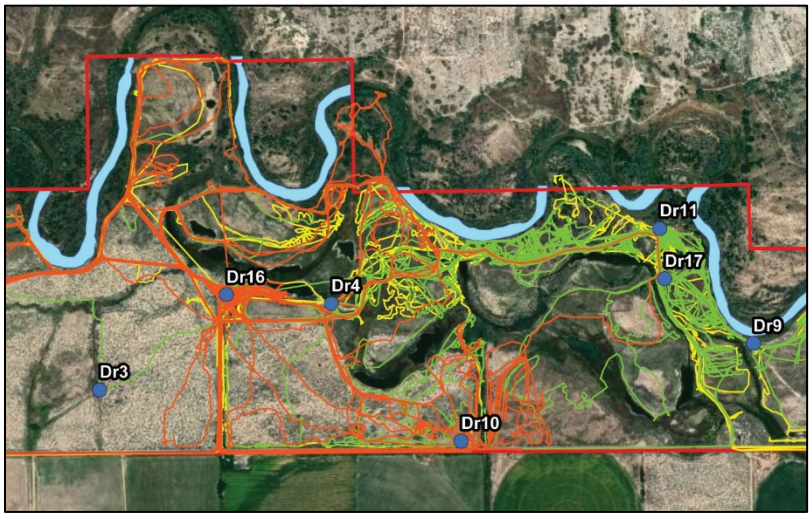
BIO-WEST was founded in 1976 with the objective to provide results based on sound science and research rather than "rubber stamping" projects for large corporations and industries that were indifferent to natural resource issues. For the first decade, BIO-WEST's work centered on water, its riparian and upland habitats, and the wildlife that relied on both. To the fundamental natural resource fields of watershed science, fisheries biology, aquatic ecology, and wildlife biology. BIO-WEST added wetland ecology, botany, geology, hydrogeology, remediation, landscape architecture, environmental planning, GIS analysis, and coastal ecology and marine biology to provide broad-based planning services and multidisciplinary solutions to environmental problems. BIO-WEST also formed long-term relationships with reputable cultural resource, economic, air quality, and traffic firms to round out its capabilities.



After nearly five decades in business, BIO-WEST has grown to include three offices in Utah and Texas, which employ 60 resource specialists and supporting staff. BIO-WEST has successfully completed more than 3,000 projects in the fields of water resources, river and floodplain monitoring and restoration, noxious and invasive weed control, real estate environmental site assessments, environmental compliance, vegetation studies, fisheries and wildlife biology, environmental planning, and landscape architecture.

BIO-WEST has over 20 years of experience conducting noxious and invasive weed mapping and control projects for both government and private clients throughout Utah and Southern Idaho. Over the past 2 decades BIO-WEST has gained extensive experience and knowledge on treating multiple noxious and invasive weed species in a wide variety of environments including upland, riparian, and wetland areas. BIO-WEST's overall philosophy regarding the control of noxious and invasive weed species is to use the most cost-effective, longest-lasting treatment while

minimizing the negative impacts to the environment. In our experience, good land management incorporates biological, mechanical, cultural, and chemical methods tailored for specific locations and vegetation communities.



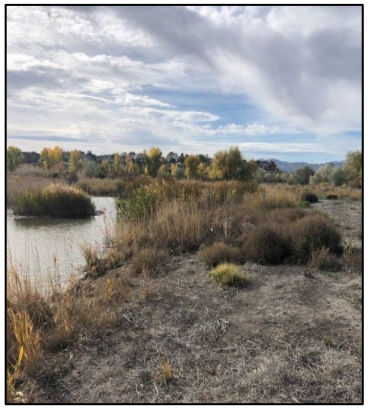
In addition to weed control, BIO-WEST has extensive experience reseeding and restoring areas with native vegetation following weed control operations. It has been BIO-WEST's experience that reseeding and restoration is a crucial step in creating a resilient and self-sustaining ecosystem in areas that have previously been infested with noxious and invasive weed species.

To best meet the proposed project needs, BIO-WEST has assembled a team of in-house staff and experts from Ellis Erosion Control, a firm that BIO-WEST has teamed with for many years. Ellis Erosion Control has extensive experience in mechanical vegetation control including mowing and tree removal and have been an integral part of the vegetation management success for many of BIO-WEST's past projects.

CERTIFICATIONS

BIO-WEST is a Utah-licensed commercial pesticide business (license number 4000-127) The company has held this certification since 2006. All BIO-WEST personnel who apply herbicide are Utah licensed commercial pesticide applicators. BIO-WEST currently has two licensed pesticide applicators, Mr. Dustin Lofthouse (license number 4001-13770) and Mr. Aidan Klopfenstein (license number 4001-29146). All BIO-WEST pesticide applicators routinely review the Utah noxious weed list, pesticide applicator manuals, and noxious weed identification material to refresh and expand their weed treatment expertise. In addition, BIO-WEST also employs several plant biologists that aide field crews in noxious weed identification. A copy BIO-WEST's commercial pesticide business license along with the pesticide applicator licenses for Mr. Lofthouse and Mr. Klopfenstein are included in Appendix A.

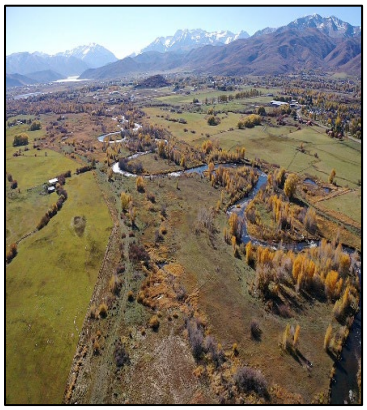
PROJECT EXPERIENCE



Jordan River Invasive Weed Control

BIO-WEST was contracted by the US Bureau of Reclamation and the Utah Reclamation Mitigation and Conservation Commission to provide noxious and invasive weed-control services at the Jordan River Weed Control project area, which is located in South Jordan and Riverton, Utah. The project area consists of 203.2 acres divided into seven treatment areas. Prior to the weed-treatment events, the project area was surveyed to locate, identify, and map all noxious or invasive weed species within each treatment area. BIO-WEST developed a treatment plan based on the optimal timing to control the identified noxious and invasive weed species within the project area. Weed control efforts included conducting

vegetation condition assessments to identify and map noxious weeds and to develop weed management plans, as well as implementing the plans to treat noxious and invasive weeds using herbicides and mechanical treatments. Weed species treated within the project areas include poison hemlock, hoary cress, phragmites, Russian olive and thistle (musk, Canada, bull, and scotch). 2016–2024.



Provo River Restoration Project Invasive Weed Control

BIO-WEST was contracted by the US Bureau of Reclamation and the Utah Reclamation Mitigation and Conservation Commission to provide noxious and invasive weed-control services at the Provo River Restoration project area, which is located along the Provo River near Heber City, Utah. The project area consists of 1,536 acres divided into nine separate reaches located between Jordanelle and Deer Creek Reservoirs. Prior to the weed-treatment events, the project area was surveyed to locate, identify, and map all noxious or invasive weed species within each treatment area. BIO-WEST developed a treatment plan based on the optimal timing to control the identified noxious and invasive weed species within the project area. Weed control efforts included conducting vegetation condition assessments to identify and map noxious weeds and to develop weed management plans, as well as implementing the plans to treat noxious and invasive weeds using herbicides and mechanical treatments. Weed species treated within the project areas include Canada thistle, houndstongue, Scotch thistle, musk thistle, Russian olive, and phragmites. 2016–2023.



Chevron North Salt Lake Refinery Invasive Weed Control

BIO-WEST was contracted to provide invasive weed control services at the Chevron Refinery in North Salt Lake, Utah. The Chevron Refinery project area includes approximately 192 acres located both outside and within the secure refinery fence, including various mitigation ponds, wetlands, and a non-hazardous waste landfill. Noxious and invasive weed control operations on the Chevron Refinery site began in 2017. Noxious and invasive weed species treated on the Chevron Refinery site include hoary cress, phragmites, thistle species (Scotch, musk, and bull), tamarisk, and Russian olives. Typically, three chemical treatment events are conducted annually in the spring, summer, and fall to treat the various species of noxious and invasive weeds identified. Additionally, BIO-WEST treats rabbit brush, Siberian elm, Russian olive, and other deep-rooted plants on a non-hazardous waste landfill soil cap within the secure refinery fence. Revegetation efforts are currently scheduled for 2027 to restore areas that were previously infested with Phragmites. 2017–Present.

Loch Lomond Invasive Weed Control

BIO-WEST was contracted by Saratoga Springs City to provide 5 years of wetland mitigation monitoring and invasive weed control on a 12-acre site located in Saratoga Springs, Utah, along the north shore of Utah Lake surrounding Loch Lomond Pond. The Loch Lomond site was selected to provide compensatory mitigation in the form of rehabilitation and enhancement for wetland impacted by a gravity sewer project. As part of the wetland mitigation, performance standards and monitoring requirements were established to show mitigation site success



according to United States Army Corps of Engineers (USACE) standards. The monitoring requirements were established to detect intended improvements as the site transitions from a highly degraded state, dominated by noxious and invasive plant species with little wildlife habitat, to an improved and enhanced state dominated by native plant species, greater plant species diversity, and improved wildlife habitat. The mitigation plan requires that Saratoga Springs conduct annual monitoring each June for a minimum of 5 years. The Loch Lomond site was heavily infested with phragmites. Other weeds identified at the site included Russian olive, hoary cress, poison hemlock, perennial pepperweed, musk thistle, and Scotch thistle. Several years of both mechanical and chemical treatment events has resulted in a significant reduction of Phragmites present on the project area and BIO-WEST is currently working with Saratoga Springs to create a reseeding plan to reestablish native plants at the site. 2020-2025.



Hobble Creek WMA Invasive Weed Control

BIO-WEST was contracted by the Central Utah Water Conservancy District to provide noxious weed control at the Hobble Creek Wildlife Management Area (WMA) Wetland Restoration Site. The Hobble Creek WMA is a natural area restored from an actively grazed agricultural upland area. Following construction of a new channel, oxbows, ponds and restoration planning, noxious weed control was required as part of the wetland permit. The project area consists of 26-acres of wetlands and uplands. Weed species treated within the project area include Phragmites, kochia, thistles, and perennial pepperweed. In addition to chemical treatment events, BIO-WEST has provided Phragmites mowing events using handheld equipment and Phragmites mashing using an amphibious ATV. 2009–2024.



Pacificorp Wetland Mitigation Services

BIO-WEST was contracted to provide environmental consulting services and mitigation compliance at Rocky Mountain Power's (PacifiCorp) on-site and off-site mitigation areas located near Vineyard, Utah. Both of the mitigation sites have significant noxious weed infestations of Phragmites, Russian olive, tamarisk, perennial pepperweed, and hoary cress. BIO-WEST coordinated with PacifiCorp and the U.S. Army Corps of Engineers to define objectives for the on-site and off-site mitigation areas and update the Section 404 Mitigation Plan; develop and implement plans to manage and control noxious and invasive weeds and other non-desirable plant species within the mitigation sites; conduct re-seeding and re-planting of the mitigation sites; and conduct annual monitoring. Noxious weed population on both mitigation sites have been significantly reduced and revegetation efforts are currently being conducted. 2022–present.



Lindon City Hollow Creek Restoration Plan

BIO-WEST was contracted to provide environmental consulting services for drafting a restoration and habitat management plan for segments of Lindon Hollow Creek and providing oversight for maintenance activities for the Scott Mitchell property and Creekside Park. Lindon City plans to make improvements to Lindon Hollow Creek as part of the Utah Lake Preservation Fund Grant awarded in 2023. The purpose for conducting restoration and stream improvements along Lindon Hollow Creek is to improve water quality in the system and ensure the improvements do not adversely affect the downstream receiving waters and ultimately, Utah Lake. BIO-WEST is collecting baseline data to document existing conditions within and adjacent to the stream system in order to inform the restoration and habitat management plan. This has included an inventory of noxious weeds, water quality sampling, macroinvertebrate sampling, and stream surveys and channel characterization. BIO-WEST created a map set for the system that shows existing conditions, degraded and disturbed areas, the locations of collapsing retaining walls on the bank that would need to be rebuilt, and potential threats to the ecological integrity to the stream that will need to be addressed in the restoration and habitat management plan. BIO-WEST will provide construction and revegetation oversight while the project is constructed fall 2026. 2024-present.



Wuda Ogwa Restoration

Hansen, Allen & Luce, Inc., considered a restoration project at the site of the Bear River Massacre (also known as the Boa Ogoi Massacre) in Franklin County, Idaho. BIO-WEST was contracted to perform an aquatic resources inventory and baseline inventory of the proposed restoration site, approximately 349 acres, prior to project work. The survey area was historically used by the Northwestern Band of the Shoshone Nation (NBSN) as their traditional wintering grounds prior to European settlement. The NBSN recently purchased more than 200 acres of land at the massacre site, including approximately 1 mile of Battle Creek upstream from its confluence with the Bear River. An interpretive center that curates the social, natural, and spiritual aspects of the Tribe and its history has been proposed for construction on the property overlooking the restored massacre site. The goal of the restoration project is to restore (to the extent possible) the conditions that existed prior to European settlement and the resulting agricultural farming practices, which have changed the character of the landscape and introduced nonnative and invasive noxious weeds. Restoration activities for the site include revegetation intended to create a diverse and functioning landscape that is attractive to wildlife and capable of supporting educational and ethno-botanical resources. BIO-WEST is also helping to restore the Battle Creek riparian ecosystem within the property, and to improve upstream watershed conditions and overall water quality. Fish sampling is being conducted to add to the baseline knowledge of the Battle Creek fish community. 2019–present. Under contract with Hansen, Allen & Luce, Inc. c/o Brian J. Andrew, 859 West South Jordan Parkway, Suite 200, South Jordan, Utah.



Provo River Delta Restoration Project

BIO-WEST is providing professional consulting services for the Provo River Delta Restoration Project, a large-scale 260-acre restoration project that will realign the lower 1.5 miles of the Provo River to create historic delta habitat and recover the endangered June sucker, a federally listed endangered species. Darren Olsen (BIO-WEST's Hydrologist and Principle) has been studying the lower Provo River and preparing concepts for this restoration since 1995. These studies include sediment-transport monitoring and determining the amount of flow necessary to flush fine sediments from spawning gravels, riparian vegetation inventories and evaluations to protect existing cottonwood trees, groundwater/surface water elevation monitoring and modeling, river trail planning, and determining the feasibility of restoring a naturally functioning river-lake interface next to developed residential areas. The Utah Reclamation Mitigation and Conservation Commission (URMCC) contracted with Allred Restoration, Inc., (Allred Restoration) to obtain contractor services for development of final restoration designs, agency consultation, permitting coordination, preconstruction field surveys, and reporting for aquatic ecosystem restoration in the project area. Allred Restoration subcontracted with BIO-WEST, Inc., (BIO-WEST) to develop a vegetation management plan (VMP), concurrent with channel and delta restoration designs as described in the PRDRP Design Report. The goal of the VMP for the PRDRP is to restore aquatic, wetland, riparian, and upland vegetation communities that are native to the Provo River/Utah Lake ecosystem and considered important for June sucker recovery. BIO-WEST also designed post restoration vegetation sampling methods that will be implemented to evaluate vegetation standards for the site as part of the projects Section 404 permitting requirements. 1995–present.



Lower Duchesne River Wetland Mitigation Project Revegetation Planning

BIO-WEST is providing a revegetation plan, including all the seeding and planting details, for a large-scale wetland restoration project and overseeing implementation of the first and second phases of the Lower Duchesne River Wetland Mitigation Project in Duchesne and Uintah Counties, Utah.

Restoration of riverine, riparian, and wetland habitat associated with this project is intended to serve as mitigation for impacts to fish and wildlife resulting from the US Bureau of Reclamation's (Reclamation) construction of federal projects, including the Central Utah Project. The objective of the revegetation plan is to establish native plant communities without the need for irrigation and help reestablish natural ecosystems and ecosystem functions. BIO-WEST is helping the Utah Reclamation Mitigation and Conservation Commission find appropriate seeds and plant materials for these sites. Under contract with Allred Restoration as a subcontractor for the Utah Reclamation Mitigation and Conservation Commission. 2013–2018.

KEY PERSONNEL

BIO-WEST, Inc. – Key Personnel Summary

Brief summaries of experience and qualifications for key staff members are given below. If needed to support the leads shown in this proposal, the BIO-WEST team has additional GIS specialists, field technicians, an editor/document specialist, and other staff to support the project team.

The BIO-WEST staff also includes personnel who hold a Utah pesticide applicators license. These applicators all have experience in plant identification, herbicide application, and mechanical control of invasive weeds.

Darren Olsen

Role: Principal-in-Charge



Mr. Olsen manages BIO-WEST's Watershed Sciences Section and oversees all the firm's hydrology, geomorphology, vegetation management, and watershed sciences projects. A principal of the company, Mr. Olsen has 30 years of professional experience conducting studies related to stream and watershed restoration. He has specialized experience developing and implementing successful restoration projects, including managing technical studies, environmental assessments, environmental impact statements, restoration construction, and revegetation projects. Mr. Olsen has worked on hundreds of large- and small-scale studies throughout the United States. Many of his restoration projects have focused on recovery of endangered species, reestablishment of a functioning riparian ecosystem, or the provision of mitigation credits for unavoidable environmental impacts. Over the years, Darren has developed a strong working relationship with the BOR and the URMCC while managing various projects for BIO-WEST including the Lower Provo River Delta Restoration Project, the Diamond Fork and Sixth Water Creeks Project, the Lower Duchesne River Wetland Mitigation Project, and the Lower Hobble Creek Restoration Project.

Travis Taylor

Role: Project Manager and Professional Wetland Scientist



Mr. Taylor has over 16 years of experience in conducting botanical studies, habitat assessments, and riparian and watershed health assessments. He has managed a wide variety of vegetation inventory and mapping, wetland and riparian restoration and mitigation projects. He is familiar with the flora of the Great Basin, Colorado Plateau, Rocky Mountains, and the Mojave Desert. Mr. Taylor is proficient with plant inventory and monitoring methods and has performed mapping and habitat assessments in terrestrial, riparian and wetland systems. He holds a bachelor's of science degree in restoration and conservation ecology from Utah State University. Mr. Taylor will serve as the project manager for BIO-WEST and oversee all aspects of the project. Mr. Taylor will help develop effective weed treatment techniques, oversee the reseeding and restoration efforts, and monitoring of the project area. Mr. Taylor will also conduct annual assessments of the project area and provide recommendations for future treatments.

Dustin Lofthouse

Role: Weed Control Specialist and Field Supervisor



Mr. Lofthouse is a project manager and field supervisor for BIO-WEST's noxious and invasive weed control projects. He has over 20 years of experience conducting weed-control operations for BIO-WEST. Mr. Lofthouse has worked on numerous weed-control projects including the treatment of Phragmites, thistles species (musk, Scotch, Canada, etc.), Dyer's woad, hoary cress, poison hemlock, Russian knapweed, Russian Olive, tamarisk, and other invasive weeds. He has experience using a variety of weed-control equipment including backpack sprayers, ATV-mounted sprayers, truck-mounted sprayers, broadcast sprayers, and mowers. Mr. Lofthouse also has experience mixing and handling a variety of herbicides. Mr. Lofthouse is a Utah licensed commercial pesticide applicator with right-of-way and aquatic surface water certifications. He holds a bachelor's of science degree in geology from Utah State University.

Ellis Erosion Control – Company Profile



Ellis Erosion Control is a qualified, licensed and bondable contractor based in Draper, Utah. Ellis Erosion Control's services include reclamation seeding and mulching, soil-stabilization, and vegetation control. The company has been involved in reclamation projects since 1969. For this contract, Ellis Erosion Control will furnish labor and equipment for removal of mature Russian olive or other invasive trees using bull-hog equipment mounted to a skid steer or mini-excavator, which will be capable of chipping up standing mature trees. Tree shears and chain saws may also be employed. Ellis Erosion Control will also provide mowing services with a skid steer-mounted mowing deck as well as provide hand-mowing of phragmites. Other services Ellis may provide include site preparation and grading, drill-seeding, hydro-seeding, mulching, erosion blankets installation, and planting of bare-root or container stock. Ellis Erosion Control is operated by the father-son team of Kelly and Jake Ellis, accompanied by a crew of laborers.

TOOLS AND EQUIPMENT

BIO-WEST maintains a fleet of field equipment that has proven to be effective in treating noxious and invasive weeds. The BIO-WEST weed treatment equipment includes the following:



- ATVs equipped with 25-gallon spray tanks with spray wands and broadcast spraying capability.
- An amphibious Argo® ATV equipped with a 40-gallon spray tank with a spray wand and broadcast spraying capability.
- A Kubota UTV equipped with 25 gallon spray tank with spray wands and broadcast spraying capability.
- Battery powered backpack sprayers.
- A 200-gallon trailer mounted sprayer with a spray wand and broadcast spraying capability.

- A 120-gallon and 300-gallon water tank for transporting clean water.
- A trash pump equipped with a 200-micron filter to obtain clean water from surface water sources if necessary.
- A gasoline powered sickle bar mower.
- Handheld weed trimmers equipped with blades and sickle bar attachments.
- A Jon boat with outboard motor
- Canoes and kayaks.



In addition, Ellis Erosion Control maintains a fleet of field equipment that has proven to be effective in providing mechanical control of noxious and invasive weeds and establishing native vegetation within treatment areas. The Ellis Erosion Control equipment includes the following:

- ASV SR-80 (80 hp) tracked skid steer and ASV RT-75 (75 hp) tracked skid steer
- Skidpro 72 inch rotary brush cutter mower
- Fecon BH74SS flail mulcher (bull hog)
- Three Finn hydromulchers
- Two Finn bale blowers (B260 and B70) and one Boss Big Bale processor
- Three Rangeland drill seeders and one Truax drill seeder
- Eight broadcast seeders (1 tractor mounted and 7 ATV mounted)
- Various chain saws, trimmers, etc.



FEE SCHEDULE

All 12 fully completed bid schedules are included in Appendix B. BIO-WEST modified the original bid schedules to account for different treatment timing, areas, and herbicides used during the spring, summer, and fall treatment events. All associated costs are based on 2026 rates with a 3% increase per year. The total project cost is presented below.

Summer 2026	$301,653.00
Fall 2026	$49,069.00
Spring 2027	$13,605.00
Summer 2027	$12,2831.00
Fall 2027	$164,648.00
Spring 2028	$14,001.00
Summer 2028	$126,408.00
Fall 2028	$130,905.00
Spring 2029	$10,600.00
Fall 2029	$100,913.00
Spring 2030	$10,891.00
Fall 2030	$80,795.00
Total Project Cost	**$1,129,319.00**

INSURANCE

BIO-WEST has a great record of working safely and has the required insurance coverage as stated in the RFP.

BONDING

BIO-WEST does not typically carry bonds on these types of projects. In fact, BIO-WEST has never been required to carry a bond on any of our projects. BIO-WEST has been issued surety letters in place of bonds on past projects. However, BIO-WEST can obtain the necessary bonding requirements in the RFP if needed. The bond rate will be 3% of the total cost.

ASSUMPTIONS

There are several sections of silt fence in place from past projects within the project area. These silt fences will need to be removed prior to any mowing events. BIO-WEST assumes that Saratoga Springs City will remove and dispose of this silt fence. Ellis Equipment can remove the silt fence for an additional cost of $24,995.



APPENDIX A: PESTICIDE APPLICATION LICENSES

YEAR: 2028

STATE OF UTAH

No: 4000-127

DEPARTMENT OF AGRICULTURE AND FOOD

P.O. Box 146500 Salt Lake City UT 84114-6500 http://ag.utah.gov Phone: 801-538-7100

AS A COMMERCIAL PESTICIDE BUSINESS

LICENSE

BIO-WEST INC

THE GREAT SEAL OF THE STATE OF UTAH
INDUSTRY
1847
1896

DARREN OLSEN
1063 W 1400 N
LOGAN UT 84321

Expiration: 12/31/2028

YEAR: 2026

STATE OF UTAH
DEPARTMENT OF AGRICULTURE AND FOOD

No: 4001-13730

4315 South 2700 West, TSOB South Bldg, Floor 2, Taylorsville, UT 84129-2128 http://ag.utah.gov Phone: 801-982-2200

AS A COMMERCIAL PESTICIDE APPLICATOR

LICENSE

DUSTIN L LOFTHOUSE

Approved For: 5a Aquatic - Surface Water
6 Right-of-Way

762 S 980 W
LOGAN UT 84321

Expiration: 12/31/2026

YEAR: 2028

STATE OF UTAH

No: 4001-29146

DEPARTMENT OF AGRICULTURE AND FOOD

P.O. Box 146500 Salt Lake City UT 84114-6500 http://ag.utah.gov Phone: 801-538-7100

AS A COMMERCIAL PESTICIDE APPLICATOR

LICENSE

AIDAN MICHAEL KLOPFENSTEIN

Approved For: 5a Aquatic - Surface Water
6 Right-of-Way

THE GREAT SEAL OF THE STATE OF UTAH
INDUSTRY
1847
1896

545 E 900 N
LOGAN UT 84321

Expiration: 12/31/2028

Summer 2026 - Base Unit Pricing

Description: The summer 2026 treatment event will be conducted in ~~June or July~~ August. This event will focus on mowing down previously treated phragmites within the mitigation sites. Mowing previously treated phragmites removes the previous year's dead stalks in order to expose the current year's new growth. Mowing is also useful in helping mulch treated noxious weed litter and prepare the site for revegetation. The timing of the mowing is to facilitate access for the spraying equipment as well as reduce the plants' ability to produce seeds. Phragmites plants usually regrow to about 2–3 feet tall by the end of August following a mowing event. Managing the stands to this height will facilitate the herbicide treatments when utilizing ATV-mounted sprayers or backpack sprayers, thus ensuring the stands will exhibit sufficient plant surface area to absorb the applied herbicide. It is anticipated that the majority of the undesirable woody plants will have been removed during the 2026 mowing event and minimal cut-stump treatment will be required during this event. Appropriate herbicides in accordance with Exhibits A-E would also be used to treat any residual noxious weeds that may have been missed or have regrown since the Spring 2026 treatments.

Item No.	Description	Quantity	Unit	Unit Price (Base)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre		$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	$ 19,050.00	$ 123,063.00
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	$ 19,050.00	$ 140,970.00
4	Treat Emergent Wetland Areas	18.03	Acre		$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -
6	Revegetate & Reseed Treated Areas	0	Acres		
7	Project Coordination	1	Lump Sum	$ 4,220.00	$ 4,220.00
8	Insurance and Bonding	1	Lump Sum	$ 33,400.00	$ 33,400.00
9	**TOTAL**				$ 301,653.00

Fall 2026						
Description: The fall treatment event will be conducted in September or October and will focus on treating the previously mowed phragmites patches. This treatment event will be focused on vegetation communities where phragmites occurs according to Exhibits A-E. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. Phragmites will be treated using Aquaneat or a similar aquatic friendly herbicide with Ammonia sulfate will also be added to the herbicide mixture. The ammonia sulfate is very effective at encouraging the phragmites to translocate herbicide to the underground parts of the plant, killing the rhizomes and extensive root system. The fall treatment event would also include using a pre-emergent herbicide on areas where cheatgrass was mapped according to Exhibits A-E.Some revegetation could begin in the previously treated and prepped areas along the Amanda Lane trail (approx. 3.0 acres)						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation %** (from Base Pricing)	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre		$ 485.00	$ 1,896.35
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre		$ 485.00	$ 3,133.10
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre		$ 485.00	$ 3,589.00
4	Treat Emergent Wetland Areas	18.03	Acre		$ 485.00	$ 8,744.55
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	3	Acres		$ 10,217.00	$ 30,651.00
7	Project Coordination	1	Lump Sum		$ 1,055.00	$ 1,055.00
8	**TOTAL**					$ 49,069.00

Spring 2027						
Description: The spring treatment event will be conducted in April or May, depending on weather and weed growth conditions. This treatment event will primarily focus on treating cheatgrass, field bindweed, houndstoungue, hoary cress, perennial pepperwort, thistle rosettes, Russian olive saplings, and tamarisk saplings within the communities mapped according to Exhibits A-E. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. Thistles will need to be mowed before the bolting stage. It is expected the Company/Contractor will use Weedar 64 herbicide (aquatic 2-4d) to treat the hoary cress, thistle species, and any other broadleaf weed species encountered. Aquaneat herbicide (aquatic approved Glyphosate) will be used as a foliar treatment for newly emerging saplings of Russian olive and tamarisk. A nonionic surfactant (Surf-90) and blue dye (TurfTrax Blue) will be used for all chemical treatments to improve performance of the herbicides, to minimize drift onto desirable plant species, and to mark the treated areas. The Company/Contractor would also use glyphosate for cheatgrass occupied areas, and the appropriate herbicides listed in Exhibits A-E for houndstongue and scotch cotton thistle.						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation % from Base Pricing**	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre	3.00%	$ 1,172.00	$ 4,720.00
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	3.00%	$ 1,172.00	$ 7,798.25
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre			$ -
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	3.00%	$ 1,055.00	$ 1,086.65
8	**TOTAL**					$ 13,604.90

Summer 2027
Description: The summer 2027 treatment event will be conducted in June or July. This event will focus on mowing down previously treated phragmites within the mitigation sites. Mowing previously treated phragmites removes the previous year's dead stalks in order to expose the current year's new growth. Mowing is also useful in helping mulch treated noxious weed litter and prepare the site for revegetation. The timing of the mowing is to facilitate access for the spraying equipment as well as reduce the plants' ability to produce seeds. Phragmites plants usually regrow to about 2–3 feet tall by the end of August following a mowing event. Managing the stands to this height will facilitate the herbicide treatments when utilizing ATV-mounted sprayers or backpack sprayers, thus ensuring the stands will exhibit sufficient plant surface area to absorb the applied herbicide. It is anticipated that the majority of the undesirable woody plants will have been removed during the 2026 mowing event and minimal cut-stump treatment will be required during this event. Appropriate herbicides in accordance with Exhibits A-E would also be used to treat any residual noxious weeds that may have been missed or have regrown since the Spring 2027 treatments.

Item No.	Description	Quantity	Unit	Inflation % from Base Pricing	Unit Price (Summer 2026 Base numbers x inflation %)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre		$ -	$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	3.00%	$ 8,528.00	$ 56,743.61
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	3.00%	$ 8,528.00	$ 65,000.42
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	3.00%	$ 1,055.00	$ 1,086.65
8	**TOTAL**					$122,830.67

Fall 2027						
Description: The fall treatment event will be conducted in September or October and will focus on treating the previously mowed phragmites patches. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. Phragmites will be treated using Aquaneat or another aquatic friendly herbicide. Ammonia sulfate will also be added to the herbicide mixture. The 2027 fall treatment event would also include using a pre-emergent herbicide on areas where cheatgrass was mapped according to Exhibits A-E.						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation % from Base Pricing**	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre			$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	3.00%	$ 420.00	$ 2,794.60
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	3.00%	$ 420.00	$ 3,201.24
4	Treat Emergent Wetland Areas	18.03	Acre	3.00%	$ 420.00	$ 7,799.78
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	35.8	Acres	3.00%	$ 4,061.00	$ 149,745.31
7	Project Coordination	1	Lump Sum	3.00%	$ 1,055.00	$ 1,086.65
8	**TOTAL**					$ 164,627.58

Spring 2028

Description: The spring treatment event will be conducted in April or May, depending on weather and weed growth conditions. This treatment event will primarily focus on treating cheatgrass, field bindweed, houndstoungue, hoary cress, perennial pepperwort, thistle rosettes, Russian olive saplings, and tamarisk saplings within the communities mapped according to Exhibits A-E. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. Thistles will need to be mowed before the bolting stage.
For this treatment event, Weedar 64 herbicide (aquatic 2-4d) or a similar appropriate herbicide would be used to treat the hoary cress, thistle species, and any other broadleaf weed species encountered. Aquaneat herbicide (aquatic approved Glyphosate) will be used as a foliar treatment for newly emerging saplings of Russian olive and tamarisk. A nonionic surfactant (Surf-90) and blue dye (TurfTrax Blue) will be used for all chemical treatments to improve performance of the herbicides, to minimize drift onto desirable plant species, and to mark the treated areas. The Company/Contractor would also use glyphosate for cheatgrass occupied areas, and the appropriate herbicides listed in Exhibits A-E for hounds' tongue and scotch cotton thistle.

Item No.	Description	Quantity	Unit	Inflation % from Base Pricing	Unit Price (Summer 2026 Base numbers x inflation %)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre	6.00%	$ 1,172.00	$ 4,857.47
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	6.00%	$ 1,172.00	$ 8,025.39
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre			$ -
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	6.00%	$ 1,055.00	$ 1,118.30
8	**TOTAL**					$ 14,001.16

Summer 2028						
Description: The summer treatment event will be conducted in June or July. This event will focus on mowing down previously treated phragmites within the mitigation sites. This mowing event would be the third event conducted within the mitigation sites and is expected to be the final mowing event as three annual mowing events are typically required to effectively control phragmites. Appropriate herbicides in accordance with Exhibits A-E would also be used to treat any residual noxious weeds that may have been missed or have regrown since the Spring 2027 treatments.						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation % from Base Pricing**	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre		$ -	$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	6.00%	$ 8,528.00	$ 58,396.33
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	6.00%	$ 8,528.00	$ 66,893.63
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	6.00%	$ 1,055.00	$ 1,118.30
8	**TOTAL**					$ 126,408.26

Fall 2028						
Description: The fall treatment event will be conducted in September or October and will focus on treating the previously mowed phragmites patches. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. Phragmites will be treated using Aquaneat or another aquatic friendly herbicide. Ammonia sulfate will also be added to the herbicide mixture. The 2028 fall treatment event would also include using a pre-emergent herbicide on areas where cheatgrass was mapped according to Exhibits A-E.						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation % from Base Pricing**	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre		$ -	$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	6.00%	$ 420.00	$ 2,875.99
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	6.00%	$ 420.00	$ 3,294.48
4	Treat Emergent Wetland Areas	18.03	Acre	6.00%	$ 420.00	$ 8,026.96
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	35.8	Acres	6.00%	$ 3,046.00	$ 115,589.61
7	Project Coordination	1	Lump Sum	6.00%	$ 1,055.00	$ 1,118.30
8	**TOTAL**					$ 130,905.34

Spring 2029

Description: By this time, the city anticipates that the majority of the noxious and invasive weeds present on the mitigation sites will have been eradicated. The spring treatment events in 2029 will transition into a more long-term management approach to the mitigation sites. This approach will ensure that any populations of noxious and invasive weeds within the mitigation sites will be treated before they can become reestablished.

The spring treatment events will be conducted in April or May, depending on weather and weed growth conditions. cheatgrass, field bindweed, houndstoungue, hoary cress, perennial pepperwort, thistle rosettes, Russian olive saplings, and tamarisk saplings within the communities mapped according to Exhibits A-E. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event.

For this treatment event, Weedar 64 herbicide (aquatic 2-4d) or a similar appropriate herbicide would be used to treat the hoary cress, thistle species, and any other broadleaf weed species encountered. Aquaneat herbicide (aquatic approved Glyphosate) will be used as a foliar treatment for newly emerging saplings of Russian olive and tamarisk. A nonionic surfactant (Surf-90) and blue dye (TurfTrax Blue) will be used for all chemical treatments to improve performance of the herbicides, to minimize drift onto desirable plant species, and to mark the treated areas. The Company/Contractor would also use glyphosate for cheatgrass occupied areas, and the appropriate herbicides listed in Exhibits A-E for hounds' tongue and scotch cotton thistle.

Item No.	Description	Quantity	Unit	Inflation % from Base Pricing	Unit Price (Summer 2026 Base numbers x inflation %)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre	9.00%	$ 836.00	$ 3,562.95
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	9.00%	$ 836.00	$ 5,886.61
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre			$ -
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	9.00%	$ 1,055.00	$ 1,149.95
8	**TOTAL**					$ 10,599.51

Fall 2029						
Description: By this time, The City anticipates that the majority of the large monocultures of phragmites will have been treated and controlled. While some smaller patches of phragmites may still be present within the mitigation sites, The City anticipates that these patches will not need to be mowed prior to treatment. Similar to the 2029 spring treatment events, the fall treatment events will transition into a more long-term management approach to the mitigation sites. This approach will ensure that any populations of phragmites on the site will be treated before they can become reestablished. The fall treatment events will be conducted in late September or October and will focus on treating phragmites. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. The company /contractor will treat the phragmites using Aquaneat herbicide. Ammonia sulfate will also be added to the herbicide mixture.						
Item No.	**Description**	**Quantity**	**Unit**	**Inflation % from Base Pricing**	**Unit Price** (Summer 2026 Base numbers x inflation %)	**Extended Price**
1	Treat Weedy Upland Areas	3.91	Acre		$ -	$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	9.00%	$ 306.00	$ 2,154.67
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	9.00%	$ 306.00	$ 2,468.20
4	Treat Emergent Wetland Areas	18.03	Acre	9.00%	$ 306.00	$ 6,013.73
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	35.8	Acres	9.00%	$ 2,284.00	$ 89,126.25
7	Project Coordination	1	Lump Sum	9.00%	$ 1,055.00	$ 1,149.95
8	**TOTAL**					$ 100,912.79

Spring 2030

Description: By this time, the city anticipates that the majority of the noxious and invasive weeds present on the mitigation sites will have been eradicated. The spring treatment events in 2030 will transition into a more long-term management approach to the mitigation sites. This approach will ensure that any populations of noxious and invasive weeds within the mitigation sites will be treated before they can become reestablished.

The spring treatment events will be conducted in April or May, depending on weather and weed growth conditions. cheatgrass, field bindweed, houndstoungue, hoary cress, perennial pepperwort, thistle rosettes, Russian olive saplings, and tamarisk saplings within the communities mapped according to Exhibits A-E. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event.

For this treatment event, Weedar 64 herbicide (aquatic 2-4d) or a similar appropriate herbicide would be used to treat the hoary cress, thistle species, and any other broadleaf weed species encountered. Aquaneat herbicide (aquatic approved Glyphosate) will be used as a foliar treatment for newly emerging saplings of Russian olive and tamarisk. A nonionic surfactant (Surf-90) and blue dye (TurfTrax Blue) will be used for all chemical treatments to improve performance of the herbicides, to minimize drift onto desirable plant species, and to mark the treated areas. The Company/Contractor would also use glyphosate for cheatgrass occupied areas, and the appropriate herbicides listed in Exhibits A-E for hounds' tongue and scotch cotton thistle.

Item No.	Description	Quantity	Unit	Inflation % from Base Pricing	Unit Price (Summer 2026 Base numbers x inflation %)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre	12.00%	$ 836.00	$ 3,661.01
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	12.00%	$ 836.00	$ 6,048.63
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre			$ -
4	Treat Emergent Wetland Areas	18.03	Acre		$ -	$ -
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate & Reseed Treated Areas	0	Acres		$ -	$ -
7	Project Coordination	1	Lump Sum	12.00%	$ 1,055.00	$ 1,181.60
8	**TOTAL**					$ 10,891.24

Fall 2030

Description: By this time, The City anticipates that the majority of the large monocultures of phragmites will have been treated and controlled. While some smaller patches of phragmites may still be present within the mitigation sites, The City anticipates that these patches will not need to be mowed prior to treatment. Similar to the 2030 spring treatment events, the fall treatment events will transition into a more long-term management approach to the mitigation sites. This approach will ensure that any populations of phragmites on the site will be treated before they can become reestablished.

The fall treatment events will be conducted in late September or October and will focus on treating phragmites. The Company/Contractor is expected to utilize ATVs mounted with herbicide spray tanks and backpack sprayers to treat the mitigation areas during this event. The company /contractor will treat the phragmites using Aquaneat herbicide. Ammonia sulfate will also be added to the herbicide mixture.

Item No.	Description	Quantity	Unit	Inflation % from Base Pricing	Unit Price (Summer 2026 Base numbers x inflation %)	Extended Price
1	Treat Weedy Upland Areas	3.91	Acre		$ -	$ -
2	Treat Invasive Woody Riparian Areas (includes mulching & spreading?)	6.46	Acre	12.00%	$ 306.00	$ 2,213.97
3	Treat Phragmites Dominated Wetlands (includes mulching & spreading?)	7.4	Acre	12.00%	$ 306.00	$ 2,536.13
4	Treat Emergent Wetland Areas	18.03	Acre	12.00%	$ 306.00	$ 6,179.24
~~5~~	~~Annual Mitigation Site Monitoring~~	~~1~~	~~Lump Sum~~		$ -	$ -
6	Revegetate Treated Areas	35.8	Acres	12.00%	$ 1,713.00	$ 68,684.45
7	Project Coordination	1	Lump Sum	12.00%	$ 1,055.00	$ 1,181.60
8	**TOTAL**					$ 80,795.39

APPENDIX B: COMPLETED BID SCHEDULES

RESOLUTION NO. R26-45 (08-18-26)

A RESOLUTION APPROVING A CONTRACT WITH TEPEKI FOR THE UTAH LAKE SHORELINE WETLAND MITIGATION PROJECT

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified contractors to provide services in accordance with the Utah Lake Shoreline Wetland Mitigation Project ("Project"); and

WHEREAS, the City advertised the project on U3P in order to acquire services from qualified contractors; and

WHEREAS, City Staff analyzed all submittals to determine the lowest responsible contractor; and

WHEREAS, the City Council has determined that awarding the project to the lowest responsible contractor is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Saratoga Springs, Utah, that the Utah Lake Shoreline Wetland Mitigation Project is awarded to the lowest responsible bidder, Bio-West in the amount of $1,126,298.84 and the City Manager is authorized to enter into this contract accordingly. This resolution shall take effect immediately upon passage.

PASSED on the 18th of August 2026.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

MINUTES – City Council Joint Workshop Interlocal Meeting

July 30, 6:00 PM
Eagle Mountain City Council Chambers
1650 E Stagecoach Run, Eagle Mountain, Ut 84005

Eagle Mountain City Council Representatives: Councilmember Melissa Clark, Craig Whiting, Brett Wright and Rich Wood.

Eagle Mountain City Staff: Ben Reeves, City Manager; Steve Mumford, Deputy City Manager; David Salazar, Assistant City Engineer; Brad Hickman, Public Works Director; Vince Hogge, City Engineer; Brandon Larsen, Community Development Director and Lacie Messerly, City Recorder.

Saratoga Springs City Council Representative: Councilmembers Edon Davenport and Lance Wadman.

Saratoga Springs City Staff: Jeremy Lapin, City Engineer & Public Works Director.

Representatives from Utah Department of Transportation (UDOT) – Region 3: Rob Clayton and Jeff Lewis.

Representatives from Mountainland Association of Governments (MAG): Bob Allen, Kevin Feldt, LaNiece Davenport and Tim Hereth.

Representatives from Alpine/Lake Mountain School District: Julie King

Representatives from Avenue Consultants: Rick Torgerson and Nick Betts.

6:00 PM SPECIAL SESSION – INTERLOCAL TRANSPORTATION MEETING

1. WELCOME BY CITY MANAGER BEN REEVES

City Manager Ben Reeves opened the meeting at 6:12PM and excused Mayor Gray and Mayor Carn for a County Event. He also welcomed representatives from Saratoga Springs, Avenue Consultants, UDOT, and Mountainland Association of Governments (MAG)

2. TRANSPORTATION PROJECTS

2.A. Lake Mountain Corridor (UDOT facility formally known as Mid Valley Road).

Representatives provided an overview of the Mid Valley Corridor study, including potential alignments, roadway grades, feasibility, and estimated costs. Several alignment options were reviewed, with consideration given to roadway grades, property impacts, future connectivity, and regional transportation needs. Property representatives discussed concerns regarding impacts to existing and planned development and suggested exploring alternative alignments farther south. The group discussed the potential for additional traffic modeling and further evaluation of alternative alignments before determining a preferred option. Continued coordination among the City, property owners, and regional partners was encouraged.

2.B. Silverlake Neighborhood to School District Connections.

Representatives discussed a potential connection from Silver Lake Parkway into Saratoga Springs and the surrounding area. Discussion included roadway alignment, traffic and safety considerations, impacts to the surrounding area, and coordination with the school district. The importance of evaluating the connection as part of the broader transportation network, rather than as an isolated roadway project, was emphasized. Additional study and coordination were discussed, including potential impacts related to sewer and other infrastructure.

Participants further discussed anticipated growth in the Cedar Valley and the resulting impacts on schools and the regional transportation network. The need to plan for future traffic associated with residential and school development was discussed, along with the importance of providing safe and efficient connections between communities.

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3. OTHER CONNECTIONS (TIME PERMITTING)

3.A. Pony Express Pkwy Widening to 7 Lanes from Lake Mountain Corridor to Mountain View Corridor.

The City discussed its interest in future improvements and widening of Pony Express Parkway. Potential improvements and connections were discussed in the context of planned development and regional transportation needs. Staff and regional partners discussed coordinating future studies, access management, and roadway planning to ensure improvements are consistent with long-term transportation goals.

3.B. Inverness Ln to Talus Ridge Dr Connection.

3.C. Wild Blossom Boulevard.

3.D. Wagstaff Way East Alignment.

4. OTHER GENERAL QUESTIONS AND DISCUSSION (TIME PERMITTING)

The group discussed the significant costs associated with the proposed transportation projects and the challenges of securing regional and state funding. Participants emphasized the importance of continued collaboration and planning ahead of project funding and construction. Additional modeling, evaluation of alternative alignments, and coordination among the participating jurisdictions and property owners were identified as potential next steps.

5. ADJOURNMENT

The meeting was adjourned at 8:05 PM.

Approved by the City Council on August 18, 2026.

_____
Mayor Christopher Carn

_____
City Recorder

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MINUTES – City Council Meeting

Tuesday, August 4, 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 (participated remotely).
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, PR Manager AnnElise Harrison, Public Works Director/City Engineer Jeremy Lapin, City Recorder Nicolette Fike, Deputy Recorder Wendy Wells, Senior Planner Austin Roy, Senior Planner Kendal Black.
   Others: Lance Matheson, Austin Schenk, Jason Holker, Same Beck, Thomas Lehnardt, Forrest Gaskill, Weston Remund.
   Excused: None.
2. **Moment of Reflection –** given by Councilmember Taylor.
3. **Pledge of Allegiance** – led by Councilmember Wadman.
4. **Public Input** – No public input was given.

Jason Holker, resident of Saratoga Springs, noted his participation in a recent City Council meeting regarding concerns with parking in the High Ridge neighborhood, and appreciated the responses he had received. He mentioned that he had observed challenges with construction trucks and emergency vehicles trying to navigate heavily parked streets, and was hopeful a no parking rule could be implemented in his neighborhood.

Lance Matheson, resident of Saratoga Springs, said he was also present at a recent City Council meeting regarding the High Ridge neighborhood. He shared an example of an Eagle Mountain IADU he believed was non-compliant that had recently escalated to a very distressing situation. He felt that the parking problems were directly related to non-compliant IADUs and asked the City to continue working with the neighborhood towards a resolution.

Austin Schenk, resident of Saratoga Springs, was also concerned about parking on the street. He visited a nearby high-density neighborhood with condos and townhomes recently and noted there were no cars parked on those streets due to HOA rules, and thought it was concerning that street parking was so much worse in his neighborhood of single-family homes where he had expected it to be better.

Sam Beck, resident of Saratoga Springs, had safety concerns due to all the street parking. He felt the parked cars impaired visibility for oncoming traffic, and shared a recent example where his child had been endangered due to lack of visibility.

Mayor Carn asked for and received details of the cross-streets of concern, which were Bennedict Drive and High Ridge Road.

Public Input Closed: by Mayor Carn.

REPORTS

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

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3. **Administration.** City Manager Mark Christensen reminded Staff and City Council of the Police National Night Out against Crime at Walmart and noted that they would be attending later.

4. **Department Reports: Police, Fire/EMS.** Mayor Carn advised that reports were in the packet.

CONSENT ITEMS

1. **Approval of Minutes: July 17, 2025 and July 21, 2026.**

Motion made 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

BUSINESS ITEMS

1. **Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt, Westlake Partners Phase G, LLC as applicant.**
Senior Planner Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. There are 54 required parking stalls and 55 provided for the 6,854-square foot building. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Applicant Thomas Lehnardt was in attendance to answer any questions.

Councilmember Davenport received clarification that the window glazing had been resolved.

Councilmember Wilson was informed that it had not been necessary to have a shred parking agreement since there was sufficient parking. She also inquired about sidewalks, and wondered if the planned sidewalks would be ADA compliant.

Mr. Lehnardt explained that his understanding of ADA compliant sidewalks was a three-foot minimum width, with a five-foot landing. He noted that the plan had a four-foot landing, but explained that they would be happy to make any adjustments in order to be compliant.

Public Works Director/City Engineer Jeremy Lapin advised that the sidewalk items could be added to the motion as a requirement.

Motion made by Councilmember Taylor that the City Council approve the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report, and ensuring that sidewalks meet ADA minimum standards of 5 feet in width. Seconded by Councilmember Wilson.

Staff and City Council discussed ADA sidewalk standards, and how the motion should be worded.

City Attorney Kevin Thurman stated that conditions could not be imposed unless they were expressed in the code. He noted that ADA compliance was required under federal law.

Councilmember Taylor amended the motion to strike the 5-foot width requirement, and only meet ADA requirements. Seconded by Councilmember Wilson.

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City Attorney Kevin Thurman advised that the motion be amended to say private sidewalks be ADA compliant.

Councilmember Taylor amended the motion that the City Council approve the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report, and ensuring private sidewalks are ADA compliant. 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

2. **Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt, Westlake Partners Phase G, LLC as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. There are 47 required parking stalls and 50 provided for the 6,415-square foot building. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Applicant Thomas Lehnardt was in attendance to answer any questions.

Councilmember Wilson had a concern that connectivity may be blocked near the Wiggy Wash.

Councilmember Davenport sought clarification regarding pathway lighting fixtures that may have exceeded 10 feet and was advised that it had been addressed.

Motion made by Councilmember Barton that the City Council approve the requested Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report and ensuring private sidewalks are ADA compliant. 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

3. **Site Plan for Jacob Ranch Marketplace Lot 10, located at 1805 S. Redwood Road. Forrest Gaskill as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement.

Applicant Forrest Gaskill was in attendance to answer questions.

Mayor Carn received clarification that the larger buildings on the west side of the property would come to City Council at a later date.

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Councilmember Wadman asked how much seating was planned for the outdoor area in conjunction with the parking requirements.

Mr. Gaskill responded that there was currently no planned tenant for the patio space; therefore, a specific number of seats had not been determined. Any future tenant would be required to comply with applicable code and occupancy limits.

Senior Planner Austin Roy further explained that as part of the conditions it was stated that if there were more than 12 seats added to the outdoor seating area, then additional parking would be required.

Councilmember Wilson received clarification regarding the location of the ADA route, and that the shorter, more direct route presented elevation challenges and would require a retaining wall, making the selected route more feasible.

Motion made by Councilmember Wadman that the City Council approve the requested Site Plan for Jacob Ranch Marketplace Lot 10 located at 1805 S. Redwood 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

4. **Major Site Plan Amendment for Avative Fiber Shelter UCCU Site Plan, located at 1364 N. Commerce Drive. Weston Remund as applicant.**
Senior Planner Austin Roy presented the item. The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area.

Applicant Weston Remund was in attendance to answer any questions.

Motion made by Councilmember Taylor that the City Council approve the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report. 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. **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 Wilson suggested a possible code change to have 5-foot sidewalks on commercial property. Councilmember Wadman agreed and thought that 5 feet would be better, specifically for wheelchairs.

Councilmembers Barton and Taylor were in favor of following national ADA compliance standards.

Councilmember Davenport was concerned that if additional restrictions were applied beyond ADA requirements, it could be more difficult and expensive to own and operate a business in Saratoga Springs.

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Public Works Director/City Engineer Jeremy Lapin advised that there was not currently a separate review process for strict ADA compliance and noted that adding such a process could become cumbersome.

City Manager Mark Christensen clarified that Councilmembers Wilson and Wadman could later review the feasibility of a code amendment to allow five-foot sidewalks for commercial properties where ADA access routes lead to the business.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:38 p.m. by Mayor Chris Carn.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

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MINUTES – Truth in Taxation Public Hearing Meeting
City Council Meeting

Tuesday, August 11, 2026
City of Saratoga Springs City Offices, Council Chambers
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

TRUTH IN TAXATION SESSION

WELCOME AND CALL TO ORDER

6:30 p.m. by Mayor Chris Carn

Due to technical difficulties with the required virtual option the meeting began late.
Documents available to the public at this meeting: Meeting Agenda, Utah County Combined Tax Increase List, Proposed Property Tax Impact Schedule.

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, Finance Director Chelese Rawlings, City Recorder Nicolette Fike, Deputy Recorder Wendy Wells, Deputy Recorder Heather Washburn, Budget/Finance Administrator Spencer Quain, Fire Chief Kenny Johnson, Police Chief Andrew Burton, Assistant Police Chief Bill Robertson.
   Public signed in to speak: Julie King, Beth Allen, Sami Rayes, Stephen Waitkevich, Lynn Archuleta, Bryan King, Daniel Dunham, Morgan Humphries, Leah Hansen, Jennifer Scranton, Clarissa Cooper, Karen Crouch, Joylin Lincoln.
   Virtual speakers: Derek Andrews, Tammy Christopherson.
2. **Moment of Reflection –** given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Mayor Carn.

PUBLIC HEARINGS AND RELATED ACTIONS - 6:33 p.m.

1. **Public Hearing on the Proposed Tax Increase for the City of Saratoga Springs.**
   a. **Presentation of Proposed Tax Increase.**
      - The City of Saratoga Springs is proposing a 50.03% property tax increase for an additional $3,100,000 in revenue that would be generated each year by the proposed increase in the certified tax rate; for the purpose of funding public safety with the intended use of adding additional Fire and Police services.

Mayor Carn stated that $3,100,000 of additional ad valorem tax would be generated each year by the proposed increase in the certified tax rate; and that the reason for the proposed tax increase of 50.03%, from 0.000978 to 0.001467, was to fund public safety with the intended use of adding additional Fire and Police services.

Budget Administrator Spencer Quain explained that the city is proposing a property tax increase for Fiscal Year 2026–2027 to generate an additional $3.1 million in property tax revenue, representing an approximate 50% increase over current levels. Under this proposal, the property tax rate would rise from the base rate of 0.0097 to 0.001467. The impact on a median average home valued at

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$541,873 would equate to an estimated increase of $145 per year in city property taxes for the average homeowner.

b. Public Comment.

Mayor Carn opened the Public Hearing at 6:35 p.m. – Those participating virtually were able to share video and audio with council.

Julie King of Saratoga Springs shared the growth she has seen in her over 20 years of living in the city. She recently watched firefighters protect the new high school and understands the community's connection and explosive growth. Drawing on her experience as an elected official who understands budget constraints, she noted that while the city has long made do, stretching past resources is no longer sustainable as the school district prepares to build 17 schools in 15 years. Because this growth will place immense demand on city infrastructure, public safety, and services, she supports the proposed certified tax rate to invest thoughtfully today rather than pay a higher price for falling behind tomorrow.

Daniel Dunham, resident, felt this increase was not about public safety and shared his estimates of public safety statistics. He felt the department was poorly run with excessive officers, unmarked cars, and equipment and thought they should cut officers.

Morgan Humphries, resident, understood the need for increase, but felt this was excessive. He wanted to make sure the city was good stewards. He looked at the budget and gave a department comparison. He shared he did not like unmarked police cars and was concerned animal control was not doing jobs properly.

Bryan King of Saratoga Springs, noted he had lived here over 20 years and was in favor of the increase, he agreed with the proposed use, noting those are things the city has increase or need more in the city, for things such as traffic control and safety for kids. He noted people say we need to plan the city better and this is helping to do that.

Leah Hansen of Saratoga Springs, shared some concern about the tax increase and felt not all of it would be going to public safety. She felt fire and law enforcement had done an outstanding job for the city.

Jennifer Scranton, Saratoga Springs, appreciated police and fire and what they have done, but was concerned about the amount of tax increase. She would like further clarification as to what the growth has funded and what has changed to make the increase necessary now and if it goes through, could it be phased over several years.

Clarissa Cooper, resident, is happy to support the increase to help fund the police which would in turn help fund the Library. She said everyone she talks to loves the new library and it's a lifeline for many. She noted how there are less programs for kids because of the lack of staffing. She felt the benefits of the increase were worth it.

Karen Crouch, resident, wanted to make sure the city had really cut on waste. She felt the income would raise because of more residents coming. She felt the city was spending wisely on police and library but wanted to cut other areas first. She noticed money may be wasted on things like watering cement. She wants to make sure they have cut all the waste they can first.

Stephen Waitkevich, resident, felt in his perspective the residential tax base has grown and wasn't understanding why the additional residents and business aren't covering the tax base. He felt the

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police budget was over inflated and should be reduced not increased. He noted his taxes doubled moving here from Sandy. He felt the city was the highest increase over almost all the other cities proposing an increase.

Lynn Archuleta, of Saratoga Springs, shared she is just retired and 50% felt too high for her. She understands it's necessary but that felt too extreme and felt there were ways to cut the budget and be more efficient and not top heavy anywhere.

Beth Allen of Saratoga Springs, asked why the growth and businesses have not compensated for the need and wondered if some businesses have been given tax breaks. She commented on the library and noted it was very hard to volunteer there, maybe if it was easier, they wouldn't have to hire so many.

Josh Kimball, emailed comment, opposed the increase feeling increased growth was sufficient, and felt cost of living was out of control.

Kevin Marsh, emailed comment, opposed the increase, noting that he understood the need for additional revenue but this amount was too much and would strain budgets.

Clorissa Bascom, emailed comment, reached out for further clarification without noting a final stance.

Jordan Hyde, emailed comment, was in support of the increase noting it was a necessary and reasonable investment in the continued success and wellbeing of Saratoga Springs. He felt it was fiscally responsible and justified.

Brandon Anderson, emailed comment, shared his support of the increase. He noted the growth of the city and the need to hire additional law enforcement to help enforce existing laws and help with traffic.

Tammy Christopherson, virtual participant, was not in support of the new tax increase. Being retired it is 20% of her retirement income. She noted her property taxes have gone up 5% each year. Could it be phased over a few years? She didn't know where she could cut. She liked what other people have said about where is the other money going or coming from.

Derek Andrews, emailed comment, virtual attendee, opposed the tax increase. While he supported responsible funding for police, fire, roads and essential services, he did not think a 50% increase was needed right now and felt the proposal could have been clearer and better justified and the city should show where it has already cut. He felt some funds were being used irresponsibly in the police department.

Sammie Reyes of Saratoga Springs, was not opposed to taxes and understood expenditures were needed but felt 50% was too high. He noted other revenue sources and wondered where the money was coming from, how much more money the city was getting, and how it was used. He supports law enforcement and noted the money wasn't for just salary, but equipment and training etc.

Joylin Lincoln of Saratoga Springs, noted she has been here since 1999. She expressed appreciation for the many years without a tax increase. She acknowledged the challenge of deciding whether to do small incremental increases or occasional larger ones, it's hard to balance when is the right time. She noted how inflation has diminished purchasing power.

Mayor Carn closed the Public Hearing at 7:21 p.m.

2. **Consideration of Resolution R26-44 (08-11-26) adopting the certified tax rate for the general revenue fund for fiscal year 2026-2027. –** 7:21 p.m.

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Councilmember Taylor felt inflation had a devastating effect on the cost of operations in the city over time, resulting in a struggle to balance the budget each year. Staff clarified for his question that paying for existing services was a priority in budgeting and making sure they didn't have to cut anything essential.

Councilmember Wilson noted that it was projected to spend 14.5 million on public safety for the coming year, and noted the new positions budgeted for had not been hired yet.

City Manager Mark J. Christensen advised that we are required by the State to show on the proposed Property Tax Impact Schedule what we would not be able to fund if this increase did not get passed. While some items listed on the budget documents have nothing to do with public safety, it would be where we would make cuts if this did not pass. He explained any staffing related to this increase could not be hired until it was approved by the State. He further advised that the city gets about $6 million a year in property tax, but as indicated, the expenses for public safety are projected to be around $14 million this year, and will continue to go up. This tax increase would only cover a small portion of that, the rest would be subsidized.

Councilmember Wadman thanked the public for coming. He enjoyed the freedoms we have to discuss this and give citizens the opportunities to be heard. He had talked with people on fixed incomes and noted the city has provided a lot of information on this issue. He noted he had been in the city over 25 years and felt it was amazing that we had not had to raise taxes for such a long time, but looking at the bare bones, the calls per employee have gone up for police and fire. He felt it was not the same culture in the city as it was 25 years ago, the services are needed more now. He noted his vote tonight was after counselling with others and reviewing the data.

Councilmember Barton pointed out that this was definitely a data driven decision and felt we had all the numbers needed to really look at and make the decision. Discussions had not been taken lightly and was difficult each time it has been brought up.

Councilmember Wilson explained that 100% of the funds will be going to public safety and noted how much is being subsidized with sales tax. She had spent a lot of time as a new council member reviewing the budget. She felt we had used every strategy to cut funding. For instance, reusing old equipment which could be questionable or charging the full price of water impact fees to developers to save residents. She noted the primary ways to fund public safety are property and sales tax. The sales tax so far has been subsidizing but that is more difficult going forward. She shared how much public safety had cost a few years ago. She remarked how as the property values go up, the tax rate goes down.

Councilmember Wilson noted the concern about flock cameras and indicated those were going away soon and contracts would not be renewed. She noted the city does not have any current tax incentives for businesses in the city.

Councilmember Davenport realized they were asking for an investment from the community and didn't take that lightly. She clarified that while it was only the city portion of the property taxes, it was roughly an extra $12 a month, and recognized that it could be a stretch for some budgets. She was committed to making sure residents were getting the value from this request. She noted that we would need to build a new fire station, pointing out that there were portions of the city that are more than 10 minutes in response time. We have relied on mutual aid from neighboring cities to help, this will help us better serve our own citizens. We want to make sure the new police officers and fire could also be equipped.

Councilmember Taylor noted there were choices that had to be made. He noted that council had already cut merit increases to city staff recently. However, after 18 years without a property tax increase, significant inflation, and a corresponding decline in the dollar's value, has caused city operational and infrastructure maintenance costs to far outpace revenue. It was explained that under Utah's certified tax

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rate, existing tax collections do not automatically adjust upward for inflation as home values rise. He observed that while new development pays for initial infrastructure, it creates long-term maintenance burdens, and volatile sales tax revenues are shifting to new retail options in neighboring cities. We have seen the decrease in response times in our emergency calls, noting that for each minute that goes by on emergency response it's a potential life lost. He felt they cut as much as they have been able to and this was something that needed to happen.

Mayor Carn explained that every year the county assessor looks at the overall value of the houses and businesses and then assigns a rate to every entity. The certified tax rate has to be adjusted through a truth and taxation process. He noted because of the tax rate going down each year as assigned by the county, he pays less in city taxes today than he did 10 years ago, and so far, the city has been able to manage, but in those 18 years the city has grown from a volunteer or part-time fire dept to fully staffed with two stations.

Mayor Carn addressed new growth clarifying that construction of the new fire station will be fully funded through growth-driven impact fees, which state code mandates can only be used for capital projects validated by official studies and audits. However, because impact fees cannot pay for ongoing operational expenses, the proposed tax increase is needed strictly to cover personnel costs for the influx of police and fire staff required to man the new station. Addressing tax incentives, he reported that there has only been one incentive, for Costco, it was not a property tax incentive, but was a performance-based sales tax (not property tax) which has since been paid off and completed. There are no others they are looking at.

Mayor Chris Carn advised that you could go to the city website and a simple search for budget would bring up the documents going back almost 20 years.

City Manager Mark J. Christensen shared data about new growth revenue on average, over the past 16 years.

Councilmember Barton thanked other council members for sharing about the data that they see and base these decisions on.

Councilmember Wilson shared that public safety costs per household average roughly $900–$1,000 annually, while the median household currently pays only about $261 in city property tax, leaving the difference to be subsidized by mainly sales tax. She noted another city that charges the full cost to citizens for public safety. Every time a new house is built, we are subsidizing more and more, even though we are collecting more revenue it is not enough to continue to cover the difference. In the past it was about half property tax and half subsidized, now it's about 1/3 property tax and the rest is subsidized. She said we are trying to get it back to closer to 50/50 funding split so if there was another crash, they wouldn't need to let go of fire fighters and lose service. Growth helps, but it also adds costs and we want to help keep the balance so residents aren't paying the full cost. This increase helps so we can still have community services like parks, recreation, and libraries and we hope to keep the tax stable for a very fast-growing city and keep it manageable for fixed and low-income residents in one of the state's fastest growing cities.

Motion made by Councilmember Wilson to approve the Resolution R26-44 (08-11-26) adopting the certified tax rate for the general revenue fund for fiscal year 2026-2027. 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

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3. **Public Hearing for the City of Saratoga Springs' Final Fiscal Year 2026-2027 Budget.** 7:55 p.m.
   a. Presentation on the FY 2026-27 Final Budget.

Budget administrator Spencer Quain noted this year's budget shows a jump in personnel due to the need to open and staff a new fire station. There are some other changes concerning library and public works as well.

b. Public Comments.

Mayor Carn opened the public hearing for the Final Budget at 7:56 p.m.

No public comments were made.

Mayor Carn closed the public hearing at 7:57 p.m.

4. **Consideration of Ordinance 26-35 (08-11-26) adopting a Final Budget for FY 2026-2027, including a property tax rate increase, compensation schedule for elected and statutory officers, and compensation increase for defined municipal officers. -**7:57 p.m.

Motion made by Councilmember Taylor to approve the Ordinance 26-35 (08-11-26) adopting a Final Budget for FY 2026-2027, including a property tax rate increase, compensation schedule for elected and statutory officers, and compensation increase for defined municipal officers. 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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:58 p.m. by Mayor Chris Carn.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

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SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan Amendment (major)
Taco Bell
August 18, 2026
PUBLIC MEETING

Applicant:	Ashley Wagner
Owner:	GEN2 Utah Properties LLC
Location:	27 West Crossroads Boulevard
Project Acreage:	0.85
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial and Vacant
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Caden Baines, Planner II

A. Executive Summary and Request:

The applicant, Ashley Wagner, requests a Major Site Plan Amendment for Gateway at Saratoga Springs Lot 1 (Taco Bell) at 27 West Crossroads Boulevard. The proposed amendment would add a purple accent color to the south, east, and west façade of the building (Exhibit 3). The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

Recommendation:
On July 30, 2026, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimous to approve the application. Draft minutes are attached.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

Caden Baines, Planner II
cbaines@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x137 • 801-766-9794 fax

B. Background:

August 6, 2013 - The City Council approved the final plat and site plan for Taco Bell and Wendy's.

C. Process:

City Code Chapter 19.13 outlines the process for a Major Site Plan Amendment, as outlined below.

Site Plan Amendment

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the major site plan amendment and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.14 outlines the process for site plan amendments and states that major amendments are amendments that alter the architectural elevations and are to be approved by the City Council. **Complies.**

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The site is designated as Regional Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

Regional Commercial (RC): Areas that incorporate retail, employment, entertainment, and civic uses.

Staff conclusion: Consistent. The proposed major site plan amendment will not change the existing character of the site.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

G. Recommendation and Alternatives:

Staff recommends that the City Council discuss the application and choose from the following options.

Option 1 – Approval "I move that the City Council approve the requested Major Site Plan Amendment for Taco Bell located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.04, 19.13, 19.14, 19.16, and 19.18 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Major Site Plan Amendment for Taco Bell to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

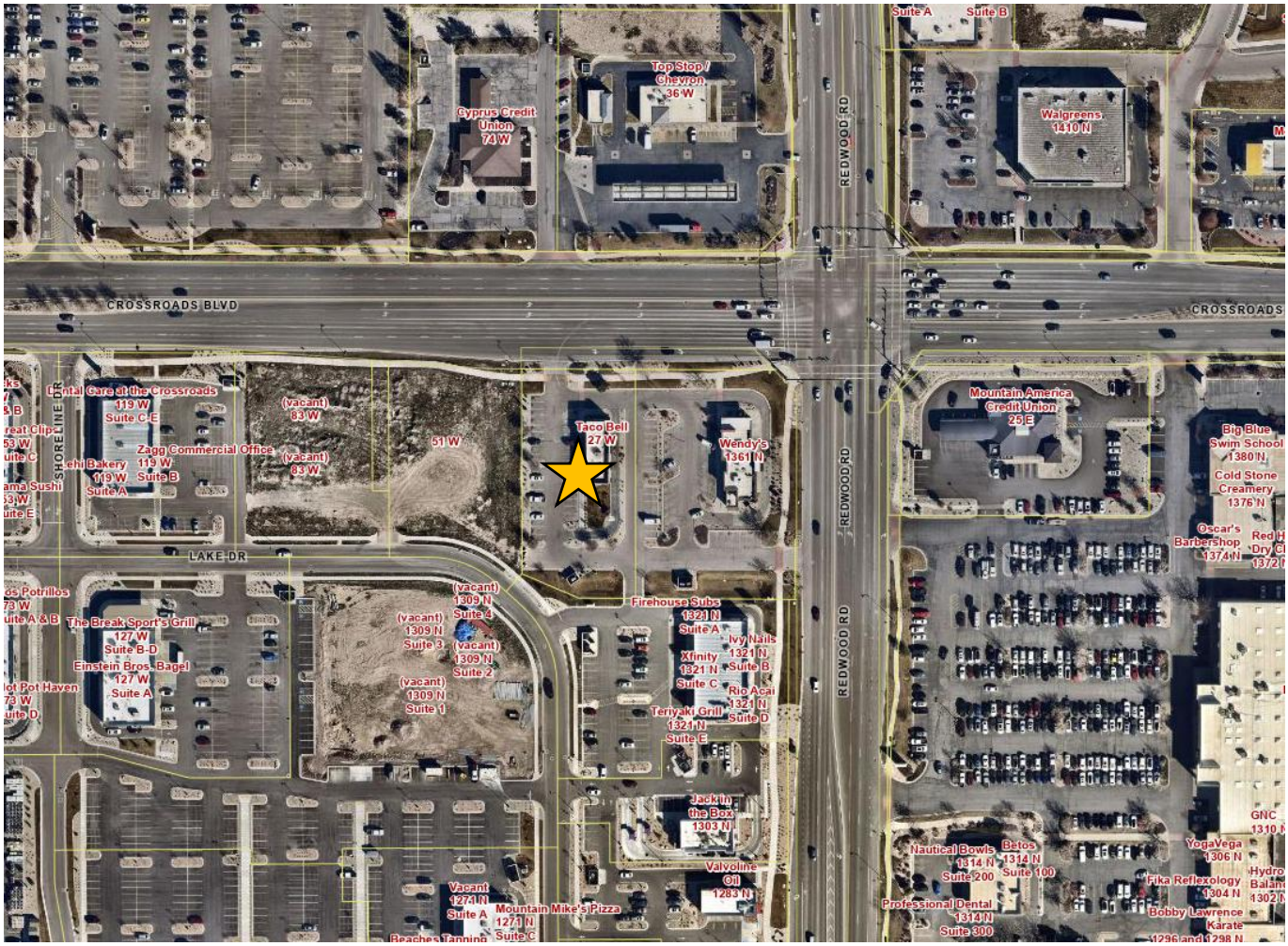
"I move that the City Council deny the requested Major Site Plan Amendment for Taco Bell located at 27 West Crossroads Boulevard with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
    a. _____.

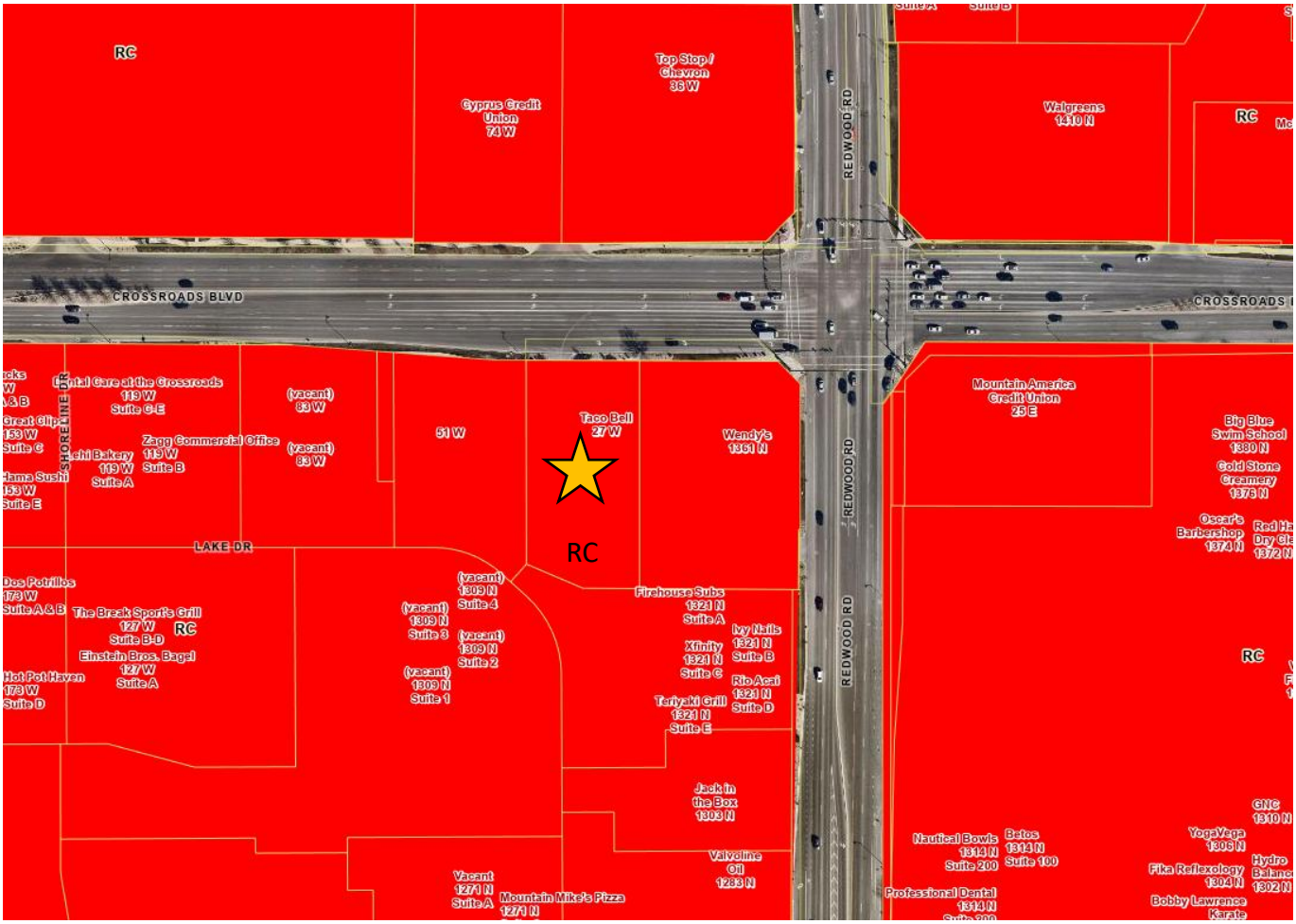
H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations
4. Rendering
5. July 30, 2026 Draft Planning Commission Minutes

EXHIBIT 1



Location


RC
Top Stop / Chevron
86 W
Cyprus Credit Union
74 W
REDWOOD RD
Walgreens
1410 N
RC
CROSSROADS BLVD
CROSSROADS
SHORELINE DR
Urgent Care at the Crossroads
119 W
Suite C-E
(vacant)
83 W
Zagg Commercial Office
119 W
Suite B
(vacant)
83 W
Sushi Bakery
119 W
Suite A
51 W
Taco Bell
27 W
Wendy's
1361 N
Mountain America Credit Union
25 E
Big Blue Swim School
1380 N
Gold Stone Creamery
1376 N
Oscar's Barbershop
1374 N
LAKE DR
RC
Dos Potrillos
173 W
Suite A & B
The Break Sports Grill
127 W
Suite B-D
RC
Einstein Bros. Bagel
127 W
Suite A
Hot Pot Haven
173 W
Suite D
(vacant)
1309 N
Suite 4
(vacant)
1309 N
Suite 3
(vacant)
1309 N
Suite 2
(vacant)
1309 N
Suite 1
Firehouse Subs
1321 N
Suite A
Ivy Nails
1321 N
Suite B
Xfinity
1321 N
Suite C
Rio Acai
1321 N
Suite D
Teriyaki Grill
1321 N
Suite E
RC
Jack in the Box
1303 N
Valvoline Oil
1283 N
Vacant
1271 N
Suite A
Mountain Mike's Pizza
1271 N
Nautical Bowls
1314 N
Suite 200
Betos
1314 N
Suite 100
Professional Dental
1314 N
YogaVega
1306 N
Fika Reflexology
1304 N
Bobby Lawrence Karate
GNC
1310 N
Hydro Balance
1302 N

Zoning

EXHIBIT 2

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.30.26

Application Information

Site Plan Amendment (Major)
Taco Bell

Applicant:	Ashley Wagner
Owner:	GEN2 Utah Properties LLC
Location:	27 W Crossroads Blvd
Project Acreage:	0.85
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial and Vacant
Past Action and Date:	City Council / Approval August 6, 2013
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Caden Baines, Planner II
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** July 1, 2026
Date of Review:	**1st submittal: July 7, 2026**
Parcel Number(s) and size:	40:461:0001 / 0.85 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 1, 2026
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- No comments. (7/14/2026)

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - General Plan Land Use: Regional Commercial

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	*N/A*
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*37,068 Acres*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*58.7' (See 8/6/2013 Site Plan Approval.)*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*29.6' & 80.9' (See 8/6/2013 Site Plan Approval.)*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*142.2 (See 8/6/2013 Site Plan Approval.)*
Building Separation (Minimum)	N/A	**N/A**	*N/A*
Lot Width (Minimum)	N/A	**N/A**	*N/A*
Lot Frontage (Minimum)	N/A	**N/A**	*N/A*
Building Height (Maximum)	50'	**Complies**	*22' (See 8/6/2013 Site Plan Approval.)*
Lot coverage (Maximum)	50%	**Complies**	*5.7% (See 8/6/2013 Site Plan Approval.)*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*2,083 sq ft (See 8/6/2013 Site Plan Approval.)*
Building Size (Maximum)	N/A	**Complies**	*2,083 sq ft (See 8/6/2013 Site Plan Approval.)*

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*Greater than 105' from roadway centerline. (See 8/6/2013 Site Plan Approval.)*

No density shall be calculated on sensitive lands.	**Complies.**	*See 8/6/2013 Site Plan Approval.*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Drive-thru	**Complies.**	*Permitted in the Regional Commercial Zone.*

19.13 Process

Regulation	Findings
Land Use Authority.	*City Council*

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Commercial use proposed/existing.*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Overall site is not changing. See 8/6/2013 Site Plan Approval.*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	No objectionable odors, noises, hazards, or other nuisances proposed.
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Ownership affidavit provided. (On file)*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Vicinity map provided.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*Context plan provided.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Elevations of the building provided with the percentage of colors proposed.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Sign information provided and applicant has applied for a sign permit.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Fee paid on 7/1/2026.*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*#702082 (Pantone 2603 C)*
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*All four sides of the structure are being reviewed.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*3 building materials existing and no material changes are being propose.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*4 building colors existing. Accent color is being proposed.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Purple accent proposed.*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*Accent color is being proposed. (10% coverage maximum)* *West Façade: 0.5% Coverage* *South Façade: 0.66% Coverage* *East Façade: 1% Coverage*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*No materials are proposed to change.*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Proposed signage is included. Active sign permit underway for approval.*
Monument sign location meets code and sign details provided	**N/A.**	*No monument signs proposed.*
Wall signs and potential locations and details	**Complies.**	*Location and details on wall signs provided.*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No.*
What is the anticipated cost to the City?	*$0.00*
When will City maintenance begin?	*N/A.*

EXHIBIT 3

Sign Schedule

D 3'6"X3'10" BELL AND 14" CHANNEL LETTERS

35'



25'

wall area 875 sq ft
allowed in area
4% (35sq ft)

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "A" 100'x25' =2500sqft-wash area 50'x3"= 12.50sqft, .5% coverage

Sign Schedule

E 2'6"X2'9" BELL AND 14" WHITE CHANNEL LTRS

100'



2,500sqft, 8% sign allowed 200sqft

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "C" 100'x25'=2500sqft, wash area 97'x3"=25.24sq ft, 1.0% coverage

Sign Schedule

F 2'6"X2'9" BELL AND 14" WHITE CHANNEL LTRS

100'



2,500sqft, 4% sign allowed 100sqft

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "B" 35'x25'=875sqft, wash area 23.2'x 3"=5.8sq ft, .66% coverage



back elevation being removed, no sign is replacing it

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

EXHIBIT 4

wall "A" 100'x25' =2500sqft-wash area 50'x3"= 12.50sqft, **.5% coverage**
wall "B" 35'x25'=875sqft, wash area 23.2'x 3"=5.8sq ft, **.66% coverage**
wall "C" 100'x25'=2500sqft, wash area 97'x3"=25.24sq ft, **1.0% coverage**

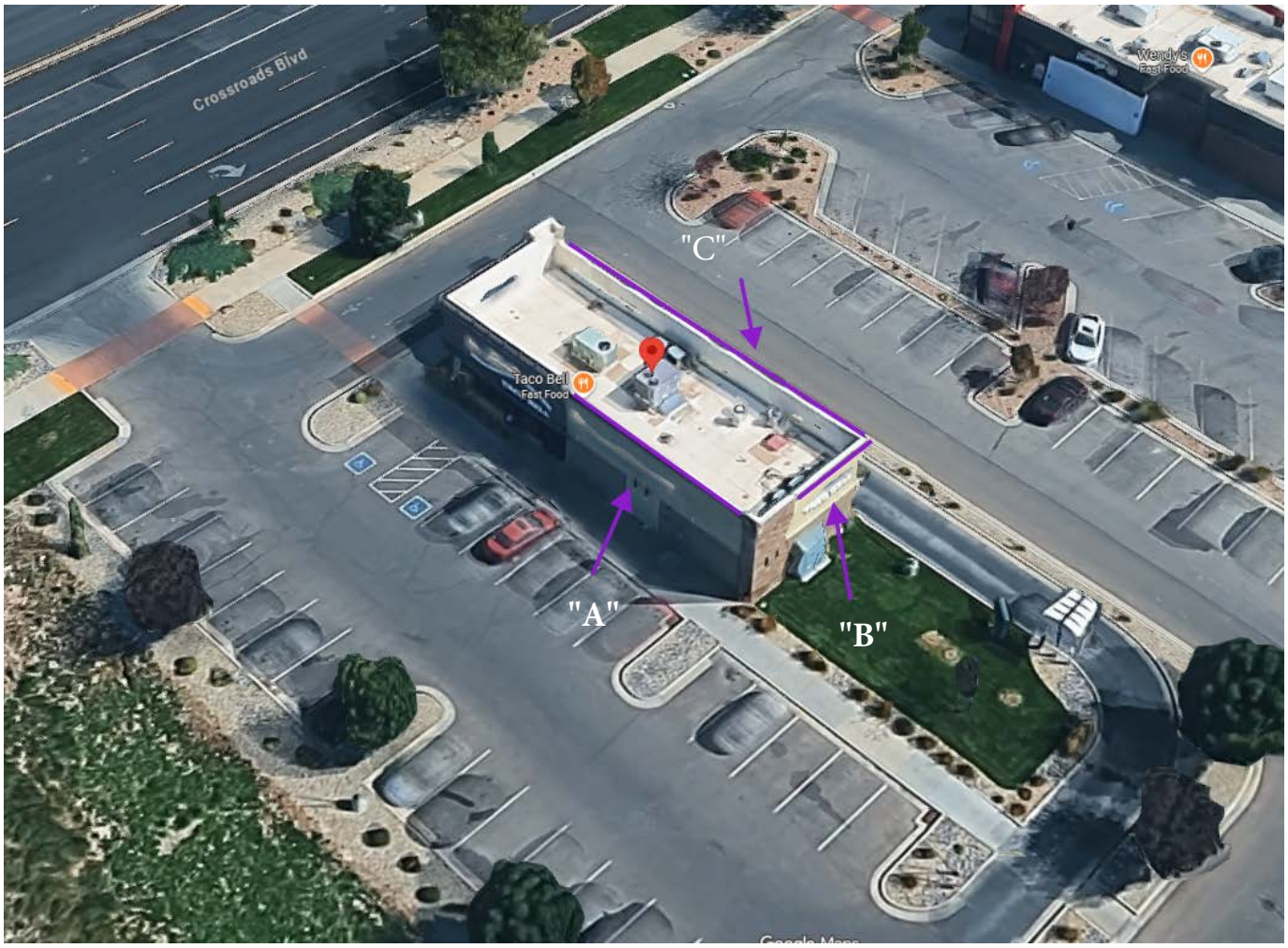


EXHIBIT 5

Absent: Virginia Rae Mann.
Motion passed 6 - 0.

2. **Jacob Ranch Marketplace Lot 10 Site Plan, located at 1805 S. Redwood Road. Forrest Gaskill as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement.

Applicant Forrest Gaskill, was in attendance to answer questions. He clarified that the brick shown in the staff report had had to be changed due to a long delay in the manufacturing time for the brick originally chosen.

Commissioner Hill expressed support for the modern design and received clarification that the CC&Rs included language providing for reciprocal cross-access easements among all lot owners. He also asked whether a tenant had been identified for the drive-thru space.

Mr. Gaskill responded that a tenant had been secured, but explained that their policy was that tenants were not announced by the developer, allowing each business to make its own location announcement. He also noted that there was not a tenant secured for a patio lot location yet, but he was excited for a tenant to commit to that space, as it was a great location with excellent views.

Commissioner Harris wondered how many vehicles could be accommodated in the drive-thru, and if there were any issues with the drive thru ending in front of an entrance. He was also advised that the building was designed for four tenants and included five storefronts, with one tenant occupying two storefronts.

Senior Planner Austin Roy advised that the code required a minimum stacking capacity of five vehicles in the drive-thru lane, and confirmed the proposed design was in compliance. He further explained the drive-thru configuration had been in response to a staff recommendation to align the drive aisles from north to south.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 10 located at 1805 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Rather.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

3. **Taco Bell Major Site Plan Amendment, located at 27 West Crossroads Boulevard. Ashley Wagner as applicant.**

Planner II Caden Baines presented the item. The applicant is requesting a Major Site Plan Amendment for Gateway at Saratoga Springs Lot 1, Taco Bell. The proposed amendment would add a purple accent color to the south, east, and west façade of the building. The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Major Site Plan Amendment for Taco Bell, located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

4. **Riverwalk Phase 1 Preliminary Plat, located approximately at Northeast of Riverside Drive and Thrive Drive. Dan Ford as applicant.**

DRAFT

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Preliminary Plat
Bonneville Drive Road Dedication Plat
August 18, 2026
PUBLIC MEETING

Applicant:	City of Saratoga Springs
Owner:	City of Saratoga Springs
Location:	Bonneville Drive (Northwest of MVC and Hallmark Dr)
Project Acreage:	1.2 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Institutional/Civic
Adjacent Uses:	Undeveloped and Public School
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain (Exhibit 4).

Recommendation:

On July 16, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

Bonneville Drive is identified on the City's Transportation Master Plan as a Collector Road. The proposed roadway dedication plat is consistent with the City's Transportation Master Plan.

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

C. Process:

City Code Chapter 19.13 outlines the process for a preliminary plat as outlined below.

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the preliminary plat and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met. **Complies.**

D. Community Review:

This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

As of the date of this report, no public input has been received.

E. General Plan:

Section 6 of the General Plan discusses transportation and connectivity and states that "Transportation and Connectivity will support the Saratoga Springs General Plan Vision by creating access to opportunities." The General Plan references the Transportation Master Plan, which includes the proposed roadway.

Staff conclusion: Consistent. The proposed road dedication is consistent with the City's Transportation Master Plan and will meet the vision and goals described in the General Plan by supporting the transportation needs of the City.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist (Exhibit 3).

- 19.04, Land Use Zones: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivisions: **Shall Comply.** The proposed preliminary plat shall follow the City's standard plat template.
- 19.13, Process: **Complies.**

G. Recommendation and Alternatives:

Staff recommends that the City Council review and discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Title 19 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The proposed preliminary plat shall follow the City's standard plat template.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the roadway dedication plat for Bonneville Drive to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

"I move that the City Council deny the requested roadway dedication plat for Bonneville Drive, with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
    a. _____.

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Roadway Dedication Plat
5. July 16, 2026 Planning Commission Meeting Minutes

Exhibit 1

Staff Report

Author: Scott Petrik, Engineer 1
Subject: Bonneville Drive Extension—Preliminary Plat
Date: 7/16/2026
Type of Item: Preliminary Plat Approval

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Jeremy Lapin—City of Saratoga Springs*
Request:	*Preliminary Plat Approval*
Location:	*Bonneville Drive – between Eagle Mountain and Hallmark Drive*
Acreage:	*1.207 Acres - 0 Lots*

C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.

2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.

3. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

4. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

5. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

Exhibit 2: Location and Zone Map



Exhibit 3

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.30.26

Application Information

Road Dedication Plat (Preliminary)
Bonneville Drive Extension

Applicant:	City of Saratoga Springs
Owner:	City of Saratoga Springs
Location:	Bonneville Drive (Northwest of MVC and Hallmark Dr)
Project Acreage:	1.2 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Institutional/Civic
Adjacent Uses:	Undeveloped and Public School
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received:	**1st submittal:** May 18, 2026
	2nd submittal: June 15, 2026
	3rd submittal: Click here to enter a date.
Date of Review:	**1st submittal:** June 2, 2026
	2nd submittal: June 18, 2026
	3rd submittal: Click here to enter a date.
Parcel Number(s) and size:	58:041:0330 (1.207 acres)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 18, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
  - Zone: Planned Community
  - General Plan Land Use: Low Density Residential
  - Density: N/A

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**N/A.**	
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: N/A	**Complies.**	*Extension of Bonneville Dr*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**N/A.**	

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**N/A.**	
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Collector road per TMP*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**N/A.**	
19.05.16. Special Standards and Considerations Governing Particular Uses. ***See Code for details***	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Parkstrip landscaping to be completed with future development*

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*City standard streetlights to be used along road*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*City standard streetlights to be used along road*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*City standard streetlights to be used along road*
Angle: Shall be directed downward.	**Complies.**	*City standard streetlights to be used along road*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*City standard streetlights to be used along road*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*City standard streetlights to be used along road*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*No prohibited lighting proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*City standard streetlights to be used along road*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Shall Comply.**	*Refer to redlines on plat*
Name and address of property owner and developer.	**Shall Comply.**	*Refer to redlines on plat*
Name of land surveyor.	**Complies.**	*Shown on plat*
The location of proposed subdivision with respect to surrounding property and street.	**Shall Comply.**	*Refer to redlines on plat*
The name of all adjoining property owners of record, or names of adjoining developments.	**Shall Comply.**	*Refer to redlines on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Shall Comply.**	*Refer to redlines on plat*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Shall Comply.**	*Refer to redlines on plat*
Subdivision name cleared with Utah County.	**Complies.**	*Refer to plans on file*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*

The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet.	**N/A.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Refer to plans on file*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Refer to plans on file*
Proposed road cross sections.	**Shall Comply.**	*Refer to redlines on plat*
Proposed fencing.	**N/A.**	
Vicinity map.	**Complies.**	*Shown on plat*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Refer to plans on file*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Refer to plans on file*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*Refer to plans on file*
Projected Established Grade of all building lots.	**N/A.**	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*Shown on plat*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or	*N/A*

developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*Street intersections to be assigned with final plat*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*Street intersections to be assigned with final plat*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**N/A.**	
3. Where possible, property addresses shall be even on the north and east sides of a street.	**N/A.**	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Street intersections to be assigned with final plat*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**N/A.**	

Fiscal Impact

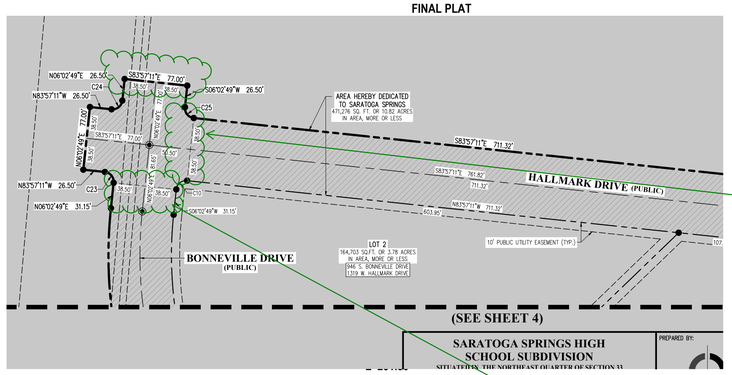
Regulation	Findings
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*TBD*

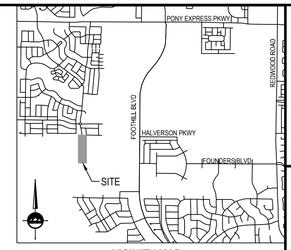
When will City maintenance begin?	*TBD*

Exhibit 4

BONNEVILLE DRIVE ROAD DEDICATION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
FINAL PLAT





VICINITY MAP
(NOT TO SCALE)

NORTHEAST CORNER SECTION 33, T5S, R1W, SLB&M (FOUND 1971 BRASS CAP)

BASIS OF BEARING N 89°20'14" W 2652.73' 927.59'

SILVERLAKE, PLAT 31 ENTRY NO. 36494:2023 MAP NO. 18787

ROCKCRESS DEVELOPMENT INC 58:040:0653

ROCKCRESS DEVELOPMENT INC 58:040:0651

SILVERLAKE, PLAT 24 ENTRY NO. 154587:2023 MAP NO. 17309

EAGLE MOUTAIN SARATOGA SPRINGS 1648.21'

POINT OF BEGINNING

S 89°20'14" E 77.23' 38.61' 38.61'

S 3°43'20" E 226.94'

S 3°43'20" E 229.89'

N 3°43'20" W 232.84'

BONNEVILLE DRIVE
(PUBLIC STREET) (77' WIDE ROW)

C1 CB=S 8°32'07" W C=249.88'

C2 D=24°30'54" R=511.50 L=218.85' CB=N 8°32'07" E C=217.19'

D=14°45'00" R=511.50 L=131.68' CB=S 13°25'04" W C=131.31'

D=14°45'00" R=588.50 L=151.50' CB=N 13°25'04" E C=151.08'

S 6°02'49" W 13.99'

S 83°56'58" E 2.00'

D=89°59'32" R=10.50 L=16.49' CB=S 38°57'12" E C=14.85'

S 6°02'34" W 65.87'

N 83°57'11" W 2.00'

D=90°00'00" R=24.50 L=38.48' CB=N 38°57'11" W C=34.65'

N 83°57'11" W 49.00'

N 6°02'34" E 65.86'

D=90°00'00" R=24.50 L=38.48' CB=S 51°02'49" W C=34.65'

D=90°00'15" R=10.50 L=16.49' CB=N 51°02'42" E C=14.85'

N 6°03'58" E 14.00'

1365 W
925 S

77' ROW

(PUBLIC STREET) (63' WIDE ROW)

CORP OF PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS 58:041:0339 ENTRY NO. _____

TRANSMISSION LINE EASEMENT ENTRY NO. 11487:1964

WATER LINE EASEMENT ENTRY NO. 97549:2005

show and reference the drainage easements that will be created, we can add the entry numbers once they are recorded

Continue Centerline line but without labels to clarify no change in bearing

Label to Whom these easements are granted

Label as Hallmark Dr

show both the existing ROW and the future ROW

List street Names

show centerlines as per recorded plat

notes 7 and 9 are not applicable and can be removed

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a professional Land Surveyor, and that I hold a license, Certificate No. 286882, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°20'14" West 927.29 feet along the section line from the Northeast Corner of Section 33, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 3°43'20" East 226.94 feet;
thence Southwesterly 251.80 feet along the arc of a 588.50 foot radius curve to the right (center bears South 86°16'40" West and the chord bears South 8°32'07" West 249.88 feet with a central angle of 24°30'54");
thence Southwesterly 131.68 feet along the arc of a 511.50 foot radius curve to the left (center bears South 69°12'26" East and the chord bears South 13°25'04" West 131.31 feet with a central angle of 14°45'00");
thence South 6°02'34" West 65.87 feet;
thence Southeasterly 16.49 feet along the arc of a 10.50 foot radius curve to the left (center bears South 83°57'26" East and the chord bears South 38°57'12" East 14.85 feet with a central angle of 89°59'32");
thence South 83°56'58" East 2.00 feet;
thence South 6°02'49" West 13.99 feet;
thence North 83°57'11" West 2.00 feet;
thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears North 6°02'49" East and the chord bears North 38°57'11" West 34.65 feet with a central angle of 90°00'00");
thence North 83°57'11" West 49.00 feet;
thence Southwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears North 83°57'11" West and the chord bears South 51°02'49" West 34.65 feet with a central angle of 90°00'00");
thence North 6°03'58" East 14.00 feet;
thence Northeasterly 16.49 feet along the arc of a 10.50 foot radius curve to the left (center bears North 6°02'49" East and the chord bears North 51°02'42" East 14.85 feet with a central angle of 90°00'15");
thence North 6°02'34" East 65.86 feet;
thence Northeasterly 151.50 feet along the arc of a 588.50 foot radius curve to the right (center bears South 83°57'26" East and the chord bears North 13°25'04" East 151.08 feet with a central angle of 14°45'00");
thence Northeasterly 218.85 feet along the arc of a 511.50 foot radius curve to the left (center bears North 69°12'26" West and the chord bears North 8°32'07" East 217.19 feet with a central angle of 24°30'54");
thence North 3°43'20" West 232.84 feet;
thence South 89°20'14" East 77.23 feet to the point of beginning.

Contains 52,593 Square Feet or 1.207 Acres, 0 Lots, 0 Parcels

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused same to be subdivided into lots, parcels, and streets, together with easements and rights-of-ways, to be hereafter known as:

BONNEVILLE DRIVE ROAD DEDICATION PLAT

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-ways, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface of sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____.

Signature | Print Name | Title & Entity

Signature | Print Name | Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
County of _____)S.S.

On this _____ day of _____, 20____, personally appeared before me

Print Name | Title | Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authority capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature | Commission Number

Printed Name As Commissioned
A Notary Public Commissioned In Utah | My commission expires

LEGEND

- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

DATA TABLE

INFORMATION	AC	SQ.FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	1.207	52,593	100%		
SENSITIVE LANDS	0.00	0	0%		
OPEN SPACE	0.00	0	0%		
BUILDABLE AREA	0.00	0	0%		
ROW AREA	1.207	52,593	100%		
LANDSCAPING AREA	0.00	0	0%		
LOTS				0	
NET DENSITY DWELLINGS PER ACRE					

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	550.00'	235.33'	24°30'54"	N8°32'07"E	233.54'
C2	550.00'	141.59'	14°45'00"	S13°25'04"W	141.20'

SARATOGA SPRINGS PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. ~~NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.~~
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES, INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9. ~~AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.~~
10. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
11. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
12. SUBJECT PROPERTY LOCATED IN ZONE X ON FIRM MAP NO. 49049C0300F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____.

CITY MAYOR | ATTEST: CITY RECORDER (SEE SEAL BELOW)

BONNEVILLE DRIVE ROAD DEDICATION PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
FINAL PLAT

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

Add the City as the property owner if the property is purchased by the City prior to plat recordation.

PROPERTY OWNER & DEVELOPER
CITY CREEK RESERVE, INC
51 SOUTH MAIN STREET, STE 301
SALT LAKE CITY, 84111
801-643-4459

SHEET 1 OF 1
PROJECT NUMBER : 11267N
MANAGER : JBG
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/4/26

ENSIGN
THE STANDARD IN ENGINEERING
SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS ___ DAY OF _____, 20____.
CITY ENGINEER

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS ___ DAY OF _____, 20____.
CITY FIRE CHIEF

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ___ DAY OF _____, 20____.
LEHI CITY POST OFFICE REPRESENTATIVE

PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS ___ DAY OF _____, 20____.
PLANNING DIRECTOR

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS ___ DAY OF _____, 20____.
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS ___ DAY OF _____, 20____.
SARATOGA SPRINGS ATTORNEY

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR 6/4/26 No. 286882 PATRICK M. HARRIS STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

Exhibit 5

MINUTES – Planning Commission

Thursday, July 16, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Vice Chair Doug Willden.

1. **Pledge of Allegiance -** led by Commissioner Hill.
2. **Roll Call** – A quorum was present.

Present:
Commission Members: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Conrad Hafen, Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Sam Stout, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
Others: James Backman, Andrea Harris, Weston Remund.
Excused: Rachel Sprosty Burns, NH Rather.

3. **Public Input -** Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

OATH OF OFFICE

1. Oath of Office for New Planning Commissioner Matt Harris. Commissioner Harris briefly introduced himself and expressed excitement about participating on the Planning Commission.

PUBLIC HEARINGS

1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zones and Official Map. Citywide. City-Initiated.**
Senior Planner David Jellen presented the item. The proposed changes would update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use Zoning district, consistent with the other non-residential zoning districts.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill appreciated that Staff was working to create consistency in the code.

Commissioner Willden received clarification regarding the 105-foot setback.

Senior Planner David Jellen noted that part of that setback was to preserve the trail corridor.

Planning Director Sarah Carroll gave an explanation of what comprised the 105-foot setback. She advised that the center line of an arterial would be the center line of Redwood Road, which would leave 90 feet on each side, and 30 feet of that would be for the trail corridor, which would only leave about a 15-foot setback.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapter 19.04 with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.

Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Avative Fiber Shelter UCCU Major Site Plan Amendment, located at 1364 North Commerce Drive. This amendment is a proposal for a 12' X 12' Telecommunication shelter to be placed on the east side of property in an existing landscaped area. Weston Remund as applicant.**
Planner II Sam Stout presented the item. The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill felt the Fiber Shelter would blend in well in the proposed location. He wondered if the building would be a permanent fixture.

Applicant Weston Remund of Strata Networks was in attendance on behalf of Avative Fiber to answer any questions. He confirmed that the building was planned to be permanent. He noted that the building was pre-built and would be craned in and anchored to a concrete foundation.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

BUSINESS ITEMS

1. **Bonneville Drive Extension Preliminary Plat, located at Bonneville Drive, north of Hallmark Drive. City-Initiated.**
Senior Planner David Jellen presented the item. The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain.

Commissioner Willden received clarification that a road dedication was where a portion of land was taken with the intention of dedicating it to the public for Right-of-Way purposes.

Commissioner Hill made note that under Title 19.12 – Subdivisions, there were 6 items that were not in compliance, and he also noted that there were 5 conditions listed with the Possible Motions, and he wanted to be sure that all were in compliance.

Senior Planner David Jellen verified that the redlines had been carried forward as part of the approval and had been addressed.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Approval of Minutes: June 25, 2026.**

Motion made by Commissioner Hill to approve the minutes of June 25, 2026. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners of a few upcoming events:
   - APA Fall conference at the Davis Community Events Center - pre-registration is currently open.
   - UDOT program on August 27th - future plans will be presented.
   - Larry H. Miller Real Estate presentation in September/October at the LHM facility - more information will be coming.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next Planning Commission meeting would be held on July 30th. She reminded Commissioners that the city would cover the registration fee for any Commissioners that would like to attend the APA conference.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 6:29 p.m. by Vice Chair Doug Willden.

07.30.26
Date of Approval

Deputy City Recorder

CITY OF SARATOGA SPRINGS · EST. 1997 · STATE OF UTAH

Planning Commission Chair

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Land Use Regulations – Residential and Mixed-Use Zones
August 18, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing code amendments to Chapter 19.04 – Establishment of Land Use Zones and Official Map. The proposed changes update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use zoning district, consistent with the other non-residential zoning districts.

Recommendation:

On July 16, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

The purpose of the proposed code amendments is to clarify minimum lot sizes in the R1-40 and R1-20 single-family residential zoning districts, in addition to adding an arterial roadway setback to the Mixed-Use zoning district.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

   Complies. *Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.

   Complies. *Please see Section D of this report.*

D. Community Review:

This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

As of the date of this report, no public input has been received.

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments clarify regulations for the City's residential and mixed-use zoning districts.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance amendment are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section E of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and

i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendment will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the City Council review and discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the proposed Code Amendments to Chapter 19.04**,** with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the City Council:
_____.

Option 2 – Continuance

"I move to **continue** the Code Amendments to Chapter 19.04, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Denial

"I move that the City Council deny the proposed Code Amendments to Chapter 19.04, with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
    a. _____.

H. Exhibits:

1. Chapter 19.04 Code Amendment
2. July 16, 2026 Planning Commission Meeting Minutes

Exhibit 1

Chapter 19.04. Establishment of Land Use Zones and Official Map.

Sections:

19.04.07. Land Use Regulations, Agricultural and Residential Zones.

1. Table Summary of Land Use Regulation, Agricultural and Residential Zones.

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	A	**RA-5**	**RR**	**R1-40**	**R1-20**	**R1-10**	**R1-9**	**R2-8**	**R3-6**	**MF-10**	**MF-14**	**MF-18**	**MR**
Minimum Lot Sizes, Residential[6]	5 acres	5 acres	1 acre	40,000 sq. ft. ~~1 acre~~	~~14~~20,000 sq.ft.	10,000 sq.ft.	9,000 sq.ft.	8,000 sq.ft.	6,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,200 sq.ft.

19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.

2. Table Summary of Land Use Regulations, Mixed Use Zone.

	MU
Maximum Units per Acre	**14 units/acre for residential portion of project****
Minimum Project Size	**5 acres**
Minimum Lot Size:	
Non-residential	15,000 sq. ft.
Single Family Lots	5,000 sq. ft.
Two-Family and Three-Family Dwellings	6,000 sq. ft.
Multi-Family Dwellings	see footprint development requirements
Footprint Development	Allowed
Residential Above Commercial	15,000 sq. ft.
Minimum Setback Requirements:	
Mixed use buildings:	first floor: 10' around the perimeter second floor: 20' around the perimeter third floor: 30'around the perimeter fourth floor: 40' around the perimeter
Residential and Commercial Buildings:	
Front*	20'
Interior Sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines.
Interior sides for residential two-family, three-family, multi-family	10' between buildings
Interior Sides for non-residential	10'
Rear*	20'
Corner Side	15'

Accessory Building Structure Setbacks	front and corner side: same as primary structure, Rear and interior side: 5'
Setbacks Along Arterials	105’ off the arterial roadway centerline, or, if applicable, 15’ from back of the 30’ trail corridor–whichever is greater.
Minimum Lot Width	50'
Minimum Lot Frontage:	
Residential	35'
Non-residential	60'
Mixed use buildings	100'
Maximum Height of Structures	Four Stories, 45'
Maximum Lot Coverage	50%
Minimum Dwelling Size	1,000 sq. ft. above grade (not to include any garage space)

* An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback and up to two feet into the required side setback.

** No density shall be calculated on sensitive lands.

Exhibit 2

MINUTES – Planning Commission

Thursday, July 16, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Vice Chair Doug Willden.

1. **Pledge of Allegiance -** led by Commissioner Hill.
2. **Roll Call** – A quorum was present.

Present:
Commission Members: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Conrad Hafen, Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Sam Stout, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
Others: James Backman, Andrea Harris, Weston Remund.
Excused: Rachel Sprosty Burns, NH Rather.

3. **Public Input -** Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

OATH OF OFFICE

1. Oath of Office for New Planning Commissioner Matt Harris. Commissioner Harris briefly introduced himself and expressed excitement about participating on the Planning Commission.

PUBLIC HEARINGS

1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zones and Official Map. Citywide. City-Initiated.**
Senior Planner David Jellen presented the item. The proposed changes would update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use Zoning district, consistent with the other non-residential zoning districts.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill appreciated that Staff was working to create consistency in the code.

Commissioner Willden received clarification regarding the 105-foot setback.

Senior Planner David Jellen noted that part of that setback was to preserve the trail corridor.

Planning Director Sarah Carroll gave an explanation of what comprised the 105-foot setback. She advised that the center line of an arterial would be the center line of Redwood Road, which would leave 90 feet on each side, and 30 feet of that would be for the trail corridor, which would only leave about a 15-foot setback.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapter 19.04 with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.

Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Avative Fiber Shelter UCCU Major Site Plan Amendment, located at 1364 North Commerce Drive. This amendment is a proposal for a 12' X 12' Telecommunication shelter to be placed on the east side of property in an existing landscaped area. Weston Remund as applicant.**
Planner II Sam Stout presented the item. The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill felt the Fiber Shelter would blend in well in the proposed location. He wondered if the building would be a permanent fixture.

Applicant Weston Remund of Strata Networks was in attendance on behalf of Avative Fiber to answer any questions. He confirmed that the building was planned to be permanent. He noted that the building was pre-built and would be craned in and anchored to a concrete foundation.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

BUSINESS ITEMS

1. **Bonneville Drive Extension Preliminary Plat, located at Bonneville Drive, north of Hallmark Drive. City-Initiated.**
Senior Planner David Jellen presented the item. The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain.

Commissioner Willden received clarification that a road dedication was where a portion of land was taken with the intention of dedicating it to the public for Right-of-Way purposes.

Commissioner Hill made note that under Title 19.12 – Subdivisions, there were 6 items that were not in compliance, and he also noted that there were 5 conditions listed with the Possible Motions, and he wanted to be sure that all were in compliance.

Senior Planner David Jellen verified that the redlines had been carried forward as part of the approval and had been addressed.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Approval of Minutes: June 25, 2026.**

Motion made by Commissioner Hill to approve the minutes of June 25, 2026. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners of a few upcoming events:
   - APA Fall conference at the Davis Community Events Center - pre-registration is currently open.
   - UDOT program on August 27th - future plans will be presented.
   - Larry H. Miller Real Estate presentation in September/October at the LHM facility - more information will be coming.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next Planning Commission meeting would be held on July 30th. She reminded Commissioners that the city would cover the registration fee for any Commissioners that would like to attend the APA conference.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 6:29 p.m. by Vice Chair Doug Willden.

07.30.26
Date of Approval

Deputy City Recorder

CITY OF SARATOGA SPRINGS · EST. 1997 · STATE OF UTAH

Planning Commission Chair

ORDINANCE NO. 26-36 (08-18-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on July 16, 2026, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the legislative body has reviewed and considered the potential effects of the proposed ordinance on family health, family stability, and family formation;

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 18th of August, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment
New or Unlisted Business Uses
August 18, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.13 – Development Review Process, to update regulations related to new or unlisted business uses.

Recommendation:

On July 30, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended unanimously to approve the application. Draft minutes are attached.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

The State Legislature adopted Senate Bill 284 at the 2026 Legislative Session, modifying the municipal process for reviewing and approving a new or unlisted business use (State Code 10-20-507). The updates to State Code include the following changes:

1. A municipality may not require an applicant for a new or unlisted business use to submit the application to the Planning Commission for review; and,
2. If a new or unlisted business use application is denied, the legislative body must notify the applicant of the process for appealing the legislative body's decision.

In addition to the changes above, the proposed code amendment clarifies that new or unlisted business uses will be added to the permitted use table if approved.

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

   Complies. *Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.

   Complies. *Please see Section D of this report.*

D. Community Review:

This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

As of the date of this report, no public input has been received.

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendment will bring City Code into compliance with State Code.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Staff finding: Consistent*. See Section* E *of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Staff finding: Consistent. *The amendment will not adversely affect the health and welfare of the general public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;

g. stabilize and conserve property values;
h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Staff finding: Consistent. *The proposed amendment will provide a streamlined development review process both benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

   Staff finding: Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the City Council review and discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the **Code Amendment** to Chapter 19.13 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

"I move that the City Council deny the requested Code Amendment to Chapter 19.13, with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
    a. _____.

H. Exhibits:

1. Proposed Code Amendment
2. July 30, 2026 Draft Planning Commission Meeting Minutes

Exhibit 1

Chapter 19.13. Development Review Processes.

19.13.04. Specific Development Processes and Submittal Requirements.

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:

Development Type	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	Planning Commission Approval	City Council Public Hearing	City Council Approval
New or Unlisted Business Use/Classification Request		~~X~~	~~X~~		X	X

19.13.10. New or Unlisted Business Use Process

1. **General.** This section outlines the process to add a New or Unlisted Business Use as a ~~one-time~~ permitted use allowed by Title 19. An applicant may submit a Classification Request or a New or Unlisted Business Use Application as outlined below.

2. **Classification Request.**

~~2.~~a. An applicant under this section may submit a New or Unlisted Business Use application with the request to classify a proposed business use under the definition of an existing business use ~~as a one-time classification~~. The applicant shall follow the approved City application format and submit the following information as part of a classification request:

~~a.~~i. A complete application, applicant certification, and paid application fee.

~~b.~~ii. A description of the proposed business use, including the type of work that will be performed, the number of employees that will be employed by the business, comparisons to other similar businesses, and any other information that may be relevant to the classification request.

~~3.~~b. The City Council shall be the Land Use Authority for any Classification Request and shall use the information provided by the applicant, in conjunction with the land use definitions outlined in Chapter 19.02 of City Code, to determine whether the proposed business use may be classified ~~on a one-time basis~~ as an existing land use.

~~a.~~i. Should the City Council determine that the Classification Request use aligns with an existing land use, the proposed business use shall follow the current process as outlined in the City Code.

~~b.~~ii. Should the City Council determine that the Classification Request does not align with an existing land use, the proposed business use shall follow the application process outlined in Section 19.13.10~~1~~.3~~4~~ below.

3. **New or Unlisted Business Use Application Requirements**.

~~4.~~a. Applications for New or Unlisted Business Uses shall follow the approved City application format and include the following information in order to be considered complete:

~~a.~~i. A complete application, applicant certification, and paid application fee;

~~b.~~ii. A description of the proposed business use, including the type of work that will be performed, the number of employees that will be employed by the business, hours of operation, comparisons to other similar businesses, and any other information that may be relevant to the New or Unlisted Business Use;

~~c.~~iii. A definition of the proposed use;

~~d.~~iv. A parking study performed by a Traffic Engineer that includes a proposed parking ratio for the proposed business use and justification for the parking ratio;

~~i.~~1. Unless otherwise determined by the Land Use Authority using the criteria outlined in Section 19.09.05(7), no new business use shall provide parking less than 4 parking stalls per 1,000 square feet to allow for adequate parking for future change of uses.

~~e.~~v. A table outlining the zoning districts where the proposed business use will be permitted.

~~5.~~b. The City Council shall be the Land Use Authority for any New or Unlisted Business Use Application. The New or Unlisted Business Use application shall be reviewed by the City Council following the application being deemed complete. The City Council may approve a ~~only grant the~~ New or Unlisted Business Use and add it ~~as a one-time exception~~ to the permitted use~~s~~ table in Title 19. The City Council shall use the information provided by the applicant, in conjunction with the following criteria, to determine whether the proposed parking ratio and zoning districts are appropriate for the proposed business use:

~~a.~~i. The clarity of the definition provided for the proposed use;

~~b.~~ii. The definition does not conflict with existing land use definitions;

~~c.~~iii. The intensity and compatibility of the proposed use in relation to other permitted uses within the proposed zoning districts;

~~d.~~iv. Projected times of operation and use;

~~e.~~v. Trip generation;

~~f.~~vi. Peak demands;

~~g.~~vii. Projected number of customers and patrons; and

~~h.~~viii. Projected number of employees.

~~6.~~4. **Appeal Process.** If the City Council denies an application for a proposed new or unlisted business use, or if an applicant disagrees with the City Council's classification of the proposed use, the Legislative Body shall notify the applicant in writing of each reason for the classification or denial, and notify the applicant of ~~offer the applicant an opportunity to challenge the classification or denial through~~ the appeal process with the Hearing Examiner, as outlined in Chapter 19.03 of City Code.

(Ord. 25-61)

Exhibit 2

MINUTES – Planning Commission

Thursday, July 30, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:03 p.m. by Chair Rachel Sprosty Burns.

1. **Pledge of Allegiance -** led by Commissioner Willden.
2. **Roll Call** – A quorum was present.

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
Staff: Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; Austin Roy, Senior Planner; Caden Baines, Planner II; Caden Baines, Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.
Others: Susan Reyes, Forrest Gaskill, Paul Kuhn, Dale Bennett.
Excused: Virgina Rae Mann.

3. **Public Input -** Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the public hearing was closed by the Chair.

BUSINESS ITEMS

1. **MiniMint Preschool Home Occupation Class 3, located at 87 E. Baltic Rush Avenue. Susan Reyes as applicant.**

Planner II Caden Baines presented the item. The applicant is requesting approval to operate a preschool. The operating hours will be Monday, Wednesday, and Friday from 9:00 a.m.- 2:00 p.m. The applicant has proposed a maximum number of ten (10) students per class and a maximum of twenty (20) students per day. There will be no non-family member employees. Due to the number of students at a given time and total for the day, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Applicant Susan Reyes was in attendance to answer questions.

Commissioner Hill received clarification that the business license application was in progress and that the neighbor approval requirement no longer applied. He noted that the neighboring property owners were nevertheless supportive of the preschool, with approximately 50% having family members enrolled.

Commissioner Willden inquired about the green outlined area shown in the staff report and received clarification that the business could not occupy more than 40% of the home's total finished square footage. The green outlined area represented the portion of the home dedicated to the preschool and was in compliance with that requirement.

Commissioner Sprosty Burns was concerned about safety at drop-off and pick-up and wanted to remind the applicant to caution parents to be mindful of slowing down at those extra busy times. She was supportive of the business and thought it would bring a good benefit to the City. She was also informed that the City did not require background checks, as those were regulated by the State of Utah.

Motion made by Commissioner Willden that the Planning Commission approve the requested Class 3 Home Occupation for MiniMint Preschool located at 87 East Baltic Rush Avenue, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.

DRAFT

Absent: Virginia Rae Mann.
Motion passed 6 - 0.

2. **Jacob Ranch Marketplace Lot 10 Site Plan, located at 1805 S. Redwood Road. Forrest Gaskill as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement.

Applicant Forrest Gaskill, was in attendance to answer questions. He clarified that the brick shown in the staff report had had to be changed due to a long delay in the manufacturing time for the brick originally chosen.

Commissioner Hill expressed support for the modern design and received clarification that the CC&Rs included language providing for reciprocal cross-access easements among all lot owners. He also asked whether a tenant had been identified for the drive-thru space.

Mr. Gaskill responded that a tenant had been secured, but explained that their policy was that tenants were not announced by the developer, allowing each business to make its own location announcement. He also noted that there was not a tenant secured for a patio lot location yet, but he was excited for a tenant to commit to that space, as it was a great location with excellent views.

Commissioner Harris wondered how many vehicles could be accommodated in the drive-thru, and if there were any issues with the drive thru ending in front of an entrance. He was also advised that the building was designed for four tenants and included five storefronts, with one tenant occupying two storefronts.

Senior Planner Austin Roy advised that the code required a minimum stacking capacity of five vehicles in the drive-thru lane, and confirmed the proposed design was in compliance. He further explained the drive-thru configuration had been in response to a staff recommendation to align the drive aisles from north to south.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 10 located at 1805 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Rather.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

3. **Taco Bell Major Site Plan Amendment, located at 27 West Crossroads Boulevard. Ashley Wagner as applicant.**

Planner II Caden Baines presented the item. The applicant is requesting a Major Site Plan Amendment for Gateway at Saratoga Springs Lot 1, Taco Bell. The proposed amendment would add a purple accent color to the south, east, and west façade of the building. The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Major Site Plan Amendment for Taco Bell, located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

4. **Riverwalk Phase 1 Preliminary Plat, located approximately at Northeast of Riverside Drive and Thrive Drive. Dan Ford as applicant.**

DRAFT

Senior Planner Austin Roy presented the item. The proposed plat consists of 10.6 acres of land and will be subdivided into 25 lots, ranging in size from 9,000 to 14,511 square feet. The plat includes 1.1 acres of open space, split between a trail corridor accessing the subdivision to the north and the Jordan River Trail Corridor and associated amenity area. He also advised that a data table needed to be corrected, and the Jordan River plan needed to be updated.

Commissioner Sprosty Burns wanted to know if there were any concerns with the traffic study.

Engineer Kyle Kingsbury addressed the traffic study, noting that initial concerns regarding traffic routing had been mitigated through discussions with the project's traffic engineer. The primary concern had been that connectivity to Dalmore Meadows may result in increased traffic through the neighborhood. Because vehicles exiting Dalmore Drive onto Redwood Road are limited to right turns (northbound), the analysis indicated that most traffic traveling to other destinations would likely use Riverside Drive to access Pioneer Crossing. He also noted that UDOT continues to implement planned improvements along Pioneer Crossing, which are anticipated to further improve traffic mobility.

Applicants Paul Kuhn, property owner; and Dale Bennett, Engineer were both in attendance to answer questions.

Commissioner Hill received clarification regarding the number of lots in each phase of Riverwalk, and that the flood plain, sewer and water plans would all be part of the Jordan River stabilization plan.

Commissioner Roman had a concern that there was no stop sign for westbound traffic on Thrive Drive, and wondered if there were plans to resolve that, as he had witnessed several near misses.

Senior Planner Austin Roy explained that stop signs were installed when warranted and noted that the area had not previously experienced significant activity; however, the new development could change traffic conditions. He clarified that the area in question was not part of the applicant's property, but acknowledged that it was helpful to have the concern brought to the City's attention.

Commissioner Sprosty Burns received clarification regarding the property amenities.

Motion made by Commissioner Rather that the Planning Commission approve the requested Preliminary Plat for Riverwalk Phase 1 located northeast of Riverside Drive and Brookshire Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

5. **Approval of Minutes: July 16, 2026.**

Motion made by Commissioner Willden to approve the minutes of July 16, 2026. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

PUBLIC HEARINGS

1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.13 – Development Review Processes for new or unlisted business uses. City-Initiated. Citywide.**

Senior Planner Austin Roy presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.13 – Development Review Process, to update regulations related to new or unlisted business uses.

DRAFT

Assistant City Attorney Rulon Hopkins provided clarification regarding Utah Senate Bill (SB) 284. He explained that the City had amended its code the previous year in response to the legislation, but the resulting process proved cumbersome and needed refinement. The proposed amendment was intended to clean up the City's code and streamline the process moving forward.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Hill liked that the development process was being streamlined and appreciated Staff for working so hard to be sure City Code was clear.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Harris wondered if there were any plans or any existing code for more EV charging stations.

Commissioner Hill asked if there was any data regarding what other communities were doing regarding EV charging stations.

Senior Planner Austin Roy advised there was nothing in current code that required developments to provide EV charging stations.

Engineer Kyle Kingsbury responded that he was not aware of any empirical data regarding what other communities were doing related to EV charging stations, but noted he would discuss the matter with Public Works Director Jeremy Lapin.

2. **Director's Report.**
Senior Planner Austin Roy advised of upcoming agenda items and recent City Council actions.

Commissioner Sprosty Burns received clarification about boat slips and long-term storage at the marina.

Assistant City Attorney Rulon Hopkins reminded Commissioners to complete their required training and advised them that he had sent an email regarding changes to the Planning Commission bylaws and Title 3. He noted that there were no significant changes, but that revisions had been made to improve clarity. Assistant City Attorney Rulon Hopkins also encouraged Commissioners to attend National Night Out on August 4 from 6:00–8:00 p.m. at Walmart, and support the Saratoga Springs Police Department.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 6:53 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

ORDINANCE NO. 26-37 (08-18-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on July 30, 2026, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the legislative body has reviewed and considered the potential effects of the proposed ordinance on family health, family stability, and family formation;

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 18th day of August, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

RESOLUTION NO. R26-46 (08-18-26)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS FORMALLY INITIATING PROCEEDINGS UNDER THE PENDING ORDINANCE DOCTRINE IN UTAH CODE SECTION 10-20-902 AND CITY CODE SECTION 19.02.02(241) TO AMEND THE DEVELOPMENT STANDARDS AND REQUIREMENTS WITHIN THE FLOODPLAIN

WHEREAS, Utah Code § 10-20-902(1)(a)(ii)(B) allows the City of Saratoga Springs, Utah ("City") to require future land use applications to comply with ordinances not yet officially passed so long as the City has formally initiated proceedings to amend its ordinances in accordance with City procedures, thus protecting the City from misapplication of its land use ordinances; and

WHEREAS, this procedure is termed the "pending ordinance" doctrine in § 19.02.02(241) of the City's Land Development Code; and

WHEREAS, section 19.02.02(241) of the Land Development Code states that the pending ordinance doctrine is initiated when an ordinance or zoning amendment has first been reviewed by the City Council and has been included or attached to a resolution indicating the Council's intent to initiate proceedings to amend; and

WHEREAS, in conformance with Utah Code § 10-20-902(1)(a)(ii), section 19.02.02(241) of the Land Development provides that a pending ordinance is binding on any complete land use application or complete building permit application filed with the City prior to final approval of the pending ordinance; and

WHEREAS, the City Council wishes to: (a) invoke the pending ordinance doctrine; and (b) formally initiate proceedings to amend the Land Development Code; and (c) subject future land uses to the regulations being promulgated by the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council as follows:

1. The Saratoga Springs City Council—in accordance with Utah Code § 10-20-902(1)(a)(ii) and Saratoga Springs Land Development Code § 19.02.02(241)—hereby formally initiates proceedings to amend the Land Development Code. Attached hereto as Exhibit A is an initial draft of the amendments to the Land Development Code.

2. The City Council requests that the Saratoga Springs Planning Commission—at the earliest available opportunity—consider the proposed changes and submit a recommendation to the Saratoga Springs City Council consistent herewith.

3. The City Council declares that uses and property in the City shall be subject to the regulations in Exhibit A being promulgated by the City Council, except as those regulations are otherwise amended during the amendment process.

4. This Resolution shall take effect immediately, and shall continue in effect for no longer than 180 days from the date of passage or until a final action by the City Council formally adopting the regulations in Exhibit A, whichever is sooner. During the time this Resolution is in effect, new applications shall be subject to the regulations in Exhibit A.

APPROVED and **PASSED** this 18th day of August, 2026.

SARATOGA SPRINGS CITY COUNCIL:

_____

Mayor Chris Carn

Attest:

_____

Nicolette Fike, City Recorder

EXHIBIT A

SARATOGA SPRINGS
PLANNING

Planning Department Memorandum

TO: Mayor and City Council
FROM: David Jellen, Senior Planner
Kendal Black, Senior Planner
DATE: August 10, 2026

RE: Detached Accessory Dwelling Unit Work Session

Mayor and City Council,

The Utah State Legislature passed Senate Bill 284 (named "Local Land and Water Modifications") on March 18, 2026, which requires cities with populations greater than 5,000 residents to permit Detached Accessory Dwelling Units (DADUs). The deadline for cities to update their ordinances is October 1, 2026. Applications will move forward automatically if cities fail to comply with the updates.

The new legislation parameters include:

- Size Restrictions: Cities may prohibit a DADU from being larger in size than the single-family dwelling unit on the same lot or parcel.
- Lot Size Requirements: DADUs are permitted on qualifying single-family lots of 11,000 square feet or larger.
- Parking Requirements: Cities may require up to two on-site parking spaces for DADUs, depending on the size of the DADU.
- Design Standards: Cities may require that a DADU be consistent in design with the design of the single-family dwelling.
- Rental Restrictions: Cities may prohibit DADUs from being rented for less than 90 consecutive days.
- Utility Restrictions: DADUs may be subject to utility capacity availability.

The Planning Department is seeking feedback from the City Council on the regulations above and others outlined in State Code for a future code amendment.

Exhibit 1 – State Legislative Code Update – Detached Accessory Dwelling Units

Effective 10/1/2026

10-21-304 Detached accessory dwelling units.

(1)

(a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.

(b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.

(2) A land use regulation described in Subsection (1) shall:

(a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and

(b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:

(i) dwelling and accessory structure setback requirements; and

(ii) building, health, and fire codes.

(3) A land use regulation described in Subsection (1) may not:

(a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;

(b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;

(c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or

(d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.

(4) A land use regulation described in Subsection (1) may:

(a) require a detached accessory dwelling unit to:

(i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;

(ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and

(iii) be designed consistent with the design of the single-family dwelling;

(b) prohibit a detached accessory dwelling unit from being:

(i) larger in size than the single-family dwelling located on the same lot or parcel;

(ii) located within a public utility easement or other recorded easement;

(iii) located in a front-yard area of a lot or parcel; or

(iv) rented for less than 90 consecutive days;

(c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;

(d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;

(e) prohibit more than one accessory dwelling unit on a lot or parcel; and

(f) prohibit a detached accessory dwelling unit if:

(i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

(ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

(a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;

(b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or

(c) a land use regulation or administrative action that:

(i) is not prohibited by law; and

(ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session