



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.**

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 shared 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.

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.

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.

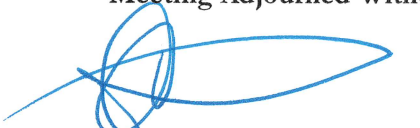
Public Works Director/City Engineer Jeremy Lapin advised that there was not currently a separate review process for strict ADA compliance and noted that adding such a process could become cumbersome.

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

8-18-26

Date



City Recorder