MINUTES – City Council Meeting

Tuesday, August 18, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Chris Carn.

1. **Roll Call** – A quorum was present.
   Present:
   Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olsen, PR Manager AnnElise Harrison, Public Works Director/City Engineer Jeremy Lapin, Deputy Recorder Wendy Wells, Senior Planner David Jellen, Senior Planner Kendal Black, Planner II Caden Baines.
   Others: Garrett Cozzens, Caleb Fishnick, Angela Smith.
   Excused: None.

2. **Moment of Reflection –** given by Councilmember Davenport.
3. **Pledge of Allegiance** – led by Councilmember Taylor.
4. **Presentation**: 25 years of Service Award. Building Official Caleb Fishnick presented the award to Angela Smith, Senior Building Permit Technician. He recognized that Angela was the very first employee to reach 25 years of service for the City. The Mayor and Council commented and acknowledged what a great asset she has been for the fast growing city.

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

   Garrett Cozzens of Saratoga Springs said that he was in attendance on behalf of both Wildflower Village 2 and the Sunflower neighborhood. He was concerned about large double trailer trucks driving on Chianti using Jake brakes, and driving that road throughout the day, both of which he understood to be against City Code. He asked for an increased Police presence in that area during the morning hours.

   Public Input Closed - Public Input was closed by Mayor Carn.

REPORTS

1. **Mayor –** Mayor Carn noted that the UTA on demand service had started in northwest Utah County and had the largest ridership for an opening day that had ever occurred. He explained that he would be receiving a report with data that could be used for future bus routes.
2. **City Council –** Councilmember Davenport commended Civic Events for all of their work to make Monday Fundays a success. She noted that the Farmer's Market would continue into September. Councilmember Barton recognized and expressed appreciation to Public Relations Manager AnnElise Harrison and her team for the work they've been doing.
3. **Administration.** City Manager Mark Christensen advised that there was a need for a closed session.

CONSENT ITEMS

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.**

Motion made by Councilmember Barton to approve the items on the Consent Calendar.
Seconded by Councilmember Wilson.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None
Absent: None
Motion passed 5-0

BUSINESS ITEMS

1. **Major Site Plan Amendment for Taco Bell, located at 27 W. Crossroads Blvd. Ashley Wagner as applicant.**
Planner II Caden Baines presented the item. 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.

Mayor Carn noted that the work had already been completed before approval had taken place, and asked what could be done in the future in a situation like this to ensure applicants follow correct procedures for compliance. His concern was that there could be a bad precedent set.

Councilmember Taylor was concerned about future violations and if the city could impose fines for work completed before obtaining required approval.

City Manager Mark Christensen affirmed the use was definitely a code violation and not an approved use. Staff can issue a citation, which typically gives the violator 21 days to correct the issue before further enforcement. He indicated that stronger action at this time, such as requiring the accent to be removed, may be unnecessarily punitive, so they recommended first working with the applicant to resolve the issue.

Planning Director Sarah Carroll further explained the process when something like this happens; they work through the code compliance process, sending a notice and providing an opportunity to become compliant. If compliance was not achieved within the allotted time, the next step would be to issue a notice of violation with fines associated. They did jump the gun and now are going through the process.

Councilmember Davenport emphasized the need for compliance requirements to be applied consistently to businesses of all sizes. She expressed concern that smaller, locally owned businesses may be following established procedures, while larger franchise businesses may not always demonstrate the same level of adherence to those procedures.

City Manager Mark Christensen and Planning Director Sarah Carroll both acknowledged that the City did not know the reason the applicant had not been compliant, and mentioned that the business may not have realized they were out of compliance. Planning Director Sarah Carroll noted they may have thought it had been approved when the item came before the Planning Commission.

Councilmembers Wilson and Taylor both felt that in the future, the Planning Commission could be the appropriate body to give final approval for an amendment like this.

City Attorney Kevin Thurman referred to Councilmember Taylor's earlier question about imposing a fine, and advised there were was an option in the code that could be utilized. He shared that an administrative citation could be issued with a one-time fine. He felt there were enough tools in the code compliance process to adequately enforce code, and City Staff could select the best method for each individual situation to ensure compliance.

The Council discussed the administrative process for site plan amendments and the possibility of amendments being approved by Staff or the Planning Commission. Council members gave direction to staff to review what constituted a major or minor amendment.

Motion made by Councilmember Taylor 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. Seconded by Councilmember Wadman.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None
Absent: None
Motion passed 5-0

2. **Bonneville Drive Road Dedication Plat located at Bonneville Drive, North of Mountain View Corridor and Hallmark Drive. City-Initiated.**
Senior Planner David Jellen presented the item. The proposed Plat consists of approximately 1.2 acres and would extend Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain. Bonneville Drive is identified on the City's Transportation Master Plan as a Collector Road, and is consistent with the City's Transportation Master Plan.

Councilmember Wilson received clarification that there would be sidewalks along the road, rather than a walking and biking trail. She was concerned about the possibility of kids riding bikes in the area near where high schoolers may be driving, and thought a trail might be a good consideration.

Public Works Director/City Engineer Jeremy Lapin explained that as the City had grown and developed, bike lanes had been added to collector roads. He noted that the next step may be to consider transportation needs beyond vehicles and incorporate pedestrians and bicyclists into roadway planning to achieve a more balanced approach.

City Manager Mark Christensen outlined the process for purchasing the property, and acquiring right-of-way. He noted that the City was accelerating the process in order to have the road built more quickly for adjacent schools.

Councilmember Wilson felt that a wider trail would be very beneficial to the area.

Public Works Director/City Engineer Jeremy Lapin noted he was not aware of any pending development on the west side of the road in front of the high school. He indicated widening the sidewalk or trail area may be possible, provided that timely discussions occurred before development, additional right-of-way could be acquired, as well as having the planned sidewalk widened.

Councilmembers Davenport and Taylor wanted to ensure continuity from Eagle Mountain into Saratoga Springs.

Public Works Director/City Engineer Jeremy Lapin advised that once the purchase agreement was in place and approved, and the plat had been recorded, then at that point, coordination with Eagle Mountain could take place.

Mayor Carn thought that Eagle Mountain had put that section of road in their Transportation Master Plan (TMP), but noted he did not think they had included a wider sidewalk.

Motion made by Councilmember Wilson that the City Council approve the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Davenport.
Vote:
Council Member Barton Yes

<u>Council Member Davenport Yes</u>
<u>Council Member Taylor Yes</u>
<u>Council Member Wadman Yes</u>
<u>Council Member Wilson Yes</u>
<u>No: None</u>
<u>Absent: None</u>
<u>Motion passed 5-0</u>

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).**
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.

Mayor Carn received clarification that there were currently no R1-40 or R1-20 zones in the city, and the amendment was to clean up code.

City Manager Mark Christensen advised that there were some full acre and half acre lots in the City.

<u>Motion made by Councilmember Taylor that the City Council approve the proposed Code Amendments to Chapter 19.04, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Barton.</u>
<u>Vote:</u>
<u>Council Member Barton Yes</u>
<u>Council Member Davenport Yes</u>
<u>Council Member Taylor Yes</u>
<u>Council Member Wadman Yes</u>
<u>Council Member Wilson Yes</u>
<u>No: None</u>
<u>Absent: None</u>
<u>Motion passed 5-0</u>

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).**
Senior Planner David Jellen 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.

<u>Motion made by Councilmember Barton that the City Council approve the requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Wadman.</u>
<u>Vote:</u>
<u>Council Member Barton Yes</u>
<u>Council Member Davenport Yes</u>
<u>Council Member Taylor Yes</u>
<u>Council Member Wadman Yes</u>
<u>Council Member Wilson Yes</u>
<u>No: None</u>
<u>Absent: None</u>
<u>Motion passed 5-0</u>

5. **Pending Ordinance for updates to the City Code Chapter 18.02 - Flood Damage Prevention. Resolution R26-46 (08-18-26).**
Public Works Director/City Engineer Jeremy Lapin presented the item. FEMA is requiring the City to update its code accordingly. Staff has identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood

Insurance Program (NFIP). It was noted that this item would be presented again at the September 1st City Council meeting for the second part of the process.

City Attorney Kevin Thurman explained that a pending ordinance was a process allowed under state law that enabled the City to establish its intent to adopt a new ordinance or code requirement while the required Planning Commission and City Council approval processes were completed.

Motion made by Councilmember Barton to approve the Pending Ordinance for updates to the City Code Chapter 18.02 - Flood Damage Prevention. Resolution R26-46 (08-18-26).
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

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

Councilmember Taylor referred to the public comment made earlier by Mr. Cozzens and said he had also noticed a truck in that same area that very morning.

Councilmembers Taylor and Wilson expressed appreciation to the Saratoga Springs Police Department for the ongoing traffic enforcement efforts, and recognized the Department for its significant investigative work resulting in the recent arrest related to the homicides.

Mayor Carn reminded residents to be patient going forward with the additional school traffic.

WORK SESSION

1. **Code Amendments for Detached Accessory Dwelling Units.**

The City Council discussed changes to state law regarding Internal Accessory Dwelling Units (IADUs) and Detached Accessory Dwelling Units (DADUs), including provisions of SB 284 passed on March 18, 2026. The Council reviewed regulations the City could and could not impose, including requirements related to parking, setbacks, driveways, size, utilities, occupancy, and the number of DADUs allowed. Discussion focused on parking impacts, potential effects on utility systems and infrastructure, whether additional units would contribute to growth, owner-occupancy requirements, rental use, addressing and utility billing, and the balance between providing additional housing and addressing neighborhood concerns. The Council also discussed proposed code amendments and noted that the matter was scheduled for Planning Commission review on August 27, 2026, with a state-law deadline of October 1, 2026.

2. **Rap Tax prioritization.**

The City Council discussed prioritization of RAP Tax funds. It was clarified that the RAP Tax discussion was separate from the Truth in Taxation process recently approved by the City Council to increase property tax revenue for public safety. Assistant City Manager Owen Jackson presented a spreadsheet outlining proposed items for RAP Tax funding. The Council discussed allocating funds toward the Splash event in conjunction with the City's 30th anniversary celebration, with a suggestion to update the City's anniversary parade float. There was some conversation about possibly using an emblem to identify projects or items funded through the RAP Tax. The Council also discussed the timing and amount of the proposed allocations and whether the remaining items could be deferred until January.

CLOSED MEETING –

Motion made by Councilmember Barton to enter into closed meeting for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. 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

Closed session began at 8:19 p.m.

Present: Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, City Attorney Kevin Thurman, Public Works Director/City Engineer Jeremy Lapin, Deputy Recorder Wendy Wells.

Motion made by Councilmember Wadman to adjourn the closed meeting. 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

Closed Session ended at 8:59 p.m.

Meeting resumed at 9:02 p.m.

ADJOURNMENT
Meeting Adjourned Without Objection at 9:02 p.m. by Mayor Chris Carn.

______________________________ 9-1-2026
Mayor Chris Carn Date

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City Recorder