



MINUTES – City Council Meeting

Tuesday, September 1, 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 Olson, PR Manager AnnElise Harrison, Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, Police Chief Andrew Burton, Fire Chief Kenny Johnson, City Recorder Nicolette Fike, Economic Developer Doug Meldrum.

Others: Patrick Printz, Rebecca Dutson, Tyler Woodbrey, Cole & Caela Mecham, AJ Averett, Andy Perkins, Dalin Baker, Landon Eatough.

2. **Moment of Reflection** – given by Councilmember Wilson.

3. **Pledge of Allegiance** – led by Councilmember Wadman.

4. **Presentation:** The Children's Center Utah. Rebecca Dutson, President and CEO, introduced the Children's Center Utah. She explained its purpose and services provided related to the mental health of children and their families. She announced the new facility near Primary Children's Hospital in Lehi and invited the City to spread awareness. Ribbon cutting would be Oct. 1, 2026.

5. **Public Input**

Tyler Woodbrey, resident of Wander, commented they supported development but asked Council to protect N. Mezzanine Ln. from commercial and delivery traffic. He suggested restricting access to emergency only and restrict delivery trucks to using the arterial roads only. He noted he spoke for his neighbors as well and they felt these were reasonable requests.

Receiving no further comments, the public Input was closed by Mayor Carn.

REPORTS

1. **Mayor.** – Nothing to report.

2. **City Council.**

Councilmember Wilson noted the City hosted ULCT at City Hall and it went very well and was well attended. Councilmember Davenport gave a shoutout to engineering and public works for facilitating smoother transitions to schools.

3. **Administration.** – Nothing to report.

4. **Department Reports:** Public Works/Engineering, Planning, Building, Code Enforcement, Economic Development.

CONSENT ITEMS

1. **Updates to City Code Title 18.02 – Flood Damage Prevention. Ordinance 26-38 (09-01-26).**
2. **Change Order #14 for Drinking water Booster 8 at Pony Express Parkway/Mountain View Corridor with Condie Construction. Resolution R26-47 (09-01-26).**
3. **Approval of Minutes: August 18, 2026.**

Motion 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

Absent: None

Motion passed 5-0

BUSINESS ITEMS

1. Development Agreement Amendment for Spring Heights, located at 2433 N. Redwood Road, Marty Beaumont, St. John Properties as applicant. Ordinance 26-39 (09-01-26).

Senior Planner Austin Roy presented the proposed amendments. This would add an additional permitted use on the property for "Office, Medical and Health Care" as defined in the City zoning ordinance. The proposed uses could potentially require more parking on site than was originally approved.

Marty Beaumont, St. John Properties, was present as applicant to answer questions. He noted his flex product is popular and noted extra stalls in back were typically used by employees and worked very well. Particularly in this location they did not anticipate many delivery trucks.

Motion made by Councilmember Davenport to approve the requested Development Agreement Amendment for Spring Heights Development, located at 2433 N. Redwood Road, with the findings and conditions in the staff report. Ordinance 26-39 (09-01-26). Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: None

Motion passed 5-0

2. Amendments for Wander Planned Community, Major Community Plan Amendment #6 and Major Village Plan 2 Amendment #3. Located at 50 N. Redwood Rd., Greg Flint as applicant. Ordinance 26-40 (09-01-26).

Senior Planner Kendal Black presented the two amendments. The amendment to The Jordan Promenade ("Wander") Community Plan 5 to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. The Village Plan (VP) Amendment application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1 and to provide all supporting documentation for the proposed amendment. He noted for emergency access option, it could be signs only, no obstruction per the Fire Marshall.

Patrick Printz with Home-Built gave context to the business describing it as a mid-sized hardware and home improvement designed to fill the gap between small and big box retailers. The store would emphasize personalized service, curated products, and on-site design center services for free. In response to neighborhood concerns shared at their neighborhood meeting about traffic access they were able to come back with new site plans which moved the building and entrance and had right-in-right-out only on the arterial roads.

Mayor Carn mentioned what has typically happened with larger big box stores is they require a certain amount of parking and then use it for outside storage and sales. He felt the City needed to make sure businesses have enough parking and that the business doesn't take up 1/3 of it with outdoor stuff.

Councilmember Taylor received confirmation that the applicants had held a neighborhood meeting and that input was received and implemented where it could be. Councilmember Taylor said he was sensitive to the

residents' concerns and asked if there was discussion for additional signage on the neighborhood streets to have signage for no trucks and received further clarification to the right-in right-out only exits.

Councilmember Wilson asked if they were able to restrict trucks. She noted there were issues access had been blocked in other areas of the City. She felt local signage to restrict large trucks through the neighborhood would be most beneficial.

City Attorney Kevin Thurman advised they can't restrict local deliveries to a home or site, but could restrict passthrough traffic.

City Manager Mark J. Christensen further specified that local deliveries are exempt from standard truck-route bans and observed that large delivery vehicles naturally favor primary access points such as Redwood Road and Pony Express Parkway as they are the easiest route to navigate and the current plan seems to address that. The City could consider options such as directional signage to help manage traffic flow.

Councilmember Barton felt that trucks wouldn't really want to use neighborhood streets. She felt from a public standpoint people would choose to exit onto the main roads, Mezzanine would be more difficult to navigate for most people and trucks.

Public Works Director Lapin advised signs might best be placed at the entrances to the private property something such as no deliveries at this entrance. He noted that it was hard to enforce large trucks in neighborhoods without pulling them over to see if they are making a local delivery to a home or not.

Councilmember Wadman understood the neighbors' concerns and commented on the homes here with short driveways. He appreciates the right-in right-outs and hoped we could strongly encourage trucks to keep to the main roads.

City Manager Mark J. Christensen advised best practice would be that trucks would need to get in and out of the property in the least restrictive way. Maneuvering around and through a parking lot may be more problematic. He felt the east entrance would mainly be used by the local neighborhood headed to one of the pads on the site, not from outside neighborhood traffic.

Applicant Patrick Printz advised that most trucks would be coming in from Redwood Road or the Pony Express Parkway entrances as it would most likely be very problematic for them to go in on Mezzanine where they would have to circle the whole building to maneuver for deliveries. They would help by sharing best practice for deliveries. He clarified that the pick-up zone on the plan was meant for pickup trucks where they would load products for customers. He noted that their intention was to have deliveries during business hours only 1 to 2 times a week, not at night.

Councilmember Taylor asked if they would be amenable to placing signs on their property. Patrick Printz agreed he could on the property they owned.

Motion made by Councilmember Wilson to approve the Amendments for Wander Planned Community, Major Community Plan Amendment #6 and Major Village Plan 2 Amendment #3. Located at the NE corner of Pony Express Parkway and Redwood Rd., with all staff findings and conditions. Adding a request to place signage indicating no commercial traffic allowed in the neighborhood, directing staff to advise on wording, and to be placed by the property owner. Ordinance 26-40 (09-01-26). Seconded by Councilmember Davenport.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman No

Council Member Wilson Yes

Absent: None

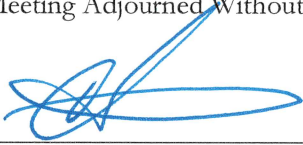
Motion passed 4-1

3. **Council Comments** – No comments were shared.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

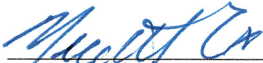
Meeting Adjourned Without Objection at 6:51 p.m. by Mayor Chris Carn.



Mayor Chris Carn

9-15-26

Date



City Recorder

