



MINUTES – City Council Meeting

Tuesday, September 15, 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, Robert Taylor, Lance Wadman, Emma Wilson.

Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Katie Olson, Assistant City Engineer Dan McRae, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Finance Director Chelese Rawlings, Budget Administrator Spencer Quain, Senior Planner David Jellen, Planner II Sam Stout, Fire Chief Kenny Johnson.

Others: Payton Hall, Brian Braathen, Scott Carlson, Tim Jenson, Levi Christiansen, Dan Jenson, Colton Burton.

Excused: Council Member Edon Davenport.

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

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

4. **Public Input**

Payton Hall was requesting an exception to the city's privacy-fence code to make the bottom four feet of their existing fence solid. He explained that the narrow walkway next to the fence has led to repeated incidents of dogs breaking through and people or children reaching through to harass their dogs, creating safety concerns for their young children and family. They are not seeking to replace the entire fence or change the citywide code, but would like to apply for an exemption for their property to provide greater safety and security while maintaining visibility above the solid portion.

REPORTS

1. **Mayor.**

Mayor Carn noted they had attended the ULCT being recognized by them as a second-class city and are able to attend the high growth caucus as well.

2. **City Council.**

Councilmember Barton thanked staff and Civic Events for the great week of service they did last week.

Councilmember Taylor shared about the Jordan River Commission sponsored film, "The Lake" which had a screening at the City offices, and noted what an important asset the lake was to the state.

3. **Administration.**

City Manager Mark J. Christensen noted there may be a conflict with upcoming Oct. Council meetings, and they will need to iron out the dates.

4. **Department Reports: Finance 4th Quarter update.** – council was asked to reach out to the finance dept. if they had any questions.

CONSENT ITEMS

1. **Approval of Minutes: September 1, 2026.**

Motion by Councilmember Barton to approve the item on the Consent Calendar. Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
Absent: Council Member Davenport
Motion passed 4-0

PUBLIC HEARINGS

1. **Budget Amendments for Fiscal Year 2026-2027. Resolution R26-48 (09-15-26).**

Budget/Finance Administrator Spencer Quain presented the amendments. They mainly concerned the Bluffdale update, RAP tax project priorities, and Fleet dept. changes.

Public Hearing open by the Mayor. Receiving no public comments, the Public Hearing was closed by the Mayor.

Councilmember Wilson noted this included defunding a project in the south of the City which was not ready to move forward and that saved about a million dollars in the budget and moving forward a project earlier which also saved money.

Motion made by Councilmember Wilson to approve the Budget Amendment for Fiscal Year 2026-2027. Resolution R26-48 (09-15-26). Seconded by Councilmember Wadman.

Vote:

Council Member Barton Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
Absent: Council Member Davenport
Motion passed 4-0

BUSINESS ITEMS

1. **Preliminary Plat and Site Plan for Redwood Medical, located at 1843 N Redwood Road. Colton Burton as applicant.**

Planner II Sam Stout presented the plans which included 4 lots and 2 commercial buildings. He indicated that the building height for the commercial building proposed on Lot 1 is 30 feet. The building height for the commercial building proposed on Lot 2 is 40 feet with a flag pole on top of the building, not to exceed 45 feet in height. Lot 1 proposed uses included take-out restaurants, medical offices, and retail. He reminded all that although the property is zoned as Mixed-Use, residential uses are not proposed and are prohibited per the Development Agreement that accompanied the rezone to Mixed Use.

Colton Burton was present as applicant to answer any questions. He noted they do not have any tenants yet.

Councilmember Wilson received clarification that these were the only remaining buildings to be completed. She thought the elevations looked nice.

Councilmember Wadman asked if there were traffic concerns turning north on Redwood Road.

Colton Burton responded that it was a right-in right-out only on the east access. They did not anticipate a lot of traffic with these additional buildings. Their traffic study indicated the level of service they have planned.

Motion made by Councilmember Taylor to approve the requested Preliminary Plat and Site Plan for Redwood Medical located at 1843 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Barton.

Vote:

Council Member Barton Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes

Absent: Council Member Davenport

Motion passed 4-0

2. Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home, located at 877 W. Peony Drive. Brayden Allsop as applicant.

Senior Planner David Jellen presented the application, the property is located within Village Plan 2 of the Wildflower Planned Community. The use of the property is designated Type 5 (Commercial) by the Community and Village Plans, and is subject to the regulations of the Community Commercial zoning district.

Mayor Carn wants to make sure the appropriate amount of parking is in City code for this type of building in the future.

Councilmembers Barton and Wilson thanked them for coming, noting it was a need the city had.

Brian Braathen with Wasatch Lawn explained that funeral homes consider expected attendance when planning services, particularly for younger individuals who may have larger attendees. When their facilities are too small to accommodate the anticipated crowd, they work with families to use alternative locations such as schools or churches. They emphasized that ensuring attendees have a positive experience and sufficient space is an important part of their planning process.

Councilmember Taylor requested that if the approaches to this facility may affect parking on Peony drive, that staff take a look at that.

Planning Director Sarah Carroll responded that there is striping on the street and there is no parking on this section of the street frontage.

Motion made by Councilmember Wadman to approve the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Wilson.

Vote:

Council Member Barton **Yes**

Council Member Taylor **Yes**

Council Member Wadman **Yes**

Council Member Wilson **Yes**

Absent: Council Member Davenport

Motion passed 4-0

3. Rezone from Agricultural to R1-9 and Development Agreement for the Andover Property, located NE of Pony Express Parkway and Clark Drive. Scott Carlson as applicant. Ordinance 26-41 (09-15-26).

Planner II Sam Stout explained the property is currently under the agriculture zone and requesting R1-9 which is consistent with the Land Use Map of the General Plan and is low density residential. An additional parcel to the north will be added to this for development and is in the process for annexation approval. He noted an additional condition would need to be added: that the provisions of the Development Agreement related to the annexation will not take effect until the annex is approved by the City and the property is in City limits.

Scott Carlson was present as applicant; he reiterated the small piece was separate and not part of this rezone today. This was the last piece of what they have been working on for many years and will help make the neighborhood contiguous, connecting the road pieces.

Councilmember Wadman received clarification that the connection to Pony Express Parkway was from Clark Drive on the west and would not have its own connection.

Motion made by Councilmember Barton to approve the requested Rezone from Agricultural to R1-9 for the Andover Property, located NE of Pony Express Parkway and Clark Drive. Scott Carlson as applicant, with the findings and conditions in the staff report, and adding a condition that the provisions of the Development Agreement related to the annexation will not take effect until the

annexation is approved by the City and the property is in City limits. Ordinance 26-41 (09-15-26).

Seconded by Councilmember Taylor.

Vote:

Council Member Barton Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Davenport

Motion passed 4-0

4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 regarding Detached Accessory Dwelling Units (DADU). City initiated, citywide. Ordinance 26-42 (09-15-26).

Senior Planner David Jellen presented the amendments which are being made in accordance with recent changes to Utah State Code which requires cities with populations greater than 5,000 residents to permit DADUs including: DADUs are permitted on qualifying single-family lots of 11,000 square feet or larger; and, DADUs may be subject to certain restrictions related to the following: Overall Size; Parking; Design Standards; Rental Restrictions; and, Utility Capacity. In addition to the proposed code amendment reformats the entirety of Chapter 19.20 of Code, including renaming the Chapter Title to “Accessory Dwelling Units (ADUs)”.

The reformatting includes general standards for all ADUs in the City, whether they be internal or detached, and separates specific standards for internal and detached accessory dwelling units. While the City may not impose impact fees on internal ADUs, they may be imposed on detached ADUs.

Mayor Carn reiterated that this change is to come into compliance with State law and that there will be more work to do on it in the next few months.

Councilmember Barton had a concern about height and how it might play out differently across properties, such as whether you had a rambler or two story but on the same size lot.

Councilmember Wadman noted there was quite a number of lots that could qualify under the current standards. He also shared concern about access for emergency services and access to the units.

Councilmember Wilson wondered if there could be a maximum size for the units. She raised concerns about licensing for all ADUs; and places in the city where Detached ADUs would now be allowed, but Internal ADUs would not be based on previous legislation and she would like to explore best practices in those situations.

Councilmember Taylor mentioned possible separate meters for utilities as an option. He shared concerns about how this may impact HOAs who don't currently allow IADUs.

Planning Director Sarah Carroll explained that there were still many questions to bring back as they further review the code; however, guidance currently was to take this through to meet state legislation deadlines and gather more feedback and direction. Staff further advised that some items they will need to explore are capacity of utility systems, engineering, and neighborhood impacts.

City Manager Mark J. Christensen advised that this updated ADU code was written to stay compliant with state law but recognized that there is much ambiguity that will require more work to resolve. He noted that it's uncertain how ADUs interact with existing HOAs and restrictions or how to handle lots that may qualify for one or both, and acknowledged the need to review utility capacities, access and safety questions among other related issues. He reiterated that this is the first step to meet state requirements with the understanding that it will come back to council in the future.

City Attorney Kevin Thurman advised we don't involve ourselves with HOA rules or covenants and restrictions. Those are separate matters and contracts between the HOA and homeowners. However, state law may supersede them as well as with local jurisdictions.

Motion made by Councilmember Taylor to approve Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 regarding Detached Accessory Dwelling Units (DADU). City initiated, citywide, with the findings and conditions in the staff report. Ordinance 26-42 (09-15-26). Seconded by Councilmember Wilson.

Vote:

Council Member Barton Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Davenport

Motion passed 4-0

5. **Council Comments:** - No comments were made.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:50 p.m. by Mayor Chris Carn.



Mayor Chris Carn

___October 6, 2026___
Date



City Recorder

