



MINUTES – City Council Meeting

Tuesday, October 6, 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: 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, Public Works Director/City Engineer Jeremy Lapin, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Librarian Melissa Grygla, Budget Administrator Spencer Quain, Civic Events Coordinator Corrine Prestwich, Civic Event Assistant Rashelle Mousley, Recreation Director Heston Williams, Police Chief Andrew Burton, Officers Cameron Plouzek, Seth Taylor, & Jacob Leavitt.

Others: Youth Council members: Anastasia Bevans, Andrea Snow, Audrey Willden, Autumn Davenport, Avery Robbins, Avery Wyner, Brooklyn Hawkes, Brooklyn Mortenson, Calvin Beck, Clair Stoddard, Disney Lincoln, Eliza Prestwich, Grant Jenson, Jackson Davenport, Mason Richmond, Julia Mundy, Eliza Thais Castaneda, Trey Miller, Zack Wooden; Marty Beaumont, Scott Carlson, Julie King, Joylin Lincoln, Marie Wooden, David Kelly, Chris Riet, Cindy Carpenter, Bradley Gygi, Saylin Butler, Kenley Dunham, Brody John, Jana Butler, Nathan Kelly, Cory Pace
Excused: Council Member Audrey Barton.

2. Moment of Reflection – given by Councilmember Wadman.

3. Pledge of Allegiance – led by Councilmember Davenport.

4. Introduction: of Youth Council and Oath of Office. – The youth were introduced by Civic Events Assistant Rashelle Mousley and given an oath of office by the mayor. They youth council board were invited to join City Council on the dais.

5. Oath of Office: Police Officers Cameron Plouzek, Seth Taylor (unable to attend), & Jacob Leavitt. – The two officers in attendance were introduced by Police Chief Andrew Burton and given an oath of office by the mayor.

6. Public Input:

Ashley Dansie shared her concerns with the recent flooding in the city due to a large storm. She said her home had damage as did other homes around her. She noted she had submitted a GRAMA request and wanted more information to why the flooding happened.

Brian Watson had concerns about the recent flooding also and shared culvert debris measurements he had taken. He felt it had not been maintained enough.

Christie Crawford spoke to the flooding that had occurred at her home. She felt the design of the road and detention basin needed redone and stronger management systems put in place. She also brought up past fires on the mountain that might create further flows into the area.

Wendi Lee Austad spoke to the flooding damage her home had. She noted how devastating it felt to her and the neighbors. She felt it was the city's responsibility to maintain the infrastructure to not inflict damage on residents.

Morgan Humphries felt the City was "overpowered" with multi-family housing. He thought the number of high-density areas to low was out of proportion and higher than past city estimates. He felt we were letting the developers run everything in the city as multi-family made more money than single family. There is not room for "community" to happen.

Public Input was closed by the Mayor – 6:30 pm.

REPORTS

1. **Mayor.** – none.
2. **City Council.** – Councilmember Wilson shared thanks for the fall festival which was well done. Councilmember Davenport noted she and Councilmember Wilson had attended UTA experience day and thought it was very helpful. She also wanted to highlight some of the fall sports and thanked the many parents and family that serve as coaches and have an impact on the youth. Councilmember Wadman noted Camp Williams was a great neighbor to work with and want to help our community.

3. **Administration.**

- Budget Administrator Spencer Quain was invited to give information concerning a grant the City had applied for to expand UTA transit service for Saratoga Springs and Eagle Mountain. This would focus more attention on the point-to-point system, not just going to the front runner station. An example would be a student needing a ride to school which is further than 6 miles away, the current limit.

Mayor Carn noted that it had been utilized well in the city so far. But it had a distance limit with the addition of going to front runner. He advised it only ran between 6am to 9pm.

City Manager Mark J. Christensen indicated that we wanted people to have the opportunity to be able to be used better to get to a job in the city or shopping. The 6-mile limit was very small.

Councilmember Wilson said they had talked to people at the UTA meeting and were hoping for increased partnership and investment in the future.

- Public Works – Mountainland Association of Governments Technical Advisory Committee update.

Public Works Director Lapin advised on capital projects they were working on currently including: Pioneer Crossing Phase One, Pioneer Crossing Phase Two, Pony Express Southbound Right-Turn Lane at Pony Express, Pony Express and Saratoga Road Widening and Paving, Villages Parkway and Redwood Road Traffic Signal, Crossroads and East Commerce Protected Left-Turn Signal, Pony Express Completion Project, and the Jordan River Trail Crossing East of Market Street.

Public Works Director Lapin shared that MAG is finalizing its long-range regional transportation plan in coordination with UDOT, including proposed I-15 widening, 2100 North improvements, and extending the Mountain View Corridor to Eagle Mountain. Additional workshops and public open houses are expected through November, followed by a public comment period, with the plan

anticipated to be finalized in June 2027. The update also highlighted the city's continued success in securing local transportation funding, totaling over \$100 million in the past 10 years for projects such as Foothill Boulevard and multiple phases of Pony Express.

Councilmember Wadman had questions about flex lanes on pioneer. Public Works Director Lapin responded that his information was that it would be completed in the next 30-60 days. He noted there would always be a turn lane buffer between east and west lanes.

Councilmember Taylor felt people would be pleasantly surprised at the ease to understand the lanes with the lights.

4. **Department Reports: Library, Recreation, Public Relations/Community Outreach.** – included in the staff packet.

***Business Item 1 was moved forward in the meeting.**

1. **General Plan Amendment from Business Park to Regional Commercial and Light Industrial, Rezone from Agricultural to Regional Commercial and Light Industrial, and Development Agreement for the Spring Heights II Development. Located at 2300 N. Redwood Road. Marty Beaumont with St. John Properties as applicant. Ordinance 26-46 (10-06-26).**

Senior Planner Austin Roy gave a summary of the request. The proposal would allow for a commercial development which would consist of a combination of office, retail, and flex buildings. Staff finds that the proposed uses are currently allowed with Spring Heights I and that by permitting them in Spring Heights II it would create consistency across the two projects. He reviewed some details of the Development Agreement, that overhead power lines along Redwood Road were to be buried, the canal to be piped and buried, and a trail to be installed along the western frontage and run the length.

Marty Beaumont was present as applicant.

Mayor Carn received a few examples of businesses that would be categorized as “retail specialty” such as an automotive parts store.

Councilmember Davenport noted that a Planning Commission concern had been building height and asked for that to be addressed.

Mr. Beaumont discussed several site challenges, including a significant elevation change and a canal running through the middle of the property. Solutions might include a retaining walls and tiered grading to address the elevation differences, as well as piping the canal. The proposal included excavating approximately 15 feet below the existing grade to reduce the site elevation. The flex buildings were planned to have a total height of 24 feet, and those buildings would not be built at the same grade as nearby residential areas, but at the new grade after 15' excavation had occurred.

In response to Councilmember Wilson query on permitted used and business model, Mr. Beaumont explained they were privately owned and did not typically find tenants before construction of the buildings. They typically constructed “spec” buildings based on what they anticipated might be coming to an area.

Councilmember Taylor noted the allowed building height in the zone was 40 feet, and questioned that the applicant could change their minds and build something taller than the proposed 24-foot building. He shared that he also had a concern that light manufacturing could go there and create noise for the residents to the west. He received clarification from City Attorney Kevin Thurman

that a provision differing from the code could be included into the Development Agreement provided it was properly noticed and all required public processes were followed.

Councilmember Wadman asked if height was addressed in the Development Agreement, and received information from Senior Planner Austin Roy that it did not address height.

Councilmember Davenport noted that the current zone of Business Park allowed a maximum height of 75 feet, and the proposed rezone would reduce the maximum allowable height by 35 feet, and would also provide greater setback requirements. She felt these were both positive things. Councilmember Wilson appreciated the addition of the office space.

Motion made by Councilmember Davenport to approve the requested Rezone, General Plan Amendment, and Development Agreement for Spring Heights II, located at approximately 2300 N. Redwood Road, with the Findings and Conditions in the Staff Report. Ordinance 26-46 (10-06-26). Seconded by Councilmember Taylor.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Barton

Motion passed 4-0

PUBLIC HEARINGS

1. **Amendment to the City of Saratoga Springs' Annexation Policy Plan and Expansion Area Map. Ordinance 26-43 (10-06-26).**

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

Planner II Sam Stout introduced the item, noting the amendment was needed to include the small annexation for the Andover Development. One unincorporated land parcel (13:028:0066) is proposed to be added to the City's Annexation Policy Plan.

Motion made by Councilmember Taylor to approve the requested Annexation Policy Plan and Expansion Area Map Amendment with the Findings and Conditions in the Staff Report. Ordinance 26-43 (10-06-26). Seconded by Councilmember Wilson.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

2. **Vacation of rights-of-way and storm drain easements in the Fox Hollow N4 Development. Ordinance 26-49 (10-06-26).**

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

Senior Planner Austin Roy gave a summary of the request. This would vacate easements that are no longer needed, other easements identified in the approved construction drawing would replace these to better serve the needs of the area.

Motion made by Councilmember Davenport to approve the Vacation of rights-of-way and storm drain easements in the Fox Hollow N4 Development with the Findings and Conditions in the Staff Report. Ordinance 26-49 (10-06-26). Seconded by Councilmember Wadman.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

3. Adopting an Amended Storm Drainage Impact Fee Facilities Plan, Amended Impact Fee Analysis, and Amended Facilities Impact Fee. Ordinance 26-44 (10-06-26).

Public Works Director Jeremy Lapin introduced the update which would amend the Storm Drain impact fees slightly below inflation costs.

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

Mayor Carn received clarification that this would amend the impact fees paid by the developer upon recording a new plat.

Councilmember Wilson expressed gratitude for the City's efforts to monitor development impacts and ensure that associated costs are accurately accounted for to keep costs down for the residents.

Motion made by Councilmember Wilson to approve the amended Storm Drainage Impact Fee Facilities Plan, amended Impact Fee Analysis, and amended Facilities Impact Fee with the Findings and Conditions in the Staff Report. Ordinance 26-44 (10-06-26). Seconded by Councilmember Davenport.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

CONSENT ITEMS

- 1. Approval Intent to Annex Andover Property located approximately NW of 1314 E Livi Lane. Scott Carlson as applicant. Resolution R26-50 (10-06-26).**
- 2. General Plan Amendment from Low Density Residential to Institutional/Civic, and Rezone from Planned Community to Institutional/Civic for the Saratoga Springs Senior Seminary. Located NW of the New ASD High School, Bradley Gygi as applicant. Ordinance 26-45 (10-06-26).**
- 3. Amendment to Bluffdale Police Services Contract. Resolution R26-51 (26-10-06).**
- 4. Approval of Minutes: September 15, 2026.**

Motion by Councilmember Wadman to approve the items on the Consent Calendar.
Seconded by Councilmember Taylor.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

BUSINESS ITEMS

***Business Item 1 was moved forward in the meeting.**

- 1. *General Plan Amendment from Business Park to Regional Commercial and Light Industrial, Rezone from Agricultural to Regional Commercial and Light Industrial, and Development Agreement for the Spring Heights II Development. Located at 2300 N. Redwood Road. Marty Beaumont with St. John Properties as applicant. Ordinance 26-46 (10-06-26). (see item above.)**
- 2. Amendments to Title 19, Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations - Fencing for Public Utilities, located at West Village Parkway Parcel 59:011:0083. Corey Pace as applicant. Ordinance 26-47 (10-06-26).**
Planning Director Sarah Carroll presented the item. The requested code amendment is to modify the language in Section 19.05.16 to allow public utilities to have a wall or fence that has a maximum height of ten (10) feet. Current code allows a maximum height of eight (8) feet for public and private utilities. She noted the applicant had two condition options for 8 or 10 feet.

Councilmember Davenport asked the applicant to address the advantage of a 10-foot wall or fence.

Nathan Kelly, Structural Engineer with PacifiCorp, was present as applicant. He noted that North American Electric Reliability Corporation (NERC) standards took precedence over other applicable standards, including local requirements. He noted that fences must meet minimum height and security requirements, with current options including a 7-foot chain-link fence topped with 1 foot of barbed wire or a 10-foot precast concrete wall. The concrete wall is typically used when screening the substation from nearby residents is preferred, while fence openings and setbacks can affect the overall substation design. He explained height is also dictated by pre-cast fence companies. If they were to do chain-link it would have the barbed wire on top. They prefer the pre-cast without barbed wire which would be 10 ft, it has to be high enough to deter people climbing over. Nathan advised it was more desired by the residents to have the pre-cast fencing.

Staff advised the language of this was intended specifically for utility sites.

Councilmember Wilson expressed her preference for concrete fencing for screening also.

Motion made by Councilmember Wilson to approve the Amendments to Title 19, Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations - Fencing for Public Utilities, located at West Village Parkway Parcel 59:011:0083 with the findings and conditions in the staff report and choosing Option B (The maximum height of a utility fence or wall shall be ten (10) feet. All utility fences and walls shall be designed to be compatible with the character and appearance of the surrounding neighborhood. Notwithstanding the foregoing, a greater fence or wall height shall be permitted to the extent required by applicable state or federal law, regulation, or other

governmental requirement.), Ordinance 26-47 (10-06-26). Seconded by Councilmember Taylor.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

3. Site Plan for Rocky Mountain Power Jumpers Substation, located at West Village Parkway, Parcel 59:011:0083. Corey Pace as applicant.

Planning Director Sarah Carroll apprised council of the application. The parcel is approximately 5.25 acres; however, only 0.89 acres (39,094.3 square feet) will be fenced and used for the substation. The site is located more than 400 feet from nearby homes and is adjacent to the future Mountain View Corridor pathway. No buildings are proposed as part of the development. Improvements will consist of the substation equipment, perimeter wall, and access gate.

Councilmember Taylor had questions on lighting plans, security or evening work, and what the gate material would be.

The applicant responded there would be no lights, but would possibly have security cameras. He noted the gate was planned to be chain link.

Motion made by Councilmember Taylor to approve the Site Plan for Rocky Mountain Power Jumpers Substation, located at West Village Parkway, Parcel 59:011:0083. Seconded by Councilmember Wilson.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

4. Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North Redwood Road. Thomas Lehnardt as applicant.

Planning Director Sarah Carroll presented the item for one commercial building for a sit-down restaurant. The proposed site plan complies with all landscaping, lighting, site, parking, and architectural requirements.

Thomas Lehnardt was present as applicant for this and following item.

Motion made by Councilmember Wadman to approve the requested Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Davenport.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

5. Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421 West Lake Drive. Thomas Lehnardt as applicant.

Planning Director Sarah Carroll presented the item, advising that it is for one commercial multi-tenant building with up to six spaces. The proposed site plan complies with all landscaping, lighting, site, parking, and architectural requirements and shall comply with the fencing requirements.

Councilmember Wilson received clarification on the internal road plan to the development. And that there was no application to the east of that.

Motion made by Councilmember Taylor to approve the requested Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421 West Lake Drive, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Wadman.

Vote:

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 4-0

6. Amendments to City Code, Title 11 - Chapter 11.02 – Public Property Regulations, restricting one-person aircraft. Ordinance 26-48 (10-06-26).

City Attorney Kevin Thurman explained that due to the City's proximity to the lake, City parks and open spaces experience a significant amount of recreational activity, including the use of one-person aircraft such as paramotors and paratrikes. While the City recognizes the recreational value of these activities, it must also ensure the safety of all park and open space users. Accordingly, the City believes that the most effective means of addressing these safety concerns is to prohibit the operation of these aircraft from City-owned property.

Mayor Carn noted that many of the aircraft he sees are designed for two persons. He would like to bring back an amendment that would encompass the larger aircrafts and noted those that use these types of vehicles would need to find elsewhere to recreate.

Councilmember Taylor had problems with the city regulating this, he understood potential liability issues; however, was not in favor of curtailing recreation. He felt the city's position might be overstated. Someone could break a leg playing soccer. He said on top of that, we have an RC park nearby that could crash and cause issues as well, he does not necessarily want to ban it. There are federal regulations that we can refer to if needed.

Councilmember Davenport had a question about insurance on something like this versus recreation programs.

City Manager Mark J. Christensen advised The city's insurance provider recommends prohibiting parachutists, paragliders, and similar aircraft from landing on city-owned property due to potential liability risks. Recent activity has included landings near City Hall and on school property, though the proposed restriction would apply only to city properties. The policy would provide an additional layer of protection against claims involving injuries or property damage. He cited an incident shared from the insurance company which resulted in approximately \$100,000 in liability for another city.

City Attorney Kevin Thurman advised to the different legalities of waivers and related. He noted as a legislative decision they will have to weigh the difference between the risks involved. He noted the City has other agreements in place with the RC park clubs to mitigate that risk.

Councilmember Taylor didn't want to ban something just because of a perceived risk, feeling there was more to discuss before a vote.

Emma Wilson asked about associated fines and also asked if we have provisions for emergency situations.

City Attorney Kevin Thurman answered this would be a code enforcement issue, not a criminal citation. He advised Council could add language for something such as emergencies or other permitted uses and staff can research and respond.

Councilmember Wadman noted he considered skimming and related actions to be reckless.

Motion made by Councilmember Wadman to table the item for Amendments to City Code, Title 11 - Chapter 11.02 – Public Property Regulations, restricting one-person aircraft. Ordinance 26-48 (10-06-26), and assign 2 council members to work with staff on wording to be brought back at a later date. Seconded by Councilmember Wilson.

Councilmembers Wilson and Taylor were assigned by Mayor Carn to work with legal on code changes.

Vote:

Council Member Davenport Yes

Council Member Taylor No

Council Member Wadman Yes

Council Member Wilson Yes

Absent: Council Member Audrey Burton

Motion passed 3-1

7. Council Comments:

Councilmember Wadman asked where the ADU code changes were. Staff responded it was being worked on as well as a few others.

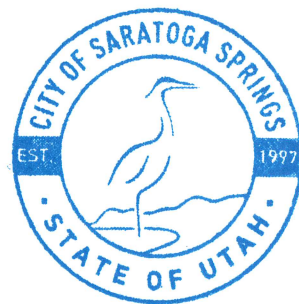
WORK SESSION

- 1. Cemetery Policy Update. – Item postponed until a later date.**

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

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

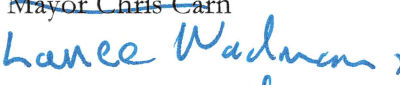




Mayor Chris Carn

10.20.2026

Date



Lance Wadman, Pro Tempore



City Recorder Wendy L. Wells