



MINUTES – City Council Meeting

Tuesday, January 20, 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, Lance Wadman, Emma Wilson, Rob Taylor. Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, PR Manager AnnElise Harrison, Senior/Long Range Planner Tippe Morlan, Budget Administrator Spencer Quain, Economic Development Director Doug Meldrum, Senior Planner David Jellen, Planner II Kendal Black, Deputy Recorder Heather Washburn, Public Works Director Jeremy Lapin, Police Chief Andy Burton, Civic Events Coordinator Corrine Prestwich.

Others: Cate Hall, Bill Hall, Tate S., Taylor S., Bryce Christensen, Jean Paul Wardy.

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

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

4. **Presentation** –

Mayor Carn asked Councilmember Wilson to read the proclamation made in Resolution No. R25-63 (11-18-25) which emphasized the City's pledge to volunteerism.

Cate Hall and Bill Hall, JustServe specialists for the City of Saratoga Springs, thanked Councilmember Wilson for reading the proclamation and presented the City with a certificate honoring the City's commitment to volunteerism.

5. **Recognition: Outgoing Planning Commissioners Charlie Carn and Jack Mangum** – Mayor Carn commented that the Recognition Ceremony would be moved to a future meeting.

6. **Public Input** – No public input was given.

REPORTS

1. **Mayor:** Mayor Carn discussed the successful annual workshop, meetings, and highlighted the appointment of Edon Davenport as a Council Member.
2. **City Council:** Councilmember Wilson reported attending a recent library board meeting and noted a significant increase in new library card signups during the library's first week.
3. **Administration:** City Manager Mark Christensen thanked the mayor for his comments on the workshop, noted the experience of working with the new council, and advised that a closed session was needed.
4. **Department Reports:** Civic Events Coordinator Corrine Prestwich gave a presentation and reported that a total of 121,692 participants took part in civic events for 2025. She discussed the impact of community unity. She noted that 28 Youth Council members were scheduled to attend the legislature that year, demonstrating program growth. She reported that the Youth Theater program had doubled. She presented a list of events planned for 2026. At Councilmember Wadman's request, she shared that the participant total reflected an increase of approximately 20,000 participants from the prior year.

CONSENT ITEMS

1. **Resolution R26-06 (01-20-26) Appointing Audrey Barton to the Utah Lake Authority Board, with Robert Taylor as alternate.**

2. Approval of Minutes: January 6, 2026; January 7, 2026; & January 9 – 10, 2026.

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

Vote:

<u>Council Member Barton</u>	Yes
<u>Council Member Davenport</u>	Yes
<u>Council Member Taylor</u>	Yes
<u>Council Member Wadman</u>	Yes
<u>Council Member Wilson</u>	Yes

No: None.

Absent: None.

Motion passed 5-0

PUBLIC HEARINGS

1. **Fiscal Year 2025-2026 Budget Amendment. Resolution R26-04 (01-20-26).**

Budget Administrator Spencer Quain reviewed the third budget amendment for the fiscal year and highlighted key items, including a request to convert a part-time victim's advocate position to a part-time records clerk position, and a request for a new battalion chief within the fire department. He explained that many of the amendments were bookkeeping entries related to depreciation adjustments, as well as adjustments to public works project budgets based on completed projects and updated cost information midway through the year.

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

Motion made by Councilmember Wadman to approve the Fiscal Year 2025-2026 Budget Amendment. Resolution R26-04 (01-20-26). Seconded by Councilmember Wilson.

Vote:

<u>Council Member Barton</u>	Yes
<u>Council Member Davenport</u>	Yes
<u>Council Member Taylor</u>	Yes
<u>Council Member Wadman</u>	Yes
<u>Council Member Wilson</u>	Yes

No: None.

Absent: None.

Motion passed 5-0

BUSINESS ITEMS

1. **Major Site Plan Amendment for Walmart EV Charging Station. Located at 136 West Crossroads Boulevard, Meaghan Farrell as applicant.**

Planner II Kendal Black provided an overview of the item, explaining the amendment would allow for adding electric vehicle chargers to the west side of the parking lot. The plan would remove six parking stalls but maintain the required number and comply with all applicable codes. Black noted that the chargers and associated electrical equipment would be fenced and landscaped, including a relocated tree and landscaping buffers to minimize visibility, and explained that the site plan required council approval because the amendment would change the total number of parking stalls.

Bryce Christensen, on behalf of Walmart's design team, reported that four new dual-port DC fast chargers were planned, serving eight electric vehicle stalls. He noted that their team and Staff were working to meet required screening and landscaping codes and explained that the chargers would be state-of-the-art, accessible through the Walmart app, and serve as an added amenity for the community and visitors.

Councilmember Barton confirmed with the applicant that the customers pay for charging through the app.

Councilmember Wadman received clarification that project initially removed 14 parking stalls and that 8 stalls would remain after the redesign. He said that the stalls were made wider for user convenience and accessibility, including an accessible path of travel to the front of the Walmart building. It was confirmed that employees from neighboring businesses did not typically park in that area.

Councilmember Wilson observed that many of the stalls were often empty.

City Manager Mark Christensen explained that a shared parking agreement existed between Walmart and the surrounding businesses and was recorded with the property owners.

Councilmember Taylor noted concerns regarding the landscaping plan. He observed that one of the proposed replacement trees on the northwest side would be located where trees already exist and suggested that an alternative location should be considered to meet tree replacement requirements, indicating that the current plan appeared inaccurate.

Councilmember Davenport received clarification that the Development Review Committee (DRC) portion of the application was left blank because the applicant had not yet met with Planning for DRC prior to submitting the application. She asked if the applicant planned to mitigate construction impacts to neighboring businesses.

Bryce Christensen explained that during construction, the store manager planned to work with adjacent businesses as needed. He said the construction area was to be fully contained and screened to keep the public out and protected, and that the construction period was expected to be 6 weeks. He said that coordination had occurred with Rocky Mountain Power in advance to schedule work in a way that could overlap and limit the construction timeline.

Councilmember Davenport requested more information on other projects they have done.

Bryce Christensen explained that Walmart was implementing a nationwide electric vehicle charging network and that his firm was a preferred consultant assisting with that effort. He said the proposed project in the City of Saratoga Springs was similar in scope to other projects underway nationwide and was intended to provide reliable electric vehicle charging for customers.

Councilmember Wilson thanked the applicant for bringing EV charging stations to the City.

Motion made by Councilmember Barton to approve Major Site Plan Amendment for Walmart EV Charging Station. Located at 136 West Crossroads Boulevard, Meaghan Farrell as applicant, with any Staff Findings and Conditions. Seconded by Councilmember Taylor.

Vote:

<u>Council Member Barton</u>	<u>Yes</u>
<u>Council Member Davenport</u>	<u>Yes</u>
<u>Council Member Taylor</u>	<u>Yes</u>
<u>Council Member Wadman</u>	<u>Yes</u>
<u>Council Member Wilson</u>	<u>Yes</u>

No: None.

Absent: None.

Motion passed 5-0

2. Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, Austin Cooper-JDH Development as applicant.

Senior Planner David Jellen explained that the site plan was largely compliant with code, with several conditions of approval identified in the staff report. He reviewed conditions related to drive aisle widths, site interconnection, and landscaping, noting that the applicant intended to meet code requirements. He further explained that the proposed building elevations and materials were consistent with existing development on the site.

Councilmember Davenport asked whether the 25,000-square-foot indoor recreation space would be a single use or subdivided into multiple units.

Senior Planner David Jellen explained that the floor plan could allow up to six units, but it was anticipated that one or two users would occupy the space, similar to the adjacent building. Mayor Carn confirmed that the flexibility allows for the building to be subdivided into six units in the future if the current user vacated.

Councilmember Taylor received clarification that the maximum amount is six units.

Councilmember Wadman asked whether any parking issues had been observed for the building to the east, noting that the building contained two vendors, including one larger tenant. He also inquired about whether the parking to the north would impact future development.

Senior Planner David Jellen responded that neither tenant had opened to the public, so parking impacts had not yet been observed, and noted that circulation concerns were related to that uncertainty. David showed an exhibit in the presentation, noting that parking section would not impact future development.

Councilmember Wilson inquired whether the developer was the same as the one for the adjacent Inspire Sports complex, whether a third phase was planned, whether the buildings were intended for recreational use, and whether the applicant knew the identity of the tenant.

Senior Planner David Jellen confirmed the site is all under single ownership and explained that the conceptual site plan showed future buildings north and south of the current building and that the applicant had not indicated whether they would be developed as one phase or multiple phases. He explained that the property was zoned regional commercial and that uses included a mix of strip retail, restaurants, and larger buildings intended for users requiring more space. He confirmed that the applicant had interested parties, but that no one had been officially confirmed.

Councilmember Taylor confirmed with Staff that a parking exhibit shown in the presentation was conceptual.

Motion made by Councilmember Taylor to approve Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, Austin Cooper-JDH Development as applicant, with any Staff Findings and Conditions. 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

3. Contract award for new pedestrian crossing at 400 S (Patriot Park) project. Resolution R26-05 (01-20-26).

Public Works Director Jeremy Lapin provided an overview of the item as the final step in a multi-step process. He said that traffic studies had been conducted the previous year with area residents to determine whether a crossing was warranted, and that the council had directed staff to return for final authorization before expending funds. He reported that the project was estimated to cost approximately \$85,000, including \$60,000 for construction and \$20,000 for in-house flashing beacon signs. He further explained that the project followed recently updated traffic-calming policy criteria, which prioritize midblock crossings at regionally significant trails or destinations. He added that the project would include curb pullouts on both sides of the road to enhance safety and noted that work would begin following council approval.

Mayor Carn provided background, noting that the council had approved the project the previous year and that traffic studies were conducted both in the summer and during the school year.

Councilmember Wilson expressed appreciation for the project and the cost-saving efforts of those involved. She mentioned that the project was estimated to be half of the originally intended cost.

Councilmember Wadman explained to those in attendance that many people request crosswalks and emphasized that the project followed an established process.

Motion made by Councilmember Barton to approve Contract award for new pedestrian crossing at 400 S (Patriot Park) project. Resolution R26-05 (01-20-26). 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

WORK SESSION

1. CenterCal Downtown conceptual plan review.

Economic Development Director Doug Meldrum introduced Jordan Petersen with Landmark Design and Jean Paul Wardy with CenterCal.

Jean Paul Wardy gave an overview of the presentation and discussed prior and current projects. He emphasized their commitment to long-term quality, discussed community and city financial benefits, and provided several case studies.

The Council, Staff, and CenterCal representatives discussed:

- Project density and Residential unit square footage
- Residential units in Phase I and II and how they relate to building parking structures
- Park area allocation, dedication credits, park sizing, event space, outdoor seating
- Differences between the original concept and the current concept
- Concerns regarding open space sizes
- Sidewalk sizes of 18 feet
- Community feedback options
- How the canal and retention pond factor into the project
- Potential timelines and tenants
- Traffic and road capacity
- Financial milestones for moving to Phase II
- Public activities in prior projects
- Medical Dr. and Market Street
- Freeway access, on-ramps and off-ramps, for the project
- Existing Residential connections
- Potential light rail and BRT lines
- Tenant timelines and LOI commitments prior to groundbreaking

CLOSED MEETING –

Motion 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 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

A short break was taken.

Meeting commenced at 7:50 p.m.

Present: Mayor Carn, Council Members Audrey Barton, Lance Wadman, Edon Davenport, Emma Watson, Rob Taylor, City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, Police Chief Andy Burton, Public Works Director Jeremy Lapin, Deputy Recorder Heather Washburn.

Closed Meeting ended at 9:20 p.m.

ADJOURNMENT

Meeting Adjourned Without Objection at 9:22 p.m. by Mayor Chris Carn.



Mayor Chris Carn

2-3-2026

Date



Deputy Recorder

