

3 Spencer Kyle replied that the base rate is set up so we can make the fixed costs of our expenses. It's just
4 looking at what it is today. Infrastructure is paid through impact fees. This is just paying for fixed costs,
5 bond payments, salaries, vehicles, gas... as the City grows our fixed costs get spread a little bit. This is
6 based on the assumptions that 65% of residential space is irrigate-able but they also changed it so parks
7 and HOA's get charged 90% because it's a little more water intensive.

3 Councilwoman Call said with the knowledge that it could go down then we need to reevaluate it. It may need
4 to be two months or something shorter.

5 Spencer Kyle said staff recommendation would be to not make the penalty very high except on the extreme
6 end.

7 Mark Christensen noted if every one used 100% this is a revenue model but we are not looking for that,
8 people are not doing that, they are vastly exceeding that.

9 Spencer Kyle noted that extra money would probably go towards building new tanks for the demand.

0 Councilman McOmber thinks we need to protect the city from us and future councils using that money.

1 Councilwoman Call would be ok with the tiered approach and reevaluate in a few months.

2 Spencer Kyle asked what do you think the cut off points should be, do we want something at less than 100%?

3 Mark Christensen changed some numbers and noted the amount we are putting in the base is negligible. (at
4 \$0.18) So it's nearly impossible to give a credit unless you drop the base rate.

5 Councilwoman Call asked what the billing system had the capability to do, could we discount the base rate if
6 someone underuses the water.

7 Debbie Elm noted we could not.

8 Councilman Willden suggested to not lowering the base rate until we have more data and know how people
9 behave.

0 Mayor Miller and Councilman McOmber wondered if we lowered the base rate then what would the price
1 per 1000 gallons need to be to equal the allotment.

2 Spencer Kyle knows that at \$88 and \$0.18 cents we are neutral, if we drop it to 75 then what does the base
3 need to be to be even. So much is on the base rate it doesn't give much of an enticement.

4 Council felt it would be good to lower the base rate and raise the per 1000 rate.

5 Councilman McOmber said then when people don't use as much, when they get their bill it will be less.

6 Mark Christensen commented that we don't want to create a rate that will make a windfall. We still have
7 some people who we have installed a meter for but they haven't seen any use numbers yet.

8 Spencer Kyle noted that at the last meeting we were told to start in April and cap it at 150%.

9 Councilman McOmber said for two months it's the base rate you have always paid but show them what it
0 would have been based on their meter read.

1 Councilwoman Call asked could it record on their bill what the actual is and show what it would have been.

2 Debbie Elms said it could only show what they were being billed for.

3 Mark Christensen said we could build tables and they could compare their usage to it on the website or
4 newsletter.

5 Councilman Willden thought we needed to place a cap that gives staff the ability to waive excessive fees
6 unless it exceeds two months, if they come in to the city.

7 Spencer Kyle commented that we will come back with some recommendations on these policies. Should we
8 have a lower tier for less than 100%.

9 Councilman McOmber indicated yes lower, even though it is pennies, it sends a message.

0 Council thought to start at 75% and tried different numbers in the table.

1 Spencer Kyle said if we are trying to conserve his recommendation was to be a little more aggressive
2 because the numbers only changed a little bit, not much of a penalty.

3 Councilwoman Call thinks the goal needs to be to get the base rate down.

4 Mark Christensen added to continue to adjust the base based on usage.

5 Councilman Willden noted that we need more data to make the decision.

6 Spencer Kyle noted that a lot of cities are following what we are doing.

7 Mayor Miller thought we could tie the change over to the fiscal year at July 1st and that gives people a few
8 months to adjust.

9 Mark Christensen thought we could put something on the website so people could see what their numbers
0 are, take their acreage and their usage and plug it in.

5 Councilwoman Baertsch thought realistically unless they get a separate mailer or flier, people don't really
7 read the bill, or electronic bill, and may not see the note.

3 Mark Christensen summed up that the consensus is to start with the fiscal year and do some education
9 meantime.

0 Councilman Willden would suggest training for anyone that answers the phone so everyone gets the same
1 answers.

2 Spencer Kyle indicated that they would put a flier together and a script and come back to a meeting on the
3 31st with recommendations.

4 Mark Christensen wants to be cognizant of the one person that gets an extreme circumstance. We will draft a
5 policy to clarify something like that.
5

7 **2. Discussion of the Benches Park.**

3 Mark Edwards showed options for the park, one with a ball field, and without. It will also finish up some
9 open spaces. They plan on two rail fences and homeowners can upgrade if wanted and pay the
0 difference.

1 Lars Anderson was present for the design consultants.

2 Councilman McOmber wanted people to understand that without a ball field it will be wild grass, not
3 manicured. He is in favor of keeping the field because it is a city park; these people had the opportunity
4 to look at the city plans.

5 Mark Christensen noted they had done something similar above on Rocky Ridge.

5 Mark Edwards noted if it was a ball field they would be hitting up the field as it was on a slope.

7 Mark Christensen asked how much we could afford.

3 Lars Anderson noted it is 6.2 acres; it will be a stretch to get as far as the ball field and playground with the
9 budget.

0 Councilwoman Baertsch we talked about if we were to put baseball here we would want to protect neighbors
1 and cars from balls.

2 Councilman McOmber doesn't think it would be much of a problem.

3 Councilwoman Baertsch commented that mostly it's going to be used by little kids for practices. Even when
4 we get a big complex we need smaller fields that are a support as practice fields. There are a few at
5 schools but they are difficult and expensive to schedule for actual games. She gets that residents don't
5 want people coming in to their neighborhood but the regional park and its soccer field will bring in
7 traffic anyway.

3 Councilwoman Call would be of the opinion that we bid it out with the field and without and in phases and
9 put all the options and bring it back for discussion.

0 Mark Christensen asked what do we fence it with, do we need to discuss chain-link for sports areas or is it
1 alright for a back stop. Council felt it was not a fence it was inside the lot line and used as a back stop.

2 Councilman McOmber noted again that without the ball field he wants to make it native grass.

3 Mark Edwards asked if they wanted to consider a name for this park.

4 Council suggested Regal Park.
5

5 **3. Agenda Review: - not discussed**

7 a. Discussion of current City Council agenda staff questions.

3 b. Discussion of future City Council policy and work session agenda items.
9

0 **4. Reports: - not discussed**

1 a. Mayor.

2 b. City Council.

3 c. Administration communication with Council.

4 d. Staff updates: inquires, applications and approvals.
5

5 **Adjourn to Policy Session 7:00**

7
3

March 31, 2015

Date of Approval



Lori Yates, City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, Darcey Williams

Others: Chris Porter, Jill Derington, Jennifer Klingonsmith, Lance Nelsen, Lindsay Gadd, Darin Peirce,

Daniel Schmidt, David Fritch, Tate Hertzler, Chandler Hertzler, Ryan Seely, Riley Perkins, Brent

Bosley, Kenny Thurman, Chandler North, Jason Cook, Lyndi Vance, Colleen Hazen, Addison Webster

Call to Order 7:04 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilman McOmber

Pledge of Allegiance - led by Officer Ferre

Public Input - Opened by Mayor Miller

Darin Peirce, president of Utah Valley Aeromodelers club spoke. Since 1987 they have called the Jordan River model park their home. They are extremely proud of the park and have put many of their own dollars and work to make it a great field; they look forward to working with Saratoga Springs and hope Saratoga Springs will be proud of the asset.

Ryan Seely spoke in regards to utility rates and he would like to know what the City Council is doing to try and keep the rates lower. He feels the rates have doubled in the last 7 years. He is also concerned with Vasa fitness business as there is already not parking in the area. His concern is not the business coming in but taking in to account the parking.

David Fritch wondered if there were any plans to put any lights at the basketball courts at Neptune Park. It's a concern mainly in early fall and spring when it gets dark early.

Public Input - Closed by Mayor Miller

Introductions

- Saratoga Springs Royalty – Darcey Williams introduced the newly crowned royalty for 2015, because of a conflict with commitment it was necessary to crown a new Miss Saratoga and 1st and 2nd attendants. Miss Saratoga Springs Audrey Graham, 1st Attendant Shayla Woffinden and 2nd attendant Ivy Vance.
- Darcey Williams also introduced Nicolette Fike as the recipient of the Spirit of Saratoga award for this year.

Policy Items

1. Consent Calendar:

- a. Award of Contract for the Construction of Riverside and Market Street.**
- b. Award of Bid for the Market Street and Riverside Road material testing services.**
- c. Award of Bid for the Harbor Park secondary water well drilling.**

- 1 d. Resolution R15-7 (3-17-15): A Resolution of the City Council of the City of Saratoga Springs, Utah,
2 regarding the Temporary Appointment of Justice Court Judges.
3 e. Consideration and Possible Approval of Road Dedication Plats for Riverside and Market Street.
4 f. Consideration and Possible Approval of Road Dedication Plat for The Village of Fox Hollow
5 Neighborhood 6-1, 6-2, road.
6 g. Consideration and Possible Approval to Amend the Bluffdale Police Department
7 i. Resolution R15-11 (3-17-15): A Resolution of the City Council of the City of Saratoga Springs
8 City, Utah adopting revisions to the Police Services Contract with Bluffdale City.
9 h. Consideration and Possible Approval to Revise the City of Saratoga Springs Personnel Policies and
0 Procedures Manual.
1 i. Resolution R15-12 (3-17-15): A Resolution of the City of Saratoga Springs, Utah adopting a
2 revision to the Personnel Policies and Procedures Manual and establishing an effective date.
3 i. Consideration and Possible Approval for the support and appointment of the Chief of Police as a
4 member of the Salt Lake Area Valley Police Alliance.
5 i. Resolution R15-13 (3-17-15): A resolution supporting the Chief of Police as a member of the Salt
6 Lake Area Valley Police Alliance.
7 j. Minutes:
8 i. March 3, 2015.

9 Councilwoman Call shared some changes for the minutes.

1 Councilman McOmber would like to have a discussion on a. (b. and e.) and the various traffic calming
2 options.

3 Councilwoman Call had a question on g. the resolution on Bluffdale contract, it's limited to fiscal year, but
4 how do we handle overtime.

5 Chief Burton said there is a separate line for overtime and they are talking to Bluffdale about increasing
6 overtime for the next year's contract.

7 Councilwoman Call commented on d. she wants to thank Kevin for incorporating the changes she requested.
8
9

0 **Motion made by Councilwoman Baertsch to approve consent calendar items: c. Award of Bid for the**
1 **Harbor Park secondary water well drilling, including the base bid and exploratory costs to**
2 **Grimshaw Drilling for the amount of \$919,200; d. Resolution R15-7 (3-17-15): A Resolution of the**
3 **City Council of the City of Saratoga Springs, Utah, regarding the Temporary Appointment of**
4 **Justice Court Judges; f. Approval of Road Dedication Plat for The Village of Fox Hollow**
5 **Neighborhood 6-1, 6-2, road; g. Approval to Amend the Bluffdale Police Department contract and**
6 **Resolution R15-11 (3-17-15): adopting revisions to the Police Services Contract with Bluffdale**
7 **City; h. Approval to Revise the City of Saratoga Springs Personnel Policies and Procedures**
8 **Manual and Resolution R15-12 (3-17-15): A Resolution of the City of Saratoga Springs, Utah**
9 **adopting a revision to the Personnel Policies and Procedures Manual and establishing an effective**
0 **date; i. Approval for the support and appointment of the Chief of Police as a member of the Salt**
1 **Lake Area Valley Police Alliance and Resolution R15-13 (3-17-15): A resolution supporting the**
2 **Chief of Police as a member of the Salt Lake Area Valley Police Alliance. And minutes of March 3,**
3 **2015 with previously emailed changes by Councilmembers Willden and Baertsch and as stated in**
4 **this meeting by Councilwoman Call, Seconded by Councilwoman Call.**

5 Jeremy Lapin noted there were some alt bids on well drilling and options for noise control and the
6 recommended bid award did not include any of the alt expenses.

7 Councilwoman Baertsch understood the cost was exorbitant and it was not included.

8 Councilman McOmber wanted to explain to those present that the Bluffdale police were managed by our
9 City and Police Chief.

0 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
1 **Councilman Poduska. Motion passed unanimously.**
2
3

4 **Discussion of a. b. & e.**

5 Councilwoman Baertsch commented on e. when you look at the cross section for the roundabout piece is a
6 very regular piece and yet the actual dedication is not regular she is confused.

7 Jeremy Lapin explained that these were custom designed for this road; it incorporates the latest in traffic
8 engineering. It forces you to look at the oncoming traffic, so it should act as a traffic calming measure.

9 Councilwoman Baertsch indicated that we should perhaps include this in our standards.

0 Councilman McOmber noted that on Market Street he doesn't have concerns, but on Riverside with having a
1 long strip without any lights he feels may lead to excessive speeds. Also it will be harder for police to
2 see. We should hold the same standards to ourselves with traffic calming measures that we do to
3 developers. He thinks the straight shot road will discourage the types of offices we are trying to see build
4 here, and we will end up seeing more business warehouses. He likes the roundabout ideas.

5 Jeremy Lapin indicated that there were two roundabouts on Riverside that splits it into thirds.

6 Councilman Willden agrees that we should take our time with this to make it right for the long term
7 investment of the city.

8 Councilwoman Baertsch asked what kind of cost increase it would be if they put it off and added curves to
9 the road.

0 Councilwoman Call noted that we are not paying for the ground it is being dedicated and it may be that
1 property owners like this alignment better.

2 Mark Christensen said the owners are also contributing money towards the amount to build the road. It is a
3 large commitment and this is the proposed alignment they are giving us. We couldn't guarantee pricing
4 options if it were changed.

5 Jeremy Lapin thinks it was a very successful bid and gave the city a lot of advantages and we feel we got
6 successful results. The roundabout will help with the potential extensions. He thinks as development
7 comes along it will help slow traffic down and putting a curvy road may help but it would cost more.

8 Councilman McOmber was frustrated that he had brought this concern up before.

9 Councilman Poduska was concerned that the people who donated the property had suggested this route to
0 maximize their property and if it gets delayed it would be delayed at least a year. The roundabouts
1 provide an opportunity for other roads to join. He doesn't want to design the city based on that there
2 might be some teens that may be drag racing. He recommends that we go ahead as it is bid to get the
3 economic development of the city going.

4 Councilwoman Call asked if the road was on the Master Transportation plan.

5 Jeremy Lapin indicated it was. The traditional road planning is for straight, grid system roads.

6 Councilwoman Call thanked staff for putting the ID bank in for future uses and that they are less money now
7 than they would be later. She appreciates the roundabouts being in the recommended bid. She is in favor
8 of sidewalks. This is a big price tag and difficult to swallow, she would encourage staff to look at grant
9 sources.

0 Jeremy Lapin did not think they had the existing money to leverage sidewalks.

1 Mark Christensen thought this would need to be tabled at this time if they wanted to add the sidewalk.

2 Councilman McOmber asked about road cuts our ordinance says we have to resurface?

3 Jeremy Lapin all intersections have utility stubs so they should be able to pick up utilities without cutting but
4 it needs to be left as good as or better.

5
6 **Motion by Councilwoman Baertsch to approve consent calendar item a. Award of Contract for the**
7 **Construction of Riverside and Market Street, to Kilgore Construction in the amount of \$6,966,544**
8 **including base bid and alternate bid 2 for Market Street and the Riverside base bid and alternate**
9 **bids 2, 3, and 5 including all staff findings and conditions. As well as item b. Award of Bid for the**
0 **Market Street and Riverside Road material testing services to Geo Strata for the amount of**
1 **\$45,809.50 including all staff findings and conditions. And Item e. Approval of Road Dedication**
2 **Plats for Riverside and Market Street, including all staff findings and conditions. Seconded by**
3 **Councilman Poduska.**
4

5 Jeremy Lapin believes the number on the spread sheet is different than the number on the
6 recommendation.

7 Councilwoman Baertsch amended the number to be \$6,966,789.30
3 Councilman McOmber wanted to say he would be voting no because of Riverside Drive.
9 Councilwoman Call noted because the property owner is contributing towards utilities but not installing
0 the road, can we require them to put in sidewalks as they build. (Staff indicated yes.)
1 Councilman Willden did support Councilman McOmber's concerns and as we move forward we need to
2 make sure we are diligent to do things to keep traffic down. We can handle that for this and
3 considering the land is being donated he will be voting yes, but he thinks Councilman McOmber's
4 comments are valid.

5 **Amendment accepted**
5

7 **Aye: Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman Poduska. Nay:**
3 **Councilman McOmber, Motion passed 4-1.**
9

0 **Awards and Recognitions.**

1 Chief Burton presented awards of promotion. He noted they don't have a merit system but the testing process
2 is rigorous, they take a 6 part exam and write an essay, have a pier evaluation, they go through an oral
3 interview board and a small percentage is the chief's evaluation. All participants did very well. Shane
4 Taylor & Jeremy Wright are being promoted to Sargent. They received a certificate and new stripes, and
5 their new badges were pinned on by family members.
5

7 Councilwoman Call wanted to congratulate them and asked if their call numbers changed.

3 Chief Burton replied that sergeants were numbered in the single digits so they do get new call numbers.

9 Councilman McOmber thanked the department as a whole and appreciated their willingness to put
0 themselves in harm's way and they have done a great job since they have begun in the city.
1

2 **Item 5 was moved forward**
3

4 **5. Consideration and Possible Approval of the Real Estate Purchase Agreement with Utah County for**
5 **Inlet Park and the Jordan River Radio Controlled Flying Field.**

5 **a. Resolution R15-10 (3-17-15): A resolution of the City Council of the City of Saratoga Springs, Utah,**
7 **regarding approval of the Real Estate Purchase Agreement with Utah County of Inlet Park and**
3 **Jordan River Radio Controlling Flying Field; and establishing an effective date.**

9 Kevin Thurman said this was considered on March 3rd and it was continued because of some questions.

0 Councilwoman Call spoke with the County and they are deeding a little more area than the last time it
1 was presented.

2 Councilwoman Call wanted to clarify that the northern parcel appears that it does not go to the river but the
3 meets and bounds of the legal description call out to the bank of the river. It's a little more than 40 acres.

4 We are pleased to have the Aeromodelers club to work with. We would love to have them help plan it
5 and make it a great thing. Some residents wanted to bring in RC cars on the undeveloped parcel. There
5 are lots of possibilities.

7 Councilwoman Baertsch indicated one thing the club is careful of is that they don't fly over other people. We
3 need to be cognizant of their flight paths so we don't have safety issues.

9 Kevin Thurman said staff mentioned that maintenance costs did not include the extra property or the parking
0 lot.

1 Councilwoman Call said the cost would be negligible on the addition and the plane club takes care of some
2 of it.

3 Spencer Kyle noted the costs did include that in the estimate.

4 Mayor Miller noted that residents had noticed that the garbage service had been stopped at Inlet Park.

5 Spencer Kyle said they spoke with the service and they would continue to do it until it was ours.

5 Mark Christensen noted they had put Allied Waste on notice.

7 Councilman Willden asked due to the proximity of the river do you think there is a future grant possibility.

3 Councilwoman Call said absolutely, in lobbying this year we got funding for Jordan River Commission and
9 FFSL is paying ongoing funding for part time staff for the commission and Eric Hutchings was

successful to get an additional 1 million for projects on Utah Lake and the River and she plans to work to get some of those funds for Utah County. She said the county is retaining the trail on their property and maintenance of it. We have been in negotiations with FFSL to get a 30 year lease with two 30 year lease extensions so they could have the hot pots at their disposal for a recreational amenity for Saratoga.

Councilman Poduska asked if we are working with the air modeling club to see what improvements they have anticipated and what they would like to see.

Councilwoman Baertsch said they are working on getting a meeting together with them and the parks crew. They just resurfaced the air field last June and they have done a lot of work with their funding. We are excited to work with them on that.

Spencer Kyle asked about the maintenance of the trails. Does the agreement say anything about it?

Kevin Thurman said he understood the agreement says they a retaining easement over the trails.

Councilwoman Call says if it's not differentiated between the north parcel and the south parcel they have it and are maintaining it. In a separate agreement coming soon there is going to be an access easement they are granting us so we can gain access to our public works building.

Kevin Thurman noted the agreement says we are responsible for maintaining the paved portion of the trails within the property.

Councilwoman Call knows they are retaining maintenance of the north end so she would imagine we have responsibility of the red cross-hatched area (on the map).

Mayor Miller noted the Aero park has been a part of splash days in the past and put on some shows and we would love to see that again.

Motion made by Councilwoman Call to approve Resolution R15-10 (3-17-15): A resolution of the City Council of the City of Saratoga Springs, Utah, regarding approval of the Real Estate Purchase Agreement with Utah County of Inlet Park and Jordan River Radio Controlling Flying Field; and establishing today as an effective date. Seconded by Councilwoman Baertsch.

Kevin Thurman would like to add to the motion that they are approving it subject to the revised legal description provided today.

Amendment accepted.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

2. Public Hearing: Budget Amendments for Fiscal Year 2014-2015.

a. Resolution R15-9 (3-17-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date.

Chelese Rawlings presented the amendment. There are adjustments for Secondary water meters and City Center Outfall, Workers compensation premium, Shoreline Wetland Study and Book Purchases.

Mark Christensen wanted to point out that Chelese has just received a Third Consecutive Financial Reporting Award.

Councilman Willden thanked her for the good job and congratulated her on the award.

Councilwoman Baertsch thanked her for the clarity in her reports and appreciates her being accessible for questions.

Councilman McOmber congratulated her on the award and asked if Workers comp was something we can bid out?

Chelese Rawlings replied that we go through the trust.

Mark Christensen we revisited those numbers and noted we had not counted the volunteers. We could bring the trust down to talk with the Council and they could look at other options if they are interested.

Councilman McOmber would be interested in looking at those options. People are volunteering so it doesn't create a financial burden, yet it is creating a financial impact. He would like the trust to explain that and how they are getting the best price.

Mark Christensen said some of this could be driven by federal policies.

Kevin Thurman wanted to make sure their expectations are somewhat tempered he believes they are required to pay it.

Councilman McOmber noted people waive their rights all the time.

Councilwoman Call thinks that is a lot of money for a few coaches. She would like to see the dollar amount on a volunteer and they aren't volunteers for the whole year, are we paying the whole year for them.

Councilman Poduska congratulated Chelese on her award. She has been a great asset to the city.

Public Hearing - Opened by Mayor Miller

No comment at this time

Public Hearing - Closed by Mayor Miller

Motion made by Councilman Poduska to approve the Budget Amendments for Fiscal Year 2014-2015 and Resolution R15-9 (3-17-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014 -2015 and establishing an effective date. Seconded by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Councilman McOmber noted his Aye was reluctant.

3. Public Hearing: Rezone, General Plan Amendment and Concept Plan for Utah Valley Turf Farm located southwest of Commerce Drive and Crossroads Boulevard, WPI Enterprises/Derek Lloyd, applicant.

a. Ordinance 15-11 (3-17-15): An Ordinance of the City of Saratoga Springs, Utah adopting amendments to the City of Saratoga Springs' Official Zoning Map and General Plan Land Use Map for certain real property (Utah Turf Farm); instructing the City staff to amend the City's Zoning Map, Future Land Use Map and other Official Zoning Records of the City and establishing an effective date.

Scott Langford presented the amendment and concept plan. They are requesting to rezone a portion of the property that currently falls in Agricultural into Regional Commercial. They are also requesting a General Plan amendment from Medium Density Residential designation and zone, to Regional Commercial. The Gateway Overlay lines up with the back of the proposed building. The Overlay restricts certain uses. There is a concern that the applicant may not be able to use this as intended. The applicant does not have any specific users yet for the two north parcels.

Daniel Schmidt with WPI is working with the landowners.

Public Hearing – Opened by Mayor Miller

No comment at this time.

Public Hearing - Closed by Mayor Miller

Councilwoman Baertsch in general thought it would be a good business for the city but has issues with the code. With the Overlay the way it is now, they can't do what they want, but there are some options, this particular Overlay zone is outdated and not really what they want. Within it they can sell equipment but not an ATV, there are some big inconsistencies. This is not really the entrance to our city. This isn't our prime high traffic commercial area or architectural standard area. We need to look at this and ask if it is still the appropriate area for this Overlay. If they could rearrange it so the outdoor stuff was outside the overlay zone they could get past it. They like to front the roads with the businesses so the parking is hidden behind. Right now the narrow sides of the front parcels are facing towards the road but realistically Tractor Supply should be fronting Commerce Drive. She doesn't have a problem with the zone change. We have a lot of architectural standards that most of their stores won't pass but there are some she saw (in Fresno and Sonora CA.) that would pass. That architectural detail would need to be carried to all sides of the building.

Councilman McOmber encourages economic development. He gets why the buildings are narrow for visibility like Wendy's is, but SR 73 will continue to see a reduction in traffic. With the Overlay, if it's

5 really outdated and not really the gateway front he would entertain removing that. He would feel more
6 comfortable with Regional Commercial then with an Overlay zone. We could probably solve the
7 problem instead of them having to flip everything. If we need to fix something in Regional Commercial
8 as a result they could also look at that.

9 Councilwoman Call shares some of the same feelings of benefits to the city and some of the same hesitations.
10 She also would love to have them in the city; there will still be an agricultural component to the city for
11 the next 30 years, plus Cedar Fort, Fairfield, and Eagle Mt. She is hesitant with the rezone right now
12 without the kinks worked out and if we approve the rezone then we have a weird corner.

13 Councilman Poduska agrees with the others in regards to the Gateway Overlay. He thinks that will be able to
14 be resolved and Commerce drive being connected will increase traffic to the business, so he feels the
15 orientation is a toss-up. He thinks they should be able to make it work.

16 Councilman Willden is in favor of the rezone and GP amendment and he suggests we move forward with
17 that today. We should move through the process as quickly as we can so we don't delay economic
18 development in the city. He is agreeable with removing or reducing the Overlay zone. It could be
19 discussed in the next sub-code committee.

20 Mayor Miller welcomed them; he liked seeing Regional Commercial and a business coming with it.

21 **Motion made by Councilwoman Baertsch to approve the General Plan Amendment of approximately**
22 **0.4 acres from Medium Density Residential to Regional Commercial and Rezone approximately**
23 **3.45 acres of parcel 51:032:0136 from Agriculture to Regional Commercial, as identified in Exhibit**
24 **1, with the Findings and Conditions in the staff report. Seconded by Councilman McOmber. Aye:**
25 **Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
26 **Councilman Poduska. Motion passed unanimously.**

27 Councilman McOmber wanted to suggest that they don't include Concept plans as public hearings so as to
28 not set precedence.

29
30
31 **4. Consideration and Possible Approval for the Site Plan and Conditional Use for VASA Fitness located at**
32 **1523 North Redwood Road, Charlie Hammond, applicant.**

33 Sarah Carroll presented the proposal to the Council. There is a change they need to make that a vertical post
34 be reduced to allow room for the sidewalk. She noted condition #8 the engineer has recommended they
35 stamp the concrete.

36 Kevin Hawkins had reviewed some of the impact fees and felt it was high. They paid for a lot of
37 Infrastructure and the roads. They prepaid and improved their infrastructure and road system and they
38 wondered if there was a way to get some reduction.

39 Kevin Thurman noted they could get a hearing in front of the council and they could work with them on that
40 process.

41 Councilwoman Call asked about the sidewalks, do they meet ADA standards?

42 Jeremy Lapin did not know if it met ADA standards and although stamping can decrease the life of the
43 concrete he was fine with it.

44 Councilman Poduska felt the program had come in smoothly. He had no further questions.

45 Councilman Willden did not have any particular concerns. He is fine with the third sign request.

46 Councilwoman Baertsch is fine with the setback reduction. She feels they should maintain the stamp to be
47 consistent in the development, unless it didn't meet ADA standards. She is fine with the third sign.

48 Councilman McOmber is fine with the two signs and appreciates their willingness to reduce the vertical. He
49 is fine with the setback reduction. He doesn't think the stamped is a problem with ADA standards unless
50 it is actually cobblestones. He likes the look of the stamps.

51 **Motion made by Councilman Willden for Approval for the Site Plan and Conditional Use for VASA**
52 **Fitness located at 1523 North Redwood Road, Charlie Hammond, with the findings and conditions**
53 **in the Staff Report. And modify condition #8 that it states it match existing concrete patterns.**
54 **Seconded by Councilman Poduska.**

Councilwoman Call noted Jeremy did say stamping the concrete can lessen the life span of concrete. Jeremy Lapin replied it does come down to workmanship.

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

6. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual.

Motion made by Councilman Willden to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilwoman Call. Aye: Councilman McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and Councilwoman Call. Motion passed unanimously

Meeting Adjourn to Closed Session 8:47 p.m.

Closed Session

Present: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike, Andrew Burton, Scott Langford

Litigation, Land Acquisitions, and Personnel Items were brought forth.

Closed Session Adjourned at 9:06 p.m.

Policy Meeting Adjourned at 9:06 p.m.

March 31, 2015
Date of Approval



Mayor Jim Miller





Lori Yates, City Recorder