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City of Saratoga Springs
City Council Meeting
November 10, 2015

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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Work Session Minutes

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Present:

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Mayor: Jim Miller

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

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Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Nicolette Fike,
Heston Williams, Mark Edwards, Chelese Rawlings

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Others: Chris Porter, Ron Eichelberger, Josh Jensen, Jimmy Kawato

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Call to Order - 6:30 p.m.

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1. Recreation Department Update – Heston Williams

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Heston Williams introduced himself to the Council. He would like to create and run programs that prepare the city for the future. Saratoga Springs is growing rapidly. The recreation department has not been growing with it. I would like the programs that we are currently running to be run as well as possible. I would also like to increase the amount of programing available. All programs new and old will be developed to ensure programs are recovering the costs they create. Currently the recreation department is running 4 programs with their different seasons. At this time there are no adult programs. I would like to add adult programing as well as expanding our youth options. They would like to offer all types of physical activity such as fitness classes as well as science, engineering, and art classes. Recreation needs to work with the Library as well as Civic Events to help with programs that already exist as well as make sure we are offering all programming that our public wants. The department currently runs Soccer, Jr Jazz, Youth Baseball, and Flag Football. Soccer is the largest program. It covers it's costs. He would like to add a 7th – 9th grade league he is talking with the surrounding cities to combine for a league. In Youth Baseball the program could be expanded with current amenities with machine pitch and back stops. There are locations he has identified for this. Flag Football is a good program, the cost is low because of only 6 games. A lot of people would like more games. The cost of league would have to go up to cover more games.

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Councilman McOmber was ok with increasing fees but let's do a full analysis to make sure we know what the cost would be. Don't be too shy and hurt the program, make sure it can sustain itself.

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Councilwoman Baertsch would be careful where a lot of parks don't have parking or restrooms. We don't want to overwhelm residents.

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Heston Williams replied that has been taken into consideration. He reviewed locations for the back stops for machine pitch he would first recommend Sunrise Meadows, there is parking, bathrooms, play structures, and power for pitching machines.

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Mark Christensen said they have talked about what it would take to make power a permanent fixture but to start they would probably run cords.

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Councilman Poduska noticed the direction of line drives would be toward 800 West.

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Heston Williams said the age group would be 2nd graders and they shouldn't be able to hit that far. The next suggestion would be at Inlet Park and Harvest Hills with the same amenities available.

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Councilwoman Baertsch was concerned about the grade of Harvest Hills Park.

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Heston Williams and Spencer Kyle noted they had visited it and the grade was not an impediment.

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Councilwoman Call was concerned there might not be sufficient parking without people parking on the street for added programs at Harvest park.

52

Councilwoman Baertsch noted there is a church and school next to it for additional parking.

53

Councilman McOmber thought Neptune would be a good park.

54 Heston Williams said the issue with that was it would take away soccer space and that corner they could
55 place it was swampy, they could still consider it as a possibility.
56 Councilwoman Baertsch asked if the back stops were moveable.
57 Spencer Kyle noted they were hiring a company to install the posts etc. it was not moveable.
58 Heston Williams returned to the overview of the programs. Jr. Jazz is currently not covering costs; the fees
59 are high to use the gyms. If you look at the price that is consistent with Lehi, they don't offer tickets and
60 have some of their own space. Eagle Mt. is a little higher, they provide tickets and if you don't have a
61 jersey it goes up in price as well.
62 Councilman McOmer suggested that we don't need new jerseys every time. He suggested to leave the ticket
63 as included.
64 Councilwoman Call said she would add the extra fee if they want a jersey, but if they didn't want the ticket it
65 would be discounted from the base fee.
66 Spencer Kyle clarified that they aren't making hard decisions tonight, but are taking feedback. They want to
67 look at the calendar for next year.
68 Councilwoman Call reiterated, to cover costs she would raise the price to \$50 and add the additional jersey if
69 needed. She suggested that in addition to adjacent cities in Utah county Heston also look at the programs
70 in Herriman and Riverton.
71 Heston Williams proposed a tiered payment plan for Jr. Jazz, the younger kids don't have the same costs
72 with officials and it's cheaper to rent the elementary schools.
73 Councilwoman Baertsch is hesitant to do the older groups. When we compete with private businesses it
74 makes her nervous. This is a different level of play but she wants to be careful of competing with private
75 business leagues.
76 Spencer Kyle said there are two types; competitive leagues and house leagues. They go for different
77 audiences. We are trying to offer something to the kids that don't want to go that competitive.
78 Councilwoman Baertsch gets that but knows how booked out the schools are already
79 Heston Williams looked at the schools and space and they only have the Jr. high and high school for full
80 courts. Both have given him a good amount of space. Recreation isn't necessarily competitive, we aren't
81 competing with those other businesses, and it's a different product we are offering. He has talked to the
82 Jr High and they are open to these programs using their gym. The High school is pretty booked out.
83 Mayor Miller asked about the fishing program.
84 Heston Williams said it is a learning opportunity. Kids and volunteers go out and learn how to cast and
85 things. He is thinking of using Loch Lomond pond.
86 Councilwoman Call said to reach out to Eric Ellis at Utah Lake Commission. There are opportunities at the
87 Lake with walleye and bass, just don't throw the carp back.
88 Spencer Kyle noted how the program had been done earlier and it didn't work well at the marina.
89 Heston Williams said the purpose is to have the kids catch fish so he suggests starting at the pond then
90 maybe moving to the lake for a later class. The DWR stocks for free.
91 Councilman Poduska asked about the wrestling camp.
92 Heston Williams commented that they are backing off of that, the timing is not right.
93 Councilman Willden looked at this and really likes his approach of the analysis before we jump in. He is
94 excited about all the programs and thinks he is a fantastic hire for the city.
95 Heston Williams noted that obviously the goal is cost recovery for all the programs, to not only cover the
96 programs but the overhead of the department.
97 Councilwoman Baertsch mentioned running a shooting club.
98 Heston Williams said they could look into that. With the fee schedule, one philosophy he would like
99 direction on is how they cover costs in the future. Do we wait as long as possible before we raise rates on
100 our programs or do we do small increase each year?
101 Councilwoman Baertsch said we shouldn't be doing big increases every 10 years, where this covers itself it
102 needs to be looked at regularly.
103 Councilman Willden doesn't like automatic incremental increases, it needs to be justified because it creates a
104 misnomer that every year we are going to have inflation. If we are analyzing and justify a cost increase
105 then let's go with it.
106 Spencer Kyle should we evaluate every year or go a few years.

107 Councilwoman Call expressed appreciation to Heston and told him that the council wanted him to be able to
108 have the freedom within his department to grow the recreation for Saratoga Springs within the bounds set
109 by the council.
110 Councilman McOmber noted to make sure they include the new soccer laws from the federation that just
111 came down. He would like to see an analysis every year, even as part of the retreat and echoed
112 Councilman Willden's comments. He thanked him for coming.
113

114 **2. Agenda Review:**

- 115 a. Discussion of current City Council agenda staff questions.
- 116 b. Discussion of future City Council policy and work session agenda items.

117
118 **Adjourn to Policy Session 7:01**

119
120
121 12-15
122 Date of Approval



Nicolette Fike, Deputy City Recorder

Policy Session Minutes

Present:

Mayor: Jim Miller

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

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Chelese

Rawlings, Jess Campbell, Nicolette Fike, Mark Edwards

Others: Chris Porter, Ron Eichelberger, Josh Jensen, Jimmy Kawato, Marc Johnson, Lindsay Gadd, Trey

Jinright, Andrew Robinson, Jared Haynie, Sheri Haab, Rachel Lewis, Stanton Macfarlae, Michael

Martineau, Andrew Martineau, Ryan Wilson, Michael Briscoe, Stacy Dowd, Brenden Dowd, Tyler

Dowd, Scott Wilson, Julie & Dallin Davidson, David Schmidt, Deren Lloyd, Jared Mason, Cameron

Mason, Brent Litz

Excused:

Call to Order 7:01 p.m.

Roll Call – a quorum was present

Invocation / Reverence - given by Councilman Poduska

Pledge of Allegiance - led by Tyler from Scout Troop 1009

Public Input - Opened by Mayor Miller

Jimmy Kawato thanked the city for help with their event last year. He would like Council to discuss if they would like to go to a biennial event. He is looking at September 10th and 17th 2016 for proposed dates.

Mayor Miller presented Mr. Kawato with a special thanks and plaque from the Blue Star Mothers for Utah Chapter One.

Sherri Haab asked City Council about the sewer gasses that are pushing back into homes as they are still experiencing problems with it and it's not stopping, it is at different times of the day.

Rachel Lewis has gotten names of about 50 families affected by the same issue in the neighborhood and wanted to show that to Council. She noticed it coming through the manholes as well.

Stacy Dowd in Saratoga Hills/Benches area, made a list of people in her neighborhood that have also experienced this problem. It seems to rotate through areas and times. They would like to know what is happening with the testing.

Councilman McOmber added that he has the same problem.

Spencer Kyle said he would step out with them to get more information. They ordered a new odor logger they have done some testing. He is not aware of the recent results.

Ron Eichelberger commented on Redwood Road. He realizes it is a frustrating scenario for everybody that is spilling over many facebook pages. The citizens want to be part of the solution. They are trying to limit less effective communications. He is coming to ask that they consider opening up a greater dialogue about it to what the concerns are and what the possible solutions are. There have been a few improvements with people not cutting through Saratoga Springs Development as much. They appreciate cops out monitoring. Let them know how they can help push UDOT and get changes. It's not just a traffic issue, it's a safety issue. The only other road he can see on the plan is also a UDOT road and the timeline is out pretty far. Please communicate more clearly and tell them how they can help.

Mark Christensen responded that Mayor and Staff met with UDOT yesterday. They could restripe the road that could carry through to 400 South. There is the possibility of adding dual left turn lanes from Grandview onto Redwood Road. They discussed future funding issues. Much of the congestion occurred because people were using Parkway Blvd. as a get around and over the weekend they finished the project with Saratoga Road and they noted some improvements already. Short term solutions could be next spring. If the models show UDOT they are viable alternatives. They have a

176 follow up meeting of the first two weeks of December. They are looking in addition to use some of
177 the City's conduit for fiber optics to connect to UDOT's switching. Those are some short term
178 things. Longer term it is a federally funded 2018 project and to shuffle it would be about a 30 million
179 dollar price tag to the State. There are currently projects in line before this. Delays are inconvenient,
180 they see the problems and they are viable concerns that have been raised.

181 Mayor Miller noted he and Councilwoman Baertsch were at the MAG meeting and they opened up the
182 dialogue for corridor preservation fund to open up foothill sooner for an alternate route.

183 Mark Christensen said a lot of these issues are 20 or 40 year planning projects. It's not like we didn't try
184 to cue up the money, clearly these are things we are looking forward on. Foothill will probably be
185 funded initially by developers with a series of frontage roads that they would build into the freeway
186 corridor. The challenge is they aren't going to build that until other infrastructure is in place like
187 water and power it's a series of dominoes. They are looking at public outreach with more open
188 classroom type of discussions to have with citizens.

189 Councilwoman Baertsch said they also discussed at MAG about the possibility of exchanging Federal
190 dollars for State money with a cost saving of 15-30% on that and time savings. They are exploring
191 those options for us.

192 Councilwoman Call spent the majority of last week on this topic. The community outreach is something
193 we are lacking. Some residents are under the wrong idea of things that they can't find the info easily
194 for. (One resident thought they had issued 10,800 building permits last year. They only had 257.) It
195 would be nice to have a residential tally they could look at. She has been told by residents what has
196 already been planned by UDOT, when it hasn't even been planned yet. When the only voice that is
197 heard, is a voice that doesn't have all the information, that is who the people listen to.

198 Councilman McOmber noted he heard a lot recently too. He tried to explain the process we needed to go
199 through to approve changes on facebook pages. We were too worried about getting involved in the
200 private streets, but they need to communicate better. It would be helpful if Owen Jackson could get
201 on that facebook page. The last thing they (Saratoga Springs Development) needs is to be villainized
202 because they don't want people on their private streets. We shouldn't be so worried all the time, our
203 goal is to inform.

204 Councilwoman Call expressed frustration at the amount of time the city is spending putting out fires
205 when that could be avoided by getting good information out to residents before things become
206 issues. She understands that the website is not optimal but adding some interactive pages and making
207 it more user friendly would go a long way. As far as Redwood Road is concerned, she expressed
208 appreciation to staff for following up with the possibility of UDOT re-striping the roadway. She
209 asked that Chief Burton be made aware of the issue of cars stopping in the ingress lane at Parkway
210 Lane. She is concerned with the frontage roads that developers will be required to provide with new
211 development if that means reimbursement agreements and asked Councilwoman Baertsch for more
212 details on the corridor preservation funds through MAG.

213 Councilwoman Baertsch spoke about corridor preservation monies at the recent MAG meeting. They
214 tried to get into the policy that there would be a time period by which they would be required to sell
215 excess land and nobody was going for it. Two years ago the last time they were putting out monies
216 Eagle Mt. had a small portion and Springville put in for Corridor Preservation funds with a large
217 parcel they needed to acquire. At some point they will go in and sell off the excess but they need to
218 wait until it's engineered and designed and they wouldn't put in a time frame in, we are still looking
219 at it.

220 **Public Input - Closed by Mayor Miller**

221
222 Councilwoman Baertsch commented that she and Councilman McOmber met with Staff and a Playground
223 company. They have a developer willing to put in cash at Regal Park and a playground company matching
224 dollar for dollar on that. It's a substantial increase in what we could have afforded.

225 Councilman McOmber said they were excited because of the timing. It's a perfect example of bidding in the
226 winter.

229 **POLICY ITEMS**
230

231 **1. PUBLIC HEARING ITEMS:**

232 a. **Public Hearing: The Parkway Estates at Saratoga Springs (Willow Glen) Annexation. Located at**
233 **8950 W 7350 N (Utah County Address).**

234 i. **Ordinance 15-30 (11-10-15): An Ordinance adopted pursuant to Section 10-2-407(3)(b) of the**
235 **Utah Code, Approving an Annexation Application Relating to Approximately 7.433 acres of**
236 **land; Annexing such land into the City and Related Matters.**

237 Kimber Gabryszak introduced the project. The Petition proposes the annexation of 7.433 acres of
238 undeveloped property currently located in the unincorporated boundaries of Utah County on Old
239 Saratoga Road near 7350 North. The Trust would like to develop a low density residential subdivision
240 with 18 lots.

241 Kevin Thurman noted they are about 1/3 of the way with this process. At this point they haven't received any
242 protests. It is his recommendation to move forward with this. A condition before the plat is recorded that
243 the property be rezoned. The annexation shall not be finalized until the final local entity plat is recorded
244 with the Utah county recorder's office.
245

246 **Public Hearing Open** by Mayor Miller

247 No Comments were brought forward.

248 **Public Hearing Closed** by Mayor Miller
249

250 Councilman Willden did not see any reason not to proceed.

251 Councilwoman Baertsch commented when they are going through the plat, maintenance wise, awkward
252 corners make it hard for fencing, if they could shift the lot lines that may make it easier. She noted this
253 will be the extension of Pony Express and where the Light Rail will travel. We are looking ahead to not
254 get in to a traffic issue.

255 Councilman McOmber is excited for this; Loch Lomond is going to be better connected to the rest of the
256 city. He was also excited about fishing at Loch Lomond to help them feel more connected to the City. He
257 thanked the applicant for following the City's Code and process.

258 Councilwoman Call thanked him for the application and asked if he had any feedback on the process with
259 staff that he let them know so they can improve the process.

260 Councilman Poduska thought it was going smooth and saw no reason not to proceed.
261

262 **Motion made by Councilwoman Call to approve Annexation Petition of The Parkway Estates at**
263 **Saratoga Springs (Willow Glen) located at 8950 W 7350 N (Utah County Address). With the**
264 **Amended findings and conditions including adding The annexation shall not be finalized until the**
265 **final local entity plat is recorded with the Utah County Recorder's office. Seconded by**
266 **Councilwoman Baertsch.**
267

268 Councilman Willden mentioned they need to say Conditionally Approved

269 Councilwoman Call **made the amendment to say Conditionally Approved.** Accepted by
270 Councilwoman Baertsch.

271 Kevin Thurman noted they needed to be amended so that it shows before the final local entity plat is
272 recorded there needs to be a zoning designation that has gone through Planning Commission and
273 City Council.

274 Councilwoman Call asked if it could be added to Condition 2. That the rezone shall be finalized prior to
275 the final local entity plat recordation.

276 Councilwoman Baertsch suggested that they put it with Condition 2 and add that the Rezone shall be
277 finalized before Condition #1 happens.

278 Councilwoman Call Amended the Motion to: **With the amended conditions 1, 2, and 3 pertaining to**
279 **the annexation prior to the County and the recommendation from Planning Commission**
280 **before the rezone from City Council. And Adoption of the Ordinance.**

281 Councilwoman Baertsch seconded the amendment.

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Conditions:

- 1. The Annexation shall not be finalized until the final local entity plat is recorded with the Utah County Recorder's office.**
- 2. The Rezone shall be finalized prior to the final local entity plat recordation.**
- 3. The Rezone shall not be finalized until a recommendation is received from the Planning Commission and an ordinance adopted.**
- 4. All requirements of the City Engineer, as outlined in but not limited to Exhibit 2, shall be met.**

2. ACTION ITEMS:

a. Acceptance of the City of Saratoga Springs Fiscal Year 2015 Audit.

Chelese Rawlings introduced Brent Litz from Litz & Company which performed the audit.

Brent Litz wanted to commend the City for the work and effort of the staff, every department was very cooperative. They issued a report on the financial statements. There were two findings in their report on compliance and controls. Management has responded and the responses are shown to be adequate. Last year all findings were resolved. He mentioned the findings were storm drain fees; their audit process the commercial accounts was not in agreement with what the council had approved in the ERUs. They are going back in and changing those. The other item was if the monthly books need adjustments. It was not atypical, this year it was an accounting change that needed to be made. With the state compliance there was one finding. Minutes need to be posted to the Utah Public website within 3 day of it being approved. He reviewed the government's revenues and expenditures. He reviewed the general fund balance and general fund revenue and expense analysis compared to others cities.

Councilman Poduska has been impressed how well they have been doing as a City and how conservative they are. It's nice to have that confirmed by the audit, and see how well Mark Christensen and the staff are doing with things.

Councilwoman Call said by state statute we cannot carry more than 25% in the General fund to the next year, once they have that 25% they tend to allocate it and then get another 25%.

Brent Litz said each year is looked at on its own. The excess must be consumed or transferred to Capital Projects. What they usually see is a quick transfer of the excess so the next year they may run budget surplus so they would once again have to transfer or budget for it to be consumed.

Councilwoman Call asked with his experience, that fund is what everyone kind of transfers into, not multiple designations. She is concerned that every year they say they saved 25%, where they didn't; they just didn't spend what they saved the last year.

Brent Litz responded that there are two options, this is a new city without the infrastructure it needs they either put it to the Capital Projects or they need or cut the taxes.

Councilwoman Call said the other item is she is concerned that every time they look at their budgets of retirement figures. She would encourage staff to invite in some retirement planners for employees to be more educated. She feels they are not taking advantage of it.

Mark Christensen said they do bring in consultants with Utah retirement system and they had a great retirement seminar last year that was shared with employees. Ultimately it comes down to them. We don't know if there are other retirement programs they are taking advantage of.

Councilwoman Call is just concerned that employees are not taking advantage of what they could that may be a better option.

Councilman McOmber appreciated the report and the insight and the level of confidence he can have now. He would appreciate comparisons to cities that are closer and more in our geographic area like Herriman, Riverton, or Lehi.

Councilwoman Baertsch commented that it's nice to see that our assets are exceeding our liabilities. It shows our city is being responsible and lean in its spending. She asked about unfunded pension liabilities.

Brent Litz responded that number is generated by the Utah State Retirement System; actuaries are hired to calculate based on the assumptions made. This is within the URS system but in the City's Cost.

Mark Christensen commented that Legislature introduced the Second Tier System. It is designed to have a less rich program and fill the gap. It's adjusted to the rates; the rates we pay on an annual basis anticipate that filling of that gap over time.

335 Councilman Willden mentioned it would naturally fluctuate with the market.
336 Councilwoman Call asked about a figure difference for unfunded pension on two pages.
337 Brent Litz replied one page (29) represents the liability from year to year and page 31 is reformulated. They
338 have to present the numbers two different ways. The governmental funds don't record these liabilities in
339 their funds. On the entity wide statements they have to include all the liabilities in.
340 Mark Christensen noted that we make the payments to the State and they divide it and they give us the
341 numbers back to plug in.
342 Councilman Willden initially over-reacted the way the issues were written with "numerous and significant
343 deficiency" but he talked with Chelese Rawlings and is comfortable with the actions they are going to
344 take. Overall he appreciates looking at this and him providing feedback and expressing confidence.
345

346 **Motion by Councilman Poduska to Accept the City of Saratoga Springs Fiscal Year 2015 Audit.**
347 **Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch,**
348 **Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
349

350 **b. Bid Award for Secondary Water Meter Phase 3.**

351 Mark Edwards presented the award recommendation. This should wrap up all secondary meters. He
352 recommends S & L Inc. for the bid award.

353 Councilwoman Baertsch asked if there was a way to separate the 3 in. meter mark item out from the
354 others and do it separately.

355 Mark Edwards replied it was not. He thinks it was a terrific price overall.

356 Councilman Willden asked if we had worked with this contractor before.

357 Mark Edwards replied they worked in phase one and did most of phase 2.

358 Councilwoman Call would advise them that previous contractors were going in garages and where kids
359 were playing. Make sure we communicate with residents so they are aware.

360 Mark Christensen noted this was a smaller project as well and pretty much everything else is done. These
361 are the difficult situations.

362 Mark Edwards said they have already met with most of these land owners beforehand, they are aware.

363 Councilman Willden requested that if they are doing work with HOAs he would request they contact the
364 HOA management companies so they can be on site so they are not put in a position of blame. Just
365 so they are all aware and we aren't in a he said/she said situation.

366 Councilwoman Call asked that they pass along our appreciation to the contractor in the lower
367 mobilization fee and what is our project for following up with these installations when the irrigation
368 gets turned on.

369 Mark Edwards replied that they know they are going to have to come back in the spring. They already set
370 up a process for that in the contract.
371

372 **Motion made by Councilman Willden to approve the recommended bid to award the Phase 3**
373 **Secondary Water Meter project to S&L Inc. for the total of \$89,640 28. Seconded by**
374 **Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman**
375 **McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
376

377 **c. Preliminary Plat for Saratoga Springs Commercial Development (Turf Farm). Located at**
378 **approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant.**

379 Kara Knighton presented the plans. The proposed plan includes 3 lots ranging in size from .99 acres to
380 4.49 acres. Each lot will be required to provide a minimum of 20% landscaping at the time of site
381 plan application.

382 Daniel Schmidt was present and was happy to answer questions.

383 Councilman McOmber thought there was a huge demand in the region and he appreciates him meeting
384 code and all the requirements.

385 Councilwoman Call deferred her comments until later.

386 Councilman Poduska said his understanding is they were using the same criteria for the display area that
387 they used for the Walmart display areas.

388 Kara Knighton noted this item was just for the Plat at this time and not the Site Plan.
389 Councilman Poduska commented that he was good with it.
390 Councilman Willden was comfortable with this and was excited to have them in the city.
391 Councilwoman Call said her concern was if extra stalls are needed to be allocated to this item if there
392 was a roof added.
393 Councilwoman Baertsch commented that this type of business shouldn't necessitate extra stalls.
394 Councilwoman Call noted Walmart came in under a different code. It sounds like there is no concern
395 with the extra stalls and she is fine with this.
396 Councilwoman Baertsch had no problem with the preliminary plat.
397

**Motion made by Councilwoman Baertsch to approve Preliminary Plat for Saratoga Springs
Commercial Development (Turf Farm). Located at approximately 200 W Crossroads Blvd.
(across from IHC), WPI (Daniel Schmidt) applicant. Including all Staff Findings and
Conditions Secoded by Councilman Willden. Aye: Councilman Willden, Councilwoman
Baertsch, Councilman McOmer, Councilwoman Call, Councilman Poduska. Motion passed
unanimously.**

**d. Site Plan for Tractor Supply, located approximately 200 W Crossroads Blvd. (across from IHC),
WPI (Daniel Schmidt) applicant.**

397 Kara Knighton presented the plan. The Site Plan proposal is for a 21,930 sq. ft. commercial building and
398 a 15,000 sq. ft. fenced outdoor display area with a Forage Feed Building, measuring 1250 sq. ft.
399 enclosed within the outdoor display area. Two permanent display areas are proposed in front of the
400 outdoor display area measuring 915 sq. ft. and 1210 sq. ft. Two smaller display areas are also
401 proposed in front of the main building at 761 sq. ft. A Permanent trailer and equipment display area
402 is proposed on the North side of the parking lot along the proposed private drive measuring 3,000 sq.
403 ft. She reviewed Urban Design and Planning Commission comments and recommendations.
404

405 Trey Jinright expressed appreciation in working with the City. They have a list of Conditions presented
406 tonight. He spoke about the condition 3 that a roof be over the front display area and noted that
407 typically there are riding lawnmower types of things. He asked if that item could be waived. He
408 wanted to make sure what the intent of the berm was as with the topography it would be challenging.
409 They would like to make sure the landscape was adequate with a 3 foot high landscape hedge. Their
410 parking is higher than Commerce Drive.
411

412 Councilman Poduska commented on the display area with the roof requirement. He recalls that was a
413 condition because things displayed such as at a grocery store could be harmed by weather but if they
414 are displaying things designed to be out in the weather he would recommend that they extend a
415 variance on that. He asked for clarification on what the requirement on the berm was.
416

417 Kimber Gabryszak replied since it was along a public street there was a requirement for berming for
418 noise and for lights in the parking lot to not shine out on drivers.
419

420 Councilman Poduska asked about the fencing and clarified what was proposed. (It was wrought iron
421 style.) He asked about the loading area in the back.
422

423 Trey Jinright said it was a steel ramp for deliveries to the store. Maybe one to two trucks a week.
424

425 Councilman Poduska asked about the condition to the screening of the mechanical equipment.
426

427 Trey Jinright pointed out where it was on the building elevations. It was the same type of materials.
428

429 Councilman Poduska asked if the sign/decorative lighting had been addressed. (It had.)
430

431 Councilwoman Call said they have been anxiously awaiting their arrival. The 3 foot berm does have
432 requirements. She asked that they work with the engineering department to see if there were ways to
433 make that easier on them. When we make code, we make code for everyone. She is concerned if we
434 make an exception on the covered display area on this then it opens a can of worms for future
435 applicants.
436

437 Kimber Gabryszak noted that staff looked at it extensively. They feel comfortable where it is enclosed
438 and it's treated like a building, if it's out and unenclosed then it confuses the issues of parking and
439 also for pedestrians could be an issue. But it's actually enclosed and separated from the remainder of
440 circulation. Display areas in the front of buildings have encroached onto sidewalk and spill over into

441 parking and obstruct accessible access. Being under a roof helps that most developments aren't going
442 to build a thirty foot roof to get more display area.
443 Councilwoman Call is less comfortable removing the area in front of the building.
444 Kimber Gabryszak replied that staff's recommendation and Planning Commission was to cover the area
445 in front of the building. The rest they recommended leaving uncovered, in front of the outdoor
446 display area.
447 Councilman Poduska asked if awning counted as a display covering.
448 Councilwoman Call felt if it extended enough it could be counted as a covering.
449 Councilman McOmber feels as a hardware improvement store they are not often covering displays in this
450 type of store. That is part of a home improvement type store. But we haven't had this type of store
451 come in before. If we have the ability to allow the no awning outside of the display area in the front,
452 he is tending to lean towards allowing it. But he doesn't want to infringe on sidewalk and access
453 areas. He understands that we have the control now; it gets harder when code enforcement tries to go
454 out and enforce these things if they were to spill out more and more. Not saying they would but they
455 have seen it from other developers. Because of the nature of the business he is in favor of not
456 requiring the roof over the display areas in the front of the store. He would like to look at home
457 improvement in the code like they looked at gyms in the past so we are prepared to meet this down
458 the road. He is in favor of removing condition 3. With the berms, where we would have to go against
459 our code, he would suggest staff is great to work with and see if they can't make the berm work to
460 where they are supporting code. They have a beautiful store for Saratoga Springs, something that
461 will fit into our community. He asked that if there is anything they can do to help in the process that
462 they share that with staff.
463 Councilwoman Baertsch thanked him for working with them on the elevations. As far as declaring this as
464 typical outdoor uses, yes these are typically outdoor uses. We have a requirement for fencing and
465 screening on the sides because it is next to agricultural use and she would say it was not needed
466 because this is an agricultural use.
467 Kimber Gabryszak noted it says may require fencing where it is next to agriculture and where there is no
468 development to the south currently they feel it is not necessary.
469 Councilwoman Baertsch asked that they make sure all mechanical equipment is fully screened. She said
470 signage needs to fit in our size requirements. On the berm, it is to block the parking lots from views
471 to not see a sea of cars and protect traffic from lights. If there was a setback of parking they would
472 not need a berm. She does appreciate their landscaping that looks nice. She doesn't have a problem
473 removing requirement 3, they can say the awnings cover that.
474 Councilman Willden commented they are all excited to see them come and he thinks they will do well.
475 As far as removing condition 3 he is ok with that. He appreciates the feedback that everyone has
476 been great to work with and thanked him for working through that process. He is not going to
477 comment on the berm as he has heard that from the others. He received clarification on the ladder
478 condition that it could not have a permanent ladder fixed on the outside. Welcome to the City.
479 Mayor Miller commented on the berm that most people coming here will be driving a truck where the
480 lights would be above the 3 foot berm anyway.
481 Councilwoman Call said they are excited for them to come to the city. She wants to echo that they come
482 back if they see any issues with the process. Anything they can address from the first time you
483 contact the City or from when we contact you, anything we can do to improve the process.
484

485 **Motion made by Councilwoman Baertsch to approve the Site Plan for Tractor Supply, located**
486 **approximately 200 W Crossroads Blvd. (across from IHC), WPI (Daniel Schmidt) applicant.**
487 **Including all Staff Findings and Conditions, subtracting condition #3. Seconded by**
488 **Councilman McOmber**

489 Kimber Gabryszak clarified that it **includes the additional conditions recommended by the**
490 **Planning Commission.**

491 Councilwoman Baertsch replied **yes.**
492

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

Mark Christensen commented that they did not dissolve the Urban Design Committee they only dissolved the Code Sub Committee.

Council responded that they asked to dissolve both.

Kimber Gabryszak commented that the Urban Design Committee is identified in the code, so they would need to do a code amendment to officially disband.

Councilwoman Call said the Development Review Committee takes the place of Urban Design Committee.

e. Approval of Minutes:

i. October 27, 2015

Councilwoman Baertsch noted a change needed to be made on Councilman Willden's corrections that he would not increase development.

Motion made by Councilman Willden to approve the minutes with changes that were submitted by himself, Councilwoman Baertsch, Councilwoman Call, and Councilman McOmber, and posted here tonight. Modifying his change where the residents passed prop. 6 he "would not increase..."
Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

3. REPORTS:

a. Mayor.

b. City Council.

Councilwoman Call commented that she wanted to make sure all those that have served on the various committees be thanked for their time and service. They got us to where we are today; we are grateful for their service and grateful that we are in the next phase. They are disbanding Urban Design, Economic Development, Parks, and Code committees.

Mark Christensen responded that they will work on Code amendment to disband those and include recognition to those that have worked on those.

Councilman McOmber also noted with the Parks Committee that they aren't going to have a standing committee with him and Councilwoman Baertsch, but Mayor Miller will assign Council members to represent when needed.

Councilman McOmber liked that the reports go earlier in the meeting when more people are present and he would like to see that change.

c. Administration communication with Council.

d. Staff updates: inquires, applications and approvals.

4. REPORTS OF ACTION: No reports this evening.

5. Motion to enter into Closed Session. – No need for closed session.

Policy Meeting Adjourned at 9:37 p.m.

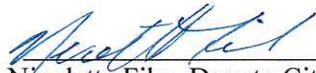
12-1-15

Date of Approval





Mayor Jim Miller



Nicolette Fike, Deputy City Recorder