

MINUTES OF HIGHLAND CITY COUNCIL MEETING

Tuesday, December 5, 2006

PRESENT: Mayor Jay W. Franson
Councilperson Brian Brunson
Councilperson Steve King
Councilperson Kathryn Schramm
Councilperson Claudia Stillman
Councilperson Glen Vawdrey

STAFF PRESENT: Barry Edwards, City Administrator
Lonnie Crowell, Director of Community Development
Winifred Jensen, City Recorder
Lynn W. Ruff, Finance Director
Emily Gillingwater, Enhancement Coordinator

OTHERS: Stephanie Thacker, Justin Englebright, Wendy Bishop, Alex Herron, Matthew Dyer, Cody Williams, Jason Kinghorn, Devan Kinghorn, Michael Smith, Bowden Shoemaker, Brandon Aalders, Ron Davis, Blake Martin, Teaque Bengtzen, Elisabeth Luntz, Frank Walker, Trixie Walker, David Anderson, Austin McChesney, Kathy Dalley, John Wilson, Brad Mackay, Gail Nielson, Carol Kounanis, DeEtte Englebright, Lynn Lonsdale, Deanna Romriell

The meeting was called to order at 7:00 p.m. by Mayor Jay W. Franson. The meeting was called as a regular session, and notice of the time, place, and agenda had been provided the *Deseret News*, *Daily Herald*, *Salt Lake Tribune*, and *New Utah* on November 30, 2006. The prayer was offered by Kathryn Schramm, and those assembled were led in the Pledge of Allegiance by Michael Smith of Scout Troop 851.

1. Approval of Minutes

Motion: Brian Brunson moved to approve the minutes of the work session held November 16, 2006. The motion was seconded by Claudia Stillman, and it passed by unanimous vote.

Motion: Glen Vawdrey moved to approve the minutes of November 21, 2006, as amended. Motion was seconded by Brian Brunson, and it passed by unanimous vote.

2. Appearances (Agenda 5)

There were no appearances.

3. Consent Calendar (Agenda 6)

Kathryn Schramm requested to remove **6.2 Purchase of Trail Easement from Carl and**

LuElla Day from the consent calendar.

The following was approved by unanimous consent:

6.1 Interim Use of Highland Water Company Building for Sleeping Berths for Fire Department (The City Council authorize the Lone Peak PSD to utilize the Water Company office on an interim basis and authorize the City Administrator to negotiate a lease rate.)

4. Purchase of Trail Easement from Carl and LuElla Day (Agenda 6.2)

Motion: Brian Brunson moved to authorize the payment of \$89,641 for a trail through the Days Meadow Subdivision. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

2. Set a Public Hearing for Throckmorton Rezoning Request (Agenda 8.1)

Motion: Glen Vawdrey moved that the City Council set a public hearing for the Throckmorton rezoning request. Motion was seconded by Kathryn Schramm, and it passed by the following voting in favor: Claudia Stillman, Kathryn Schramm, Glen Vawdrey, and Brian Brunson. Steve King voted against the motion.

The hearing will be set for the January 2, 2007 meeting.

3. Request by John Ross Wilson for a Home Business to Sell Pianos Out of His Home on an Appointment Basis, as Well as Use of an Outbuilding for Piano Repair (Agenda 8.2)

Motion: Claudia Stillman moved to not approve Mr. Wilson's request to operate a home business to sell, store, or repair pianos from his home. Motion was seconded by Steve King, and it passed by unanimous vote.

4. Ivory Homes Model Home Conditional Use Request (Agenda 8.3)

Motion: Glen Vawdrey moved to approve the Ivory Homes Conditional Use Request with all conditions of Planning Commission and staff, and the sign ordinance. Motion was seconded by Kathryn Schramm.

Motion to Amend: Brian Brunson moved to require the first model home to be closed prior to the second model home being opened. Motion was seconded by Steve King, and it passed by the following voting in favor: Claudia Stillman, Glen Vawdrey, Steve King, and Brian Brunson. Kathryn Schramm voted against the motion.

Kathryn Schramm said since the ordinance doesn't limit the number of model homes that

any company should have open that we should vote against the motion to limit them to one model home.

Amended Motion: to approve Ivory Homes Conditional Use Request with all conditions of Planning Commission and staff, and the sign ordinance; and the first model home must be closed prior to the second model home being opened. Motion passed by the following voting in favor: Claudia Stillman, Glen Vawdrey, Steve King, and Brian Brunson. Kathryn Schramm voted against the motion.

Motion: Kathryn Schramm moved to refer to the Planning Commission the issue of conditional use for model homes Motion was seconded by Steve King, and it passed by unanimous vote.

5. Moratorium on Town Center Overlay Applications (Agenda 8.4)

Motion: Steve King moved that the City Council adopt Ordinance No. 2006-38 “An Ordinance Placing a Moratorium on New Development/Commercial Applications Within the Town Center Applications for a Maximum of Six (6) Months (June 5, 2007)”. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

6. Request for CR Zone Site Plan Approval (Agenda 8.5)

Motion: Claudia Stillman moved that the City Council continue the request for the CR Zone Site Plan Approval until the site plan has been modified, according to the recommendations of staff. Motion was seconded by Brian Brunson, and it passed by unanimous vote.

The City Council provided input to the CR Zone site plan.

7. Request for CR Zone Architectural Approval for Certain Buildings

Motion: Brian Brunson moved to continue in order to give the City Council the opportunity to review material which was provided at this meeting, and in order to be consistent with the overall site plan. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

The City Council set a work session for December 12, 2006, at 5:00 p.m., in order to consider the CR Zone architectural approval further. Input was offered by the City Council.

8. Highland City Library Proposal (Agenda 9.1)

A proposal for a Highland City library was presented by members of the Library Committee, which included Claudia Stillman, Justin Englebright, Kathryn Schramm, and Stephanie Thacker. The proposal is for a library which could operate 60 hours per week from

10:00 a.m. to 9:00 p.m. and 10:00 a.m. to 7:00 p.m. on Fridays and Saturdays. A budget of \$195,220 per year would be needed for librarians and other annual operating expenses. The Library Committee requested the City Council place the matter for action on the January 16, agenda in order to determine how the proposal could be budgeted. The Committee's study showed that the City spent \$26,000 for library card reimbursements during the past year, which represents library use for more than 500 Highland households.

9. Public Safety Report (Agenda 10.1)

Brian Brunson recommended postponing his Public Safety District report and ask Steve King to make a report on fire issues at the next meeting.

10. Report on North Pointe Solid Waste Special Service District (Agenda 10.2)

Claudia Stillman reported the North Pointe Solid Waste Special Service District Board settled the lawsuit on a faulty megabaler. The attorneys worked out a settlement wherein the North Pointe Solid Waste Special Service District received \$100,000 more than was offered one year ago plus interest.

11. List of Project Priorities (Agenda 10.3)

Barry Edwards reported the Work Session on project priorities was postponed with plans to schedule it in early January. He requested the City Council members submit to staff their list of priorities.

12. Mid-Year Budget Amendment (Agenda 10.5)

Barry Edwards reported a public hearing will be scheduled for January 16, for mid-year budget amendments. The Council was invited to inform Barry Edwards of any needed budget amendments.

13. Information on Mansion Home Development by Steve Maddox (Agenda 10.6)

Mr. Maddox was not present for discussion on the Mansion Home Development. This item will be carried to a subsequent agenda.

14. Temporary Sign Ordinance (Agenda 10.7)

Elizabeth Luntz addressed her desire to see the temporary sign ordinance amended to permit signage for civic events the same as is permitted for political signs. She read a letter written by Kerilyn Lenhart which expressed support for this cause. Mayor Franson indicated the matter would be sent to the Planning Commission for a recommendation.

15. 2007 City Council Meeting Schedule (Agenda 10.8)

Mayor Franson discussed the City Meeting schedule for 2007. He further indicated from a staff point of view Wednesdays would not be as good as Tuesdays to hold City Council meetings.

16. Committee Appointments (Agenda 10.9)

Mayor Franson indicated at the beginning of the year there will be some Planning Commission appointments and committee assignments made. He requested the City Council members let him know if there is interest in keeping their current assignments. He recommended Council members continue another year on their assignments. He also indicated plans to reappoint the City Recorder and City Treasurer. These items will come forward on the January 2, 2007 consent calendar on the agenda.

17. Reminder of No City Council Meeting on December 19, 2006 (Agenda 10.10)

Mayor Franson reminded the City Council there would not be a regular Council Meeting held December 19, 2006.

18. Other Business (Agenda 11.1)

A. Mayor Franson reported a letter was being sent to inform the City Council of plans for the January 19, 2007, Appreciation Dinner. He noted a formal invitation requesting an RSVP will go out the first of the year.

B. Mayor Franson made a brief report on local transportation issues and indicated he will continue to be involved in these issues.

C. Mayor Franson reported the addition of the office trailer space is working very well. People are getting more attention and it is quieter.

D. Mayor Franson reported on staff training which was held November 30, December 1, and 2, on how to take care of customer services, processes to get things done efficiently, and the price of non-conformance. He commended staff for their efforts to try and take care of some of those issues. He felt there was a positive support from staff. Barry Edwards indicated in relation to the training, and in order to take advantage of staff, the City Council needs to set goals and objectives. Also, the City Council needs to define a process to educate a new City Council member.

19. Executive Session (Agenda 12)

Motion: Glen Vawdrey moved to go into Executive Session. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

Motion: Brian Brunson moved to approve the Pheasant Hollow Lift Station property for \$24,000. Motion was seconded by Claudia Stillman. Glen Vawdrey declared a conflict and abstained from voting. The motion passed by the following voting in favor: Claudia Stillman, Kathryn Schramm, Steve King, and Brian Brunson.

20. Adjournment

Claudia Stillman moved to adjourn. Meeting adjourned at 10:10 p.m.