

MINUTES OF HIGHLAND CITY COUNCIL MEETING

Tuesday, January 16, 2007

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
Winifred Jensen, City Recorder
Matt Shipp, City Engineer/Public Works Director
Lynn W. Ruff, Finance Director

OTHERS: Christie Dalley, Jeff Throckmorton, Peter Holtom, Tom Hulbert, Gordon Clark, Lafe Harris, Cris Schulz, Pierre Langué

EXCUSED: Lonnie Crowell, Community Development Director

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 *Lone Peak Press* on January 11, 2006. The prayer was offered by Mayor Jay W. Franson, and those assembled were led in the Pledge of Allegiance by Wini Jensen.

1. Approval of Minutes

Motion: Kathryn Schramm moved to approve the minutes of January 2, 2007, as amended. Motion was seconded by Claudia Stillman, and it passed by the following voting in favor: Claudia Stillman, Glen Vawdrey, Kathryn Schramm, and Steve King. Brian Brunson abstained.

2. Appearances

There were no public appearances.

3. Consent Calendar (Agenda 6)

Mayor Franson pulled the following from the consent calendar: **6.2 Approval of City Building Maintenance Contract.**

The following was approved by unanimous consent:

6.1 Water Advisory Board Appointments: Jay W. Franson, Civil Engineer - 2007; Mike Capik, Civil Engineer - 2009; Tavis Timothy, Civil Engineer - 2009.

4. Public Hearings (Agenda 7)

Mayor's Report of 2006 (Agenda 7.1)

Mayor Franson presented a report on the State of the City, which will be placed in an article for the February City Newsletter. He also identified the following goals for 2007: City celebration as Highland will be 30 years old this year; General Plan; Town Center Update; continued work on the library; recreation programs; completion of Fire Station, and beginning of construction for the City Hall and Justice Center; studies of transportation issues on SR-92; transportation issues/regional planning with North Utah County; municipal election in the fall; and recognition of service by the Council, Planning Commission, volunteers, staff, and others.

Public Hearing to Open Budget for FY 2006-07 (Agenda 7.2)

Mayor Franson opened the public hearing on the budget. There being no public comment the Mayor closed the public hearing.

Barry Edwards and Lynn Ruff explained the budget adjustments, which included expenditures for items which were not included in the budget and budget corrections. Also the City issued \$6,000,000 for a sales and franchise bond and these funds need to be budgeted for each of the buildings the City will be constructing. Barry Edwards explained the total expenditures proposed is \$157,000, but this nets out as a \$94,000 increase. He noted the final payment for the Highland Glen Park was less than budgeted. He also requested the City Council approve a bid for the Town Center roads, in the amount of \$120,000, to be included in the budget amendments. Lynn Ruff explained the garbage budget needs to be adjusted up by \$50,000 in the General Fund. He explained the garbage revenues are OK, but the expenditures are not because of growth. This will give a surplus of extra revenue over expenditures of \$44,000. As to an inquiry concerning the increase in the Capital Projects budget, Lynn Ruff reported it was for two bobtail trucks and Caselle software updates.

Kathryn Schramm noted a correction which needed to be made to the Park Capital Project bringing the actual total from \$1,100,000 to a total of \$1,140,000.

ACTION ITEMS

5. Adoption of Ordinance No. 2007-2, "Adoption of Budget Amendments for FY 2006-07" (Agenda 8.1)

Motion: Glen Vawdrey moved to adopt Ordinance No. 2007-2, "Adoption of Budget Amendments for FY 2006-07," with an amendment of \$120,000 for Town Center road improvements and \$50,000 to the garbage contract. Motion was seconded by Kathryn

Schramm, and it passed by unanimous vote.

6. Zone Change Request by Jeff Throckmorton for Property Located at 10492 North 4800 West (Agenda 8.2)

Motion: Steve King moved that the City Council not approve the Throckmorton rezoning request for property located at 10492 North 4800 West with the following findings: Planning Commission has not recommended the application be approved, request is not consistent with our General Plan, request is also not consistent with other property fronting 4800 West in this location, the property may be significantly reduced in size due to widening of 4800 West, the buildable area for property of the lot fronting 4800 West may be significantly reduced in size due to the Parkway Detail which is required for all property along 4800 West per ordinance, and Horizon Estates is currently non-conforming as more than 25% of the lots are less than 30,000 sq. ft. Motion was seconded by Kathryn Schramm, and it passed by the following voting in favor: Glen Vawdrey, Kathryn Schramm, Steve King, and Brian Brunson. Claudia Stillman abstained.

7. Approval of Town Center Improvement Bids (Agenda 8.3)

Motion: Steve King moved to approve the Town Center improvement bids. Motion was seconded by Glen Vawdrey.

City Engineer, Matt Shipp, explained the bid was for a loop road to be constructed around the new city hall and police station, which will also connect to the fire station. He reported the Engineer's Estimate was \$149,022. BD Bush submitted the low bid of \$120,044, and Jay Diggs' bid was \$155,000.

Substitute Motion: Brian Brunson moved to approve the bid by BD Bush for the construction of Town Center roads, together with a construction contingency not to exceed \$139,000. Motion was seconded by Steve King, and it passed by the following voting in favor: Steve King, Brian Brunson, Claudia Stillman, and Glen Vawdrey. Kathryn Schramm voted against the motion as she favored going with the bid by Jay Diggs.

8. Architectural Approval of CR Zone; Buildings A, B, F, G, I and In-Line Retail (Agenda 8.4)

Mayor Franson explained the architectural approvals for the CR Zone would be for buildings A & B, F & G, and the in-line retail, but building I would not be voted on until the developer has a commitment for a specific occupant.

Motion: Brian Brunson moved to grant architectural approval for Buildings A & B in the CR Zone. Motion was seconded by Glen Vawdrey, and it passed by the following voting in favor: Steve King, Claudia Stillman, Glen Vawdrey, and Kathryn Schramm. Brian Brunson voted against the motion.

Tom Hulbert, developer, indicated the following changes were made to the architecture for Buildings A and B: a black railing around the top of the arcade, change in colors, stone was designated to go around the arch entry way, round windows on the second floor and on the end of the second level which sets the second level off with stucco in between the windows. He further indicated a willingness to work with staff if there are any further changes.

Motion: Brian Brunson moved to grant architectural approval for Buildings F & G in the CR Zone. Motion was seconded by Steve King.

Motion to Amend: Claudia Stillman moved to amend the motion to state that the white concrete be changed to tan stone on the corner piece on both buildings. Motion was seconded by Brian Brunson. Motion passed with the following voting in favor: Brian Brunson, Claudia Stillman, Glen Vawdrey, and Steve King. Kathryn Schramm voted against the motion.

Amended Motion: to grant architectural approval for Buildings F & G in the CR Zone and that the white concrete be changed to tan stone on the corner piece on both buildings. Motion passed by the following voting in favor: Claudia Stillman, Kathryn Schramm, Glen Vawdrey, and Steve King. Brian Brunson voted against the motion.

Motion: Brian Brunson moved to grant architectural approval for the in-line building in the CR Zone. Motion was seconded by Steve King.

Tom Hulbert, developer, indicated the following changes were made to the architecture for the in-line building: awnings on the building, change in colors, some of the features Lonnie Crowell had proposed for the entryways and windows on the top. He indicated they went with more gray coloring to offset the green awnings and changed the colors to make it stand out from the buildings next to it. Each building will have its own color. Stone will be added along the bottom and transitions along the roof line. A brown awning was planned to offset the rest of the green awnings. Stone columns will be similar to what was planned for buildings F & G.

Motion to Amend: Brian Brunson moved to include rock on the columns on the second building. Motion was seconded by Glen Vawdrey, and it passed by the following voting in favor: Glen Vawdrey, Steve King, Brian Brunson, and Claudia Stillman. Kathryn Schramm voted against the motion.

Amended Motion: to grant architectural approval for the in-line building in the CR Zone, and include rock on the columns on the second building. Motion passed by unanimous vote.

FUTURE BUSINESS

9. Planning Commission Appointments (Agenda 9.1)

Mayor Franson indicated there are two vacancies to be filled on the Planning Commission for Mike Walch's position and an alternate position. Mayor Franson will bring back a recommendation on a February agenda.

10. Annexation Development Agreement (Agenda 9.2)

Barry Edwards reviewed a request for an annexation development agreement for Alpine Joint Venture. The City has been asked by the property owners to annex their property into Highland. They are currently in Draper and are requesting disconnection from Draper. They are proposing to annex three hundred acres with a density of 1.09. The proposal for a development agreement will come back on the February 20, agenda for action. This parcels abuts Beacon Hills Plat H and is adjacent to the park. Barry Edwards indicated an interest in bringing in the Siggard and Burgess property with this annexation.

Brian Brunson brought up the following concerns: (1) Density should be based on buildable area and not overall acreage, (2) Expense for providing services, (3) Ability of the City to charge extra fees, (4) Agreement allows the development to pay a fee instead of providing water, (5) End up with such small lots and with churches and schools on top of 330 units this is a problem, (6) Favored treatment clause because we already have subdivisions bordering Suncrest Road with higher density.

Kathryn Schramm indicated her concern with the topography

Mayor Franson encouraged the Council to talk to Barry Edwards about the proposal.

Later in the meeting the developer Cris Schulz informed the City Council they were committed to disconnect from Draper and they had a court date set to accomplish this action. He agreed to meet with Barry Edwards and incorporate the City Council's comments into the development agreement. He planned to have this to the City by February 6, in order for the matter to be addressed on February 20.

INFORMATION

11. North Pointe Solid Waste District Report (Agenda 10.1)

Claudia Stillman reported the North Pointe Solid Waste District approved its budget. The District budgets on a calendar year so cities can have a heads up before they do their budgets on a fiscal year basis. She indicated the District still has \$1.6 million in reserves so they don't have to raise taxes. Also, in spite of selling back the megabaler, the District had to pay the balance of the money, but they received a rebate.

12. Status Report on Fire Station, Justice Center, and City Building (Agenda 10.2)

A. Fire Station Report. Lafe Harris, of Butler and Associates, reported on the

schedule for construction of the Fire Station. He indicated they are proceeding with the engineering on the building and are scheduled to submit the negotiated bid price with Peck Ormsby Construction at the February 20, Council Meeting. They anticipate beginning construction the first of March, 2007, if everything is approved, and hope to have the building completed by December, 2007.

Mayor Franson inquired about plans for a ground breaking. Barry Edwards indicated he would plan for a ground breaking ceremony.

B. Justice Center and City Hall Report. Gordon Clark, of JRCA Architects, reported on plans for the Justice Center and City Hall. He indicated it would be 2-3 weeks before the final documents will be ready. He is requesting the legal advertisement be placed in the paper by JoD Bates in order to receive proposals for general contractors to be pre-qualified by February 30. He expected to have a bid on March 1, introduce a motion to award the contract by March 6, and begin construction by March 15. It is expected the two buildings will take 10 months for construction, with an anticipated completion by January, 2008. An additional two weeks will be needed for the furnishings. Mr. Clark will prepare a color board for City Council approval within two weeks.

13. Transportation Planning (Agenda 10.3)

Mayor Franson reported on activities of the Mountainlands Transportation Planning effort which deals specifically with the north end of Utah County and Highland. He distributed a breakdown on the planning processes and reported by the middle of February a decision document will be available on plans for improving SR-92. UDOT is moving forward and citizens need to be involved in the public process, which will occur in the spring.

Mayor Franson distributed information to the City Council and reported on a planning meeting on corridor studies which was held January 4, and attended by Mayors in the County. Three studies were approved totaling \$250,000, federal funds of \$233,075, which will require a local match of \$16,925. The Traverse Mountains Corridor Study, which pertains to Highland, will require an assessment from the City in the amount of \$1,641. These studies will be going out to consultants. Mayor Franson reported a Utah County population projection, which came from this meeting, indicated by 2030 Utah County will have the same number of residents as Salt Lake County has presently, which is over one million people. Kathryn Schramm requested a copy of this data. Mayor Franson said he would make it available.

Mayor Franson distributed some proposed legislation submitted by Representative Lockhart and he indicated Representatives Dougall and Frank also have proposed bills increasing the sales tax by 1/4 cent sales tax for transportation issues. Most of Representative Lockhart's bill will allow for improvements between Pleasant Grove and State Street down 4800 West, which will begin this summer. He further noted these issues are of importance because in 2011 a major interchange on I-15 will be constructed and there needs to be alternative ways to get around it.

14. Light Rail Discussion (Agenda 10.4)

Mayor Franson discussed with the Council the need for identifying with UDOT a right-of-way for light rail, in the future, to go from the point of the mountain to Highland. He felt the need to get this matter into the planning process now in order to preserve the SR-92 corridor. In the interim, he recommended looking at an express bus along the SR-92 corridor which will go downtown Salt Lake. This needs to be explored with UTA. The Mayor further noted there is discussion in the Legislature on surplus funds and he felt there is a need to address these transportation issues.

15. Other Business (Agenda 11.1)

A. UTA Board of Directors. Mayor Franson noted an appointment to the UTA Board of Directors needs to be made from North Utah County. He indicated if the City Council had any suggestions to let him know.

B. Capital Projects Priority Listing and Recreation Survey. Mayor Franson reminded the City Council that recommendations were due on priorities for Capital Projects and the recreation survey.

C. Proclamation on White Ribbon Against Pornography Month. Mayor Franson reported he had signed a proclamation against pornography, and he felt it represents the values of our community.

16. Adjournment

Meeting adjourned at 9:30 p.m.