

MINUTES OF HIGHLAND CITY COUNCIL MEETING

Tuesday, November 21, 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
Matthew F. Shipp, Director Public Works/City Engineer
Lonnie Crowell, Director of Community Development
Winifred Jensen, City Recorder
Lynn W. Ruff, Finance Director

OTHERS: Robin Wise, Derek Wise, Tara Wise, Bill Jex, Russell Harris, Ron Mortimer, Elisabeth Luntz, Kip Botkin, Debi Warr, Lynn Warr, Tom Hulbert, John Montgomery, David Anderson, Peter Holtom, Brenda Holtom, Carol Kounanis, John Wilson, Dan Simons

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 16, 2006. The prayer was offered by Glen Vawdrey, and those assembled were led in the Pledge of Allegiance by Brian Brunson.

1. Approval of Minutes

Motion: Glen Vawdrey moved to approve the minutes of the meeting held November 8, 2006, as amended. Motion was seconded by Claudia Stillman and it passed by unanimous vote.

2. Appearances

Elisabeth Luntz, a member of the Highland Cultural Arts Committee, requested approval to post signs for ten days on the corner of the Alpine Highway intersection and Highland Highway and the 6000 West intersection in order to advertise the Cultural Arts craft day. It was noted the sign ordinance only permits temporary signs for community groups to be posted on city property. Mrs. Luntz requested this matter be placed on a future agenda. to consider changes to the ordinance. Barry Edwards indicated places where Mrs. Luntz could post signs.

2. Consent Calendar

6.1 Approval of Audit for FY 2005-06. Kathryn Schramm requested item 6.1 be pulled from the Consent Calendar.

The following were approved by consent:

- 6.2 Pressurized Irrigation Master Plan Contract (Approval of an agreement with Hansen Allen and Luce for a secondary (pressurized irrigation) water master plan for the amount of \$68,000)**
- 6.3 Adoption of Resolution No. 2006-20, “A Resolution Concerning Operation of Electronic Sign Located at Heritage Park”**
- 6.4 Adoption of Ordinance No. 2006-37, “Ordinance Amending Section 5.04.170 of the Highland City Municipal Code to Allow Hours of Operation for Highland City Businesses from 6:00 a.m. to 12:00 Midnight”**

ACTION ITEMS

3. Approval of Audit (Agenda 6.1)

Motion: Glen Vawdrey moved to approve the Audit for FY 2005-06, as presented by Mr. Ogden. Motion was seconded by Claudia Stillman, and it passed by unanimous vote.

4. Adoption of Ordinance No. 2006-34, “Ordinance Amending the Master Land Use Element of the General Plan to Add the CR Zone to Property at the Northwest Corner of 11000 North and Alpine Highway (SR-74)” (Agenda 8.1)

Motion: Steve King moved that the City Council adopt Ordinance No. 2006-34, “Ordinance Amending the Master Land Use Element of the General Plan to Add the CR Zone to Property Located at the Northwest Corner of 11000 North (SR092) and Alpine Highway (SR0-74)” as described in the agenda packet and indicated on the maps included. Motion was seconded by Claudia Stillman, and it passed by the following voting in favor: Steve King, Claudia Stillman, Glen Vawdrey. Brian Brunson and Kathryn Schramm voted against the motion.

5. Adoption of Ordinance No. 2006-35, “Ordinance Amending the Zoning Map and Rezoning Parcels of Land from R-1-40 to CR Zone Located at the Northwest Corner of 11000 North (SR92) and Alpine Highway (SR-74)(Agenda 8.2)

Motion: Claudia Stillman moved that the City Council adopt Ordinance No. 2006-35, “Ordinance Amending the Zoning Map and Rezoning Parcels of Land from R-1-40 to CR Zone Located at the Northwest Corner of 11000 North (SR92) and Alpine Highway (SR-74) as described in the report and indicated on the map. Motion was seconded by

Steve King, and it passed by the following voting in favor: Kathryn Schramm, Claudia Stillman, Glen Vawdrey, and Steve King. Brian Brunson voted against the motion.

6. Final Site Plan Approval for the Proposed CR Zone Site Plan (Agenda 8.3)

Barry Edwards noted some of the material wasn't submitted for site plan approval and he recommended the City Council continue for two weeks.

Motion: Glen Vawdrey moved to continue until the site plan can be completed. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

7. Traffic Control (Agenda 8.4)

Motion: Glen Vawdrey moved to authorize staff to go out for public bid on the traffic control devices in the Dry Creek Subdivision. Also adopt this device as one of the possible traffic calming devices to be used throughout the City. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

8. Use of Open Space Funds (Agenda 8.5)

Motion: Brian Brunson moved to direct staff to use the balance of open space funds for improving the west side of the Alpine Highway entrance to the City and the additional request which previously came to the Council for improvements in Windsor Meadows. Motion was seconded by Claudia Stillman. The motion failed with the following voting against the motion: Claudia Stillman, Glen Vawdrey, Kathryn Schramm, and Steve King. Brian Brunson voted in favor of the motion.

Kathryn Schramm discussed a memo received from Carol Kounanis wherein she requested funding for open space improvements for the Alpine Homes section in Highland Hills. Her issues addressed mud slides, and flooding. This issue was discussed briefly. Barry Edwards explained this project is listed on the list of projects the City Council have been discussing to be prioritized. Mayor Franson recommended this matter be continued and brought back in two weeks.

Motion: Glen Vawdrey moved to continue. Motion was seconded by Claudia Stillman, and it passed by unanimous vote.

9. Final Approval of Brookridge Plat B Subdivision (Agenda 8.6)

Motion: Glen Vawdrey moved that the City Council grant Final Approval for the Brookridge Phase 2 Subdivision subject to all conditions and recommendations of staff and Planning Commission. Motion was seconded by Steve King, and it passed by unanimous vote.

10. Final Approval of Reisner Heights Plat B (Agenda 8.7)

Motion: Brian Brunson moved that the City Council grant Final Approval for the Reisner Heights Plat B Subdivision per the conditions of staff and Planning Commission. Motion was seconded by Glen Vawdrey.

Motion to Amend: Glen Vawdrey moved to have the property owner participate 50% in the fence, as directed by staff, with the City also sharing in the cost. Motion was seconded by Steve King, and it passed by unanimous vote. (Matt Shipp indicated plans suggest an open rod iron fence at this location.)

Amended Motion: Grant Final Approval for the Reisner Heights Plat B Subdivision per the conditions of staff and Planning Commission, and have the property owner participate 50% in the fence, as directed by staff, with the City also sharing in the cost. It passed by unanimous vote.

FUTURE BUSINESS**11. North Utah County Recharge Contract (Agenda 9.1)**

Mayor Franson has sponsored a proposal to create a coalition of cities to create a water recharge district. The idea has been well received by the North Utah County cities. It is his proposal that this group be formalized under an Interlocal Agreement.

12. 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 9.2)

Barry Edwards explained Mr. Wilson wants to use his home as his showroom to sell 4-5 large size grand pianos and use an outbuilding for rebuilding pianos. Mayor Franson explained the ordinance allows for a home business to use 25% of the floor space or half of an outbuilding and Mr. Wilson is requesting to use both a portion of his home and an outbuilding for his business. He suggested placing this matter on the agenda for an upcoming meeting.

John Wilson indicated the sale of the home is contingent on his ability to obtain a business license and it is suppose to close December 12th. Further, he indicated he would put two to three high end pianos in his home, to showcase them.

13. Future City Projects (Agenda 9.3)

It is anticipated that a list of projects should be forthcoming from the work session held November 16, 2006. Barry Edwards reminded the City Council of the deadline to get their priorities to Matt Shipp in order for this to come forward on the December 5th Council agenda.

14. Trail Purchase/Carl & LuElla Day) (Agenda 9.4)

Barry Edwards reported the law changed for acquisition of trails. Day's Meadows Subdivision was approved with a trail easement. The subdivider is entitled to request a reimbursement for a trail easement, thus his request is before the City Council. This trail is part of the trail the Council recently authorized funds for the easement through the Diana Telfer and Mack Croft properties. (This will entail the subdivider dedicating 32,540 sq. ft. of trail and the cost for the trail easement is \$89,641.)

15. Interim Use of Highland Water Company Building for Sleeping Berths for Fire Department (Agenda 9.5)

The Lone Peak Fire Department has received a grant for nine new fire fighters. The fire chief has requested they be allowed to use the Water Company's old office as berths for some of the fire fighters, until the new station is operational. Barry Edwards explained he had discussed this matter with Mark Thompson and Matt Shipp concerning the possibility of using the facility until the new fire station is built, which is expected to be October or November of 2007. The Public Safety District would rent the facility from Highland City.

INFORMATION**16. Financial Statements (Agenda 10.1)**

Lynn Ruff discussed the financial statements which were distributed to the City Council and he explained on page 22 of the Enterprise Funds it shows income on the water fund and storm fund, but a loss on water and secondary water. The City Council needs to address the secondary water and sewer rates in the future. Fees being paid to the Timp Sewer District and American Fork City for sewer have been increased over the past few years; however, the City hasn't raised the sewer rates. The City needs to make sure the expenditures are being covered. The City is in good shape with everything else. He noted on the financial summary through October it shows revenue and expenditures on target and sales tax ahead of the budgeted amount. The budget will need to be opened after the first of the year in order to update the budget.

Mayor Franson commended Barry Edwards and Lynn Ruff for providing the information.

17. Update on Road Through Highland Glen Park (Agenda 10.2)

Barry Edwards made a report to the Council on the schedule for the environmental assessment for Highland Glen Park. He noted by June, 2007 the City should be able to determine the impact at that point. The next task will then be to find replacement property for the property displaced by the road. This will be brought back to the Council with a finding for the

replacement property. Jones and Stokes is the environmental firm working on the project and Jeff Appel is the attorney.

18. Information on Mansion House Development by Steve Maddox (Agenda 10.3)

Barry Edwards reported Steve Maddox was unable to attend the meeting. Kathryn Schramm indicated she still wanted to have Mr. Maddox come to a future City Council meeting to discuss the Mansion House development.

19. Report on the Utah County Animal Shelter (Agenda 10.4)

Kathryn Schramm gave a report on the Utah County Animal Shelter. She noted the shelter was built and financed by the County, but it is leased to the Utah County Animal Shelter. She recently received notice the Shelter had to hire three part-time and one full time individuals. Also, the Shelter sponsored the Big Fix mobile clinic, a resume was developed for preparing dogs to be adopted which will be listed on KSL's web site in the classified section, and the audit was performed and approved. Dog food and cat food at the shelter is provided entirely on donations. Anyone who may have excess dog food to donate can take it to the Shelter.

20. Report on SR-92 (Agenda 10.5)

Mayor Franson reported he had been involved in several meetings with Lehi, Alpine, and Highland representatives looking at SR-92 as the traffic is getting bad on that road. He has also had discussions with Representative Dougall. UDOT has signed a contract for a firm to do an environmental assessment, which will be completed by December, 2007. They are looking at alternatives by the March/April time frame which will comply with the City's General Plan, and the City wants UDOT to know of our concerns. The Federal Government has earmarked \$20 million for that road. The Mayor noted the City needs to speak as a voice to UDOT that we want something done and that we don't send conflicting messages. UDOT is looking at some temporary measures. The west side is causing the problem and UDOT is looking at bigger issues with on interchange by the point of the mountain. Mayor Franson indicated plans to initiate the same kind of planning on 4800 West. UDOT wants to build I-15 by 2011, and Highland wants to have access.

21. General Plan Update (Agenda 10.6)

It was noted the schedule for the General Plan Update was in the agenda for this meeting. The previously held public meetings have had good thoughtful discussion.

OTHER BUSINESS

22. Other Business (Agenda 11.1)

A. Mayor Franson reported the move into the Office Trailer and City Building went fairly successful and Staff needs to be commended for getting there as quickly as possible. A lot of people helped. They are still working, but the overall sense has been positive. Barry Edwards indicated they are still trying to work out the kinks on the phone system. Concrete has been laid for the ramps and signage installed.

B. Mayor Franson reported the City social has been scheduled for January 19. An invitation will be coming out.

23. Executive Session

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

Motion: Brian Brunson moved to go out of Executive Session. Motion was seconded by Steve King, and it passed by unanimous vote.

24. Adjournment

Steve King moved to adjourn. Motion was seconded by Claudia Stillman, and it passed by unanimous vote. Meeting adjourned at 10:05 p.m.