

## MINUTES OF HIGHLAND CITY COUNCIL WORK SESSION

Wednesday, November 16, 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

The meeting was called to order at 7:20 p.m. by Mayor Jay W. Franson. The meeting was called as a special work 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 15 , 2006.

### **1. City Projects**

Matt Shipp distributed for purposes of discussion a listing of Highland City Public Works and Engineering Projects. (A copy is attached to the minutes.) He noted some of the projects are in process and have been approved by the Council. These included the Northwest Irrigation Pond, Highland Hills Open Space, Highland Hills Horseshoe Trail, and 10250 North road construction. It was also noted the pressurized irrigation, sewer, and storm water master plans are in process and should receive high priority on the list of engineering projects.

Discussion reflecting items to be added to the list of projects included: roads to go in around the city building and police station; landscaping around four culinary water pump well houses; improvements to 6000 West south of 10400 North; identifying homes that will need to be moved, sold, or purchased throughout the city as a result of centerline survey; identifying road transitions on 6800 West as a result of centerline survey; improvements at Windsor Park and 9600 North Open Space; overlay on 9600 North where there have been road cuts; and sidewalk on 10400 North and 6000 West after studies have been completed.

The discussion reflected time sensitive projects which need higher priority on the list. These included: Pheasant Hollow Lift Station, Bonneville Shoreline Trail Underpass, City Center Road, Parkway West, Bonneville Shoreline Trail (View Point), Electric Park, Spring Creek Trail, and park projects wherein funds need to be used within five years.

Mayor Franson requested the City Council identify 15 items they consider as high priority

and get these to Matt the week after Thanksgiving to be considered at a work session to be held December 14. Barry Edwards indicated staff would put some dollar numbers and funding sources to the projects and Matt Shipp would show projects in process.

## **2. Town Center Discussion**

Lonnie Crowell distributed the Town Center Guidelines, ordinance governing the Town Center Overlay, and maps outlining remaining ground for development in the Town Center. He explained the conflicts and differences of opinion which have occurred with the development of the Town Center. He explained with 800,000 sq. ft. of space available in the Town Center over 50% of the land is gone and only 124,000 sq. ft. is being used, or about 10-15% of the ground. He felt the City isn't getting what was shown on the master plan and he requested direction from the City Council. He also noted the Town Center is a good plan, if the master plan is followed. He suggested creating districts in the zone. Also, the Town Center Overlay ordinance refers back to the master plan, but it doesn't address buildings and heights in the ordinance and it is vague. He felt if development continues the City will end up with a large parking lot and buildings that do not relate to each other. He also suggested adjusting the exaction fees would help the Town Center develop easier, and indicated it is hard to deal with an overlay zone when it isn't zoned.

Barry Edwards indicated the Wikstrom study showed the City has a need for 636,000 sq. ft. of retail. How this is achieved is important and regardless of what happens in the CR zone it will leave a deficit in square footage. He recommended zoning and doing districts for the Town Center. He also felt ground floor retail needs to be preserved, if there is a way to provide alternative housing zoning would be the best way, and eliminate the overlay. He further recommended a moratorium on the Town Center and get the Planning Commission to look at the issue.

Kathryn Schramm felt part of the problem in the Town Center is the huge exaction fee. Steve King also agreed the exaction fees were too high and needed to be addressed; however, he felt the fees should still be collected for the Mansion Home project because of the tremendous profits and the fact it is of no benefit to the Town Center as far as retail is concerned.

Mayor Franson indicated he would work with staff to get this item on the City Council agenda and it could be another work session topic over the next few months.

## **3. Adjournment**

Steve King moved to adjourn. Meeting adjourned at 9:00 p.m.