



HIGHLAND CITY
HIGHLAND CITY COUNCIL MINUTES
Tuesday, March 20, 2018
Approved April 17, 2018

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin, Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: City Administrator / Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, Finance Director Gary LeCheminant, City Engineer Todd Trane, Public Works O&M Director Justin Parduhn, City Attorney Tim Merrill, City Recorder Cindy Quick

OTHERS: Claudia Stillman and Brei Hofelat

6:00 P.M. REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann

Invocation – City Attorney Tim Merrill

Pledge of Allegiance – Council Member Kurt Ostler

The meeting was called to order by Mayor Rod Mann as a regular session at **6:00 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by City Attorney Tim Merrill and those assembled were led in the Pledge of Allegiance by Council Member Kurt Ostler.

Mayor Mann asked if there was anyone who wanted to make a public comment. There were no public comments, so he continued with the consent agenda.

1. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council Members may pull items from consent if they would like them considered separately.

a. ACTION: Approval of Meeting Minutes

Regular Session February 20, 2018

b. ACTION: Ratifying Planning Commission Appointment

City Council will consider ratifying the appointment of Tim Ball to the Highland City Planning Commission. The Council will take appropriate action.

c. ACTION: Ratifying Library Board Appointment

City Council will consider ratifying the appointment of Claudia Stillman to the Highland City Library Board. The Council will take appropriate action.

d. ACTION: Approval of a Memorandum of Understanding with American Fork for a Sewer Connection at 4265 West 11000 North

City Council will consider the approval of a Memorandum of Understanding with American Fork for a Sewer Connection at 4265 West 11000 North. The Council will take appropriate action.

Council Member Brian Braithwaite asked how the Council could be sure that American Fork would live within the 200-gallon limit.

City Attorney Tim Merrill said that the sewer would not be metered, so they would simply have to take American Fork at their word. Staff could periodically inspect it to confirm that the discharge was within the limit.

City Engineer Todd Trane explained that this would be a soft water discharge. He did not anticipate them to exceed 200 gallons per day.

Council Member Tim Irwin MOVED to approve consent items a., b., c. and d. as listed on the agenda. Council Member Kurt Ostler SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed unanimously.

2. ACTION: NORTON PERFORMANCE SITE PLAN APPROVAL

City Council will consider authorizing the approval of the Site Plan for Norton Performance. The Council will take appropriate action.

City Administrator/Community Development Director Nathan Crane presented the site plan for Norton Performance located at 5342 West Parkway East Drive in the Town Center Overlay Zone. He identified a small outdoor training area on the site plan. The site would provide 42 parking spaces, which met code requirements. Nathan Crane reported that the Planning Commission had discussed the item previously and recommended approval, subject to four stipulations listed in the staff report.

Council Member Kurt Ostler asked if there was a cross access easement between the subject property and the neighboring Arctic Circle. Nathan Crane confirmed that there was, and the parking lots could be used as overflow for both businesses. Council Member Kurt Ostler expressed a concern that the two dumpsters for these businesses would be right next to each other. Nathan Crane responded that the two property owners would coordinate the dumpster locations.

Ricky Norton, the applicant, addressed the outdoor training area explaining that it would be a three-lane track extending from a track inside. He reported that he did not have any plans to hold classes outside. The outdoor area was a place for patrons to go if they wanted to exercise outside on a nice day.

Council Member Kurt Ostler suggested including a requirement that prohibited classes from being held outside. He was concerned that the classes would be a noise nuisance to the future residential development near that location.

Council Member Brian Braithwaite felt that restricting outdoor classes was not necessary. There would already be plenty of noise coming from the nearby street, and the outdoor area was too small to hold large classes.

Ricky Norton suggested that a cement barrier wall be installed along that property line. Nathan Crane reported that the Blackstone Development would be required to install a concrete wall, so Mr. Norton did not need to worry about installing a barrier wall. Staff was not concerned about outdoor classes.

Council Member Kurt Ostler asked about the size of the outdoor area. It was estimated that the dimensions were 25 feet by 30 feet. Ricky Norton reported that they may add an outdoor children's play set in the future.

Council Member Scott Smith was concerned about patrons parking on the street in front of the building rather than in the parking area. Ricky Norton conveyed that he had debated about the location of the entrance.

Brei Hofelat, owner of the training center in Lehi, reported that they had experienced a similar issue. The entrance to their building was far away from the parking lot, so patrons were parking on the street. Eventually, Lehi City had to come in and mark off the area as "No Parking".

Nathan Crane explained that the doors were located on the street because of the Town Center Design Standards. The City could paint the curb red if the street parking became an issue.

Ricky Norton reported that there were some doors at the back of the building. The Council suggested that Mr. Norton look into creating customer entrances in the back to help with potential parking issues.

There was a brief discussion about the hours of operation and plans to extend the hours past 5:00 p.m.

Council Member Tim Irwin MOVED to accept the findings and approve File No. SP-17-03a request for site plan approval for the Norton Performance Center subject to the four stipulations recommended by the Planning Commission.

- 1. Development of the site shall comply with the site plan and building elevations dated February 27, 2018 except as modified by these stipulations.*
- 2. All signage shall require a separate permit and comply with the Development Code requirements.*
- 3. Prior to the issuance of a building permit the landscape plan shall be revised to show a minimum of 15% landscaping.*
- 4. The trash enclosure shall meet the requirements of Section 3-4723.3.*

Council Member Ed Dennis SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>

Council Member Scott L. Smith Yes

The motion passed unanimously.

Ricky Norton invited Mayor Mann and the City Council to the grand opening, which was estimated to be sometime in early July 2018. Mayor Mann referred him to work with Nathan Crane to get the grand opening and ribbon cutting scheduled.

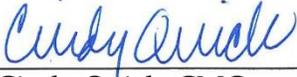
ADJOURNMENT

Mayor Rod Mann called for a motion to adjourn.

Council Member Brian Braithwaite MOVED to adjourn the meeting and Council Member Tim Irwin SECONDED the motion. All voted yes and the motion passed unanimously.

The meeting adjourned at 6:30 PM.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 20, 2018. This document constitutes the official minutes for the Highland City Council Meeting.



Cindy Quick, CMC
City Recorder