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## **TOWN COUNCIL MEETING MINUTES WEDNESDAY MARCH 14, 2007 12:00 P.M.**

**I. CALL MEETING TO ORDER** – Mayor Aragon, Council Member Cotton, Council Member Holt, and Council Member Middendorf were all present

**II. NEW BUSINESS**

**1. MEET WITH THE HISTORIC PRESERVATION BOARD TO DISCUSS**

**ARTICLE 14** - The HPB has met several times over the last couple of months working on Article 14. Tamra did a quick review of the revisions and changes they have come up with for Article 14. We do have a moratorium still in place that ends at the beginning of April, 2007. Council Member Holt asked for some clarification on some sections. Council Member Cotton doesn't support the HPB or Town Council being able to initiate the application to designate something historic. If the property owner initiates they know what they are getting into then he is for most of it but if it doesn't he has a lot more problems with it too. Susan Ward of the HPB said we want to go in the direction of the larger vision, not just look at individual properties. It should be what kind of community do we want to see in the future and there are always trade offs as long as everything is consistent with the overall plan and the goal of the community we want to create. Council Member Holt said can't we look at the forming of Historic District like places with CCnRs. After you get the 51% of people that want the district then you work with everyone in the district to put in input on what restrictions will be put on them and make the design guidelines by district. Council Member Middendorf supports most if not all of the revisions, but does agree with Council Member Holt with the CCnR concept and would like to see that incorporated. He would also like to see some kind of 51% vote process in removing properties also to help the Council in their final decision or at least some kind of democratic process and he is eager to see the structures of merit. Tamra said all of these processes have public hearings so maybe we add a notification process to all the property owners of the district on the public hearing. Tamra stated that if 2 areas are very different then you are not going to group them into the same district and the Council again has the final say. The bottom line is that the district should make sense. With all of the many changes over the years you are going to be looking at less and less areas that will want to be districted, and more of just individual properties that want to be land marked. Betsy Carpino stated again it all boils down to what we want the community to look like in the future. Do we want to lose what little we have left or do we want to preserve it? Council Member Cotton says he agrees but without infringing on the property owners property rights. Council Member Holt said there are two things in the Article that make him comfortable, there is an appeal process and the Town Council has the final say. Council Member Middendorf agrees with Council Member Holt. Council Member Cotton said as long as the HPB or the Council can initiate the

application then he can't support it. What is historical and how is historical is it is just too subjective. This still has to be brought back into ordinance form to the Council. Council Member Holt stated that since the Town Council is the final authority they shouldn't be able to bring the application forward. This topic will be a public hearing at the HPB meeting tomorrow night.

## **2. REGIONAL BUILDING AND PLANNING DEPARTMENT DISCUSSION -**

This is a proposal only. Mark has been working on regional form of government discussions with the Building and Planning Department in particular. The county has a lot of vacancies and problems in their department currently so this is the perfect time. Mark has been discussing this with Bob Campbell in detail. The oversight of the Regional Building, Planning, and Housing Authority would fall under the Director of Community Development. Tamra thinks in concept it is a fantastic idea, and right now there is a lot of duplicate efforts and we could save both time and money. This would also help the people who are dealing in development having to deal with only one code and one process. She believes overall it would be a better service to the community. Council Member Middendorf wanted to know what kind of time frame we are looking at. Mark said if all entities are in favor we would expedite this and do as soon as possible. To get into some of the specifics; Tamra would be Director of Planning and Scott Pierce would be the Chief Building Official and then the town and county staffs would fall under them and this will work well with existing staff in both departments with no additional staff just yet. Julie Jessen has interest in becoming the Regional Housing Coordinator and the County was in favor of that as well. Above these 3 departments would be a Director of Community Development. Currently the County has 2 good applicants which are being interviewed today. The Community Development Director would answer to Mark and it will be under the Town control. We still need to find space for this, it maybe where the County Planning is right now but we aren't exactly sure. Then we will be looking at laying our codes and regulations over the counties. Mark thinks there should be an appointed Planning Commission with represents from both the town and the county and that we should invest some approval/denial authority in them and then the elected board/commission would be involved if there is an appeal. A lot of this is going to be contingent upon the County going home rule. We have also talked about consolidation in the Road and Bridge Department and the Police/Sheriff Department, and these make a lot of sense also with the current situations. As far as Mark knows the county is currently on board but need input from a couple of the County Commissioners and the Town Council. Mayor Aragon is as optimistic and thinks it might take a couple of years and this is going to have to be well thought out, but he commended Mark with his hard work and persistence on this project. Council Member Holt thinks that the concept is good, but before we get too far down the road we need to find out where the other 2 commissioners stand because if they are against it this is a done deal. Council Member Cotton agrees with everything that has been said. He thinks we should give the building inspection and the housing authority a whirl and see how it goes but he thinks the planning part would take a long time and would be a mistake right now. Council Member Middendorf also sees problems with the planning portion and he has problems giving an appointed commission the final say. He asked if it could be an elected commission. Mark said yes once the county went home rule. Council Member Middendorf said he would be for it if it were an elected body. We will continue to work on this; the Council said go ahead because they are in support of the concept. The county has a work session tonight to discuss it.

### **III. OLD BUSINESS**

#### **1. PSSGID RESOLUTION 2007-02 – Establishing a Wastewater Activity**

**Enterprise -** This is being done for financing of our new plant. Our auditor will look at the numbers but couldn't do it before this meeting. He will give his

input at the same time he presents our audit. Council Member Holt moved to approve Resolution 2007-02 subject to approval from our auditor that we meet the criteria for the enterprise fund. Council Member Middendorf seconded, the motion carried unanimously. Mark also passed out a final draft from our engineer that says we should have 175-250 taps left on our current plant which is more than what the draft had stated. This should give us plenty of room to complete the construction on our new facility and still meet demand for new tie ins.

**IV. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COUNCIL –**

Council Member Middendorf has some pedestrian movement concerns. Our town has become more and more unfriendly to pedestrians. He thinks this is a problem and would like to put together a pedestrian committee to look at this and be advisory to the Council. Mayor Aragon asked Council Member Middendorf if he would spearhead the project and he said he would. There are a lot of grants out there that he thinks we could try and take advantage of that we hadn't been before. Mark said he would prepare a resolution and Joe could help put this together and help facilitate this at a staff level then bring back for council consideration.

**V. ADJOURNMENT –** Council Member Cotton moved to adjourn the meeting. Council Member Holt seconded, the motion carried unanimously. The meeting adjourned at 1:50 p.m.

**Ross Aragón**  
**Mayor**