

Welcome to the Highland City Council Meeting





PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to (3) three minutes.



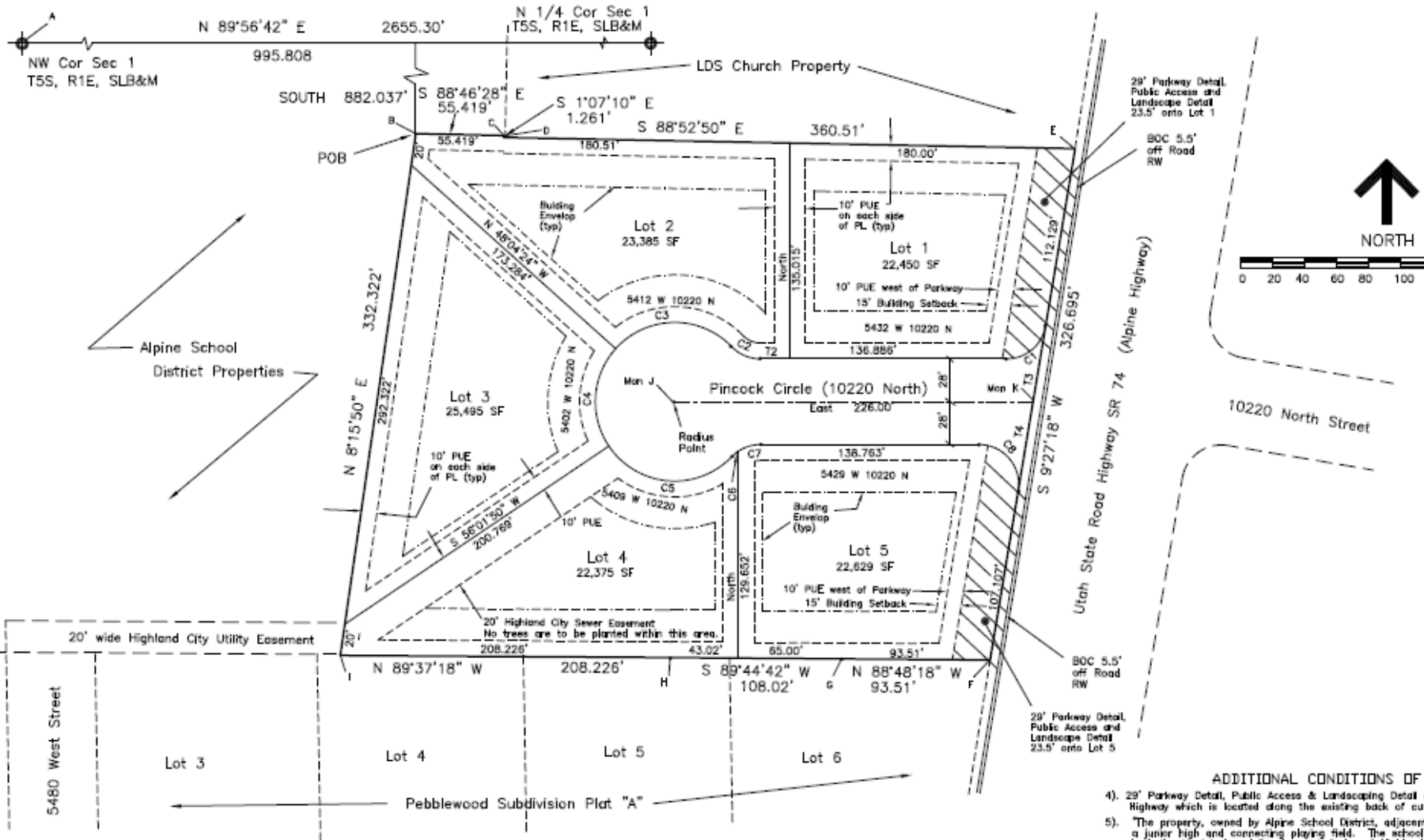
PRESENTATIONS

- Item #1 – Room for Everyone, Highland City Library Renovation Plan



CONSENT

- Item #2 – Approval of the March 8, 2016 City Council Work Session Meeting Minutes
- Item #3 – Approval of the March 15, 2016 City Council Regular Session Meeting Minutes
- Item #4 – Final Plat Approval of Pincock Estates located at 10215 Alpine Highway
- Item #5 – Lifting of the Temporary Land Use Regulation of Application and Approval of Final Plats north of 11800 North
- Item #6 – Ratification of Settlement Agreement with HIWO Investments
- Item #7 – Approval of Contract for 10770 North Storm Water Overflow Project



ADDITIONAL CONDITIONS OF

- 4). 29' Parkway Detail, Public Access & Landscaping Detail r Highway which is located along the existing back of cut
- 5). The property, owned by Alpine School District, adjacent a junior high and connecting playing field. The school's both the Municipal and Development Codes of Highland also were consistent with this property that

The Church of
Jesus Christ of Latter...

5300 W

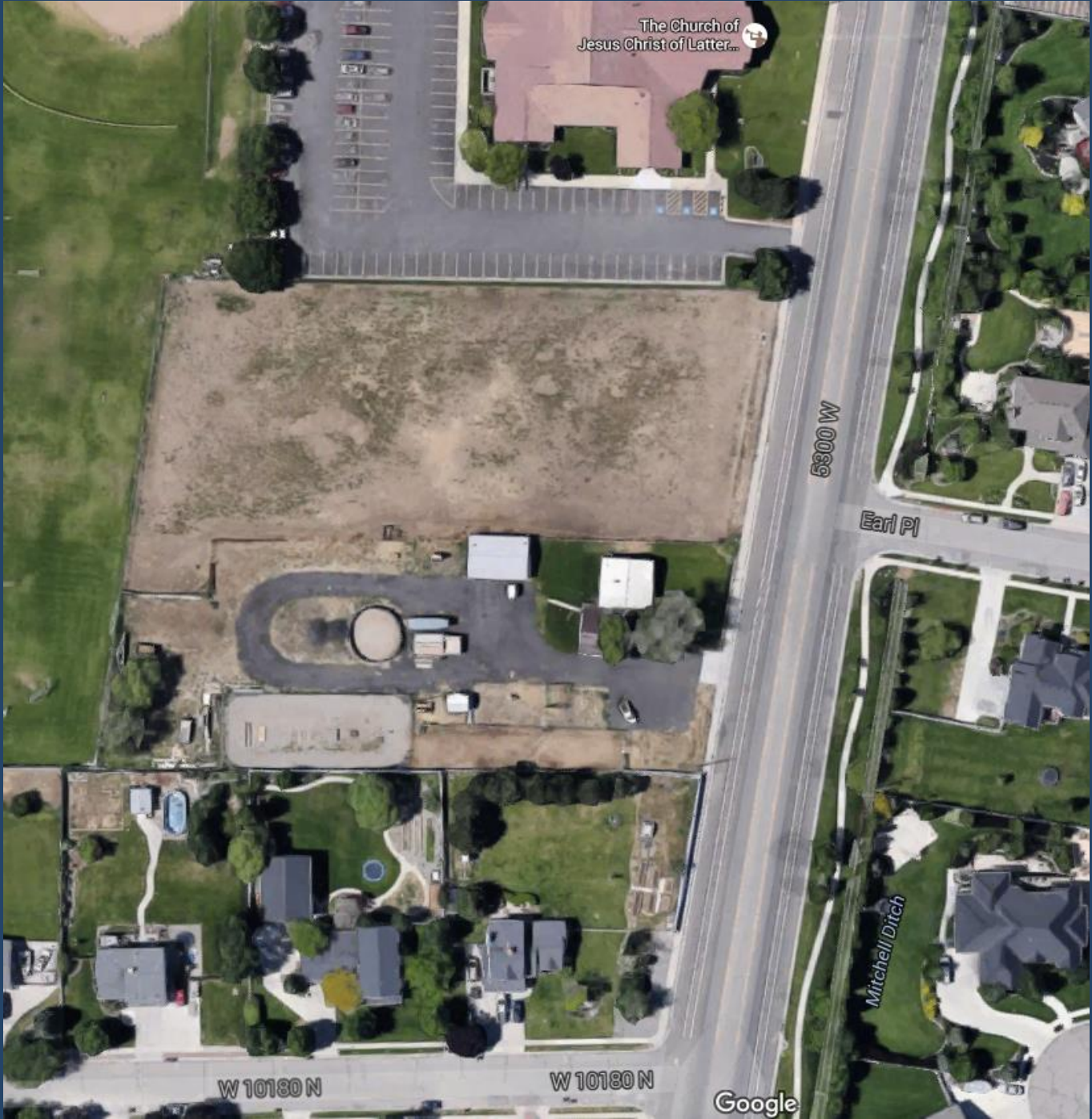
Earl Pl

Mitchell Ditch

W 10180 N

W 10180 N

Google



Bids

- Skip Dunn & Sons Excavating - \$42,141.40
- Cole Peck Company - \$33,550.00



PROPERTY RE-ZONE 11550 NORTH 6000 WEST

Item #8 – Public Hearing/ Ordinance

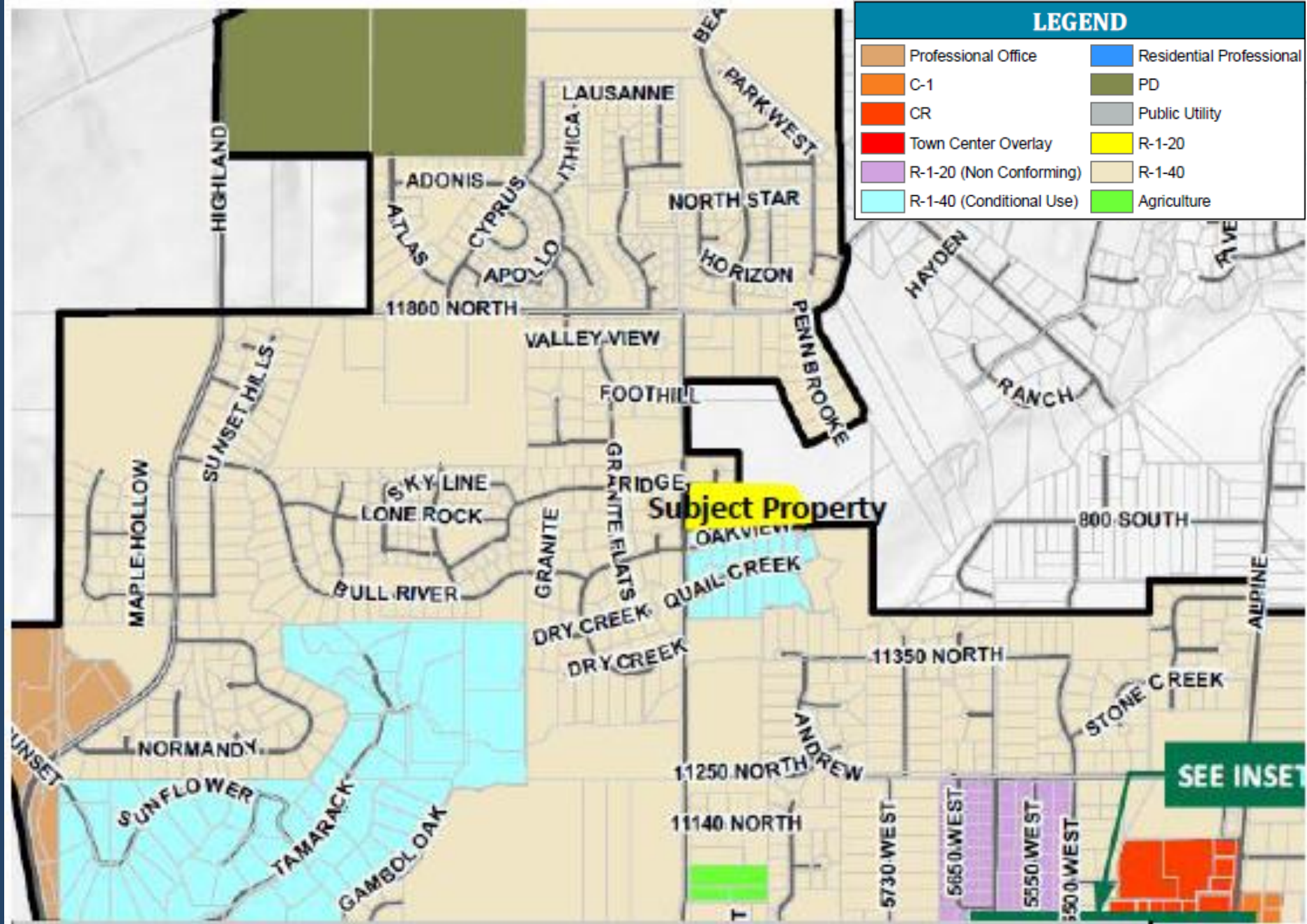
Presented by – Erin Wells, Assistant to the City Administrator

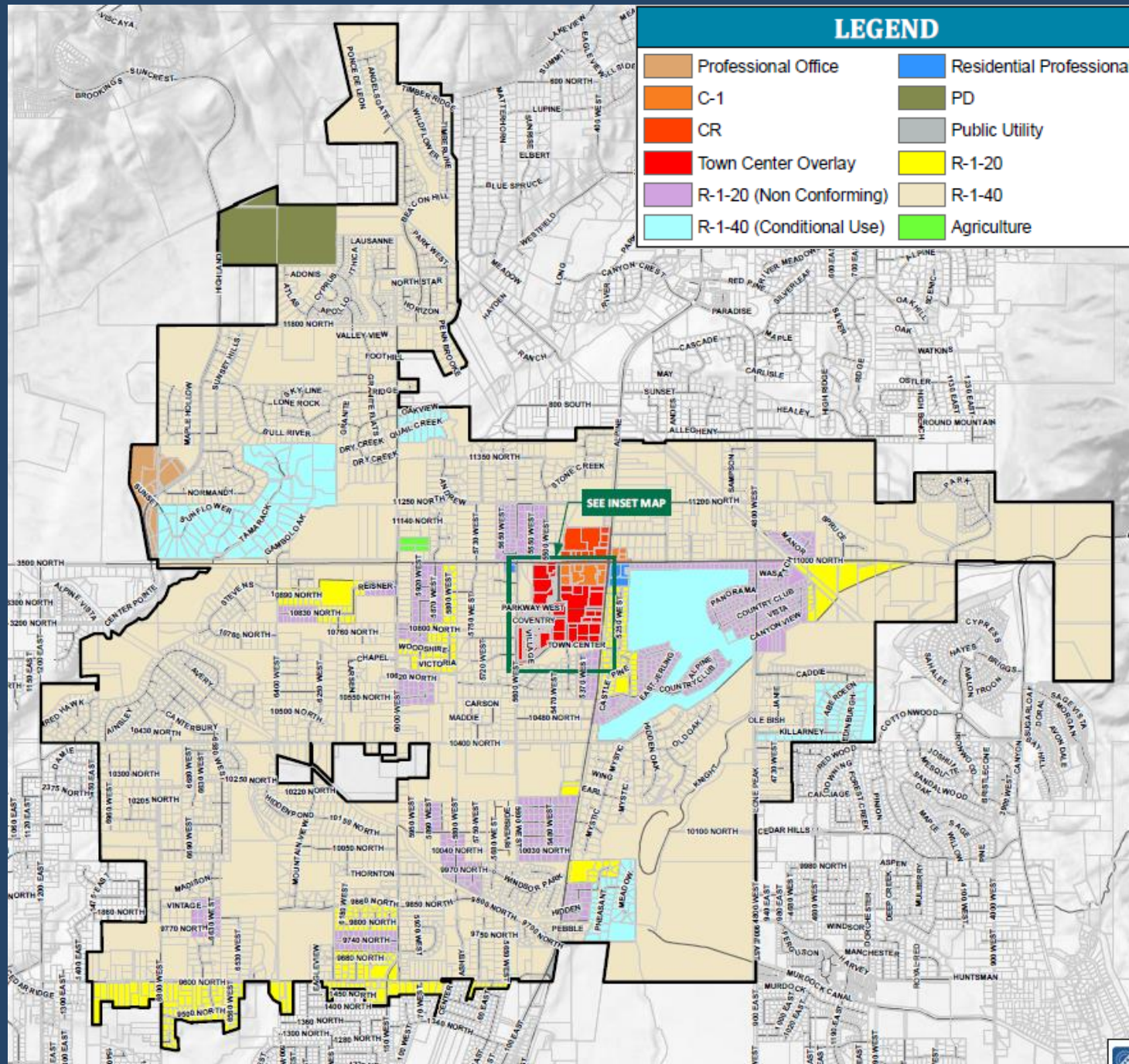
Summary

- Requesting to zone 7.25 acres R-1-20 Single Family Residential upon annexation.
- Requesting waivers from the Development Code and Design Criteria for Public Improvements as shown in page 65.
- Concept plan shows 12 lots. The density is 1.65 units per acre. The minimum lot size is 20,000 square feet.
- Planning Commission voted 5-0 to recommend denial.

LEGEND

	Professional Office		Residential Professional
	C-1		PD
	CR		Public Utility
	Town Center Overlay		R-1-20
	R-1-20 (Non Conforming)		R-1-40
	R-1-40 (Conditional Use)		Agriculture





LEGEND

- | | |
|---|--|
| Professional Office | Residential Professional |
| C-1 | PD |
| CR | Public Utility |
| Town Center Overlay | R-1-20 |
| R-1-20 (Non Conforming) | R-1-40 |
| R-1-40 (Conditional Use) | Agriculture |

SEE INSET MAP

Gable Ridge Concept Plat - 12 Lots

Basic Information Notes:

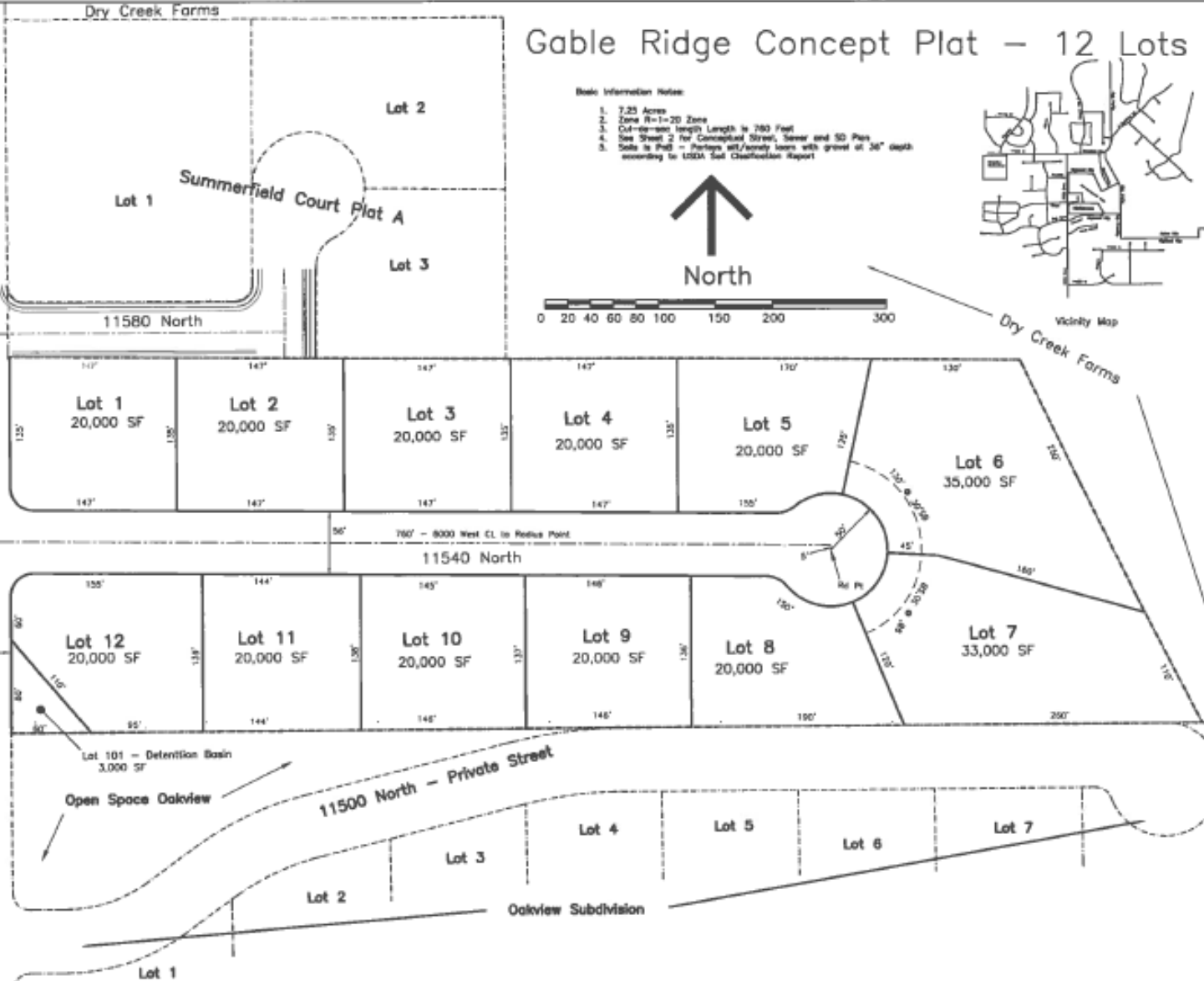
1. 7.25 Acres
2. Zone R-1-20 Zone
3. Cut-off-street length Length is 700 Feet
4. See Street 2 for Conceptual Street, Sewer and SD Plans
5. Sale is P&S - Perhaps all/sandy loam with gravel at 36" depth according to USDA Soil Classification Report



North



Vicinity Map



Sheet 1 - Concept Plan
 Sheet 2 - Concept Plan, Street Slope and Utility Issues & Contours

<p>Concept Development Plan Gable Ridge Utah County Parcels 11,026; 2012, 0019, 0076 Utah County, (Highland)</p>	<p>Surveyor: K. Edward Gifford 6163 W 9600 N Highland, UT 84003 801-392-4150</p>	<p>Owner: Tom Hallock 10548 North 5000 West Highland, UT 84003</p>	<p>Date: 12-1-2015 Scale: 1"=40' (24x36)</p>
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Conclusion

- Since 1977 Highland has been a large lot residential community based on a density of one unit per 40,000 square feet. Using the R-1-20 District will result in a fundamental shift in policy.
- While “large lot” was not defined in the resident survey, results show that:
 - Large lots were the second most popular reason for living in Highland (52%)
 - Only 7% supported changes to allow smaller lots
- Approval of the R-1-20 District will result in additional requests for R-1-20 throughout the City. Since approval of Highland Oaks we have had two formal applications and numerous informal inquiries.

Conclusion continued

- The property owner to the east has stated that if R-1-20 is approved on this location, he will also seek R-1-20.
- At the February 16, 2016 meeting the City Council directed staff to begin to prepare an R-1-30 District.
- The R-1-20 District provides for a minimum lot size of 20,000 square feet. However, R-1-20 District has been restricted to limited areas in the City. Further, the R-1-20 District was not intended to apply to new large developments or newly annexed areas.



PROVO RIVER AQUEDUCT CONSTRUCTION FINANCING

Item #9 – Motion

Presented by – Justin Parduhn, Public Works Operations &
Maintenance Director

Summary

- Provo River Water Users Association (PRWUA) balloon payment October 2017
- Highland Conservation District (District) is a shareholder within PRWUA. Highland City is a majority shareholder with the District.

Option 1 – Total Payoff

- \$234,000 payment
 - Sell approximately 40 of the 202 contained water shares to meet this obligation.
- \$52,000 annual assessment (budgeted)

Option 2 – Refinancing for another 5 years

- \$52,000 annual assessment (budgeted)
- \$28,000 in interest over 5 years



MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

Item #10 – Utility Rate Study

Item #11 – Speed Sign Information

