

Welcome to the Highland City Council Meeting





WORK SESSION

- Road Capital Reconstruction Master Plan Update



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.



CONSENT

- Item #1 – Approval of the April 5, 2016 City Council Regular Session Meeting Minutes
- Item #2 – Infrastructure Reimbursement Agreement – Highland Oaks



HOLDMAN ANNEXATION - 11550 NORTH 6000 WEST

Item #3 - Public Hearing

Presented by - JoD'Ann Bates, City Recorder



SURPLUS OF REAL PROPERTY – SPRING CREEK PARK

Item #4 – Public Hearing

Presented by – JoD'Ann Bates, City Recorder

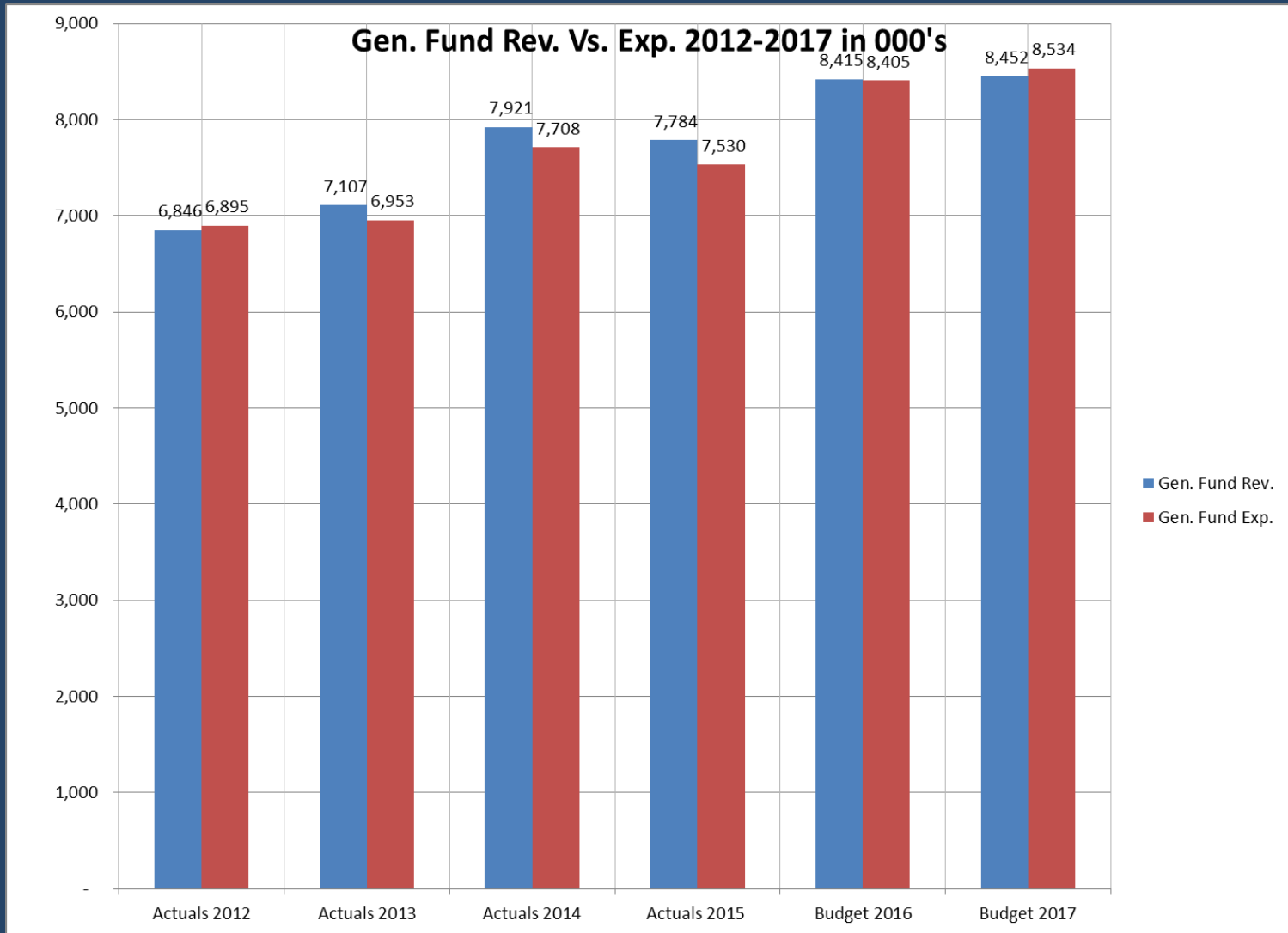
Purpose

- No decision has been made
- Purpose of tonight's meeting is to solicit public input
 - Neighborhood
 - Citywide

Vicinity Map



Background



Background

- There is an acute need for more developed parks
- Cost to develop a park averages approximately \$5.00 a square foot depending on amenities
 - Spring Creek: \$2,614,000
- Park Bond (2027)
 - Yearly payment of \$450,000
- Park Budget
 - Focus on Maintenance
 - Limited Capital Improvements

Background

- Impact Fees
 - Last year collected \$580,000
 - Park Bond
 - 4.5 years: 2032
- Citywide Needs
 - Beacon Hills Park
 - Mountain Ridge Park
 - Highland Glenn Park
 - Lone Peak Sports Park

Background

- The Council has been working on Parks/Open Space issues for several years
- There is an acute need for additional developed park land especially for team sports
 - Baseball, Soccer, Lacrosse, etc.
- Council began looking at creative ways to address the issue – *New Money*
 - Asset evaluation
 - Public/Private Partnerships
- No decision - evaluation



GENERAL PLAN AMENDMENT EDGE HOMES

Item #5 – Public Hearing and Ordinance

Presented by – Nathan Crane, City

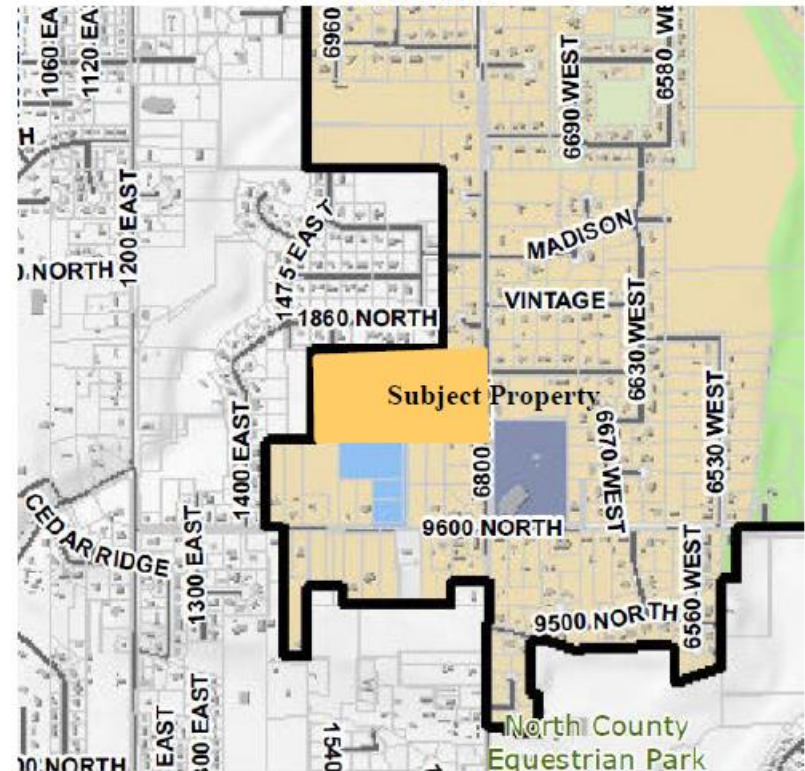
Administrator/Community Development Director

Background

- 19.58 acres
- Owned by Alpine School District under contract with Edge Homes
- Current Land Use Designation is “School”
- Proposed Land Use Designation is “Low Density Residential”
- Current Zoning is R-1-40

Request

PROPOSED AMENDMENT – SCHOOL TO LOW DENSITY RESIDENTIAL



FUTURE LAND USE DESIGNATIONS

 Low-Density Residential	 Open Space
 Mixed Use Development	 Highland City Public Park
 Commercial	 Trail Corridor & Greenway
 Office	 Private Recreation and Mini Park
 Institutional	 Cemetery
 School	 Utility
 Religious	 Waterbody

Recommendation

- Planning Commission
 - Public Hearings on February 23, 2016 and April 12, 2016
 - Commission voted 6-0 to recommend approval



DEVELOPMENT CODE AMENDMENT - CREATION OF THE R-1-30 DISTRICT

Item #6 - Public Hearing and Ordinance

Presented by - Nathan Crane, City

Administrator/Community Development Director

Background

- Concerns regarding the number of R-1-20 applications that we have received
- Council directed staff to prepare an R-1-30
- The goal of the R-1-30 is to provide a balance between R-1-40 and R-1-20

Summary of New District

- Density: 1 unit per 30,000 sqft
- Lot Width: 115'
- Lot Depth: 120'
- Setbacks: 30' Front, 15' side yard, 30' rear, 30' corner side yard
- Permitted Uses, Conditional Uses, Accessory Buildings, Athletic Courts, Animal Uses, Swimming Pools, etc. are the same as the R-1-40 and R-1-20 Districts

Planning Commission Action

- Planning Commission held a public hearing on April 12, 2016 and voted to recommend approval of the proposed amendment.



REZONING EDGE HOMES FROM R-1-40 TO R-1-20

Item #7 – Public Hearing and Ordinance

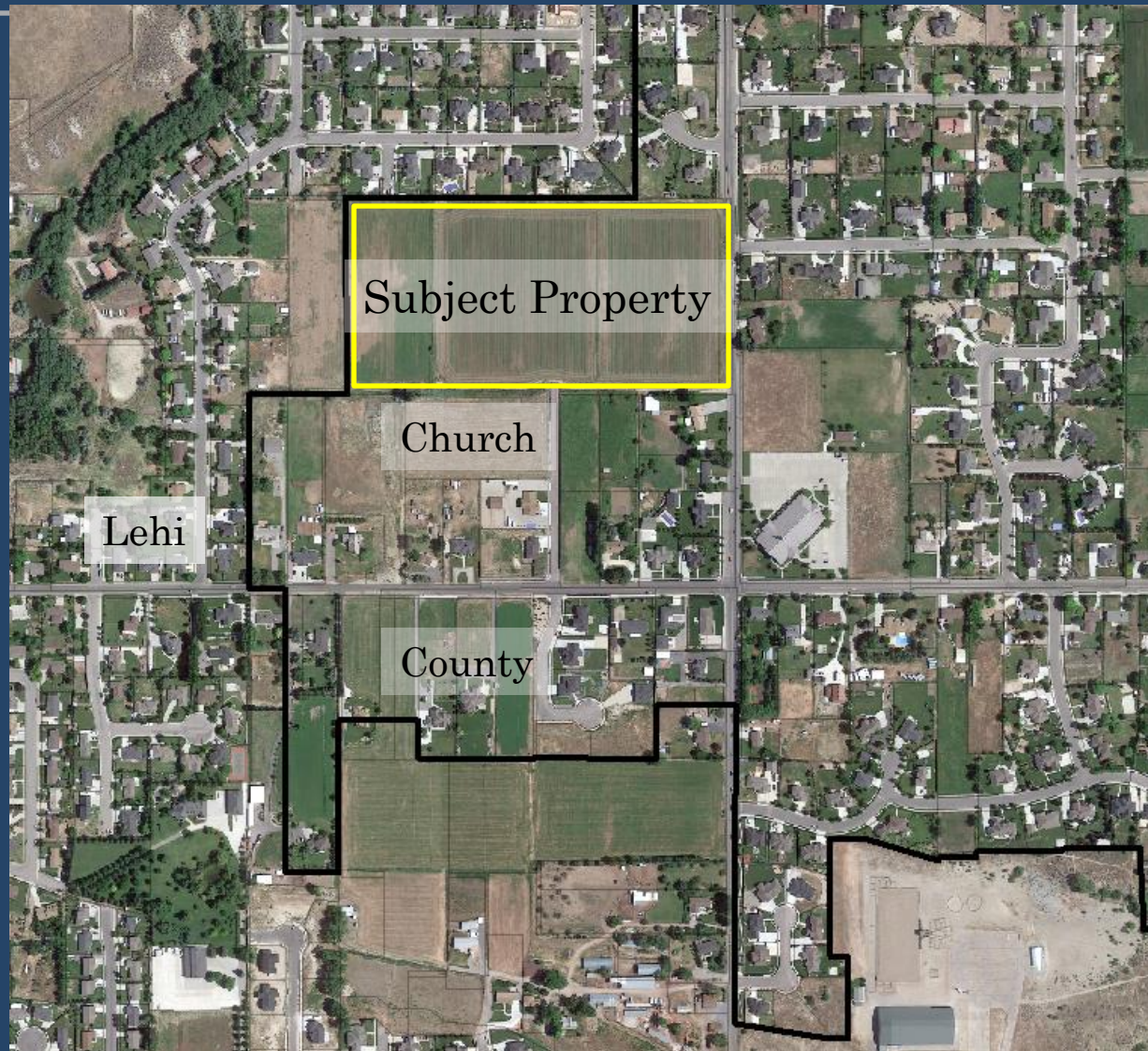
Presented by – Nathan Crane, City

Administrator/Community Development Director

Background

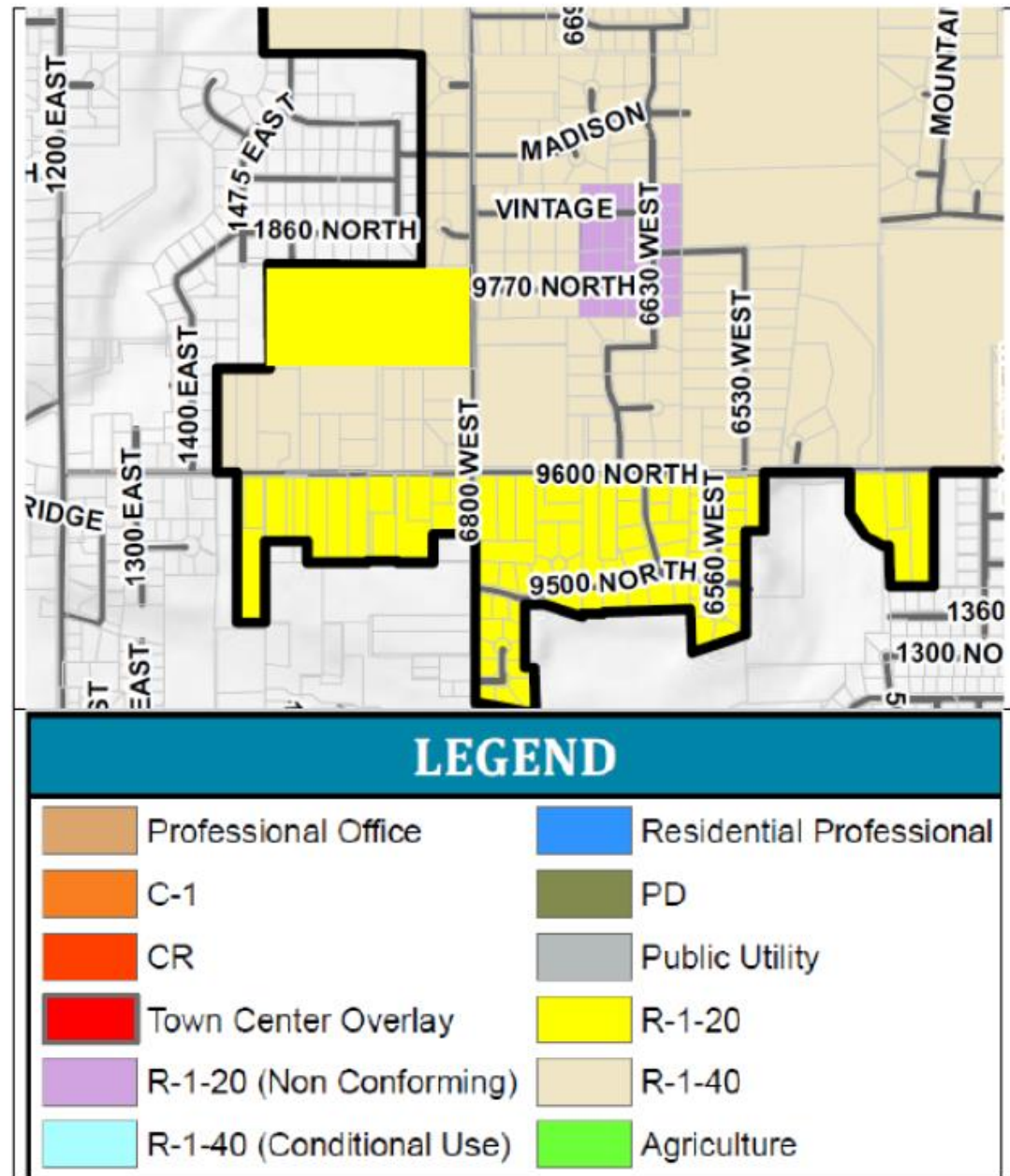
- 19.58 Acres
- Legislative Action

Vicinity Map



Request

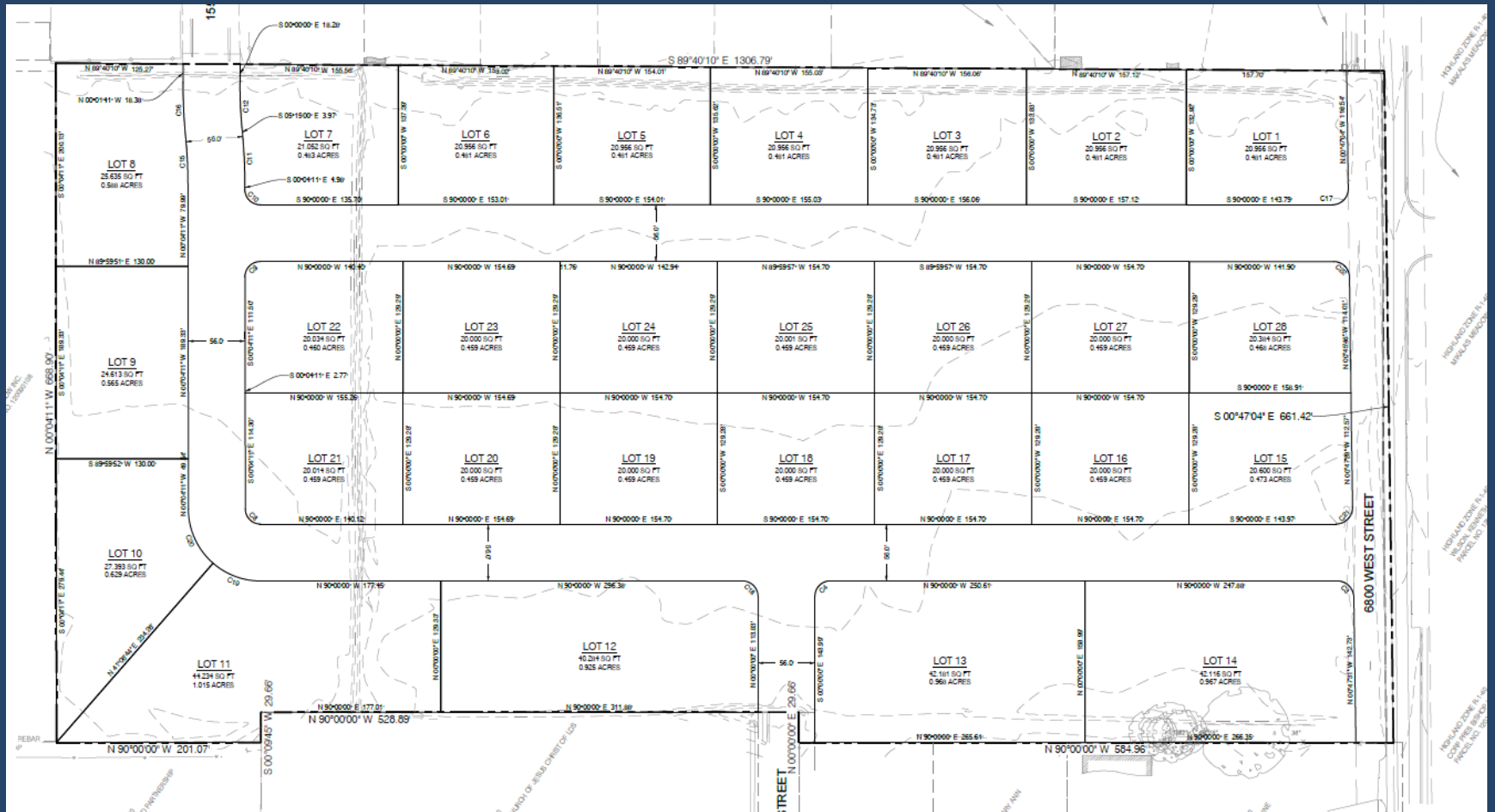
PROPOSED REZONING FROM R-1-40 TO R-1-20



R-1-40 vs R-1-20

- R-1-40
 - 1 unit per 40,000 sqft
 - 130 feet of lot frontage
 - Max lots: 21 lots
- R-1-20
 - 1 unit per 20,000 sqft
 - 115 feet of lot frontage
 - Max lots: 42
 - Lot study: 32
 - Proposed lots: 28

Concept Plan



Citizen Participation

- Neighborhood Meeting on February 9, 2016
- Planning Commission Public Hearings on February 23, 2016 and April 12, 2016
- City Council Public Hearing on April 19, 2016
- All written comments have been included in the staff report

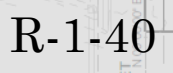
Planning Commission Action

- The Planning Commission held public hearings on February 23 and April 12.
- At each meeting the vote was evenly divided.
- As such the Commission has not provided a recommendation.

Concerns Raised at Planning Commission

- Residents wanted to maintain the R-1-40 Zoning
- Lack of transitions between surrounding large lots and smaller lots in the development
- Some residents prefer a school over a residential subdivision
- Quality of the house product
- Ensure R-1-40

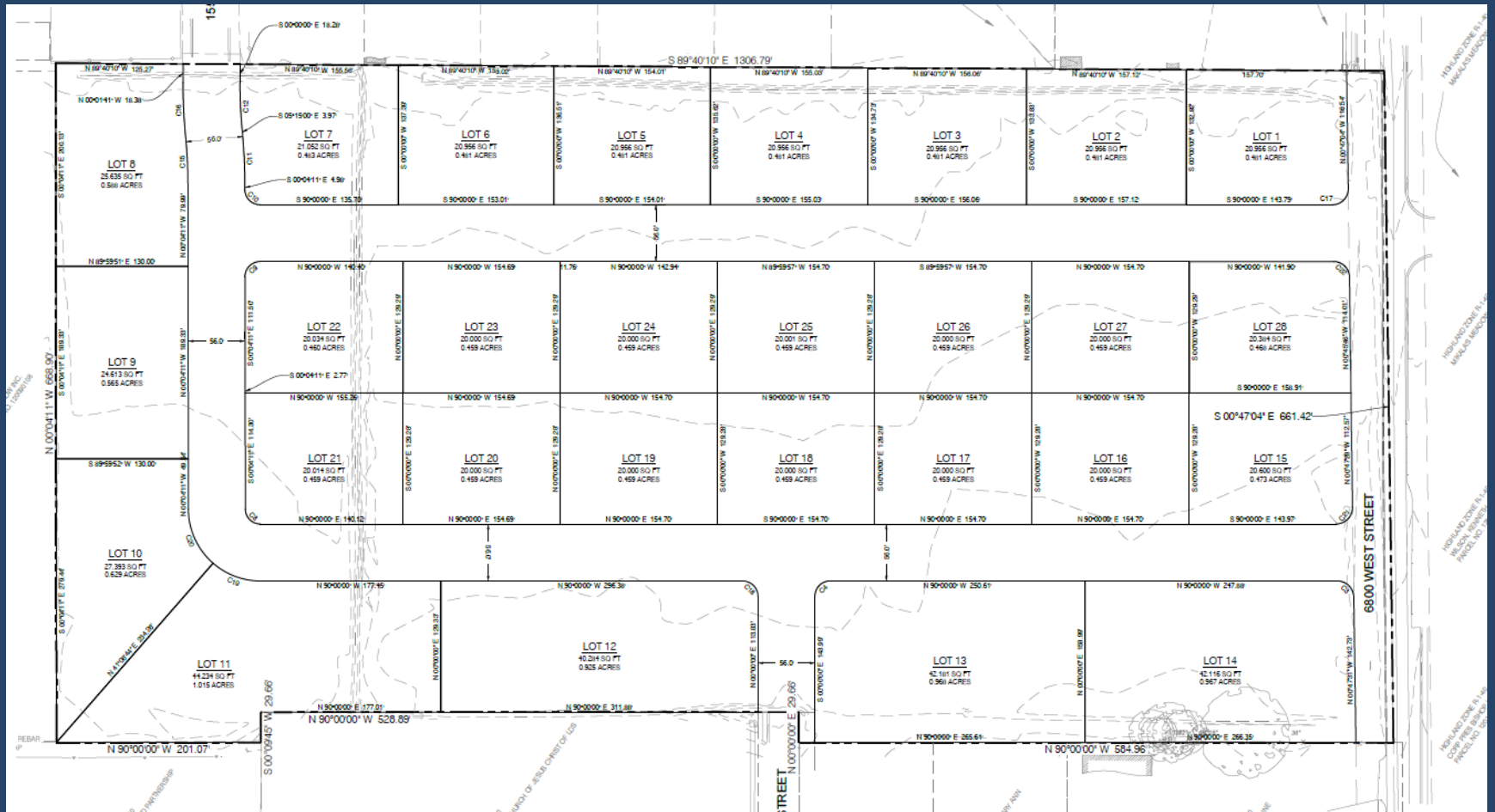
R-1-40



Recommendation

- The City Council should hold a public hearing, debate the request, draft findings, and determine whether or not the request should be approved.

Concept Plan



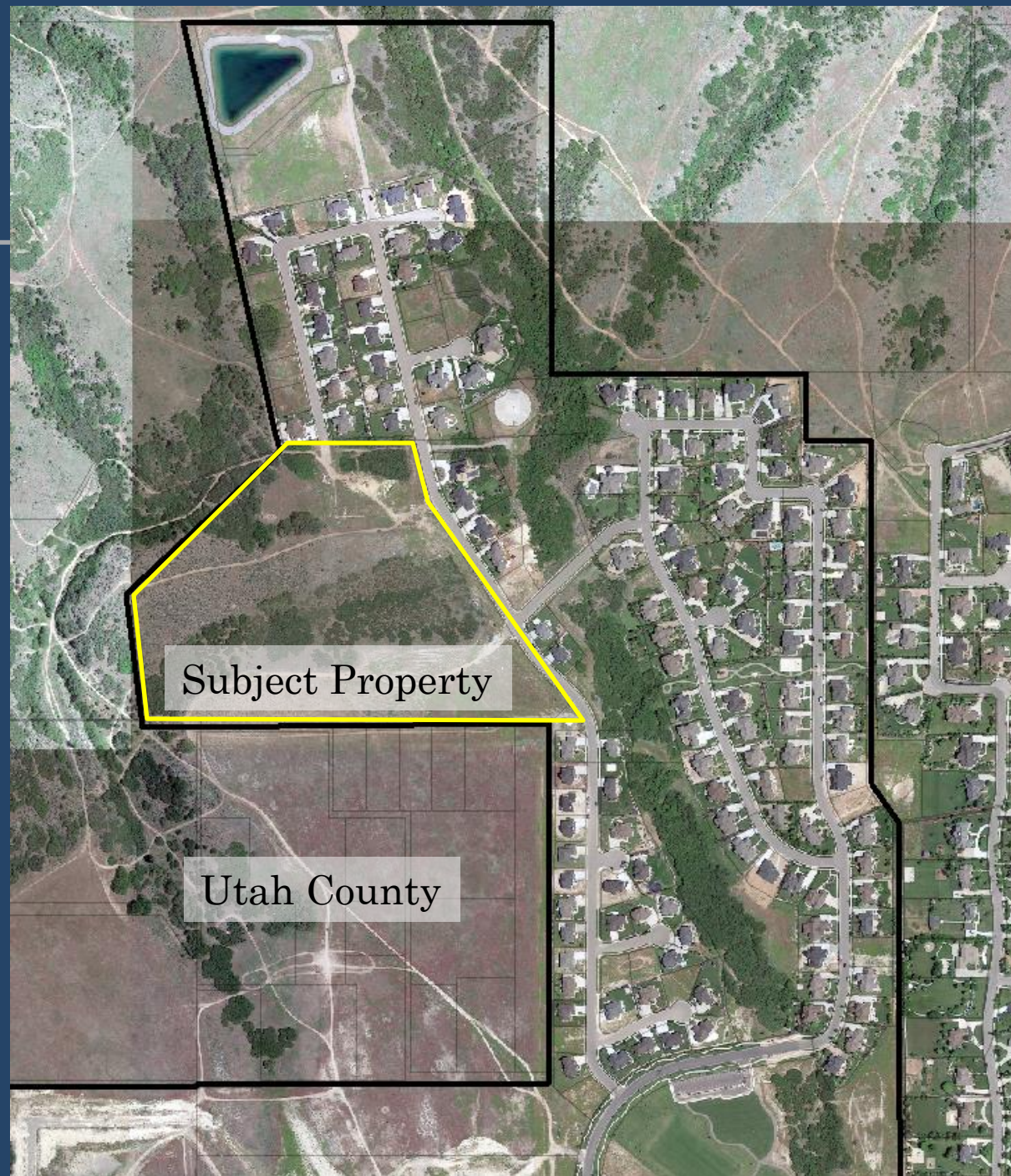


PRELIMINARY PLAT APPROVAL BEACON HILLS PLAT G

Item #8 – Motion

Presented by – Nathan Crane, City
Administrator/Community Development Director

Vicinity Map



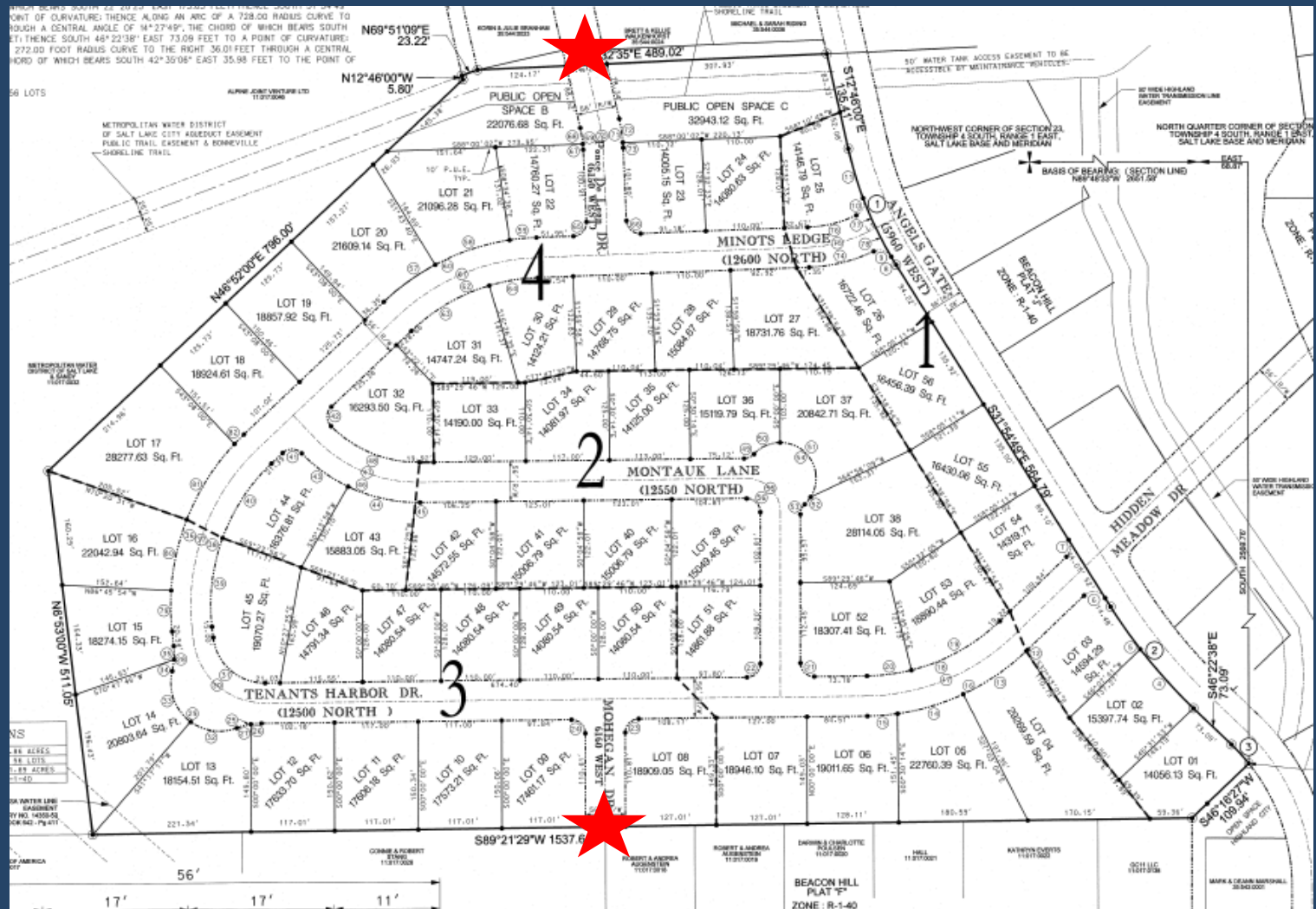
Background

- R-1-40 under the Open Space Density Bonus
- One of the final phases in the development
- Development Agreement approved in 2003
- Preliminary Plat approved in 2002
- Administrative Action

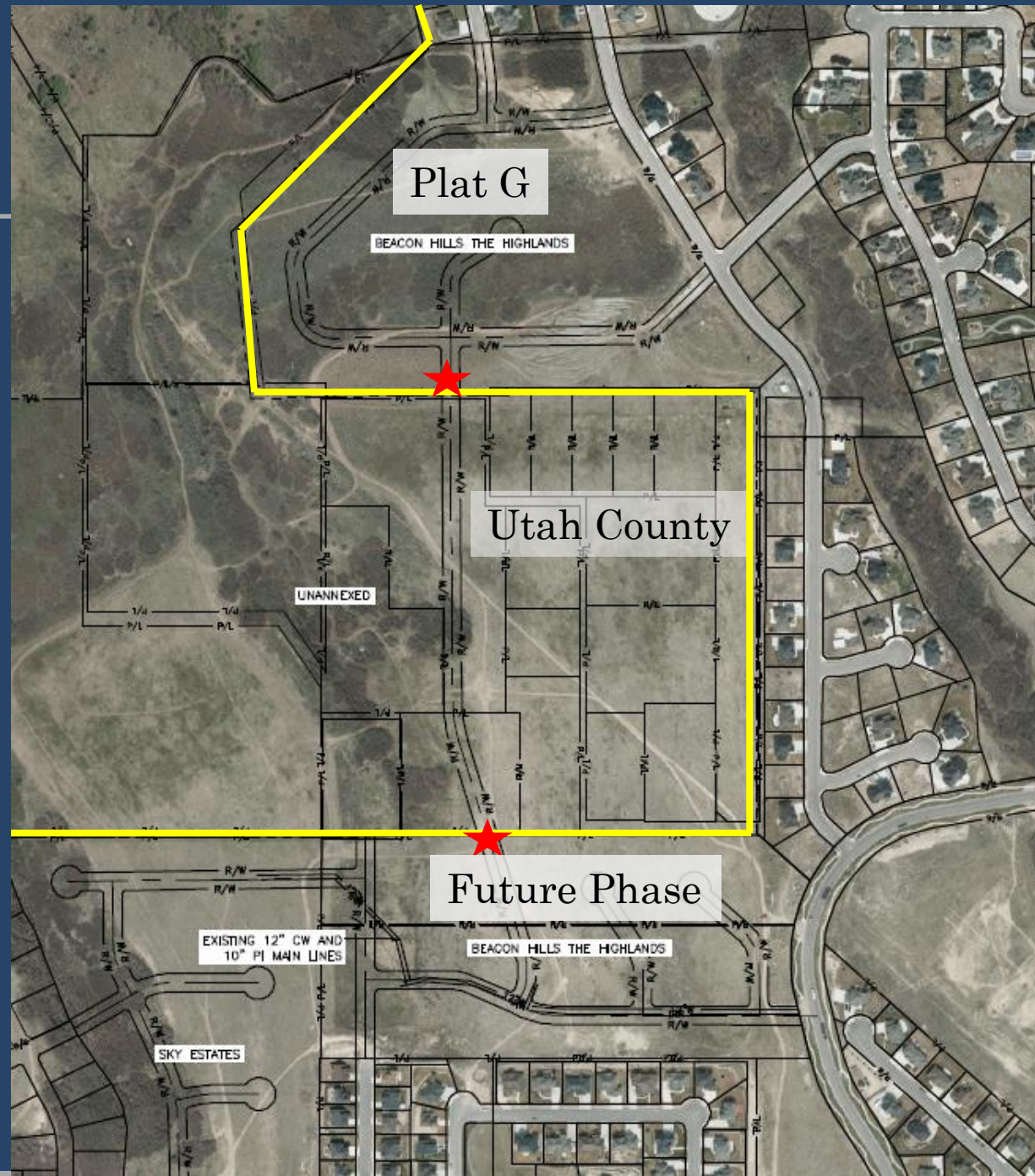
Summary

- 56 Lot
- 28.86 acres
- Lot sizes range from 14,005 and 25,992 square feet
- Access to Angels Gate

Proposed Plat



Future Planning



Planning Commission Action

- Planning Commission held a public hearing on April 12, 2016 and voted 6-0 to recommend approval subject five stipulations.
 - Update Stipulation 1 to reflect today's date
 - Metropolitan Water District of Salt Lake and Sandy
 - Flashing Speed Limit Signs

Recommendation

- Administrative Action
- Due Process
- Development Agreement
- Off-site Improvements
- Planning Commission
recommendation for approval subject
to five stipulations



DEVELOPMENT CODE AMENDMENT -STREET SIDE YARD SETBACK FOR ACCESSORY BUILDINGS

Item #6 - Public Hearing and Ordinance

Presented by - Nathan Crane, City

Administrator/Community Development Director

Summary

- Proposal
 - Amend the street side yard setback for accessory buildings from 10' to 20'.
- Citizen Participation
 - No comments have been received.
- Planning Commission Action
 - Public Hearing on April 12, 2016
 - Voted 6-0 to recommend approval of the amendment
- Recommendation
 - Adopt the ordinance as recommended by the Planning Commission



MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS



EXECUTIVE SESSION

- The sale, purchase, exchange, or lease of real property
- Reasonably imminent litigation
- The character, professional competence, or physical or mental health of an individual

