Welcome to the Highland City Council Meeting

HIGHLAND CITY

CONSENT

- Item #1 – Approval of Meeting Minutes for the City Council Regular Session – August 16, 2016
- Item #2 – Ratify the Mayor Appointments to the Highland Library Board
- Item #3 – Approval and Award of Bid for the Construction of a Fence around the Splash Pad
- Item #4 – Approval of a six-month time extension for a Conditional Use Permit for the Blackstone Project
- Item #5 – Preliminary Plat Approval for a 9-lot single family residential subdivision located at 11580 North 6000 West
- Item #6 - Preliminary Plat Approval for a 28-lot single family residential subdivision located at 9725 North 6800 West

#2 Library Board Appointments

- Nancy Passaretti
- Sue Cares

#3 Splash Pad Fence

- 4 foot powder coated commercial grade aluminum
- Gates added

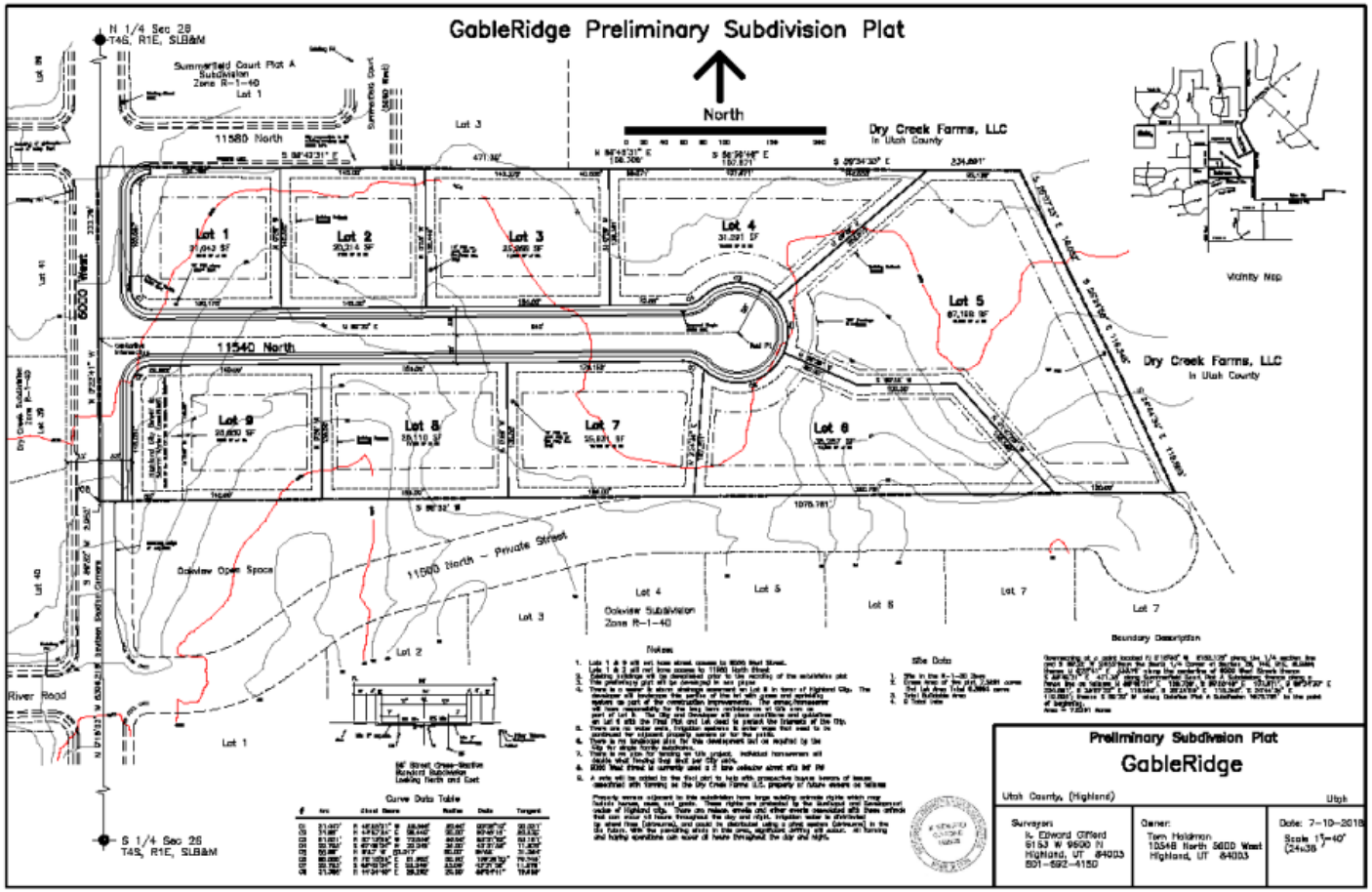
#3 Splash Pad Fence continued

- $28,989.00 to Fence Specialists
- Other bids:
  - $31,810.00 – Stonehenge Fence
  - $39,500.00 – Northwest Fence
- $19,560.85 net after Utah County grant

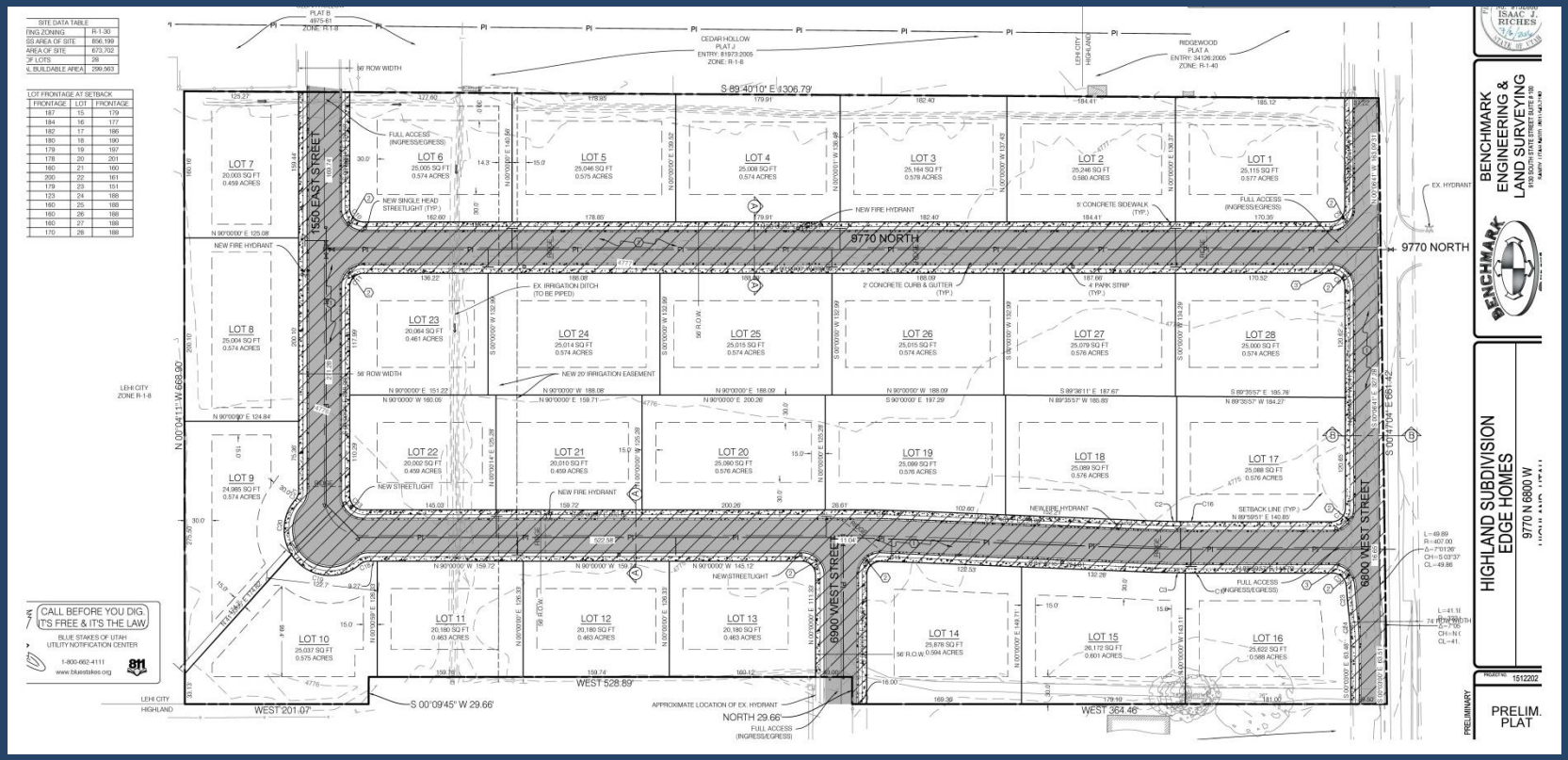
Map

N 5400 W
N 5400 W
W 10800 N
W 10800 N
W 10800 N
Town Center W
Town Center W
Town Center Splash Pad
Highland Splash Pad
Olympic Center Dr
Olympic Center L
Olympic Center Dr

Preliminary Plat #5



Preliminary Plat #6



REQUEST FOR A RE-ZONE FROM R-1-40 TO R-1-30 OF 28.38 ACRES LOCATED AT 6475 WEST 11800 NORTH (OAK RIDGE SUBDIVISION)

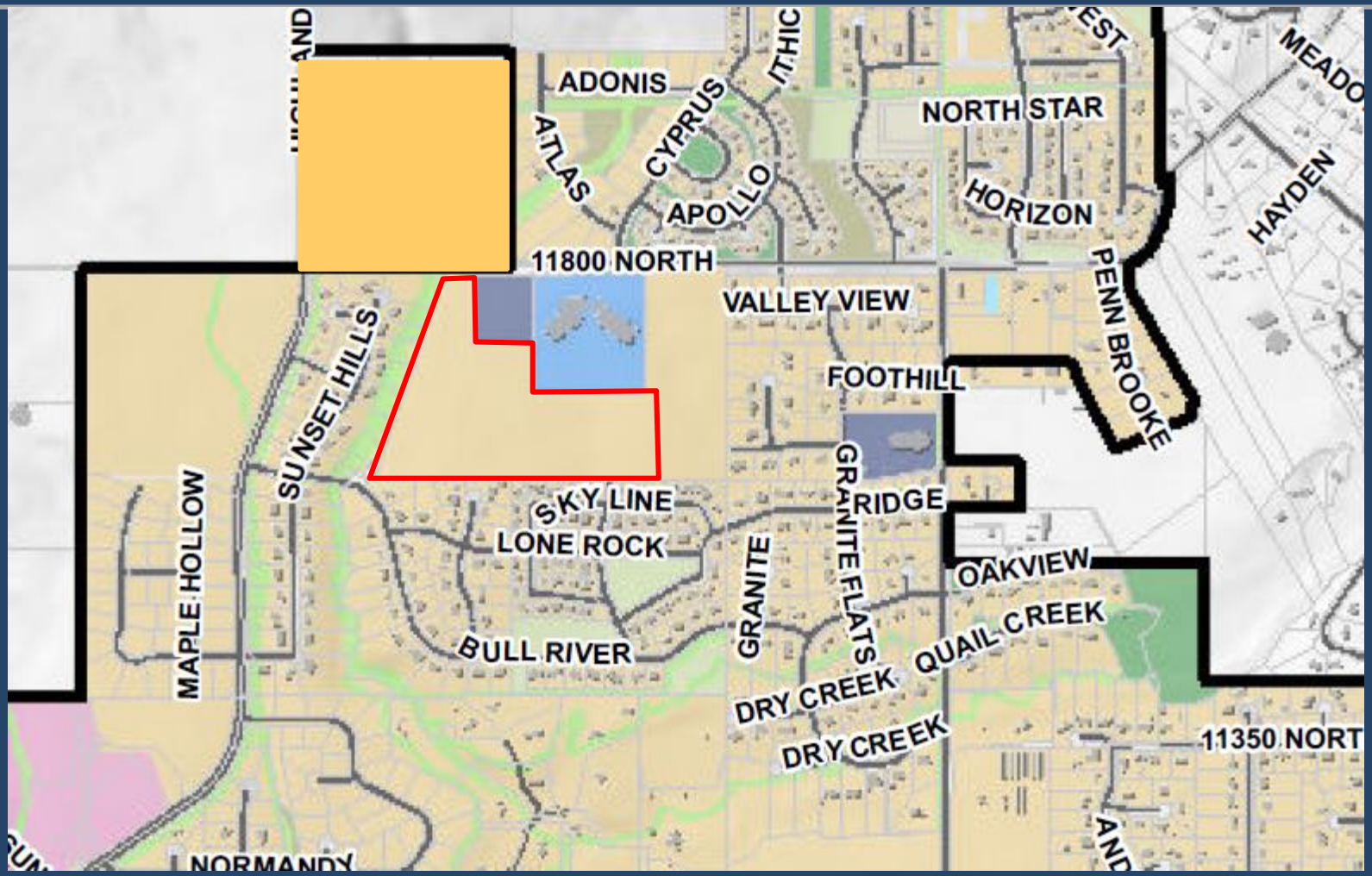
Item #7 – Public Hearing and Motion

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

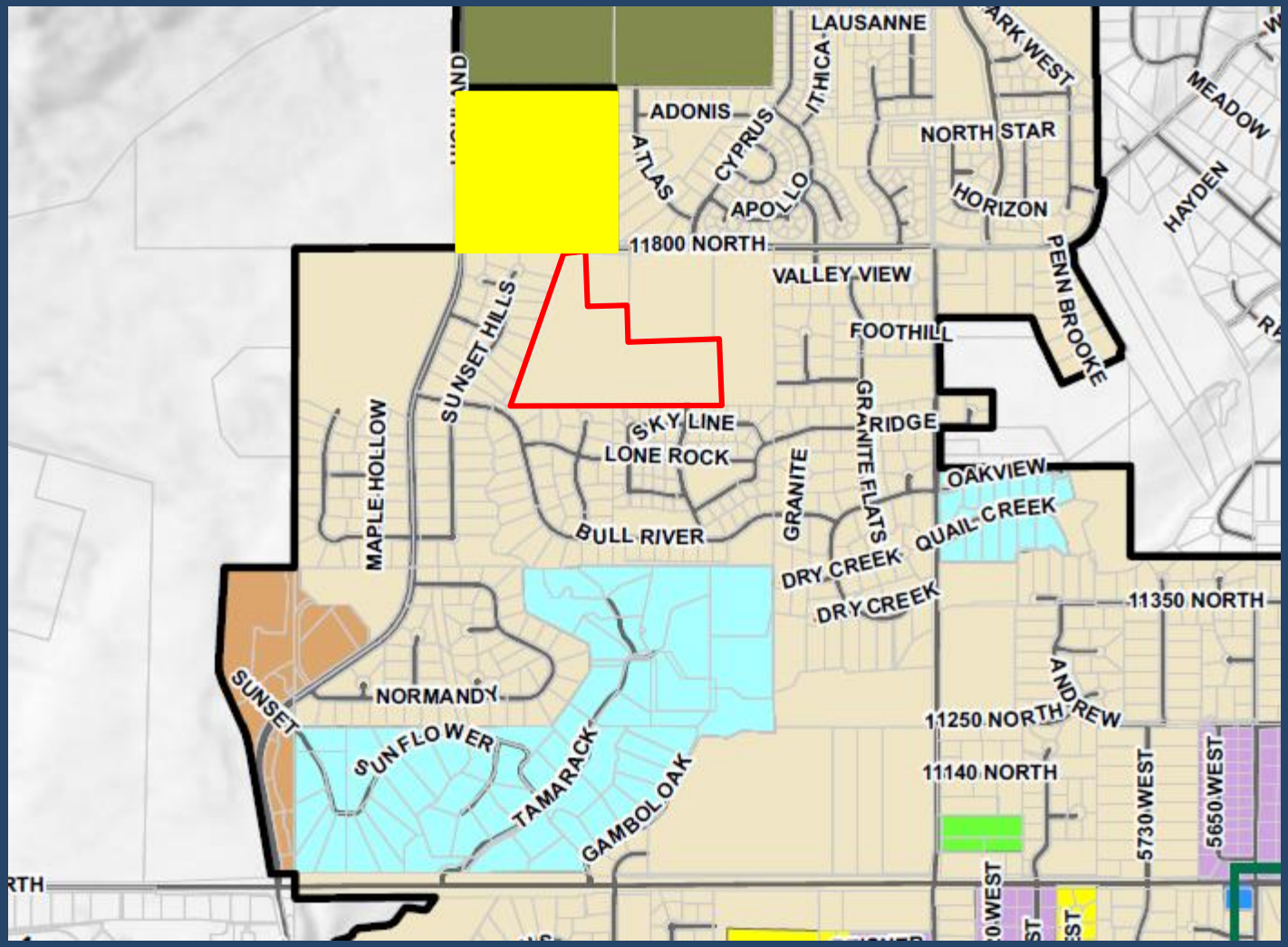
Summary

- The property is 28.38 acres
- It is designated as Low Density Residential on the General Plan Land Use Map
- Zone R-1-40
  - 30 Lots Maximum
- Applicant is proposing R-1-30
  - 41 Lots Maximum

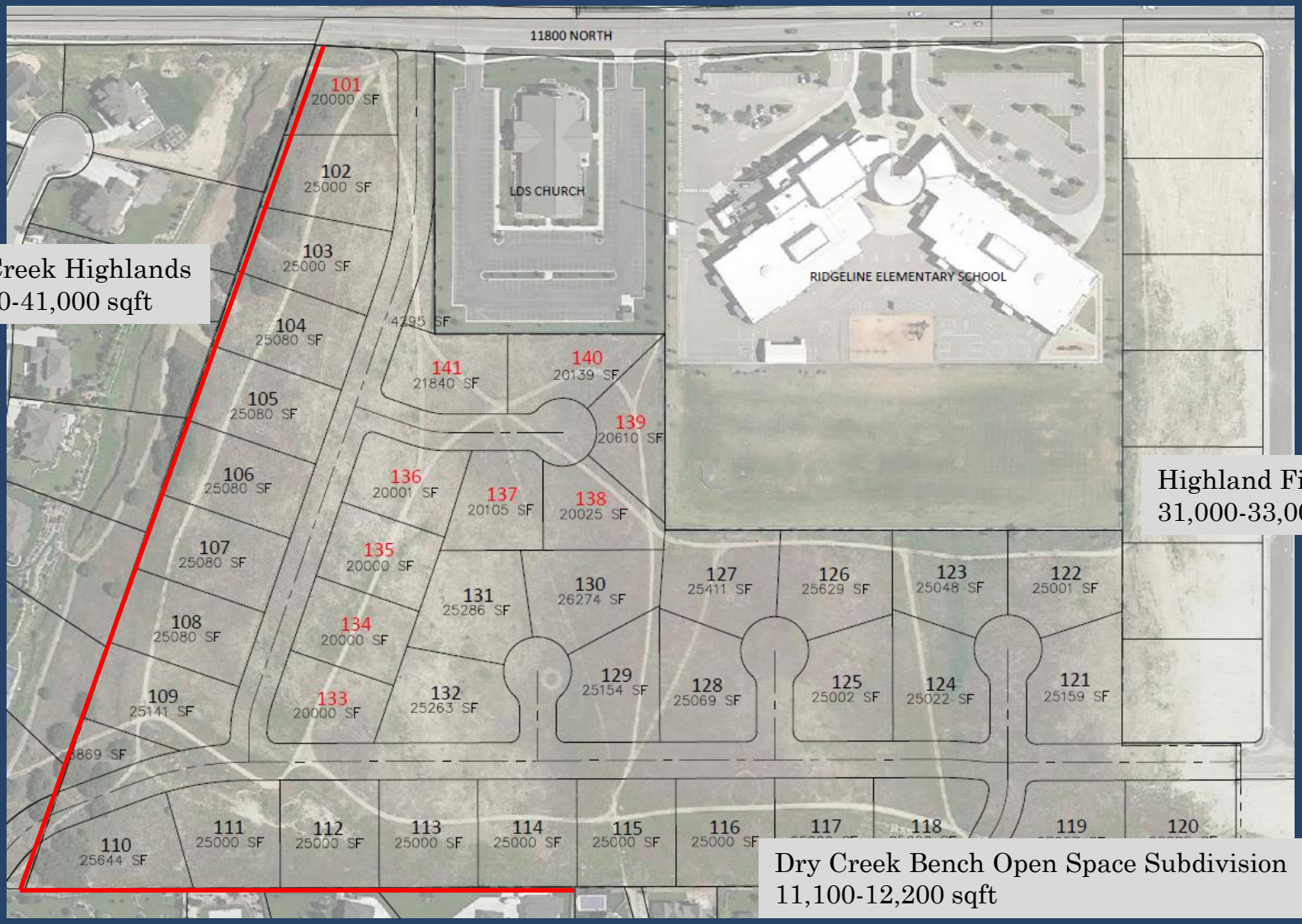
Land Use Map


ADONIS
ATLAS
CYPRUS
APOLLO
NORTH STAR
HORIZON
HAYDEN
PENN BROOKE
11800 NORTH
VALLEY VIEW
FOOTHILL
SUNSET HILLS
MAPLE HOLLOW
SKY LINE
LONE ROCK
GRANITE RIDGE
GRANITE
GRANITE FLATS
OAKVIEW
QUAIL CREEK
BULL RIVER
DRY CREEK
DRY CREEK
11350 NORT
NORMANDY

Zoning Map


LAUSANNE
ARK WEST
MEADOW
ADONIS
ITHICA
CYPRUS
ATLAS
APOLLO
NORTH STAR
HORIZON
HAYDEN
11800 NORTH
VALLEY VIEW
PENN BROOKE
FOOTHILL
SUNSET HILLS
MAPLE HOLLOW
SKY LINE
LONE ROCK
GRANITE
GRANITE FLATS
RIDGE
OAKVIEW
QUAIL CREEK
BULL RIVER
DRY CREEK
DRY CREEK
11350 NORTH
SUNSET
NORMANDY
ANDREW
11250 NORTH
SUNFLOWER
TAMARACK
GAMBOL OAK
11140 NORTH
5730 WEST
5650 WEST

Conceptual Plan



Dry Creek Highlands
34,000-41,000 sqft

Highland Fields
31,000-33,000 sqft

Dry Creek Bench Open Space Subdivision
11,100-12,200 sqft

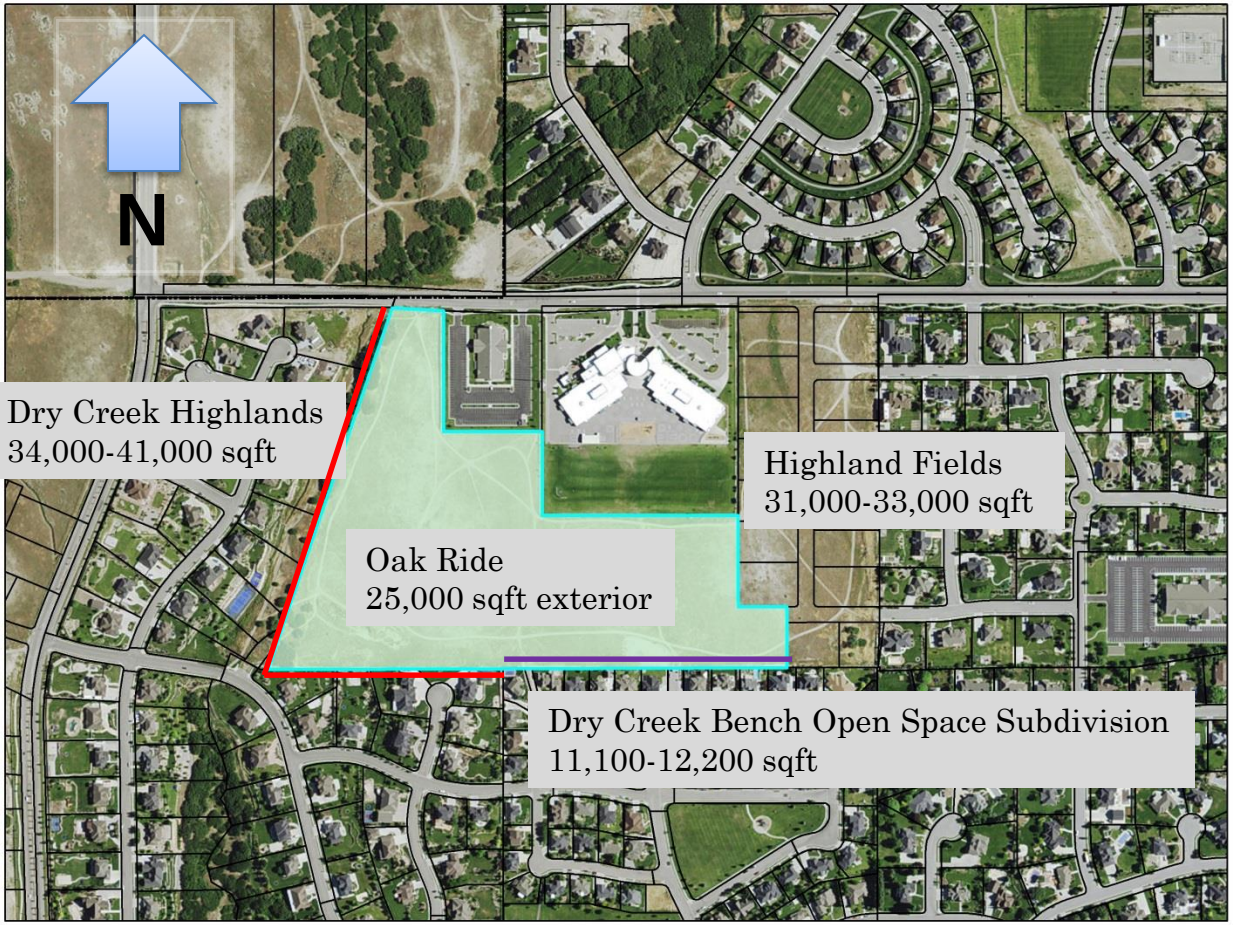
R-1-30 District

- Built from the R-1-40 District
- Not intended to replace R-1-40
- Objective is to support low density residential
- Create transitional areas within the City between other residential zones
- To create a distinction and gradation between larger lots and half are lots

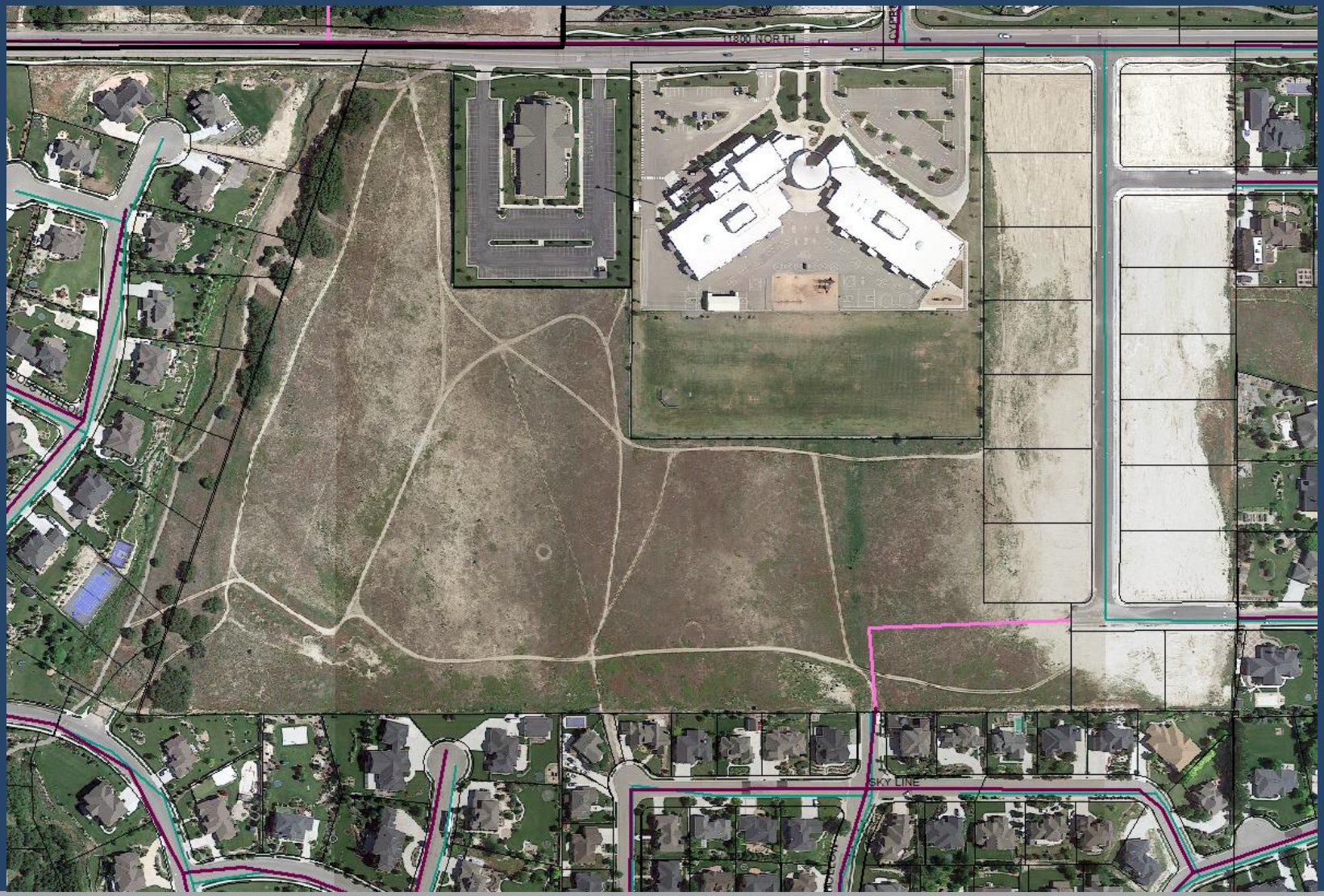
R-1-30 Example

R-1-20 (Less)	R-1-30	R-1-40
1 Lot per 20,000	1 Lot per 30,000	1 Lot per 40,000

Surrounding Land Uses



Site Circulation and Utilities



Citizen Participation

- Neighborhood Meeting on August 11, 2016
- Planning Commission Public Hearing on August 23, 2016
  - Significant opposition
- City Council Public Hearing on September 6, 2016

Planning Commission Meeting

- Commission voted 5-1 to recommend DENIAL based on the following findings:
  - The area is surrounded by R-1-40
  - Because of the surrounding lot sizes R-1-30 was not appropriate
  - It did not meet the transition requirements on the east of west
  - Concerned that the conceptual plan did not meet the Development Code enough to fully analyze the request

Conclusion and Recommendation

- Conceptual plans are a challenge
- Residents and the Planning Commission expressed concerns with the use of R-1-30 as outlined above and adding additional homes above what has been planned
- The intent of R-1-30 is not to replace R-1-40
- Council will need to determine if this is the appropriate location for R-1-30

Council Options

- Draft findings and ADOPT the ordinance with appropriate stipulations
- Draft findings and DENY the request
- Continue the application after providing the applicant/staff with specific direction
- Direct the conceptual plan to be revised based on specific recommendations and have the Planning Commission provide a recommendation

APPROVAL OF AN INTERLOCAL AGREEMENT WITH UTAH COUNTY (MAJOR CRIMES TASK FORCE)

Item #8 – Resolution

Presented by: Erin Wells, Assistant to the City Administrator and Brian Gwilliam, Lone Peak Police Department Chief

APPROVAL OF AN INTERLOCAL AGREEMENT WITH UTAH COUNTY (COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM)

Item #9 – Resolution

Presented by: Erin Wells, Assistant to the City Administrator

Agreement Summary

- Agreement with Utah County to join Utah County's group for Community Development Block Grants (CDBG)
- CDGB funds from the federal government
- Mountainland Association of Governments (MAG) heads up the process for cities less than 50,000 in Utah County

CDBG Projects

- Some CDBG projects are income based others are not
- Non-income based projects (Highland City would be eligible for) include:
  - ADA accessibility
  - assistance with curb, gutter, and sidewalk
  - programs or facilities for seniors

CDBG Projects continued

- Highland City must first apply for grant funds through an annual competitive process for a CDBG project to take place
- Non-profits are eligible and can do projects in our City without the City applying
- CDGB does not force the City to put in low income housing, change zoning laws, etc.

Timeline

- Agreement covers October 1, 2016 – September 30, 2019
- Can only opt out or in every three years
- Deadline for Utah County submission is Thursday, September 15.

MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

Item # 10 – Status of Full Time City Engineer

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

City Engineer

- Budget
- Expenses
  - FY 14/15 - $189,500
  - FY 15/16 - $263,683
  - FY 16/17 - $200,000 Budgeted and $58,687 expended (29.3% of the budget)
- Potential Cost Savings
  - TCV of $144,000 would save $119,683

Proposed Process

- Post the job description
- Panel Interview
  - Justin, Myself, Tavis
- Mayor and Council Q and A
  - Anyone who would like to participate
- Don’t hire someone until we find the right person

City Engineer Role

- Responsible for Engineering, Building, and Public Works
- Capital Improvement Plans and Projects
- Infrastructure Maintenance Plans
- All Infrastructure
- Transportation Planning/Traffic Engineering
- Development Review/Inspection

City Engineer – Ideal Candidate

- Local Knowledge
- Public Works Experience
- Development Review Experience
- Worked for a Municipality
- Excellent Customer Service and Problem Solving
- Previous Supervision