

Welcome to the Highland City Council Meeting





WORK SESSION

- Road Reconstruction Master Plan presented by PEPG
- 6:00 to 7:30



APPEARANCES

- Time set aside for the public to express their ideas, concerns, and comments.



CONSENT

- Item #1 – Approval of Meeting Minutes for the City Council Regular Session – October 18, 2016
- Item #2 – Ratifying the Mayors Appointment of Brian Braithwaite to the TSSD Board
- Item #3 – Final Plat Approval – Sky Ridge Estates
- Item #4 – Approval of an Interlocal Agreement – North Utah County Aquifer Council



TRANSPORTATION IMPACT FEE AMENDMENT

Item #2 – Public Hearing and Ordinance

Presented by: Nathan Crane, AICP

City Administrator/Community Development Director

Background

- Transportation Impact Fee was amended in 2015
- DWA Westbrook Development Agreement
- Highland Boulevard
- \$20.00 a month
- Reorganized some of the trip generation numbers for non-residential



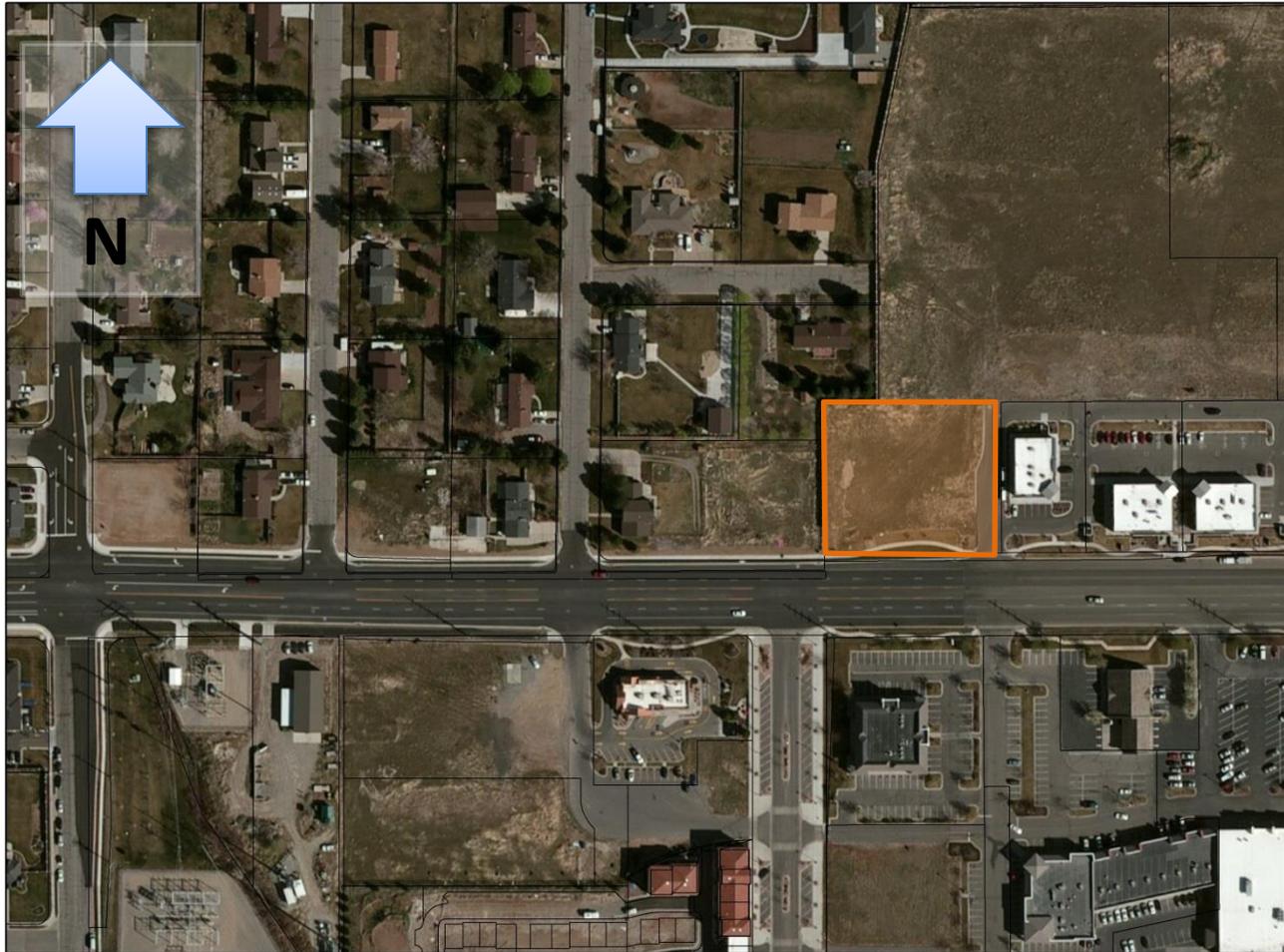
SITE AND ARCHITECTURAL PLAN APPROVAL – QUICK QUACK CAR WASH

Item #3 – Motion

Presented by: Nathan Crane, AICP

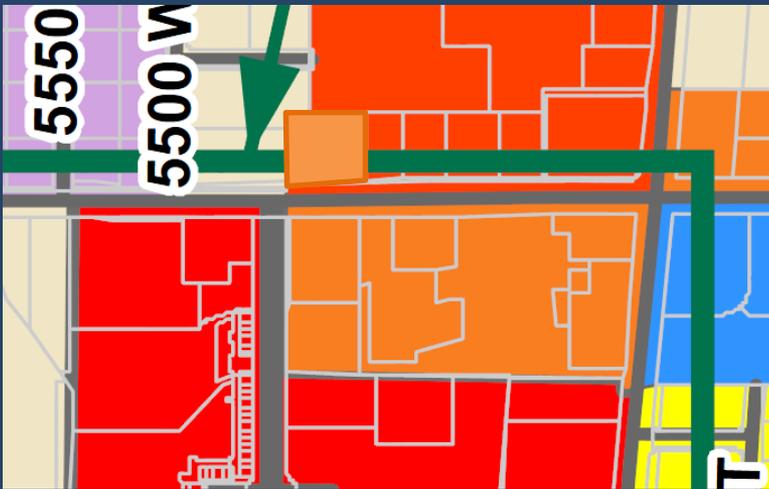
City Administrator/Community Development Director

Vicinity Map

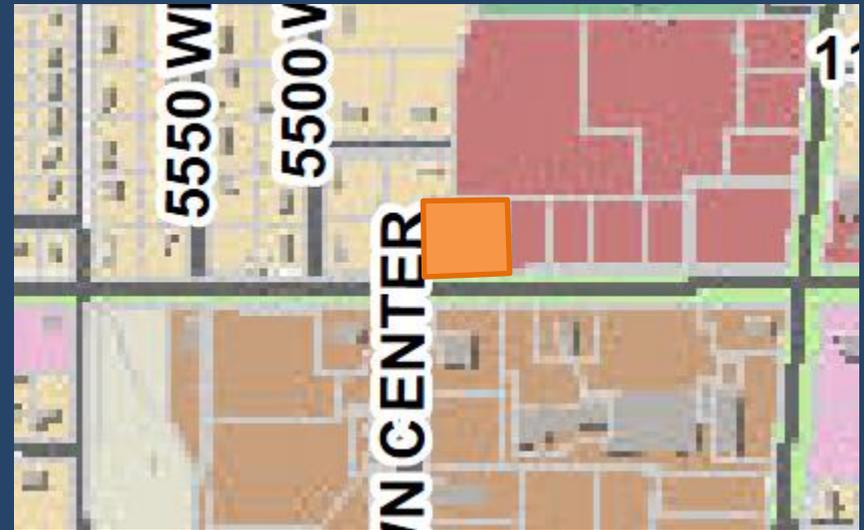


Zoning and Land Use

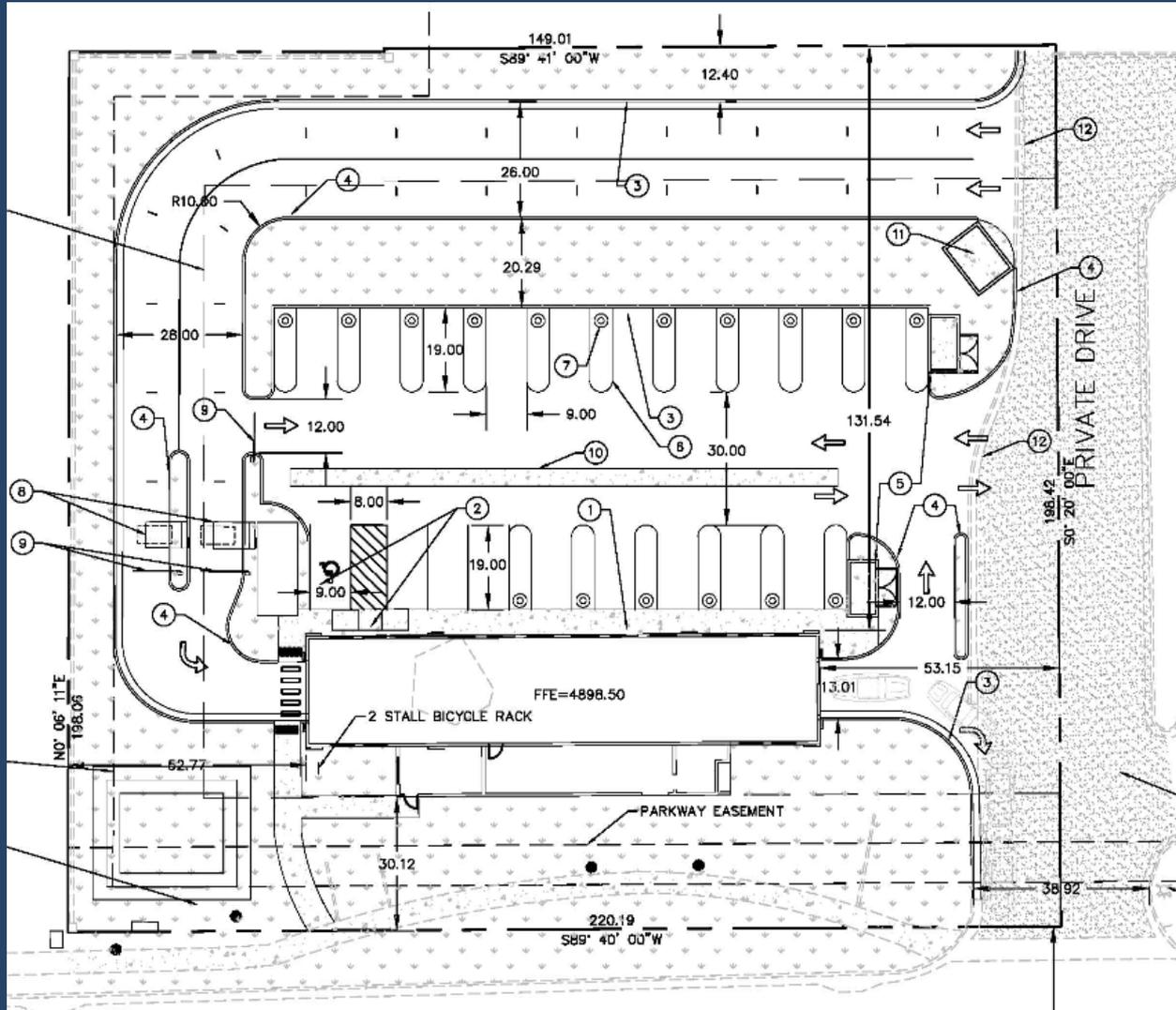
Zoning



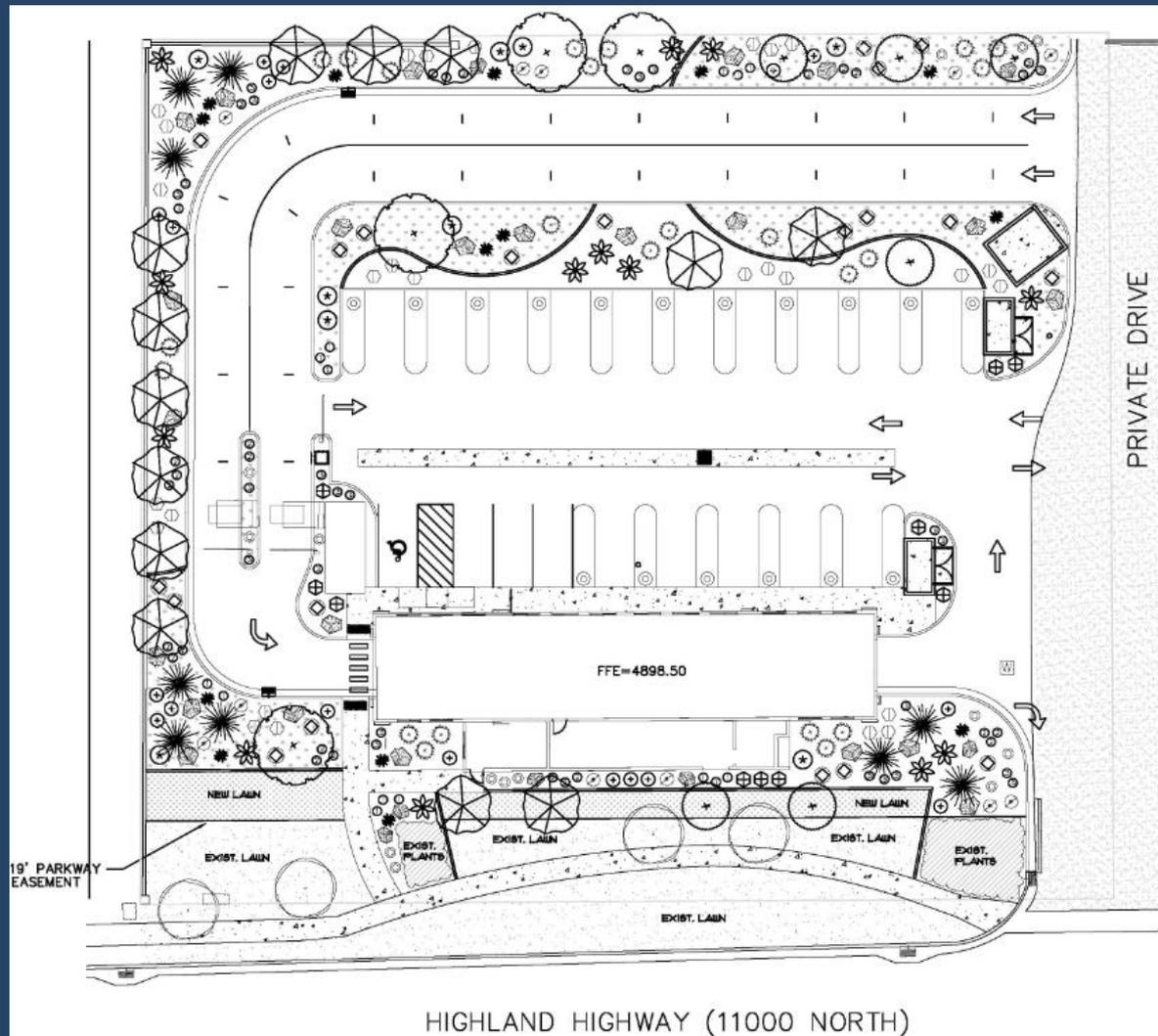
Land Use



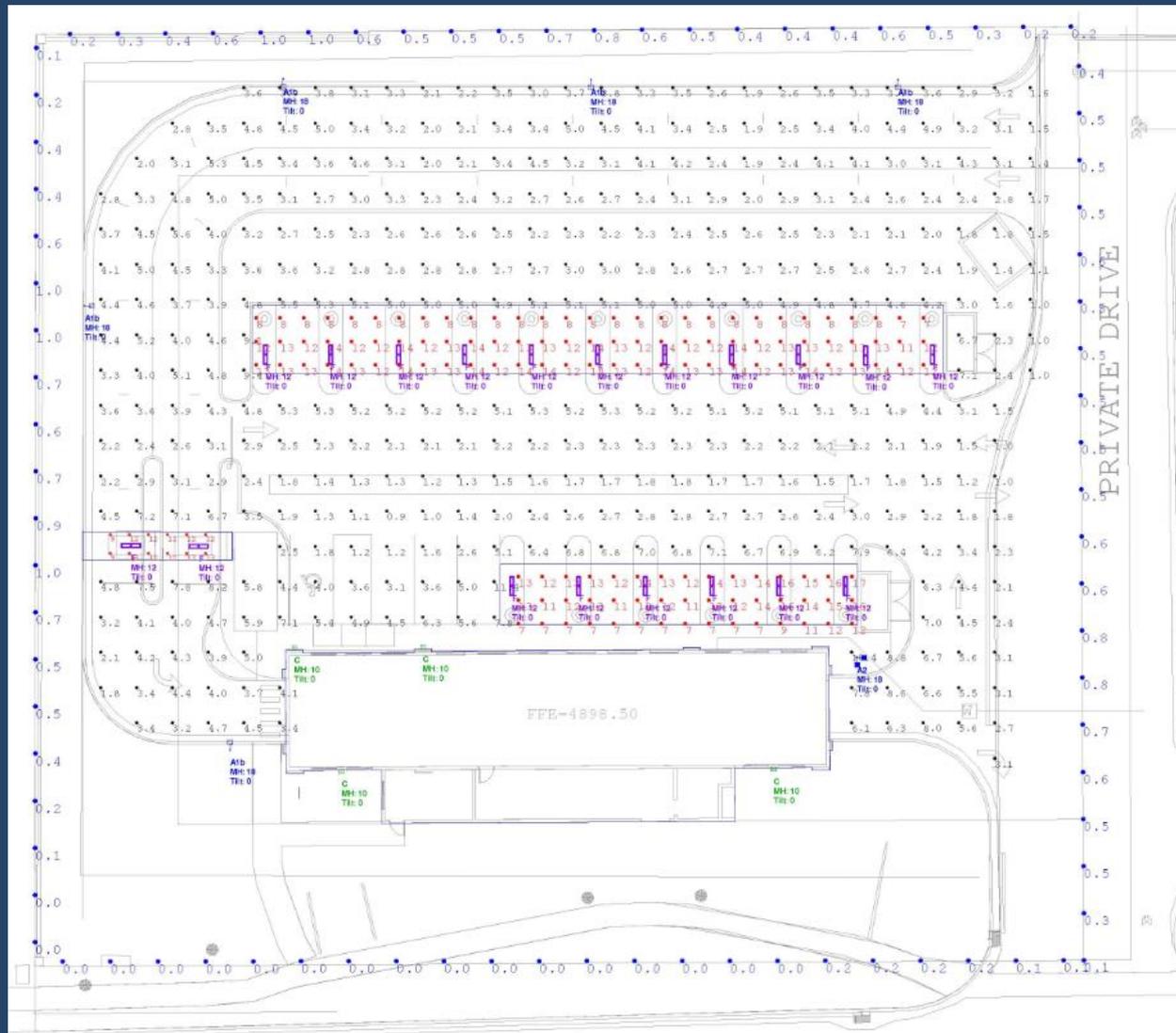
Site Plan



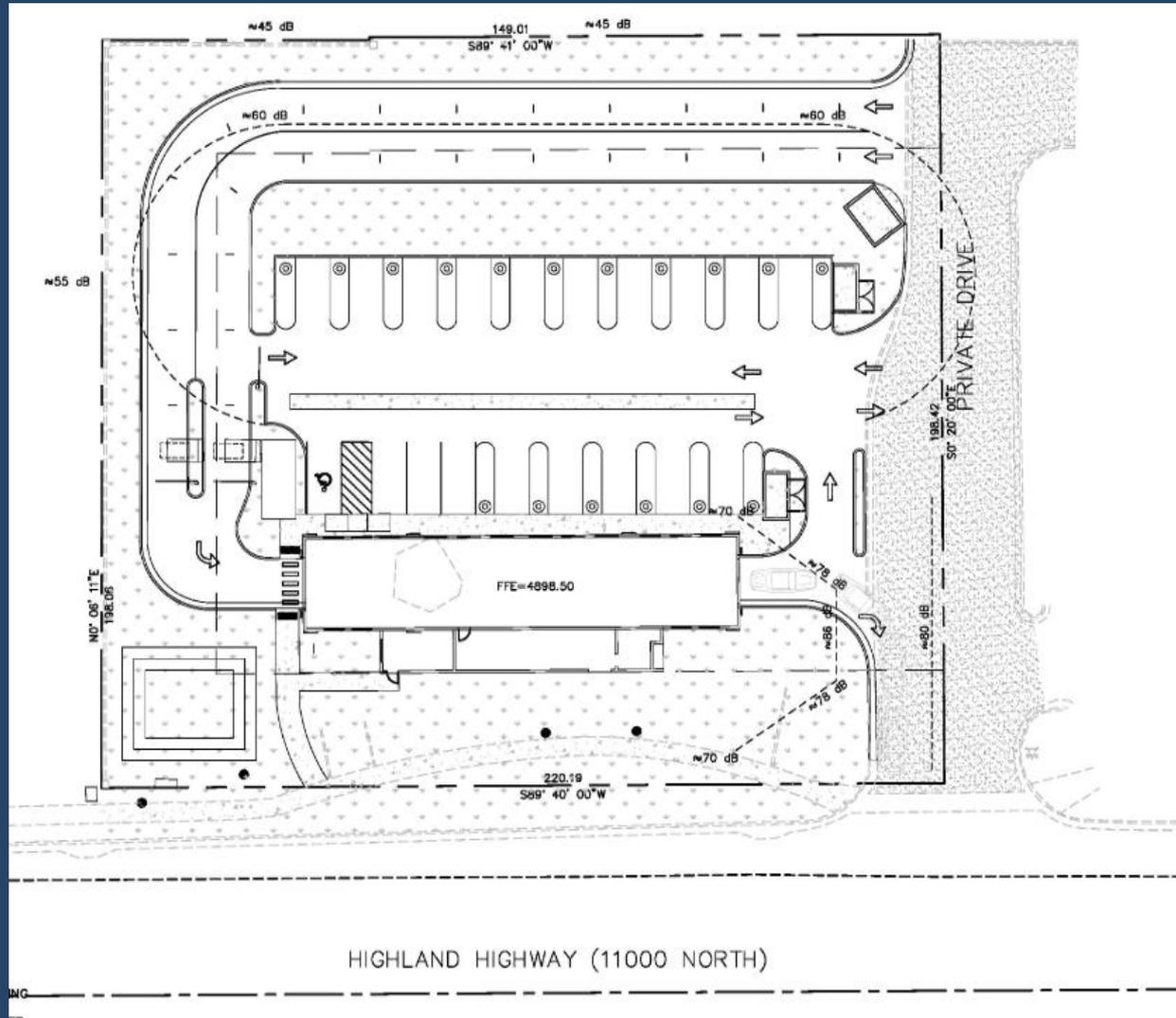
Landscape Plan



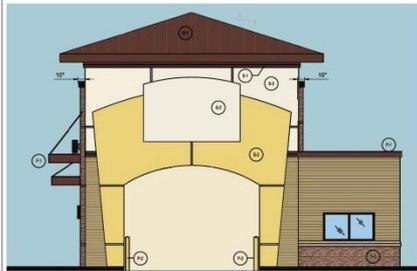
Lighting Plan



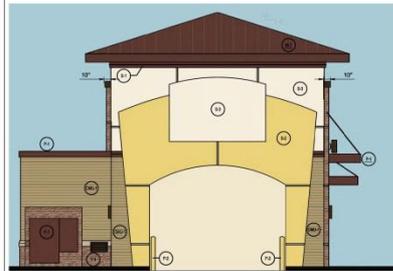
Noise Study



Elevations



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 09



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	LOCATION
DM1	WOOD/FACE GRN	SUPPORTS OLD CASSETTE ROBERT YELLOW METAL CL. CR.
B2	STUCCO	STUCCO TRIM BELOW ROOF
B3	STUCCO	ENTRANCE AND EXIT ARCH STUCCO
B4	STUCCO	MAIN BUILDING STUCCO
K1	PAINT	WHITE COPING STEEL CANTY AND SUPPORTS
K2	PAINT	PURE POLYURETHANE
K3	PAINT	BRN FLDG TRIM STUCCO
T1	STONE VENEER	CORNER STONE PROJECTS SLACK STICK CARREL MOUNTAIN
M1	STAINING BRN ROOFING	MATCH BRN TRIM BROWN

PROJECT NOTES



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT TITLE



DATE: August 1, 2016
 REVISIONS:

A200

Planning Commission Recommendation

- The Planning Commission held a public meeting on October 25, 2016 and voted 6-0 to recommend approval subject four stipulations.
- Subsequent to the Planning Commission meeting staff identified three additional stipulations that should be included.
 - Remove Stip #7

Recommendation

- The City Council accept the findings and approve the site plan for Quick Quack Car Wash subject to the four stipulations recommended by the Planning Commission and the two additional stipulations recommended by staff.



SITE PLAN APPROVAL – WPI RETAIL BUILDING

Item #3 – Motion

Presented by: Nathan Crane, AICP

City Administrator/Community Development Director

Vicinity Map



Zoning and Land Use

Zoning



Land Use



Elevations



WPI- HIGHLAND RETAIL

 HARRIS ARCHITECTURE

Elevations



FRONT ELEVATION

WPI- HIGHLAND RETAIL

 HARRIS ARCHITECTURE

Planning Commission Recommendation

- The Planning Commission held a public meeting on October 25, 2016 and voted 6-0 to recommend approval subject four stipulations.
- Subsequent to the Planning Commission meeting staff identified three additional stipulations that should be included.
 - Remove Stip #7

Recommendation

- The City Council accept the findings and approve the site plan for Quick Quack Car Wash subject to the four stipulations recommended by the Planning Commission and the three additional stipulations recommended by staff.
 - Modify stipulation #3. Prior to construction of the access onto SR 92 for the western driveway approval from UDOT shall be required.



ALLOWING THE GOLF SKILLS TRAINING CENTER TO CONNECT TO A SEWER LINE IN PHEASANT HOLLOW

Item #3 – Motion

Presented by: Justin Parduhn, Maintenance and Operations Director



MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

Open Space Maintenance Agreement - Erin Wells, Assistant to the City Administrator

Background

- Prior to August 2010 – Maintenance agreements were being issued with no formal process
- August 3, 2010 – City Council issued a moratorium on Maintenance Agreements
- November 3, 2010 – City Council adopted formal Maintenance Agreements and Applications
- November 16, 2010 – City Council adopted Municipal Code 12.28 *Private Maintenance of Public Open Space Property*.
 - The moratorium then began to be lifted on a subdivision by subdivision basis upon approval of a Subdivision Maintenance Plan.
- February 5, 2013 – City Council adopted Municipal Code 12.32 *Designation of Open Space Property Disposal*.
 - This essentially ended Maintenance Agreements.

Background

- Since November 2010, Open Space Maintenance Agreements entered into with:
 - Canterbury Circle, Chamberry, and Wimbelton
- Canterbury Circle, Wimbelton, and parts of Chamberry are now working to purchase the property

Chamberry Subdivision

- Subdivision Agreement was approved April 2011
- Lots 116-118 entered into and are acting under Maintenance Agreements with the City
- Lot 115 entered into an Agreement, but would need to be redone
- Lots 201-204 would need to apply for an Agreement
- Lots 20-210 working to purchase property to the north





Grenoble

W Chamberry Way

© 2016 Google

Open Space Maintenance Agreements

- If Council wishes to reinstitute Agreements staff requests direction on the updating process.
- Concerns with previous agreement: indemnification, noticing process, what we are allowing on property, etc.



MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

- Open Space Maintenance Agreement – Erin Wells and Tim Merrill
- Ongoing Staff Follow-up Items – Nathan Crane

