

# 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

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- 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



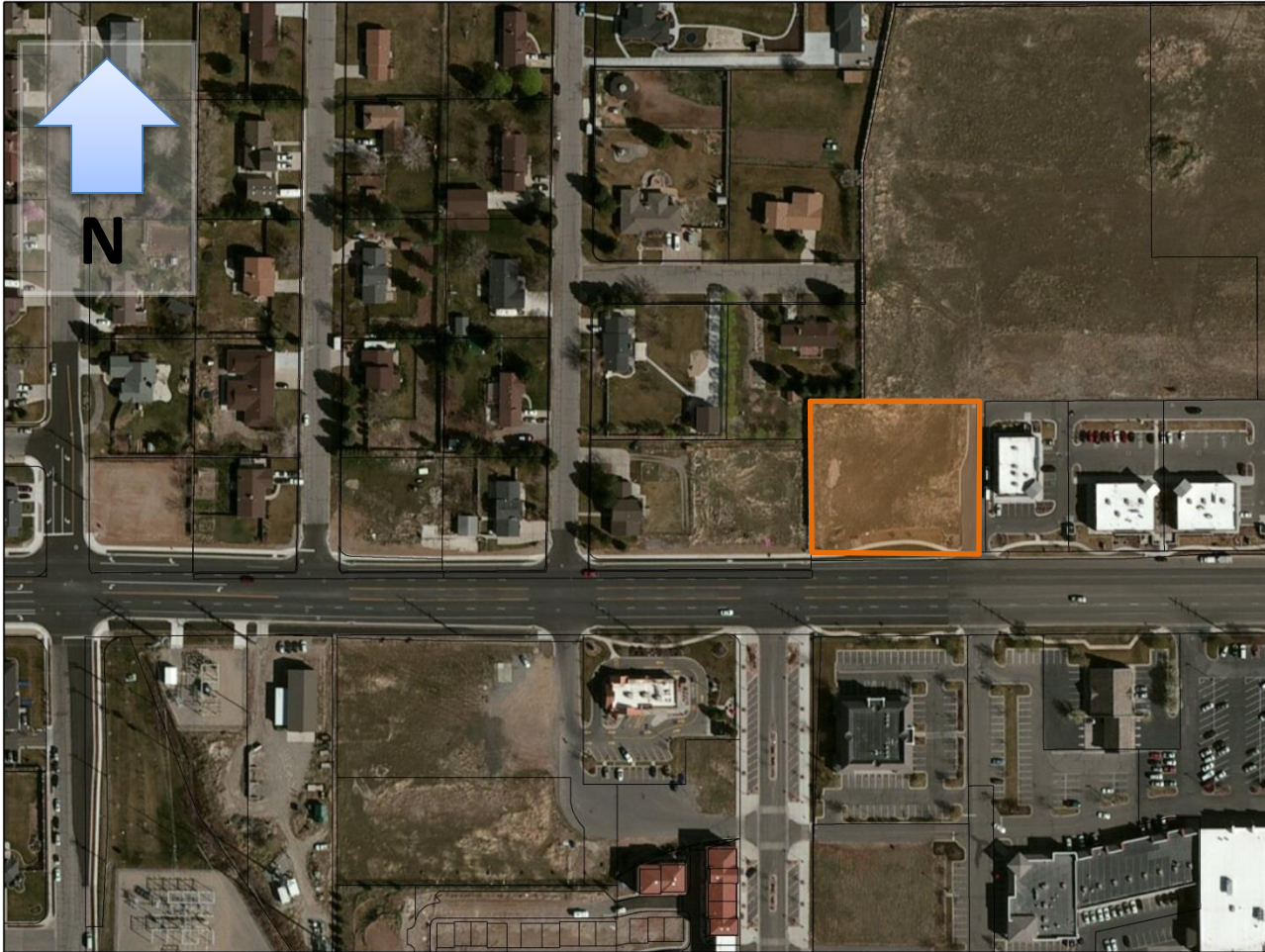
# **SITE AND ARCHITECTURAL PLAN APPROVAL – QUICK QUACK CAR WASH**

Item #3 – Motion

Presented by: Nathan Crane, AICP

City Administrator/Community Development Director

# Vicinity Map

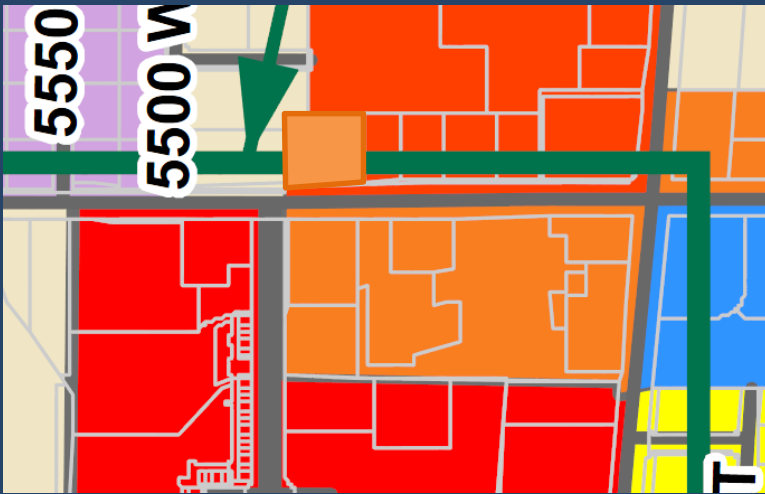




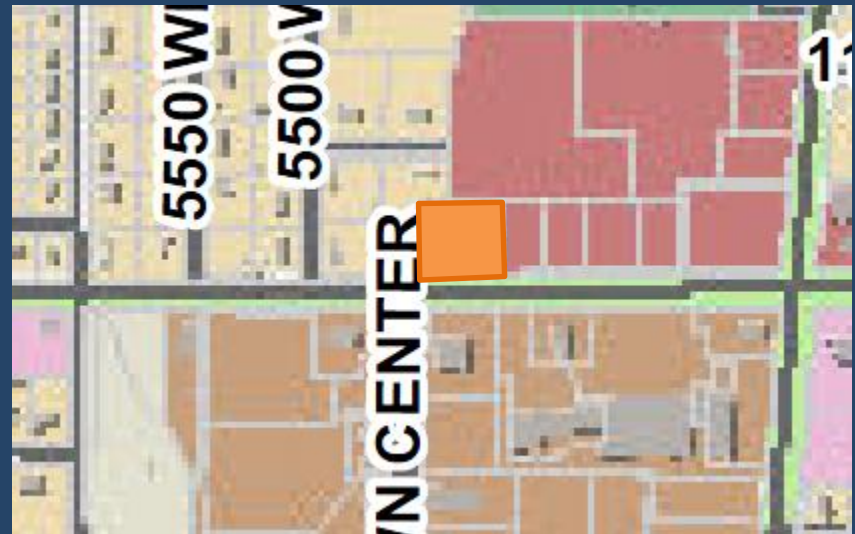
# Zoning and Land Use

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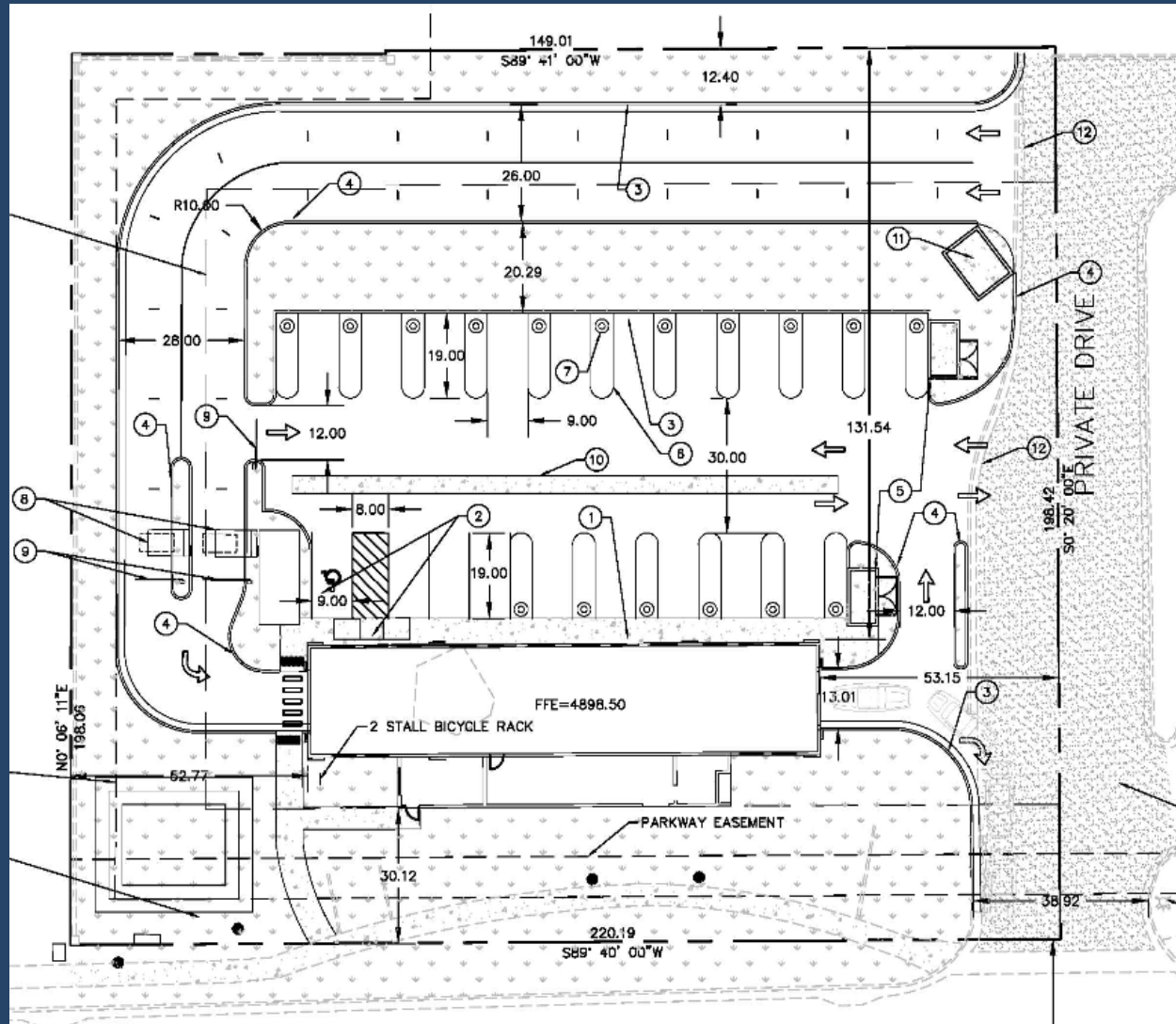
Zoning



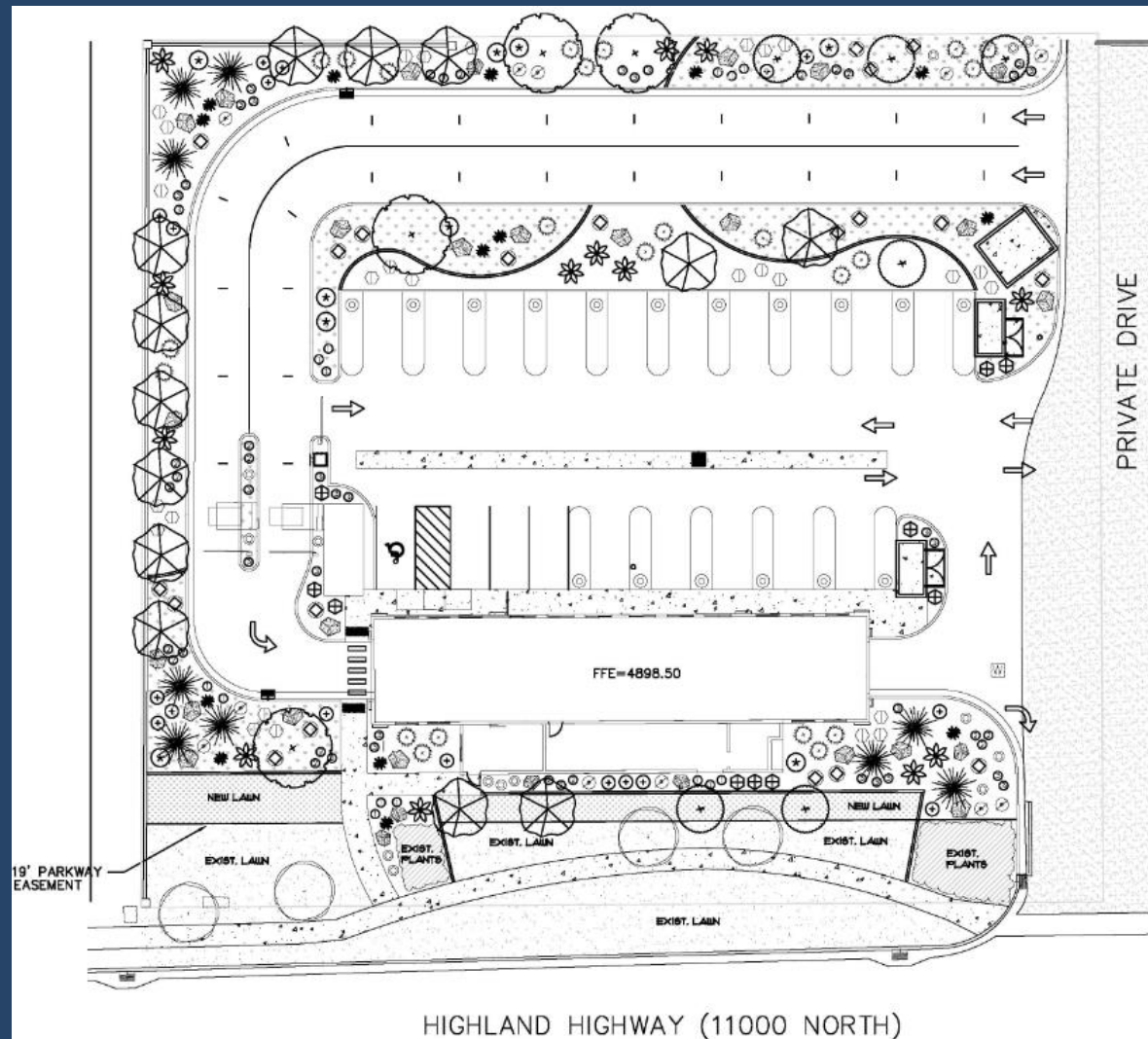
Land Use



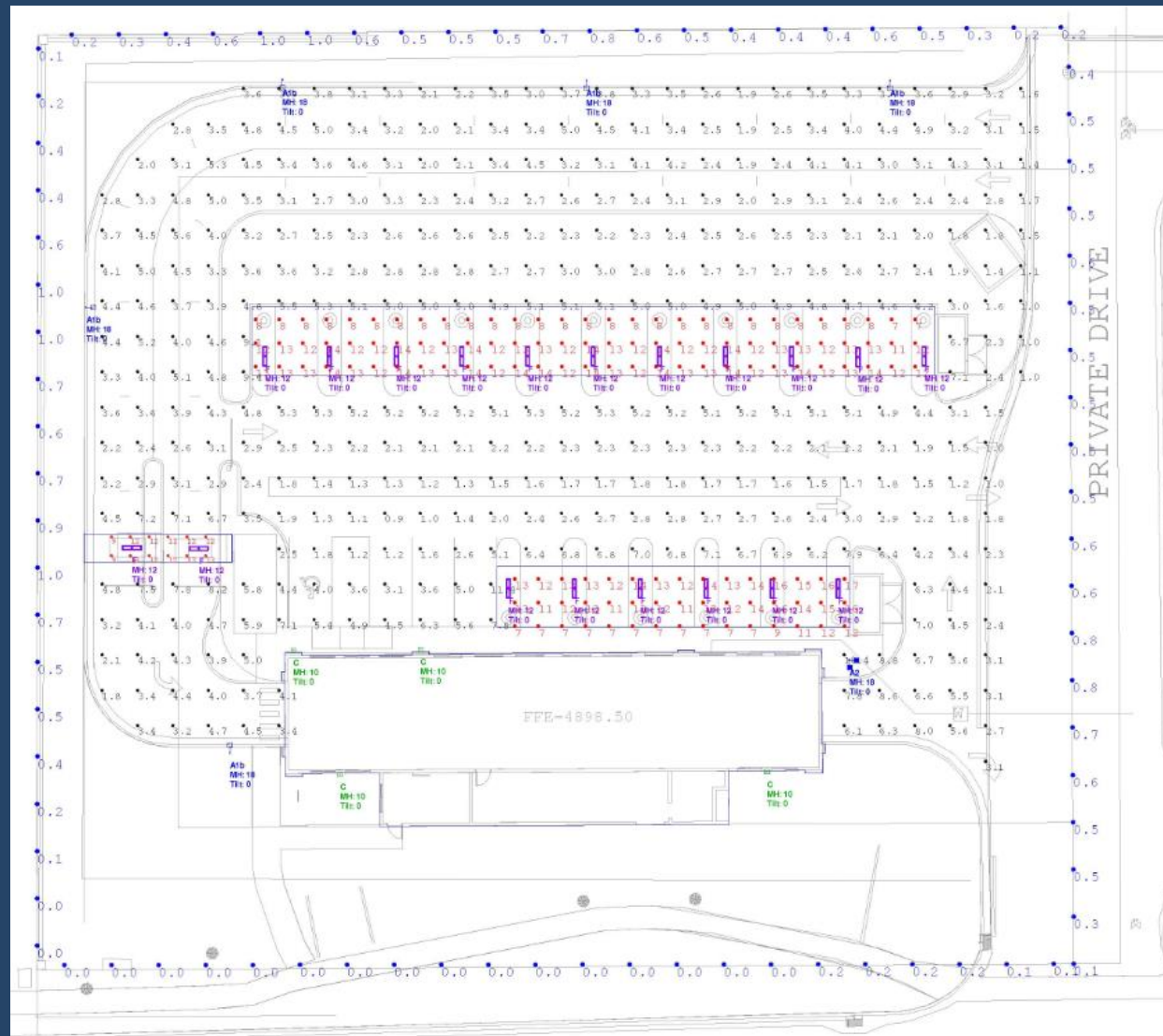
# Site Plan



# Landscape Plan

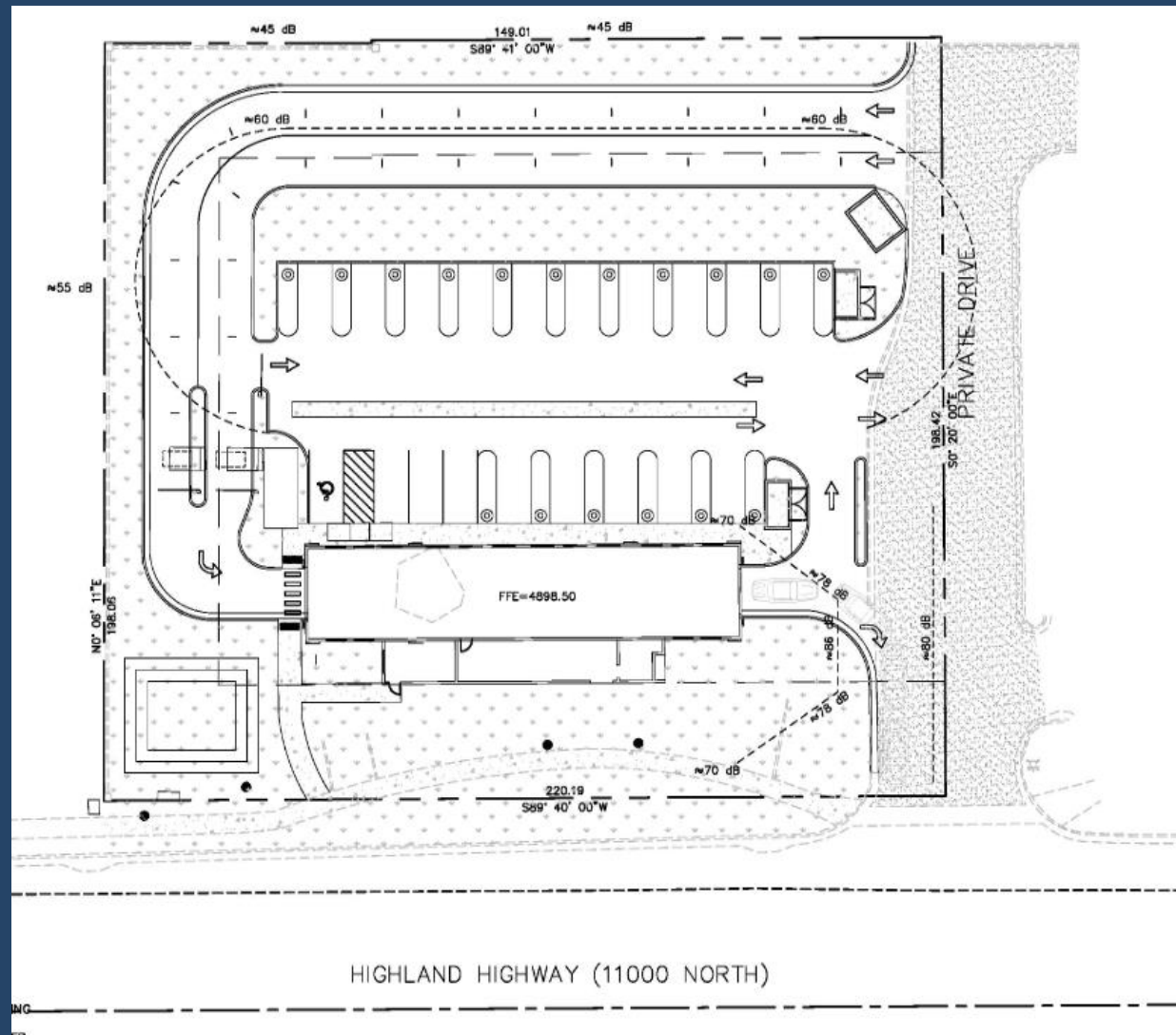


# Lighting Plan

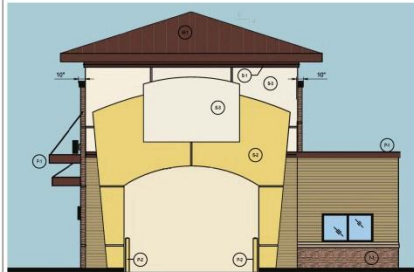




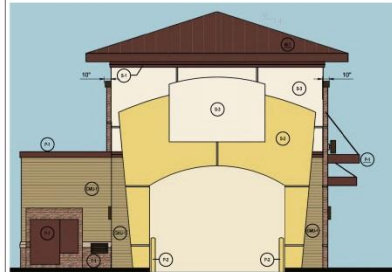
# Noise Study



# Elevations



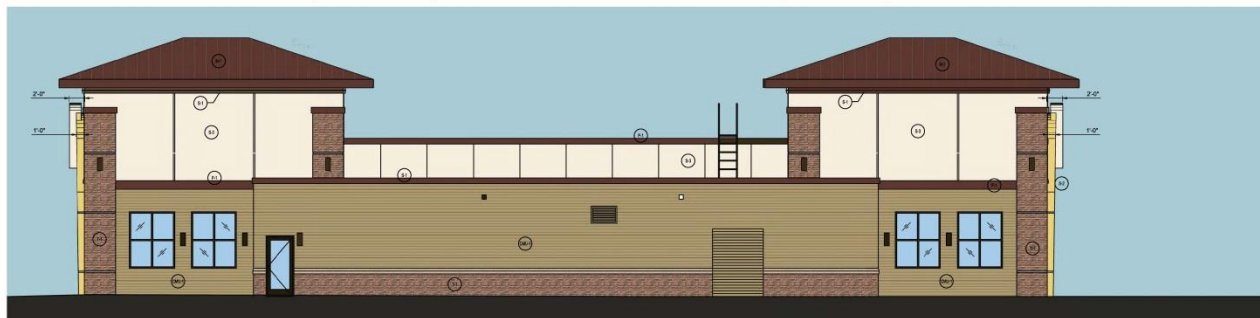
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 09



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

EXTERIOR FINISH SCHEDULE		
ITEM	MATERIAL	LOCATION
001	BRICKFACE CMU	SUPPLY TO: COLORADO STATE UNIVERSITY
002	STUCCO	BRICKFACE CMU
003	STUCCO	BRICKFACE CMU
004	STUCCO	BRICKFACE CMU
005	STUCCO	BRICKFACE CMU
006	STUCCO	BRICKFACE CMU
007	STUCCO	BRICKFACE CMU
008	STUCCO	BRICKFACE CMU
009	STUCCO	BRICKFACE CMU
010	STUCCO	BRICKFACE CMU
011	STUCCO	BRICKFACE CMU
012	STUCCO	BRICKFACE CMU
013	STUCCO	BRICKFACE CMU
014	STUCCO	BRICKFACE CMU
015	STUCCO	BRICKFACE CMU
016	STUCCO	BRICKFACE CMU
017	STUCCO	BRICKFACE CMU
018	STUCCO	BRICKFACE CMU
019	STUCCO	BRICKFACE CMU
020	STUCCO	BRICKFACE CMU

## 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

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- 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

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- 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

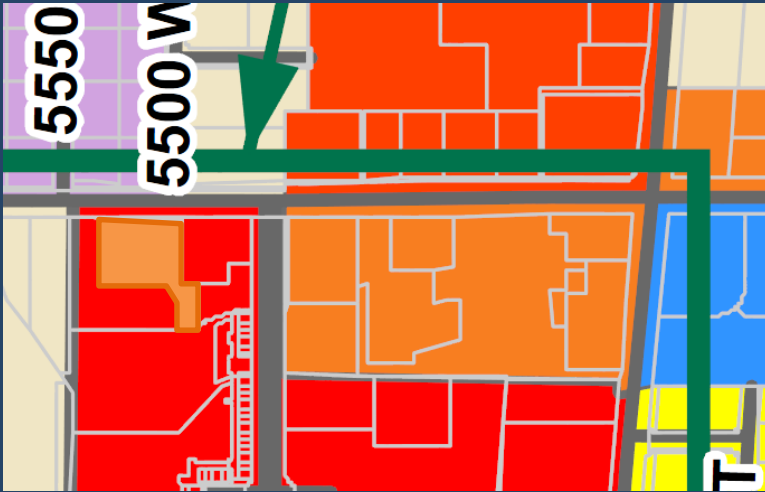
# Vicinity Map



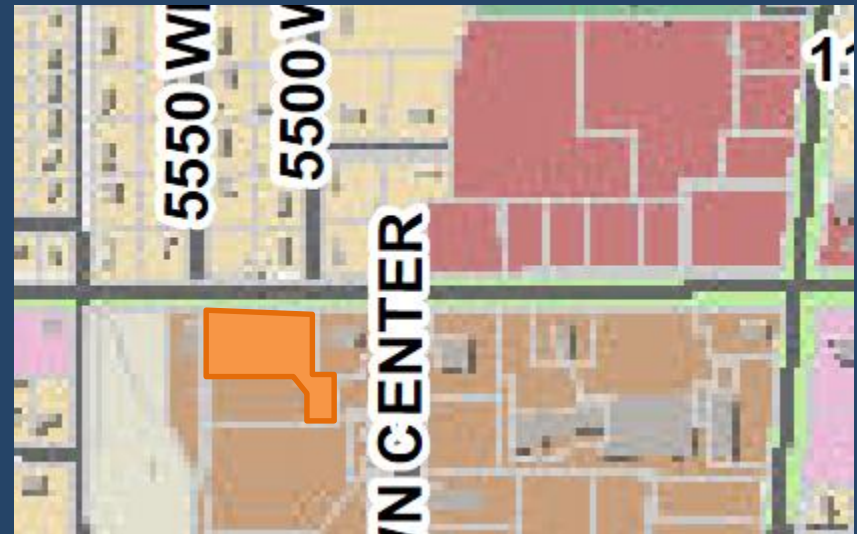
# Zoning and Land Use

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Zoning



Land Use



[illegible]





THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.



1. **EXISTING AREA LUMINANCE CALCULATION**  
 $\text{MAX/WM} = 53.0:1$   
 $\text{AVG/WM} = 10.0:1$   
 $\text{AVERAGE} = 1.0 \text{ FC}$
2. LIGHT FIXTURES SHALL BE DESIGNED TO NOT ALLOW DIRECT LIGHT TO ESCAPE ABOVE THE 90 DEGREE PLAN OF THE FIXTURE LENS FOR ALL TYPES OF LIGHTING.
3. FOOT-CANDELS CALCULATED WITH MOUNTING HEIGHT OF 20 FEET.



**HARRIS** ARCHITECTURE

A NEW PROJECT FOR  
**HIGHLAND RETAIL**  
SITE POWER PLAN

**PRELIMINARY PLANS**  
PRELIMINARY DRAWING SUBJECT TO CHANGE  
DRAWING INCOMPLETE AND NOT INTENDED FOR  
PERMITTING, PRICING, OR CONSTRUCTION

**RE**  
**ROYAL ENGINEERING**  
ELECTRICAL MECHANICAL  
2888 SOUTH STATE BLVD 100 PROVID, UTAH 84111  
PHONE 801.276.9998 FAX 801.276.9999  
COPYRIGHT © JCEM 216341.01 DATE PLOTTED: 10/15/99

09-2016  
HIGHLAND UTAH

E1.3

# Elevations



REAR ELEVATION

WPI- HIGHLAND RETAIL

 HARRIS ARCHITECTURE

# Elevations



FRONT ELEVATION

WPI- HIGHLAND RETAIL

 HARRIS ARCHITECTURE



# Planning Commission Recommendation

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- 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

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- 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

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- 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

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- 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

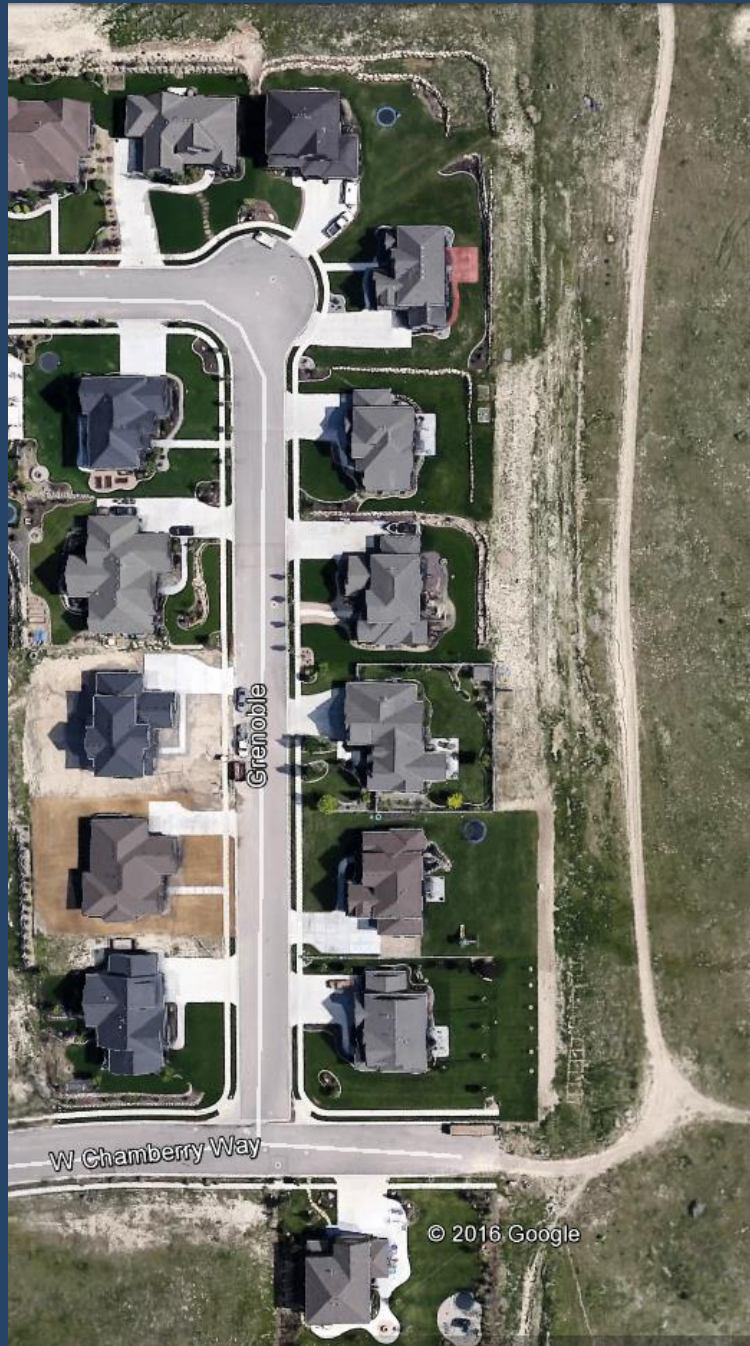
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- Subdivision Agreement was approved April 2011
- Lots 116-118 entered into and are acting under Maintenance Agreements with the City
- Lot 115 entered into an Agreement, but would need to be redone
- Lots 201-204 would need to apply for an Agreement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









# Open Space Maintenance Agreements

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- 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

