



HIGHLAND CITY COUNCIL BRIEF

Tuesday, December 4, 2018

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Mayor Rod Mann

Invocation – Council Member Kurt Ostler

Pledge of Allegiance – Council Member Brian Braithwaite

1. UNSCHEDULED PUBLIC APPEARANCES

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

Natalie Ball voiced concerns regarding the price for orphaned open space properties and her frustrations regarding the impact of the sale of open space in her neighborhood.

2. PRESENTATIONS

a. **YOUTH CITY COUNCIL** – Youth Council Member

A Youth Council Member was unable to attend the meeting.

b. **ROAD PROJECTS UPDATE** – City Engineer Todd Trane

City Engineer Todd Trane provided an update regarding road projects for 2018 and briefly described road projects outlined for 2019.

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. **ACTION: Approval of Meeting Minutes – PASSED**

Regular City Council Meeting November 13, 2018

Next step: Approved minutes will become part of the permanent record.

b. **ACTION: Approval of the Creation of a Library Page Position – PASSED**

City Council will consider approving the creation of a new page position for the Library.

The Council will take appropriate action

Next step: Library staff will advertise and fill the Library Page position.

c. **ACTION: Ratification of Water Advisory Board Member – PASSED**

City Council will consider ratifying the reappointment of Tavis Timothy to serve as a Water Advisory Board Member for a term of four years beginning on January 2019 – December 2023. The Council will take appropriate action.

Next step: Tavis Timothy will continue as a Board Member on the Water Advisory Board.

4. PUBLIC HEARING/ACTION: CONDITIONAL USE PERMIT FOR A COMMUNITY PARK KNOWN AS MOUNTAIN RIDGE PARK – CONTINUED

****PLEASE NOTE**** This item is being continued. There will be no discussion or action taken.

Next step: The conditional use permit will be noticed on a future Council agenda.

5. DISCUSSION/ACTION: REGARDING THE PURCHASE PRICE FOR ORPHAN OPEN SPACE PROPERTY - PASSED

City Council will consider a request to establish the current value of orphan open space property. The Council will take appropriate action.

Next step: Future open space orphaned parcels will be valued at 25% of Utah County's assessed market value on residential real estate and will be adjusted each year on November 1st. In addition, petitioners may submit an independent appraisal with supporting evidence for the Council's review.

6. PUBLIC HEARING/RESOLUTION: DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN WIMBLETON SUBDIVISION - DENIED

City Council will conduct a public hearing and determine if property in the Wimbleton Subdivision should be disposed and the neighborhood option trails be removed. The Council will take appropriate action.

Next step: The application was denied. Subdivision residents would need to submit an alternate proposal if they would like the Council to review a different option.

7. PUBLIC HEARING/ACTION: REZONE FROM R-1-40 TO PROFESSIONAL OFFICE (P.O.) ZONE - PASSED

City Council will conduct a public hearing considering a request from Eternal Springs to rezone .68 acres of property located at 10298 N 4800 W from R-1-40 to a Professional Office (P.O.) zone. The Council will take appropriate action.

Next step: The property will be rezoned to a P.O. zone. Staff will work with the applicant through the engineering process.

8. ACTION: ETHICS COMMISSION INTERLOCAL AGREEMENT - CONTINUED

City Council will consider adopting an interlocal agreement to participate in the Ethics Commission with nearby municipalities. The Council will take appropriate action.

Next step: The interlocal agreement will be noticed on a future Council agenda.

9. ACTION: ACCEPTANCE OF A PROPERTY DONATION FROM CLINT MARTIN - PASSED

City Council will consider accepting a property donation from Clint Martin of approximately 13.33 acres of land adjacent to the Cedar Hills Golf Course. The Council will take appropriate action.

Next step: Staff will work with Mr. Martin to accept the generous donation.

10. FUTURE MEETINGS

a. Future Meetings

- December 11, Planning Commission Meeting, 7:00 pm, City Hall
- January 8, City Council Meeting, 7:00 pm, City Hall

11. CLOSED SESSION - CONTINUED

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

Next step: The closed session will be noticed on a future Council agenda.

ADJOURNMENT

COUNCIL VOTING REPORT - DECEMBER 4, 2018

		APPROVE CONSENT ITEMS A-C	APPROVE TO AMEND THE MOTION FOR ORPHAN OPEN SPACE PROPERTY TO BE EFFECTIVE AFTER THE MEETING	APPROVE PRICE FOR ORPHAN OPEN SPACE PROPERTY	APPROVE DISPOSAL OF OPEN SPACE AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN WIMBLEDON SUBDIVISION	APPROVE REZONE FROM R-1-40 TO PROFESSIONAL OFFICE (P.O.) ZONE	APPROVE PROPERTY DONATION FROM CLINT MARTIN
First Name	Last Name	3	5	5	6	7	9
Brian	Braithwaite	Yes	No	Yes	No	Yes	Yes
Ed	Dennis	Yes	Yes	Yes	Yes	Absent	Absent
Tim	Irwin	Yes	No	Yes	Absent	Absent	Absent
Kurt	Ostler	Yes	No	Yes	No	Yes	Yes
Scott	Smith	Yes	Yes	No	Yes	Yes	Yes
Rod	Mann				No		
Total Voters		5	5	5	5	3	3
Pass/Fail		Pass	Fail	Pass	Fail	Pass	Pass

For a voting history of all council motions in 2018 please go here: <http://bit.ly/HC-CC-Voting-History>

STAFF PRESENTATIONS

Welcome to the Highland City Council Meeting

December 4, 2018



7:00 PM REGULAR SESSION

Call to Order - Mayor Rod Mann

Invocation - Council Member Kurt Ostler

Pledge of Allegiance - Council Member Brian Braithwaite

UNSCHEDULED PUBLIC APPEARANCES

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

PRESENTATIONS

- Item 2a. - Youth City Council - *Youth Council Member*
- Item 2b. - Road Project Update - *City Engineer Todd Trane*

CONSENT ITEMS

- Item 3a. - Approval of Meeting Minutes November 13, 2018
- Item 3b. - Approval of the Creation of a Library Page Position
- Item 3c. - Ratification of Water Advisory Board Member

CONTINUED

CONDITIONAL USE PERMIT FOR A COMMUNITY PARK KNOWN AS MOUNTAIN RIDGE PARK

Item 4 - Public Hearing / Action
Presented by - Nathan Crane, AICP
City Administrator, Community Development Director



PURCHASE PRICE FOR ORPHAN OPEN SPACE PROPERTY

Item 5 – Discussion / Action
Presented by – Kurt Ostler, Council Member



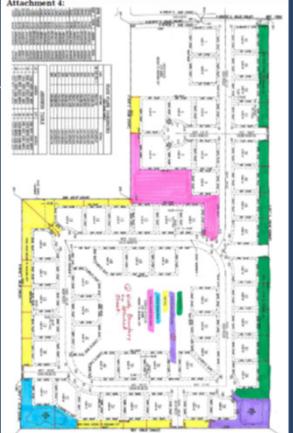
DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN THE WIMBLETON SUBDIVISION

Item 6 – Public Hearing / Resolution
Presented by – Tara Tannahill
Planner & GIS Analyst

Proposal

- Pink – Division Separate Document
- Green – Trail and Ditch
- Purple – Trail, Ditch, and Detention Basins
- Yellow – Trail and Sewer Easement
- Blue – Trail and Detention Basins





Pink Area



Constraints Map

- Red – Detention Basin
- Green – Existing Sewer Line
- Blue – Lehi Irrigation Ditch



Proposed Purchase Prices

- Green Area – \$1.10
- All other areas – \$1.30
- Detention Basins
 - Within: No charge
 - Without: \$1.30
 - Fence all area
 - Monument in basin
- Financing
 - 2 to 4 years
 - No interest



Petition Results

- 74% of the property owners within the subdivision
- 100% of those who would be purchasing the property

Public Comment

- Emails
 - Six oppose
 - Two support
 - One concern

Outstanding Issues

- Purchase Price Reduction
- Detention Basins
 - Low points for the subdivision
 - Needed in large storm events
 - Elimination or modification would result in the loss of flood control
- Sewer Easement
 - 435 feet of sewer line and three manholes without easily accessible access
- City Financing
 - Cities aren't good banks
 - No recourse or penalty for nonpayment
- Lehi Irrigation Company
 - Concerns with accessing and maintaining the ditch

Council Options

- Approve as proposed
- Approve with conditions
 - Ex. Purchase price, financing, etc.
- Continue with a request for specific information
 - Ex. Lehi Irrigation Ditch, purchase price, etc.

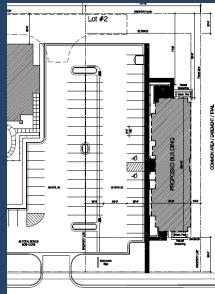
REZONE FROM R-1-40 TO PROFESSIONAL OFFICE (P.O.) ZONE

Item 7 – Public Hearing / Action
 Presented by – Tara Tannahill
 Planner & GIS Analyst

Vicinity Map



Background- First Request



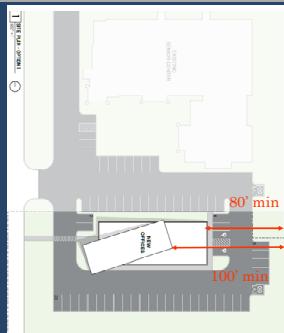
- 9,000 sq. ft
- Denied in 2013

Background - Second Request



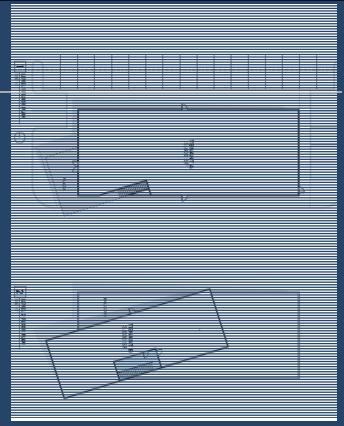
- 8,000 sq. ft
- Denied in 2016

Site Plan



- 8,400 Sq. Ft
- 34 stalls including 2 ADA stalls
- Meets setbacks for P.O Zone
- Maximum height of building is 35 ft for P.O Zone

Tenant Spaces



Citizen Participation

- Neighborhood Meeting
- Radius Notification
- Planning Commission Public Hearing
 - Building Height
 - Two Story Building
 - Parking
 - Property Values
 - Future Salability
 - Dumpster Location

Planning Commission Recommendation

- 1) The building shall not exceed a total of 8,400 square feet.
- 2) The building setback is at least 80 feet from rear property line and no second story shall be closer than 100 feet from the rear property line.
- 3) The dumpster to be relocated away from the rear property line as far as possible.
- 4) The number of parking stalls for the assisted living and the office space be reviewed as part of the site plan and conditional use permit.

Recommendation

- Hold a Public Hearing
- Determine if:
 - Consistent with the General Plan
 - Will or will not adversely affect the community
 - Results in compatible land use relationships
- Include stipulations as appropriate



ETHICS COMMISSION INTERLOCAL AGREEMENT

Item 8 – Action
Presented by – Tim Merrill, City Attorney



PROPERTY DONATION FROM CLINT MARTIN

Item 9 – Action
Presented by – Nathan Crane, AICP
City Administrator, Community Development Director

FUTURE MEETINGS

- Item 10a. – Future Meetings
 - December 11 – Planning Commission Meeting, 7:00 pm
 - January 8 – City Council Meeting, 7:00 pm