



**CITY COUNCIL MEETING AGENDA
EXECUTIVE SUMMARY**

March 19, 2024

This Executive Summary includes only certain issues on the City Council Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

G.1. Ordinance 2024-05, adopting an amended and updated Impact Fee for Public Safety; establishing certain policies related to impact fees for public safety facilities; establishing service area; and/or other related matters. (Don Tingey, Director of Strategy & Budget, pg. 19).

The City has authority to impose Impact Fees as a condition of development approval in order to assign capital infrastructure costs to development in an equitable and proportionate manner. The City provides a high level of service in its public safety infrastructure, which has been a factor in the City's growth and high property values due to the unique aesthetics which City residents enjoy. The City desires to take a conservative approach in preparing the Impact Fee Facilities Plan ("IFFP") and Impact Fee Analysis ("IFA") and in the assessment of an impact fee which may be less than might otherwise be justified by the IFA and IFFP in order to promote economic development, expand the tax base, allow for more job creation, and respond to current economic realities.

The City has completed a Public Safety IFFP and IFA that meets the requirements of State Law and City Ordinance, and has directed LRB Public Finance Advisors ("Consultants") to prepare a Written Impact Fee Analysis including the Executive Summary of the Impact Fee Analysis consistent and in compliance with the Act. The City and Consultants reviewed and evaluated the land within the City boundaries and have determined there shall be one service area.

Recommendation: Approve Ordinance 2024-05, adopting an amended and updated Impact Fee for Public Safety; establishing certain policies related to impact fees for public safety facilities; establishing service area; and/or other related matters.

G.2. Ordinance 2024-06, re-adopting the City's Construction Standards and Specifications. (Brad Klavano, Director of Engineering/City Engineer, pg. 30).

HB 232 (passed in 2017) requires that the City's Construction Standards and Specifications become part of the Land Use Regulations and be adopted by the City Council by ordinance. It

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was anticipated that once a year they would be brought to the City Council for re-adoption as needed if there were any changes made to these construction standards and specifications. Re-adoption of the City's Construction Standards and Specifications will ensure that the City complies with the Utah Municipal Land Use, Development, and Management Act.

Recommendation: Approve Ordinance 2024-06, re-adopting the City's Construction Standards and Specifications.

G.3. Ordinance 2024-07, vacating a portion of Right-of-Way on the West side of Prosperity Road running south from Lake Avenue approximately 163 feet. (Steven Schaefermeyer, Director of Planning, pg. 585).

Applicant Larry H. Miller Real Estate seeks to vacate a small portion of right-of-way (ROW) along the west side of Prosperity Road at approx. 11555 S. The subject ROW was originally dedicated with the Daybreak West Villages Roadway Dedication Plat recorded in 2019. The proposed vacation covers approximately 9,438 sq. ft. and will not include any of the existing Prosperity Road roadway. The purpose of the ROW vacation is to establish through the recording of the Daybreak Village 15 Plat 2 subdivision, a park lot along the west side of Prosperity Road. The Applicant's intent is to construct both a pedestrian sidewalk and a continuation of the Lake Avenue cycle track south toward 11800 S.

Recommendation: Approve Ordinance 2024-07, vacating a portion of Right-of-Way on the West side of Prosperity Road running south from Lake Avenue approximately 163 feet.

G.4. Zoning Ordinance 2024-04-Z, rezoning property located at 10593 South 3200 West from R-1.8 (Residential) Zone to R-2.5 (Single-Family Residential) Zone; High Country Homes & Developments, Inc. (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 594).

Applicant High Country Homes & Development, Inc. seek to rezone the subject property from R-1.8 Zone to R-2.5 Zone. The neighboring properties to the north, east, and south are zoned R-1.8, while the properties to the west (across 3200 West) are zoned R.2.5. The property owner would like to sell the east half of the property (facing Alexanderpark Lane) to the Applicant, but the property must be subdivided before the east half is sold. The property is not part of a recorded subdivision, and will require an application for a new subdivision. The existing home and barn will become Lot 1 facing and accessing 3200 West, and Lot 2 will face and access Alexanderpark Lane. The owner intends to keep ownership of Lot 1.

The whole property must be rezoned, as City Code requires that all lots within the boundaries of a subdivision have the same zoning designation. Although the expected subdivision will meet the development requirements of the R-1.8 Zone (min. lot size of 14,520 ft²), the density of the

expected subdivision (2.2 units per acre) would not comply with the current zoning density (1.8 units per acre). The current future land use is Stable Neighborhood, and will not be amended with this application. The frontage along Alexanderpark Lane has already been improved with utility connections and partial services when the Alexander Place Subdivision developed. An infrastructure Analysis Report has been drafted for review.

Recommendation: Approve Zoning Ordinance 2024-04-Z, rezoning property located at 10593 South 3200 West from R-1.8 (Residential) Zone to R-2.5 (Single-Family Residential) Zone; High Country Homes & Developments, Inc. (Applicant).