

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: May 31, 2017

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Work Session – Conceptual Layout of the Highland View Development

LENGTH OF TIME REQUESTING: 30 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

An informal work session has been requested to discuss the conceptual layout for the proposed Highland View Development located west of Arrowhead Trail at approximately 1500 North. The property was annexed in 2003 and future land uses, density, and other development concepts are included in the North Payson Annexation Specific Plan and Annexation Agreement. A copy of the conceptual layout and the land use map for the annexation area is attached hereto.

A work session is a good forum to discuss project layout, housing product, utilities, community services and amenities, and other land related issues before detailed engineering and development plans are prepared. The ideas, suggestions, and concerns addressed by the City Council and issues raised by the applicant are items that will need to be addressed during the applicant and review process. Although approval is not requested, nor should it be given, the work session gives the City Council an opportunity to steer the applicant in the right direction.

The property is owned by Polares Peak LLC and the conceptual layout has been prepared by LEI Engineers & Surveyors. Representatives of the property owner and the engineering firm will be in attendance to present an overview of the proposal and staff will guide a general discussion regarding the proposal.