



HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, May 21, 2019

Agenda Amended May 20, 2019*

Approved June 18, 2019

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

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS

PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin, Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, Finance Director Gary LeCheminant, City Engineer City Engineer Todd Trane, Planner & GIS Analyst Tara Tannahill, Library Director Donna Cardon, City Attorney Tim Merrill, Police Chief Brian Gwilliams, Fire Chief Reed Thompson, and City Recorder Cindy Quick

OTHERS: Joe Scovel, Candice James, Felicity Tate, Wade Hadlock, Jessica Stucki, Hayley Pratt, Michael Brodsky, Kim Rodela, Timo Hoggard, Guy Thompson, Grace Maggard, Neal Evans, Doug Cortney, Lora Beth Brown, Brett Burns, Wayne Tanaka, Janet Wadsworth, Natalie Ball

7:00 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann

Invocation – Grace Maggard

Pledge of Allegiance – Council Member Brian Braithwaite

The meeting was called to order by Mayor Rod Mann as a regular session at **7:00 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Grace Maggard and those assembled were led in the Pledge of Allegiance by Council Member Brian Braithwaite.

1. UNSCHEDULED PUBLIC APPEARANCES

Mayor Rod Mann explained that there are no presentations at today's meeting, but that there are unscheduled public appearances. Before starting the public appearances, Mayor Rod Mann outlined the procedure for public comment explaining that it was an opportunity for the Council to hear citizens' perspectives.

Neil Evans, a four-year resident of Highland City, had three issues that he wanted to talk with the Council about. (1) Mr. Evans wanted to get back to how Highland was 40 years ago as an open, low density, trail-oriented community. He was particularly concerned when trails were for sale. He stated that the current situation puts neighbors against each other. He felt the City was jerking people around by posting the value of trails and putting them up for sale and then deciding not to sell them. (2) Following his comments regarding the sale of trails, Mr. Evans transitioned into speaking about the issue of Highland's density mentioning that several items on the meeting's agenda would

significantly increase Highland’s density and development. Mr. Evans voiced that he did not want to look like other surrounding areas. He advocated that Highland “get back to basics” to stop the contention. (3) The final issue that Mr. Evans voiced was the proposed tax increase for the fire department and police. Mr. Evans wanted to know why the Council was dedicating a tax to a specific department. He felt that any tax increase should go in to the general fund where individual departments had to make proposals for additional funding each year.

2. **CONSENT ITEMS***(5 minutes)

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. Councilmembers may pull items from consent if they would like them considered separately.

- a. **ACTION: Approval of Meeting Minutes – *approved as amended***
Special City Council Meeting April 25, 2019
- b. **ACTION: Designation of Open Space Property for Disposal and Removal of Neighborhood Option Trails in the Beacon Hill the Highlands Subdivision**
City Council should determine whether the property should be disposed and the neighborhood option trails removed. The Council will take appropriate action.
- c. **ACTION/RESOLUTION: Utah County Community Development Block Grant Program Interlocal Agreement**
City Council will consider authorizing the Mayor to sign the Utah County Community Development Block Grant Program Interlocal Agreement. The Council will take appropriate action.
- d. **ACTION: Approval of Contract with Eckles Paving**
City Council will consider authorizing the Mayor to sign a contract with Eckles Paving for the road patching portion of the 2019 Road Preservation Project for \$74,963.04. The Council will take appropriate action.
- e. **ACTION: Approval of Contract with M&M Asphalt Services**
City Council will consider authorizing the Mayor to sign a contract with M&M Asphalt Services for construction of the 2019 Road Crack Seal Project for \$60,500. The Council will take appropriate action.
- f. **ACTION: Approval of Contract with Morgan Pavement and Holbrook Asphalt Co.**
City Council will consider authorizing the Mayor to sign a contract with Morgan Pavement and Holbrook Asphalt Co. for seal coat services as part of the 2019 Road Preservation Project. The Council will take appropriate action.

Council Member Ed Dennis asked that item 2b and 2c be pulled off the consent agenda for further discussion.

*Council Member Ed Dennis MOVED to approve consent items a., d. e. and f. as listed on the agenda.
Council Member Scott L. Smith SECONDED the motion.*

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed unanimously.

Council Member Ed Dennis started the discussion regarding item 2b and stated that there had been two requests associated with the action. Consent had been given for request number one. Council Member Ed Dennis said they discussed the request with City Engineer Todd Trane about if it was practical to extend the purchase of the property. It appeared there was no feedback from City Engineer Todd Trane on the matter. Mayor Rod Mann said the Council had a discussion with the requestor for Item 2 and noted that she withdrew her request.

City Engineer Todd Trane reported that he was able to look at the property and determined that they would need the area for an emergency. He explained that should there ever be an earthquake or natural disaster where they would need to rebuild the tank, they would need that property to set up a crane. Due to limitations of the property to the east, it is important to keep the property in question to maintain the City's water system. Council Member Ed Dennis thanked him.

In regards to Item 2c, the Council asked for clarification about the commitment that the City would be making to the Community Development Block Grant program. Mayor Rodd Mann explained that the City would be eligible to apply for grants over the next three or four years if they want them. Although not a City that would typically take advantage of this grant program, one potential use of these funds could be to put an elevator in the Community Center. The Mayor explained further that if the City decided to apply for the grant they could investigate any strings that would be attached with the funds at that time. After, clarifying that approving item 2c was not a motion to apply for funds, but to keep the option open for the future.

Council Member Ed Dennis MOVED to approve consent items b. and c. as listed on the agenda.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed.

3. PUBLIC HEARING/ORDINANCE: DEVELOPMENT CODE AMENDMENT

***(15 minutes)**

Planner Tara Tannahill oriented the Council regarding amendments to Section 3-51.0.8 of the development code. She explained that the development code allows for the City Council to make modifications to the code. Some of the plots in this area were labeled as mixed used, were less than 10 acres and near a busy road. Because of this, staff believed that the standard residential label was not the best fit. She proposed that they remove letter A., further explaining that it would help clarify the development code requested by the City Attorney. Planner Tannahill stated that she attended the Planning Commission on April 30th, at which time the Commissioners voted 6 to 1 to recommend approval with the request that the original wording of the proposal be reviewed to help clarify designation. By removing letter A of the code, the 10-acre requirement would be clarified.

Mayor Rod Mann opened the public hearing at 7:15 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Wade Hadlock commented on the PD District 10-acre rule. Given the experience with the PD district in the City, Mr. Hadlock believed that the 10-acre rule was a good one. He explained that when creating a PD district it is likely that an HOA will also be created, and the rules and densities can be different than other zoning attributions. He stated that a two-acre PD zone could be difficult to manage because there would not be enough people to serve on an HOA.

Doug Cortney noted that in reviewing future agenda items there was the potential for approval of 2.5-acre PD district. The wording indicated that it required effect upon first posting of the publication. Mr. Cortney asked if the wording needed to be changed to “upon passage.” City Attorney Tim Merrill explained that the language was archaic. More recently staff included the language “upon the adoption by the City Council.”

Mayor Rod Mann closed the public hearing at 7:18 PM.

Council Member Brian Braithwaite was concerned with reducing the acreage of a PD district. If the area is going to be reduced, there would be a need for a master plan for the area that would shape the direction of the area. He stated that to piece meal a small area into a PD did not make sense. It was the responsibility of the City to make sure that development was timely and orderly. In this situation where there were several property owners with different visions, the lack of a master plan would cause chaos. One consequence was that certain individuals would be left out of planning, favoring those who were involved first and may cause unintended consequence. Council Member Braithwaite did not have a particular attachment to the 10-acre rule, but believed that the area needed to be big enough to mitigate problems because he believed that having a small piece of land with multiple landowners was setting the City up for problems in the future. Council Member Braithwaite was not in favor of changing unless there was something to replace it, and he suggested that residents sit down together to come up with a vision. He explained that in the current master plan for this property there was an outline for a road to ensure future development. The previous developer was required to provide an area for this development. Council Member Braithwaite believed that the property in question required a road to allow a second exit for this particular area; however, the question was who would bear the cost. If the responsibility was put on one developer who had a small property, that could cause the owner to be unable to develop at all because the road could take up the entire property. Because of these large-scale planning issues, Council Member Braithwaite believed that there needed to be some level of mitigation and he believed that having the 10 acres allowed that to happen.

There was some discussion about the number of landowners and the detail in which regulations could be outlined by different zoning laws.

A comment was made that it seemed as though the Council was addressing two issues: (1) the specific request about the area under discussion and (2) that there were several areas in the City that were designated as mixed use but were less than 10 acres. Therefore, it was a question of whether or not it made sense to designate these smaller mixed-use areas as PDs, or if there was another type of zoning that would be more appropriate in the future.

When asked by the Council to name the specific existing mixed-use areas less than 10 acres, staff named several places and provided the Council some history on how zoning negotiations and master planning had been handled in these instances. It was suggested that the Council might consider creating more options in the development code for how to handle small, mixed-used parcels. The main question was whether or not there was a PD appropriate on parcels 10 acres or less. If the answer was no, the existing language could remain as is and the City planners would modify what they were doing when developers approached the City. If the answer was yes, they could further discuss the details of the master planning process.

Council Member Brian Braithwaite said if the City was not going to have the 10-acre rule in the development code as a barrier, there needed to be some designation on the procedure for developing smaller parcels. The City did not allow properties to be islands that were inaccessible and become land locked, because this limited their value.

Although Council Member Braithwaite was not sure of the perfect solution, he believed in conjunction with residents there was something to help mitigate these development questions.

Council Member Kurt Ostler voiced concern for hyper focusing on one area that only had four property owners, but recognized that given the differences in sizes in the properties in question that there was potential for the owner of the smallest property to lose their development opportunities and be treated unfairly.

Council Member Brian Braithwaite touched on the specifics of the placement of the road, stating that if nobody allowed the road to tie into 4800, it would consume almost half of the landowner's property. This would mean that this particular landowner would not only have to pay for the road, but would also essentially have to donate it to the City.

Council Member Tim Irwin was concerned that ten acres was an arbitrary number. He said he did not have a problem removing the 10-acre language and believed that when item number 5 came up the Council could simply say that they did not have a plan and therefore were not ready to approve it yet. He believed that because the 10 acres was an arbitrary number that things might be easier if it was not there.

Council Member Scott L. Smith asked for clarification that the intention was to designate the area in question as a mixed-use area, and that the only way that an area could be mixed use was to have a PD zone. City Administrator Nathan Crane confirmed that was correct.

Council Member Scott L. Smith continued to explain that there was an area on North County Boulevard across from the highway where people probably would not want to put a home, but that it would make sense to have commercial or office space. The Council had already seen a proposal for a potential office space. When looking at the total acreage in question it did not appear that it would total 10 acres. City Administrator Nathan Crane said he thought the total area was 5-7 acres. Therefore, according to Council Member Smith, the area could not be developed unless the ordinance was changed such that PDs could exist on parcels that were less than 10 acres.

Council Member Tim Irwin noted the Planning Commission already thought through the issue and approved it.

Council Member Kurt Ostler proposed that the acreage of a PD be reduced to five acres and agreed with Council Member Smith that the area in question naturally lent itself to a commercial zone. Council Member Brian Braithwaite reiterated that his issue was not about the 10 acres but rather that something should be in place to ensure fairness for all property owners that allowed them to have a say in the development of a master plan.

Council Member Ed Dennis asked City Administrator Nathan Crane what the size range was for the different PDs that were already designated by the City. His response was that there was currently only one: Sky.

Council Member Ed Dennis clarified that he was interested in the size ranges of properties that could potentially be designated as PDs. City Administrator Nathan Crane said that was not something that he knew off the top of his head, but that the area under discussions was about 8.6 acres. Council Member Ed Dennis explained that he did not want to set a new minimum without knowing the potential size range of properties. City Administrator Nathan Crane stated that he would do some research on the matter and get that information to the Council.

Council Member Brian Braithwaite asked the other Council Members if they thought the City should do something to master plan the areas. He recognized that he needed to be careful using the term master plan because it was not the Council's right to dictate or regulate all of the development decisions of property owners, but rather provide guidance on issues like utility placement. He was concerned that they were not going to be able to put enough housing to continue it up the road already connected. The fire department was already servicing 30 homes, so further

development would force another connection on SR92. The question therefore remained of who would be responsible for creating the access.

Council Member Scott L. Smith asked about the chances of UDOT allowing mobile entrances. City Engineer Todd Trane explained that as the area developed UDOT would require certain properties to connect and create drive accesses if the property went to commercial. The problem was that currently there was a road that was undedicated, and whether UDOT allowed it to be an access or not was uncertain. Ultimately, though, it was a UDOT road so the City was required to follow their requirements. Council Member Brian Braithwaite specified that there were two different issues: the question of access and a road. They would be counted the same.

City Engineer Todd Trane stated that eventually the question of access would dictate how development could progress. He explained that when property owners submitted development plans to Highland City, they were required to get access permits based on UDOT's policies. It was because of this that it would be ideal to get them to combine considering the issue of the road and access, but until there was something in an ordinance that required this consideration by property owners the City could not keep them from developing.

Council Member Ed Dennis stated that a master plan was a significant effort and asked for clarification about what Council Member Braithwaite meant by defining the plan. Council Member Brian Braithwaite explained that it was not the Council's master plan, but rather defining master elements in the area: road placement, entrances, easements etc. Currently people in the area could obtain access through North County Boulevard, but future development could prevent access from this direction. Having a master plan was not intended to dictate development today, but granted the ability to know utility placement and access options. If development was done in a piece meal fashion it could cause certain entities to be unjustly impacted. Council Member Ed Dennis agreed that some accommodation needed to be made for current owners and asked if the City would have control over the road access or if that fell in the state's jurisdiction. Council Member Brian Braithwaite explained that there would be road access regulated by the City on North County Boulevard.

City Administrator Nathan Crane explained that although the City could work with UDOT, if it was a State road then UDOT would have the ultimate authority. Council Member Brian Braithwaite explained that UDOT was accommodating they just did not want four different access points. He asked how the City would ensure that property owners got a fair access.

Council Member Tim Irwin wondered if they could discuss questions of access with each request.

Council Member Kurt Ostler voiced that the problem was that this parcel did not have access. One of the property owners would have to make the sacrifice for the frontage road.

Council Member Tim Irwin MOVED to approve the amendment to Section 3-510 of the Development Code relating to the total acreage requirement in the Planned Development (PD) District as proposed and approved by the Planning Commission.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>No</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed.

4. PUBLIC HEARING/RESOLUTION: ADOPTING THE TENTATIVE HIGHLAND CITY BUDGET FOR FISCAL YEAR 2019-2020* (45 minutes)

Finance Director Gary LeCheminant oriented the Council regarding a resolution for the tentative budget for fiscal year 2019-2020, and to set a date of June 18, 2019 for approval of the Final Budget. He outlined the general fund budget assumptions, as detailed below:

- 3% Potential Salary Merit Increase
 - \$21,661
- Dental Premiums—0% increase
 - Medical Premiums—4.9% increase
 - \$6,838

Mayor Rod Mann spoke about the 6800 West road project and specified that it was the road that went between Costco and 9600 North. The road was funded by MAG and the City had a matching amount. There was subsequent discussion regarding the following line items:

- \$100K for use of previous years' revenue for the 6800 West road project
- \$200K from county ¼% sales tax
 - \$100K to capital roads fund
 - \$50K to Open Space trails
 - \$50K to General Funds Parks Dept. for trails
- Transfer \$108K from Pressurized Irrigation Fund for watering park grass and park strips
- \$701K revenue increase from either a property tax increase or a fee for LPPSD
- \$701K increase in LPPSD expenses
 - \$5.6K for Admin
 - \$535.9K for Fire
 - \$159.3K for Police
- Bond Payments from \$834K to \$972K (refinanced building and park bonds in 2015-2016 which saved City 175K and 375K. This reduction ended which was why bond payments were included). It was noted that some of this was paid with impact fees. The projected impact fees as outlined below were decreasing which meant that more money would need to come out of the general fund to make the bond payment.
- Park and Public Safety Impact Fees
 - FY 2018—\$474K
 - FY 2019—\$361K
 - FY 2020—\$302K
- Building Permits
 - FY 2018—96 Permits
 - FY 2019—65 Permits
 - FY 2020—55 Permits

Council Member Tim Irwin asked if impact fees included the Boyer property, and the answer was no. City Administrator Nathan Crane explained that Boyer would be reflected in the total building permit numbers and would go online late next fiscal year.

Finance Director Gary LeCheminant continued reviewing the FY 2020 Budget as follows:

- Total Revenue—\$9,664,826
- Total Expenses—\$9,649,824

- Net Revenue—\$15,002
- Current Cash Balance—\$2,310,000
- Forecasted FY 2019 Exp.—\$8,916,000
- Avg. Exp. Per month—\$743,000
- Cash Coverage—3.1 months (Most cities like to have finances to cover three months of expenses).

Mayor Rod Mann asked if there was a bond holding requirement. Finance Director Gary LeCheminant answered in the negative. He further explained that the General Fund Budget Comparison normalized due to \$459K carried over from a previous year and the sale of different properties in the amount of \$358K, which would not be in the next year's budget.

- FY19 Revenue Budget—\$8,410,306
- FY19 Expense Budget—\$8,852,052
 - Net (\$441,746)
- FY19 Revenue Forecast—\$8,533,227
- FY19 Expense Forecast—\$8,558,127
 - Net (\$24,900)
- FY20 Revenue Budget—\$8,663,826 (normalized taking out fire \$100K and \$200K for the County sales tax that was not in the previous year's budget)
- FY20 Expense Budget—\$8,648,824
 - Net \$15,002

The revenue forecast between FY19 and FY20 was up approximately \$130K. However, Finance Director Gary LeCheminant was forecasting that total tax receipts would be about \$120K more than this fiscal year. The total expenses were about \$90K higher. Approximately \$30K of that was due to salaries and \$36K was attributed to elections being held in the next fiscal year.

Council Member Brian Braithwaite asked if the budget reflected the quarter cent tax. Finance Director Gary LeCheminant stated that it had been taken out of 2020 revenue and expense. Council Member Brian Braithwaite asked if the growth reflected in the budget was just due to growth of additional properties. Finance Director Gary LeCheminant said the major increase was tax revenue and the greatest expenses were salaries and election costs. Council Member Brian Braithwaite asked for clarification as to where the growth in revenue was coming from. Finance Director Gary LeCheminant restated that it was from sales tax.

City Administrator Nathan Crane asked if the quarter cent increase was not included in the normalized budget.

Finance Director Gary LeCheminant reviewed the Special Revenue and Enterprise Funds, as follows:

- Library Revenue—\$355,048
- Library Expense—\$355,282
- Indirect Overhead Charge—\$8,724
- Insurance Charge—\$1,175
- Part Time Staff—\$131,013 (up \$11,798 from current year budget)

Finance Director Gary LeCheminant stated that the library fund was balanced after making the change to indirect overhead charges. Previously the library was being charged rent and several other items that attributed to about \$70K. Now the library had \$8,724 of overhead and the insurance charge for the property.

Council Member Kurt Ostler asked for clarification about the 22-43-14 budget increases on page 18. Finance Director Gary LeCheminant explained that he was forecasting that the 2018-2019 year to date would be \$109K but there was an increase to \$131K due to an adjustment in library salaries. Council Member Kurt Ostler also asked about 22-43-11 that forecasted salaries and wages at \$66K, as compared to the \$85K that was budgeted; he sought clarification regarding this discrepancy. Assistant City Administrator Erin Wells explained that much of the change was staff changes during the fall. They had forecasted for two full-time and eight part-time employees. Finance Director Gary LeCheminant explained that despite the forecasting a change percentage from one account to another was difficult to track. He subsequently reviewed the Sewer Fund, as follows:

- Revenue—\$2,234,690
- Expense—\$2,368,064
- Current Cash Balance—\$4,239,000
 - \$460,000 is impact fee collections
 - Planned Projects:
 - Lift station capital projects
 - Pipe rehabilitation & replacement
 - AF lift station
 - Force main

Council Member Brian Braithwaite explained for residents that the Council forecasted out five years to set rates. Larger projects were committed to causing large fluctuations in revenue gained and lost. Some years the City would spend a significant amount more than they were bringing in revenues, because they had collected some revenues in advance to build up the cash reserve.

The FY 2020 Pressurized Irrigation, Storm Sewer, Culinary Water, and Utility Transportation Funds were broken down, as follows:

- Revenue—\$2,396,187
- Expense \$2,308,850
- Current Cash Balance—\$3,317,000
 - \$655,000 is impact fee collections
 - Planned Projects (next two to five years):
 - Upper and Lower Pond Expansions
 - CUP/Murdock Canal Connections
 - Zone Modifications (PRVs)
 - Water meters
- Storm Sewer Fund Budget FY 2020
- Revenue \$529,822
- Expense \$537,077
- Current Cash Balance—\$1,392,000
 - Planned Projects:
 - Mercer Hollow Drainage Realignment and Lining
 - Country French Detention Reconstruction
- Culinary Fund Budget FY 2020
- Revenue—\$921,464
- Expense—\$1,229,710
- Current Cash Balance—\$2,965,000
 - Planned Projects:
 - Major well maintenance
 - Pipe for southeast area

- Transportation Fund Budget FY 2020
- Revenue—\$1,020,000
- Expense—\$1,019,155
 - 6400 West, 5870 West, 10500 North, 6000 West
- Current Cash Balance—\$702,000
 - Money collected from September to May and spent June to August.

City Administrator Nathan Crane explained that the balance was due to the delay in the 9600 West project due to a sewer project that was scheduled for the coming year.

Council Member Ed Dennis asked about the funding coming in from Spring Creek as early as June. He said he noticed that this was not yet reflected in the budget. City Administrator Nathan Crane said staff had not received civil plans for Spring Creek so the project will be pushed back. However, it agreed that money should be allocated for that project.

Council Member Ed Dennis posed another question regarding debt service. He said it appeared that there was a disproportionate amount from General Fund: \$30,000 was coming from the capital project fund; \$120,000 from the park fund; and \$821,000 from the general fund. He asked if there was any reason why they were not allocating more from the park fund, which had a current balance of about \$1.4 million. The specific bond in question was the park bond. He said he assumed that they would want to fund this from the park capital project fund as opposed to the general fund. City Administrator Nathan Crane responded that there were two avenues to answer the question. With the park impact fee there was an existing buy in component and the future component that the City had to spend. By fiscal year 2024, the City had to spend \$2.2 million to keep its level of service and impact fees; all revenue in the account in question had come from impact fees. The Council could choose to use that for the bond payment, but it was important to know that the bill was due in 2024.

The Council recognized that those funds were being preserved to be able to make the future payment. There was subsequent discussion about new money. City Administrator Nathan Crane explained that selling Spring Creek to another property owner would not be new money because it would be purchased with existing funds.

Council Member Ed Dennis asked if paying off debt on park bonds was considered an investment in park property. Council Member Brian Braithwaite explained that it was considered a new investment if it was a new debt. However, bonds that they were currently paying were considered old debts that were previously incurred with old impact fees. Council Member Ed Dennis clarified that they were about five years out from needing to pay the \$2.2 million park obligation. Council Member Brian Braithwaite answered affirmatively, and explained that it did not need to be paid off all at one time: if the City added things to a park beyond what the current debt was, it would help reduce that amount. Funding taken out of the General Fund for additional amenities would lower the \$2.2 million obligation. This needed to be fulfilled by the 2024 timeframe, but it did not have to all be done on that day; it could be fulfilled anytime between now and then.

Council Member Ed Dennis asked if the disposal of open spaces put back into parks was considered new money. Council Member Brian Braithwaite stated that if used out of the general fund then yes, it should be considered new money. City Administrator Nathan Crane said he wanted to confirm this was the case.

Council Member Kurt Ostler had a question regarding item 10-72-55: the Highland Fling expense. He wanted to know if this would be money that came from fundraising or if it would come from the General Fund. Finance Director Gary LeCheminant explained that the extra \$16K was coming from the General Fund. The expected revenue from item 10-38-95 (page 3) was \$50,630 to offset the \$16K cost to the City.

Assistant City Administrator Erin Wells explained that normally the Council budgeted \$20K for the Highland Fling. However, the City had come under that number every time. This year the net was \$16K because this year \$4K was being requested for the purpose of adding a part-time position. Mayor Rod Mann asserted that the chamber raised additional \$5,300 with an additional \$1,500 of in-kind donations to help offset expenses.

Council Member Brian Braithwaite clarified that this was money the Council did not believe the City would receive. Mayor Rod Mann answered in the affirmative.

Council Member Kurt Ostler said it appeared that the City was bringing in more money than it was spending, and suggested that he hoped the extra part-time position was working. Assistant City Administrator Erin Wells said they had not quite hit their sponsorship goals, but they had a few more days to do so. She noted that adding an additional person had helped immensely.

Council Member Tim Irwin said hiring the new individual was not intended to boost revenue; it was to help offset work hours. Assistant City Administrator Erin Wells confirmed this was the case. Council Member Tim Irwin asserted that the boost in revenue was an added positive of creating the position. If the chamber was going to be included in the budget, he expected them to be able to give more than the \$5,000.

Council Member Ed Dennis stated that the City had a fund balance in excess of statutory limitations. The question for budgeting purposes was how much they were going to use in the current budget process or for capital improvements. If the City ended up its revenues and expenditures at the end of June, there was a potential to have \$350 - \$380K surplus. This meant that there were surplus balances in the General Fund that could supplement the budget. These funds could go to debt service and be factored in to having less of an impact on property taxes or fee increases.

There was subsequent discussion regarding a resolution passed by the Council last year which allowed the Finance Director the ability to transfer funds for various purposes as well. Council Member Ed Dennis asked how the excess balance would be used. Finance Director Gary LeCheminant reiterated it would be allocated towards roads, buildings or parks.

Council Member Ed Dennis asked if 25% was too much in fund balance, noting that most cities maintained a 10-15% fund balance. Council Member Scott L. Smith seconded this consideration, stating that it was challenging for him to advocate for tax and fund increases if the Council was consistently approaching the statutory limit for surplus account balances. He expressed appreciation for how well the City runs on a lower budget, and compared the finances of Highland City to that of Lehi City.

Mayor Rod Mann said the City should have as much money in the bank as they were allotted. It was his preference to have savings to fall back on in the case of an extreme emergency, such as an earthquake. Council Member Tim Irwin agreed, noting that a smaller reserve could easily be wiped out in the event of significant emergency.

Mayor Rod Mann opened the public hearing at 8:17 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

There were none.

Mayor Rod Mann closed the public hearing at 8:17 PM.

Council Member Brian Braithwaite MOVED to approve and adopt the Highland City Tentative Budget for Fiscal Year 2019-2020 and set a date of June 18, 2019, for approval of the Final Budget.
Council Member Tim Irwin SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed.

5. PUBLIC HEARING/ORDINANCE: APPROVAL OF PLANNED DEVELOPMENT*(45 minutes)

Planner Tara Tannahill oriented the Council with a request from Andrew Simonsen for a Planned Development (PD) District of approximately 2.85 acres named Fairfield Cove. The property was located at approximately 10272 North 4800 West. 4800 West was a State-designated, arterial road and was designated mixed-use on a general plan map which included residential, commercial, office and institutional use. The current zoning was R-1-40. Builders provided a concept plan in March that went to the Planning Commission. The Planning Commission continued the item 7:0 due to density, housing type, height restrictions and the number of units on a single access road. The applicant provided an updated plan on April 30th to the Planning Commission who voted 7:0 to deny the proposal due to density issues. The applicant revised the plan again and the updated plan was provided on May 15, 2019.

The planned development would include retail and nine residential units: roughly 4.5 units per acre. The units were detached, single family homes. The proposed height was 35 feet, which was consistent with the R-1-40 zoning. There would be 24 homes between Wild Rose and Fairfield on a single access road. The latest proposal provided a public road that was designated as private roads in the previous concept plan. The plan included a 25-foot rear setback, or 50 total feet in between the properties. The development included plans for both two and three car garages which explained the difference in lot sizes.

As part of a PD district, the zoning that they applied for required that 20% of the development be recreation area. Currently .77 acres had been provided for recreation which totaled 38.5% of the proposed development area. This was above the 20% PD District requirement. The majority of the green space around the homes was community common area which would be maintained by the HOA. Fencing would only be permitted on the perimeter of the property.

As was required for the PD district designation, applicants did have plans for a commercial district. The permits, conditional use, and prohibited uses were similar to C-1 Zone. Building would be a maximum of 9,500 square feet with a maximum of five businesses available. Access would be from 4800 West. Parking was 4.20 stalls per 1,000 square feet of useable commercial space.

The last requirement for a PD district designation was that there must be a recreational area in conjunction with the commercial district, totaling 10% of the PD. 11 acres had been provided, which was 13.2% of the proposed area. Applicants had proposed pergolas with picnic tables for patrons to eat at that would connect into the trail corridor. Planner Tara Tannahill then reviewed the following:

Citizen participation:

- Neighborhood meeting

- The applicant hosted a neighborhood meeting on February 9, 2019. No residents attended.
- There was appropriate notification for the Planning Commission and City Council meetings held to discuss this item: Daily Herald, State website, and mailed notification to property owners within 500 feet.
 - Five letters and one petition had been received indicating that residents were not in favor.

The following findings were required for a PD District to be approved:

1. The proposed PD was consistent with the General Plan;
2. That there are or will be adequate public facilities, including but not limited to: transportation, water, wastewater, and public safety facilities, etc.
3. The proposed PD will result in compatible land use relationships and acceptable land use with existing and planned land use in the area; and;
4. The development standards of the proposed PD are consistent with or exceed the desired quality of development for the area.

On April 30, 2019, the Planning Commission voted 7:0 to recommend denial. The applicant had made some minor revisions to the plan for the City Council to consider. Planner Tara Tannahill stated that the City Council should hold a public hearing, accept the findings, and determine whether or not to approve the proposal. She noted that the applicant was present to answer questions.

Council Member Scott L. Smith wanted to know why this proposal was not going back to Planning Commission when it differed from the previous two proposals. Planner Tara Tannahill noted it did not go back to the Planning Commission because only minor changes were made to the plan. Council Member Scott L. Smith disagreed.

Council Member Tim Irwin asked if it was Planner Tara Tannahill's view that the changes were minor enough that the Planning Commission would not have approved it. Planner Tara Tannahill said she believed the Planning Commission wanted fewer lots (eight or less). The current proposal had nine lots. Mayor Rodd Mann believed that the Planning Commission was looking for five or six lots.

Council Member Kurt Ostler said that the concept and road changes gave the development a different feel. Council Member Tim Irwin thought it should go back to Planning Commission. Council Member Brian Braithwaite said the City Council could do whatever it wanted. Once the Planning Commission decided either way, applicants could bring it to the City Council. Typically, however, when a proposal was significantly different, the Council would send it back to the Planning Commission.

City Administrator Nathan Crane said one of the primary concerns of the Planning Commission was the density of housing. They believed it needed to be reduced by one lot. As staff, they did not feel like that was a significant change. The Planning Commission can approve, deny or modify a request. Staff felt that it was appropriate to bring the item before the City Council. There was subsequent discussion about sending this item back to the Planning Commission for additional review.

Mayor Mann opened the public hearing at 8:30 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Grace Maggard stated that she lived in Wild Rose; her property was the middle lot depicted on the plan. She said she understood that in the history of Highland there had been increasing pressure to increase density. Parcels had decreased from several acres, to a single acre to a half acre. Wild Rose had allowed less than a half-acre with the justification that they would create more open space. Wild Rose was put in a public park, but it was paid for and

continued to be maintained by fees paid by residents as if it was private; although, it was not. The space was genuinely used as a public park. With the proposed Fairfield Cove plan, there would be public space around their houses but it was more of a private area given its proximity to homes, so would not actually be able to be used as a public space. Given that there would be both private and public property surrounding each house, there should be setback requirements restricting the size of home that could be built on the properties. It seemed like a big jump to go from the feel of Wild Rose where houses were not within ten feet of the property line. Density of houses seemed very different from Wild Rose, and Ms. Maggard hoped the City would take this into consideration.

Brett Burns stated that he lived in Wild Rose, and his property was also depicted on the plan abutting up behind the proposed development. He said he was supportive of working with the developer but suggested that they would be willing to support a density of five to six homes with half cul-de-sac and comparable 30-foot setbacks, which was similar to Wild Rose. Mr. Burns said he understood the need for frontage roads for access. He believed that business offices would be better commercial development than fast food.

Wade Hadlock stated that he lived in Wild Rose. He stated that he was not against the lot being developed and indicated that several of his concerns had been resolved. He believed that a compromise of five homes would be good. However, the 10 feet between homes was not a true setback because it did not exist on both lots. He also did not feel the 4800 West access would happen and the current road access had a limit of 30 total homes. He suggested allowing five homes now on a cul-de-sac could allow the next developer to also create a five-home cul-de-sac that would never exceed the 30-home access limit on the existing road.

Neal Evans asked if the Council was ready to accept the same plan on every 2.5 acres in the City. He asked the Council to consider how this change would affect the rest of the City.

Mayor Mann closed the public hearing at 8:41 PM.

Michael Brodsky, owner of Hamlet Homes and Development, addressed the Council. He explained that he would forgo his presentation because staff already described it well and showed the various changes they made. He apologized for presenting a plan that was so significantly different from what the Council (and the City) wanted to see. He felt the design was consistent with Master Plan which reflected the desire for more mixed-use areas. Mr. Brodsky believed that the plans for the development would serve as a transition between the lower density residential area of Wild Rose and the commercial space. He stated that many neighbors supported a commercial front. He explained that in cases of mixed-use development, it was typical to see higher density housing in a transition area. The density of nine houses on two acres was 4.5 homes per acre, which was not considered high density in most jurisdictions. He asked the Council Members to help him understand what they envisioned when they created the master plan.

Council Member Brian Braithwaite said his vision was not to have apartments and high density. Unlike other jurisdictions, 4.5 homes per acre was a high density for Highland. He said that transitioning from R-1-40 (one house per acre) to 4.5 houses per acre was a significant increase in density. Mr. Brodsky asked if the master plan met the State's affordable housing requirements at this location. Council Member Braithwaite explained that the discussion of affording housing was a bigger and broader issue than the piece of property being discussed. Highland was meeting State requirements in affordable housing in regards to density.

Council Member Tim Irwin stated that higher density did not necessarily mean affordable. In Highland, higher density did not mean that the price of the home decreased. He felt that what he envisioned was close to what was proposed but with fewer homes. He indicated that the number of homes was the primary issue with this application.

Council Member Scott L. Smith said the general feeling was that with the expansion of 4800 West and the North County Boulevard, it made sense to have mixed use on that road: offices or commercial. The Council did not predict

that someone would want to build homes off that road, but felt that it made sense to integrate with neighboring area. For him the problem is not that there is housing, but rather transportation and traffic issues. With the proposed higher density, more people would have to go through that area. Therefore, another connection was needed to North County Boulevard. He agreed with Council Members Time Irwin and Brian Braithwaite that the development needed to be compatible with adjacent homes and have a lower density.

Council Member Kurt Ostler said he was not on the Council when the Master Plan was passed. However, he had always envisioned that there would be commercial development on 4800 West. His primary concern was how the new development integrated with the subdivision behind the proposed property. The road currently only had three homes on it, whereas the proposed plan would have six or seven. The Council echoed what residents were saying in wanting an R-1-20 density: 2.5 units per acre. He said he would like to see setbacks with 25 feet between the homes and back property line. Additionally, he was concerned with how the road would affect the neighbor. With the established PD district, there was not currently a specific plan for which type of use would be best to develop. If businesses were to go in that space, there would need to be a significant landscaping buffer between them and the residential area, as well as access from 3300, as opposed to through the residential neighborhood.

Mr. Brodsky said he spoke with the property owner upon whose land the road would encroach. He would not develop a road without the owner's permission. Although he did not have this in writing, he did trust the owner's word.

Council Member Tim Irwin echoed that he would be supportive of a limit of five to six homes: two behind commercial and three to four behind the other area.

Mr. Brodsky asked if the Council would support a proposal for six homes and commercial. Council Member Tim Irwin answered affirmatively. Council Member Kurt Ostler said he would not support it because the density was still too high for him. He encouraged the developer to look at R-1-20 zone to match the Wild Rose development. There was then a poll of the Council members who would support six versus five homes. It appeared the majority of the Council would support six, but there was a desire to see how the homes would fit on the lots before making this commitment to be able to see how the development would compare to Wild Rose.

There was also discussion by Council Member Tim Irwin and Council Member Kurt Ostler about the setback requirements and space between homes. Council Member Irwin felt that 10 feet was not enough distance. Despite living in places with this degree of space between homes, it was not Highland. Council Member Kurt Ostler clarified that he hoped to see a minimum of 10 feet on one side and 15 feet on the other, amounting 25 feet total. Mr. Brodsky assured the Council that if the number of homes was reduced to six the side yard would be significantly more. There was further discussion on the matter.

Council Member Brian Braithwaite clarified that the Council was sure that they did not want to send the proposal back to the Planning Commission. He was concerned that the Council had only discussed the density issue and that there was more to develop of a subdivision than density. Although the Council had the jurisdiction to make decisions about PDs, the Planning Commission would have more knowledge on the other aspects of developing an area. He asked what the unintended consequences with going to lower density were.

Several members of the Council recognized that the inclusion of the road was a significant improvement.

Mr. Brodsky pointed out that the staff had to review and approve the plan including the technical nuances that were being proposed.

Mayor Rod Mann summarized that the Council could indicate that this PD could not exceed six homes and the commercial for total development. The developer could then move forward with finalizing the other details of development with the Planning Commission and staff.

Council Member Tim Irwin wanted to ensure that if that was action that the Council would not have to see the proposal again. Community Development Director Nathan Crane explained that the next step was a preliminary plat. Council Member Tim Irwin voiced that it was important to him to make it easier for developers to work with the City.

Council Member Tim Irwin MOVED that the City Council approve the PD District of 2.85 acres named Fairfield Cove that will include retail and no more than six (6) homes.

Council Member Scott L. Smith SECONDED the motion.

Council Member Kurt Ostler MOVED to amend the motion that all side setbacks would be 25 feet with a minimum of one of the homes being 10 feet.

Council Member Scott L. Smith SECONDED the motion.

Council Member Brian Braithwaite stated that he believed that the development should match the other property and believed it should be five not six. Mr. Brodsky countered that it would not be economically feasible to do so. Council Member Brian Braithwaite explained that it was not the job of the Council to determine what was profitable and what was not.

The vote on the amended motion was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>Yes</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed.

Council Member Tim Irwin MOVED that the City Council approve the PD District of 2.85 acres named Fairfield Cove that will include retail and no more than six (6) homes. All setbacks would be 25 feet with a minimum of one of the homes being 10 feet, including the four stipulations from staff.

Council Member Scott L. Smith SECONDED the motion.

Stipulations:

- 1. Development shall comply with the Fairfield Cove Project Plan and Narrative date stamped May 14, 2019 except as modified by these stipulations:*
- 2. All public improvements shall be installed as required by the City Engineer.*
- 3. Access approval from UDOT shall be required prior to approval of a site plan or preliminary plat.*
- 4. The civil construction plans shall meet all requirements as determined by the City Engineer.*

The vote was recorded as follows:

<i>Council Member Brian Braithwaite</i>	<i>No</i>
<i>Council Member Ed Dennis</i>	<i>Yes</i>
<i>Council Member Tim Irwin</i>	<i>Yes</i>
<i>Council Member Kurt Ostler</i>	<i>No</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 3:2.

6. PUBLIC HEARING/ORDINANCE: APPROVAL OF PLANNED DEVELOPMENT*(45 minutes)

Planner Tara Tannahill oriented the Council with a request from the Boyer Group for a Planned Development (PD) District of approximately 115 acres named Ridgeview. The property was located approximately at 9900 North on North County Boulevard south of Lone Peak High School and east of Highland Glen Park. The proposed PD's location relative to notable trails, canals and basins were pointed out on an aerial map. It was noted that the planned development would include retail and 699 residential living units. The existing conditions were reviewed.

In 1995, the Land Use Map designated the area as an open space business park district that allowed the property to have the potential for different types of uses. In 2008, the Land Use Map was updated and demonstrated the property as a mixed-use development. This included residential, commercial, office and institutional uses in a single building or area. The current zoning for the area was R-1-40 but the general plan indicated mixed-use.

Mayor Rod Mann said he believed the policy was wise. In designating an area as mixed use, it implied the creation of a Planning District which was custom to each proposal. It would not make sense to put customizations like this in the general plan because it was impossible to know what would be proposed.

In 2013 Design West USDC made a plan overview that included:

- Residential
 - 61.7 acres
 - 1,072 units
 - 630 Apartments, 225 Single family lots, 50 townhomes, 200 senior apartments
- Retail
 - 6.15 acres (134,000 square feet)
- Office
 - 1.54 acres (40,200)
- Community Based Development
 - 2.84 acres
- Roads
 - 48 acres

Council Member Scott L. Smith interjected that the previously outlined proposal was taken to State legislature in 2014 and was approved and signed by Governor Herbert. USDC sold to the Boyer Group in 2018, which started collaborating with the City in January of 2019. On January 15, 2019 the Boyer Group provided the City with a new concept plan, which included the following:

- 699 Residential Dwelling Units Maximum none of which would be apartments.
- Three (3) entry monument signs.
- Main access: Canal Blvd, 4800 West, and 10100 North
- Four (4) residential pod types.
- Pod boundaries may be adjusted:
 - Overall area of pods shall not increase more than 15%.
 - Estate lot pod areas cannot be reduced by more than 5%.
- Provided a theme wall and fencing plan

The Boyer Group provided architecture standards for each pod type and would have an architectural review committee. The HOA would be an open space with visitor parking requirements. They had already established setback requirements for the different types of pods. In addition, Boyer Group established a maximum number of units for each section, as outlined:

- 699 residential dwelling units maximum
- Carriage: (Red)
 - 12 units / acre max
- Flex Residential: (Brown)
 - 12 units / acre max
- Cottage: (Light Yellow)
 - 10 units / acre max
- Estate: (Dark Yellow)
 - 4 units / acre max
- Commercial: (Orange)
 - 4 units / acre max
- Community park in center.

Estate Pods:

- Back up to Highland Glen Park
- 40 Lots Maximum
- Density is 4 units / acre
- Single-family detached residential homes.
- Built in Phase 3

Cottage Pods:

- 277 Lots Maximum.
- Density is 10 units / acre
- Single-family detached residential homes.
- Built in Phase 2 and 3.

Carriage Lots:

- 530 Lots Maximum.
- Density is 12 units / acre.
- Shared Driveway, twin homes, or single-family homes on lots less than 35 feet wide.
- Built in Phase 1, 2, and 5.
- Front porches face the open space or street.
- Age targeted residential homes available in these pods.
- Added Amenities:
 - Clubhouses
 - Common open space
 - Other amenities

Flex Residential Pods:

- 209 Lots Maximum.
- Density is 12 units / acre.
- Townhomes with linear groupings from two to eight units.
- Built in Phase 1 and 2.
- Front porches face the open space or street.

Council Member Tim Irwin asked what it meant for an area to be flex residential. It was noted that given that the proposed area would be a PD district, there was a required recreational component that 20% of the area must be open space. The developer had proposed a community park.

- Four (4) acres and built in Phase 2
- Trail system connecting to Murdock Canal Trail
- Playground
- Pergola/pavilion
- Four benches
- Basketball court
- Two pickleball courts
- Flex and Carriage Pods will have a minimum 10% recreation area.
- Community Park in the center of the development
- Walkway installed leading to Highland Glen Park.
- HOA will maintain open space.

In addition, the developers proposed a trail corridor. Council Member Tim Irwin asked if a walkway differed from a trail. Council Member Brian Braithwaite explained that the difference had to do with width: a walkway was wide enough (8 feet) for multiple people to pass side-by-side. Monument signs were described and an example was subsequently shown. Commercial Pods, a traffic study, and citizen participation were also reviewed, as follows:

- 7.4 acres with 30 lots maximum.
- Density is four (4) units / acre.
- Built in Phase 6 (final phase).
 - If not developed after eight years after approval can be transitioned to Residential Flex with the Council's approval.
- Parking standards have been created (4.0 or 5.0 stalls per 1,000 square feet).
- Setbacks were determined by the IBC
- Maximum height as 45 feet with the ability for the Council to approve additional height
- Traffic Study completed April 29, 2019
 - Existing street system has been designed to accommodate the proposed development.
 - Mitigation measures identified in the report are currently under design.
- Citizen Participation
 - Work session: January 15, 2019
- The Boyer Group presented an update to the City Council on February 19, 2019
- Two Open Houses:
 - January 30, 2019
 - March 27, 2019
- Planning Commission and City Council meetings had appropriate notification: Daily Herald, State website, and mailed notification.
 - One not in favor had been received from an American Fork resident.
- A public hearing was held on April 30, 2019, and a vote by the Planning Commission of 7-0 was made to recommend approval of the proposal with stipulations. Staff's Recommendation:
- City Council approved the proposal subject to the stipulations recommended by the Planning Commission and staff listed in the staff report.
- Subsequent to preparation of the staff report, staff as recommending the addition of the following stipulations:
 - In regards to situation 14, the maximum number of units should not exceed 699 over the total project area of 115 acres.
 - The maximum number of attached units should be six.
 - The maximum building height of all residences in the cottage area should be 35 feet.

- When possible the developer should prioritize connecting recreation and open spaces to existing areas of this kind.
- The City Council should approve any changes in residential areas to commercial.
- Restaurant uses should meet the same parking requirements as retail uses.

Council Member Brian Braithwaite wanted clarification about the City Council's role in allowing the residential area to be converted into a commercial space. It was noted that the language of the proposal was addressed to clarify that the City Council would approve any requests for conversion.

City Administrator Nathan Crane explained that because of the zoning (six units to the acre) the developer would have incentive to provide commercial development, but that the Council should allocate some time to the applicant (Spencer Moffat) to explain.

After subsequent discussion, the Council determined that it would move forward by devoting some time to ask the developer some questions and then open a public hearing.

Council Member Scott L. Smith reported that he had two conflicts of interest in regards to this project. First he lived west of the project and the east west corridor would go through his back yard. He recognized that he would be heavily impacted. In addition, in 2016 he was appointed by the Governor to be one of the nine members on the board of the USDC. When discussing this development, the purpose of the project was often overlooked because issues such as density, traffic and proximity to neighbors were more pressing discussion topics. When the USDC was created in the 1920s and 30s, there were 750 acres of State land associated with USDC. Over the years those acres had been whittled off into two golf courses (Alpine Country Club and Fox Hallow), Highland Glen Park, and Lone Peak High School. The hope was that the money gained from these sales would benefit people with disabilities. However, this had not happened. Much of the money got moved to general funds and the State. The property could not be sold unless the State legislature approved it, which they did approve during the 2018 legislative year. Several legislators felt strongly that funds from the sale of this land should provide support for the disabled throughout State. To make this happen, several legislators worked hard to set up sustainability fund. This had a noble purpose underlying the project. Council Member Smith said he was an advocate for the disabled and advocated for local communities. Because of this, he strongly advised developers to take into consideration questions of density and traffic. He stated that the area had grown and the City wanted to be a good neighbor; this was a great amenity for local cities. He concluded by stating his intent to participate in the discussion and vote.

Spencer Moffat explained that the Boyer group had several open houses and discussions. They found the USDC Board members to be fantastic and felt that the project had been a collaborative effort. Despite starting with an idea of the number of units, the group quickly realized that this was not what the residents of Highland wanted. Therefore, they came back with a plan that was acceptable to stakeholders. They intended to cap the density at 12 units per acre. The 699 units was a hard cap that could not be exceeded. He stated that since projecting into the future was challenging they just wanted some flexibility. He explained that this was a major investment and that they viewed it as a community and not a development.

Mayor Mann opened the public hearing at 9:31 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Candice James lived in American Fork in a small PUD development of 17 homes; her community was right up against the canal. She was land locked and the traffic was awful. Most of the travel from the high school and churches was southbound, forcing residents to turn left and cross oncoming traffic. She felt that her backyard could not be used and that her family could not open their windows due to the proximity of her home to the road. Her household

had both a two-step furnace and air conditioner because the road noise was too loud. She asked the Council to take these matters into consideration.

Council Member Scott L. Smith pointed out that there will be a signal light where the east-west corridor hooks into Harvey Boulevard. Given that this is just north of the resident's neighborhood, the addition should improve traffic in the area. Ms. James agreed that depending on the timing of the light it could improve the traffic situation.

Council Member Brian Braithwaite furthered that one of the main reasons for traffic signals was to provide breaks so that other roads can gain access to through fares. Mayor Rod Mann stated that the development would create more cars but the light should help mitigate them.

Felicity Tate stated that she was a resident of American Fork in April Ridge, a cul-de-sac of 17 homes. She stated that she could hear traffic inside her home even though she was hard of hearing. She was concerned about the increase in traffic that the proposed 699 homes and commercial businesses will generate. She had already addressed the American Fork City Council and been to UDOT to investigate sound walls. Despite having a beautiful backyard, when trying to entertain Ms. Tate was forced inside because she and her company could not hear each other speak. Because the development was in Highland's control, she asked for the developers to include a sound barrier wall. In addition, she hoped the traffic lights would help, but this required them to be synchronized. Ms. Tate also noted that her home was hit by a car and that a nearby developmental center already had five or six cars hit their fence. Despite the fact that the posted speed limit was 45-50 miles an hour, many cars were driving over 60 mph on North County Boulevard. She reiterated her request for a sound barrier.

Guy Thompson indicated that he was the project superintendent. He said he had continually received offers to do something with the property including a water ski park, Adventureland Park, and a cemetery for the Veteran's Association. When the State was in the process of selling the prison, this was the second property the State considered. In order to take control of the situation, a group was organized to determine the best way of utilizing the property. As the group met, it became clear that the road was the primary issue. For citizens of Highland and American Fork it was a way to get through the area, but for Mr. Thompson it was a road through his backyard. During this process there were a lot of discussions and traffic studies. He viewed the project as beneficial for Highland, the Development Center and those with disabilities. Mr. Thompson said he hoped that the development will lead to a flux in tax flows that would improve Highland's budget.

Tim Hoggard, a resident of North County Boulevard, stated that he had been quite interested in this development. Despite the controversy he had heard from other people, he believed that it was a beautiful plan and he was in favor of it. In his opinion, the plan was well thought out and would be a great addition to the City. Although there would be more traffic, it appeared that the developers were doing their best to mitigate it. Mr. Hoggard voiced that he hoped it did not take until the last phases of development for restaurants to be added because he looked forward to being able to walk down to them for a meal.

Neal Evans asked what the problem would be with the development going to American Fork as opposed to Highland. He posed the question, "would the Boyer Group propose the same plan to American Fork that they did to Highland?" He also asked why Highland was anxious to put the development on its border. He asked what would happen when Patterson wanted to do the same thing. Mr. Evans asked the Council how they would handle other requests from developers. He explained that although Boyer claimed this was a major investment for them, it was also a source of major income. He wanted to let American Fork have the development. By doing so, Mr. Evans believed Highland could prevent setting a precedent for similar developments to occur throughout the rest of the City. Mr. Evans felt that the City needed some protection because they only had so much left to develop. He stated that the development was a liability and would change the entire structure of the City. Mr. Evans stated that the Council was allowing the State Legislature to demand how to change the City.

Mayor Mann closed the public hearing at 9:45 PM.

Further discussion by Council:

Council Member Scott L. Smith asked Spencer Moffat to describe parkway details along North County Boulevard and Cedar Hills Boulevard. Spencer Moffat described that along North County Boulevard there would be a 29-foot park strip UDOT right-of-way to match other trail corridors down North County Boulevard. This would create a consistent feel. To a similar extent there would be a smaller right-of-way on Cedar Hills Drive to provide a buffer between the high school and the development. Both of those park strips would have project walls. The area would be a combination of grass trees and walls to help these spaces blend into the community and mitigate sound and visual aspects.

Council Member Scott L. Smith asked if the project was designed such that there would not be driveways exiting onto the Boulevard to help minimize parking. He also mentioned that there was a desire for bike lanes that would connect into the Murdock Canal Trail.

Spencer Moffat said he had received feedback that the proposed trails were good but they should lead somewhere and connect to existing trails. He said that as they looked for places to connect the trails it seemed possible to connect the Murdock Canal on the south side and the Highland Glen Park trail on the east. In addition, it was suggested to run the trails past the park in the center of the development to create a network of trails. In addition, the point was made that a standard five-foot sidewalk was not a trail as it did not allow people to walk past one another. In the project, designers intended wider corridors. Therefore, driveways would not be allowed to come on to North County Boulevard or Cedar Hills Drive. Instead, there would be walls on these roads with the houses facing in towards the project. This created a safe corridor for vehicles and pedestrians. Spencer Moffat also stated that the project had a diversity of housing to help create vibrant neighborhoods. Not everyone could afford to live in a big house. Highland was a beautiful City. The Council had heard from people from a beautiful neighborhood tonight, but not everyone could afford to live in Highland currently. Developers were providing smaller single-family lots so that individuals could return to where they grew up and live close to family in an affordable home. Boyer would also provide larger homes that people could move up into.

Council Member Scott L. Smith commented that he personally knew the UDOT person that did signals and synchronizing. He said that he could use his influence to coordinate the lights. He loved the low the low density in Highland. However, he felt that as a household that would be adjacent to the project there was a buffer with Highland Glen Park and High School. By keeping the project in Highland, it offered other housing and generated a lot of property tax revenue, sales tax revenue, and fees. This also meant that Highland had control of both density and traffic issues. This had always been on the General Plan as a mixed use area.

Mayor Rod Mann added that Highland as a target for affordable housing; legislation had been developed that would be punitive towards cities like Highland. The development would take off some of that pressure legislatively. Mayor Rod Mann echoed that this project made housing attainable.

Council Member Kurt Ostler asked about stipulations with specific questions regarding the maintenance of the park by the HOA, and the number of public roads. Spencer Moffat explained that everything in the development that met the City's standards for public roads would be public, but that there would also be some private roads in the carriage pods. Although the park would be maintained by the HOA, it would be a public park.

Council Member Kurt Ostler HOA asked if there would be any open space that they City would have to maintain. He also asked about the 45% requirement to build a park and pointed to previous discussions and stipulation 7 that required this at 35%. Spencer Moffat said that all of the trails and open spaces would be maintained by the HOA, but would remain public.

Council Member Kurt Ostler also asked how the proposed development fit inside Highland. This area and town center showed mixed use in General Plan. Because of this, he believed that the elements should be similar to Highland's town center and should consider a few higher density areas. The Council's own general plan said this was the area to do that. He agreed with previous comments made by Council Member Scott L. Smith that he did not see these densities transferring into other areas. He emphasized that if the Council approved this development that it did not mean that they were setting a precedent and that future proposals would be able to be built with the same densities.

Council Member Brian Braithwaite explained that the property being discussed came from the State and therefore had stipulations from the State. Given this, circumstances surrounding this situation were different than any other property. Because of the property's physical location, the property could be annexed in to another City including American Fork. Boyer had done a commendable job in trying to make the development as much as Highland as possible. He said it was better for residents that the project be located in Highland. He explained that approving the proposal did not set a precedent that future developers had to match these same densities.

Council Member Scott L. Smith noted that the developer dropped the density by 37% from the original plan and worked hard to help move traffic from the High School.

There was discussion if there needed to be a change in the wording of number 19 from "shall administer to" "may approve?" City Attorney Tim Merrill noted that this language was acceptable.

Council Member Ed Dennis thanked Spencer Moffat for the accommodations he made. He also asked if there were specific trigger points that would allow for commercial development to start earlier than the final phase. Spencer Moffat explained that the timeline of development would likely be market driven. His past experience suggested that when there was a lot of green space surrounding areas, office users could be a little weary. Because of this, it would be a priority of developers to get roof tops installed to help jumpstart the commercial development. He then thanked the Council for their communication and feedback.

Council Member Ed Dennis MOVED that the City Council accept the findings and adopt the ordinance approving application number PD-19-02 a request for PD zoning subject to the twenty stipulations recommended by Planning Commission and staff and modify stipulation 19 to may rather than shall administratively approve.
Council Member Tim Irwin SECONDED the motion.

Stipulations:

1. *Development shall comply with the Ridgeview Project Plan and Narrative date stamped April 18, 2019 expect as modified by these stipulations:*
2. *All public improvements shall be installed as required by the City Engineer as outlined in the City's standard specifications and drawings.*
3. *Residential Uses in the Commercial Office District shall comply with the Carriage Lots or the Flex Residential areas.*
4. *A theme wall shall be constructed between the residential and commercial areas.*
5. *The civil construction plans shall meet all requirements as determined by the City Engineer as outlined in the City's standard specifications and drawings.*
6. *The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.*
7. *The 4- acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.*

8. Each development within the flex residential and carriage areas shall provide a minimum of 10% recreation areas.
9. A minimum of 20% of the net developable area of the site shall be developed as recreation areas.
10. An infrastructure agreement shall be approved prior to final approval of the infrastructure master plan.
11. The developer will be responsible for the additional asphalt and curb gutter and sidewalk for Canal Boulevard as determined by the City Engineer.
12. The developer will also be responsible for construction the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
13. The mitigation measures identified within the project area in the traffic study shall be completed as determined by the City Engineer.
14. The maximum number of units shall not exceed 699.
15. The maximum density of any residential project shall not exceed 12 units per acre.
16. The maximum number of attached units in any one building shall be six.
17. The maximum building height of all residences in the cottage area shall be 35 feet.
18. Where possible, the developer or assignee shall prioritize the connection the existing perimeter open space and trail improvements.
19. The City Council ~~shall~~may administratively approve any conversion of the commercial area to residential.
20. Restaurant uses shall meet the same parking standards as retail uses.

The vote was recorded as follows:

Council Member Brian Braithwaite	Yes
Council Member Ed Dennis	Yes
Council Member Tim Irwin	Yes
Council Member Kurt Ostler	Yes
Council Member Scott L. Smith	Yes

The motion passed.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

Mayor Rod Mann reiterated that the Council was interested in participating with the American Fork Chamber once the money was in their hands.

8. FUTURE MEETINGS

a. Future Meetings

- ***May 22, Funding Increase Open House, 7:00 pm, City Hall**
- May 28, Planning Commission Meeting, 7:00 pm, City Hall
- ***May 30, Funding Increase Open House, 7:00 pm, City Hall**
- June 4, City Council Meeting, 7:00 pm, City Hall

9. CLOSED SESSION

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

At **10:05 PM** Council Member Scott L. Smith *MOVED* that the City Council recess 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. Council Member Ed Dennis *SECONDED* the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	Yes
Council Member Ed Dennis	Yes
Council Member Tim Irwin	Yes
Council Member Kurt Ostler	Yes
Council Member Scott L. Smith	Yes

The motion passed unanimously.

ADJOURNMENT

Council Member Tim Irwin *MOVED* to adjourn the *CLOSED SESSION* and Council Member Scott L. Smith *SECONDED* the motion. All voted in favor and the motion passed unanimously.

The *CLOSED SESSION* adjourned at **11:02 PM**.

Council Member Council Member Brian Braithwaite *MOVED* to adjourn the regular meeting and Council Member Tim Irwin *SECONDED* the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at **11:03 PM**.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 21, 2019. This document constitutes the official minutes for the Highland City Council Meeting.



Cindy Quick, MMC
City Recorder

Welcome to the Highland City Council Meeting

May 21, 2019



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.



CONSENT ITEMS *(15 MINUTES)*

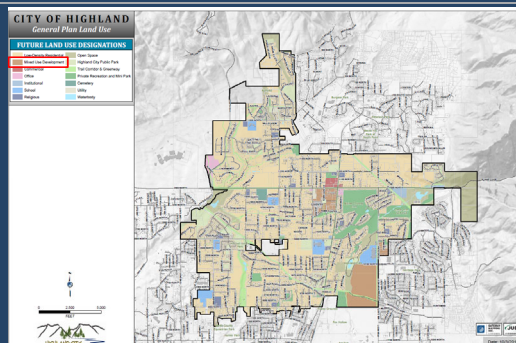
- Item 2a. – Approval of Meeting Minutes from April 25, 2019
- Item 2b. – Designation of Open Space Property for Disposal and Removal of Neighborhood Option Trails in the Beacon Hill the Highlands Subdivision
- Item 2c. – Utah County Community Development Block Grant Program Interlocal Agreement
- Item 2d. – Approval of Contract with Eckles Paving
- Item 2e. – Approval of Contract with M&M Asphalt Services
- Item 2f. – Approval of Contract with Morgan pavement and Holbrook Asphalt



DEVELOPMENT CODE AMENDMENT *(15 MINUTES)*

Item 3 – Public Hearing / Ordinance
Presented by – Tara Tannahill, Planner and GIS Analyst

Background



New Section 3.510

General Provisions

- ~~a. PD District may only be applied to a parcel or a combination of parcels totaling at least ten (10) acres.~~
- -a. A PD District shall only be located in the mixed use land use category.
- -b. All PD District may have a mix of residential and non-residential uses including office, retail, and business park uses. PD District with only non-residential uses are permitted.
- -c. All approved plans (site plans, subdivisions, buildings, documents and permits, etc.) shall conform to the approved PD Narrative.

Planning Commission Action

- Planning Commission Public Hearing: April 30, 2019
 - Voted 6 to 1 to recommend approval of the text amendment.



ADOPTING THE TENTATIVE HIGHLAND CITY BUDGET FOR FISCAL YEAR 2019-2020

Item 4 – Public Hearing / Resolution
Presented by – Gary LeCheminant, Finance Director

General Fund Budget Assumptions

- 3% Potential Salary Merit Increase
 - \$21,661
- Dental Premiums—0% increase
- Medical Premiums—4.9% increase
 - \$6,838

General Fund Budget Assumptions

- \$100K for use of previous years revenue for the 6800 West road project
- \$200K from county ¼% sales tax
 - \$100K to major road fund
 - \$50K to Open Space trails
 - \$50K to General Funds Parks Dept. for trails

General Fund Budget Assumptions

- Transfer \$108K from PI for watering park grass and park strips
- \$701K revenue increase from either a property tax increase or a fee for LPPSD
- \$701K increase in LPPSD expenses
 - \$5.6K for Admin
 - \$535.9K for Fire
 - \$159.3K for Police

General Fund Budget Assumptions

- Bond Payments from \$834K to \$972K
- Park and Public Safety Impact Fees
 - FY 2018----\$474K
 - FY 2019----\$361K
 - FY 2020----\$302K
- Building Permits
 - FY 2018---96 Permits
 - FY 2019---65 Permits
 - FY 2020---55 Permits

General Fund Budget FY 2020

- Total Revenue \$9,664,826
- Total Expenses \$9,649,824
- Net Revenue \$15,002
- Current Cash Balance--\$2,310,000
- Forecasted FY 2019 Exp. \$8,916,000
- Avg. Exp. Per month \$743,000
- Cash Coverage—3.1 months

GF Budget Comparison Normalized

- FY19 Revenue Budget - \$8,410,306
- FY19 Expense Budget - \$8,852,052
 - Net (\$441,746)
- FY19 Revenue Forecast - \$8,533,227
- FY19 Expense Forecast - \$8,558,127
 - Net (\$24,900)
- FY20 Revenue Budget - \$8,663,826
- FY20 Expense Budget - \$8,648.824
 - Net \$15,002

Special Revenue and Enterprise Funds

Library Fund

- Revenue--\$355,048
- Expense--\$355,282
- Indirect Overhead Charge--\$8,724
- Insurance Charge--\$1,175
- Part Time Staff--\$131,013 (up \$11,798 from current year budget)

Sanitary Sewer

- Sewer Fund Budget FY 2020
- Revenue \$2,234,690
- Expense \$2,368,064
- Current Cash Balance - \$4,239,000
 - \$460,000 is impact fee collections
 - Planned Projects:
 - Lift station capital projects
 - Pipe rehabilitation & replacement
 - AF lift station
 - Forcemain

Pressurized Irrigation

- Press. Irrigation Fund Budget FY 2020
- Revenue \$2,396,187
- Expense \$2,308,850
- Current Cash Balance – \$3,317,000
 - \$655,000 is impact fee collections
 - Planned Projects (next 2-5 years):
 - Upper and Lower Pond Expansions
 - CUP/Murdock Canal Connections
 - Zone Modifications (PRVs)
 - Water meters

Storm Sewer

- Storm Sewer Fund Budget FY 2020
- Revenue \$529,822
- Expense \$537,077
- Current Cash Balance – \$1,392,000
 - Planned Projects:
 - Mercer Hollow Drainage Realignment and Lining
 - Country French Detention Reconstruction

Culinary Water

- Culinary Fund Budget FY 2020
- Revenue \$921,464
- Expense \$1,229,710
- Current Cash Balance – \$2,965,000
 - Planned Projects:
 - Major well maintenance
 - Pipe for southeast area

Utility Transportation Fund

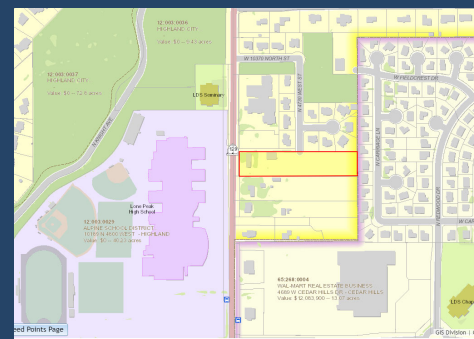
- Transportation Fund Budget FY 2020
- Revenue \$1,020,000
- Expense \$1,019,155
 - 6400 West, 5870 West, 10500 North, 6000 West
- Current Cash Balance – \$702,000
 - Money collected from September to May and spent June to August.



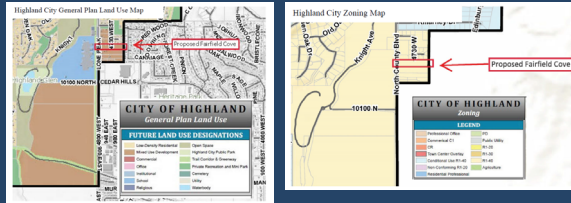
APPROVAL OF PLANNED DEVELOPMENT - FAIRFIELD COVE

Item 5 – Public Hearing / Ordinance
Presented by – Tara Tannahill, Planner and GIS Analyst

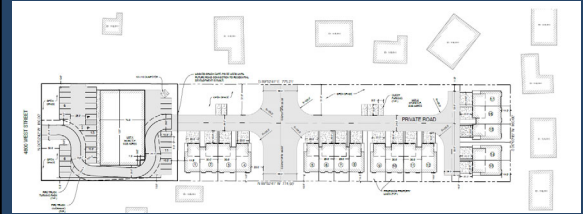
Vicinity Map



Land Use Map and Zoning



Concept Plan 3.26.19



March 26, 2019 Planning Commission voted 7 to 0 to continue the item.

Updated Concept Plan 4.11.19



April 30, 2019: Planning Commission voted 7 to 0 to recommend detail

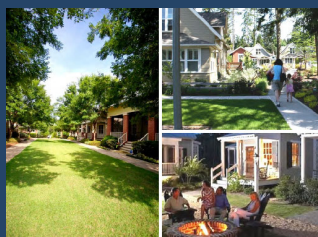
Residential District Concept Plan 5.15.19



Front Setback	Rear Setback*	Perimeter Setback	Side setback
20 Feet	25 Feet	10 Feet	10 Feet

* 50 feet between homes in the Wildrose Subdivision and Fairfield Cove

Recreational Area



- .77 acres has been provided which is 38.5%. This is above the 20% PD District requirement.
- Majority of the greenspace around the homes are community common area.
- Fencing will only be permitted on the perimeter of the property.

Architecture Style



Commercial District



- Permitted, conditional use, and prohibited uses are similar to C-1 Zone.
- Building will be a maximum of 9,500 square feet
- Maximum of 5 business available
- Access will be from 4800 West.
- Parking is 4.20 stalls per 1,000 square feet of useable commercial space.

Recreational Area



- .11 acres has been provided which is 13.2%. Above the 10% PD District requirement.
- Pergola with picnic tables for patrons to eat at.

Architecture Style



Citizen Participation

- Neighborhood meeting
 - Applicant hosted a neighborhood meeting on February 9, 2019. No residents attended.
- Planning Commission and City Council appropriate notification: Daily Herald, state website, and mailed notification
 - Five letters and one petition has been received not in favor.

Required Findings

The following findings are required for a PD District to be approved:

1. The proposed PD is consistent with the General Plan;
2. That there are or will be adequate public facilities, including but not limited to: transportation, water, wastewater, and public safety facilities, etc.
3. The proposed PD will result in compatible land use relationships and acceptable land use with existing and planned land use in the area; and;
4. The development standards of the proposed PD are consistent with or exceed the desired quality of development for the area.

Planning Commission Action

- April 30, 2019
 - Voted 7 to 0 to recommend denial
 - The applicant has made some minor revisions to the plan for council to consider

Recommendation

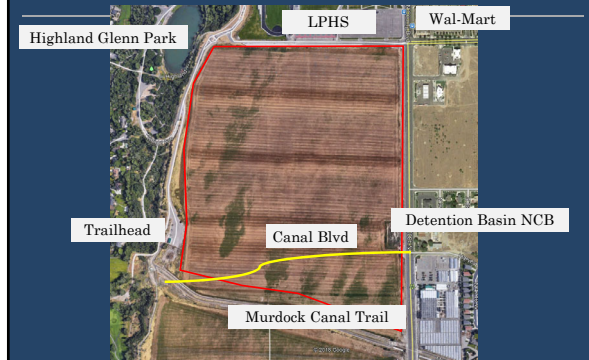
The City Council should hold a public hearing, accept the findings, and determine whether or not to approve the proposal.



APPROVAL OF PLANNED DEVELOPMENT - RIDGEVIEW

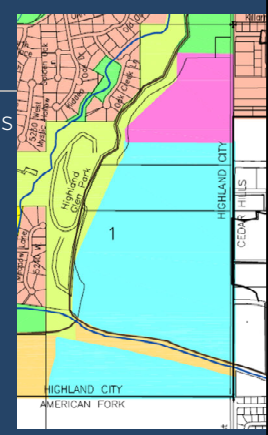
Item 6 - Public Hearing / Ordinance
Presented by - Tara Tannahill, Planner and GIS Analyst

Existing Conditions

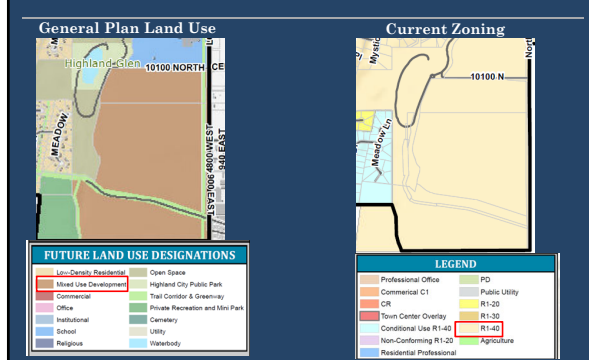


1995 Land Use Map

- Open Space Business
- Park District
- Business Parks and Mixed Uses



Land Use Map and Zoning



2013 Design West USDC Plan - Overview



- Residential
 - 61.7 acres
 - 1,072 units
 - 630 Apartments, 225 Single family lots, 50 townhomes, 200 senior apartments
- Retail
 - 6.15 acres (134,000 sqft)
- Office
 - 1.54 acres (40,200)
- Community Based Development
 - 2.84 acres
- Roads
 - 48 acres

January 15, 2019 Concept Plan



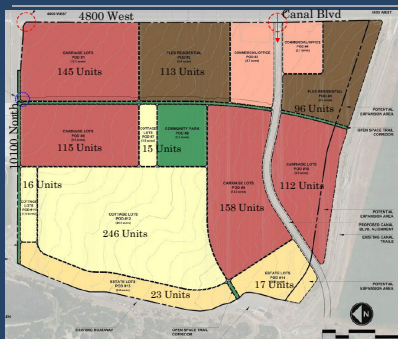
- Started collaborating with the City January 2019.
- 775 Residential Units
 - Included Apartments

Current Concept Plan



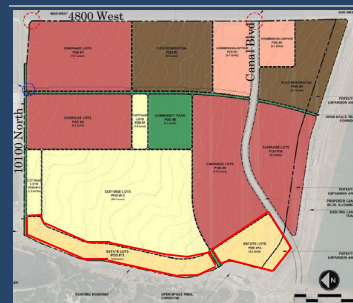
- 699 Residential Dwelling Units Maximum.
- 3 entry monument signs.
- Main access: Canal Blvd, 4800 West, and 10100 North
- 4 residential pod types.
- Pod boundaries may be adjusted:
 - Overall area of pods shall not increase more than 15%.
 - Estate lot pod areas cannot be reduced by more than 5%.
- Provided a theme wall and fencing plan

POD Overview



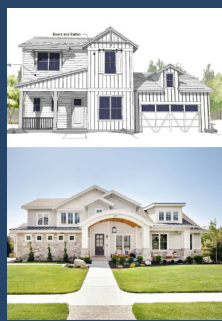
- 699 residential dwelling units maximum
- Carriage: (Red) 12 units / acre max
- Flex Residential: (Brown) 12 units / acre max
- Cottage: (Light Yellow) 10 units / acre max
- Estate: (Dark Yellow) 4 units / acre max
- Commercial: (Orange) 4 units / acre max

Estate Pods

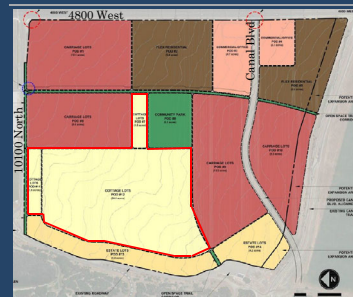


- Back up to Highland Glen Park.
- 40 Lots Maximum.
- Density is 4 units / acre.
- Single-family detached residential homes.
- Built in Phase 3.

Estate Lots Architecture



Cottage Pods

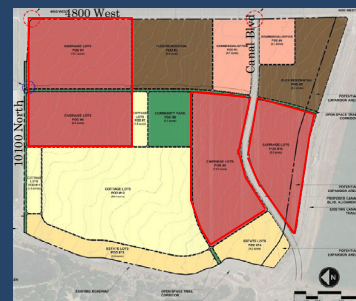


- 277 Lots Maximum.
- Density is 10 units / acre.
- Single-family detached residential homes.
- Built in Phase 2 and 3.

Cottage Lots Architecture



Carriage Pods

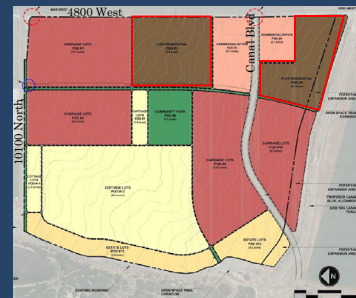


- 530 Lots Maximum.
- Density is 12 units / acre.
- Shared Driveway: twin homes, or single-family homes on lots less than 35 feet wide.
- Built in Phase 1, 2, and 5.
- Front porches face the open space or street.
- Age targeted residential homes available in these pods.
- Added Amenities:
 - Clubhouses
 - Common open space
 - Other amenities

Carriage Lots Architecture



Flex Residential Pods



- 209 Lots Maximum.
- Density is 12 units / acre.
- Townhomes with linear groupings from 2- 8 units.
- Built in Phase 1 and 2.
- Front porches face the open space or street.

Flex Residential Architecture

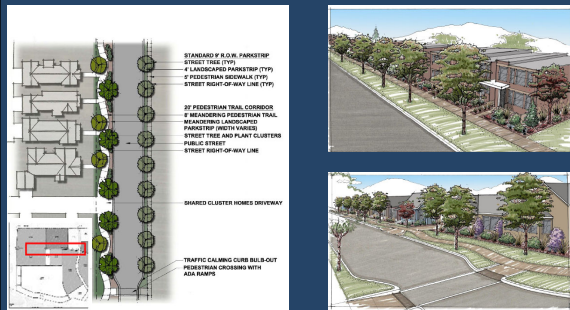


Residential Recreation

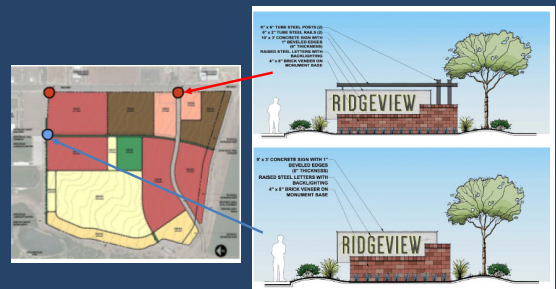


- PD District Requirement: 20% of the net developable area is to be open space.
- Flex and Carriage Pods will have a minimum 10% recreation area.
- Community Park in the center of the development
 - 4 acres and built in phase 2
 - Trail system connecting to Murdock Canal Trail
 - Playground
 - Pergola/pavilion
 - Four benches
 - Basketball court
 - Two pickleball courts
- Walkway installed leading to Highland Glen Park.
- HOA will maintain open space.

Trail Corridor



Monument Sign



Commercial Pod



- 7.4 acres with 30 Lots Maximum.
- Density is 12 units / acre.
- Built in phase 6 (final phase).
 - If not developed after eight years after approval can be transitioned to Residential Flex.
- Parking standards have been created (4.0 or 5.0 stalls per 1,000 square feet).
- Setbacks are determined by the IBC.
- Maximum height is 45 Feet.

Commercial Architecture



Traffic Study

- Traffic Study completed April 29, 2019
 - Existing street system has been designed to accommodate the proposed development.
 - Mitigation measures identified in the report are currently under design.

Citizen Participation

- Work session: January 15, 2019
- The Boyer Group presented an update at City Council February 19, 2019
- Two Open Houses:
 - January 30, 2019
 - March 27, 2019
- Planning Commission and City Council appropriate notification: Daily Herald, state website, and mailed notification.
 - One not in favor has been received.

Planning Commission Action

- Held a public hearing on April 30, 2019 and voted 7-0 to recommend approval of the proposal.

Staff Recommendation

- City Council approve the proposal subject to the stipulations recommended by the Planning Commission and Staff listed in the staff report.
- Subsequent to preparation of the staff report staff is recommending the addition of the following stipulations:

Additional Stipulations

14. The maximum number of units shall not exceed 699 over the total project area of 115 acres.
16. The maximum number of attached units in any one building shall be six.
17. The maximum building height of all residences in the cottage area shall be 35 feet.
18. Where possible, the developer or assignee shall prioritize the connection the existing perimeter open space and trail improvements.
19. The City Council shall administratively approve any conversion of the commercial area to residential.
20. Restaurant uses shall meet the same parking standards as retail uses.

Questions?



MAYOR/COUNCIL AND STAFF DISCUSSION COMMUNICATION ITEMS



FUTURE MEETINGS

- Item 8a. – Future Meetings
 - May 22, Funding Increase Open House, 7:00 pm
 - May 28, Planning Commission Meeting, 7:00 pm
 - May 30, Funding Increase Open House, 7:00 pm
 - June 4, City Council Meeting, 7:00 pm



CITY COUNCIL CLOSED SESSION

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