HIGHLAND CITY COUNCIL
WORK SESSION MINUTES
Tuesday, October 13, 2020
Approved November 10, 2020

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

Electronic viewing: YouTube live at http://bit.ly/HC-youtube

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Timothy A. Ball, Brittney P. Bills, Kurt Ostler, Kim Rodela, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, City Engineer Todd Trane, City Recorder Stephannie Cottle, Finance Director Tyler Bahr, Parks Superintendent Josh Castleberry, City Planner/GIS Specialist Kellie Bronson

OTHERS PRESENT: John Hart, Brian Braithwaite, Colby Gibson, Kye Tanner, Mark Hafen

PRESENT ONLINE:

7:00 PM WORK SESSION *(CITY COUNCIL CHAMBERS)*
Call to Order – Mayor Rod Mann
Invocation – Council Member Kurt Ostler

The meeting was called to order by Mayor Rod Mann as a work session at 7:03 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 Council Member Kurt Ostler.

1. OPEN SPACE, TRAILS, AND PARKS
The City Council will discuss the current maintenance and budgeting in the City as it relates to Open Space, Trails, and Parks. This item is for discussion and information only. No action will be made during the meeting.

Mayor Rod Mann went over a handout reflecting data he had collected regarding open space. When looking at the resident surveys for the past five years, the trend generally went up every year, except for 2019. Ratings for the quality of parks, trails, road maintenance, and snow removal were increasing. He also addressed ratings on elected officials and staff. Mayor Rod Mann took the data from the recent resident survey and showed park and trail usage per household, park usage type, and trail usage type. In 2019, the survey asked residents about their willingness to increase funding for parks and trails, which was below 50%. He briefly addressed funding for

parks and trails, which was increased last year using the gas tax. The City had the option of utilizing a RAP tax, which would place a 0.1% increase on sales tax.

Council Member Scott L. Smith thanked Mayor Rod Mann for his time in putting together that information for the Council. He asked which nearby cities utilized the RAP tax. Mayor Rod Mann stated that American Fork and Lehi were using the tax, he was unsure about Cedar Hills, but Alpine did not. He noted that the City would need to obtain approval from the County to impose that tax, since municipalities could only use the RAP tax if the County did not. The RAP Tax would also have to be approved by the residents. The RAP Tax would bring in roughly $100,000 per year.

City Administrator Nathan Crane explained that the purpose of the work session was to present the Council with information regarding the City's open space, and to discuss the Council's expectations for parks, trails, and open space maintenance. The packet given to the Council contained a memo regarding the history of open space in Highland, the Trail Master Plan, the data shared by Mayor Rod Mann, the Parks and Open Space mowing schedule, and a draft of trail inventory.

Assistant City Administrator Erin Wells stated that she sent an email to several cities throughout the State asking questions relating to their open space maintenance. She received 11 responses. Based on those responses, staff found that cities would maintain trail corridors and natural vegetation roughly two times per year. Very few cities put xeriscaping in along trail corridors. About half of the cities had maintenance schedules for open space areas, and half maintained when needed.

Council Member Kurt Ostler asked if any other cities sold open space property. Assistant City Administrator Erin wells said that only two cities had done so, and both were under unique circumstances. But both cities encouraged the use of an outside appraiser when selling city property.

Council Member Scott L. Smith asked if any other cities had a setup similar to Highland's open space subdivisions. Assistant City Administrator said that many of the cities had something similar, but nothing exactly like Highland. Only West Jordan had an open space district.

City Engineer Todd Trane said that he had worked many years in the private industry doing engineering for residential and commercial development. Many cities in Utah County had a component in their ordinances that allowed for bonus density. Essentially, a developer can choose to dedicate property for parks or trails in exchange for bonus density.

City Administrator Nathan Crane gave a few definitions for the purpose of the discussion. Parks would be areas with green, manicured grass. Open space would be anything that wasn't green grass. Sometimes these areas were called weeds, scrub oak, or natural vegetation.

Brian Braithwaite asked about grass along trails, and City Administrator Nathan Crane said that Highland had very little green grass along trails. For this discussion, staff didn't get that specific.

City Administrator Nathan Crane explained that Highland City passed an open space subdivision ordinance in 1999. The goal of this ordinance was to obtain parks and trails and to preserve open space and environmentally sensitive lands. One of the concerns at the time was high water consumption. Now, water usage was at an all-time high. They had also been experiencing a lack of maintenance of the larger lots in the City. The Open Space Subdivision would allow for smaller lots, and it was a financially viable alternative to the R-1-40 zoning without going to medium or high density. To address the concerns with an HOA maintaining areas long-term, the Council decided to create the Open Space Special Service District.

Council Member Kurt Ostler asked if the open space subdivision was required by the City, or if a developer would opt-in to this type of development. City Administrator Nathan Crane said that it was optional. Council Member Kurt Ostler said it was important to remember that developers had the option to do a normal R-1-40 subdivision but chose to pursue the open space subdivision. He noted that there were concerns about HOA's not being able to take care of private open space. There were other cities who had to take over the care of private open space from an HOA. City Administrator Nathan Crane said that Highland was unique. There were some neighborhoods under the City's care, and some maintained by an HOA. He provided a few examples.

Council Member Kim Rodela said that most of the other cities don't charge an open space fee for those residents living in open space neighborhoods. Assistant City Administrator Erin Wells said that out of the cities that responded, only West Jordan charged a fee.

Mayor Rod Mann noted that Lehi had a Trail Master Plan and a Park Master Plan for the city. If a developer chose to develop an area where a trail was planned, the city would reduce density requirements in exchange for help in building the planned trail.

There was a brief discussion regarding bonus density. Council Member Kurt Ostler said that one of the problems in the first open space subdivision was that every home had to be touching open space. In many areas, that's not possible. Council Member Scott L. Smith agreed that this was an issue. He liked the open space subdivision, but not necessarily this design. City Administrator Nathan Crane said that Windsor and Apple Blossom were examples of this design.

City Administrator Nathan Crane said that parks were meant to function primarily as local neighborhood parks. Neighborhood parks have since been taken out of the General Plan. Most HOAs were concerned that the subdivision would pay to take care of a public park.

City Administrator Nathan Crane commented that native areas were created in an attempt to reduce water consumption and maintenance costs. However, the expectation in Utah is to have lush, green lawns. Creating these native areas take a long time to grow properly, but residents become impatient and request that the areas been mowed down.

City Administrator Nathan Crane then presented a slide highlighting parks that were not within an open space subdivision. Those parks were Merlin Larsen Park, Heritage Park, Highland Glen Park, Lone Peak Soccer Park, Spring Creek Park, Mountain Ridge Park, Town Center Plaza/Splash Pad, and American Fork Canyon Open Space. The next slide showed parks within open space subdivisions, including: Apple Blossom, Argo Circle, Canterbury Park Circle, Canterbury Park North, Canterbury Park South, Dry Creek East, Dry Creek Bench, Dry Creek Hollow, Highland Hills, Mitchell Hollow, Town Center Meadows, Twin Bridges, View Pointe, Wimbledon North, Wimbledon South, and Windsor Meadows.

Assistant City Administrator Erin Wells shared the results of the most recent citizen survey. For natural open space, 53% gave a good or excellent rating. For parks, 78% gave a good or excellent rating. And for trails, 68% gave a good or excellent rating. In the recent survey, 36% of people said that they would support an increase in funding for parks and trails. If the City chose to pursue this, it would take a lot of work to get the residents onboard. The City would be conducting another survey in 2021, and there would be heavy emphasis on open space and parks, with both of those being clearly defined.

City Engineer Todd Trane presented information regarding the Parks Maintenance program and staffing. Since the last census, the population of Highland City had increased 29%. In 2010, the City owned 135 acres of manicured lawn, and that has since increased to 163 acres. While population and property have increased, staff had decreased from 17 full-time employees to 15 full-time employees. He noted that two full-time employees had been added within the last year. Essentially, the City has more parks and open space to maintain, but they

have fewer employees to do it. Staffing has been difficult due to low wages. Over the past few years, the City has relied heavily on part-time employees, but those are mostly seasonal. They only have three full-time employees that are devoted to parks maintenance. In order to keep up with maintenance during the off-season, they usually have to pull people from the group that is responsible for native mowing. In conclusion, the department is understaffed.

City Engineer Todd Trane said that they were able to add several positions in 2020, because their normal seasonal people were available to work during the off season. They were able to run three mowing crews and start earlier in the year. However, the department was over budget in temporary employees because of this. For the first time in a long time, the department was fully staffed.

City Engineer Todd Trane presented a map depicting the parks maintenance schedule. Last year, staff was unable to keep up with the schedule. In order to meet the schedule, they would either need more staff or another day of mowing.

Council Member Kurt Ostler commented that City employees worked Monday through Thursday. He asked if there was a benefit to working 10-hour days. City Engineer Todd Trane said that a 10-hour shift was more efficient because the mowers were already out there and going. More time would be wasted driving to and from locations if they had shorter shifts. The employees preferred working four ten-hour shifts a week. The hours seemed to be working, it was a lack of employees that set them back.

City Engineer Todd Trane presented a map identifying the natural open spaces areas in the City. Most of these areas were mowed two or three times last year, but some areas weren't touched at all. Mayor Rod Mann asked if staff cleaned out the areas that weren't mowed, and City Engineer Todd Trane said that they only cleaned out areas that affected drainage. Staff only took care of these areas when residents complained about them. They were not proactive in addressing these areas. Mayor Rod Mann expressed concerns about fire hazard and suggested that they consider being proactive in clearing away dead brush.

City Engineer Todd Trane said that they had one person with equipment to mow natural vegetation, and he gets pulled to mow manicured areas all the time. There is no specific schedule for mowing open space areas, but they do as much as they can.

Council Member Scott L. Smith asked about the acreage of the City's property. City Engineer Todd Trane said that Highland City owns 427.28 acres of parks and open space. 163.7 acres were mowed weekly, and 81 acres were not maintained at all. The remaining 182 acres were mowed one, two, or three times annually. Staff continually receives complaints from the residents about parks and open space maintenance. This year was better because they had more part-time employees than usual.

City Engineer Todd Trane then addressed trail maintenance. Funding for trail maintenance has been limited, but there was an increase of about $100,000 for this past year, and staff spent every penny of it on trail maintenance. Staff also began creating a trail inventory, similar to what was done with roads. This inventory would identify trail areas that needed repair. They would also be collecting data showing average daily traffic of the trails. Staff would be able to create a Trail Maintenance Plan once this data was complete and they were able to get accurate cost estimates. Staff anticipated having the plan ready by January or February 2021.

There was a discussion regarding the surface treatments that were done in 2020. City Engineer Todd Trane said that there were areas that should have been patched before the surface treatment, but staff was doing their best with the data and funds they had. Those areas will be better addressed in the updated Trail Maintenance Plan.

City Engineer Todd Trane said there were some things the Council needed to discuss, because staff needed direction on how to address them. There was the issue of large equipment replacement. Parks and Open Space

always received trucks and trailers that had been used by other departments, and the existing mowing equipment was very old. There was no funding to replace large equipment. There was also no budget to replace playground equipment. Until recently, the department had been using two homes to store mowing and snowplow equipment, but both of those homes were unavailable now. Staff had found a temporary solution for equipment storage, but the City needed to find a long-term solution, such as building a Parks Maintenance Building. Staff was mostly seeking direction on the level of service that the Council expected when it came to maintenance. To initiate the discussion, City Engineer Todd Trane asked the Council how often open space areas should be mowed, and what they expected as far as weed treatment.

Council Member Scott L. Smith asked how much seasonal workers were paid per hour. City Engineer Todd Trane said that it depended on their experience. They paid more for two returning seasonal workers this year. This year, they had 24 seasonal workers throughout the year, and two full-time employees. They spent roughly $200,000 for seasonal employees this year.

Mayor Rod Mann asked if some of the maintenance could be outsourced. City Engineer Todd Trane said that this question comes up every once in a while, and staff always looks into it. The City only outsources when the cost is less than what they would spend doing it in-house. Last year, they outsourced the maintenance of median islands, and that worked well for the City. One year that they were unable to staff the department, they would need to outsource, and that would be a large budget adjustment. The question was whether they paid more to be more competitive with wages, or should they outsource. Doing maintenance in-house was almost always less expensive.

Council Member Kurt Ostler commented that they needed to remember that hiring new full-time employees came with wages and benefits. He asked staff if they needed more than three full-time employees. City Engineer Todd Trane said that staff had spoken with neighboring communities about their staffing, and they always had more full-time employees. In order to have more full-time employees, the budget would need to be increased.

City Administrator Nathan Crane said that staff needed to know what the Council and residents expected in terms of the level of service for parks and open space maintenance. They hadn't made any cost estimates because they didn't know what the Council wanted them to do. Every year, they struggle between April and June, and again between August and November. Full-time employees are unable to take care of maintenance when the seasonal employees are gone. City Engineer Todd Trane added that their busiest time was between October 15th and November 15th, because that's when they blow out every sprinkler system in Highland. More full-time employees would be very beneficial.

Regarding open space areas, Council Member Kurt Ostler recommended that they mow three times a year, and spray for weeds twice a year.

Mayor Rod Mann said his main concern was with puncture weeds. He suggested that staff come up with a weed abatement program or outsource that maintenance. City Engineer Todd Trane said that puncture weeds were difficult to control. They only grow during the hot times of year, and that's when herbicides don't work. The best weed abatement for these weeds was to pull them. Mayor Rod Mann said that puncture weeds were his biggest concern in the open space areas.

Council Member Scott L. Smith once served on the Open Space Committee, and the primary complaint they received from residents was that trails in open space neighborhoods weren't being maintained, even when those residents were paying a $20 fee every month.

Council Member Kim Rodela said that she runs the trails in Highland frequently. She would like to see trails with gravel on the sides, similar to the Murdock trail. If the trail was behind homes, there should be a few feet of gravel between the trail and the property. She also felt that if an area was truly native, it shouldn't be mowed.

Council Member Scott L. Smith said that some residents are maintaining areas by the trails because they want it maintained.

Council Member Kim Rodela also didn't mind natural areas being left to grow, as long as there was some type of barrier between the weeds and the trail. Many people with a trail behind their home expect to see something manicured.

Council Member Scott L. Smith said that Caddie Lane was a good example of a well-maintained trail. The residents had landscaped up to the trail on one side, and it was left natural on the other side. The natural vegetation was mowed down once or twice a year.

Council Member Kim Rodela asked if residents owned property up to the trail in all locations. City Engineer Todd Trane said that they did not. Some residents just maintained the property without a maintenance agreement.

Council Member Brittney P. Bills said that natural vegetation should only be mowed when it extends over the trail.

Council Member Kurt Ostler asked what staff needed from the City Council. City Engineer Todd Trane said that staff was constantly receiving complaints from the residents about maintenance. He asked if the Council felt that staff was meeting their expectation with mowing native areas. In staff's opinion, native areas shouldn't be mowed, but that doesn't seem to be acceptable to many residents. Those areas have been added to the mowing schedule, which was not the intention when the areas were created. He asked if the Council wanted staff to continue mowing the native areas or let them grow natural. Council Member Kurt Ostler thought that certain areas could be left natural. For other areas, mowing three times per year would be acceptable.

Council Member Scott L. Smith understood the argument for going natural, but those areas would become fire hazards. He wasn't sure if they could justify doing no maintenance at all. For Caddie Lane, he would see the north side of the trail being natural, but it wouldn't be safe have natural areas between homes in Windsor Meadows. He also felt that mowing natural areas three times per year would be adequate. Council Member Kurt Ostler said that staff needed to be more sensitive when it came to trails behind homes.

Parks Superintendent Josh Castleberry agreed that there was a concern about natural areas becoming fire hazards, but it also depended on the rain received in any given year. He wasn't sure if three mowings was the "magic number", because some areas may need to be mowed more often. Some residents wouldn't want weeds any higher than their grass, which would put them at about six times per year.

Council Member Timothy A. Ball suggested that staff create different mowing zones depending on the type of vegetation in that area. Then they could determine how often those areas should be mowed.

Parks Superintendent Josh Castleberry said that might help some of the neighborhoods. With most trails behind homes, staff has put native seeds along the trails, but the plants weren't given the opportunity to grow because they were frequently mowed. Native seed takes five years to germinate. The way things are going, staff will always be mowing. Personally, he didn't like the look of the mowed open spaces, but most residents seemed happier with the mowing. He also had concerns about homeowners maintaining property up to the trail because of the potential increase in water usage. Natural vegetation wouldn't require watering. But again, they would have to let that natural vegetation germinate.

City Administrator Nathan Crane said that they start receiving complaints about weeds in July and August, especially in urban areas along trails. They move open space areas in response to those complaints.

Council Member Kurt Ostler asked for a recommendation from the Parks Department. He understood that some residents did want to see natural vegetation, and some wanted to see well maintained areas, particularly when they are paying the fee.

Council Member Scott L. Smith said that one size would not fit all. There will be parts of the City that would never be mowed, and others that would need it more often. He anticipated neighborhoods like Windsor Meadows and Apple Blossom to be mowed often. It would be helpful to have some sort of prioritization when making these decisions. Mayor Rod Mann questioned whether those zones would be identified by staff or the Council. He reminded the group that this would also be dependent on the weather. They could make an estimate of how much it would cost to maintain each area, and make sure the budget has enough funds to cover a wet or dry season. The Council made a commitment to the residents to address these issues, so he suggested that they sit down with staff and determine which areas are to be mowed, and which areas are not. No matter what they decide, they won't be able to satisfy all of the residents of Highland.

Council Member Brittney P. Bills suggested that the Council take the information provided by staff tonight and spend time speaking with residents in different neighborhoods. They needed to get a better sense of what the residents expected in their own area. She felt that continued discussion tonight may not be an efficient use of time. Council Member Scott L. Smith agreed. Council Member Brittney P. Bills also said it would be helpful for her to have a list of specific questions from staff. This would allow her to seek out information specific to those concerns. Council Member Scott L. Smith added that the Council needed some way to fund and staff these maintenance needs. Council Member Brittney P. Bills said that she didn't feel comfortable making recommendations to staff until she had a chance to look over the information provided.

City Administrator Nathan Crane explained that the reason they were having this discussion was because the Council had suggested that they wanted something different when it came to parks and open space maintenance. There were a lot of moving parts to the problem, and there wouldn't be one solution that could apply to all areas. Without knowing the expectation of the Council, staff didn't know what to change. Staff wouldn't be able to provide their own recommendation or cost estimates until they get a clear direction from the Council.

City Engineer Todd Trane added that staff has been told for years that they were not meeting expectations. Staff knows what the residents deserve, but they are understaffed and underfunded. He asked the Council if they wanted staff to keep doing what they're doing, or if they wanted something more. Council Member Kim Rodela asked what he would want if he was a resident of Highland. City Engineer Todd Trane said that it would be great if they could make all trails in Highland like Caddie Lane. If he lived in an open space subdivision, he would be upset about what was happening now. He thought the City should look into letting homeowners landscape up to the trail. However, residents would need to understand that the other side of the trail would be native and shouldn't be mowed. There were places in the City where there are utilities, so those properties could not be given up. Anywhere possible, they should let the residents landscape up to the trail. Council Member Kim Rodela thought that the residents would be willing to do that, if they could get some maintenance agreements in place. She asked staff to prepare some cost estimates based on that idea.

City Engineer Todd Trane supported selling any property that they could. However, if residents choose to put in green grass, it would only add to the water consumption concerns they are already facing. Many places are already being maintained by residents without maintenance agreement, and they were using water that didn't belong to them.

Council Member Scott L. Smith said that the only real solution to the water consumption problem was to install water meters throughout the City. He asked if the City had applied for the grant to install meters. City Engineer Todd Trane said that the application had been submitted, but they hadn't heard anything back from the State yet. However, many cities were asking for the same grant because of the water meter mandate that would soon be coming.

Council Member Scott L. Smith stressed the importance of educating residents about water conservation.

There was a brief discussion regarding maintenance agreements.

Council Member Brittney P. Bills requested a short break. The Council took a brief recess at 9:18 pm. The Council reconvened at 9:33 pm.

Council Member Timothy A. Ball thought they were trying to make this too complicated. Staff shouldn't apologize to the residents, because they were working under constraints with water, budget, and the residents' preference. The City needed to be transparent with the residents about those constraints. Now, the Council needed to decide what their expectations, and whether they were willing to find more money to fund those expectations. Staff was doing a great job with what they were given.

Council Member Scott L. Smith liked the Mayor's suggestion of pulling as many parks and trails as possible into the General Fund. The fund for open space should be reduced. He questioned whether they should pursue a park tax. Residents don't like new taxes, but if they don't have funds, they can't do what the residents expect. There could be areas that don't need to be maintained as much as they are now, and they can work harder to educate the public.

Council Member Kurt Ostler reminded the Council that the City already charges a road fee and the public safety fee. They may have to explore raising property taxes or pursuing the RAP tax. Luckily, they are now receiving funds for trails through the quarter-cent gas tax.

City Engineer Todd Trane said it wasn't an issue of tightening up the existing budget. The budget was already as tight as it could get.

There was continued discussion regarding possible funding sources. Suggestions included charging fees to use the park and pickleball courts, private donations, grants, and sponsorships. The conversation turned to the RAP tax. Mayor Rod Mann felt that the residents may be more open to this tax, because it's something they're already paying. Fixing all of the open space in the City would take time.

Council Member Kurt Ostler asked if the Council or staff should be setting the expectation for open space. City Engineer Todd Trane suggested that they set a general expectation, with the knowledge that there will be areas that are different. He didn't want this decision left to staff. Ultimately, Council needed to make this decision. He reminded the Council that they didn't need to make any decision tonight. Tonight was an opportunity to give staff direction.

Council Member Timothy A. Ball asked what it would cost to add another full-time employee. City Engineer Todd Trane said it would cost between $60,000 and $70,000 in wages and benefits for one more employee. Ideally, they would need two or three new full-time employees.

Council Member Kim Rodela requested that staff come up with some cost estimates based on the Council's expectations, and then they could have another work session to discuss funding options. There was a brief explanation of the City's portion of the property tax.

The Council was in favor of selecting a few areas in the City to return back to natural vegetation.

Brian Braithwaite reminded the Council that funding was also needed to fix or replace equipment. There needed to be a comprehensive plan showing how much would be spent on each of those areas. Staff was already working

on a similar plan for trails, but they needed plans for parks and open space as well. Residents are more willing to buy into this if there was a plan in place.

Council Member Brittney P. Bills listed her ideal expectations for her open space subdivision. This included playground equipment replaced when needed, no dead spots on the lawn, dead trees replaced, weeds mowed on the outside of the trails, trails well maintained, and puncture weeds sprayed down. City Engineer Todd Trane said that all of things were attainable with funding, except for a completely green lawn. City property often had brown spots because they didn't water more than they needed to. They were trying to set the example of water conservation.

Council Member Kurt Ostler thanked staff for the presentation. He asked staff to come back with a recommendation based on the feedback from Council.

Staff briefly introduced a new employee. Kellie Bronson was the new Planner and GIS Specialist. She was finishing her degree at BYU and would become a full-time employee after her graduation in the spring.

Council Member Kurt Ostler invited the Council to participate in the Trick or Treat event, hosted by the Youth Council, which would be held on October 30th.

ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the work session and Council Member Kim Rodela SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 10:10 p.m.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 13, 2020. This document constitutes the official minutes for the Highland City Work Session.



Stephannie Cottle
City Recorder

Council Parks and Open Space Work Session
Information Packet – Table of Contents
(October 13, 2020)

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3. General Plan – Park and Recreation Element
4. Mayor's Information PowerPoint
5. Park and Open Space Mowing Schedule Map
6. Draft Trail Inventory Map
7. Encroachment Map
8. Parks and Open Space Maintenance Area and Utility Map
9. Possible Property to Purchase
10. October 13, 2020 Work Session PowerPoint

COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 23, 2012

TO: Mayor and City Council

FROM: Nathan Crane, Community Development Director

SUBJECT: Open Space Subdivision History

Executive Summary:

The purpose of this memorandum is to outline the history and intent of Open Space Subdivision regulations. Staff has reviewed the Planning Commission and City Council meeting minutes associated with the adoption of the open space subdivision regulations and the $20.00 monthly open space maintenance fee. Staff also interviewed former Council member Jan Dowling and former Mayor Jess Adamson. Based upon the review of the record and the interviews staff has concluded:

- Open Space Subdivisions were created to: 1) obtain parks, trails, and preserve open space and environmentally sensitive lands; 2) address the lack of maintenance and water consumption issues on larger lots; 3) address affordable housing by providing alternate housing products; 4) address concerns of land owners who were considering disconnection; 5) provide a financially viable alternative development option to the R-1-40 without allowing medium to high density tract housing.
- The Council was concerned about the long term viability of HOA's to maintain open space areas and therefore used the special service district option. This issue could have been compounded with the recent recession inasmuch as HOA's have failed due to foreclosures, lack of payments, etc.
- It was the intended for homeowners to pay all maintenance costs. The $20.00 monthly fee was adopted in 2001 and was intended to be the initial charge.
- Parks and open space were to be accessible to all Highland residents. Open space subdivisions were specifically designed to provide park land for the city in-lieu-of the city purchasing land.
- The parks provided as part of open space subdivisions were to function as public neighborhood parks. As is consistent with other communities, neighborhood parks are provided within developments to serve the needs of residents within close proximity. Homes adjacent to the park receive an additional benefit due to proximity to the park however; they are open to all residents and often hold sporting or other community events.
- It was understood that most of the use of neighborhood parks would come from residents within the development but that all residents would have access to these

areas.
- The use of “native” vegetation areas was encouraged to reduce maintenance costs and water usage/costs.

What is Open Space?

Typically, there are two categories of Open Space. The first category is referred to as active open space. This includes areas that are used for active use such as parks and trails.

The second type is environmentally sensitive areas or natural areas. These areas are hillsides, washes, gullies, water courses, ponds, etc. These areas are typically passive in nature although they may have some active components such as trails. These areas are not to be confused with areas designated for the vegetation with wildflowers, natural grasses, etc. The primary purpose is to preserve these areas in their undisturbed condition.

Key Issues:

There were several issues that contributed to the decision adopt an open space subdivision option. In order to understand the genesis of the open space subdivision concept it is important to understand the position the City was in 1998.

- The City was considering the annexation and development of the Dry Creek Annexation and Northwest Annexation Area (Beacon Hills, Chamberry Fields, Westfield Cove, Mercer Hollow etc.). Concerns were expressed regarding the feasibility of developing these areas with under the R-1-40 zoning regulations. Additionally, residents who participated in the public process wanted to buffers between existing development and new development.
- The Council was looking for an alternative way to provide parks and trails for residents and preserve open space. The City had recently adopted a Parks and Recreation Element for the General Plan. Among a number of things, this element identified a need for additional park land and identified land dedication and special service districts as ways to acquire, develop, and maintain park land.
- Owners of three significant parcels of ground were considering disconnection and annexation into Lehi and/or American Fork. This was a significant issue for the Council.
- The City Council had been receiving a number of complaints regarding the lack and cost of maintaining larger lots. At this time, yards were watered through the culinary water system and it was cost prohibitive to water large lots.
- There was a significant drought and water usage was being restricted. A temporary connection to an unused well was needed to meet demand.
- The State Legislature had adopted legislation requiring each city prepare an affordable housing plan. There were concerns that the City did not provide a variety of housing products. Cluster (open space) subdivisions were seen as a way to address this issue.
- The State was completing the Envision Utah study. This extensive study focused on

developing a growth strategy for the Wasatch Front through public workshops and visual surveys. One of the key results of this effort was the creation and implementation of alternative growth scenarios. Two key components are open space and park land preservation and transit oriented development (Town Center).
- The Governor of Utah was heading and funding efforts for open space preservation.
- The Council wanted to preserve the Highland's character through the regulation of development and improvement of the quality of life.

Adoption:

The Planning Commission and City Council began discussing different residential development options in August of 2008. A citizen and developer committee was formed to draft the ordinance. A survey was also completed. The committee worked with the Planning Commission and City Council for over ten months until the ordinance was adopted in May of 1999.

Key Components:

The key components of the regulations include:

- Requiring cluster development in environmentally sensitive areas.
- The base density was calculated at one unit per 43,560 square feet versus one unit per 40,000 square feet in the R-1-40 District.
- A minimum of 30% of the land area is required to be designated as open space. Of this 40% was required to be active recreation areas.
- Conservation easements were required for all large areas.
- Additional density was approved based on a sliding scale dependent on the amount of open space and the amenities provided. The maximum density increase is 0.4 units per acre. This would result in a density of 1.4 units per acre. For example, on a 20 acre site, using the maximum density bonus would result in 28 lots. Developing under the R-1-40 standards would result in 22 lots. At least 5 acres would be provided as open space which is a typically size for a neighborhood park.
- Open space had to be interconnected.
- Ownership and maintenance would be provided by the City or a private conservation organization. The option of a homer owners association is provided.
- All open space dedicated whether fee title or through easement was to include access to the area for all city residents.

Open Space Special Service District

In 2000, the Council began a discussion regarding options for the maintenance of open space areas. It was believed that insuring maintenance through a Home Owner's Association (HOA) was problematic. Concerns were raised regarding the staff time need to monitor the maintenance and forcing an HOA to maintain the areas according to adopted standards. It

was recommended by staff that the City form a special service district.

Under this option, the City would take ownership, assume maintenance responsibilities and levy a monthly fee. It was believed that this option was in the best interest of the City and its residents. Additionally, it was believed that this fee would be substantially cheaper than if the area was maintained by an HOA. Finally, it was intended that the homeowners within the subdivision be responsible for the cost of maintaining the park and open space areas. This is reflected in the resolution when it states:

> "Whereas it is a requirement of open space subdivisions for those subdivisions to provide the financial support for the maintenance and upkeep of the open space and recreation facilities….
> Whereas, a density bonus was granted in exchange for the above mentioned facilities, it is not appropriate for the burden of these facilities to fall upon the City taxpayers as a whole…"

When the open space fee was adopted in 2001 it was stated that the cost of the maintenance would be covered by the individual home owners and the $20 per month fee was an initial fee. Developers/property owners would request to become part of the open space special service district.

General Plan:

As mentioned above, a Park and Recreation Element of the General Plan was adopted in 1997. This plan was updated in 2001 and incorporated into 2008 General Plan. All of these plans categorize parks into three basic categories:

- Mini/Neighborhood parks – designed and located to serve residential neighborhoods. Examples include Canterbury North, Wimbleton, and Canterbury Circle.
- Community parks – designed and located to be centrally located and serve a specific recreation opportunity. Examples include Town Center and Dry Creek Hollow parks.
- Athletic complexes – designed as sports fields/complexes. Examples include Mitchell Hollow Park and the planned Mountain Ridge Park.

It is interesting to note that in 2008 the mini/neighborhood park categories were separated and mini parks were not included in the City's total park acreage due to either save or lack of amenities. The majority of the mini parks are located within open space subdivisions. Mini/Neighborhood Park distinction and classification should be revisited especially as it relates to total park acreage and the purpose and intent of open space subdivisions.

ATTACHMENTS:

Attachment A – Planning Commission Meeting Minutes
Attachment B – City Council Meeting Minutes: Open Space Subdivisions
Attachment C – City Council Meeting Minutes: Special Service District
Attachment D – Resolution 2000-11 Creation of the Open Space Special Service District
Attachment E – Resolution 2001-1 Adoption of the $20 Monthly Fee

ATTACHMENT A

Planning Commission Discussion and Recommendation – Open Space Subdivisions

Minutes of the August 8, 1998 Planning Commission Meeting

6. DENSITY BONUSES

Neil Hadlock explained he was forming a committee of various citizens and developers to discuss density bonuses and that the City Council had set a Public Hearing regarding this. Both Neil Hadlock and Steve Draper felt we should gather more information before we bring this issue before the Planning Commission.

Minutes of the August 25, 1998 Planning Commission Meeting

3. DENSITY BONUSES

Neil Hadlock told about a meeting held last week with some property owners, developers, Jim Watkins and himself. They discussed Planned Unit Developments, Planned Residential Developments, Architectural Design, Maintaining rural image, Over-all Landscape design, Open Spaces, Civic Use, Transfer of Density Rights, Trees, Mixed Density, Ponds, Lakes or Streams, and Public Trails. Neil Hadlock asked the Planning Commission what additional items should be considered as a bonus and to prioritize the list. Neil Hadlock asked which would bring the most advantage to the City and it's citizens, what total amount of density should be allowed, and what percentages should be allowed? Neil Hadlock liked the idea of mixed density socio-economic class, age groups, and affordable housing.

Mixed density and limiting the size of acreage that could be included in density bonuses was discussed. Bill Gibbs suggested the P. C. Look at the County density's requirements.

Later in the meeting this issue was brought back onto the table.

Neil gave his feelings regarding the aesthetic appearance he felt we wanted and need in Highland City, and requested input from the Planning Commission if they were in favor of pursuing density bonuses. It was the consensus this issue be researched.

Minutes of the September 8, 1998 Planning Commission Meeting

12. DENSITY BONUSES

Steve Draper suggested we get density bonuses in a proposal that would allow the Commission to digest and study it. After a brief discussion it was determined to schedule a work session for September 22, 1998 at 7 p.m.

Minutes of the September 22, 1998 Planning Commission Meeting

1. DENSITY BONUSES

Neil Hadlock distributed the density bonus surveys to the audience and the Commission, and reviewed the survey and density bonus concept. Neil Hadlock showed slides depicting how Highland currently is, and examples of preserving Highland. He felt the one-acre density made Highland City unique, but one acre density by itself could not bring what the City wants. The theory is that as developers develop property in Highland, to maintain what we have, we need to do what other cities have done and give density bonuses. Bonuses allow more lots in exchange for creating open space, parks, trails, ponds. etc.

Neil Hadlock explained what elements could or should exist in the community, and it was his opinion that there was no other way that we can affect open space without changing lot size. We are looking at alternative ways to allow developers to make decisions and be rewarded for making Highland what we want it to be. Neil Hadlock showed slides and asked the audience and the Commission to rate the various categories and to prioritize which elements they thought could help us preserve what we like about Highland. Neil Hadlock reiterated it was his opinion that with the one-acre density we were going to lose the open spaces.

Steve Draper asked Neil if he wanted the survey tonight, and Neil responded yes.

Neil Hadlock mentioned the Cottages on the Green subdivision as an example of berms. Glen Vawdrey stated that most of the pictures were in PUDs which are not presently allowed. Neil Hadlock stated that an option was to bring back planned unit developments, but in most PUD's the City doesn't own the roads. Teri Jerman stated that the problem with the old PUDs was the down turn in the market and they weren't able to be completed. Neil Hadlock proposed re-evaluating the PUD concept. Richard

Mendenhall stated that they have an alternative plan in their annexation and that economic reality must work in the marketplace. Mr. Mendenhall hopes to work with the Planning Commission on plans that have 50% open space and the residents would pay to maintain the open space. Richard Mendenhall suggested that additional density bonus categories be added and he would leave copies of his concepts as they apply to the annexation area.

Steve Draper suggested another sub-committee meeting. Neil Hadlock said that we need feedback from the Committee. Steve Draper said we need to combine the list and determine priorities, and the next step is to lead into density percentages. Neil Hadlock stated that when we have decided on the types of bonuses, then we need to determine the percentages. Neil Hadlock stated that the developers need to divide their expense to make it viable. A 100% density bonus was discussed. For example: you would get 80 units on 40 acres and a density bonus of 50% which would give a density bonus of 60 homes on 40 acres. Steve Draper asked if you had a pond, how many density points would be included in it, as an example of further refining the process.

Glen Tidwell stated he had developed several open space developments, and each parcel was unique and the bonus could reflect the characteristics of the property. He asked about the infill pieces and how you would handle them for trails, etc. Teri Jerman stated we are talking about density bonus because of the Open Space Ordinance and need to give just enough bonus to make the project work.

Neil Hadlock stated that he worked on the ad-hoc committee and stated low density does not mean more open space. We have to depend on developers to plan the open space, and are looking at mixed density where we mingle different types of homes and ½ acre and one acre lots. Brian Brunson said he liked to look at the Open Space, but what was the price the developers paid for open space. Neil Hadlock indicated the price of homes does not have a lot to do with planning, but with economics. Brian Brunson stated we need to see how the homes come together so we can see how the homes were associated with the open space. Steve Draper stated we need to see an overview. Richard Mendenhall said they had drawings of the type of developments being considered. Brian Brunson stated that when we talk about densities we need to separate the Northwest Annexation area from the rest of the City.

Steve Draper suggested another committee meeting which was set for Wednesday, September 30, 1998 at 6:00 p.m.

Minutes of the October 13, 1998 Planning Commission Meeting

11. DENSITY BONUSES

Richard Mendenhall had previously distributed some ideas on density bonuses. He gave remarks on them. He noted they were having a Public Hearing at the City Council meeting on October 20th and was concerned about the zoning for their 2nd Phase of the Dry Creek project. He suggested a possible over-lay zone for consideration. He indicated he would check with the City Recorder regarding post-poning the scheduled Public Hearing.

5. Density Bonuses

Neil Hadlock reported to the Planning Commission discussions held on the density bonus concept for overlay zoning, and indicated he had agreed with the information that Ted Stillman had provided. He recommended having an architectural committee chaired by a retained professional architect who would be paid by developers. He reported that all developers involved with this planning process indicated they would be more than happy to pay the fee for a professional. Neil recommended doing the process in two steps by first annexing all land under the R-1-40 zone and then taking the parcels which is felt would be eligible for 100% density overlay and put the responsibility on the developer to meet the designs to obtain the bonus points. Neil indicated that 50% bonus density is achievable, and Alpine's 30% bonus works. This allows cities to link trail systems and green space. Trails that work the best have larger buffers with 100' of open space. Neil explained that the design committee would be needed to negotiate and the advantage is that there would be one-half acre lots again by pursuing this option. It would also be a way to have parks and open space. He felt if this proposal isn't considered the City won't have parks. He indicated there is a possibility of two overlay zones, so that outlying areas could have 100% bonuses, and other areas could have 30% bonus.

Ted Stillman recommended bringing in an annexation as R-1-40 and then have an overlay zone. Brian Brunson suggested a 100% bonus for the northwest annexation, 60% for the town center, and 30% throughout the remainder of the City in order to encourage open space developments, but then allow a higher development zone where it is desirable to do some creative type development.

Bill Gibbs inquired how the City plans to deal with commercial development and asked if an economic feasibility study had been done to see whether commercial development in the northwest area would be marketable based on densities. He inquired about affordable housing within the City and whether it would resolve the issue. He felt there needs to be a clearly definied element and if the developer knows what is meant they can make decisions. If it isn't clear and concise the develper won't know what he has, or doesn't have. Mr. Gibbs further felt there needed to be definitions and a feasibility study. He also suggested limiting how dense it can be in one area. He suggested taking into consideration the affordable housing issue and allow for higher density and keep this away from existing subdivisions. He felt this is where an architectural review committee could come into play.

Richard Mendenhall felt that 50% open space creates a burden for the developer.

Neil Hadlock and Ted Stillman will work to refine the proposal. Neil will put together a slide presentation for the public hearing. Brian Brunson suggested that Ted Stillman come up with definitions.

Steve Draper indicated at the next meeting the Planning Commission would come to a conclusion on preparing element definitions. He asked the Planning Commission members to get any information or suggestions on this matter to VaLois Paxman. He suggested limiting density bonuses to the Northwest Annexation area, re-define elements, and determine the overall density bonus, whether it be 2.2 or 2.5 per acre. He also noted the need to determine how to select a design architect, and how this position would be funded. Steve asked the Planning Commission to come prepared with recommendations for Neil and Ted at the next meeting, and be prepared to act upon this issue.

Wini Jensen raised the question concerning the hearing. It was determined to advertise for a joint hearing with the Planning Commission and City Council on November 17, 1998, at 8:00 p.m.

4. Strategic Planning with the City Council

The City Council met with the Planning Commission for purposes of discussing strategic planning. The Mayor indicated an interest in having a forum of questions and answers, and then moving into areas of concern.

Jim Watkins asked for a viewpoint on density bonuses and inquired how the City should proceed. Mayor Adamson noted that the Dry Creek Annexation is driving the issue, and further noted that the open space subdivision concept isn't working. He felt the City needs more tools in the tool bag to allow for open space. He suggested using the term "open space enhancement," rather than "open space bonuses." He noted the City needs to visit this issue and find something that is workable that will address open space. He didn't want the bonus to be more than necessary to make it happen. Jan Bunce noted developers want to follow the code, and we need to have a code easy enough for them to follow. Neil Hadlock noted that developers see the opportunity to build a beautiful community. He proposed to give a slide presentation to the City Council in order to give a feeling of what each of these elements does for open space. He felt density isn't as important in keeping the rural feeling, as well planned open space. He indicated there had been a lot of land owners and citizens come to the planning meetings on the open space density bonus, and there is getting to be a faction of retired people who want to remain in Highland and there needs to be alternative housing for them. Mayor Adamson discussed his meeting with the County Commissioners and Mayors concerning the impacts from Suncrest Development in Draper. He felt Highland can be a mentor to other communities if it can find something that works, and then other communities will follow suit. He felt we need to work on it.

Teri Jerman discussed the review of the General Plan and stated she would like to identify issues and determine where Highland is trying to go in five years. She asked if the City and Planning Commission would focus on this by suggesting the possible use of a task force, or the group that did the General Plan, by identifying some general goals and look at where we are going. Mayor Adamson suggested re-focusing on things in the General Plan such as open space, affordable housing, and the Town Center concept.

Teri Jerman discussed the idea of providing "retirement housing" and noted it is sometimes being called "freedom housing." The Mayor explained he had been in touch with three members of our community who had purchased property in other communities because Highland can't satisfy their needs. He felt the Town Center will be an opportunity to provide housing to meet this need.

Neil Hadlock felt Highland is reaching a point where it needs to hire an architectural review person that would function much like Boyd Wilson does. The position could be placed on a retainer and would be a trained land use planner that would work with developers. He felt it could be self-funded and this person could be chairman of the architectural review committee. Ivan Day stated he would prefer having someone go through the code, steer people in the code, and have staff make a review based on the code.

Glen Vawdrey indicated that developers have developed open space, but they haven't found it economically viable in Highland. Pat Hendrickson felt the need to be careful with the developers because they principally are motivated by profit. What may be deemed as "not economically feasible" now, may be economically feasible in the future. For example, a few years ago we were under great pressure to increase density, based on the argument that one acre density was economically impossible. Of course, this has not been the case. He favored aesthetic open space developments, with a need to keep density low for public safety, schools, pressurized irrigation, and sewer since these infrastructure have been planned based on one acre density. Discussion ensued.

Teri Jerman felt the City needs to look at the Northwest Annexation, as well as other areas for annexation and look at avoiding deannexation. This takes looking at the transition to Draper as it develops and abuts the Northwest Annexation.

The Mayor addressed three critical areas, which includes the Wayne Patterson parcel that has applied for disconnection, the Johnson farm, which is trying to approach Lehi for annexation, and the other area is the disconnection of the State Training School property on 4800 West. He felt unless the City can provide sewer and culinary water, this becomes a critical issue. He also discussed the Northwest Annexation and further reported having been in contact with Chris Fox Finlayson, who is representing the Salt Lake Conservancy District. The District is making application for water rights to cover water for Draper that lies in boundaries of Utah County. She will probably come and make a presentation to Highland,

Alpine, and Utah County. Mayor Adamson noted Highland protested this issue two years ago and the protest was successful. This is a critical issue that affects more than Highland and is a regional issue.

Mayor Adamson stated he met with Mayor Watkins on coming to a closure on how to accept the Northwest Annexation area and how to draw a more solid agreement on what to do in the future. He noted that Alpine is conservative about growing at this point. Highland needs to be vigilant on what is happening with Suncrest, and noted we are not going to provide sewer and water for lots on Utah County's side of Draper.

Neil Hadlock discussed the overlay zone for R-1-40. He felt this could be used on the Johnson property to entice developers to look at coming into Highland. He felt the City could make transitional zones with an overlay program, rather than re-zoning one-half acre density.

The Mayor discussed annexation noting that a city can't solicit, and people can't disconnect because of economic reasons. He noted if the City plans on keeping the ground the City needs to be able to provide services.

Teri Jerman felt the City's tax base needs to be part of our long-term planning. The Mayor noted when the City started discussing the Northwest Annexation area it was based on economics, and now upon going through the process we are seeing things come back with very little tax base, but higher density housing.

Teri felt the need to continue to avoid strip zoning and focus on implementing the Town Center. The Mayor noted with the RP zone the City doesn't get a lot of revenue, only taxes. He noted the need to be smart about not having to raise taxes on property, but instead to have a place for retail in order to generate revenue for the City's budget. He stated that we need to provide for services and retail for our residents as we build the community, and we don't want to continue to drive outside the community for things we can provide inside our community.

Pat Hendrickson noted people who were once opposed to commercial now frequent the commercial area, and commercial development has been accepted. He discussed the need to provide services for the citizens which requires a tax base. He felt the Northwest Annexation is important, but he didn't want discussions to detract from the Town Center.

Teri Jerman also discussed the need to plan for additional recreation facilities (i.e. swimming pool) since the land area is becoming more developed.

Mayor Adamson indicated the City has committed to purchase the Adventure and Learning Park property, and adjoining property, for $200,000 each year for the next seven years, or satisfied by the year 2005. The first payment of $200,280 has already been met. He explained this won't leave a lot of money for park needs in the community. He noted he had asked Jan Bunce to work through a five-year low cost improvement plan to identify areas for cleaning up and beautifying the Adventure and Learning Park. He indicated the improvements will take a lot of volunteer effort. Jan Bunce reported she is still trying to find a place for a ballpark complex, with about 14 acres, and is working with Alpine and Cedar Hills to see about some joint use. He felt if the City could get open space development we could come by that amount of property. He noted the property adjoining the Adventure and Learning Park comprises 11 acres, which is north of the Seminary building.

Mayor Adamson noted there are funds to put a road into the Adventure and Learning Park from Mystic Cove. This will open the Adventure and Learning Park on both sides, but there isn't money for pavement.

The Mayor further noted the City is OK, as long as it can average 100 building permits per year. He further addressed development possibilities on Highland's boundaries near Micron, and the Town Center, noting the parcels for retail are mostly outside of Highland.

Jan Bunce noted pleasure with the efforts by the Shade Tree Commission on a street scape. She stated she had asked Randall Arandt for suggestions about the cookie cutter buildings being planned on the Highland Highway by the L.D.S. Church, and he suggested the placement of over-powering trees. She suggested talking to the tree committee about this

issue.

Mayor Adamson complimented Ivan Day for his efforts with the Cemetery, and indicated it is hoped by the first of the year the City will pre-sale lots in the cemetery. He indicated the City had adopted the cemetery master plan and ordinance. It is hoped to be able to do some landscaping of the cemetery.

Teri Jerman noted the need to look at how the City is going to integrate properties with large animals and without large animals.

The Mayor discussed the rural streetscape and the desire to continue working on it. He indicated a desire to see a divided median on U-74 and U-92, as part of the long range planning as it would enhance safety and aesthetics. He further noted in the year 2001 the State Roads are scheduled for improvement. He felt there could be some trade-offs. He noted it isn't known whether they will end up being County or State roads. He thought the County will most likely end up with U-74, and possibly U-92. The Mayor asked Boyd Wilson to notify UDOT of the City's cross section plans.

The Mayor expressed the desire to make sure there is good communications between the Planning Commission and the City Council. He discussed the responsibility to be concise and to the point at our meetings, and find a way to streamline our meetings. He hoped with the hiring of a new city administrator the City will have someone to do the business and streamline the meetings to 2-3 hours, and not have late meetings.

Glen Vawdrey felt fences are still being built with people being ignorant to the requirements. The Mayor noted the need to be cognizant of violations and clip it in the bud. He felt for the next newsletter there should be an article on the fence ordinance explaining that people need a permit to build a fence. He felt information on this needs to be done at building permit time, and the City needs to be more assertive with a fact sheet when individuals get a building permit. He was hopeful to get this in process.

Glen Vawdrey asked about changing the ordinance with the cross section of the street so instead of requiring individuals to build a fence 5' in on their property that the 5' would actually be on City-owned property. Teri Jerman suggested that the Shade Tree Committee could decide what kind of trees would be appropriate for that section.

The Mayor explained that we want Highland to be known for trees, rural living, and family values, and we need to find a way for this to happen.

Teri Jerman recommended having task forces look at a five year, or ten year plan, with steps to determine a course to follow; thus the City could continue to work in the right directions.

Mayor Adamson recommended that Wini place on the next agenda strategic planning resolutions for discussion by the Council. He noted we need to know what we want to be and have a vehicle to get there.

Mayor Adamson concluded the discussion by noting that Highland presently is at one-third of build-out, and Highland has the opportunity to plan now for its future.

11. Density Bonus

Neil Hadlock discussed the issue of density bonuses and distributed information (attached). He encouraged the Planning Commission to review the documents as he felt the density bonus concept is a good tool to encourage people to give the City more open space or other amenities.

Steve Draper felt, upon addressing the density bonus with the City Council and obtain public input, the Planning Commission will have a better idea what bonuses to consider.

Teri Jerman indicated she was not in favor of putting this amount of density bonuses in place through all of Highland right now, and recommended doing a test case by assigning the Northwest Annexation area as an overlay and then evaluate it as we go along. She didn't feel it is needed in all of Highland, and suggested perhaps a 60% bonus in the Town Center. She noted the Planning Commission needs to make its separate decision and recommend it on to the Council.

Steve Draper felt the concept could be done in all of Highland.

Richard Mendenhall suggested that the overlay be attached to the Dry Creek Annexation, and then it could be attached to other applications in the future.

Neil Hadlock recommended that in the public hearing the density bonus issue could be looked at for explaining what is wanted for the Dry Creek area, and upon proceeding obtain feedback as to how it should work throughout the rest of the City.

Motion: Ivan Day moved to discuss in the public hearing a maximum density of 2.2 bonus density for the Northwest Annexation area and a maximum of 1.3 for the rest of Highland as a target area, and request input from the citizens. The motion was seconded by Glen Vawdrey. Ivan Day amended the motion to a maximum density of 2.5 for the Northwest Annexation area. Glen Vawdrey accepted the amendment. Ivan Day again amended the motion that based upon the density menu, as presented at this meeting, that consideration be given to amend Section 5.4-400 Open Space Option. Also, as part of the language in the ordinance, the City will call the section the overlay zone, and the City Council will have the ability to put in place an overlay zone in any area of the City, but it is now specifically targeted towards any area currently being zoned R-1-40 being considered in the Northwest Annexation area for annexation as reviewed by staff and the City Attorney. The amendments were seconded by Glen Vawdrey, and the motion passed by unanimous vote.

Discussion: Boyd Wilson expressed concern that this will open the flood gates in the Northwest Annexation area, and wondered about being able to have control without a road in place.

Minutes of the November 24, 1998 Planning Commission Meeting

6. OPEN SPACE BONUSES

Steve read his suggested DRAFT ordinance he distributed at this meeting.

Richard Mendenhall commented this draft ordinance was close to what Highland City wants, and doesn't create an ordinance similar to the clustering ordinance.

Steve Draper requested the Planning Commission re-read his draft and submit suggestions to him within the week so he could incorporate them in time for the meeting on Dec. 8th.

Note: Jim Watkins left the meeting at 10:25 p.m.

Minutes of the December 8, 1998 Planning Commission Meeting

3. OPEN SPACE BONUSES

Steve Draper distributed the DRAFT Open Space Bonus Ordinance with the comments he had received from Planning Commission members and Councilwoman Jerman. The Planning Commission reviewed it in its entirety and Steve Draper made note of suggested revisions. This issue will be placed on the Planning Commission agenda for January 12, 1999.

Minutes of the January 12, 1999 Planning Commission Meeting

7. OPEN SPACE BONUSES

Steve Draper referred to the DRAFT distributed and referred to changes he had inserted since the last meeting.

After discussing the definition of "developable" and the amount of density to be allowed, etc. it was determined to table this issue until the next meeting. Jeff Clyde and Teri Jerman were assigned to continue their research and have this available for review then.

Minutes of the January 26, 1999 Planning Commission Meeting

8. OPEN SPACE BONUSES-- TERI JERMAN & JEFF CLYDE REPORT

Jeff Clyde Distributed a DRAFT Density Bonus Analysis and the Planning Commission reviewed it.

Brian Brunson and Jim Watkins left the meeting at this point . (10:30 p..m.)

MOTION: Jeff Clyde made a motion we recommend to the City Council they amend the Open Space Ordinance subdivision option as reviewed and amended on January 26, 1999 with the appropriate changed to the Open Space Ordinance to conform with the changes, seconded by Mike Russell. The voting was unanimous.

ATTACHMENT B

City Council Discussion and Action – Open Space Subdivisions

Minutes of the August 4, 1998 City Council Meeting

12. Zoning Recommendations from the Planning Commission

Background: The Planning Commission have been reviewing the zoning and would like to discuss with the City Council changes to the zoning ordinance.

Discussion: Teri Jerman noted there has been some discussion proposing in the R-1-40 zone if developers could dedicate open space they could get more density in order to sell more lots and come out even. The Planning Commission has been looking at this proposal for the Northwest Annexation area and the Planning Commission wants the City Council's support of the concept.

Brian Brunson noted the concern of the Planning Commission is that in the zeal to maintain open rural for a one-acre zone you need more land to put in homes. He felt this is defeating the focus for open space. The focus needs to be on how do we create real open space, and not just weeds in people's backyards?

Bill Gibbs stated he is faced with a dilemma in the Northwest Annexation wherein they want to make a profit, but they want to provide housing for a segment that is currently not being well served, i.e. elderly and starter home for younger people. Highland City's ordinances don't address this, and it is difficult to develop on acre lots to meet this need. Discussion ensued. John Newman indicated the Planning Commission has the option to hold a public hearing, but the Council needs to have a public hearing on any language changes in the Code. Mayor Adamson recommended the Planning Commission draft an ordinance and direct John Newman to set a public hearing.

Motion: Jan Bunce moved to direct the Planning Commission to develop an architectural menu for development of Highland and take it to John Newman, and authorize the Mayor and John to set a public hearing. Motion was seconded by Gary Phillippi, and passed by unanimous vote.

Minutes of the November 17, 1998 Joint City Council and Planning Commission Meeting

14. Joint Planning Commission/City Council Public Hearing on Highland City Development Code Section 5-4-400 Open Space; Hearing Also Addressed Density Bonuses for the Northwest Annexation Area, in Particular Dry Creek Annexation Plat II

Neil Hadlock explained that Highland's predecessors zoned Highland with R-1-40 density. He explained the desire to maintain open space in Highland, and that density and open space are two different things. He further explained that R-1-40 zoning has kept the number of homes down, but it does not affect the open space. As landowners (developers) develop property, homes are placed as close to the front of the property as code will allow and lots are kept at minimum width. There is no incentive for them to do any different. The open space which presently borders our roads in Highland will likely become fenced protecting back lots, and all the open space we enjoy now will not exist. Property now is so expensive that land for neighborhood parks is out of the question for the city to buy and landowners are reluctant to do so. Most of the land in Highland, which will be developed in the next few years, is adjacent to American Fork, Lehi, Cedar Hills or Alpine. Disconnection from Highland to these other cities is a major concern of ours. The balance between land owners and the city master plans is a delicate balance.

Neil Hadlock noted the solution to the above concerns had been well thought out with developers, land owners, and Planning Commission members looking at a solution. Neil presented A Solution: An Open Space Bonus Overlay, as follows:

The concept is to give bonuses for open space elements within our community. No new zoning. All overlay bonus areas will be in the R-1-40 zone. Design elements will be negotiated with the landowner. This will raise density some, but will allow us to have large parcels of land in the form of parks, meadows, orchards, parkways, etc. The State is asking us to have ordinances which will allow for the building of affordable housing. This overlay will allow us to provide high quality affordable housing without down zoning large areas. There is an increasing need for housing which can be occupied by retired individuals who would like to stay in Highland, but are unable to do so because of high density. The concept of mixed density allows this type of housing intermingled with our traditional density.

Neil Hadlock explained with the concept it would allow for a variety of people to live in Highland. This is envisioned on the perimeters of Highland, and it is felt even though there are more units that the developer pays for the amenities being developed for the open space. Neil further discussed the open space bonus criteria where the City would have an overlay zone with open space bonus density. (A copy is attached to the minutes.) He explained the way this is envisioned to happen is to have an architectural review board that would negotiate this with the people developing the property. This would allow for affordable housing and would be a hurdle the City could use to jump with the state and it would allow retired people to live in the community in a mixed density situation. This would give a tool to forestall any disconnection from the City as the growth takes place.

Mayor Adamson opened the public hearing for public comment.

Bill Souvall indicated the maximums of the density menus totaled 205% and he asked if this is a discrepancy. Neil Hadlock explained this is merely a menu.

Marilyn Lung, a resident in Dry Creek, inquired how the density or open space affects her subdivision as it relates to the two blocks that lie to the north and west? Mayor Adamson explained the reason this issue is under discussion is due to a proposed annexation to the west of Dry Creek, which comprises the Erekson property that is being represented by the Mendenhalls. The Mayor noted this could have impact on the north of Dry Creek and the properties in the northwest annexation, as well as throughout the entire community as we look at the possibilities for open space subdivisions.

Mrs. Lung was more concerned for property being used for light industry, and asked if the plans would be more residential in nature. The Mayor noted the property to the west of her property is coming in as residential property. The north property in Highland City is R-1-40 and also property in the County. Teri Jerman noted the City is envisioning that the landowners would more likely want to come into Highland as it gives more options, that it will help protect Highland, and we would look at surrounding properties on how we can get open space that is visible for Highland.

Marilyn Lung inquired what is disconnecting from the City. Mayor Adamson explained that anything that is disconnected must be done so as a judgment of the court to leave the City. He further discussed the Northwest Annexation study and noted it would be an incentive to develop under this plan.

Bill Gibbs, a property owner in the Northwest Annexation area, asked if the plat map Neil Hadlock showed would allow for the type of development it reflected. Neil explained it merely falls within the attributes being discussed and it would be acceptable depending on the refinement of points. Bill Gibbs further inquired whether the plan the City is proposing allows for PUD's? Teri Jerman noted we are anticipating that it would be able to have them, but didn't know if the language in the ordinance states it.

Norm Sammis asked if the City is going to allow PUD's, would they be allowed to have substandard roads? Mayor explained that is why we don't have a PUD ordinance now. It has been tossed around that the roads would need to be built to City standards, or a PUD could have city roads. Teri Jerman suggested the possibility of creating a different standard, not a substandard, but allow a couple of variations. The Mayor noted we would be concerned for an appropriate cross section and road standard.

Greg Tidwell, representing Taylor Homes, expressed appreciation for what the City is doing to address developments, and to allow developers and landowners to work with the City. He noted that developers are willing to do what is necessary, as long as there are guidelines. He commended Neil Hadlock on the presentation.

Mayor Adamson discussed the open space subdivision ordinance that allows 25% open space without enhancements. It is problematic for a developer rather than shrinking the lots down.

Mr. Tidwell stated that he liked the bonus concept on how to deal with problematic parcels. He noted they have property that is unique and it needs to be designed to utilize the green space and put back into affect some type of affordable housing that creates a value. He noted if subdivisions are planned and regulated you can create first class affordable housing. He felt the best way to do it is an overlay zone.

Richard Mendenhall expressed appreciation to the Council and Planning Commission for the efforts made on this concept, and felt it is exciting to come up with a solution. He noted developers are limited on the market place. It is exciting to create a better project that would be nicer for the people and as the community as a whole. He was enthused about a plan that is comprehensive and hoped it all works out to the City's satisfaction.

Larry Mendenhall indicated the annexation under R-1-40 assumes the developer says they want one acre density and inquired if we are stuck with it. He asked what control is there over the developer in terms of an annexation? If the developer says he is not willing to do anything but one acre density does the City have any control? The Planning Commission responded, no. Steve Draper indicated the developer is allowed to come in and develop under R-1-40. Mr. Mendenhall inquired what efforts are being made to protect the neighbors. He noted he has property that adjoins Richard Mendenhalls property, and his concern was that someone's back yard could be in his front yard. He explained he had set his barn back 100' from the property line. He asked where do adjacent property owners go for protection in terms of impact of an R-1-40 if there is no control. He sees a development with standard street layouts that will cause someone's backyard to be in his front yard.

The Mayor responded that there are controls in place, and this is done through the planning and approval process. Developments would come in as R-1-40 and the plat would have to come to the Planning Commission and City Council. Adjacent property owners would have the ability to address concerns and could work with the developer so there is a win situation for both parties. He explained this would need to go through the Planning Commission and after their recommendation on to the City Council.

Larry Mendenhall inquired who is responsible for maintenance of the open space. The Mayor noted Dry Creek has conservation easements and it is dependent on what the open space is. If it is a city park, then the City would maintain it. It could be left in an agricultural setting, and it would need to be part of an agreement as to who would maintain it.

Larry Mendenhall noted there are certain areas that are pristine and need to be protected. He was concerned that after the honeymoon period, what kind of marriage do we get? Neil Hadlock indicated as people do grid with one acre lots there is no one in which to negotiate. He explained there would be an architectural chairperson that would work with the developer. He noted the homeowners would join the architectural review committee meetings and address concerns. He noted this gives more ability to plan, and with roads it gives the ability to connect roads together. He felt this is a workable system vs. the grid system.

Larry Mendenhall noted his property gets all the spring run-off, but as soon as developers put in homes and storm drains the run-off will go away. Neil Hadlock indicated the architectural committee would address the concerns. Mayor Adamson stated the best thing is to make certain things which are addressed are recorded on the plat.

Bill Gibbs indicated if an individual property owner purchases a conservation easement from an adjoining property owner and it would assure an open space barrier, it would take cooperation from the property owner.

As to the bonus menu, Mayor Adamson suggested taking out the valuable amenities first and then look at buildable values.

Mayor Adamson closed the public hearing and brought discussion back to Council and Planning Commission.

Jan Bunce commented that by substituting certain items on the density menu a developer could increase density and not increase open space. Neil Hadlock indicated they would have to have number 1 first (open space allotted according to the amount of open space used in the overall plan), and then have other things. He noted the menu is up in the air right now.

Teri Jerman suggested giving a large density bonus for open space and a much smaller bonus for all the things that don't create open space.

Jan Bunce asked if City codes would apply when it comes to turn-arounds. Neil noted a PRD is different from a PUD. A PRD requires streets to be owned by a city. He stated he is reluctant to have private roads. The Planning Commission has suggested that the City Council adopt the rural road plan which is an alternative, and it will work better in rural situations. A discussion incurred concerning the plans for a rural road. Neil thought this was passed along to the Council. The Mayor was not aware it had come to the Council and asked Wini to research this item.

Mayor Adamson asked how do we address the fairness for each developer and make it objective. Steve Draper noted the Planning Commission has struggled on what is fair.

He felt this would need to be determined by the Architectural Chairman. The Mayor indicated the need to look at what is a win-win situation.

Teri Jerman discussed having a different density for various areas in Highland. She felt the City would want the possibility for density bonus everywhere in the City but at different bonus levels. Mayor Adamson indicated there would need to be a different mix in the Town Center than a regular subdivision.

Teri felt they want alternatives. Mayor Adamson felt there is a sentiment that we speak open space, but we don't do open space because we cookie cutter subdivisions, and we aren't getting the visual aspect of open space. People want acre density, but the visual openness is just as important.

Pat Hendrickson felt the City needs to sell this concept and not have citizens behind the learning curve. Steve indicated in the planning meetings citizens have been invited in order to educate the public. He noted the interested people are in attendance, but if people are not in attendance the Planning Commission can't wait to educate them.

Teri Jerman indicated everyone that has come into the meetings have asked questions and been supportive of the concept. Pat Hendrickson indicated this was the feedback he has obtained.

Bill Gibbs noted the plan doesn't address contiguous open space, and felt a percentage of open space might need to be considered. He suggested Highland might want to establish a minimum number for contiguous open space, and suggested mandating a limit on a certain lot size.

Teri suggested having a bonus for eliminating fences. She further suggested if the Council has additional comments that they submit them to the Planning Commission as they review the ordinance.

Steve Draper stated numbers were brought forth for discussion purposes and he suggested if anyone had numbers to share them. He further noted this matter would be brought to the next Planning Commission meeting in order to come up with an ordinance for the Council's review.

Mayor Adamson asked if the City needs to concern itself with minimum lot sizes or leave it to the developer. Discussion ensued. Jeff Clyde suggested by setting maximums that sets the open space.

Teri Jerman noted there had been a number of land owners which have provided information and she expressed appreciation for their input. The Mayor hoped Highland can be a City to work through relationships.

Minutes of the February 2, 1999 City Council Meeting

19. Open Space Bonuses

Background: A joint public hearing was held by the Planning Commission and the City Council November 17, 1998 on the Open Space Option. The Planning Commission, in its January 26, 1999 meeting, recommended the City Council consider amending Section 5-4-400 Open Space Subdivision Option as it deals with Open Space Bonuses. This matter has been debated at length by the Planning Commission and the resultant recommended ordinance reflects the diversity of opinion on the matter of selected higher density. At present this ordinance, at the 2.5 level, would only apply to the Dry Creek Annexation. The owners of that property are waiting approval of this proposal before proceeding with the annexation. In order to get the maximum density, a developer has to provide eight different specific amenities. Each of these amenities provide for a sliding scale depending on degree met. The Planning Commission is also recommending that density of owner occupied units be allowed at eight units to the acre when and if such a multi-family ordinance is approved.

Discussion: The City Council discussed Ordinance No. 19991-2, A Ordinance Amending Section 5-4-400 Open Space Subdivision Option. It was determined that another public hearing would be scheduled for March 2, 1999 at 8:00 p.m. on the ordinance, that Wini Jensen would send a copy of the document to David Church for review, and that Becky Beaton would do an article addressing the density bonuses and advertising the public hearing. Barry Edwards was directed to come up with standards which are more defining on what is being required on the density bonuses.

Teri Jerman suggested the following changes to the ordinance before receiving public review. Under item 4, add the following: AD. Any proposed development must be approved as a master plan development. No development will independently exceed 2.5 units per acre. Any non-residential use will factor into density based on relative impact to the area. Also under number 7 it was felt the Planning Commission's intent was to say When, and if, an attached housing ordinance is adopted by the City, the Council's intent is to allow no more than 8 units on any particular acre. On item 7 where it discusses 2.5 units per acre, state: Awhile abiding by the overall density of either 2.5 or 1.5 units per acre, no particular area in a development shall accommodate more than 5 units.

Richard Mendenhall felt the burden should be on the applicant to convince the City if the bonuses are worthwhile, and that they would hire professionals to make presentations.

Minutes of the March 2, 1999 City Council Meeting

13. Public Hearing to Amend Section 5-4-400 of the Development Code as it Pertains to Density Bonuses

Discussion: Mayor Adamson opened the meeting for public comment.

Day Christensen asked if any property would have a minimum of 35% open space. He was told that was correct. He indicated he didn't understand how the percentages worked with relationship to determining what a development is able to do. Barry Edwards explained there is 230% available from which a developer can accumulate out of a maximum of 150%, so the ordinance provides various ways to achieve the bonuses, but a developer would have to dedicate 35% of land for open space and that could be selected by demonstrating it is in the spirit of the open space ordinance. The ordinance won't allow going higher than 2.5 units per acre.

Day Christensen asked about the use of an architectural review committee and how much the City would be involved on issues such as where trails would be designated, etc. He asked if the City would have the ability to get a buffer, inferring in his instance a buffer between Bull River and other surrounding development. Mayor Adamson explained there would be conceptual talks and the developer would need to present a case to get the bonuses. Teri Jerman recommended reviewing the open space ordinance to make certain the City has control and make certain it benefits the City. She recommended that Day read the open space subdivision ordinance. Day Christensen indicated he was supportive of the bonus density concept in order to get open space and clustering.

Randy Paul spoke in favor of the ordinance. He noted with respect to the Architectural Control Committee that in Phoenix the development community knew the City had all the power for giving bonuses and they had to negotiate. He noted the theory is for a live document, but there would be a professional architectural control committee that would have a position when the developer met with them.

Randy Paul discussed the efforts of the tree committee and felt open space should include trees on every site that is planted where the public can see them. The caliber and type of trees should be stipulated by ordinance. This will make beautiful neighborhoods in the future. Teri Jerman noted the City Council passed a resolution requiring street trees and asked if two trees per lot would accomplish the desired effect. Randy felt two or three trees per lot would be necessary if you get the calibers right. He felt the Shade Tree Committee should pay money to consult with a landscape architect, and if trees are clustered they should be planted one way and if they are linear then they should be planted another way. He recommended there be 30' between trees and suggested three trees on a 100' lot.

Barry Edwards suggested adopting a Heritage Tree Ordinance as a means of keeping existing trees. Mayor Adamson wants Highland to be known as a tree city.

Randy Paul addressed his concerns for the bonus density in the Town Center and suggested the City may want another overlay to implement bonuses, and suggested this could be determined on how much the City wants the mix of commercial vs. residential.

Bill Gibbs applauded the City on its efforts with the bonus density. He indicated in the Northwest Annexation area there was an intent that some of the land would be used for commercial development and he commented that the density bonus doesn't address that issue. He asked if the ordinance for attached housing could be put on a fast track because he felt this needs to be addressed by what his development is attempting to do.

Day Christensen felt the language is vague wherein it discusses creating additional ponds, and a greenbelt for 25% bonus. Also he felt the next designation of vegetation was somewhat of a duplicate. It was felt this needed to be tightened up.

Richard Mendenhall noted the ultimate power, as designed, rests with the Planning Commission.

Mayor Adamson closed the public hearing.

The City Council and City Administrator addressed the ordinance. Points of interest included the following: 1) Under Architectural for hidden garages it was felt 20% is a lot of bonus and 5%, or less, was suggested; 2) Enhancement elements should be weighted and have a certain percentage of enhancement elements; 3) Concerning having an architectural committee or a landscape architect, the proposal would begin with the Architectural Review Board and then there is a consistent product, and with the sentiment of the Planning Commission and community, there would be continuity and it takes away the burden off the City Council; 4) how the numbers are established will tell the committee how to carry it out; 5) may want to limit the number of enhancements allowed and it would define that quality enhancements are more important; 6) suggested modeling a piece of property to see where it would end up; 7) take recreational uses out of enhancements and have its own category; 8) designing to get open space so it is unique in order not to have a cookie cutter look; 9) the proposal is out-of-balance; 10) have a contest and have people draw up proposal with the bonuses to see what comes up with the guidelines; 11) set public property into its own category and limit percentage points on enhancements and on quality; 12) City Attorney needs to review document; 13) as to interaction with the open space ordinance, the open space ordinance may need to be amended; 14) review of open space ordinance; 15) suggestion to have a developer assigned to look at a proposal and see if they see something that the City doesn't see and then have a work session and review the

changes; 16) ordinances need to be tightened up with definitions; 17) have City Attorney attend work session to represent opinion and expedite the process.

It was determined that Teri Jerman, Richard Mendenhall, Pat Hendrickson, Barry Edwards, Jeff Clyde, and a landscape architect would meet March 13, 1999, at 8:00 a.m. and review the Density Bonus Ordinance, and then Barry Edwards would get any questions this committee had to David Church. The City Council will then hold a work session March 27, 1999, at 8:00 a.m. to review the Density Bonus Ordinance.

Bill Gibbs indicated he wanted to utilize the plan with his proposed development, and wanted to know whether this would be possible; otherwise they might want to withdraw their annexation application. Barry Edwards recommended if he had issue with the ordinance to send it to him so he could incorporate it in the meeting on March 13.

Minutes of the March 30, 1999 City Council Meeting

3. Work Session on Density Bonus Ordinance

The City Council reviewed the draft of the Density Bonus Ordinance and recommended changes. Input was given from developers who were present, including Richard Mendenhall and Bill Gibbs. The City Administrator distributed a draft of an Open Space Density Bonus Ordinance, which includes the density bonus ordinance. The Density Bonus Ordinance has gone through development previously by the Planning Commission and an ad hoc committee. A copy of the first draft of the Density Bonus Ordinance is attached, with the noted changes recommended at this meeting. The Council also reviewed comments on the Density Bonus Ordinance prepared by the City Attorney, David Church, (a copy is attached to the minutes). These suggestions have also been incorporated into the draft copy attached.

Items covered in the discussion included the following: (1) that the density is figured on the exact footage requirements for an acre, rather than on the density 40,000 sq. ft. figure; (2) it was felt the open space ordinance and the density bonus ordinance could be combined; (3) it was felt that an architectural person would be on a retainer with the City to work with developers in making the recommendations for the bonus density configurations; (4) discussion addressed the provision for considering attached housing with five lots per acre vs. eight lots per acre with leanings toward five lots per acre. Barry Edwards was directed to inquire of the City Attorney if the City annexed an individual's property with the density bonus, and then decided to amend the ordinance would the City be devaluing the individual's property.

Motion: Teri Jerman moved to accept the revised open space density bonus ordinance and incorporate the smaller four page version into it, with the changes determined at this meeting, including eight units to the acre, for the purpose of presenting it to the

public and hold a public hearing. The motion was seconded by Jan Bunce, and passed by unanimous vote.

Discussion: It was determined that adequate coverage would be given the new open space density bonus in the City newsletter, as well as get the local newspapers to write an article on this issue.

Minutes of the May 4, 1999 City Council Meeting

5. Public Hearing on Amendment to Development Code by Adding Section 5-4-400, Open Space Density Bonus

Mayor Adamson opened and closed the public hearing on the Open Space Density Bonus, as there was no public comment.

Barry Edwards presented the following recommendations for consideration: in order for someone to achieve maximum density of 1.5 times the allowed amount only 75% could be achieved through the use of quality elements. A developer could contribute as little as 35% of their ground and use enough enhancements to achieve maximum density. He recommends a developer would need to give 50% of property to gain maximum density. Also by adding an enhancement element for a buffer one could gain points by showing buffering from surrounding properties.

The Mayor noted the first consideration was opening up community open space.

Barry Edwards expressed appreciation to Richard Mendenhall for preparing the draft for consideration.

Barry recommended enhancement elements for a maximum of 75% forcing a developer to use quality elements to get the remaining 75%.

Mayor Adamson inquired whether anyone felt uncomfortable with the 2.5 bonus? Pat Hendrickson indicated he would rather it be lower, but was not sure it would work out that way and that it places enough incentive. Mayor noted R-1-20 zoning amounts to 2.2.

Pat Hendrickson felt the need to address the architectural design committee, how it will be formed and who will be on it because that is the critical issue. Mayor Adamson suggested putting it in an RFP, retaining people, and have it come out of developers fees. Richard Mendenhall felt if the ordinance is in place then there is a guideline. Pat Hendrickson felt there is a need to have someone who is professional vs. a group of citizens make the review, and have a strong advocate for the community, meaning the architect would need to have the vision for Highland. He felt the component should be part of the ordinance. Discussion ensued.

Mayor Adamson felt the fee needs to be developer-borne. Barry explained how this can happen. Richard Mendenhall explained most plan reviews are around $500 and the architectural reviewer would meet with the Planning Commission. Each project would fluctuate on the scope of the project. The Mayor noted some developers have this service in house. Pat Hendrickson desired the use of a professional architect. Mayor thought this could go out in an RFP for multiple applications for continuity of the City. Mayor Adamson requested adding RFP (Page 3 No. 2) (Page 11, no. 3)

Teri Jerman suggested a 35% minimum for open space be required. She inquired, with five acres per unit being the maximum, should it be the same in the NW annexation area with Highland in general being 1.5 per acre?

Pat Hendrickson asked did we bottom out 75% obtained from enhancements? The Council was in agreement to this change.

Barry Edwards noted change on page 3, . . .density bonus award a said cost of architectural review be borne by applicant based upon procedures established by the City. (Page 3, 4B).

The Council discussed Cottages on the Green that it has 20 lots on 10 acres. This has 35% open space and would compute to 1.8 to 2.0 homes per acre.

Mayor Adamson inquired whether the Council was comfortable with five homes per acre? Teri Jerman was comfortable with five, but not eight. Richard Mendenhall noted the mathematics would work out with five homes per acre with maximum bonus and 50% open space.

The issue of attached housing was discussed. Teri Jerman asked if the City could take one step at a time. Pat Hendrickson noted we haven't said no to attached housing. Barry noted attached housing will come quickly with the town center. Richard Mendenhall noted there is a market segment looking for attached housing from seniors and retired people. They see a demand in the marketplace. Discussion ensued.

Teri Jerman noted the Planning Commission and developers were dealing with three dwellings per acre, but the Council scaled it back to 2.5. Jeff Clyde noted the highest proposed from the Planning Commission was 3.5 dwellings per acre, but 2.5 housing per acre met both party's needs.

This item will be on the next Council Meeting agenda.

14. Adoption of Ordinance No. 1999-6, A Ordinance Amending Section 5-4-400 Open Space Subdivision Option

Background: A public hearing was held by the Highland City Council on the amendment to Section 5-4-400 for the Development Code on May 4, 1999. There are some changes to the ordinance. The ordinance has been strengthened in regards to dedication of open space. As proposed, it will not be possible to achieve the maximum density bonus without a 50% dedication. It was changed by adding a buffer element and clarifying who bears the cost of review.

Discussion: Mayor Adamson brought to the table the Ordinance Amending Section 5-4-400 Open Space Subdivision Option for discussion. Various changes were recommended upon review of the Council.

Motion: Gwyn Franson moved approval of A Ordinance Amending Section 5-4-400 Open Space Subdivision Option subject to changes addressed, and subject to review the takings issue by Counsel. Motion was seconded by Teri Jerman, and motion passed by unanimous vote.

ATTACHMENT C

City Council Meeting Minutes – Special Service District

Minutes from the June 20, 2000 City Council Meeting

5. A Resolution of Intent to Create a Municipal Special Improvement District

Background: David Church and the City Administrator have been assigned to develop language to be included in the CC&R's of Open Space Subdivisions (OSS's) for the maintenance of the open space. After numerous drafts and discussions, it is the Attorney's opinion that using CC&R's as a way to insure maintenance of the improvements contains potential problems. If the Home Owner's Association wants to be responsible and is willing to take care of the improvements, there should be few problems. However, if you have an Association which chooses not to do their job, the City will have a hard time forcing the Association to correct the deficiencies. It is the Attorney's recommendation that the City require the Open Space Subdivisions to become part of a Municipal Special Service District (MSSD). The District, a dependent entity of the City, would then take ownership, assume maintenance responsibilities, and levy a monthly fee. Under this proposal, all OSS's would be part of the MSSD and would eliminate the potential burdensome task of monitoring all HOA's. Currently, under active consideration, there are about 10 OSS's. It will take the good portion of a person just to monitor the maintenance activities of the ones now planned. If the MSSD is formed, all of the cost of monitoring would be included in the cost to operate the District.

In regards to cost, this method should be less costly to the individual homeowner. It is anticipated that because of economies of scale, municipal ownership of the open space, and acceptance of liability, that the cost should be somewhere between $10 and $20 per month collected with the utility bill. The developer would be required to disclose to the lot purchaser that the lot owner would be obligated to pay these fees. This would be compared to some proposed fees as high as $60 per month. This entity, if created, would be legally separate from Highland City and would not share liability.

In order to create a MSSD the City will need to follow the procedures outlined in 17a-2-1302 of the Utah Code. The law enabling this type of district allows the City Council to add territory at a later date, and the territory to be included does not have to be contiguous.

Discussion: Barry Edwards reviewed the above information and recommended establishing a municipal improvement district. He indicated a hearing would be set for August 1.

Motion: Jan Bunce moved to adopt Resolution 2000-11, A Resolution Intent of the City Council of Highland to Create the Highland Open Space Special Service District. Motion was seconded by Ron Jewett. Mayor Adamson recommended making changes in paragraph 1 to health, safety, and welfare and include Highland Valley Estates in paragraph 3. The proposed amendments were accepted by Jan Bunce and Ron Jewett. Motion passed by unanimous vote.

Minutes of the August 1, 2000 City Council Meeting

11. Public Hearing on Highland City's intent to create the Highland City Open Space Special Service District. Boundaries to include the following planned or approved subdivisions: Wimbleton, Canterbury North and South, Windsor Meadows Estates, Dry Creek Bench, High Valley Estates, and Apple Lane

Discussion: Barry Edwards distributed and reviewed a letter from David Church which summarized the procedures and powers of a special service district (A copy is attached to the minutes.).

Mayor Adamson opened the public hearing. Rick Westwood inquired whether the Open Space Special Service District would affect him. Barry Edwards indicated it would only affect him if he chose to bring his property in as an open space subdivision. He inquired concerning the fee to homeowners. Barry Edwards noted it would cost between $20 or $30 a month, and the assessment would go on the lots.

Maren Mouritsen expressed concern for the City going with smaller and smaller lots and indicated that Highland isn't becoming the place for which people moved here, and that developers come here just to make money. She expressed appreciation to Mike Long for his efforts to keep the batch plants out of Highland.

Mike Long noted that he had voted against the open space development, but reported it is a good thing for the City since open space and trails are being acquired and the City Council and Planning Commission have been watching out for the City's best interests relative to what developers can do.

Mayor Adamson closed the public hearing.

Barry Edwards explained that the Council needs to wait 15 days before bringing the Special Service District back on the agenda, since the protest period runs after the public hearing.

Minutes of the September 5, 2000 City Council Meeting

7. Adoption of Resolution No. 2000-13, Resolution Creating Special Service District

Background: The City Council held a public hearing on Highland City=s intent to create the Highland City Open Space Special Service District August 1, 2000. The boundaries are to include the following planned, or approved, subdivisions: Wimbleton, Canterbury North and South, Windsor Meadows Estates, Dry Creek Bench, High Valley Estates, and Apple Lane.

Motion: Jan Bunce moved to adopt Resolution No. 2000-13, Resolution Creating Special Service District. The motion was seconded by Gary Phillippi, and passed by unanimous vote.

Minutes of the March 20, 2001 City Council Meeting

18. A Resolution of the City Council of Highland City Acting as the Governing Board of the Highland Open Space Special Service District Imposing a $20 per Month Fee for Open Space Maintenance Services

Background: The City Council created the Highland Open Space Special Service District to provide various services to our open space subdivisions. The District was formed in lieu of the creation of various homeowners associations. The open space improvements are being installed and will need to be maintained. The cost of maintenance will be born by the individual home owners and will be collected on utility bills. The initial monthly charge is determined to be $20 per month. The District is authorized by Section 17A-2-1320 (1)(a) of the UCA to set and collect this fee.

Motion: Gary Phillippi moved to adopt SSD Resolution No. 2001-1 - Highland Open Space Special Service District, and implement with first utility bill. Motion was seconded by Ron Jewett, and passed by unanimous vote.

RESOLUTION NO. 2000-11

A Resolution of the City Council of Highland City Stating its Intent to Create the Highland City Open Space Special Service District

Whereas, Highland City has determined that Open Space Subdivisions are an efficient tool in preserving open space and providing recreation facilities; and

Whereas, it in the community's interest to insure that open space dedicated for public use be maintained in a safe and serviceable manner; and

Whereas, it is a requirement of the open space subdivision for those subdivisions to provide the financial support for the maintenance and upkeep of the open space and recreation facilities; and

Whereas, it would cause serious harm to the quality of life and health in Highland if such parks, open spaces, and recreation facilities were not maintained and operated properly; and

Whereas, a density bonus was granted in exchange for the above mentioned facilities, it is not appropriate for the burden of these facilities to fall upon the City taxpayers as a whole, and

Whereas, other financial means to secure the performance of these obligations have been examined, but have proven inconvenient and unreliable; and

Whereas, developers of open space subdivisions have petitioned the City to create a special service district.

Now therefore, be it resolved by the City Council of Highland City that:

1. In order to preserve the public health, safety, and welfare which could be compromised by lack of proper maintenance to open space, parks and recreation facilities, and out of public convenience, and necessity that there hereby be created the Highland City Open Space Special Service District

2. The District be empowered to provide flood control, drainage and recreation services which shall include construction, maintenance of capital facilities, operation and maintenance of parks, open space, trails and recreation facilities and programs.

3. The initial boundaries of the District shall be those areas encompassed by the following planned or approved subdivisions: Wimbleton, Cantebury North and South, Windsor Park, Dry Creek Bench, High Valley Estates, and Apple Lane.

4. The City Recorder is instructed to prepare a notice of intention to create the District which

shall describe the District boundaries, the services to be provided by the District, that fees and charges will be imposed for those services, and designate a time and place for a public hearing on the establishment of the District. The City Recorder shall publish this notice of intention to create the District once a week for three consecutive weeks in a newspaper of general circulation with the first publication not less than 21 days and not more than 35 days before the hearing.

5. The public hearing be scheduled for August 1, 2000.

Passed this 20th day of June, 2000

Jess Adamson
Mayor, Highland City

ATTEST:

HIGHLAND CITY CORPORATE SEAL UTAH

Highland City Recorder

RESOLUTION NO. 2001-1
FOR HIGHLAND CITY OPEN SPACE SPECIAL SERVICE DISTRICT

A RESOLUTION OF THE CITY COUNCIL OF HIGHLAND CITY ACTING AS THE GOVERNING BOARD OF THE HIGHLAND OPEN SPACE SPECIAL SERVICE DISTRICT IMPOSING A $20 PER MONTH FEE FOR OPEN SPACE MAINTENANCE SERVICES

WHEREAS, the Highland City Council has the authority under Utah Code section 17A-2-1301 to establish a special service district; and

WHEREAS, the Highland City Council has received a petition from property owners to add territory to the district; and

WHEREAS, the Highland City Council has previously passed and published a resolution indicating its intentions to establish the district; and

NOW THEREFORE BE IT RESOLVED that a fee in the amount of $20 per month will be assessed to residents living within the subdivisions which are included in the Open Space Special Service District, and that the fee will be billed monthly for purposes of collection through the Highland City utility bill;

PASSED this 20th day of March, 2001.

Chairman, Open Space Special Service District

ATTEST:

Secretary, Open Space Special Service District

CITY OF HIGHLAND

Trails

TRAILS NETWORK

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

N

0 2,500 5,000

FEET

HIGHLAND CITY

Date: 10/3/2013

GATEWAY MAPPING INC. a J-U-B Company

JUB J-U-B ENGINEERS, INC.

Parks, Recreation Facilities and Trails 8

Introduction

This Element of the Plan is an update of previous planning efforts – Highland City Parks, Recreation, and Trails Element of the General Plan (1997 and 2003 map only), and Highland City Park Master Plan (2001), which was updated in 2003 as part of the Parks, Recreation and Trails Capital Facilities Plan.

As part of those processes, specific goals, objectives, and standards were identified and adopted (2001, 2003). These carry forward and have been integrated into this plan update with some clarifications and minor revisions to the adopted park classifications and definitions.

- The Highland City **standard for park development** is currently 2.62 acres per 1000 population with a goal of 4.87 acres per 1000 population (2009) at build-out. This is made up of developed park lands that are categorized as Neighborhood Parks, Community Parks, and Athletic Complexes.

- **Neighborhood Parks** should be located to serve residential neighborhoods within a one-half mile radius; should be located within one-eighth mile from an existing or proposed trail; and should be 4-5 acres in size.

  A system of Neighborhood Parks is needed to serve residents, including families with children. These parks should provide for multiple facilities and activities, and incorporate ADA and other health, safety and welfare requirements deemed necessary

  The minimum park facilities should include open play fields, picnic areas, tot lots, paved surface trails and trail head with benches, covered seating, and trees. Additionally, neighborhood parks should include at least two other amenities such as basketball court, volleyball court, tennis court, or additional covered seating areas, trees and rest rooms.

  The minimum park facilities should include open play fields, picnic areas, tot lots, paved surface trails and trail heads with benches, covered seating, trees and parking spaces. Additionally, neighborhood parks should include at least tow other amenities such as a basketball court, volleyball court, tennis court, or additional cover seating areas, trees, rest rooms and additional parking spaces.

  Neighborhood parks accepted, as municipal park land through dedications should meet the size, amenity, and location criteria. Those that do not should not be accepted as City-owned or managed parks.

  The feasibility of expanding Heritage Park through an agreement with Mountain Ridge Junior High School should be investigated.

- **Community Parks** should be centrally located or in special locations where they serve a specific recreation opportunity. Current Community Parks include Town Center Community Park (proposed), and the portion of Highland Glen Park that is developed.

  Community Parks serve a broader spectrum of City residents and previously were considered to have a service area of one-half mile. **This Plan recommends that the service area for Community Parks be expanded to one-mile**.

The minimum park facilities should include open play fields, picnic areas, tot lots, paved surface trails and trailhead with benches, covered seating, restrooms and trees.

Additionally, community parks should include at least four other amenities such as a basketball court, volleyball court, tennis court, additional covered seating areas, trees, and restrooms.

- **Athletic Complexes** should be located along major roads to avoid impact to neighborhoods, should be adjacent to middle schools and high schools to share facilities, should provide for a variety of sports activities, and should be 10-20 acres in size.

  A 10-acre sports park, a larger regional 20-acre sports park, and a 10-20 acre community park should be implemented which may include additional facilities such as a recreation center, swimming pool, sports complex, lighted fields, or other desired community recreational opportunity.

  The minimum park facilities should include open play fields, picnic areas, tot lots, paved surface trails and trailhead with benches, covered seating, and trees. Additionally, athletic complexes should include at least four other amenities such as a basketball court, volleyball court, tennis court, additional covered seating areas, trees, and restrooms

- Highland Glen Park should be developed as a **Special Use Park**, providing for a large variety of activities and opportunities, i.e. large wooded natural areas for family and group picnics, a pond feature, an active recreational activity area, and natural wooded areas for interpretive walks and educational opportunities.

- **Trails** should be developed to provide for the community's need for exercise and allow for jogging, walking, bicycle riding, rollerblading, and pedestrian access to the Town Center and throughout Highland. All trail facilities should be designed to meet ADA and other public health, safety and welfare requirements. Trails should connect neighborhoods, parks, schools, and other public areas, and provide an alternative to automobile travel.

- Trails are defined as paved, separated multi-purpose trails primarily intended for recreational purposes. The current Highland City level of service for trail development is 4.48 miles per 10,000 population with a goal of 10.6 miles per 10,000 City residents (2009) at build-out.

  As roadway improvements are made, trails should be included. Canals and natural drainages should also be considered as good trail alignments.

  Complete, revised definitions of the Highland City Park and Trail facilities will be addressed later in the text of this document. It is recommended that these new definitions be adopted as part of this plan. The above discussion simply iterates where recommended changes will occur.

- An impact fee for parks, recreation, and trails as defined by Utah Code shall be required upon subdivision development or upon building a new home on any lot. All developers/owners of land of new subdivisions within Highland City shall pay to the City as a condition of recording, or upon application for building a new home, a fee for each newly developed lot or built home for the purpose of planning/design, purchasing, or constructing any parks, recreation facilities, or trails. The service area for this impact fee shall be the entire area of Highland City.

Summary of Public Comment on Parks, Recreation, and Trails

Residents of the City provided comment during the Plan's development. Comments were received from the mail-back survey and from the neighborhood meetings described in Element 1 – Introduction and Background.

Mail-back Survey Comments – Parks, Open Spaces, and Trails

Residents responding to the mail-back survey rated parks, open spaces, and trails as important to the community (between 3.2 and 4.2 where 3 is "good" importance and 5 is "very good"), and indicated that the City is performing fairly well (between 3.0 and 3.5).

The specific questions asked were:

- "How important is having the following recreational opportunities in Highland? – Regional parks (20+ acres), City parks, neighborhood parks, small parks/tot lots, ball/sports fields, natural open space (undeveloped), and trails".
- "How well is Highland performing in providing these recreational Opportunities? – Regional parks (20+ acres), City parks, neighborhood parks, small parks/tot lots, ball/sports fields, natural open space (undeveloped), and trails".

City Parks ranked the highest in importance and Small Parks/Tot Lots as least important, although as mentioned previously all park categories rated above average in importance.

City Parks and Neighborhood Parks ranked the highest in performance, meaning people are generally comfortable with the amount of City Parks and Neighborhood Parks; Regional Parks were ranked lowest in performance, indicating that there may be a desire for more regional parks.

Similar results occurred with questions asking more generalized information about public services provided in Highland City. Parks acquisition, trails acquisition, recreation programs, parks maintenance, and trails maintenance all ranked between good and very good with regard to importance and performance. Only restroom facilities ranked as poor, but it is not known if respondents were referring to public restrooms in general or public restrooms in parks, how they are maintained, the quantity of public restrooms available, or some other unknown issue.

On the question related to transportation, bicycle and pedestrian safety and sidewalks and trails again ranked highly in importance and performance. Equestrian trails ranked low in importance, but good in performance.

Neighborhood Meeting Comments – Parks and Recreation

Respondents are most concerned about safety in Highland Glen Park reporting that it is overgrown and has poor access and visibility, but they also acknowledge that it has great potential to provide recreational opportunities. Others report unsafe conditions where unfenced canals are adjacent to children's play areas.

Many report a need for playing fields for soccer and other field sports that are located in Highland City, and suggest cooperative agreements with the school district for the use of school fields. Park maintenance was also a concern, especially maintenance in restrooms and making repairs after vandalism occurs. Some use American Fork parks often, and others suggest that parks are not offering a broad enough spectrum of activities, especially for older individuals.

Neighborhood Meeting Comments – Trails

Comments specific to trails relate to concerns about the need for bicycle and pedestrian trails and sidewalks near schools so that children can safely make their way between school and home. Many wanted to be sure that trails are linked and connected so there are continuous routes and loops, and that trails are linked to parks, schools, and neighboring communities. Many suggested trail locations along canals and roadways, and would like to see trail improvements (separated and on-street) included in road improvement projects whenever possible.

City policies on canals and trail alignments were suggested, specifically related to the feasibility of trails on canals, steep slopes, along waterways, and private property, as well as how exactions and easements are handled.

Maintenance and the general condition of trails were a concern to some, and others wanted money budgeted to construct trails on easements already obtained by the City or under City control. Signage on trails and a trails map were also desired.

Neighborhood Meeting Comments – Community Center/Recreation Center

People attending the neighborhood meetings generally desired a recreation center/community center that includes a pool, fitness center, and other indoor recreation opportunities. They viewed the center as a community gathering place for children and families that could be combined with a library, senior center, or other civic functions.
Two locations were suggested for such a facility – adjacent to the high school and in conjunction with the Alpine School District, and in Town Center where the City already owns land.

An equal number of people do not believe a recreation center/community center could be supported without cooperation with adjacent communities such as Alpine, Cedar Hills, and American Fork, and many do not have a problem using existing facilities in other communities. They are concerned about the impact to City budgets that probably cannot be offset with increased commercial development, and property tax increases.

Existing Park and Recreation Lands

Highland City Parks

Highland City has within its boundary a variety of park and recreation lands that total approximately 516.47 (309.47 are private parks and facilities). Of those, 207 acres are considered Highland City Parks however only 40.99 acres are currently developed. These existing park lands along with the future parks (Table 8-3) are used in applying the standard of 4.87 acres per 1000 City residents (population). They include Community Parks, Neighborhood Parks, and Athletic Complexes. Table 8-1 identifies Existing Highland City Parks.

Table 8-1; Existing Highland City Parks

PARKS	TOTAL ACRES	ACRES DEVELOPED	ACRES TO BE DEVELOPED	OPEN PLAY FIELDS	PICNIC AREA	TOT LOTS	PAVED TRAILS AND TRAIL HEADS	BENCHES	TREES	BASKETBALL	VOLLEYBALL	TENNIS COURT	RESTROOMS	OTHER	COMMENTS
Mini Parks *(Subdivisions, etc.)*															
Apple Blossom	1.7	1.7	0	0	0	1	1	0	1	0	0	0	0	0	
Canterbury Park Circle	2.68	2.68	0	0	1	1	1	0	1	1	0	1	0	0	
Dry Creek Bench West	3.5	3.5	0	1	0	0	1	0	1	0	0	0	0	0	
Merlin Larsen Park	1.89	1.89	0	0	1	0	0	0	1	0	0	0	0	0	
Wimbleton Park	4.2	4.2	0	1	1	1	1	1	1	0	1	0	1	0	
Total Community Parks	***13.97***	***13.97***	***0***	***2***	***3***	***3***	***4***	***1***	***5***	***1***	***1***	***1***	***1***	***0***	
Neighborhood Parks															
Canterbury North Park	4.12	4.12	0	1	1	1	1	1	1	0	0	0	0	0	
Dry Creek - North East	2.75	0	2.75	1	1	1	1	1	1	1	0	0	0	0	owned, not developed
Highland Heritage Park	6.3	6.3	0	1	1	1	1	1	1	0	0	0	1	0	
Windsor Park	5	5	0	1	1	1	1	1	1	0	0	0	0	0	
Total Neighborhood Parks	***18.17***	***15.42***	***2.75***	***4***	***4***	***4***	***4***	***4***	***4***	***1***	***0***	***0***	***1***	***0***	
Community Parks															
Highland Glen Park	76	0	17	1	1	1	1	1	1	0	0	0	1	0	Pond, partially developed
Town Center Plaza	3.5	0	3.5	0	0	1	0	1	1	0	0	0	1	0	under construction
Dry Creek Hollow Park	44	0	10	1	1	1	1	1	1	0	1	0	1	0	owned, not developed
Total Community Parks	***123.5***	***0***	***30.5***	***2***	***2***	***3***	***2***	***3***	***3***	***0***	***1***	***0***	***3***	***0***	
Athletic Complexes															
Mitchell Hollow	11.6	8	0	1	1	1	1	1	1	0	1	0	0	0	native area to remain
Beacon Hills	10	0	10	1	1	1	1	1	1	0	0	0	1	0	owned, not developed
Spring Creek	12	0	12	1	1	1	1	1	1	0	0	0	1	0	owned, not developed
Mountain Ridge	17.6	0	17.6	1	1	0	1	1	1	1	0	0	0	0	owned, not developed
Total Athletic Complexes	***51.2***	***8***	***39.6***	***4***	***4***	***3***	***4***	***4***	***4***	***1***	***1***	***0***	***2***	***0***	
TOTAL HIGHLAND CITY PARKS	**206.8**	**37.39**	**72.85**	**12**	**13**	**13**	**14**	**12**	**16**	**3**	**3**	**1**	**7**	**0**	



Maps 8-1, 8-2, and 8-3 show the location and service area of Existing and Future Highland City Neighborhood Parks, Existing Highland City Community Parks, and Existing and Future Highland City Athletic Complexes.

Highland Glen Park includes about 17 acres of developed land that is defined as a Highland City Community Park; the remainder of the land is slated for future recreational improvements.

Other Park/Recreation Facilities

In addition to Highland City Parks, there are many other park and recreation facilities that are available for the enjoyment of City residents. These include Mini-Parks (13.97 acres) that primarily serve subdivisions and are not able to meet the definition for a Neighborhood Park either because they are too small, or because they do not and cannot accommodate the required facilities; 7.27 acres are other types of facilities available to most residents for recreational purposes; 51-acres are school fields and facilities; and 251.2 acres are included in private developments and are not generally available to all City residents.

Table 8-2 identifies Other Park/Recreation Facilities. These park lands are considered Highland City Parks but were not considered in the development of the Highland City Park Standard, because they fill a requirement for open space bonus density subdivision and do not meet the minimum requirements for a neighborhood park as defined in the Park and Recreation Facilities Plan, nor are they used in determining current or future park needs. These facilities are shown on the Maps 9-1, but they are not shown with a service area.

Table 8-2; Other Park/Recreation Facilities

OTHER PARKS/RECREATION FACILITIES	Acres	OPEN PLAY FIELDS	PICNIC AREA	TOT LOTS	PAVED TRAILS AND TRAIL HEADS	BENCHES	TREES	BASKETBALL	VOLLEYBALL	TENNIS COURT	RESTROOMS	OTHER	COMMENTS
Quasi-Public Parks													
11200 N LDS Church Park	3.85	1	0	0	0	0	0	0	0	0	0	0	Little League Field
LDS Strasburg Park	3.42	1	0	0	0	0	0	0	0	0	0	0	Baseball Field
Total Quasi-Public Parks	***7.27***												
School Facilities													
Highland Elementary	7	0	0	1	2	0	0	0	0	1	0	0	
Freedom Elementary	7	0	0	1	0	0	0	0	0	1	0	0	
Ridgeline Elementary	7	0	0	1	0	0	0	0	0	1	0	0	
Mountainridge Elementary	10	0	0	1	1	3	1	1	0	0	0	0	
Lone Peak High School	20	0	0	0	1	4	0	0	0	1	0	0	
Total School Facilities	***51***												
Other Private Park Facilities													
Bull River	1.9	0	0	0	0	0	1	0	0	0	0	0	
Cottages on the Green	3.5	0	0	0	0	0	1	0	0	0	0	0	
Hidden Oaks	10	0	1	0	0	1	1	0	0	1	0	0	
Oakview	0.9	0	0	0	0	0	1	0	0	0	0	0	
Pheasant Hollow	5.9	0	1	0	0	1	1	0	0	1	0	0	
The Highlands	7	0	1	0	0	1	0	0	0	0	0	0	
Briarwood Ranches	2	0	0	0	0	0	0	0	0	0	0	0	
Cedar Hills Golf Course	59	0	1	0	0	1	1	0	0	0	0	0	Public Golf Course
Fox Hollow Golf Course	16	0	0	0	0	0	1	0	0	0	0	0	Public Golf Course
Alpine Country Club	145	0	0	0	0	0	1	0	0	0	0	0	Private Golf Course
Total Private Park Facilities	***251.2***												
TOTAL HIGHLAND CITY PRIVATE PARKS	**309.47**	**2**	**4**	**4**	**4**	**11**	**9**	**1**	**0**	**6**	**0**	**0**	

Future Parks

Highland City includes approximately 60 acres of land set aside for future Neighborhood Parks and Athletic Complexes/Community Parks. Table 8-3 indicates future parks identified by number which corresponds to the number shown on Maps 8-1, 8-2, 8-3. Their service areas are also indicated depending on their park classification.

Table 8-3; Future and Proposed Parks

Future Park	Acres	Comment
N.P. #5	5.0	Proposed Neighborhood Park
N.P. #6	5.0	Proposed Neighborhood Park
N.P. #7	5.0	Proposed Neighborhood Park
C.P. #8	5.0	Proposed Neighborhood Park
A.P. #3	10.0	Proposed Neighborhood Park
A.P. #4	10.0	Proposed Neighborhood Park
A.P. #5	20.0	Proposed Neighborhood Park
Total Future Park Lands	**60**	

A potential future neighborhood park is shown in the annexation area on the north adjacent to Draper; and athletic complexes are identified as potentially occurring in the larger undeveloped parcels in the City including the gravel pit, and in the more distant future, at the State Developmental School campus (not included on Table 8-3). Additionally, the area east of Mountain View Dr. and north of 9680 North has been purchased by the city and will be developed as Spring Creek Park in the near future satisfying A.P. #3 above.

Some neighborhoods are also served by private parks and recreation facilities which off-set any apparent gaps in service. However, in order to achieve its goal to have public park facilities within one-half mile or one-mile of residential neighborhoods, the City may need to locate additional neighborhood parks in the future, if land is available and park development is feasible.

Park Needs Analysis

Highland City Parks are used in the calculation of level of service and need, which totals 40.99 acres and a current population of 15,621 (May 2009). This results in a current level of service of 2.62 acres per 1000 population with a goal 4.87 acres per 1000 population at build-out. Highland City is currently about one half of its standard. The maps also show that there are few gaps in service area once the planned future parks are developed.

Looking to the future, by 2017 the city will need to add an additional 65.4 acres of park land, and ten years later by 2027, it will need to add about 7.6 acres of additional developed park land to reach its goal. Table 8-4, indicates the current and projected populations, the existing park acres and level of service that results if no additional park acreage is added. It calculates the park need based on the current standard of 4.87 acres per 1000 population, and identifies an overage or deficit as the City moves into the future.



Mitchell Hollow Park

As mentioned previously, Highland City has 60 acres of identified future park lands, which more than meets the need identified to the year 2027, and should maintain the standard of 4.87 acres per 1000 population into the future when the City is built out. These 60 acres do not include the potential parks located on the gravel pit property, the State Developmental Center site, or in the annexation area to the northwest. If developed, these properties could add a minimum of 15-25 acres of new park land.

Table 8-4; Park Needs Analysis – Existing and Projected.

Population		Existing Park Acreage Developed	Level of Service Existing Park Acres/1000	Park Developed Acres needed to meet current Standard of 4.87 ac/1000	LOS Overage or Deficit (acres)	
2009	**15,621**	40.99	2.624031752	35.08427	-2.246	per 1000
2017	**21,837**	40.99	1.877089344	65.35619	-2.993	per 1000
2027	**22,721**	40.99	1.80405792	69.66127	-3.066	per 1000
2036	**23,403**	40.99	1.751484852	72.98261	-3.119	per 1000

Existing Trails

Highland City has approximately 25 miles of existing trails. These trails are considered a part of the city-wide system of off-street, multi-purpose trails. All of these trails have been developed and are used primarily by recreational walkers, joggers, and bicyclists. Existing and Future Trails are shown on Map 8-4. These trails are used in determining the Highland City Trails Standard.

There are also a number of trails that occur within subdivisions. These are identified as Existing Neighborhood Trails. Table 8-5 to the right identifies Existing Neighborhood Trails.

Table 8-5; Existing Highland City Trails

Existing Highland City Trails	Major Trails Length (Mi.)	Other Trails Length (Mi.)	Totals Length (Mi.)
AMERICAN FORK RIVER MAJOR TRAIL	0.933		
APPLE BLOSSOM MAJOR TRAIL	0.703		
ART DYE MAJOR TRAIL	0.127		
BONNEVILLE SHORELINE EAST MAJOR TRAIL	0.198		
BULL RIVER MAJOR TRAIL	1.268		
CIVIC CENTER MAJOR TRAIL	0.147		
DRY CREEK MAJOR TRAIL	0.136		
FISH POND MAJOR TRAIL	0.117		
HIGHLAND HILLS MAJOR TRAIL	0.341		
LONE PEAK MAJOR TRAIL	0.888		
MOUNTAIN VIEW MAJOR TRAIL	0.155		
SPRING CREEK MAJOR TRAIL	0.569		
TOWN CENTER MAJOR TRAIL	1.021		
WIMBLETON MAJOR TRAIL	0.395		
SUB-TOTAL	6.998		
MAJOR ROAD TRAILS			
10400 N		1.141	
11800 N		1.397	
6000 W		0.594	
HIGHLAND BOULEVARD		0.918	
SR-74		2.418	
SR-92		1.231	
SUB-TOTAL		7.699	
SUBDIVISION CONNNECTOR TRAILS			
APPLE BLOSSOM SUBDIVISION		0.189	
BEACON HILLS SUBDIVISION		1.468	
CANTERBURY CIRCLE		0.236	
CANTERBURY NORTH SUBDIVISION		1.217	
CANTERBURY SOUTH SUBDIVISION		0.501	
DRY CREEK SUBDIVISION		0.136	
HIGHLAND HILLS/ MERCER HOLLOW		0.578	
TC MEADOWS		0.601	
VIEWPOINTE		0.833	
WILD ROSE		0.396	
WIMBLETON SUBDIVISION TRAIL		1.158	
WINDSOR		1.042	
SUB-TOTAL		8.355	
Total Existing Highland City Trails	6.998	16.054	23.052

Future Trails

Highland City has identified approximately 25 miles of Future Highland City Major Trails and approximately 7 miles of other trails to serve the community. Many of these trails occur on easements or land that is under City control, therefore there is no cost associated with acquiring land for these trails; there is however cost associated with trails development and acquisition of trails not currently controlled by the city. Table 8-6 identifies Future Highland City Trails, which are illustrated on Map 8-4.

Table 8-6; Future Highland City Trails

Future Highland City Trails	Major Trails Length (Mi.)	Other Trails Length (Mi.)	Totals Length (Mi.)
APPLE BLOSSOM MAJOR TRAIL	0.994		
ART DYE MAJOR TRAIL	0.555		
BONNEVILLE SHORELINE EAST MAJOR TRAIL	0.508		
BONNEVILLE SHORELINE NORTH MAJOR TRAIL	0.545		
BULL RIVER MAJOR TRAIL	0.218		
CIVIC CENTER MAJOR TRAIL	0.258		
COUNTRY FRENCH MAJOR TRAIL	0.814		
DRY CREEK HOLLOW MAJOR TRAIL	2.376		
FISH POND MAJOR TRAIL	1.383		
HIGHLAND HILLS MAJOR TRAIL	0.33		
LARSON MAJOR TRAIL	1.111		
LEHI DITCH MAJOR TRAIL	1.591		
LONE PEAK MAJOR TRAIL	0.228		
MOUNTAIN VIEW MAJOR TRAIL	0.516		
MURDOCK CANAL MAJOR TRAIL	3.212		
POWERLINE MAJOR TRAIL EAST	0.95		
POWERLINE MAJOR TRAIL NORTH	0.341		
SPRING CREEK MAJOR TRAIL	0.367		
TOWN CENTER MAJOR TRAIL	0.456		
WIMBLETON MAJOR TRAIL	0.931		
SUB-TOTAL	17.684		
MAJOR ROAD TRAILS			
10400 N		1.389	
11800 N		0.377	
4800 WEST		1.761	
6000 W		2.189	
6400 W		0.375	
HIGHLAND BOULEVARD		0.187	
SR-74		1.994	
SR-92		4.083	
SUB-TOTAL		12.355	
SUBDIVISION CONNECTOR TRAILS			
BEACON HILLS SUBDIVISION		1.343	
CANTERBURY NORTH SUBDIVISION		0.186	
HIGHLAND HILLS/ MERCER HOLLOW SUBDIVISIONS		0.276	
SPORTS PARK TRAIL		0.189	
TOWN CENTER MEADOWS		0.105	
SUB-TOTAL		2.099	
Total Future Highland City Trails	17.684	14.454	32.138

When future trails are developed, Highland City Trails will include approximately 55 miles of off-street, multi-purpose trails. These trails do not include any on-street bike lanes that may be included in the transportation section of the plan update.

Trail Needs Analysis

Highland City Trails are used in the calculation of level of service and need, which totals 6.998 miles of Major Trails with a current population of 15,621 (May 2009). This results in a current level of service of 4.48 miles per 10,000 population does not meet the City standard and indicates a need to add approximately 9.56 miles of new trail to meet the City's standard of 10.6 miles per 10,000 population.

Looking to the future, in 2017 the City will need to add an additional 16.15 miles of trail to meet the City standard, and ten years later in 2027 it will need to add an additional 1.5 miles of trail to maintain the standard. Table 8-7, indicates the current and projected populations, the existing trail miles, and level of service that results if no additional trails are added. It calculates the trails needed based on the current standard of 10.6 miles per 10,000 population and identifies an overage or deficit as the City moves into the future.

Table 8-7 Trail Need Analysis – Existing and Projected

Population		Existing Major Trail Miles Developed	Major Trail Miles Planned	Level of Service Existing Trails Miles/10000	Major Trail Miles Needed to meet Goal of 10.6 mi./10000	LOS Overage or Deficit
2009	**15,621**	6.998	24.682	4.479866846	9.56026	-6.120133154
2017	**21,837**	6.998	24.682	3.204652654	16.14922	-7.395347346
2027	**22,721**	6.998	24.682	3.079970072	17.08626	-7.520029928
2036	**23,403**	6.998	24.682	2.99021493	17.80918	-7.60978507

Recreation Programs and Facilities

Recreation Center/Community Center

Since completion of the 2001 Parks Plan, the City has located a potential site for a community center in Town Center. No date for its planning and construction has been determined.

The program for facilities and functions of a recreation center complex should include those that are desired by the community. Typically, a recreation center/community center includes a leisure swimming pool, water play area, classrooms and meeting rooms, weight and exercise rooms, gymnasiums, tracks, court games, and other amenities desired by the community. They may also be located on property large enough to accommodate outdoor pools and activities, including sports fields, picnicking, and trails.

A community center often includes meeting rooms, a theater or performance hall, and other facilities to accommodate a wide range of cultural, arts and community meeting needs.

Goals and Policies

Goal: Assure that Highland City residents have access to parks and park facilities.

Policy: Maintain the following standards and guidelines for Neighborhood Park development.

1. Park land per 1000 city residents is 4.87 acres: The standard shall be based on total acres of Highland City Parks, and shall not include other mini-parks, park facilities, school facilities, undeveloped open space or private park facilities.

2. Neighborhood Parks shall be located within one-half mile radius of residential neighborhoods, within one-eight mile from an existing or proposed trail; and should be 4-5 acres in size.

3. Minimum park facilities should include a restroom.

4. Only Neighborhood Parks which meet the standards and the adopted definition shall qualify as neighborhood parks.

Implementation Measure: Acquire and develop additional park land to meet the standard as the community grows into the future.

Implementation Measure: Revise the adopted definition of Neighborhood Parks to include a requirement that one of the minimum facilities required for park development include restroom facilities. The new definition shall be:

"Minimum Neighborhood Park facilities shall include the following: a restroom, open play fields, picnic areas, tot lots, paved surface trails and trailheads with lighting, benches, covered seating, and trees. Neighborhood Parks shall also include at least two other amenities such as a basketball court, volleyball court, tennis court, restroom, or additional covered seating areas, trees, and lighting."

Policy: Maintain the following standards and guidelines for Community Park development.

1. Community Parks also serve as Neighborhood Parks and shall be used in calculations applying the standard of 4.87 acres of park land for every 1000 residents in the City, and shall provide a service area of a one mile radius.

2. Community Parks shall be centrally located or in special locations to serve a specific recreation opportunity or adjacent natural open space.

3. Minimum park facilities shall include restrooms.

4. Parking space should be provided.

5. Bicycle racks shall be provided.

6. Only Community Parks which meet the standards and the adopted definition shall qualify as community parks.

Implementation Measure: Acquire and develop additional park land to meet the standard as the community grows into the future.

Implementation Measure: Revise the adopted definition of Community Parks to include a requirement that one of the minimum facilities required for park development include restroom facilities. The new definition shall be:

"Minimum Community Park facilities shall include the following: open play fields, picnic areas, tot lots, paved surface trails and trailheads with lighting, benches, covered seating, and trees. Community Parks shall also include at least four other amenities such as a basketball court, volleyball court, tennis court, restroom, or additional covered seating areas, trees, and lighting, or other community-desired amenity. Community Parks may also be combined with other facilities such as a recreation center or sports complex."

Policy: Maintain the following standards and guidelines for Athletic Complexes development.

1. Athletic Complexes also serve as Neighborhood Parks and/or Community and shall be used in calculations applying the standard of 4.87 acres of park land for every 1000 residents in the City, and shall provide a service area of one mile.

2. Locate Athletic Complexes along major roads, and adjacent to middle school and high schools whenever possible.

3. Athletic Complexes should be between 10 and 20 acres in size.

4. Provide for a variety of sporting activities.

5. Minimum park facilities shall include restrooms.

6. Parking Spaces and Bike racks.

7. Only Athletic Complexes which meet the standards and the adopted definition shall qualify as Athletic Complexes.

Implementation Measure: Revise and adopt the definition of Athletic Complexes as:

"Athletic Complexes should include specialty sports facilities (soccer, baseball/softball, or others) or recreation centers. They may also include the following amenities found in Neighborhood and Community Parks, when possible: restroom facilities, open play fields, picnic areas, tot lots, paved surface trails and trailheads with lighting, benches, covered seating, and trees and numerous bicycle racks and parking spaces to accommodate league games.

Goal: Assure that Highland City residents have access to multi-use, off-street, paved trails.

Policy: Maintain the following standard for Highland City Trails development.

1. The Highland City Trails standard shall be 10.6 miles of trails for each 10,000 residents of the City.

2. Highland City Trails shall be ten feet wide, paved, and separated from roadways, suitable for use by pedestrians, bicycles, roller blades, and other non-motorized methods of personal transportation.

3. Highland City Trails shall connect neighborhoods, parks, schools, and other public areas, and provide an alternative to the use of automobiles.

Implementation Measure: Acquire and develop existing Highland City Trails to accommodate needs into the future.

Implementation Measure: Prioritize trail development on city-owned or controlled easements and rights-of-way.

Implementation Measure: As roadways are improved or new roads are developed, include trails adjacent to but separated from the roadways. Consider placing trails in front of houses with a deeper setback.

Implementation Measure: Canals, natural drainages, and other natural open spaces not suited for development shall also be considered appropriate locations for trails.

Implementation Measure: Highland City Trails shall strive to connect to trail systems in adjacent municipalities and to regional trail systems.

Implementation Measure: Prioritize trail development that links schools, neighborhoods, and other destinations.

Implementation Measure: Provide benches, trails maps and garbage / recycle cans at reasonable intervals.

Goal: To provide adequate park acreage in new development areas.

Policy: Require new development projects of large size (20 acres and larger), particularly those containing the gravel pit and the State Development Center, to be fully master planned to include the location of neighborhood or athletic parks, at a minimum.

Implementation Measure: Require as a condition of development approval the location of park land in the site development master plan.

Implementation Measure: Enact, as part of the zoning ordinance assigned to these two parcels in particular and any others that are designed for multiple use, the provision for inclusion of park land.

Implementation Measure: Whenever possible, require the donation of the Neighborhood Park land as a condition of development approval.

Implementation Measure: Develop city-owned or controlled park land in new development areas.

Goal: To provide adequate park acreage in developing areas currently underserved by public parks.

Policy: Acquire property in developed areas of the community that are underserved by public parks, and/or develop city owned park land.

Implementation Measure: Actively pursue the identification of undeveloped property in the appropriate areas, determine ownership, and pursue acquisition.

Implementation Measure: Develop city-owned or controlled park land in new development areas.

Goal: Improve maintenance and operations in parks and along trails.

Policy: Allocate adequate funding and resources to improve maintenance in park restrooms and along trails.

Funding Opportunities

Funding parks, recreation, and trails projects is the most challenging aspect of the plan. A great deal of the feasibility of funding is the willingness of taxpayers to influence the allocation of tax monies toward that kind of priority, or their willingness to pay additional taxes in one form or another.

Aside from raising taxes or some sort of special assessment, there are various funding options and opportunities to be explored. Public funding is much more difficult to obtain in 2007, and many programs are either not being funded or have been substantially reduced by either Federal or State agencies. Money from foundations and other philanthropic organizations and groups is also difficult to acquire, in part because available funds are highly sought-after and very competitive. Nevertheless, there are sources and they should be explored to the fullest.

Private Funds

Private and Public Partnerships

The Parks and Recreation Department and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding methods for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop neighborhood and community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports comples, and generally require aggressive promotion and management on behalf of the park and recreation department or city administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organization often combine resources to develop park and recreation facilities. Other for-profit organizations or businesses are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts, such as those that currently exist between Highland City and the school district. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between people, governments, business interests, and others.

Local Funding Sources

ZAP or RAP Taxes

Many communities have initiated Zoo, Arts, and Parks or Recreation, Arts, and Parks taxes which have been very effective in raising funds to complete parks, recreation, trails, and arts projects. They are generally administered by a municipality or county.

Park and Recreation Impact Fees

Highland City has an impact fee program for park and recreation projects. In 2007, that impact fee program was reviewed and modified. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth, such as Utah County and Highland City. They help the community to maintain a specified level of service as new development puts strain on existing facilities. It assures that new development pays its fair share to maintain quality of life expectations for its residents.

Dedications

The dedication of land for parks has long been an accepted development requirement and is another valuable tool for implementing parks. The City can require the dedication of park land and/or park development. Highland City has received park dedications and trails easements in the past and should continue the practice.

City Funding - General Fund or Bonding

The City can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Bonding is a very common approach, where repayment of the bonds comes from general City revenue sources such as property and sales tax, or other earmarked tax revenue. Bonding associated with plan implementation should be kept as low as possible; however, for large developments such as sports complexes, swimming/water park complexes, or large land acquisition priorities, bonding is likely to be the best option.

Special Taxes

Tax revenue collected for special purposes may be earmarked for park development. In Sandy City, for instance, the room tax applied to hotel and motel rooms in the city is earmarked for parks, recreation, and trails development.

Community Development Block Grants

Community Development Block Grants (CDBG) can be used for park development in areas of the City that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment, and improve accessibility (Americans With Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

User Fees

User fees may be charged for reserved rental on park pavilions and for recreation programs. These fees should be evaluated to determine whether or not they are appropriate, and some consideration should be made to changing the fee structure to address non-residents and residents separately. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Redevelopment Agency Funds

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the city, be used to fund park acquisition and development.

State And Federal Programs

The availability of these funds may change annually depending on budget allocations at the state of federal level. It is important to check with local representatives and administering agencies to find out the current status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

Urban Parks and Recreation Recovery Program (UPARR)

This program, administered by the National Park Service, provides grants for the rehabilitation and enhancement of existing parks and recreation areas in communities. The program provides matching funds and technical assistance to economically distressed urban communities for the rehabilitation of critically needed recreation facilities. It also encourages local funding and commitment to the operations and maintenance of recreation programs, sites, and facilities. Three types of programs are available. Rehabilitation Grants are used for remodeling, rebuilding, or expanding existing outdoor or indoor recreation areas. Innovation Grants are for projects that demonstrate innovative and cost-effective ways to enhance park and recreation opportunities. Planning Grants provide funds for the development of a Recovery Action Plan, which must be on file with the National Park Service in order to receive funds.

Although Highland City is not listed as an eligible jurisdiction – only Ogden and Provo are eligible in Utah, the program does allocate up to 15 percent of program funds annually to local governments that do not meet eligibility criteria. Salt Lake City for instance, which is not an eligible jurisdiction, has received $435,000 in federal funds (not including city match) for park improvements.

Land and Water Conservation Fund

This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

SAFETEA-LU

In 2005, Congress passed and the President signed the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). SAFETEA-LU establishes federal transportation policy and funding for the next five years. It continues programs, including transportation enhancements and recreation trails, and creates new ones, such as Safe Routes to Schools.

- Recreation Trails were funded at $70 million in 2006, rising to $85 million in 2009.
- Transportation Enhancements are funded at 3.5 billion over five years beginning in 2005. Three eligible activities include bicycle, pedestrian or shared use physical facilities; conversion of abandoned railroad corridors for trails; and safety and education programs for pedestrians and bicyclists. A local match is required to use Utah's TE funds

- Safe Routes To School is funded at $100 million in 2006, rising to $183 million in 2009. These funds are available for planning, design, and construction of infrastructure related to projects that improve bicycle and pedestrian safety. Funds may also be used for public education programs, bicycle safety classes, and other programs that encourage bicycling and walking to middle and elementary schools.

Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail related environmental protection projects. The match is 50 percent, and grants may range from $10,000 to $200,000. Projects are awarded in August.

Utah Trails and Pathways / Non-Motorized Trails Program

Funds are available for planning, acquisition, and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, who awards grants at their fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from $5,000 to $100,000.

LeRay McAllister Critical Land Conservation Fund

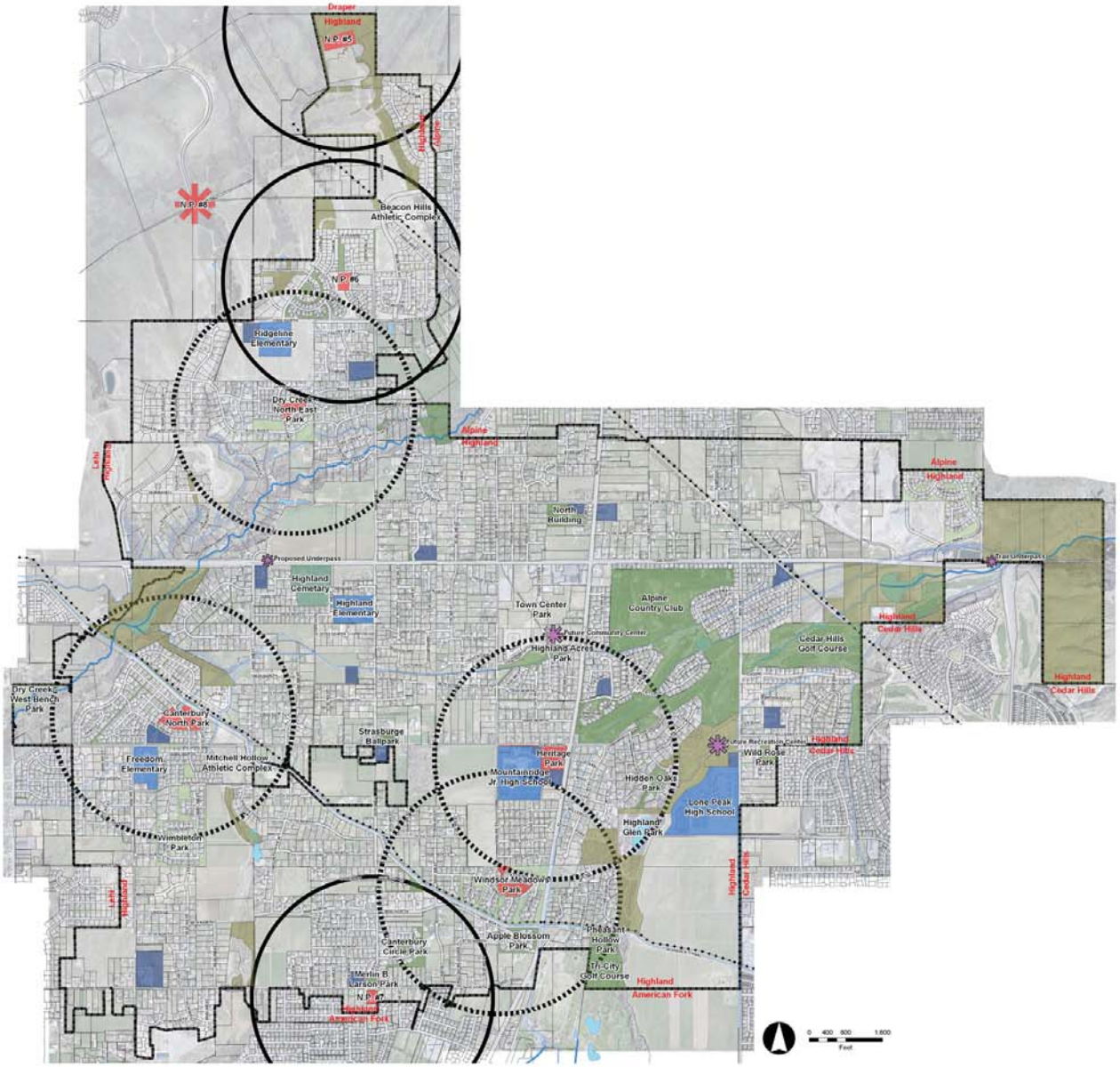
The fund is administered by the Utah Quality Growth Commission and provides funds each year to preserve or restore critical open or agricultural lands in Utah, and targets lands deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. Money from the fund must be used to preserve or restore agricultural lands. Applicants must provide matching funds equal to or greater than the amount of money received from the fund. Funds must be spent within one year from the date of the grant award. The size of parcels for a purchase is limited to 20 acres or less. Purchases of conservation easements or restoration projects are exempt from this restriction. Funds are available for 2007.

In-kind And Donated Services Or Funds

Several options for local initiatives are possible to further the implementation of the parks, recreation, and trails plan. These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Adopt a park or trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a–trail or adopt-a-park;
- Public trail and park facility construction programs, in which local citizens donate their time and effort to trail and park

MAP 8-1
EXISTING AND FUTURE HIGHLAND CITY NEIGHBORHOOD PARKS



Land Use

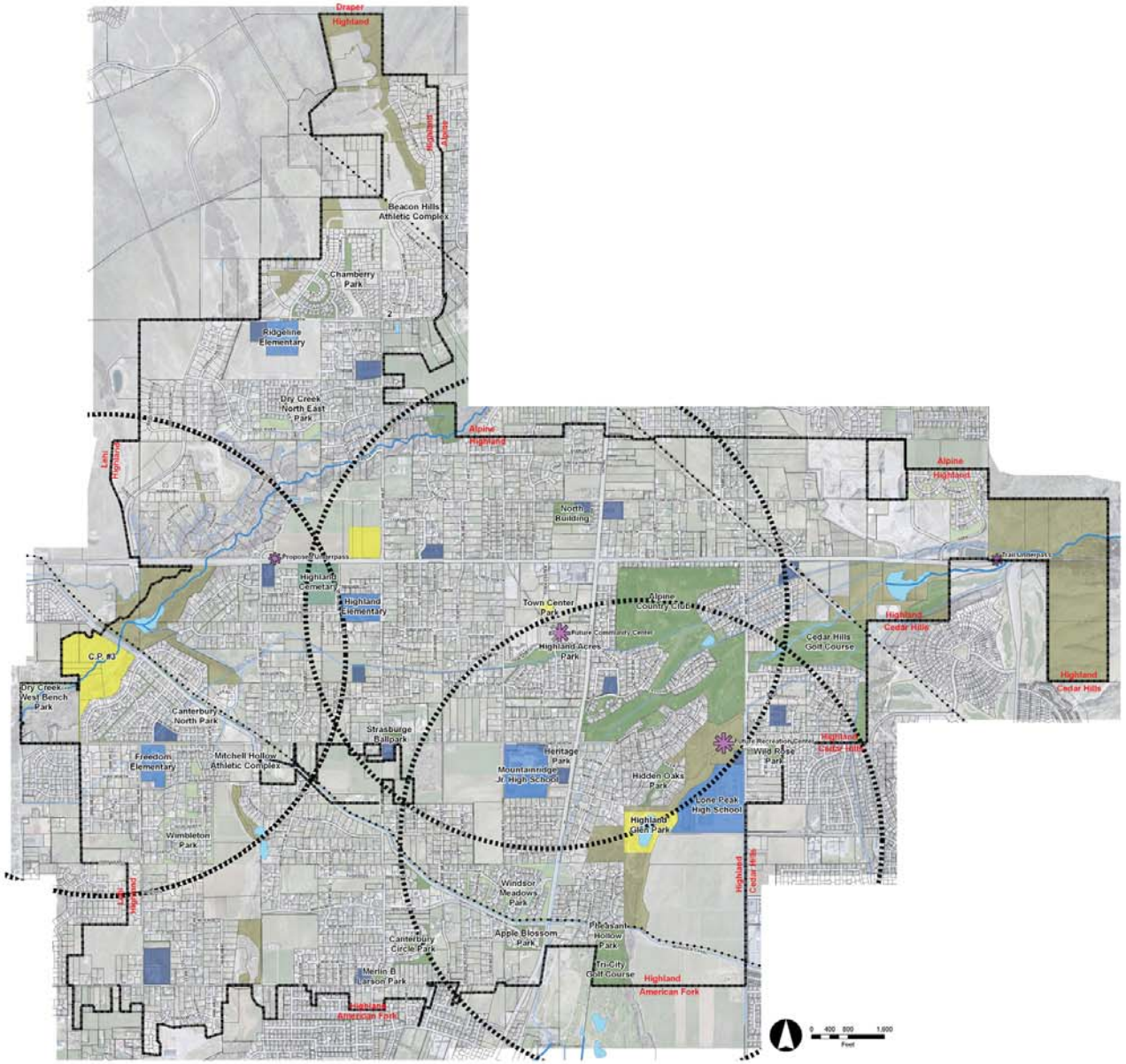
- Religious
- School
- Cemetary
- Private Recreation & Mini Park
- Open Space
- Highland City Park
- Highland City Neighborhood Park
- Waterbody
- Parcels
- Stream or River
- Canal or Ditch
- Pipeline or Aquaduct
- City Boundary
- Existing Park Service Area
- Future Park Service Area
  Note: 1/2 mile radius for neighborhood parks.
- Future Neighborhood Park. Location not yet determined.

Highland City General Plan Update

LANDMARK DESIGN

Adopted

MAP 8-2
EXISTING HIGHLAND CITY COMMUNITY PARKS



Land Use

- Religious
- School
- Cemetary
- Private Recreation & Mini Park
- Open Space
- Highland City Park
- Highland City Community Park
- Waterbody
- Parcels
- Stream or River
- Canal or Ditch
- Pipeline or Aquaduct
- City Boundary
- Existing Park Service Area

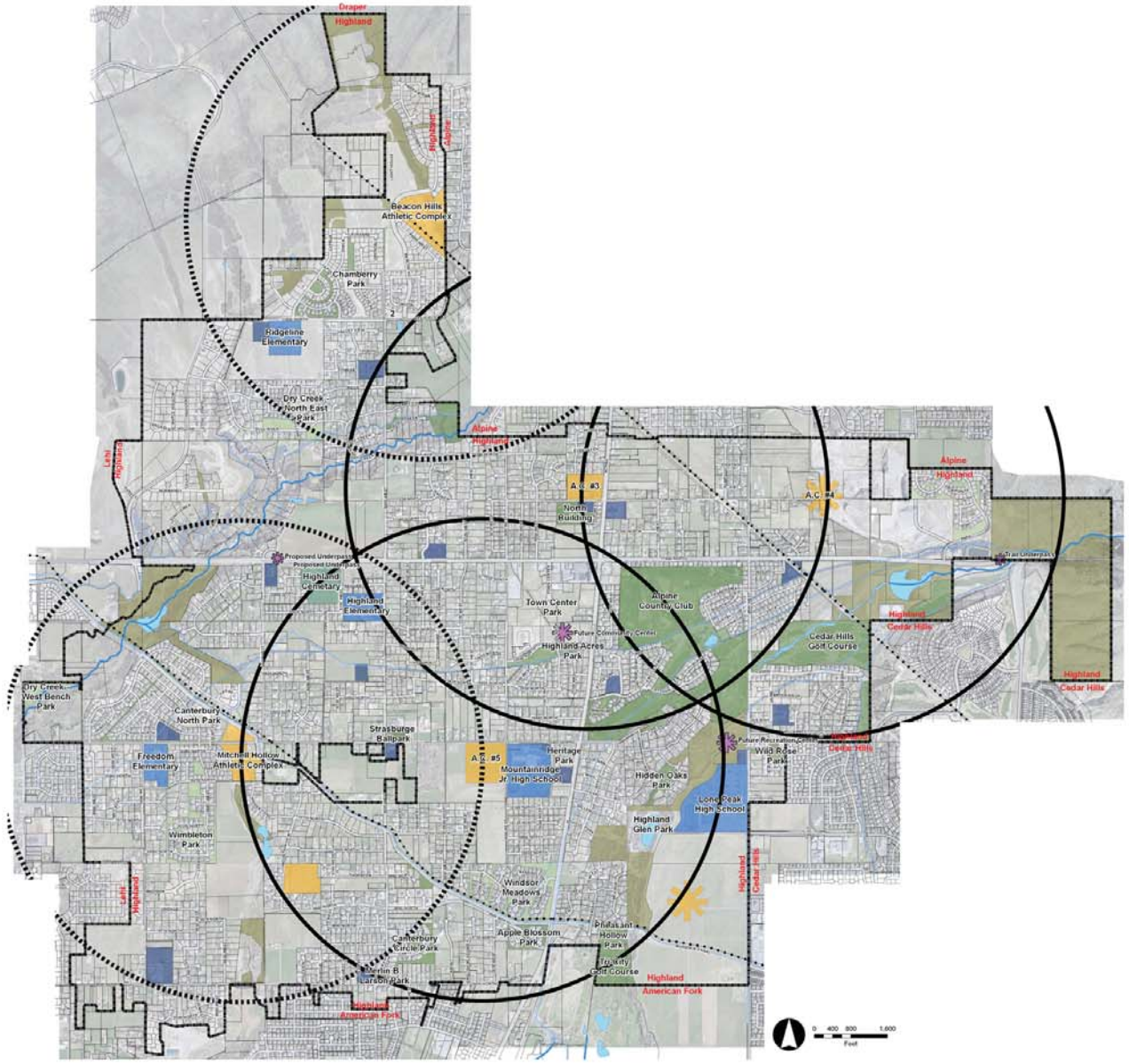
Note: 1 mile radius for community parks.

Highland City General Plan Update

LANDMARK DESIGN

Adopted

MAP 8-3
EXISTING AND FUTURE HIGHLAND CITY ATHLETIC COMPLEXES



Land Use

- Religious
- School
- Cemetary
- Private Recreation & Mini Parks
- Open Space
- Highland City Public Park
- Highland City Athletic Complex
- Waterbody
- Parcels
- Stream or River
- Canal or Ditch
- Pipeline or Aquaduct
- City Boundary
- Existing Park Service Area
- Future Park Service Area

Note: 1 mile radius for athletic complexes.

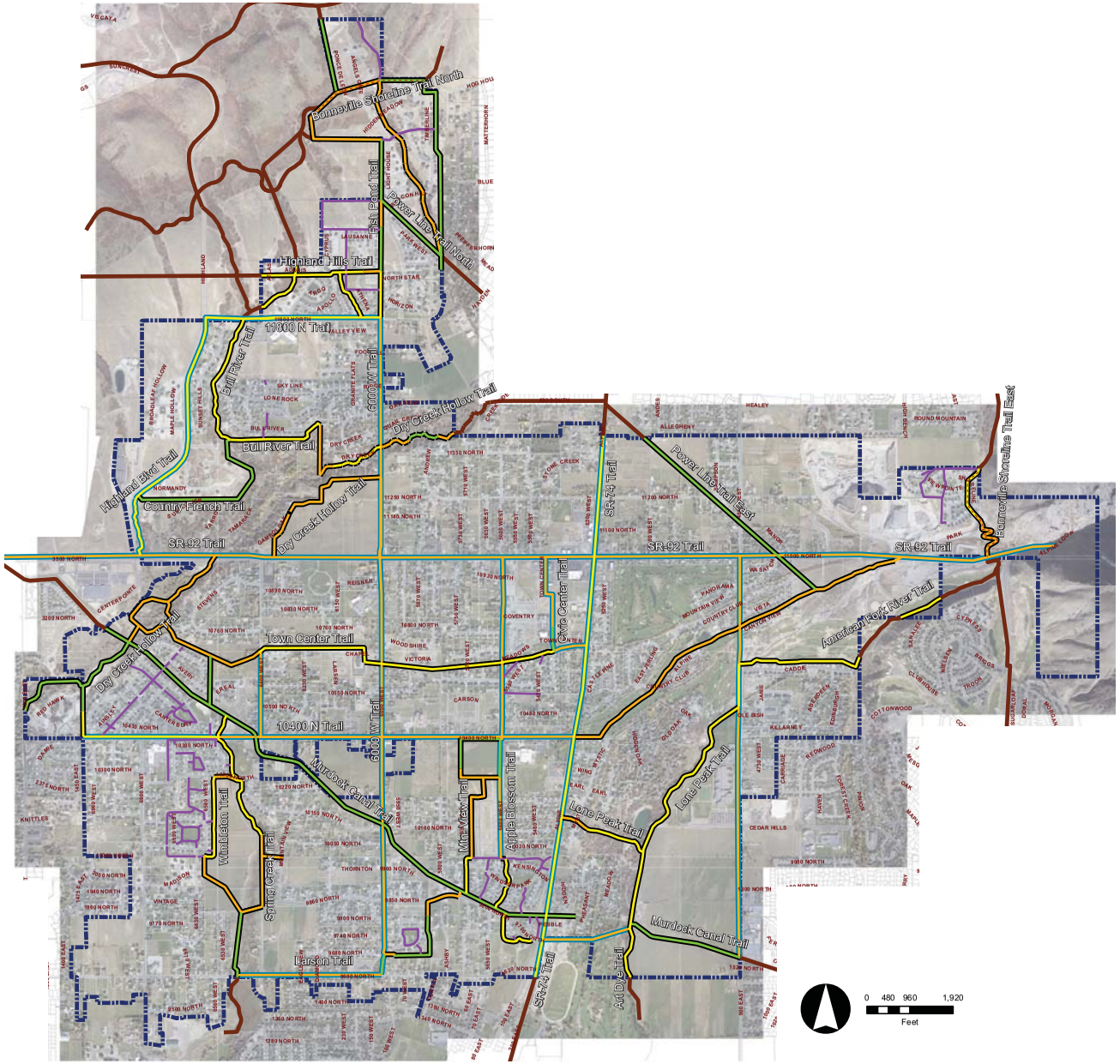
Potential Future Athletic Complex. Location not yet determined.

Highland City General Plan Update

LANDMARK DESIGN

Adopted

MAP 8-4
EXISTING AND FUTURE TRAILS PLAN



Trails

- Bonneville Shoreline Trail
- Existing Trails
- Future Trails City Secured
- Future Trails Unsecured
- Neighborhood Trails
- Major Trails
- Roadside Major Trails
- Major Trails Not in Highland
- City Boundary
- City Lots/Parcels
- Lakes and Ponds
- Streams, Canals, Ditches

Highland City General Plan Update

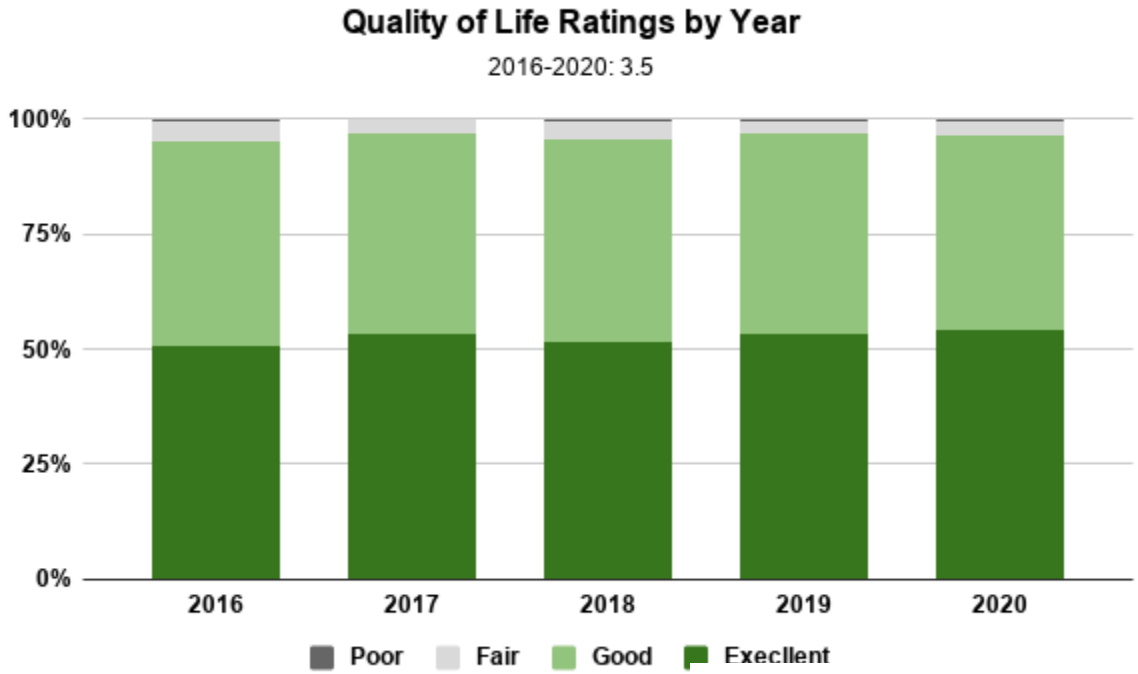
Adopted : July 21, 2009

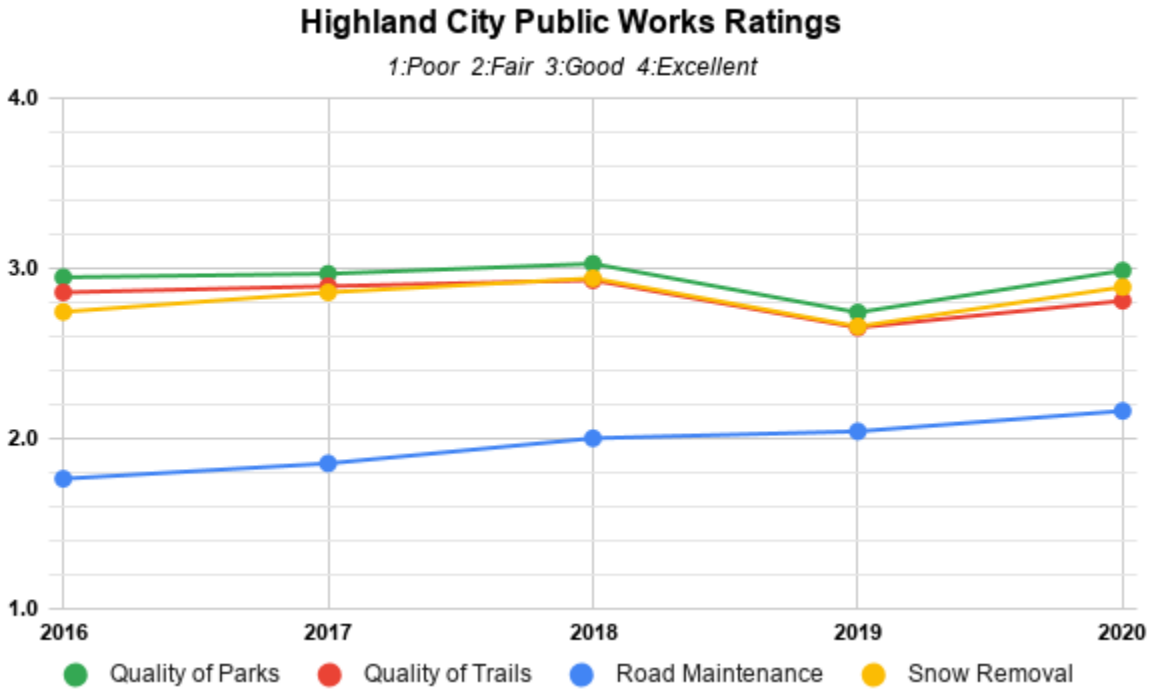
Open Space Work Session

Mayor Mann

Information

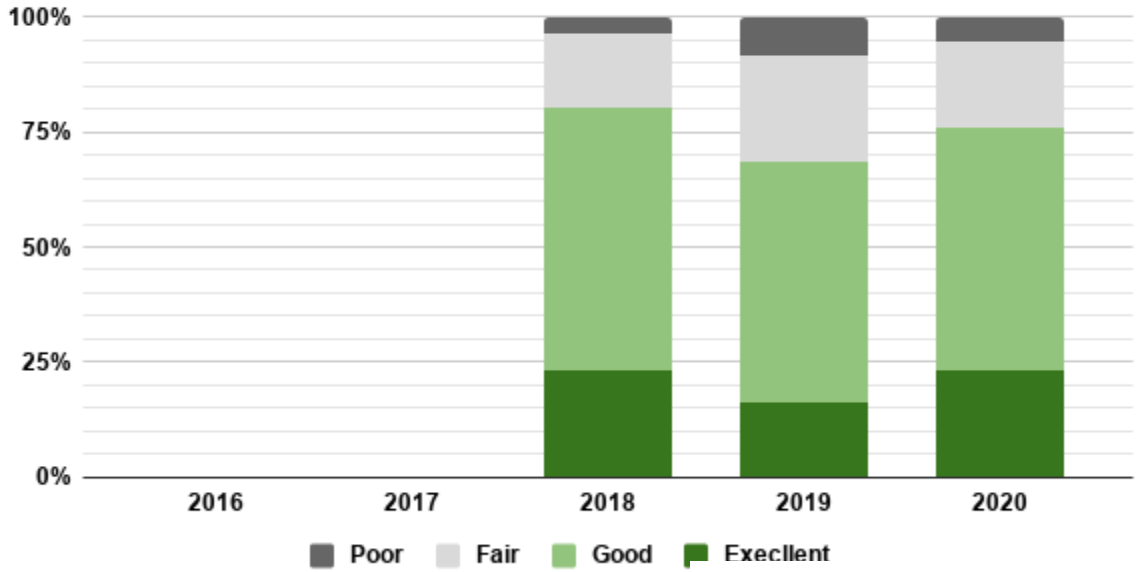
City Survey
Charts & Graphs


Quality of Life Ratings by Year
2016-2020: 3.5
100%
75%
50%
25%
0%
2016
2017
2018
2019
2020
Poor
Fair
Good
Excellent


Highland City Public Works Ratings
1:Poor 2:Fair 3:Good 4:Excellent
4.0
3.0
2.0
1.0
2016
2017
2018
2019
2020
Quality of Parks
Quality of Trails
Road Maintenance
Snow Removal

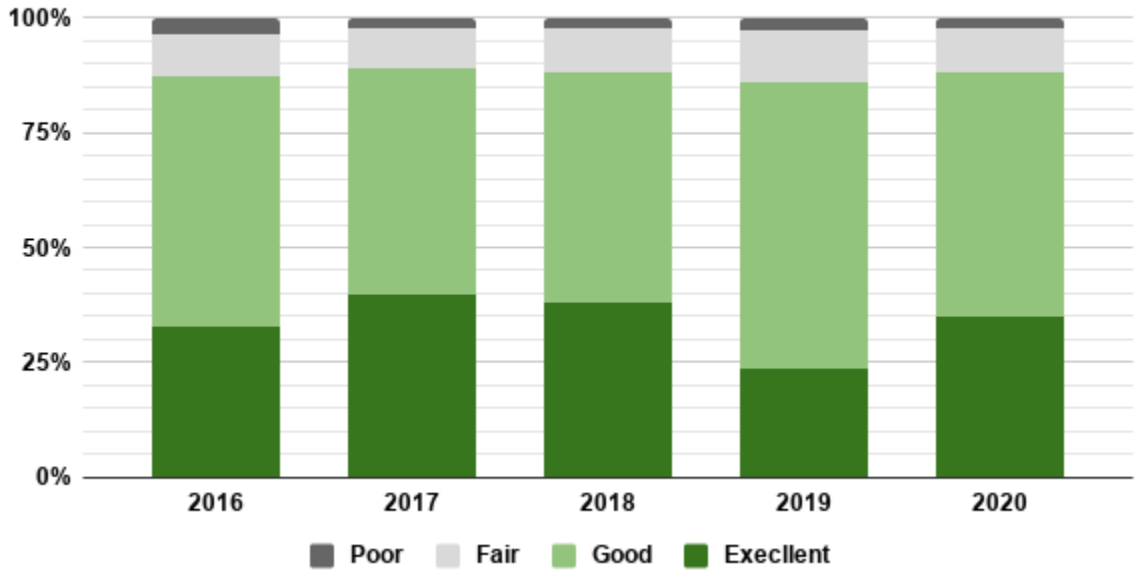
Elected Officials Ratings

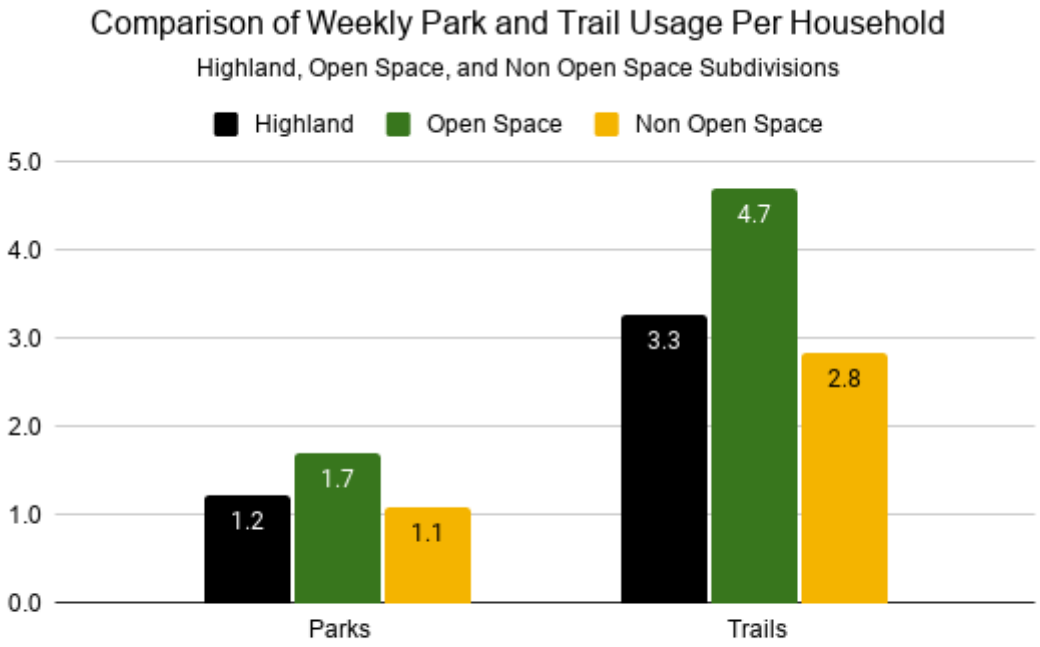
2018: 3.0 2019: 2.8 2020: 2.9



Staff Ratings

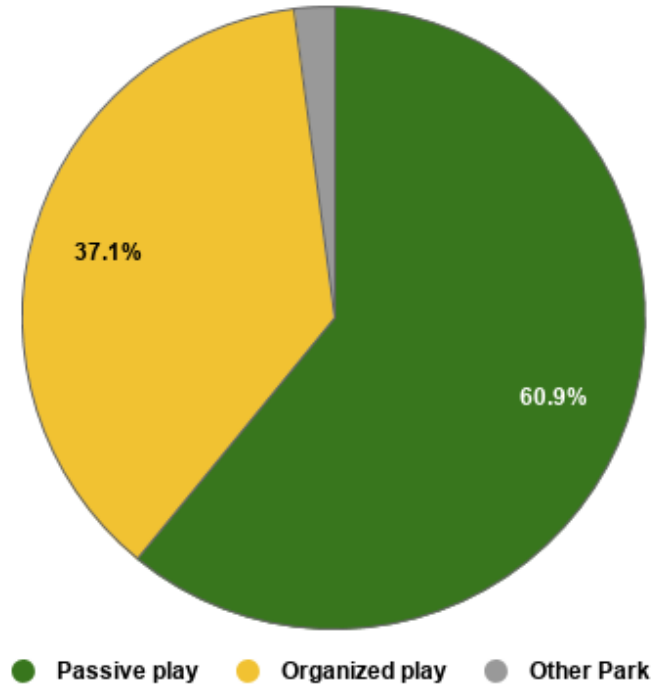
2016: 3.3 2017: 3.3 2018: 3.3 2019: 3.1 2020: 3.3



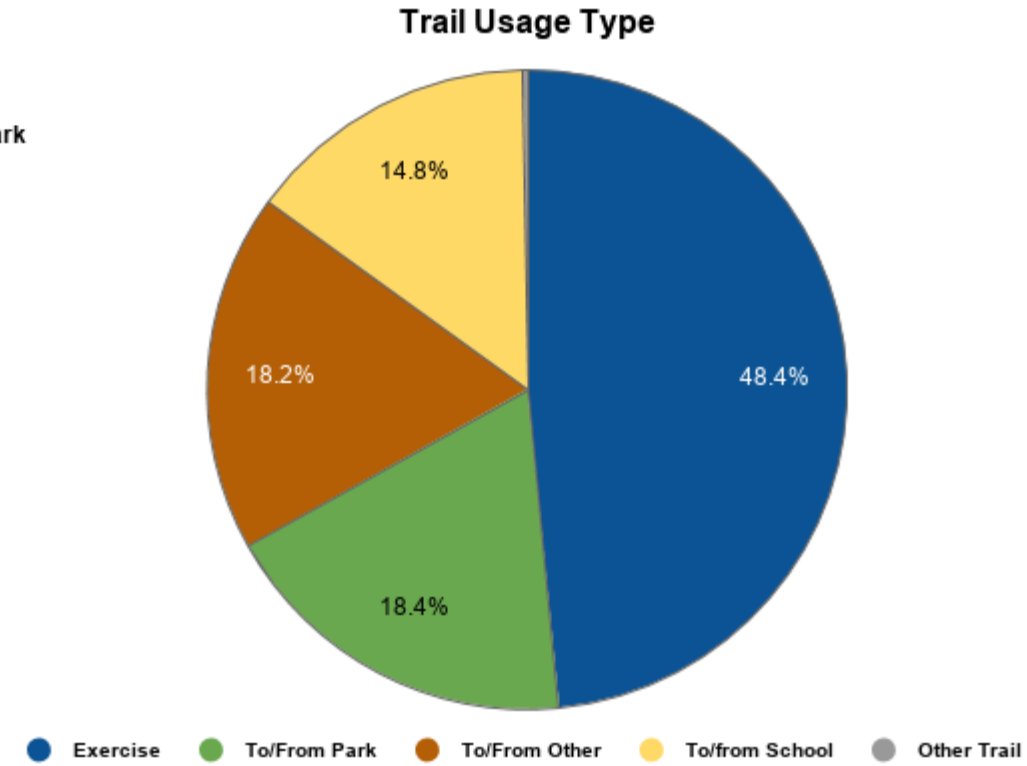


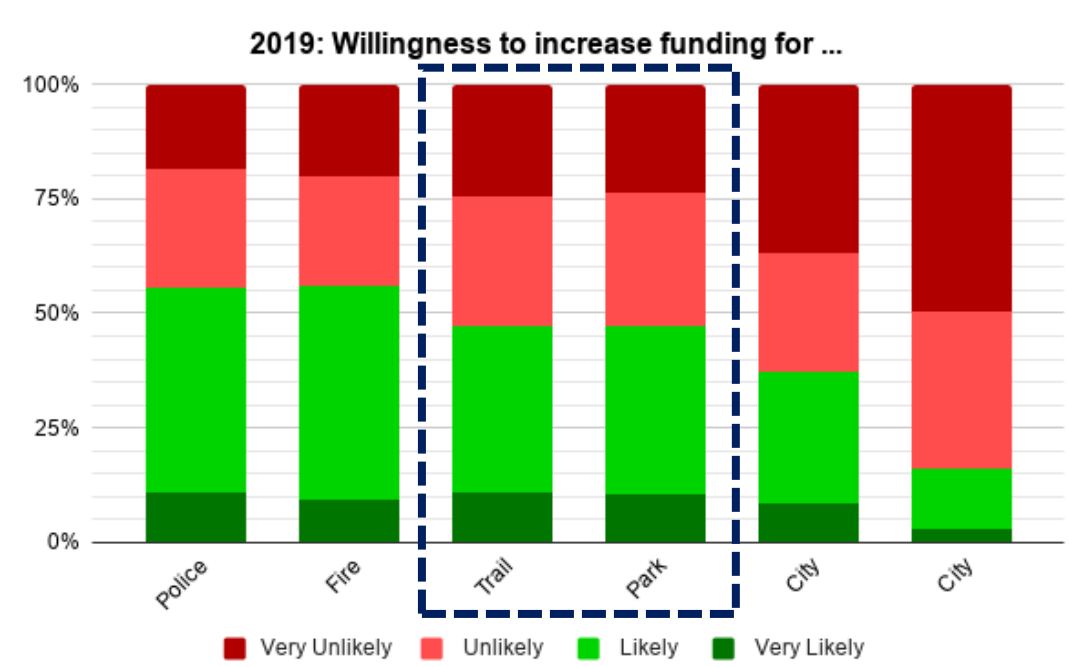
Comparative Parks & Trail Use per Household by Subdivision Type (OS/Non OS)

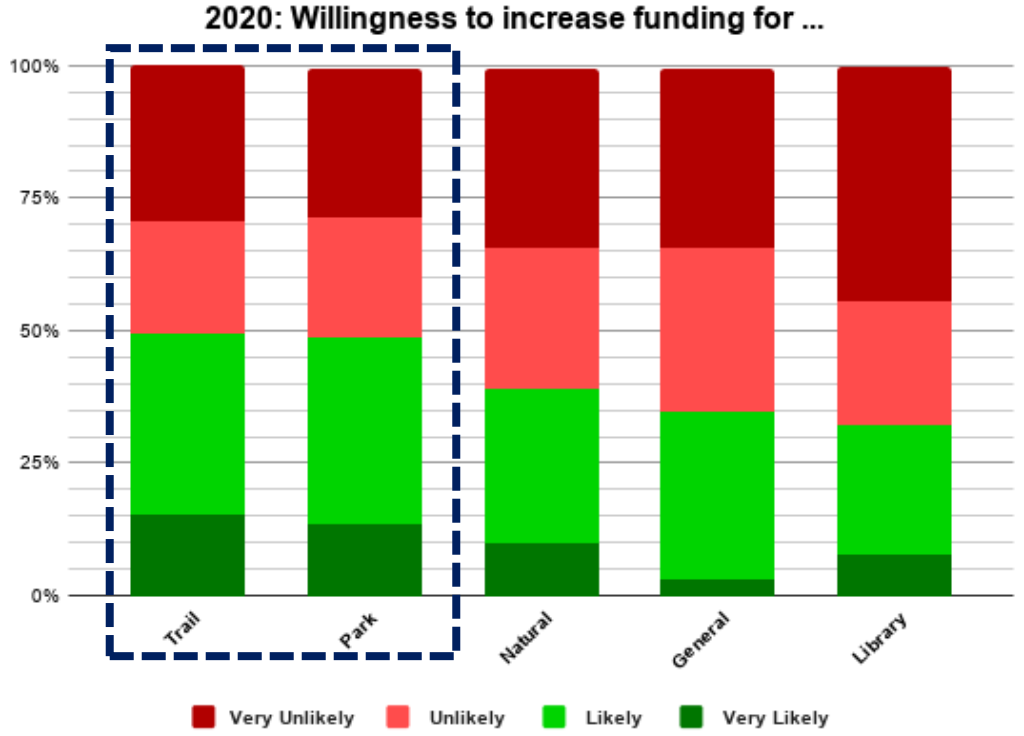
Park Usage Type



Trail Usage Type

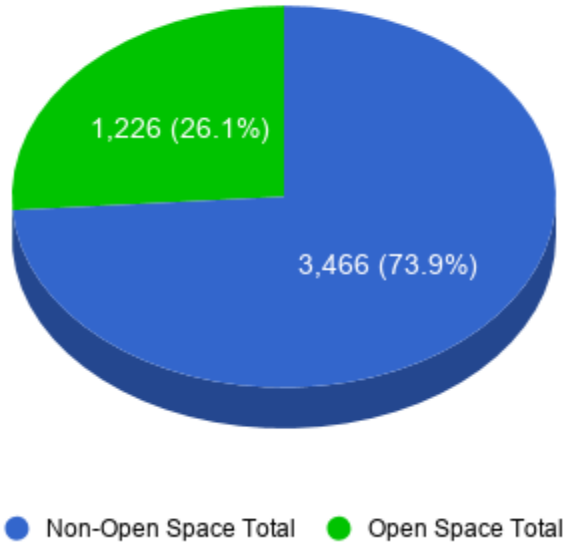



2019: Willingness to increase funding for ...
100%
75%
50%
25%
0%
Police
Fire
Trail
Park
City
City
Very Unlikely
Unlikely
Likely
Very Likely

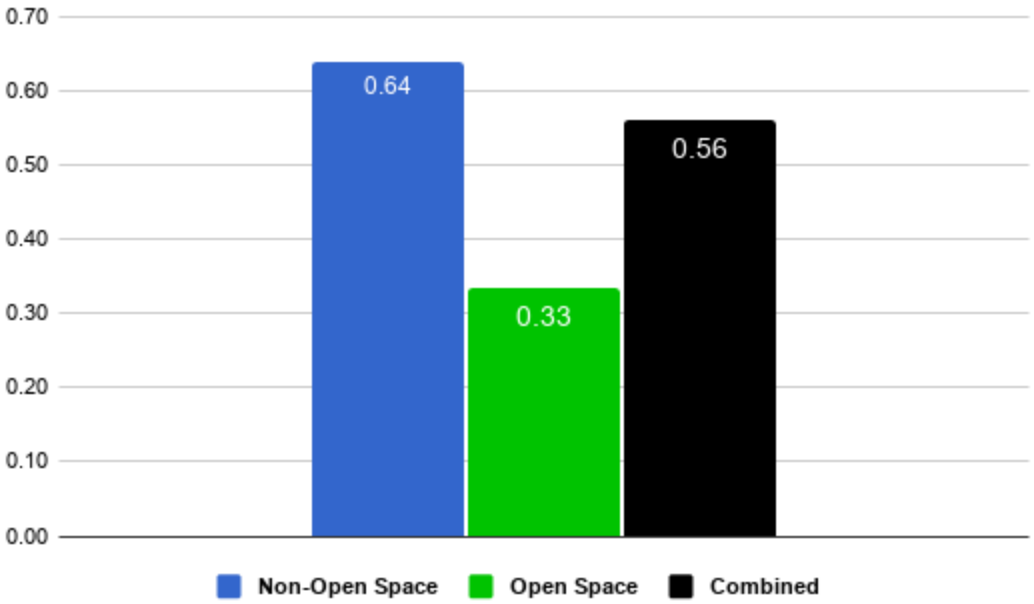

2020: Willingness to increase funding for ...
100%
75%
50%
25%
0%
Trail
Park
Natural
General
Library
Very Unlikely
Unlikely
Likely
Very Likely

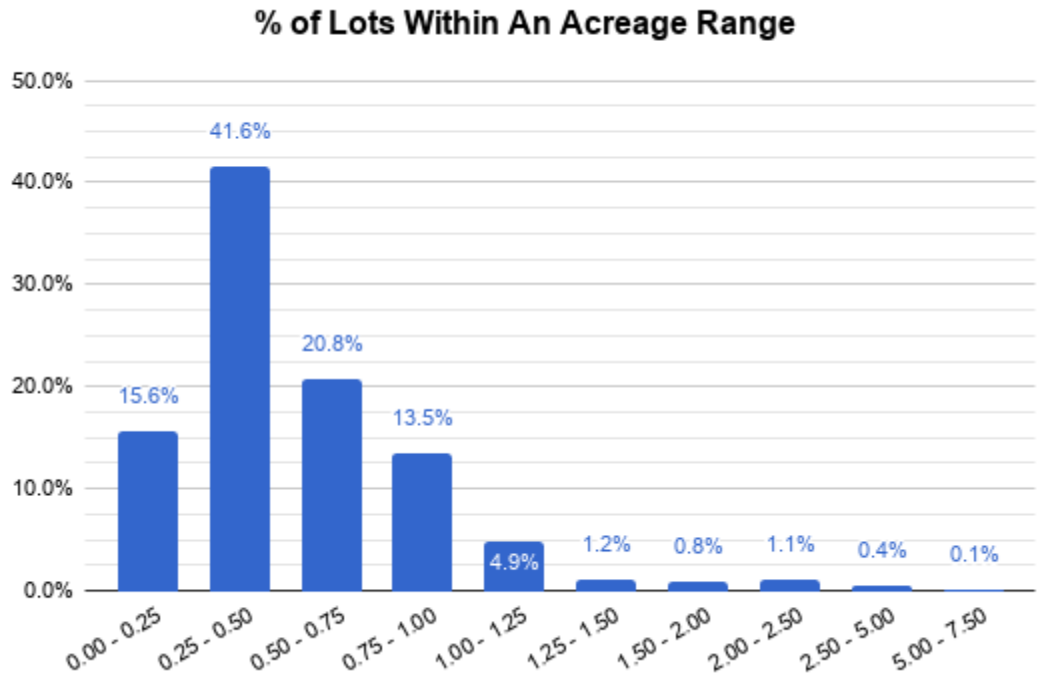
Open Space
Charts & Graphs

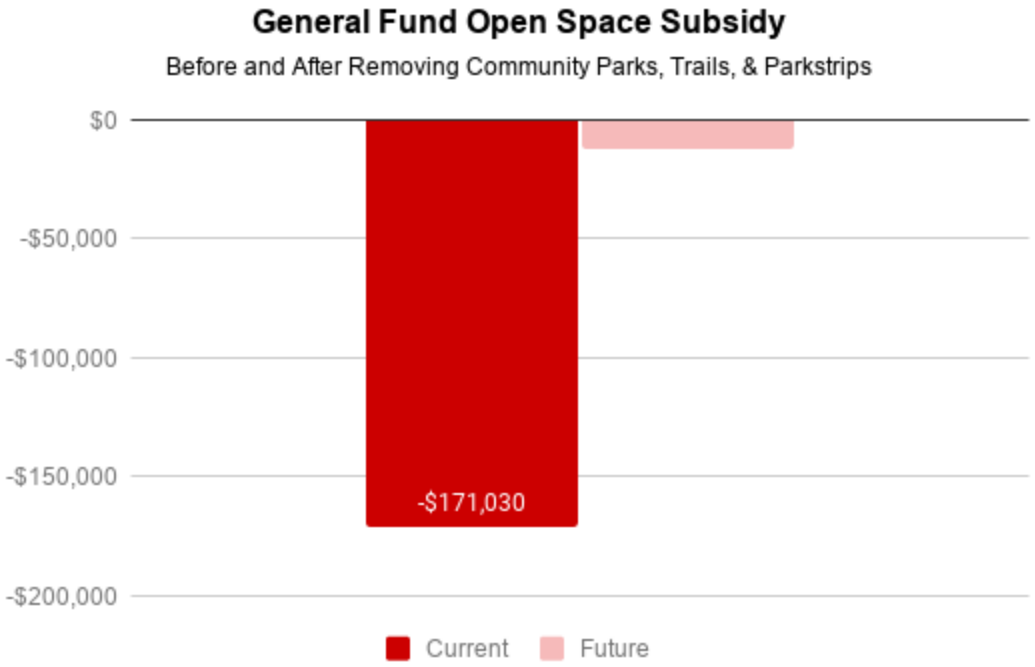
of Residential Lots: Non-Open and Open Space



Average Lot Size (Acres) Non-Open Space, Open Space, Combined




% of Lots Within An Acreage Range
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
15.6%
41.6%
20.8%
13.5%
4.9%
1.2%
0.8%
1.1%
0.4%
0.1%
0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 2.00
2.00 - 2.50
2.50 - 5.00
5.00 - 7.50


General Fund Open Space Subsidy
Before and After Removing Community Parks, Trails, & Parkstrips
$0
-$50,000
-$100,000
-$150,000
-$200,000
-$171,030
Current
Future

2021 Parks and Trails Plan Mayors Current Thoughts & Recommendations:	
1.	Eliminate all trails from Open Space costs
2.	Eliminate all non-neighborhood parks from Open Space costs. If a park is reservable for sports, has a bathroom, and/or parking lot is a city park.
3.	Allocate 10%-25% of the cost of Open Space to the general fund.
4.	Base the Open Space fee on the actual costs less the amount the general fund contributes
5.	If the fee ends up being less than $20 we should not implement a change until we cover the deficit. Personally, I would recommend we implement a RAP sales tax (recreation arts and parks tax - 0.1%). This would more than cover the deficit. Since it is a point of sales tax we will get revenue not just from Highland but also from those who shop in Highland (e.g. people who use the splash pad often shop here). We should get $100K+ per year from this. The council will need to pass it and then the voters need to approve it.
6.	Would also recommend eliminating the neighborhood optional trail category now that the city is covering the cost to maintain all trails.
7.	The trail maintenance plan should include a defined trail corridor (asphalt + N ft on either side).
8.	Hold staff accountable for creating a trail maintenance plan
9.	Hold staff accountable for putting together a puncture weed abatement program (we need to be willing to fund outsourcing it).
10.	Would include a list of the properties the city believes can be sold as part of the plan. I personally, like the pricing model approved by the council 25% of the value of neighboring property based on the county appraised value. That is simple. The pricing model approved by the council does allow for exceptions. Pricing is a contentious item it always is.

HIGHLAND CITY

Open Space Maintenance Areas

Schedule

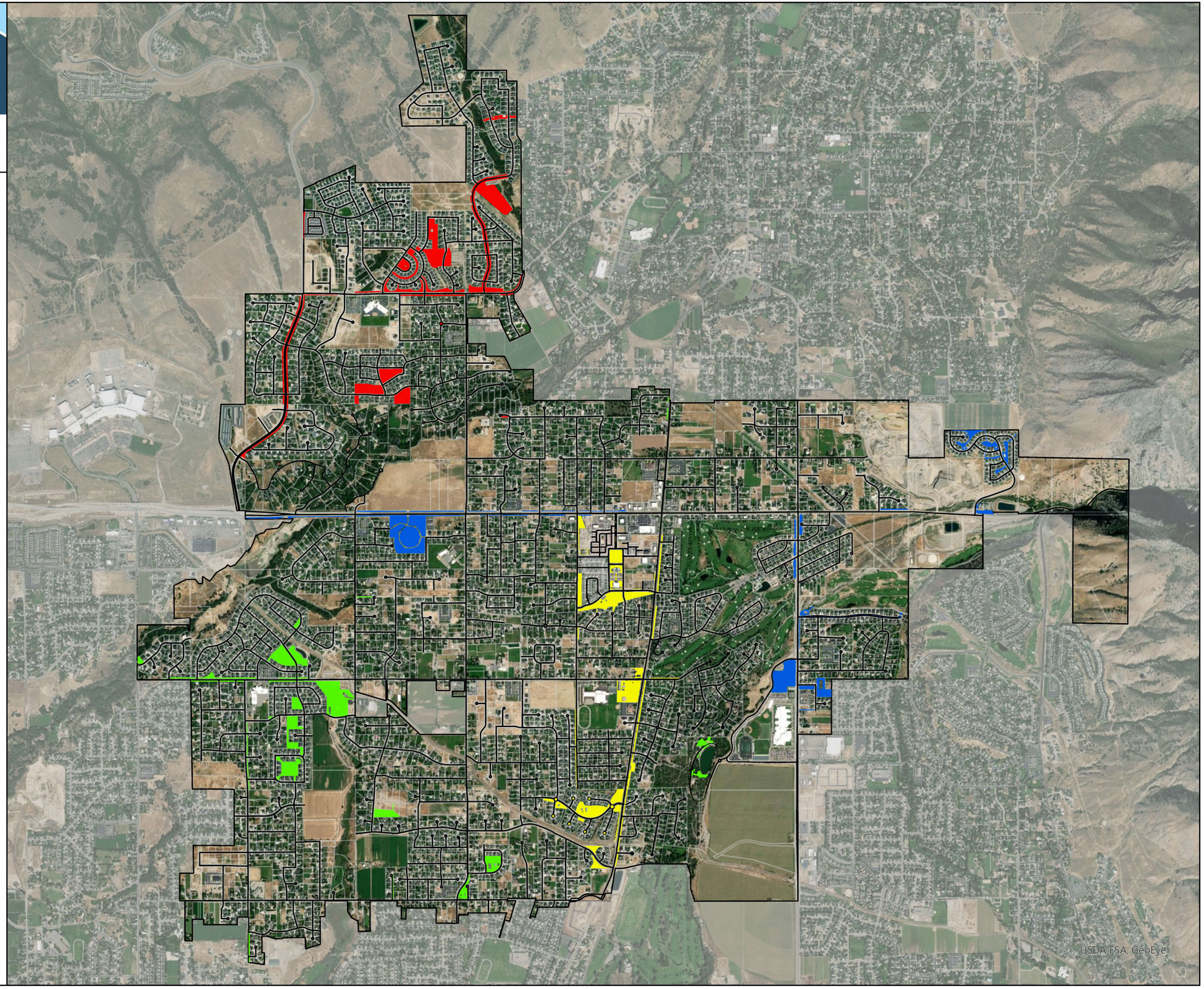
- Monday (20)
- Tuesday (18)
- Wednesday (14)
- Thursday (11)

Acres Mowed Per Day

Monday	39.24 Acres
Tuesday	35.62 Acres
Wednesday	46.25 Acres
Thursday	42.59 Acres

N
W E
S

0 0.13 0.25 0.5 0.75 1
Miles



HIGHLAND CITY

Open Space Maintenance Areas

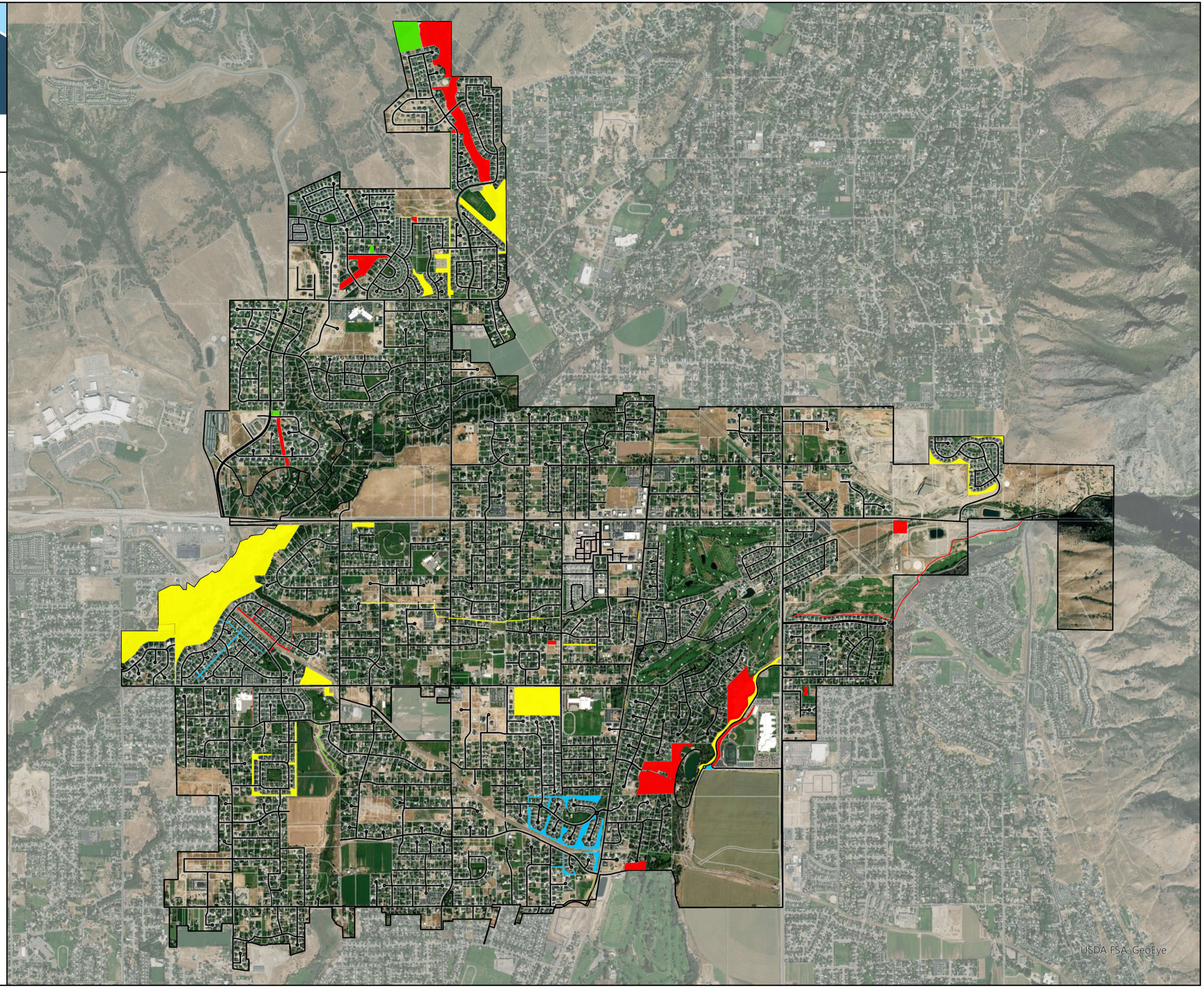
Schedule

- Annually
- Bi-Annually
- No Maintenance
- Tri-Annually

Total Acres Cut	182.6 Acres
Total Acres Sprayed	1.63 Acres
Total Acres No Maintenance	80.99 Acres

N
W E
S

0 0.13 0.25 0.5 0.75 1 Miles



HIGHLAND CITY

WEST

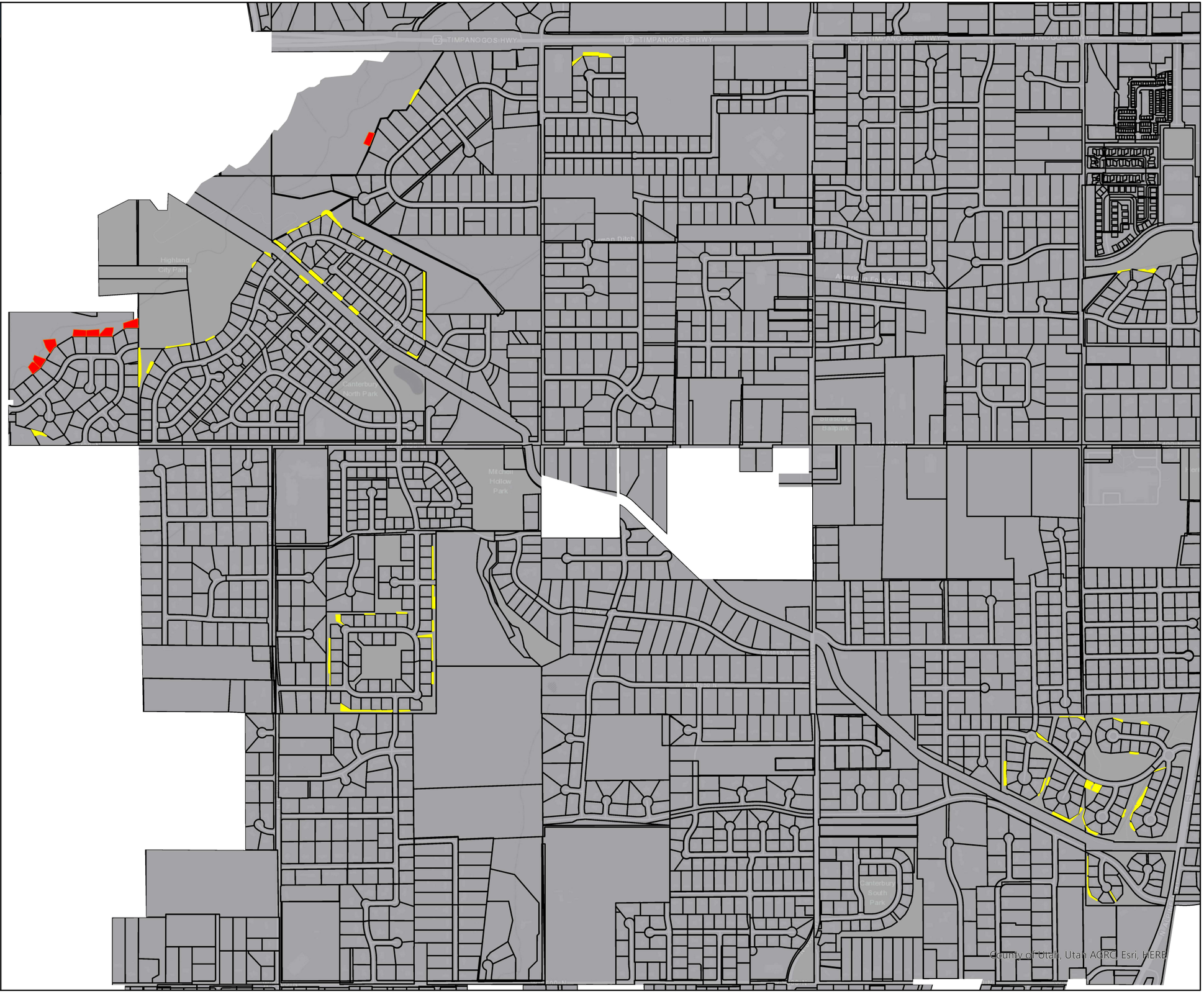
Open Space Encroachment Size (SQFT)

Open_Space_Encroachment

- ≤6280 (86)
- ≤50260 (8)

N
W E
S

0 0.05 0.1 0.2 0.3 0.4
Miles



HIGHLAND CITY

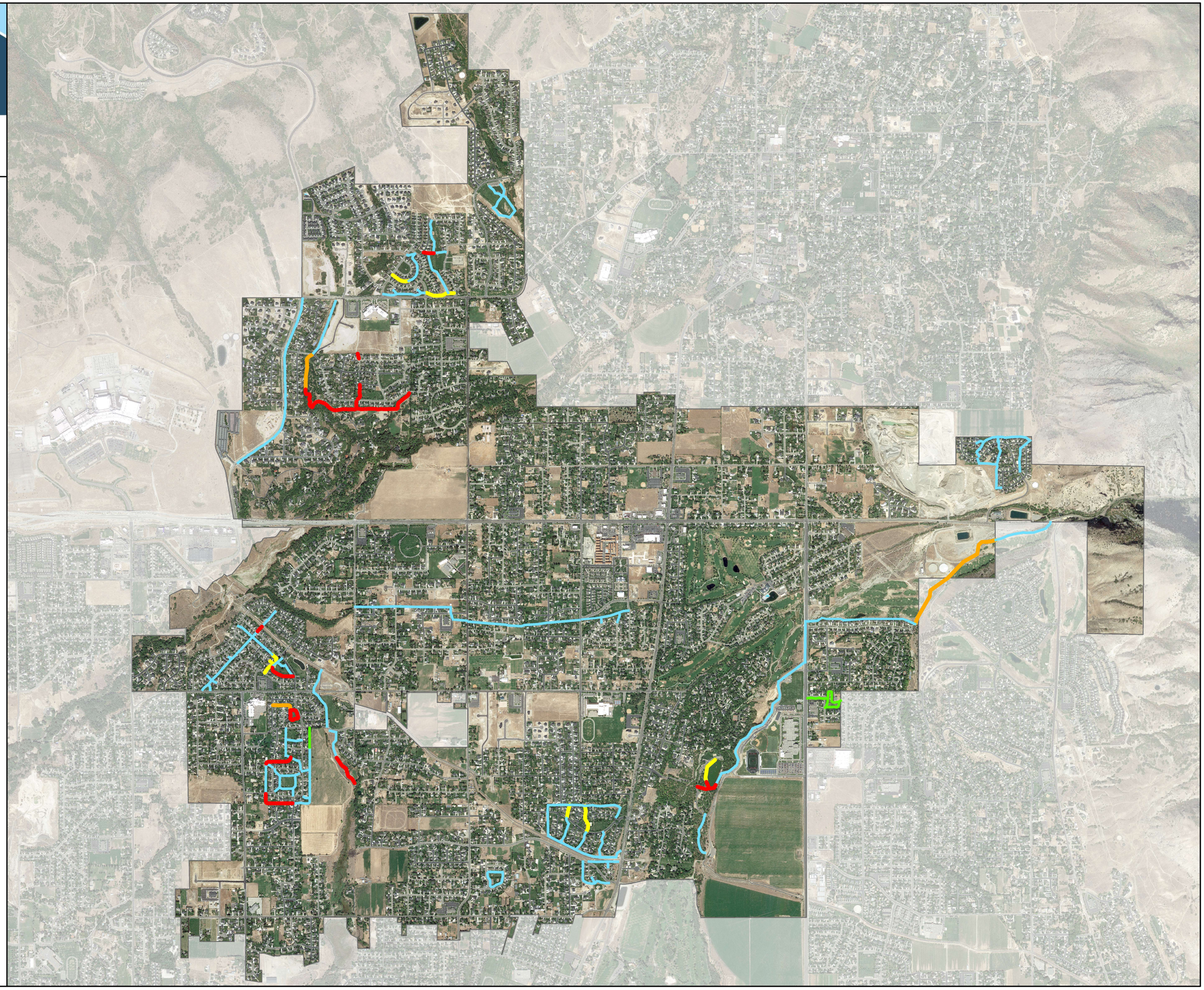
Highland Trail Inventory

Treatment Type

- Complete Reconstruction
- Crack Seal/Surface Treatment
- Future Crack Seal/Surface Treatment
- Major Patch (30% to 50%)
- Minor Patch

N
W E
S

0 0.13 0.25 0.5 0.75 1
Miles



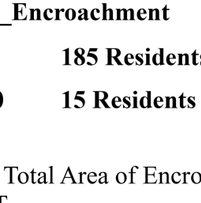
HIGHLAND CITY

Open Space Encroachment Size (SQFT)

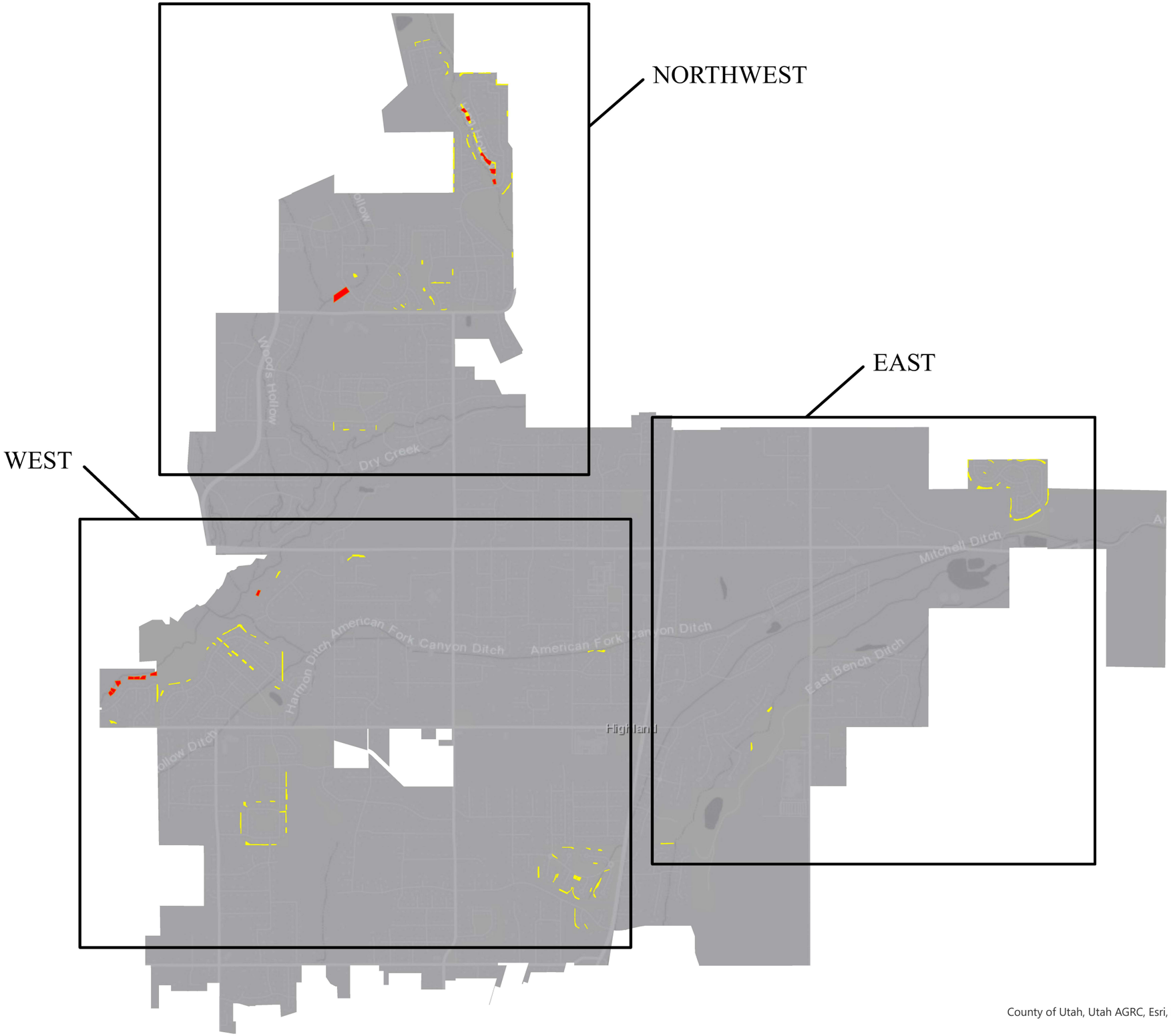
Open_Space_Encroachment

	≤6280	**185 Residents**
	≤50260	**15 Residents**

Approximate Total Area of Encroachment:
582492 SQFT
13.4 Acres



0 0.13 0.25 0.5 0.75 1
Miles



County of Utah, Utah AGRC, Esri, HERE

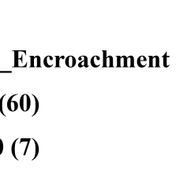
HIGHLAND CITY

NORTHWEST

Open Space Encroachment Size (SQFT)

Open_Space_Encroachment

- **≤6280 (60)**
- **≤50260 (7)**



0 0.05 0.1 0.2 0.3 0.4

Miles



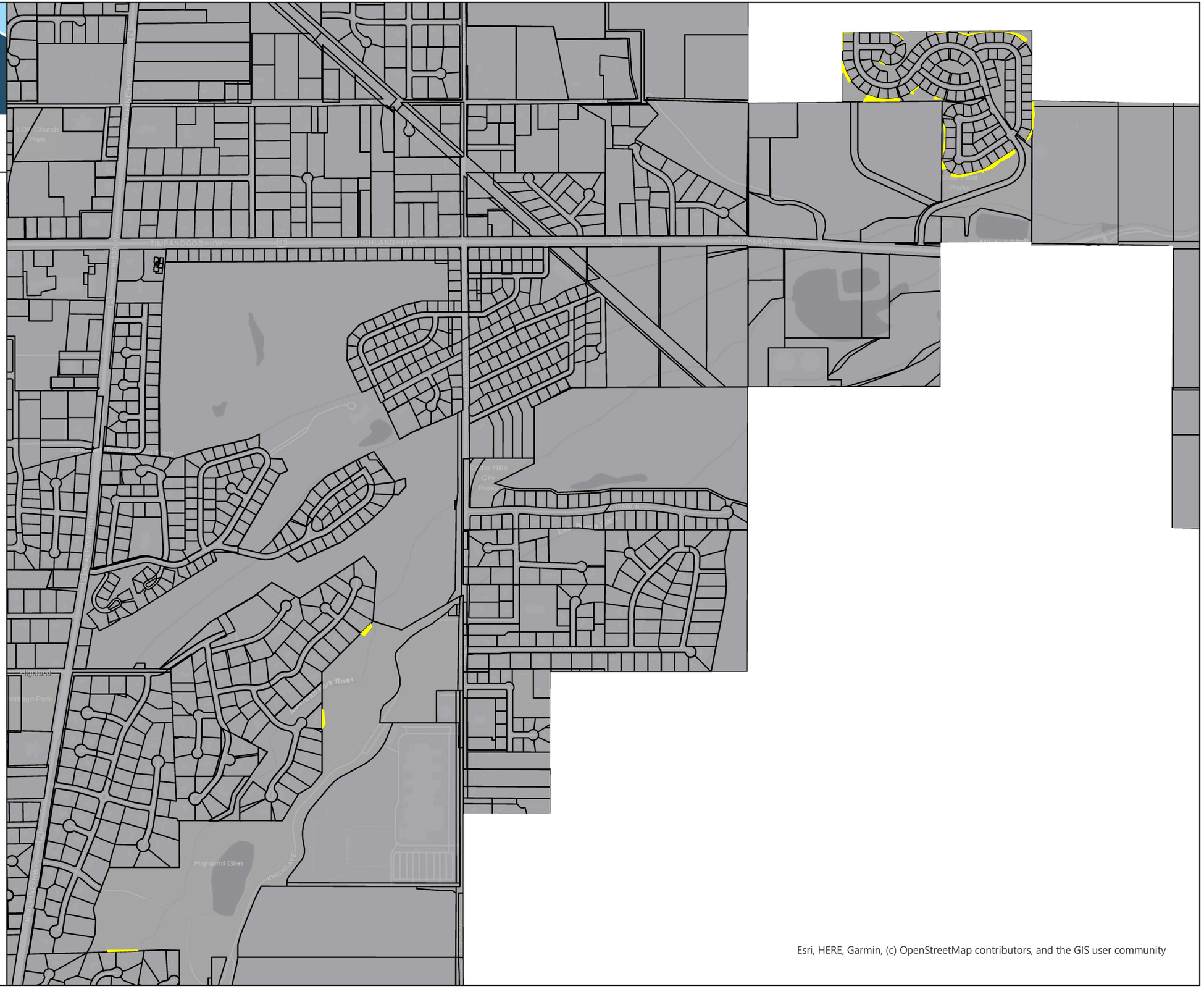
HIGHLAND CITY

EAST

Open Space Encroachment Size (SQFT)

Open_Space_Encroachment

≤6280 (39)



N

W E

S

0 0.05 0.1 0.2 0.3 0.4

Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Legend

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

LAYOUT 1
LAYOUT 2
LAYOUT 4
LAYOUT 4
LAYOUT 9
LAYOUT 8
LAYOUT 5
LAYOUT 6
LAYOUT 7
Beacon Hills Park Trail
Pifferhorn Trail
Bonneville Shoreline
11800 N
Dry Creek Trail
Dry Creek Trail
HIGHLAND BLVD
TIMP HWY
N. COUNTY BLVD
Highland City Trail
10400 North Parkway (South)
10400 N
Murdock Canal Greenway
Wimbleton Park Trail
ALPINE HWY
6800 W
9600 N
N
0 0.15 0.3 0.6 0.9 1.2 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Legend

LAYOUT 1

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

N

0 0.04 0.09 0.17 0.26 0.34 Miles

PONCE DE LEON
ANGELS GATE
MINOTS LEDGE
MONTAUK
TENANTS HARBOR
HIDDEN MEADOW
TIMBER RIDGE
TIMBERLINE
Beacon Hills Park Trail
WILDFLOWER
Pfifferhorn Trail
MURFIELD
GLASSFORD
CARRICK
BRIDGEGATE
GRANT
SUTHERLAND
SHETTLESTONE
BURGH
BRUNSWICK
TURNBERRY
HANOVER
CYPRUS
ITHICA
LAUSANNE
GRENOBLE
CHAMBERRY
PARK WEST
BEACONHILL
Bonneville Shoreline
OAK HOLLOW
ATLAS
ADONIS
ARGO
SALTAIRE
BURNING OAKS
11800 NORTH
ROLLO
6150 WEST
JUPITER
ATHENA
HORIZON
HARVEST MOON
WESTFIELD COVE

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Legend

LAYOUT 2

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

N

0 0.04 0.09 0.17 0.26 0.34 Miles

BURNING OAKS
11800 NORTH
ATLAS
APOLLO
6150 WEST
JUPITER
ATHENA
CYPRUS
DRY CREEK
WOODLEAF
SALTAIRE
VALLEY VIEW
HIGHLAND FIELDS
FOOTHILL
PENN BROOKE
SUNRISE
GRANITE FLATS
SKY LINE
RIDGE
GABLE RIDGE
OAKVIEW
LONE ROCK
BROADLEAF HOLLOW
MAPLE HOLLOW
SUNSET HILLS
BULL RIVER
FLOWERING PLUM
Dry Creek Trail
GRANITE
QUAIL CREEK
RIVER BEND
ROCK HOLLOW
BURGUNDY
RED OSIER
HIGHLAND
CALAIS
PROVENCE
NORMANDY
SUNSET
SUNFLOWER
YARROW
TAMARACK
GAMBOL OAK
TIMPANOGOS
11350 NORTH
CONNOR
KAITLYN
5710 WEST
11250 NORTH
11200 NORTH
ANDREW
11140 NORTH
AVONMORE
5730 WEST
10950 NORTH
6400 WEST
6000 WEST
5920 WEST
5870 WEST
5800 WEST
10900 NORTH
REISNER
STEVENS
Murdock Canal Greenway

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Legend

LAYOUT

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

N

0 0.04 0.09 0.17 0.26 0.34 Miles

11350 NORTH
5630 WEST
5710 WEST
11270 NORTH
KAITLYN
ANDREW
11250 NORTH
11200 NORTH
11140 NORTH
AVONMORE
5730 WEST
5650 WEST
5600 WEST
5550 WEST
5500 WEST
11030 NORTH
WOODLAND
EVERGREEN
STONE CREEK
5300 WEST
11100 NORTH
5100 WEST
AVONDALE
JONATHON
SAMPSON
4800 WEST
STONEY BROOK
JOEY
SNOWFLAKE
TIMPANOGOS
WASATCH
REISNER
6150 WEST
10830 NORTH
6000 WEST
5920 WEST
10925 NORTH
5870 WEST
5800 WEST
10900 NORTH
5750 WEST
10930 NORTH
PISA
VENICE
TURIN
TOSCANA
MARSALA
VERCELLI
TOWN CENTER
GRANITE
DOLOMITE
PARKWAY EAST
5220 WEST
COVENTRY
TOWN CENTER WEST
CRESTVIEW
VILLAGE
TOWN CENTER
10800 NORTH
10740 NORTH
PANORAMA
MOUNTAIN VIEW
COUNTRY CLUB
VISTA
CANYON VIEW
HIGHLAND
KATES
10760 NORTH
10800 NORTH
10770 NORTH
WOODSHIRE

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date Exported: 9/10/2020 4:00 PM

Legend

LAYOUT 4

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

AVONDALE
JONATHON
4800 WEST
SAMPSON
JOEY
1200 NORTH
STONEY BROOK
4650 WEST
SNOWFLAKE
SNOWFLAKE
SPRUCE
MANOR
TIMPANOGOS
ELK COVE
SHORELINE
PARK
WASATCH
PANORAMA
MOUNTAIN VIEW
HIGHLAND
COUNTRY CLUB
VISTA
CANYON VIEW
CANYONLINKS VISTA
CADDIE
JANIE
Highland Glen Trail
BROOKRIDGE
ABERDEEN
QUARTZ
PARKWAY EAST
TOWN CENTER EAST
TOWN CENTER
5220 WEST
10800 NORTH
10740 NORTH
NORTH JERLING
WEST JERLING
EAST JERLING
ALPINE
CASTLE PINE
5370 WEST
COUNTRY CLUB

N

0 0.04 0.09 0.17 0.26 0.34 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Legend

LAYOUT 5

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

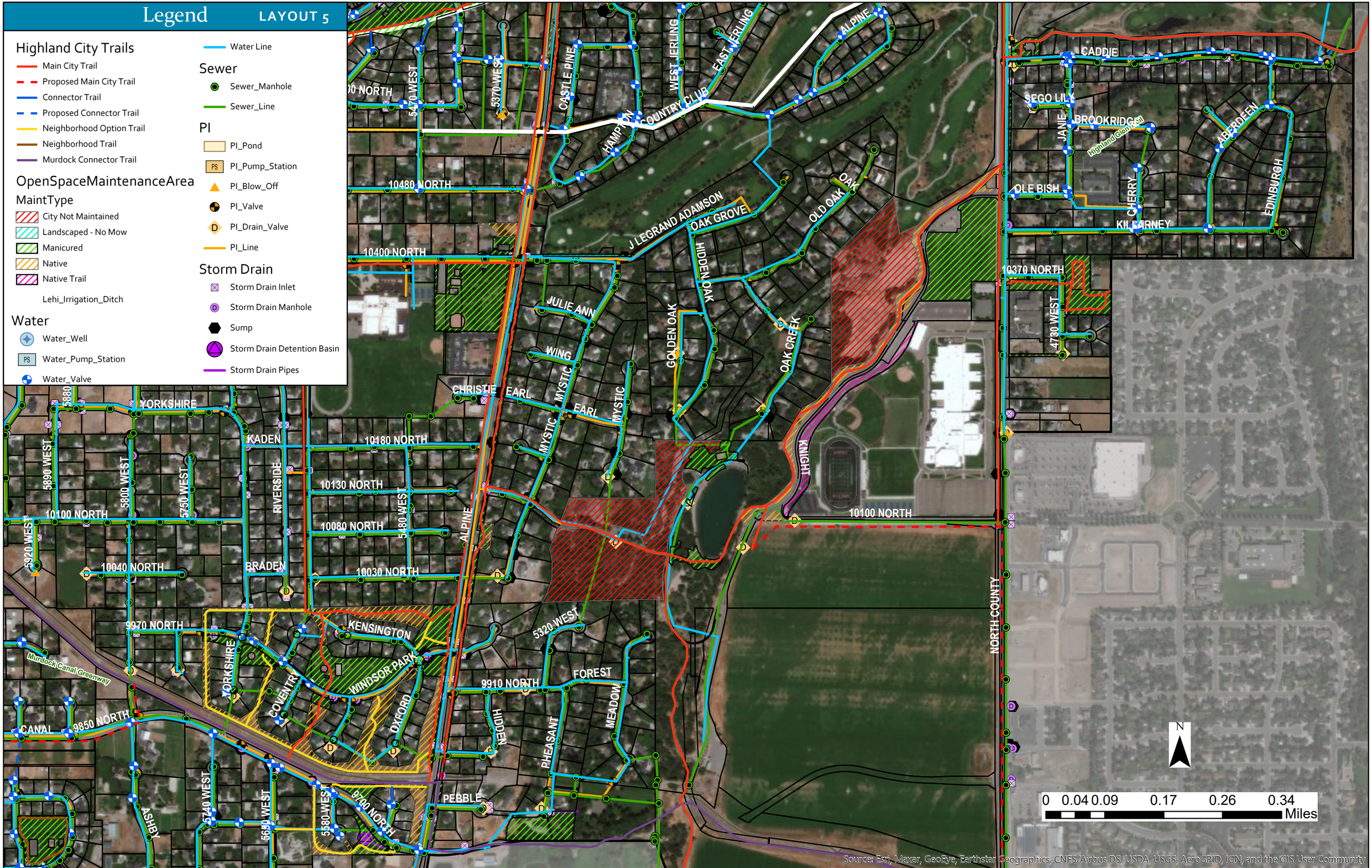
- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes



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Legend

LAYOUT 6

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

6400 WEST
6300 WEST
6330 WEST
10220 NORTH
HIDDEN POND
MOUNTAIN VIEW
10150 NORTH
10050 NORTH
6000 WEST
6160 WEST
9960 NORTH
THORNTON
6180 WEST
9860 NORTH
6130 WEST
9800 NORTH
6020 WEST
9740 NORTH
6220 WEST
9680 NORTH
6100 WEST
EAGLEVIEW
DIAMOND
6150 WEST
6050 WEST
5910 WEST
5920 WEST
CANAL
9850 NORTH
5950 WEST
5880 WEST
MOUNTAIN RIDGE
COMPTON
WALKER
5600 WEST
YORKSHIRE
KADEN
5890 WEST
5800 WEST
5750 WEST
10100 NORTH
10040 NORTH
RIVERSIDE
BRADEN
10180 NORTH
10130 NORTH
10080 NORTH
10030 NORTH
5480 WEST
ALPINE
Murdock Canal Greenway
9970 NORTH
KENSINGTON
WINDSOR PARK
COVENTRY
OXFORD
HIDDEN
PEBBLE
9700 NORTH
5580 WEST
5740 WEST
5630 WEST
9600 NORTH
ASHBY
5700 WEST
9975 NORTH
6670 WEST
6610 WEST
9900 NORTH
MADISON
VINTAGE
9890 NORTH
6630 WEST
9810 NORTH
9770 NORTH
9720 NORTH
6530 WEST
9680 NORTH
6900 WEST
9600 NORTH
6620 WEST
6560 WEST
9530 NORTH

N

0 0.04 0.09 0.17 0.26 0.34 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date Exported: 9/10/2020 4:19 PM

Legend

LAYOUT 7

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes

10400 North Parkway (South)
10380 NORTH
10300 NORTH
10250 NORTH
10220 NORTH
10205 NORTH
10150 NORTH
10125 NORTH
10120 NORTH
10050 NORTH
9975 NORTH
9960 NORTH
9900 NORTH MADISON
9860 NORTH
9800 NORTH
9770 NORTH
9740 NORTH
9720 NORTH
9689 NORTH
9600 NORTH
9530 NORTH
9500 NORTH
6900 WEST
6800 WEST
6960 WEST
6890 WEST
6690 WEST
6610 WEST
6670 WEST
6630 WEST
6680 WEST
6530 WEST
6580 WEST
6400 WEST
6000 WEST
6180 WEST
6130 WEST
6109 WEST
6220 WEST
6150 WEST
6050 WEST
5950 WEST
5920 WEST
5910 WEST
WESTWOOD
HIDDEN POND
MOUNTAIN VIEW
Wimbleton Park Trail
Murdock Canal Greenway
THORNTON
CANAL
VINTAGE
EAGLEVIEW
DIAMOND

N

0 0.04 0.09 0.17 0.26 0.34 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Legend

LAYOUT 8

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

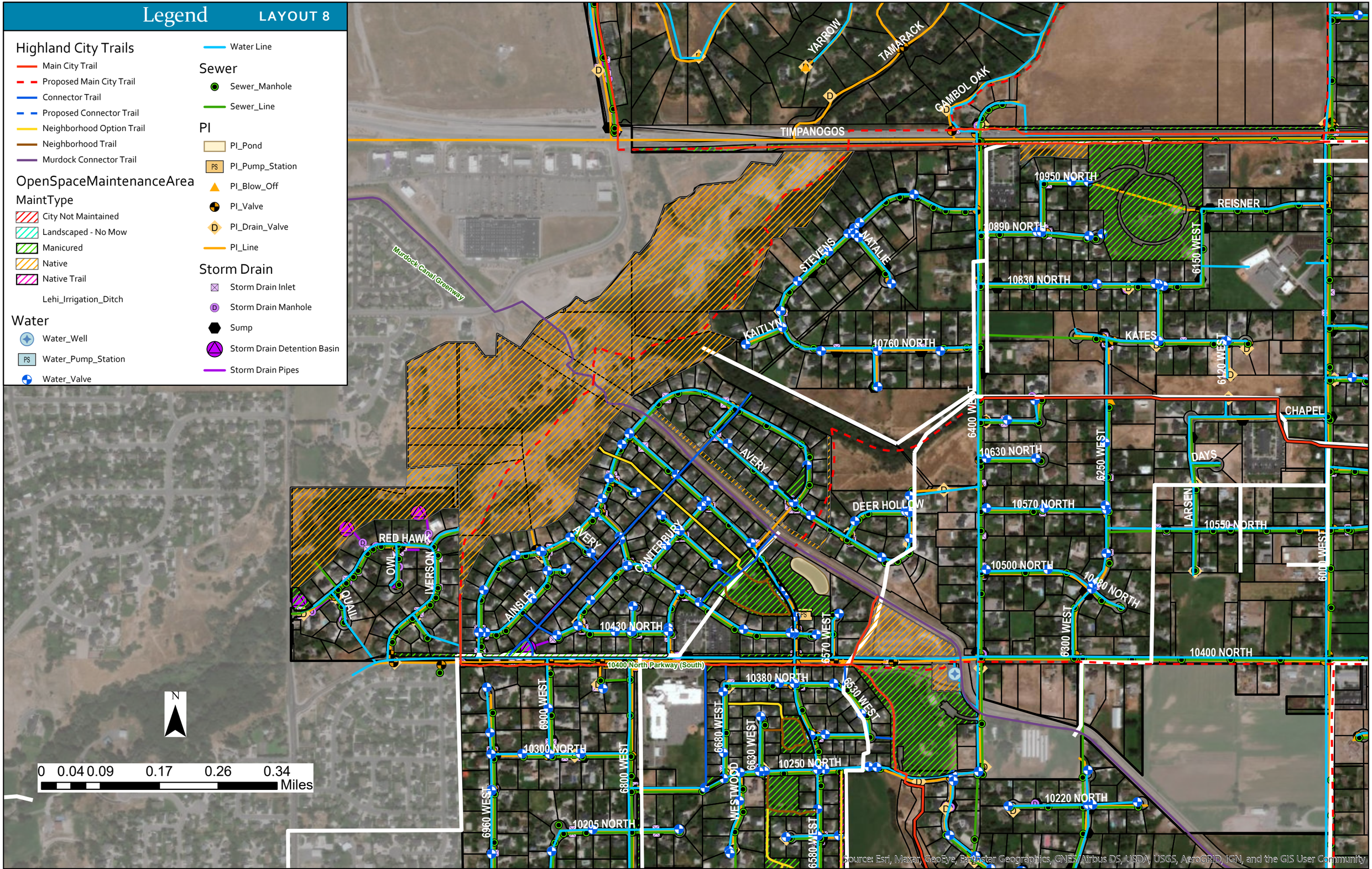
- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes



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Legend

LAYOUT 9

Highland City Trails

- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail

OpenSpaceMaintenanceArea

MaintType

- City Not Maintained
- Landscaped - No Mow
- Manicured
- Native
- Native Trail

Lehi_Irrigation_Ditch

Water

- Water_Well
- Water_Pump_Station
- Water_Valve
- Water Line

Sewer

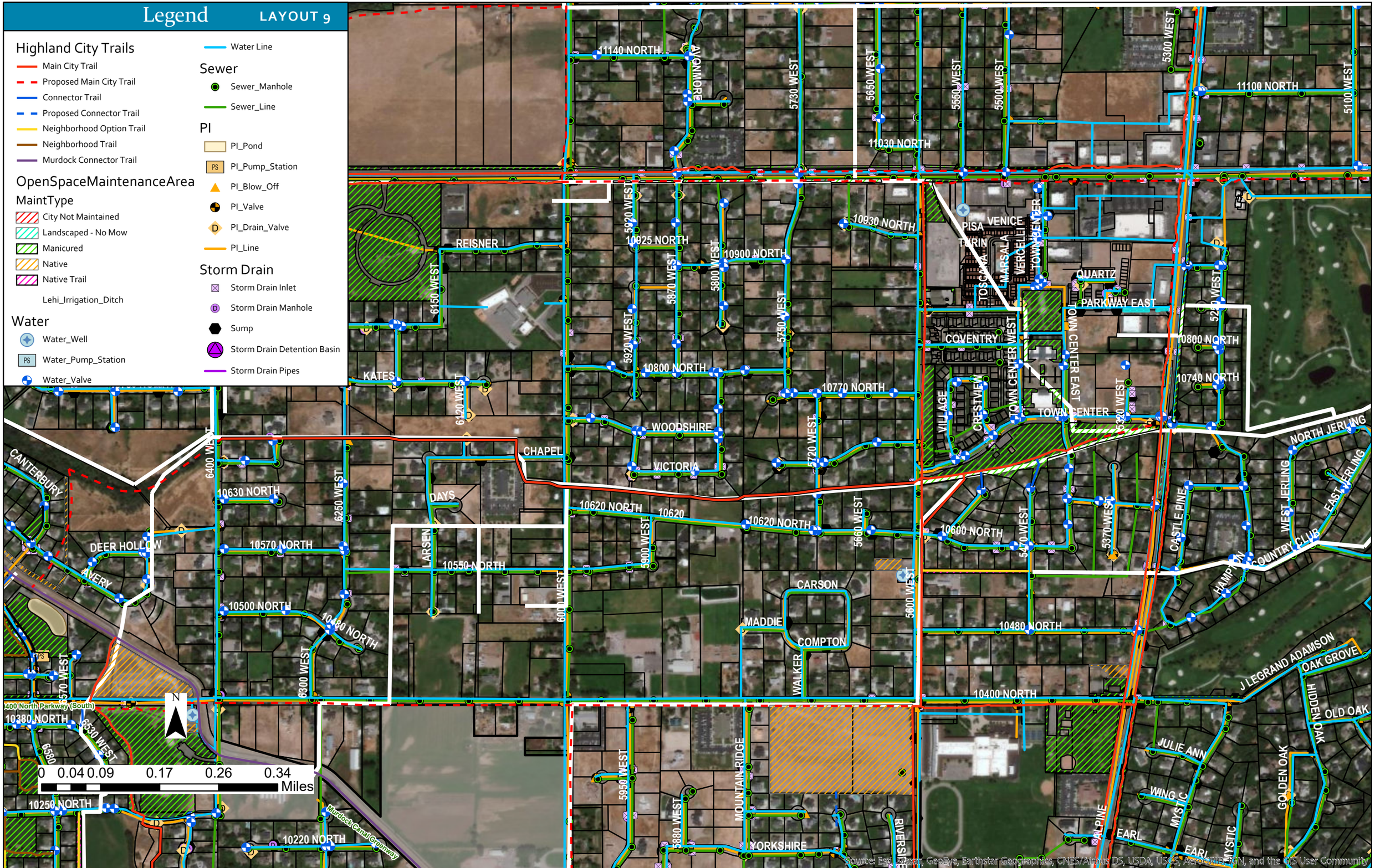
- Sewer_Manhole
- Sewer_Line

PI

- PI_Pond
- PI_Pump_Station
- PI_Blow_Off
- PI_Valve
- PI_Drain_Valve
- PI_Line

Storm Drain

- Storm Drain Inlet
- Storm Drain Manhole
- Sump
- Storm Drain Detention Basin
- Storm Drain Pipes



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HIGHLAND CITY

Open Space Maintenance Areas

Sellable

Yes

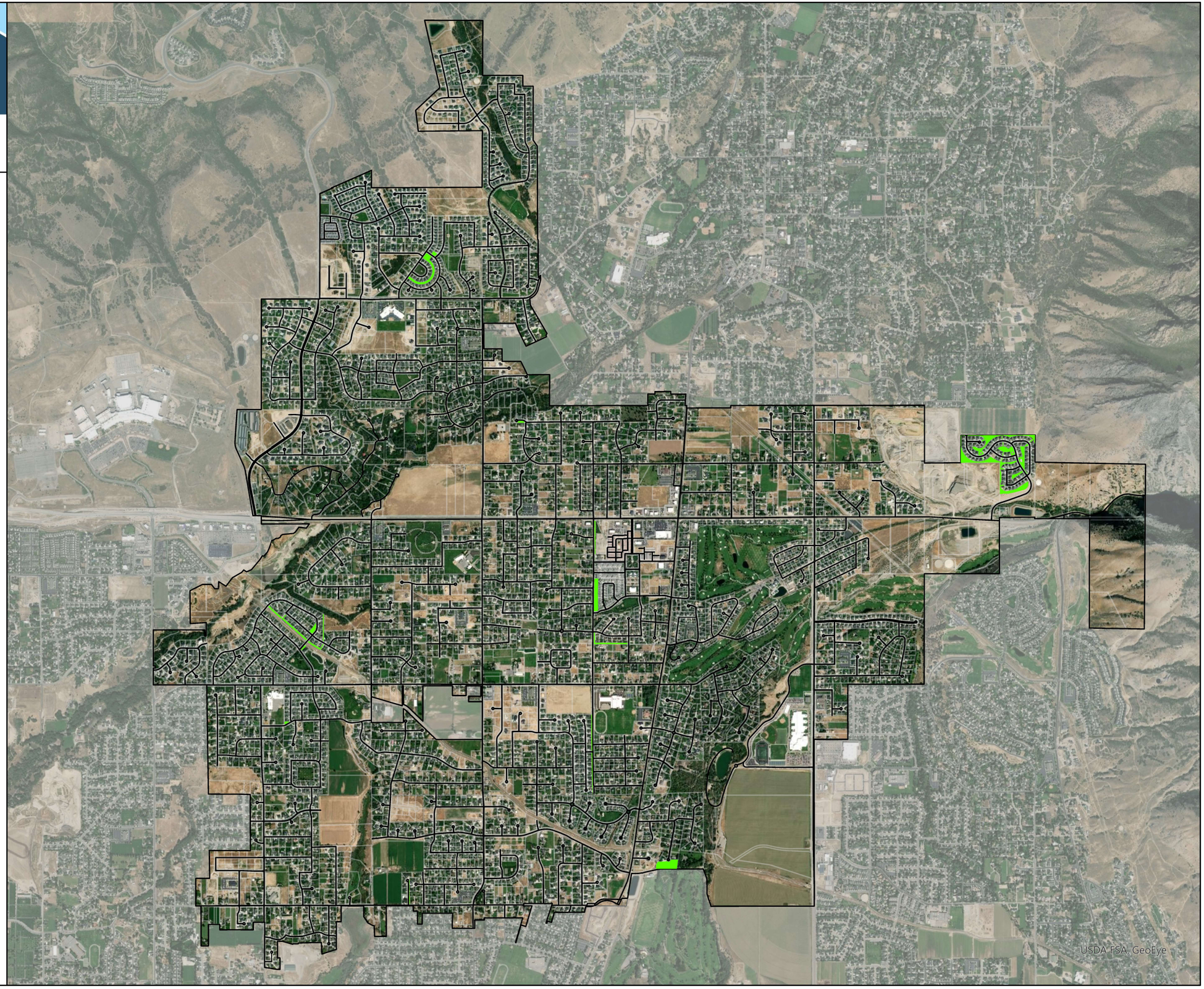
N

W E

S

0 0.13 0.25 0.5 0.75 1

Miles



Welcome to the Highland City Council Work Session

October 13, 2020

HIGHLAND CITY

7:00 PM WORK SESSION

Call to Order – Mayor Rod Mann

Invocation – Mayor Rod Mann

OPEN SPACE, TRAILS, AND PARKS

Item 1 - Discussion
Presented by – Nathan Crane, AICP
City Administrator/Community Development Director

Purpose and Goal

- Council – Understanding of How Parks and Open Space is Maintained
- Staff – Council Expectations for Maintenance for Parks and Open Space



Agenda

- Brief Overview of Open Space Subdivisions - Todd
- Other City Survey - Erin
- Define “Parks” and “Open Space” - Nathan
- Recent Survey Results - ?? – Erin – Should we do this
- Current Budget – Tyler/Todd ??
  - Budget Division
- Park Maintenance - Todd
- Open Space Maintenance – Todd
- Trail Maintenance - Todd
- Gaps - Todd
- Council Expectation – Nathan/Todd??
- Encroachment - Todd
- Possible Sell – Todd/Nathan

What's in your Packet

- 1. Open Space District History Memo – 2012
- 2. Trail Master Plan
- 3. General Plan – Park and Recreation Element
- 4. Mayor's Information PowerPoint
- 5. Park and Open Space Mowing Schedule Map
- 6. Draft Trail Inventory Map
- 7. Encroachment Map
- 8. Parks and Open Space Maintenance Area and Utility Map
- 9. Possible Property to Purchase
- 10. October 13, 2020 Work Session PowerPoint

Other City Survey - Erin

- Variety of Open Space questions
- 11 responses

- Trail corridor/ O.S. maintenance 1-2 times per year
- Very little xeriscaping of trail corridors
- About half have a trail maintenance schedule vs. doing it as needed. Those with a schedule aren't always able to stick to it.
- Only a couple have sold open space. All used or recommended using an appraiser.

Definitions

PARK

OPEN SPACE



Open Space Subdivisions – 101

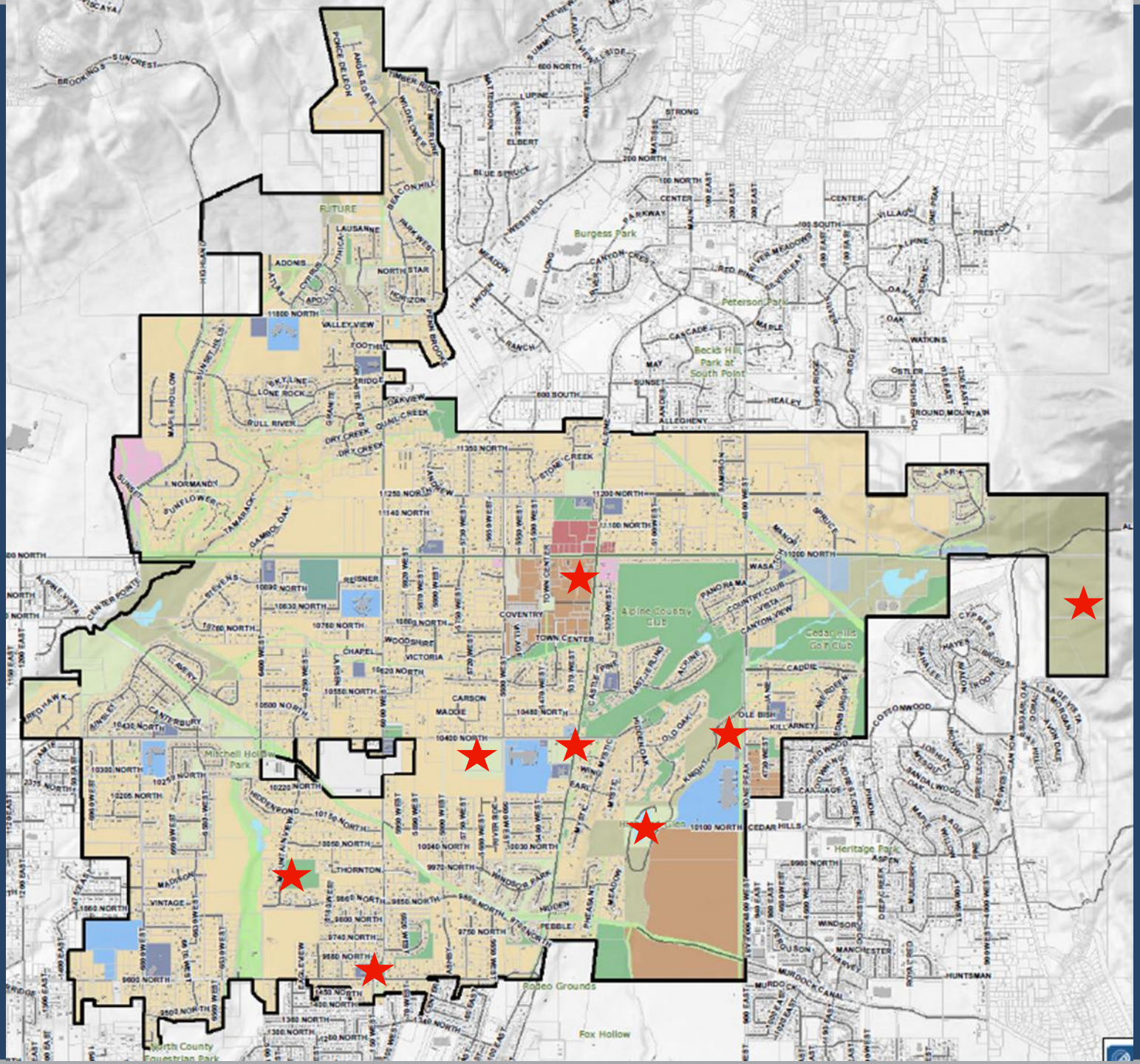
- 1999
- Goal
  - Obtain Parks, Trails, and Preserve Open Space and Environmentally Sensitive Lands
  - Water consumption
  - Lack of maintenance of large Lots
  - Disconnection
    - Dry Creek and Northwest
  - Financially viable alternative to R-1-40 without medium to high density
  - HOA vs City

Goals Con't.

- Parks were to function primarily as local neighborhood parks
- Majority of use within development
- Native vegetation areas encouraged to reduce water and maintenance costs
  - Blade and grade vs. preservation
  - Expectation vs. reality
- ddd

Parks Not in Open Space Subdivision

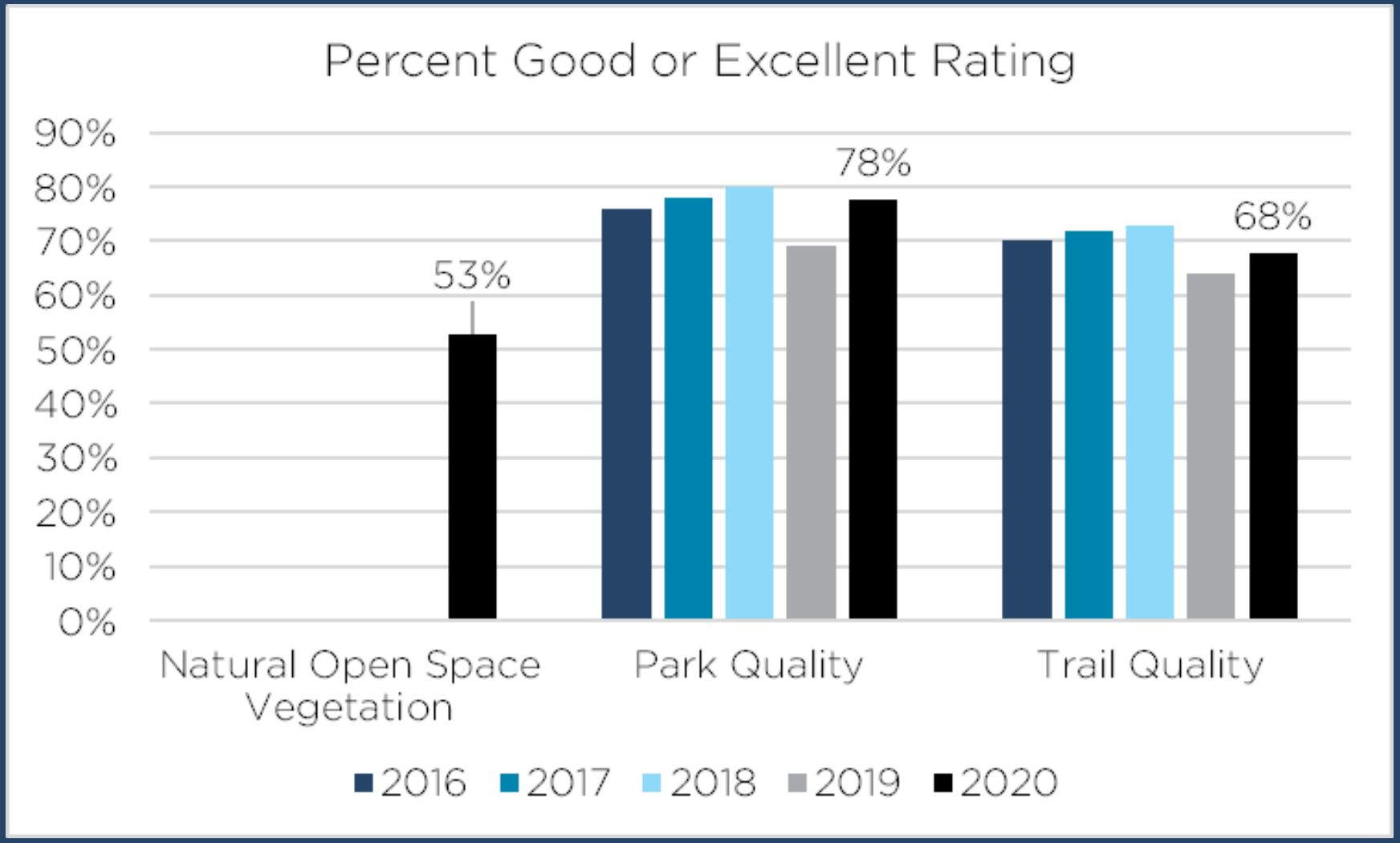
- Merlin Larsen Park
- Heritage Park
- Highland Glen Park
- Lone Peak Soccer Park
- Spring Creek Park
- Mountain Ridge Park
- Town Center Plaza (Splash Pad)
- AF – Canyon – Open Space

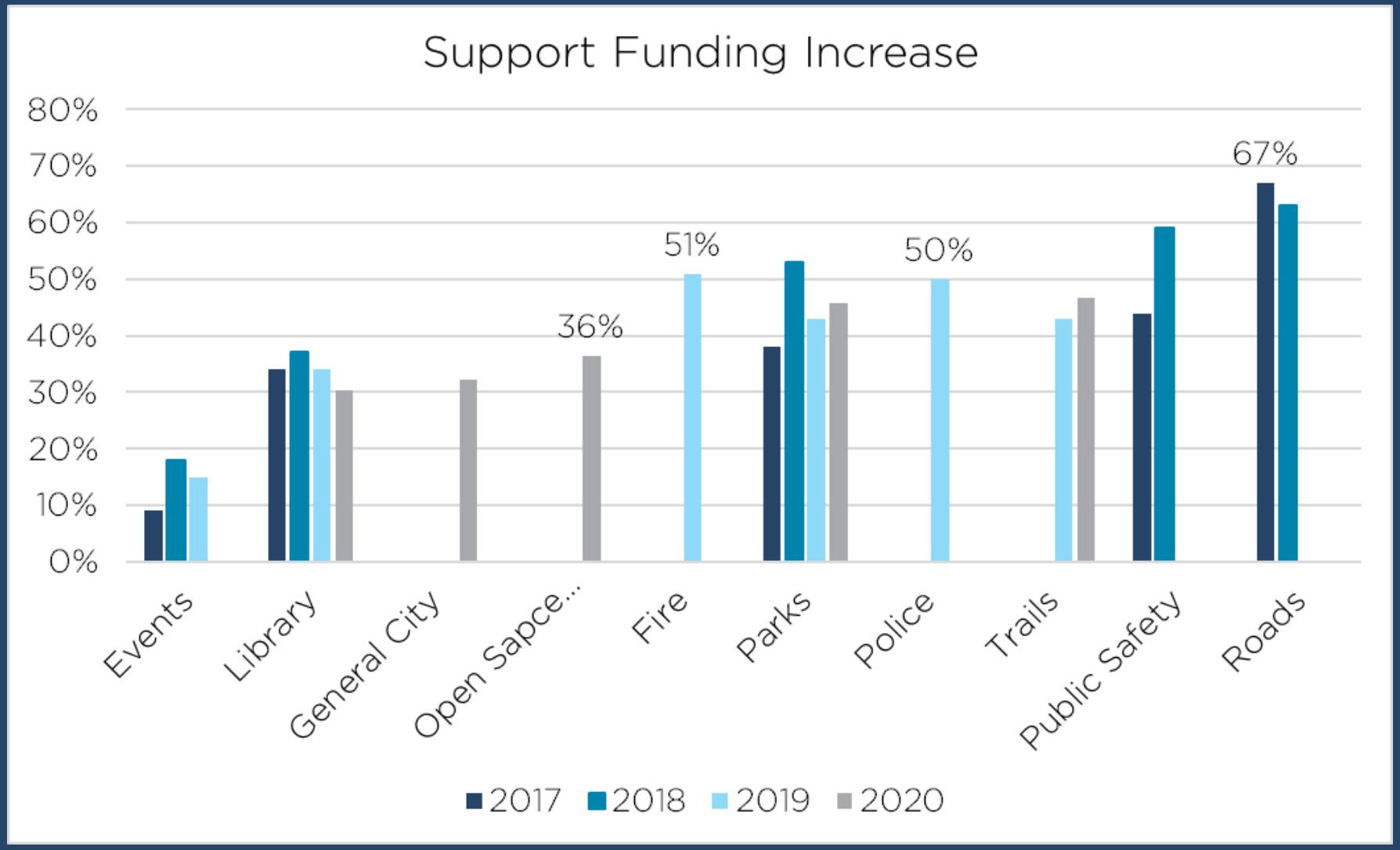

Burgess Park
Peterson Park
Becks Hill Park at South Point
Alpine Country Club
Cedar Hills Golf Club
Mitchell Hollow Park
Heritage Park
Rodeo Grounds
Fox Hollow
North County Equestrian Park
600 NORTH
200 NORTH
100 NORTH
100 SOUTH
600 SOUTH
11800 NORTH
11350 NORTH
11250 NORTH
11200 NORTH
11140 NORTH
11100 NORTH
11000 NORTH
10890 NORTH
10830 NORTH
10760 NORTH
10680 NORTH
10620 NORTH
10550 NORTH
10500 NORTH
10480 NORTH
10420 NORTH
10300 NORTH
10220 NORTH
10150 NORTH
10100 NORTH
10050 NORTH
10040 NORTH
9970 NORTH
9900 NORTH
9850 NORTH
9800 NORTH
9740 NORTH
9680 NORTH
9600 NORTH
9450 NORTH
9400 NORTH
1380 NORTH
1300 NORTH
1200 NORTH
SUNCREST
FUTURE
LAUSANNE
ADONIS
NORTH STAR
VALLEY VIEW
FOOTHILL
LONE ROCK
GULL RIVER
DRY CREEK
NORMANDY
SUNFLOWER
TAMARACK
GAMBEL OAK
REISNER
COVENTRY
TOWN CENTER
WOODSHIRE
VICTORIA
CHAPEL
CARSON
MADDIE
CANTERBURY
THORNTON
VINTAGE
MADISON
HIDDEN POND
WINDSOR PARK
PEBBLE
MANCHESTER
HUNTSMAN
MURDOCK CANAL
CEDAR HILLS
CASTLE POINT
EAGLEVIEW
STONE CREEK
CANYON CREST
RED PINE
RIVER MEADOWS
SILVER LEAF
CASCADE
HEALEY
ALLEGHENY
PANORAMA
COUNTRY CLUB
VISTA
CANYON VIEW
KILLARNEY
COTTONWOOD
CYPRESS
HAYES
RAMBLER
MANOR TROOP
SAGE VISTA
SAGE MEADOW
CAMAGE
SANDALWOOD
ASPEN
WINDSOR
MANCHESTER
HUNTSMAN

Parks in Open Space Subdivisions

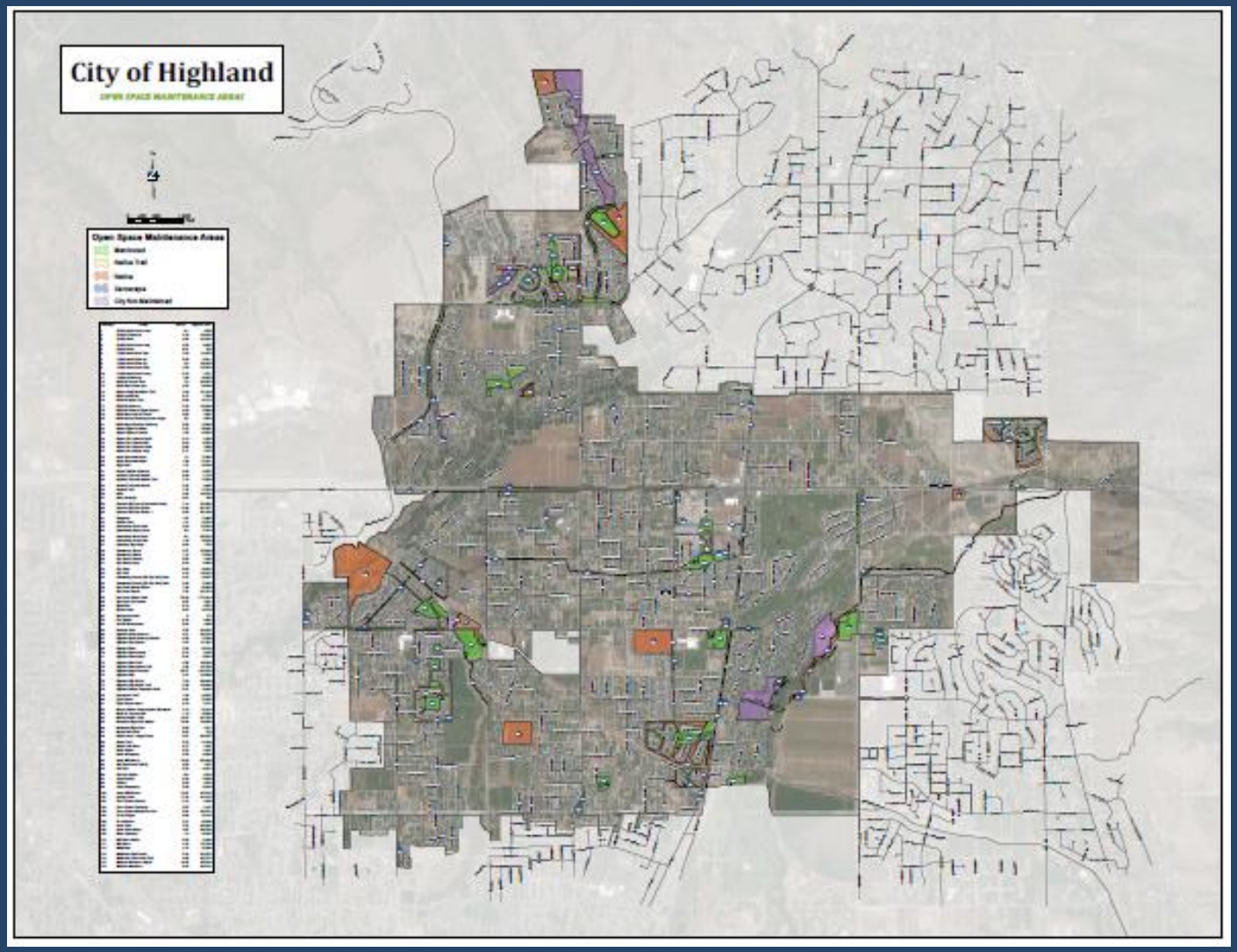
- Apple Blossom
- Argo Circle
- Cant. Park Circle
- Cant. Park North
- Cant. Park South
- Dry Creek East
- Dry Creek Bench
- Dry Creek Hollow
- Highland Hills
- Mitchell Hollow
- Town Center Meadows
- Twin Bridges
- View Pointe
- Wimbledon N.
- Wimbledon S.
- Windsor Meadows

Recent Survey Results



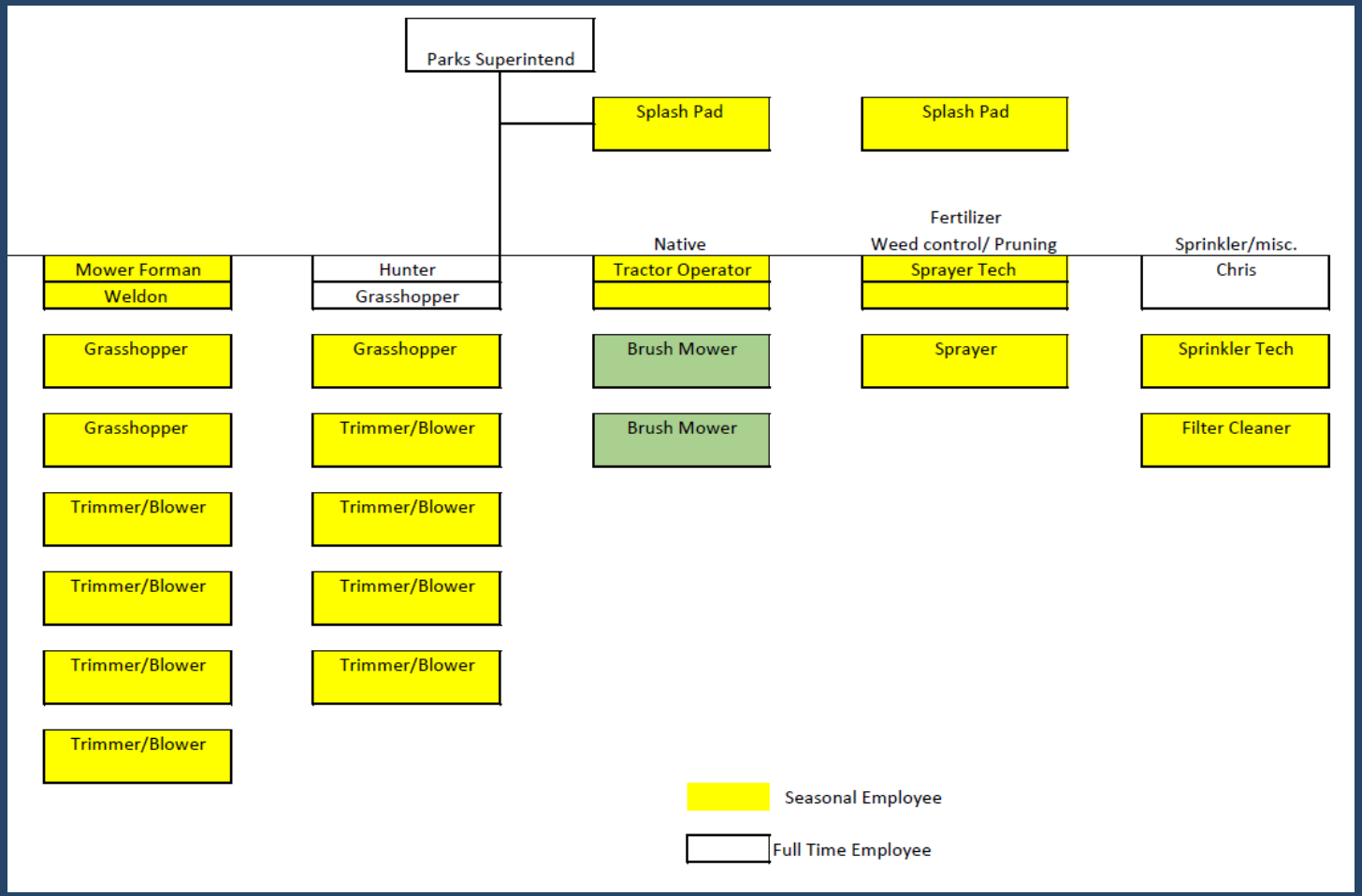

Support Funding Increase
80%
70%
60%
50%
40%
30%
20%
10%
0%
67%
51%
50%
36%
Events
Library
General City
Open Sapce...
Fire
Parks
Police
Trails
Public Safety
Roads
2017
2018
2019
2020

City Owned Properties



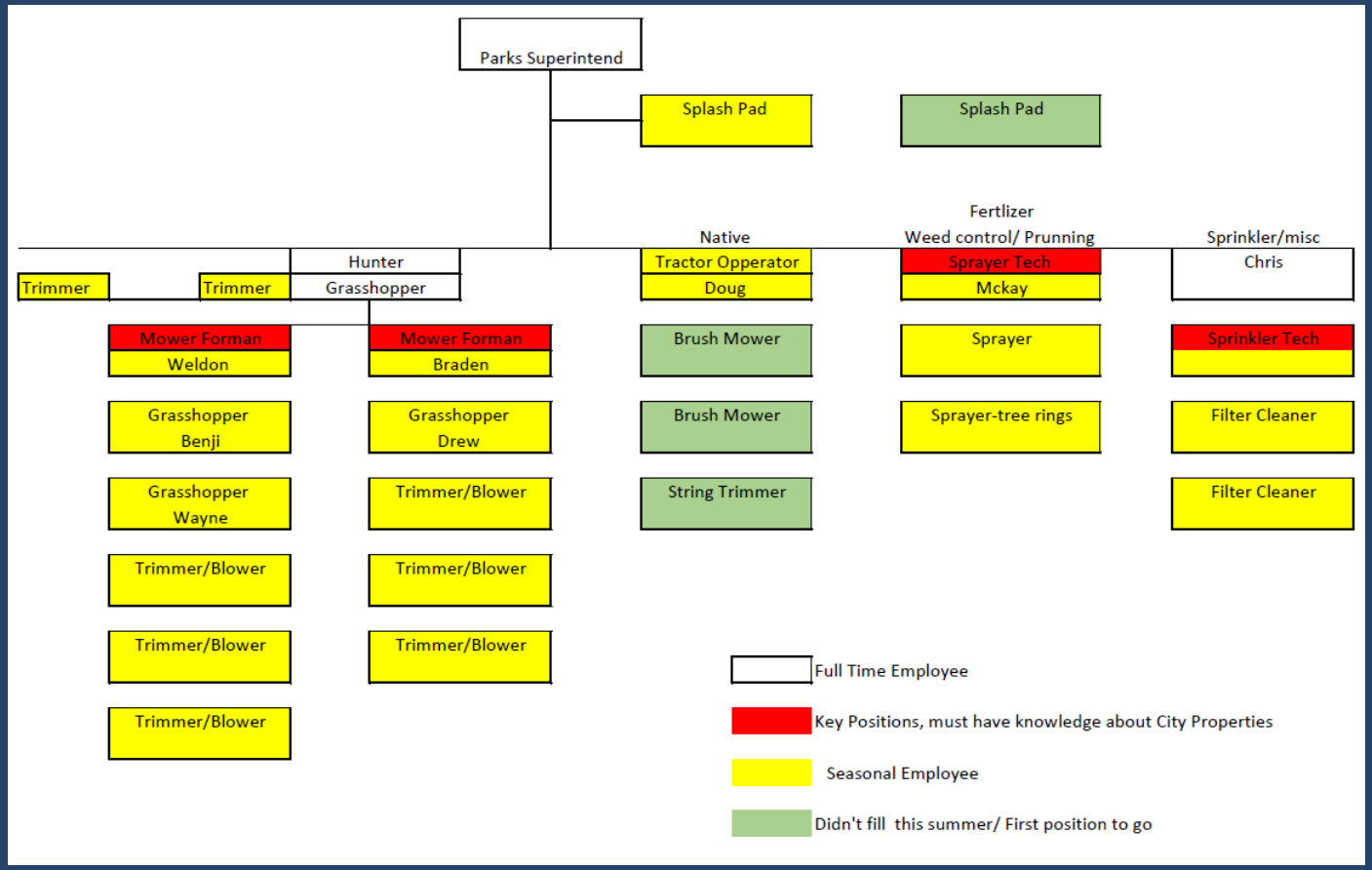
- 2010 Highland Population 15,523
- 2020 Highland Population 20,079 (29.35% increase)
- 135.49 Acres of manicured grass in 2010
- 163.70 acres of manicured grass in 2020 (17.2% increase)
- 17 FTEs in 2010 in Engineering and PW
- 15 FTEs in 2020 in Engineering and PW (two of these positions were added this last year)

Parks Staff 2019



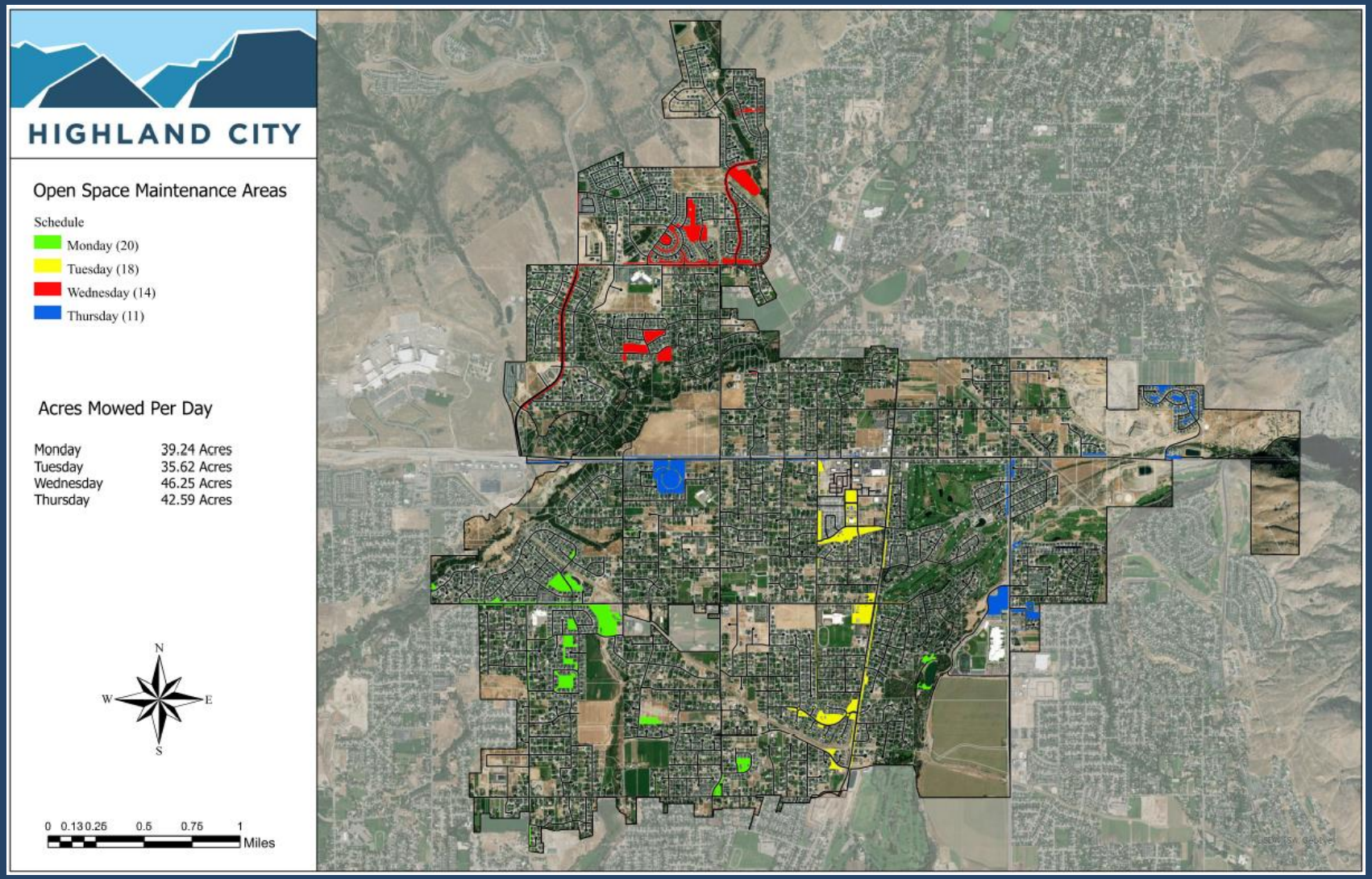
- Difficult to keep up between April to May and August to November
- Difficult time fully staffing due to gab in hourly wage
- We were unable to mow native due to pulling staff to mow grass

Parks Staff 2020

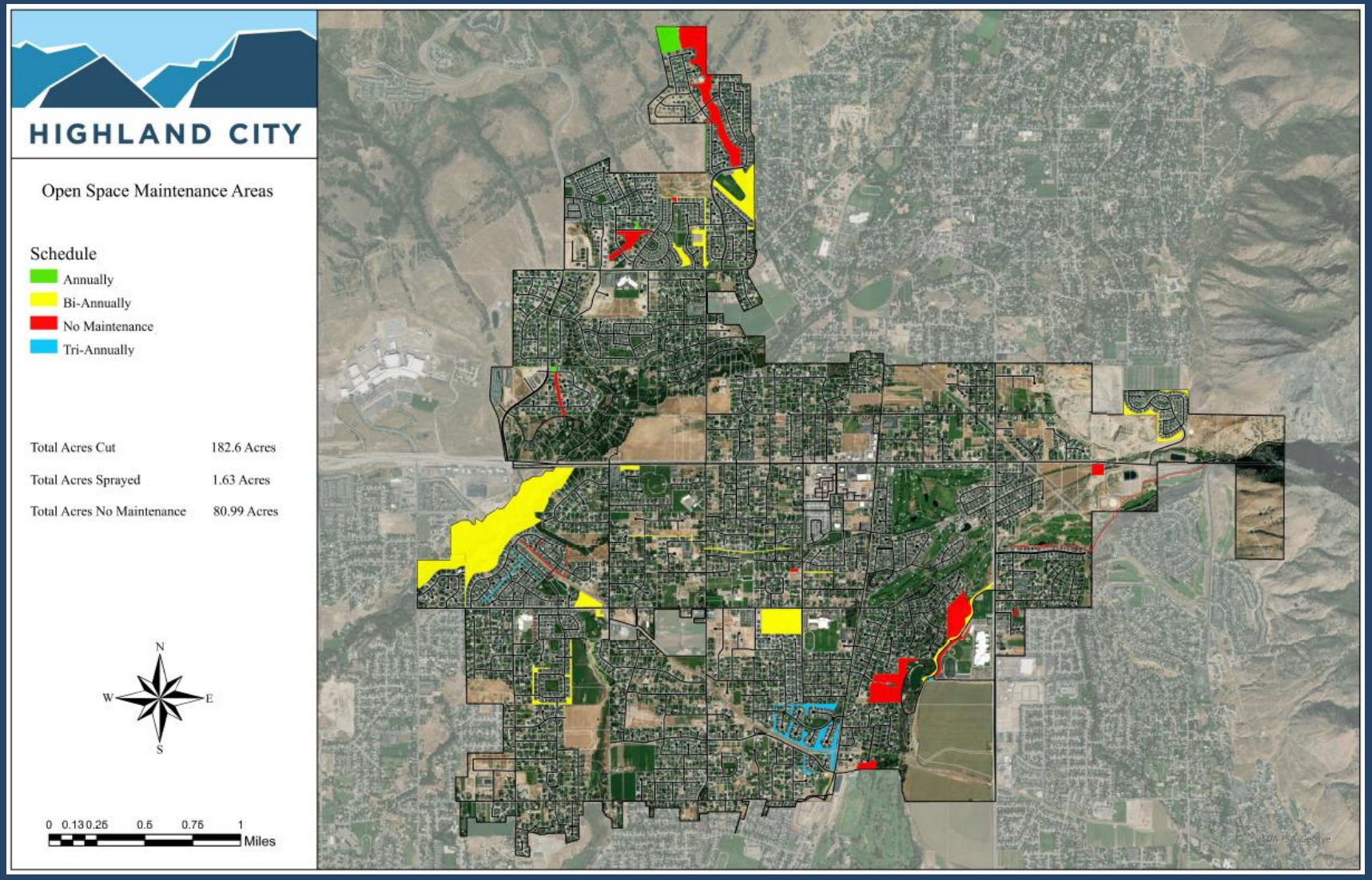


- Staffed sooner than June 1st due to COVID
- We were able to keep to the maintenance schedule much better
- Sprinkler screens were cleaned more regularly
- All around better level of service than 2019

Parks Maintenance Schedule



Open Space Maintenance



Trails Maintenance Plan

- Trail Inventory – Fall 2019 and Spring 2020



- Trail Usage (ADT)
- Trail Pavement Condition Index (PCI)
- Estimated Repair Cost



Items Remaining to Complete Trail Maintenance Plan

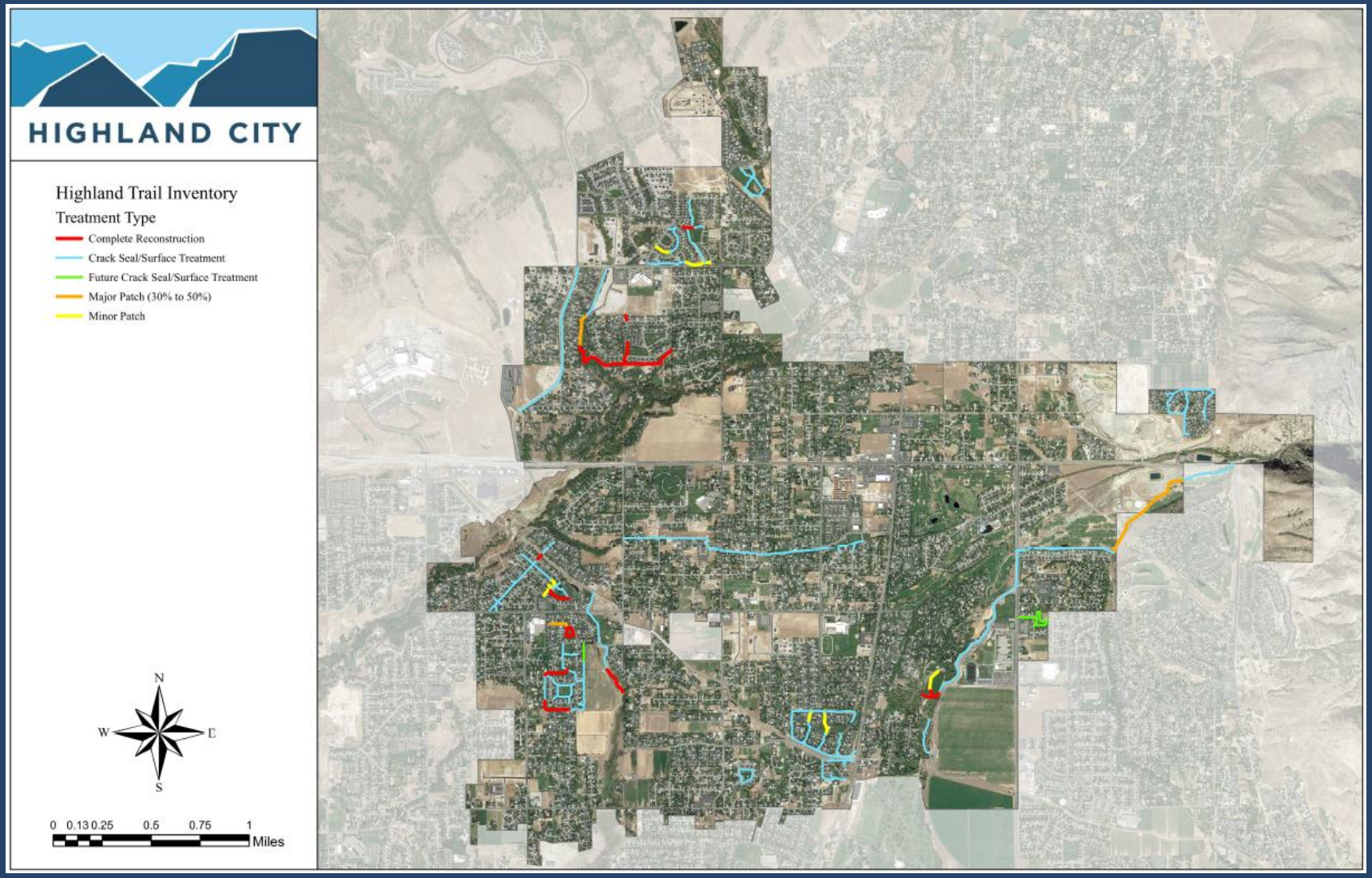
Trail No	Subdivision	Trail Name	Built	Trail Type	Trail Counter	Da	Trail Use No.	Surface Treatmer	Crack Seal & seal coat	Minor Patch	Major Patch	Complete recon	Additional Detail	Surrounding Natu	Maintained / Not	Trail Material
1	View Pointe Ph 1	View Pointe	2005	Neighborhood					X					Natural & Private	Maintained	Asphalt
2	View Pointe Ph 2	View Pointe	2005	Neighborhood					X					Natural & Private	Maintained	Asphalt
3	View Pointe Ph 3	View Pointe	2005	Neighborhood					X					Natural & Private	Maintained	Asphalt
4	View Pointe Ph 4	View Pointe	2005	Neighborhood					X					Natural & Private	Maintained	Asphalt
5	None	Canyon Oaks Campground		Main City				N/A						Natural	Not Maintained	Dirt / Natural
6.1	None	Merideth Ditch Trail		Main City Trail					X					Natural	Maintained	Asphalt
6.2	None	Merideth Ditch Trail		Main City Trail					X					Natural	some areas have	Asphalt
6.3	None	Merideth Ditch Trail		Main City Trail					X					Natural	overgrown	Asphalt
6.4	None	Merideth Ditch Trail		Main City Trail					X	X				Natural	weeds or trees	Asphalt
6.5	None	Merideth Ditch Trail		Main City Trail					X					Manicured	Maintained	Asphalt
6.6	None	Merideth Ditch Trail		Main City Trail					X	X				Manicured	Maintained	Asphalt
7	Greens at the Highlands C	Merideth Ditch Trail	2003	Main City Trail										Natural	Maintained	Asphalt
8	Greens at the Highlands A	Merideth Ditch Trail	2003	Main City Trail										Natural	Maintained	Asphalt
9.1	Wildrose	Wildrose	2002	Main City Trail				X						Manicured	Maintained	Asphalt
9.2	Wildrose	Wildrose		Main City Trail					X	X				Manicured	Maintained	Asphalt
9.3	Wildrose	Wildrose		Main City Trail					X					Manicured	Maintained	Asphalt
9.4	Wildrose	Wildrose		Main City Trail					X					Manicured	Maintained	Asphalt
10.1	Alpine Country Club	Highland Glen Trail	2004*	Main City Trail				X						Manicured	Maintained	Asphalt
10.2	None	Highland Glen Trail	2004*	Main City Trail					X	X			One potential mi	Natural	Maintained	Asphalt
10.3	None	Highland Glen Trail	2004*	Main City Trail				X						Natural	Maintained	Asphalt
10.4	None	Highland Glen Trail	2004*	Main City Trail					X					Natural	Maintained	Asphalt
10.5	None	Highland Glen Trail	2004*	Main City Trail					X					Natural	Maintained	Asphalt
10.6	None	Highland Glen Trail	2004*	Main City Trail				X						Natural	Maintained	Asphalt
11.1	None	Highland Glen Trail	2004*	Main City Trail					X					Natural	Maintained	Asphalt
11.2	None	Highland Glen Trail	2004*	Main City Trail								X		Natural	Maintained	Asphalt

No.	Trail	Location	Date 1:		Count	Days	People per day
1	East Wimbleton	40°25'00.8"N 111°48'55.4"W	11/14/2019	11/21/2019	269	7	38
2	West Wimbleton	40°25'05.6"N 111°49'02.7"W	11/21/2019	12/2/2019	358	11	33
3	American Fork Canyon Ditch Trail	40°25'31.3"N 111°48'06.0"W	1/9/2020	2/4/2020	1472	26	57
4	Merideth Ditch Trail	40°25'31.9"N 111°46'21.6"W	2/5/2020	2/19/2020	1077	14	77
5	Highland Glen	40°24'56.7"N 111°46'48.7"W	2/20/2020	3/4/2020	98428	13	7571
6	5600 W 10550 N	40°25'25.0"N 111°47'30.6"W	3/5/2020	3/19/2020	186	14	13
7	Canterbury North	40°25'16.7"N 111°49'26.3"W	3/23/2020	4/6/2020		14	0
8	Bull River Trail/Dry Creek	40°26'46.2"N 111°48'46.3"W	7/1/2020	8/31/2020	52059	61	853
9	Highland Hills Trail	40°26'48.4"N 111°48'14.1"W	9/11/2020	10/5/2020	2341	24	98
10	Highland Blvd	40°26'45.7"N 111°48'58.3"W	8/31/2020	9/10/2020	2817	10	282
11	Beacon Hills	40°26'48.1"N 111°48'01.8"W	5/26/2020	6/9/2020		14	0

Trail Name	Segemt Number	Condition Index	d Condition Inc	rage Daily Tra	ADT Prioritization	Cost for repair	Cost Prioritization
View Pointe	1.1						
View Pointe	1.2						
View Pointe	1.3						
View Pointe	1.4						
Merideth Ditch Trail	6.1	80		77			
Merideth Ditch Trail	6.2	60		77			
Merideth Ditch Trail	6.3	40		77			
Merideth Ditch Trail	6.4	60		77			
Merideth Ditch Trail	6.5	80		77			
Merideth Ditch Trail	6.6	80		77			
Wildrose	9.1						
Wildrose	9.2						
Wildrose	9.3						
Wildrose	9.4						
Wildrose	9.5						
Lone Peak High	10.1	90					

- Finish Trial Usage Counts
- Finalize PCI for all trail sections
- Add suggested treatments
- Add cost estimates for treatment

Trails Maintenance Plan



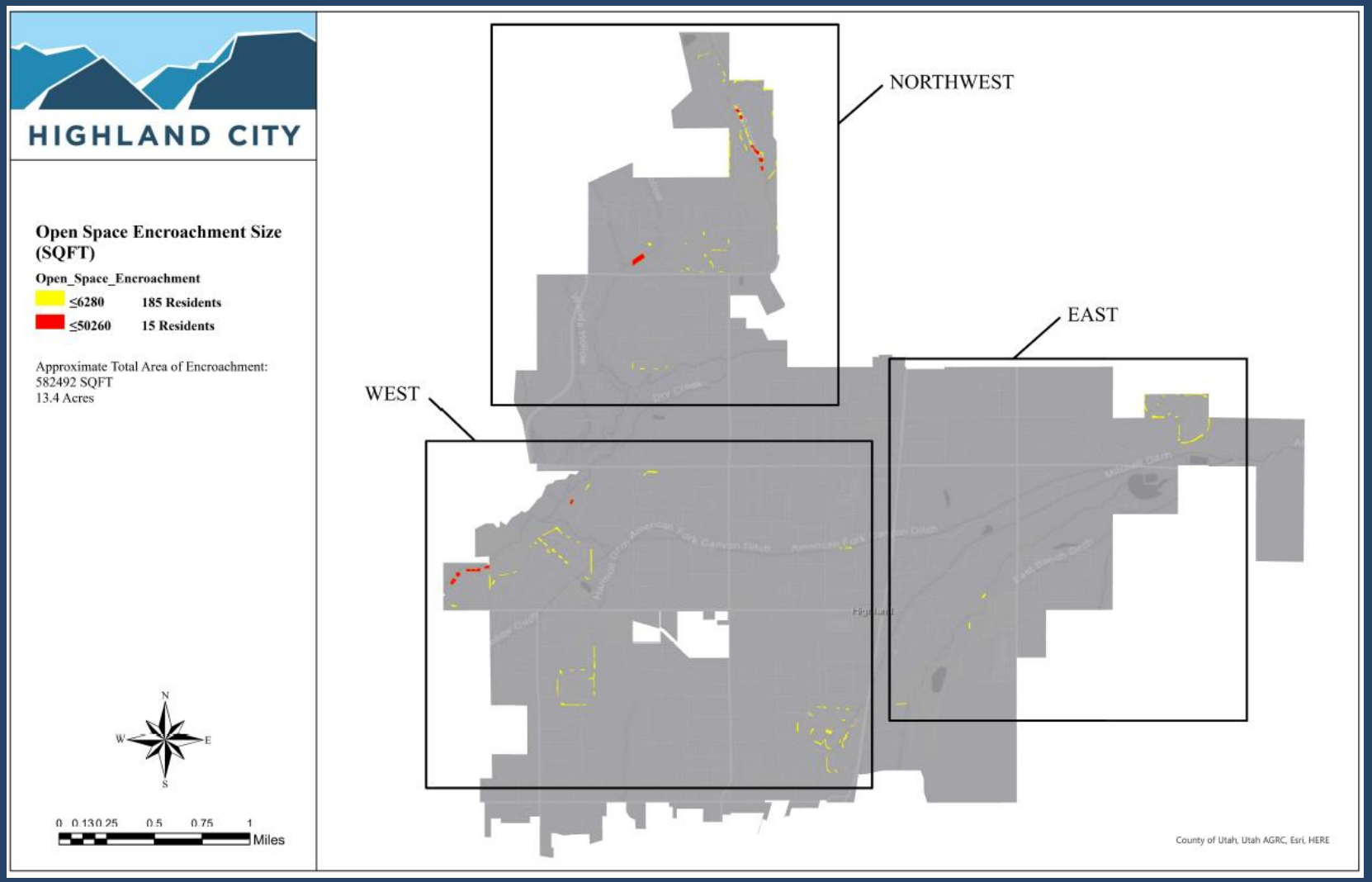
Discussion

Council Expectation for Park and Open Space Maintenance

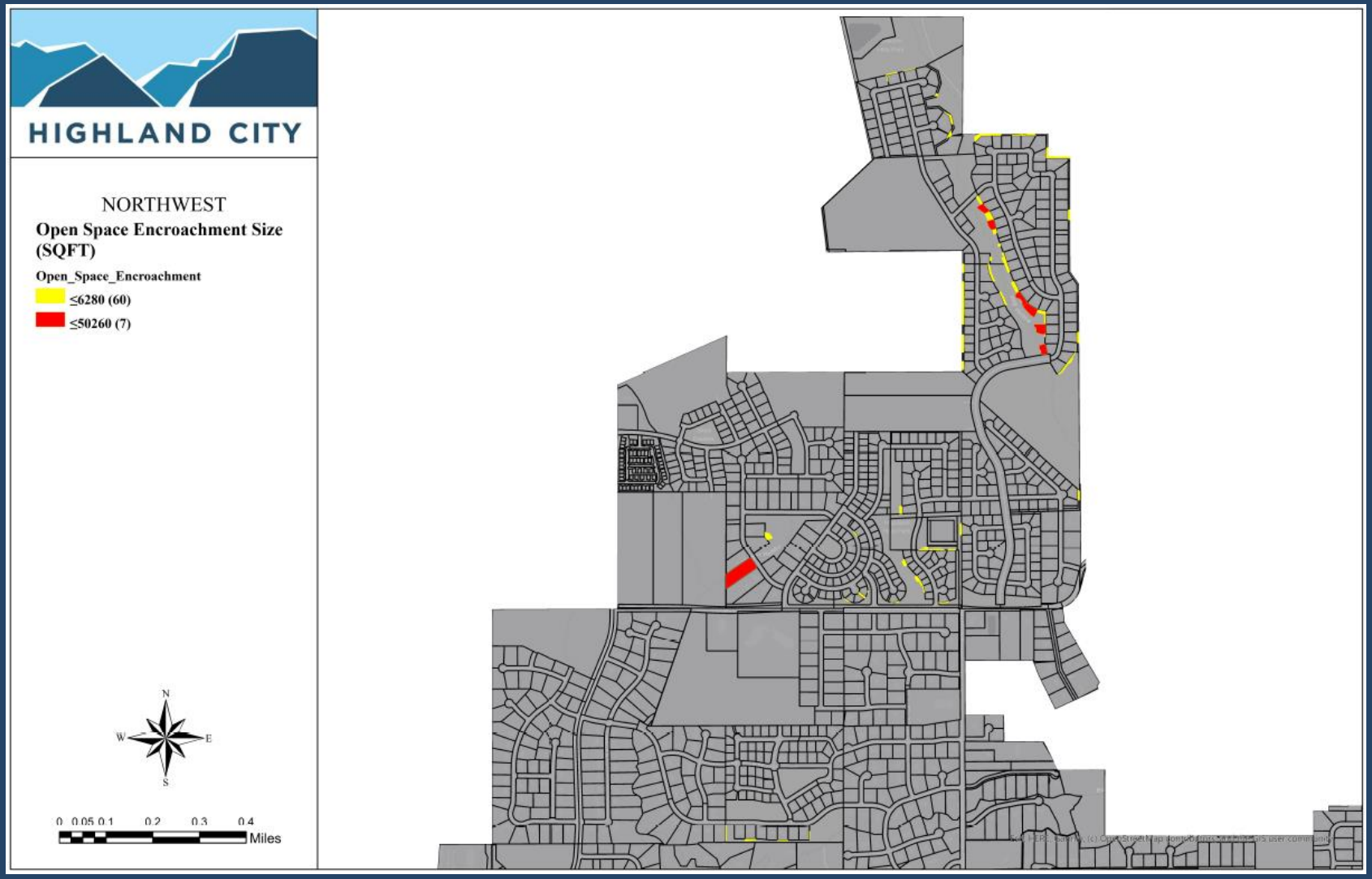
Council Expectations?

- Possible discussion points:
  - How many times per week should open space mowed?
  - How many times do you want open space sprayed for weeds?

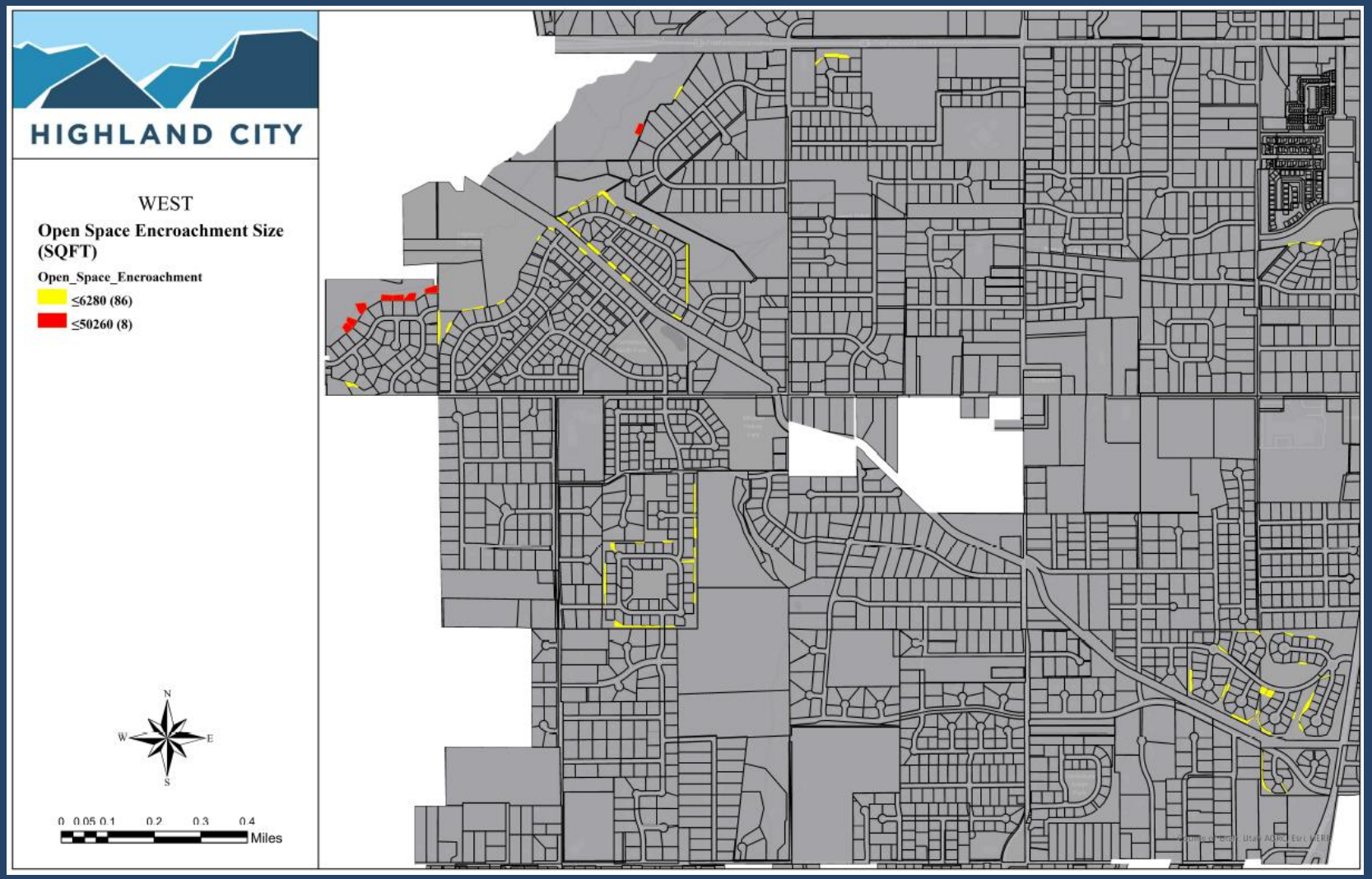
Encroachment



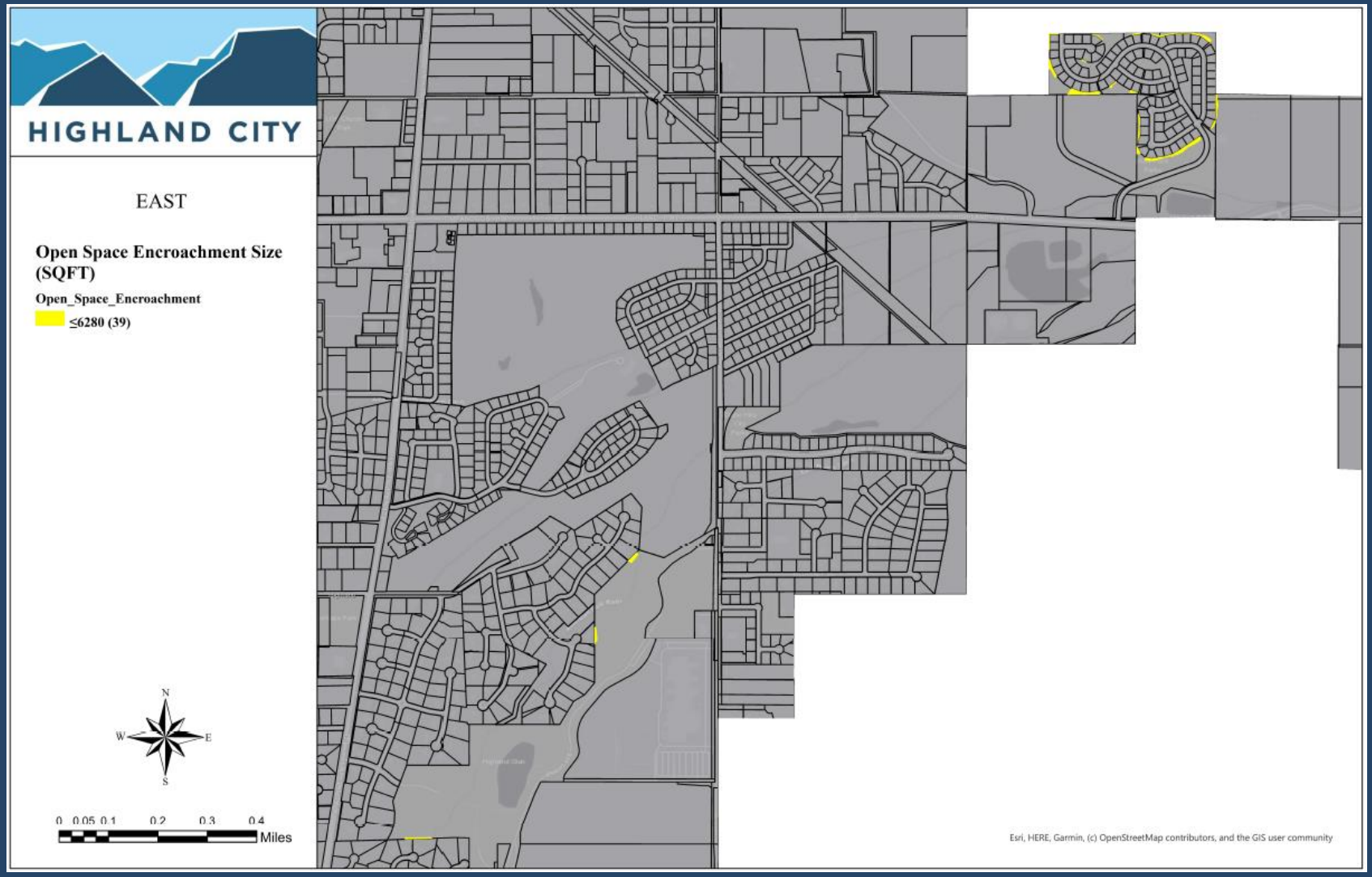
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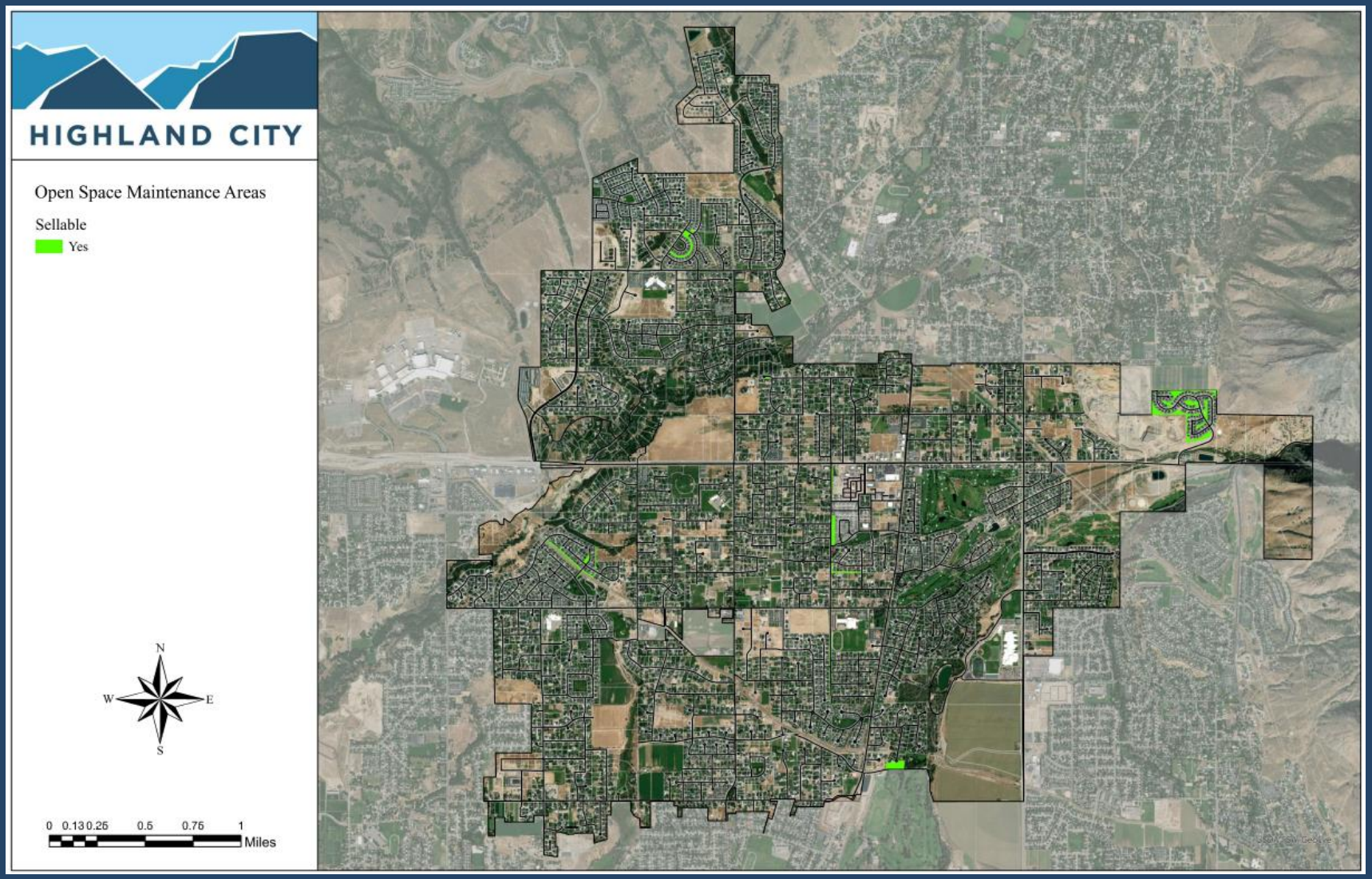
Encroachment



Encroachment



Properties That Could Be Sold



HIGHLAND CITY

Open Space Maintenance Areas

Sellable

Yes

N

W E

S

0 0.13 0.25 0.5 0.75 1

Miles

