



HIGHLAND CITY COUNCIL BRIEF

Tuesday, October 15, 2019

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

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Mayor Rod Mann

Invocation – Council Member Brian Braithwaite

Pledge of Allegiance – Council Member Kurt Ostler

1. UNSCHEDULED PUBLIC APPEARANCES

Cast members from the upcoming Highland City Arts Council Play, Wait Until Dark spoke to Council in their character form. Susan thanked the Council for their support, and for the use of the Community Center. Mike Townman invited the City Council and audience to attend the performances on November 1, 2 and 4 at 7 pm and a matinee at 2 pm on Nov 2.

Robert Valentine voiced concerns with safety due to increased traffic on Highland Blvd. He recommended that the city install a round-about to slow the traffic or a stop light at Kady Lane to increase safety in the area.

2. CONSENT ITEMS (5 minutes) – PASSED 5:0

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

a. ACTION: Approval of Meeting Minutes – PASSED 5:0

Regular City Council Meeting September 17, 2019

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

b. ACTION: Approval of a Construction Bid with M&M Asphalt Services for the Crack Seal Work of the 2020 Road Preservation Projects for a Price Not to Exceed \$43,002.30 – PASSED 5:0

The City Council will consider a request to approve a construction bid with M&M Asphalt Services for the crack seal work of the 2020 Road Preservation Projects for the amount of \$43,002.30 and authorize the Mayor or City Administrator and City Clerk to execute the necessary contract documents for the project. The Council will take appropriate action.

Next step: Staff will work with M&M Asphalt for the crack seal work of the 2020 Road Preservation Projects.

c. ACTION: Amendment to Residential Solid Waste Collection and Recycling Agreement – PASSED 5:0

The City Council will consider a request by Republic Services' to amend the solid waste collection contract in relation to Christmas tree removal and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

Next step: Staff will work with Republic Services to amend the contract in relation to Christmas tree removal and notify residents of the drop off location to recycle live Christmas trees.

d. ACTION: A Request by the Utah Department of Transportation (UDOT) to Replace the Existing Statewide Utility License Agreement (SULA) – PASSED 5:0

The City Council will consider a request by the Utah Department of Transportation (UDOT) to replace the existing Statewide Utility License Agreement (SULA) with a new agreement. The Council will take appropriate action.

Next step: Staff will work with UDOT to replace the existing SULA with a new agreement.

3. PUBLIC HEARING/ORDINANCE: APPROVAL OF A REQUEST FROM MCKAY CHRISTENSEN TO REZONE AND ALLOW RESIDENTIAL AND NON-RESIDENTIAL MIXED USE DEVELOPMENT, APPLE CREEK, UNDER THE PLANNED DEVELOPMENT (PD) DISTRICT. THE PROPERTY IS APPROXIMATELY 5.80 ACRES LOCATED AT 10786 N 5320 W (PD-19-03) (20 minutes) – CONTINUED 5:0

The City Council will consider a request by McKay Christensen to rezone 5.8 acres from Town Center Retail and Town Center Flex Use to Planned Development (PD) District to allow for a mixed use development with 121 residential units and a 10,000 square foot commercial space. The Council will take appropriate action.

Next step: Staff will complete a thorough review of the application and take the item to Planning Commission on November 19, 2019 for their consideration. After Planning Commission reviews the item, it will then be referred back to City Council for final action.

4. PUBLIC HEARING/ORDINANCE: AMEND THE MODERATE INCOME HOUSING (MIH) SECTION AND QUALIFIED SUBSECTION OF THE GENERAL PLAN (GP-19-01) (15 minutes) – CONTINUED 5:0

The City Council will consider a request to amend the General Plan relating to Moderate Income Housing requirements as outlined in recently adopted legislation. The City Council will take appropriate action.

Next step: Staff will obtain input from City Council regarding concerns and proposed amendments and will bring it back to the November 12, 2019 meeting for final action.

5. ACTION: A REQUEST BY DEVIRL BARFUSS ON BEHALF OF THE COTTAGES ON THE GREEN SUBDIVISION FOR A REDUCTION IN THE PRESSURIZED WATER DEDICATION REQUIREMENT (15 minutes) – DENIED 4:1

The City Council will consider a request by the Cottages on the Green Subdivision (Cottages) to reduce the pressurized irrigation (PI) water dedication requirement from 3.0 acre-feet per acre to 2 acre-feet per acre. The Council will take appropriate action.

Next step: Staff will work with the Cottages on the Green residents to find a solution mitigating the impact of cost to the residents and maintain the 3-acre feet requirement.

6. ACTION: A REQUEST TO ADOPT VOTER PARTICIPATION AREAS FOR THE PURPOSES OF INITIATIVES AND REFERENDUMS AS REQUIRED BY UTAH CODE 20A-7-401.3 (10 minutes) – PASSED 3:2

The City Council will consider a request to approve Voter Participation Areas for the purpose of signature collection for initiatives and referendums as required in Utah Code 20A-7-401.3. The Council will take appropriate action.

Next step: Staff will work with Utah County to create the approved Voter Participation Areas.

7. ACTION/RESOLUTION: ADOPTING OF COUNCIL PROCEDURES POLICIES (15 minutes) – CONTINUED 5:0

The City Council will consider the adoption of updated City Council Procedure Policies. The Council will take appropriate action.

Next step: Staff will obtain input from City Council and newly elected council members regarding edits and bring the amendments back to the November 12, 2019 City Council meeting for action.

8. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

There were none.

9. FUTURE MEETINGS

a. Future Meetings

- October 22, Planning Commission Meeting, 7:00 pm, City Hall
- November 12, City Council Meeting, 7:00 pm, City Hall

ADJOURNMENT

COUNCIL VOTING REPORT - OCTOBER 15, 2019

		APPROVE MEETING MINUTES FROM SEPT 17, A CONSTRUCTION BID WITH M&M ASPHALT FOR CRACK SEAL WORK, AMENDMENT TO SOLID WASTE COLLECTION AND RECYCLING AGREEMENT, AND THE REPLACEMENT OF THE EXISTING STATEWIDE UTILITY LICENSE AGREEMENT						
		FORWARD APPLICATION PD-19-03 TO THE PLANNING COMMISSION MEETING ON NOVEMBER 19, 2019 FOR THEIR DELIBERATION						
		CONTINUE MIH PLAN TO NOVEMBER 12, 2019 CITY COUNCIL MEETING						
		REFER REQUEST TO STAFF TO WORK WITH APPLICANT TOWARDS A SOLUTION TO MITIGATE THE COST IMPACT OF THE 3-ACRE FEET REQUIREMENT						
		APPROVE RESOLUTION TO CREATE VOTER PARTICIPATION AREAS AS REQUIRED BY UTAH CODE 20A-7-401.3 CONTINGENT UPON LEGAL COUNSEL ACCEPTING THE NUMBERS AS SUBSTANTIALLY EQUAL						
		APPROVE RESOLUTION TO CREATE VOTER PARTICIPATION AREAS AS REQUIRED BY UTAH CODE 20A-7-401.3						
		CONTINUE THE RESOLUTION FOR COUNCIL PROCEDURE POLICIES TO NOVEMBER 12, 2019 CITY COUNCIL MEETING AND HAVE COUNCIL AND NEWLY ELECTED COUNCIL PROVIDE INPUT						
First Name	Last Name	2A, B, C, & D	3	4	5	6	6	7
Brian	Braithwaite	Yes	Yes	Yes	Yes	No	Yes	Yes
Ed	Dennis	Yes	Yes	Yes	Yes	Yes	No	Yes
Tim	Irwin	Yes	Yes	Yes	Yes	No	Yes	Yes
Kurt	Ostler	Yes	Yes	Yes	Yes	No	Yes	Yes
Scott	Smith	Yes	Yes	Yes	No	Yes	No	Yes
Total Voters		5	5	5	5	5	5	5
Pass/Fail		Pass	Pass	Pass	Pass	Fail	Pass	Pass

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

Welcome to the Highland City Council Meeting

October 15, 2019



7:00 PM REGULAR SESSION

Call to Order - Mayor Rod Mann
Invocation - Council Member Brian Braithwaite
Pledge of Allegiance - Council Member Kurt Ostler



UNSCHEDULED PUBLIC APPEARANCES

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



CONSENT ITEMS (5 MINUTES)

- Item 2a. - Approval of September 17, 2019 Meeting Minutes
- Item 2b. - Approval of Construction Bid with M&M Asphalt Services for the Crack Seal Work of the 2020 Road Preservation Projects
- Item 2c. - Amendment to Residential Solid Waste Collection and Recycling Agreement
- Item 2d. - A Request by UDOT to Replace the Existing Statewide Utility License Agreement (SULA)



AMENDMENT TO RESIDENTIAL SOLID WASTE COLLECTION AND RECYCLING AGREEMENT

Item 3 - Resolution
Presented by - Erin Wells, Assistant City Administrator

Summary

- Current
 - Door to door collection scheduled in late January.
 - Issues with missed trees, too long to wait, trees in the street for long periods of time, etc.
- Proposed
 - One drop-off location where residents would bring trees shortly after the new year.
 - Republic would then bring a dumpster and load trees into dumpster and haul away.
 - Staff would be responsible to clean up anything that wasn't a live, unflocked, and clean Christmas tree.



APPROVAL OF A REQUEST FROM MCKAY CHRISTENSEN TO REZONE AND ALLOW RESIDENTIAL AND NON-RESIDENTIAL MIXED USE DEVELOPMENT, APPLE CREEK, UNDER THE PLANNED DEVELOPMENT (PD) DISTRICT (20 MINUTES)

Item 3 – Public Hearing/Ordinance
Presented by – Nathan Crane, AICP, City Administrator/
Community Development Director

Vicinity Map



General Plan and Zoning

FUTURE LAND USE DESIGNATIONS

- Low Density Residential
- Open Space
- Highland City Public Park
- Trail Corridor & Greenway
- Commercial
- Residential
- Industrial
- Cemetery
- School
- Utility
- Waterbody
- Mixed Use Residential
- Mixed Use Development
- Flex-Use
- Commercial Retail
- Residential
- Open Space
- Parking Lot
- Parking Access

Background

- 2010 City placed a cap on the number of units (342) and maximum density (12 units per acre)
- 2016 City Council removed residential as a permitted or conditional use in the Town Center
 - Specific process included residents and property owners
 - Removed any entitlements for new residential in the Town Center
 - New residential would require a legislative action
- As a follow up to this action, in 2017 City modified the number units permitted in the Town Center to match what was approved in Blackstone and Toscana
- Apple Creek 1 was denied by the Council in 2016
 - 240 units and 10,000 sqft of commercial space

Request

- Rezone 5.82 acres from Town Center Flex-use and Town Center Commercial to Planned Development District
- Legislative Decision
- Council has the discretion to approve or deny the request

Project Timeline

- Apple Creek 2
 - 121 units and 10,200 square feet of commercial space
- Planning Commission on August 27, 2019
- Scheduled for a City Council Public Hearing on September 17, 2019
 - Continued to October 15, 2019 at the request of the Applicant
- Revised submittal October 8, 2019

Proposal Comparison

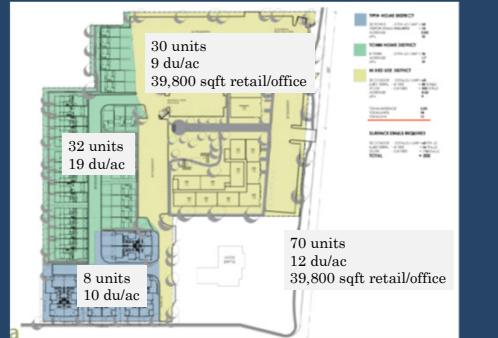



Original Proposal Revised Proposal

Original Proposal	Acres	Units	Density	Min Sqft	Parking	Bldg Height	Revised Proposal	Acres	Units	Density	Min Sqft	Parking	Bldg Height	
Loft Homes	3.68	87	23.66	450	131	45'-50'	Loft Homes	3.32	30	9	950	60	40'-45'	
Town Homes	1.38	27	19.57	450	77	40'	Town Homes	1.70	32	19	950	64	40'	
Twin Homes	.78	8	10.26	450	26	40'	Twin Homes	.82	8	10	950	16	40'	
Total	5.84	121	20.72		234		Total	5.84	70	12			140	
Commercial Retail					10,200	66	45'-50'					6,800	26	40'-50'
Commercial Office												33,000	116	40'-50'
Open Space Residential						64,745						62,730		
Open Space Commercial						8,141						7,730		

Difference	Acres	Units	Density	Min Sqft
Loft Homes	-.032	-57	-17.6	+500
Town Homes	+0.32	+5	-0.57	+500
Twin Homes	+0.04	0	-2	+500
Commercial				+29,600

Project Overview - Density



30 units
9 du/ac
39,800 sqft retail/office

32 units
19 du/ac

8 units
10 du/ac

70 units
12 du/ac
39,800 sqft retail/office

Parking Overview

Parking	Required	Proposed	Difference
Loft Homes (3 per unit)	90	60	-30
Town Homes (3 per unit)	96	64	-32
Twin Homes (3 per unit)	24	16	-8
Total	210	140	-70
Commercial (4.0 per 1,000)	27	26	-1
Office (3.5 per 1,000)	115	116	+1
Development Total	369	282	-70

Parking Location

Parking

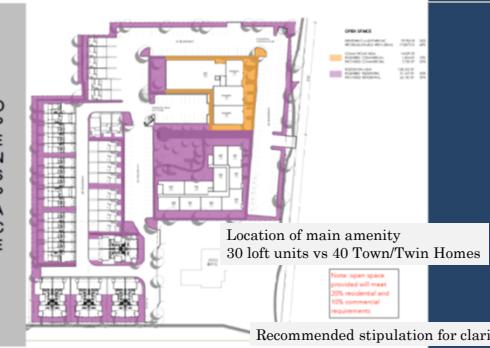
- 70 short
- Driveways as visitor parking spaces
- Location isn't convenient
- Overlap in hours
- Toscana Count



NOTE: 1. The Code requires 24-28 commercial stalls. 2. Commercial retail parking. All 28 commercial stalls are required to be located in the visitor parking area. 3. There are 130 commercial office stalls, which is parking requirement. 4. All 130 stalls are located in the visitor parking lot, surface along Town Center Parkway consistent with Parkway East (in front of Norton Performance at 1000 Parkway East).

See Note #4

Open Space

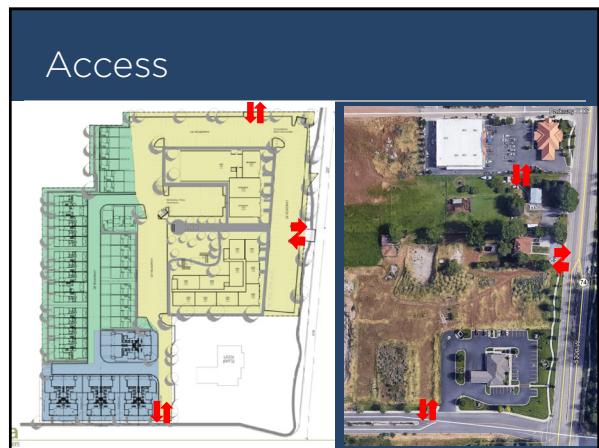


OPEN SPACE

Location of main amenity
30 loft units vs 40 Town/Twin Homes

Note: open space provided will meet 100% residential and 10% commercial requirements

Recommended stipulation for clarity



Discussion Items

- Is the overall density (12 units per acre) appropriate for the location?
- Is the proposed density of the Town Homes (19 units per acre) appropriate for the location?
- Are the setbacks appropriate for the Town Homes and Twin Homes?
- Is the location and quality of the Open Space appropriate of the residents of the Town Homes and Twin Homes?

Discussion Items

- Is the proposed 33,000 square feet of office space realistic? Based on the recent city study it may be difficult to fill. What happens if that space is not occupied.
- The site has three access points, one of which is only designed to be a secondary access and another that is to close to an existing access. Is the proposed access sufficient to support the commercial and residential development. Commercial success is heavily dependent on quality access.
- Do the proposed architecture and development standards represent the quality desired for Highland?
- Do the proposed development standards ensure that the represented product will be constructed?

Discussion Items

- The proposed number of parking spaces is insufficient for the development. It is 70 spaces less than the minimum required.
- Guess spaces are not located in a convenient location for use by the Town Homes and Twin Homes.
- Overlapping hours of commercial and residential uses for parking spaces

Staff Conclusion

- Staff Review focus Main Issues
 - Parking, Access, General Site Layout
- Overall Significant Concerns with the Proposal
 - Parking shortage
 - Location of guest parking and open space
 - Viability of the office space long term
 - Access
 - Architectural compatibility
 - Consistency and implementation issues overall in the document
- To address these changes could result in a major change to the site plan
- Unless these issues can be addressed staff cannot recommend approval now or in the future

Council Options

- Continue the item until November 12 to allow additional time for Council, Resident and Staff review
 - Council could include specific direction to the applicant for revisions – only if that direction would impact the decision
- Remand the item back to the Planning Commission
 - Only if the Planning Commission action would influence the decision
- Approve the proposal with stipulations
- Deny the request for rezoning

AMEND THE MODERATE INCOME HOUSING (MIH) SECTION AND QUALIFIED SUBSECTION OF THE GENERAL PLAN (GP-19-01) (15 MINUTES)

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



What is affordable housing?

Federal and State definition:
Affordable housing is any housing unit whose gross monthly costs (utilities) are equal to no more than 30% of a household's gross monthly income.
About \$1600 for rent per month or a mortgage.

Moderate Income Housing as defined by Utah State Legislature is:
Housing for households with a gross household income that is ≥ 80% of the county's area median income (AMI)
Workforce Housing is usually defined as housing for police, teachers, firefighters at 60-120% of the AMI.

Plain speak:

Essentially, it compares rents and housing prices to average incomes and sets a standard for what is considered too much to pay...

- 80% of the average income in Highland is \$103,000
- 80% of the average income in Utah County is \$64,000

Moderate Income Housing Plan (MIHP) Requirements

- We are here as follow-up to the 9/10 Joint meeting with the City Council/Planning Commission
- The Planning Commission has reviewed updates to the general plan to assure compliance with State law in regards to Moderate Income Housing
- The Planning Commission held a public hearing and has forwarded a unanimous positive recommendation
- If ready, the City Council is being asked for and adoption of the General Plan amendment.

Process Completion by December 1





Tonight's request is to review the updates to several sections of the 2008 General Plan as follows:

- Executive Summary
- Glossary of Terms
- Community Profile and Demographics
- Land Use Element
- Affordable Housing Element (replace entire section)
- Senior Housing

All changes have been identified in legislative format on Attachment 1.



Based on the joint session meeting with the City Council and Planning Commission the following four strategies are suggested:

The Suggested Strategies

These become a part of the General Plan!

- Goal to examine regulations for Senior Housing projects in the land use code and the specific examination of parking requirements for such.
- Goal to examine the regulations in mixed-use zones in the land use code to provide for a variety of housing types.
- Goal to examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG).
- Goal to examine the regulations in the Accessory Dwelling Unit (ADU) ordinance in the land use code for potential modifications and incentives to encourage a variety of housing options for residents.

Implications for 2020

Progress report due by 12/1/2020
Expectation is that the City will work on the 4 strategies (make some progress)




A REQUEST BY DEVIRL BARFUSS ON BEHALF OF THE COTTAGES ON THE GREEN SUBDIVISION FOR A REDUCTION IN THE PRESSURIZED WATER DEDICATION REQUIREMENT (15 MINUTES)

Item 5 – Action
Presented by – Nathan Crane, AICP, City Administrator/Community Development Director



- The Cottages on the Green was recorded prior to the City PI system, 1985 (Outdoor watering was through the drinking water system)
- The Cottages on the Green Subdivision elected to provide outdoor watering through a private system (not the City system). This was a benefit to Highland City
- Code Requires that all developments provide adequate water for the gross acreage of the development, even though some of the area is dedicated for roads, open space, or parks

Paper Water vs. Available Water

- Historical outdoor watering requirement per acre
 - 1 share of AF or Lehi Irrigation (2.0 acre-feet per share)
 - 1 acre-foot of late season water (stored water)
- Highland City requires 3.0 acre-feet of water shares per acre of developed property for PI.
- 3.0 acre-feet per acre is a number that the state uses and Highland City has adopted as well.
- During drought conditions, the actual available water from shares may be cut in half due to what is available.



A REQUEST TO ADOPT VOTER PARTICIPATION AREAS FOR THE PURPOSES OF INITIATIVES AND REFERENDUMS AS REQUIRED BY UTAH CODE 20A-7-401.3 (10 MINUTES)

Item 6 – Action
Presented by – Cindy Quick, City Recorder



20A-7-501. Initiatives -- Signature requirements -- Time requirements.

(2) An eligible voter seeking to have an initiative submitted to a local legislative body or to a vote of the people for approval or rejection shall obtain legal signatures equal to:

(h) for a metro township with a population of 10,000 or more but less than 30,000, or a city of the fourth class:

(i) 11.5% of the number of active voters in the metro township or city; and

(ii) beginning on January 1, 2020, 11.5% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;



20A-7-601. Referenda -- General signature requirements -- Signature requirements for land use laws and subjurisdictional laws -- Time requirements.

(2) Except as provided in Subsection (3) or (4), an eligible voter seeking to have a local law passed by the local legislative body submitted to a vote of the people shall obtain legal signatures equal to:

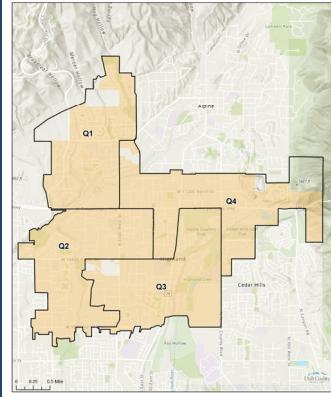
(h) for a metro township with a population of 10,000 or more but less than 30,000, or a city of the fourth class:

(i) 11.5% of the number of active voters in the metro township or city; and

(ii) beginning on January 1, 2020, 11.5% of the number of active voters in at least 75% of the metro township's or city's voter participation areas;



Highland Quadrants
Utah County GIS Department



REGISTERED VOTERS PER QUADRANT

Quadrant	Number of Registered Voters
Q1	2,117
Q2	3,071
Q3	2,435
Q4	2,420



ADOPT COUNCIL PROCEDURE POLICIES (15 MINUTES)

Item 7 – Action
Presented by – Erin Wells, Assistant City Administrator

Background

- Update based on discussed need and direction from Mayor and Council
- Based on:
 - State Code 10-3 Municipal Government and 52-4 Open and Public Meetings Act
 - Municipal Code 2.12 Mayor and City Council and 2.14 City Administrator
 - Current practice
- Staff hoping to have it approved prior to 2020 to start out with new Councilmembers



MAYOR/COUNCIL AND STAFF DISCUSSION COMMUNICATION ITEMS



FUTURE MEETINGS

- Item 10a. - Future Meetings
 - October 22, Planning Commission Meeting, 7:00 pm
 - November 12, City Council Meeting, 7:00 pm

Cottages Water Requirement October 2019

Cottages Parkway



Medians



Cluster Design



The Issue

- City code today requires Cottages to provide 31 acre-feet of irrigation water to qualify for connection to the city PI system.
- Cottages is a metered subdivision.
- In 2018, Cottages only used 22 acre-feet.
 - a) 1 acre-foot for median in city street
 - b) 3 acre-feet for parkway along Alpine Highway.
 - c) 18 acre-feet for Cottages OS and lots

“Adequate” Irrigation Water

Development Code

1980-5 – “...the intent ...is to assure each future lot owner access to adequate irrigation water.”

“Adequate” = 2 acre-feet per acre

Water Agreement

1980's - “...The Owners hereby agree to convey the following shares ...to the city of Highland to be held in trust for said subdivision.”

The History

- City code required 2 acre-feet in 1985.
- Developer submitted an Irrigation Water Agreement for 32.5 acre-feet for Cottages in 1984 .
- City management allowed Cottages to be built with 20 acre-feet of water on 10.34 acres in 1989.
- The requirements of the Agreement were never executed by the city.

The Irrigation Water Saga

- 1984 – 32.5 acre-feet on Water Agreement
 - Lehi Irrigation Co. 10.6 shares = 21 af
 - Highland Irrigation Co. 11 shares = 11 af
 - Winn Ditch Irrigation Co. 9 shares = .5 af
- 1987 – 31.5 acre-feet identified
 - Highland CW Co. 31 shares = 31 af
 - Winn Ditch Irrigation Co. 9 shares = .5 af
- 1989 – 20 acre-feet allowed
 - Highland CW Co. 20 shares = 20 af

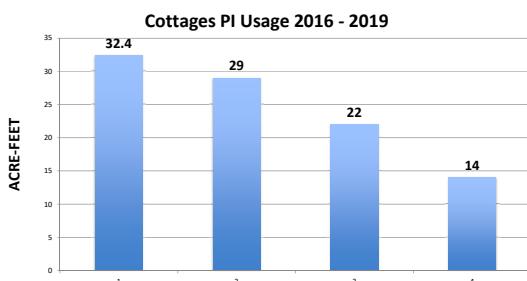
The Appeal

- The Cottages residents appeal to the City Council to allow Cottages to connect to the City PI system with the 20 acre-feet of water we use and that city management allowed in the 1980's when Cottages was developed.

Cottages Water Conservation History

How much PI does Cottages need?
 2015 – Meter installed on PI system
 2016 – Cottages used 32.4 acre-feet of water.
 2017 – Cottages used 29 acre-feet.
 2018 – Cottages used 22 acre-feet
 2019 – Cottages used 14 acre-feet thru 15 Sept.

PI Water Reduction



Water Conservation



Need Severe Drought Buffer

- Cottages used 18 acre-feet for lots and Open Space in 2018.
- Murdock canal enclosure guaranteed only 13% reduction during a severe drought.
- 20 full shares X 87% = 17.4 acre-feet

Summary

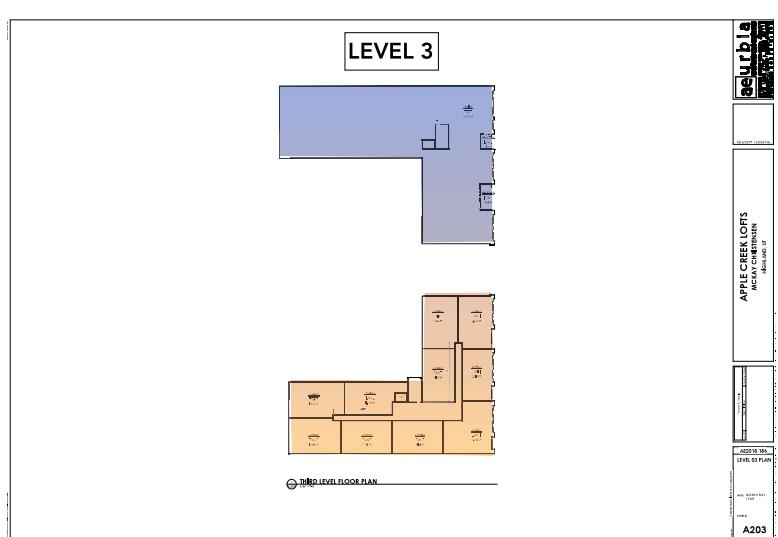
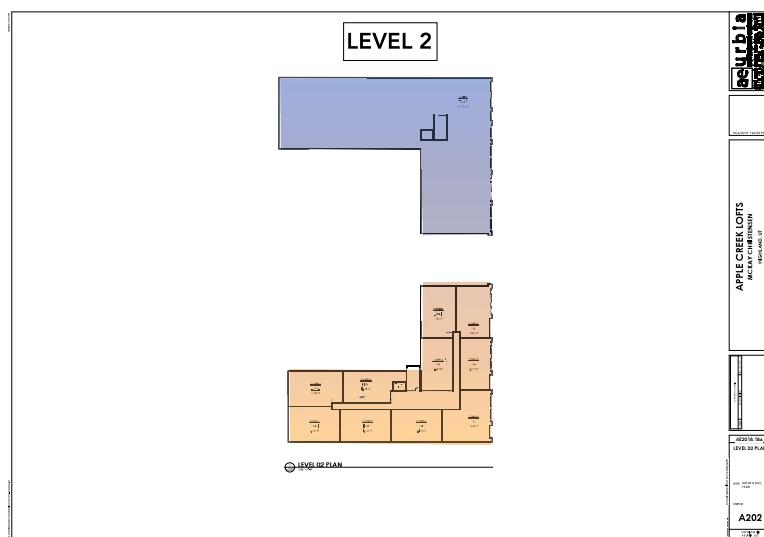
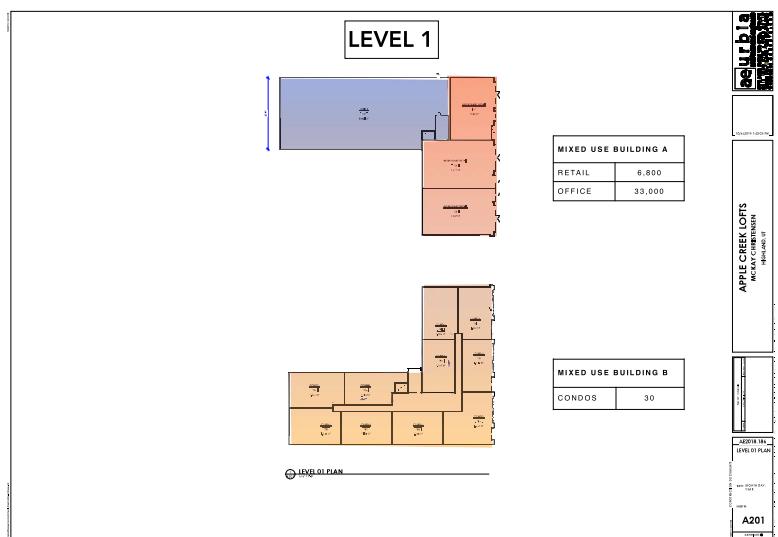
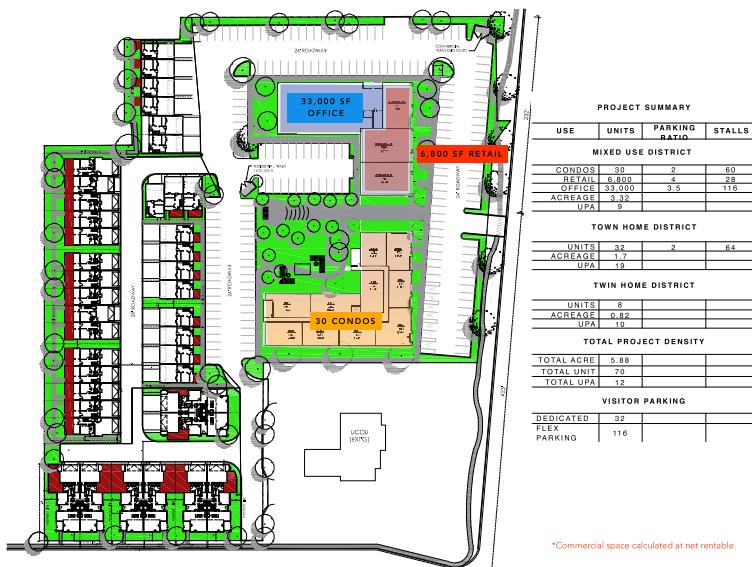
1. 2 acre-feet/acre were required in 1985.
2. City did not secure the 32.4 af. when it approved the subdivision.
3. Cottages has demonstrated an ability to conserve water.
4. Cottages' PI is metered so use can be monitored and controlled during a drought.
5. Cottages continues to reduce its consumption to not exceed the 20 acre-foot allotment.

APPLE CREEK PLANNED DEVELOPMENT



MASTER PLAN

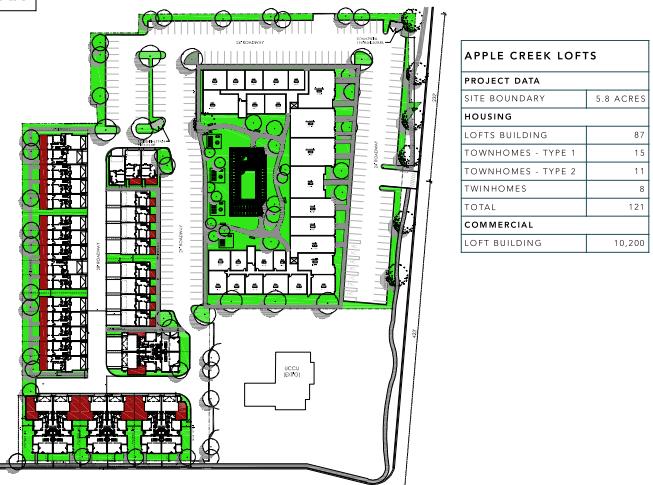
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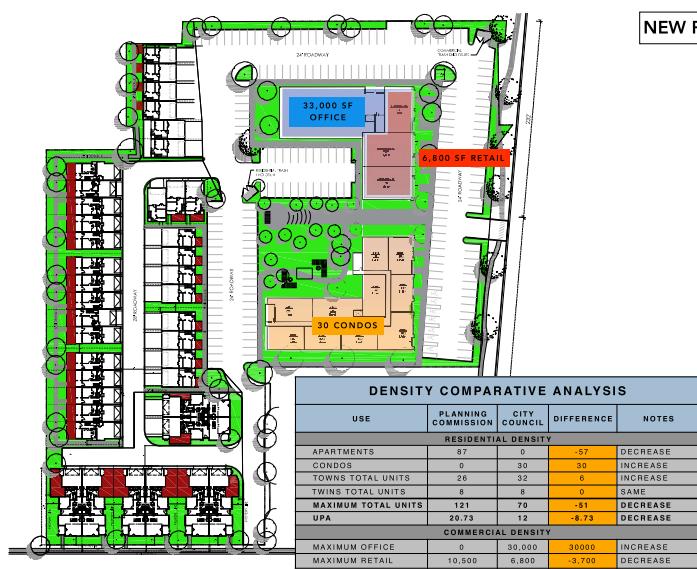
COMPARATIVE DENSITY ANALYSIS

7

OLD PLAN



NEW PLAN





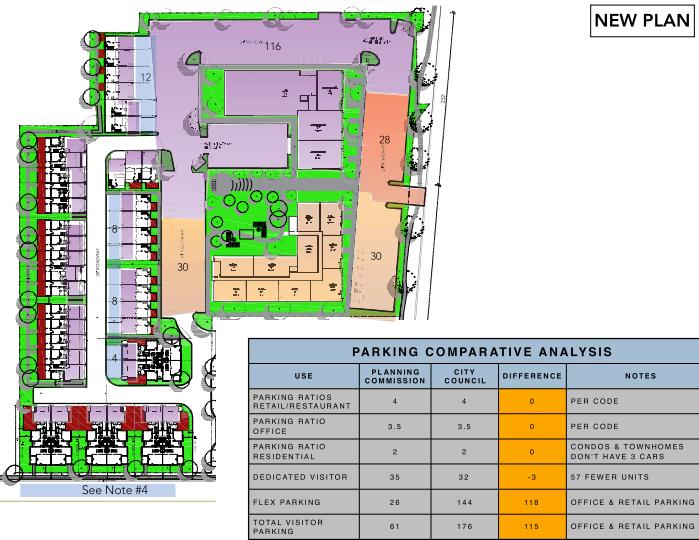
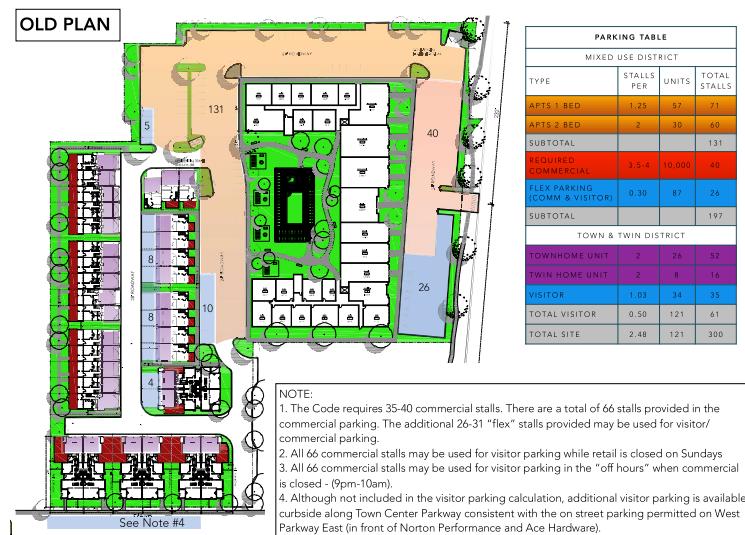
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14

COMPARATIVE PARKING ANALYSIS

15



COMPARATIVE OPEN SPACE ANALYSIS

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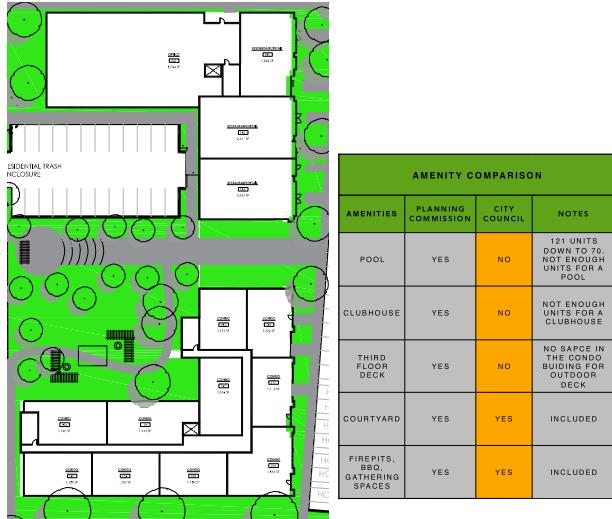
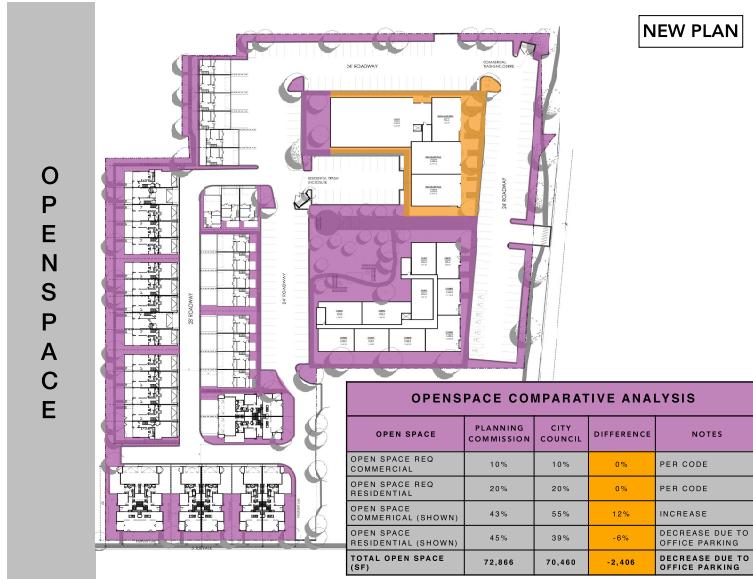


EXHIBIT - D MIXED-USE DISTRICT PERMITTED USES TABLE

25

MIXED-USE DISTRICT PERMITTED USES TABLE

ACCESSORY USES WHICH ARE CUSTOMARY AND INCIDENTAL TO THE PRINCIPAL USE OF THE PROPERTY
APPAREL, NEW AND USED
ANTIQUES, CRAFTS, AND COLLECTIBLE SALES
ART GALLERIES AND ART STUDIOS
BAKERIES - RETAIL AND WHOLESALE AND MANUFACTURING NOT TO EXCEED 50% OF GROSS LEASABLE AREA
EDUCATION LEARNING CENTERS (I.E. SYLVAN LEARNING CENTER)
FINANCIAL INSTITUTIONS
FOOD INCLUDING GROCERY AND C-STORE
INDOOR RECREATIONAL FACILITIES
LAUNDRY, CLEANING, AND DRY CLEANING ESTABLISHMENTS
PERSONAL SERVICES SUCH AS BARBER, BEAUTY SHOPS, COPY SHOPS, MAIL SHOPS, TANNING SALONS, SHOE REPAIR, TAILOR SHOP, AND HEALTH SPAS
PROFESSIONAL, ADMINISTRATIVE, BUSINESS, AND MEDICAL OFFICES
RESIDENTIAL, MULTIFAMILY ATTACHED, MIXED-USE, LIVE-WORK, (NIGHTLY RENTALS - DELETED)
RESTAURANTS, INCLUDING DRIVE THROUGH RESTAURANTS
RETAIL SALES OF NEW MERCHANDISE
REPAIR SERVICES SUCH AS, BUT NOT LIMITED TO SMALL APPLIANCES, BICYCLES, WATCHES, MUSICAL INSTRUMENTS, AND SIMILAR ITEMS
SPORTING GOODS EQUIPMENT RENTAL, SALES, AND SERVICE.

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EXHIBIT - H MIXED-USE & TOWNHOME/TWIN- HOME BULK & INTENSITY REQUIREMENTS

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MIXED-USE BULK & INTENSITY REQUIREMENTS

MIN LOT AREA	NO MINIMUM REQUIREMENT
MIN LOT WIDTH/FRONTAGE	NO MINIMUM REQUIREMENT
MIN FRONT YARD & CORNER YARD	NO MINIMUM REQUIREMENT
MIN REAR YARD	AS ALLOWED BY IBC AND MUST RECOGNIZE ANY EASEMENTS
MIN SIDE YARD	AS ALLOWED BY IBC AND MUST RECOGNIZE ANY EASEMENTS
MIN LIVING AREA PER RESIDENTIAL UNIT	950 SQ FT
MAX BUILDING HEIGHT OCCUPIED STRUCTURE*	40' (CITY COUNCIL MAY HAVE THE ABILITY TO APPROVE BUILDINGS IN EXCESS OF 45' IN HEIGHT, BUT IN NO CASE WILL BUILDINGS BE HIGHER THAN THREE STORIES AND 45')
MAX DWELLING UNITS IN THE MIXED USE DISTRICT	THE MAXIMUM OVERALL RESIDENTIAL DENSITY FOR THE MIXED-USE DISTRICT IS 30 UNITS AS SHOWN IN THE DENSITY TABLE. HOWEVER, DISTRICT BOUNDARIES MAY BE ADJUSTED TO ACCOMMODATE DIFFERENT LAYOUTS AND DENSITIES, PROVIDED THAT THE OVERALL NUMBER OF UNITS IN EACH DISTRICT SHALL NOT INCREASE BY MORE THAN 15% FROM WHAT IS NOW SHOWN THE DENSITY TABLE
MIN OPEN SPACE REQUIREMENT	10% OF NET DEVELOPABLE AREA AS DEFINED IN THE OPEN SPACE SECTION OF THIS DOCUMENT

*MEASURED FROM HIGHEST POINT ON THE TOP BACK OF CURB ALONG THE LOT FRONTAGE

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MIXED-USE MATERIAL EXAMPLES



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END

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