






HIGHLAND CITY

## HIGHLAND CITY COUNCIL BRIEF

Tuesday, January 5, 2021

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

### VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>  
 Zoom: Call 1-346-248-7799 Meeting ID: 859 0162 8175  
 Email comments prior to meeting: [council@highlandcity.org](mailto:council@highlandcity.org)

### 7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann

Invocation – Mayor Rod Mann

Pledge of Allegiance – Council Member Kim Rodela

### 1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

*There were no public appearances.*

### 2. PRESENTATIONS

**a. Legislative Session Review** – Representative Brady Brammer

*Representative Brady Brammer reported on the State Budget and other issues facing the Legislature which will affect Highland City, including the litigation regarding Pleasant Grove's Transportation fee.*

**b. Youth City Council** – Youth City Council Mayor and Deputy Mayor

*Youth City Council Mayor Ryan Bartholomew and Deputy Mayor Marielee Sutton introduced themselves as well as their Council leadership which have been selected for this year. An induction ceremony will be held at a later date.*

**c. Annual Open Public Meeting Training** – Rob Patterson, City Attorney

*City Attorney Rob Patterson gave a brief training on the Open and Public Meeting Act. This is an annual training that is required by law for all public bodies.*

**d. Mayor's Award** – Rod Mann, Mayor

*Mayor Rod Mann spoke of an award previously given to Trevor Lucas, Shawn McLelland, and Ryan Riggs for the Best Music Video of 2020. He also awarded Scott Hart for Most Inspiring Videos of 2020 and Highland 2020 Hero for his 2-Minute Tuesday Videos on Utah's Highlander and for his service to Highland City.*

### 3. CONSENT ITEMS (5 minutes)

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

**a. Approval of Meeting Minutes** Administrative

Work Session and Regular City Council Meeting – November 10, 2020 and Regular City Council Meeting – December 1, 2020 - **PASSED 5:0**

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

- b. Construction Contract: Replacement of the Pump for Well #6** *Administrative*  
The City Council will consider a request to approve a bid with Rhino Pumps to replace the pump in well #6, and authorize the City Administrator and City Recorder to execute the necessary contract documents. The Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will execute the documents and work with Rhino Pumps to complete the replacement of the pump for well #6.*

- c. Construction Contract: Adding an Additional Pump to the Lower Pressurized Irrigation Pond** *Administrative*  
The City Council will consider a request to approve a bid with Nickerson Company, Inc. to add an additional submersible pump to the lower pressurized irrigation pond, and authorize the City Administrator and City Recorder to execute the necessary contract documents. The Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will execute the documents and work with Nickerson Company, Inc. to complete the addition of a pump to the lower pressurized irrigation pond.*

- d. Ground Lease Agreement Extension – American Towers** *Administrative*  
The City Council will consider a request by Christiana Abbis representing American Towers to extend a current ground lease agreement for city owned property located at 5600 West 11000 North. The lease allows for access, installation and maintenance of utilities for the construction, operation, and maintenance of a cell tower and other facilities. The Council will take appropriate action. - **PASSED 3:2**

*Next step: Staff will execute the lease agreement with American Towers. The agreement expires on August 31, 2029, with the option of 6 additional 5-year renewal terms.*

**4. PUBLIC HEARING/ORDINANCE 2021-01: KEVIN YU REZONE** *Legislative (10 minutes)*

The City Council will hold a public hearing to consider a request by King Kevin Yu for a rezone of 4.13 acres of property located approximately at 4697 W 11200 N from R-1-40 to R-1-30 to allow a 5-lot single family subdivision. The City Council will take appropriate action.

- **CONTINUED 5:0**

*Next step: Staff will work with applicant to meet Council requests for additional information. This item will be brought back to Council for reconsideration at a later date.*

**5. PUBLIC HEARING: PLAT AMENDMENT – BEACON HILL PLAT M** *Administrative (10 minutes)*

The City Council will hold a public hearing to consider a request by Jeff Murphy to amend the Beacon Hills Subdivision Plat J by combining lots 5 and 6 into a single lot. The City Council will take appropriate action. - **PASSED 4:0**

*Next step: Staff will work with Jeff Murphy through the design and engineering process.*

**6. PUBLIC HEARING/ORDINANCE 2021-02: TEXT AMENDMENT - DEVELOPMENT REVIEW PROCESS** *Legislative (15 minutes)*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend several sections of the Highland City Development Code relating to the development review process. The City Council will take appropriate action. - **PASSED 5:0**

*Next step: The ordinance will be amended to reflect Council's decision to continue holding public hearings for Planning Commission for Preliminary Plat, but to eliminate resident participation in Development Review Committees. The updated ordinance will become part of the official record.*

**7. PUBLIC HEARING/ORDINANCE 2021-03: TEXT AMENDMENT - PERMITTED USES IN RESIDENTIAL ZONES** *Legislative (15 minutes)*

The City Council will consider a request by Highland City Staff to amend Highland City Development Code to allow parks and public buildings as permitted uses in residential zones. The City Council will take appropriate action. - **PASSED 4:0**

*Next step: The ordinance will become part of the official record. Several sections in the Highland City Development Code will be updated to allow for public buildings and parks to be permitted uses in residential zones.*

**8. PRELIMINARY PLAT: BEACON HILL THE HIGHLANDS PLAT E PHASES 1 & 2** *Administrative (15 minutes)*

The City Council will consider a request by Perry Homes for a Preliminary Plat approval for Beacon Hill the Highlands Plat E Phases 1&2, a proposed 35 lot single family subdivision located approximately at 12150 North Beacon Hill Blvd. The City Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will work with Perry Homes through the design and engineering process.*

**9. RESOLUTION 2021-01: ANNEXATION OF 12 ACRES LOCATED AT 6100 W 12200 N** *Legislative (15 minutes)*

The City Council will hold a public meeting to consider a request by Bob Strang to annex approximately 12 acres of property located approximately at 6100 W 12200 N. The City Council will take appropriate action.

*This item was withdrawn from the agenda prior to the meeting.*

**10. RESOLUTION 2021-02: EXTENSION OF THE MORATORIUM ON THE DISPOSAL OF OPEN SPACE PROPERTY** *Administrative (15 minutes)*

The City Council will consider a request to extend an existing moratorium regarding the disposal of open space property for an additional three months or until the policy/process is approved to sell property whichever is sooner. The Council will take appropriate action. - **PASSED 5:0**

*Next step: The moratorium on the disposal of Open Space property will continue for an additional four months. Highland City Council will use the extension of time to study and make a determination on the disposal of open space property.*

**11. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS**

**a. Future Meetings**

- January 5, City Council Meeting, 7:00 pm, City Hall
- January 19, City Council Meeting, 7:00 pm, City Hall
- January 26, Planning Commission Meeting, 7:00 pm, City Hall

**b. Additional Communication Items**

**Culinary Wells**

*City Engineer Todd Trane explained to Council that Well #2 and Well #3 are both in need of immediate repairs. He explained that these are the primary wells used to pump culinary water to the residents. Due to the emergent nature of the problem, emergency purchasing policy provisions will apply and emergency funds will be used to make the repairs on these wells. Formal approval for the expenditures will come back to Council at a later time. Council agreed this was the best course of action.*

**East West Corridor**

*Council Member Scott L. Smith requested that a better barrier be placed on this road until it is finished to discourage people from driving on the unfinished road.*

**Equestrian Park Property**

*Mayor Mann gave a brief report on his conversations with Mayor Johnson and Mayor Frost regarding the Utah County equestrian park property. Potential uses are a recreation center, pickleball courts, dog park, and soccer fields.*

**12. CLOSED SESSION**

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, as provided by Utah Code Annotated §52-4-205.

**ADJOURNMENT**

## COUNCIL VOTING REPORT - JANUARY 5, 2021

		CONSENT ITEM A, B, C	CONSENT ITEM D	KEVIN YU REZONE	PLAT AMENDMENT-BEACON HILL PLAT M	TEXT AMENDMENT – DEVELOPMENT REVIEW PROCESS	TEXT AMENDMENT – PERMITTED USES IN RESIDENTIAL ZONES
First Name	Last Name	3A,B,C	3D	4	5	6	7
Timothy A.	Ball	Yes	Yes	Yes	Abstain	Yes	Absent
Brittney P.	Bills	Yes	Yes	Yes	Yes	Yes	Yes
Kim	Rodella	Yes	Yes	Yes	Yes	Yes	Yes
Kurt	Ostler	Yes	No	Yes	Yes	Yes	Yes
Scott L.	Smith	Yes	No	Yes	Yes	Yes	Yes
	<b>Total Voters</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>4</b>
	<b>Pass/Fail</b>	<b>PASS</b>	<b>PASS</b>	<b>CONTINUED</b>	<b>PASS</b>	<b>PASS</b>	<b>PASS</b>

		PRELIMINARY PLAT: BEACON HILL THE HIGHLANDS PLAT E PHASES 1 & 2	EXTENSION OF THE MORATORIUM ON THE DISPOSAL OF OPEN SPACE PROPERTY
First Name	Last Name	8	10
Timothy A.	Ball	Yes	Yes
Brittney P.	Bills	Yes	Yes
Kim	Rodella	Yes	Yes
Kurt	Ostler	Yes	Yes
Scott L.	Smith	Yes	Yes
	<b>Total Voters</b>	<b>5</b>	<b>5</b>
	<b>Pass/Fail</b>	<b>PASS</b>	<b>PASS</b>