



HIGHLAND CITY

## HIGHLAND CITY COUNCIL BRIEF

Tuesday, February 2, 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: 841 6117 1266



Email comments prior to meeting: [council@highlandcity.org](mailto:council@highlandcity.org)

### 7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann

Invocation – Jason Ash, Intern

Pledge of Allegiance – Wesley Warren

### 1. UNSCHEDULED PUBLIC APPEARANCES

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

*There were no public appearances.*

### 2. CONSENT ITEMS (5 minutes)

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

#### a. Approval of Meeting Minutes *Administrative*

Regular City Council Meeting – January 5, 2021 – **PASSED 5:0**

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

#### b. Minor Subdivision: Sunset Mountain Plat E *Administrative*

The City Council will consider a request by Berg Civil Engineering for minor subdivision approval of Sunset Mountain Plat E, a 1-lot subdivision. The City Council will take appropriate action. – **PASSED 5:0**

*Next step: Staff will work with Berg Civil Engineering through the design and engineering process before construction begins.*

### 3. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – PERMITTED USES IN CR ZONE *Legislative*

The City Council will hold a public hearing to consider a request by MNG Management LLC to amend Section 3-4351 in the Development Code relating to permitted uses in the CR Zone. The City Council will take appropriate action. – **PASSED 5:0**

*Next step: The CR zone can now include nail salons; shipping, mailing, pickup, and return centers; general retail not otherwise prohibited; and general office use. The ordinance will become part of the official record.*

**4. SITE/ARCHITECTURAL PLAN APPROVAL: HIGHLAND MARKETPLACE PHASE 2** *Administrative*

The City Council will consider a request by MNG Management LLC for master site approval for five (5) commercial buildings and architectural approval for the retail building located at northeast corner of Alpine Highway (SR74) and Timpanogos Highway (SR92). The City Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will work with MNG Management, LLC through the design and engineering process. This item will be brought back to Council for Preliminary and Final Plat approval.*

**5. SITE PLAN: LONE PEAK VILLAGE OFFICE 2** *Administrative*

The City Council will consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a Site Plan for an office building located at approximately 5457 W 11000 N. The City Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will work with WPI Enterprises, Inc. through the design and engineering process before construction begins.*

**6. PRELIMINARY PLAT: TEN SEVEN HUNDRED (PREVIOUSLY APPLE CREEK)** *Administrative*

The City Council will consider a request by McKay Christensen for Preliminary Plat approval of Ten Seven Hundred, a proposed 42-lot attached single family and a two-lot commercial subdivision. The City Council will take appropriate action. - **PASSED 4:1**

*Next step: Staff will work with McKay Christensen through the design and engineering process. This item will be brought back to Council for Final Plat approval.*

**7. PURCHASE AND TWO CONSTRUCTION CONTRACTS: KITCHEN COUNTERTOP REPLACEMENT, DISHWASHER REPLACEMENT, AND ADDITIONAL ACCESS CONTROL DOOR FOR THE HIGHLAND FIRE STATION** *Administrative*

City Council will consider a purchase contract to replace the existing dishwashers and two construction contracts for the replacement of the kitchen countertops and an additional access control for medical supplies for the Highland Fire Station. The Council will take appropriate action. - **PASSED 5:0**

*Next step: Staff will execute the documents and work with Bedrock Quartz for the replacement of the kitchen countertops and Tri-City Alarm for the installation of the additional electronic door.*

**8. ORDINANCE: REPEALING SECTION 4.12.050 WATER ADVISORY BOARD OF THE HIGHLAND CITY MUNICIPAL CODE** *Legislative*

The City Council will consider a request to repeal Section 4.12.050 Water Advisory Board of the Highland City Municipal Code. The Council will take appropriate action. - **PASSED 5:0**

*Next step: Section 4.12.050 of the Highland City Municipal Code will be removed and the Water Advisory Board will be dissolved.*

**9. PRESENTATION/DISCUSSION: TRAIL MAINTENANCE PLAN** - *Todd Trane, City Engineer*

*Todd Trane, City Engineer, explained that the trail maintenance plan was created similar to the road maintenance plan. Trails were assessed on three criteria: PCI value (pavement condition index), trail usage, and cost of improvements. Trails have been prioritized and a maintenance plan was presented showing which trails will be improved during the next six years. Trail connectivity was requested and Mr. Trane said that would be addressed and brought back to Council at a later meeting.*

## **10. PRESENTATION/DISCUSSION: MOUNTAIN RIDGE PARK PLAN AND BUDGET** – Erin Wells, Assistant City Administrator

*Erin Wells, Assistant City Administrator, presented staff's proposal of Phase 1 of Mountain Ridge Park which includes 10400 N Improvements, four pickleball courts, a restroom which is separate from the pavilion, a small section of parking, and a portion of the all-abilities playground. There is a possibility to add on additional features depending on cost. A final proposal for Phase 1 and the decision to finalize construction drawings and go out to bid will go to Council in the coming months. It is expected that bids will go out in summer of 2021, with construction to begin in 2022.*

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

### **a. Budget Calendar** – Tyler Bahr, Finance Director

*Tyler Bahr, Finance Director, gave a brief overview of the budget calendar, noting important dates for Council. The final budget is scheduled to be approved on June 15, 2021.*

### **b. Future Meetings**

- February 10, Lone Peak Public Safety Board Meeting, 7:30 am, City Hall
- February 16, City Council Meeting, 7:00 pm, City Hall
- February 23, Planning Commission Meeting, 7:00 pm, City Hall
- March 2, City Council Meeting, 7:00 pm, City Hall
- March 10, Lone Peak Public Safety Board Meeting, 7:30 am, City Hall
- March 16, City Council Meeting, 7:00 pm, City Hall
- March 23, Planning Commission Meeting, 7:00 pm, City Hall

### **c. Additional Communication Item - North Pointe Waste Transfer Station Software**

*Council Member Scott L. Smith reported that North Pointe Waste Transfer Station has software that will educate the public on what is appropriate to recycle. The software will also send out reminder texts to residents on recycling pick up days. He will get the cost of the software and bring back to Council.*

## **12. CLOSED SESSION**

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the sale of real property, as provided by Utah Code Annotated §52-4-205.

## **ADJOURNMENT**

## COUNCIL VOTING REPORT - FEBRUARY 2, 2021

		CONSENT ITEM A, B	TEXT AMENDMENT – PERMITTED USES IN CR ZONE	SITE/ARCHITECTURAL PLAN APPROVAL: HIGHLAND MARKETPLACE PHASE 2	SITE PLAN: LONE PEAK VILLAGE OFFICE 2	PRELIMINARY PLAT: TEN SEVEN HUNDRED (PREVIOUSLY APPLE CREEK)	PURCHASE AND CONSTRUCTION CONTRACTS: HIGHLAND CITY FIRE STATION	REPEALING SECTION 4.12.050 WATER ADVISORY BOARD
First Name	Last Name	2A, B	3	4	5	6	7	8
Timothy A.	Ball	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Brittney P.	Bills	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Kim	Rodela	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Kurt	Ostler	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Scott L.	Smith	Yes	Yes	Yes	Yes	No	Yes	Yes
	<b>Total Voters</b>	5	5	5	5	5	5	5
	<b>Pass/Fail</b>	PASS	PASS	PASS	PASS	PASS	PASS	PASS