



HIGHLAND CITY

HIGHLAND CITY COUNCIL BRIEF

Tuesday, July 5, 2022

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

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Email comments prior to meeting: council@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Mayor Kurt Ostler

Invocation – Mayor Kurt Ostler

Pledge of Allegiance – Council Member Kim Rodela

Councilmember Sarah D. Petersen was absent from the meeting.

1. UNSCHEDULED PUBLIC APPEARANCES

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

There were no public comments.

2. CONSENT ITEMS

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. Planning Commission Appointment *Administrative – Kurt Ostler, Mayor – PASSED 4:0*

The Council will consider the Mayor's request to ratify the appointment of Trent Thayn as a regular member and Chris Dayton as an alternate to the Planning Commission. The Council will take appropriate action.

Next step: Trent Thayn and Chris Dayton will begin to serve in their roles as regular Planning Commission member and alternate Planning Commission member.

b. PA Highland Marketplace – Easements *Legislative – Kellie Smith, Planner & GIS Analyst – PASSED 4:0*

The City Council will consider a request by MNG Highland Development LLC for approval to adjust easements located at approximately 5300 W 11000 N. The City Council will take appropriate action.

Next step: staff will work with MNG Highland Development LLC through the design and engineering process of Highland Marketplace.

c. FP Aberlour *Administrative – Kellie Smith, Planner & GIS Analyst – PASSED 4:0*

The City Council will consider a request by James Loveland for Final Plat approval for the Aberlour Subdivision, a proposed 14-lot single family subdivision located at approximately 11400 N Alpine Highway. The City Council will take appropriate action.

Next step: staff will work with James Loveland through the design and engineering process of Aberlour Subdivision.

3. PURCHASE CONTRACT: 9768 N PHEASANT DRIVE *Administrative – Nathan Crane, AICP City Administrator/Community Development Director – PASSED 4:0*

The City Council will consider a Real Estate Purchase Contract (REPC) to the residential lot located at 9768 N Pheasant Drive for \$465,000. The Council will take appropriate action.

Next step: Staff will move forward with the sale of the property at 9768 N Pheasant Drive and ensure the necessary documents are executed.

4. PUBLIC HEARING: CONDITIONAL USE PERMIT – ANGELA JOHNSON SCULPTURES *Administrative – Kellie Smith, Planner & GIS Analyst – PASSED 4:0*

The City Council will hold a public hearing to consider a request by Angela Johnson for a Conditional Use Permit for an art gallery located at approximately 6233 W 10150 N. The City Council will take appropriate action.

Next step: Staff will issue the conditional use permit with the stipulations outlined in the meeting and work with Angela Johnson to make sure the stipulations are met.

5. ACTION: PRESSURIZED IRRIGATION SERVICE AGREEMENT WITH BETH WILSON *Administrative – Andy Spencer, Public Works Director/City Engineer – PULLED FROM AGENDA*

The City Council will consider a request to approve a pressurized irrigation agreement associated with the Beth Wilson family for property located at 9730 N. 6800 W. thereby allowing them to receive their flood irrigation water shares through Highland City's pressurized irrigation system. The Council will take appropriate action.

Next step: This item will be brought back for Council consideration on July 19, 2022.

6. CONSTRUCTION CONTRACT: WINDSOR MEADOWS OPEN SPACE TREE PROJECT *Legislative – Andy Spencer, Public Works Director/City Engineer – PASSED 4:0*

The City Council will consider accepting the bid from Beckstead Lawn Care to install additional sprinkling system components in the Windsor Open Space area adjacent to the Alpine Highway to provide water to a volunteer tree planting project. The total cost of the project is \$21,890. The Council will take appropriate action.

Next step: Staff will work with Beckstead Lawn Care to complete the Windsor Meadows Open Space Tree Project.

7. PUBLIC HEARING: TEXT AMENDMENT – POOL STRUCTURES *Legislative – Kellie Smith, Planner & GIS Analyst – FAILED 3:2 (Mayor Kurt Ostler, Council Member Brittney P. Bills, and Council Member Kim Rodela voted no)*

The City Council will hold a public hearing to consider a request by Robert Ghent to amend Section 3-4111 Swimming Pool regarding permanent structures that enclose or cover pools. The City Council will take appropriate action.

Next step: No changes will be made to Development Code Section 3-4111 Swimming Pool.

- 8. ACTION: ADDITIONAL FUNDING FOR ADONIS DRIVE STREETSCAPE PROJECT** *Administrative – Nathan Crane, AICP City Administrator/Community Development Director – **FAILED 3:0 (Council Member Scott L. Smith abstained)***
The City Council will consider a request to approve additional funding for the construction of the Adonis Drive streetscape project and of the bid from Decorative Landscaping for \$129,180.21 and authorize the Mayor and City Recorder to execute the necessary documents. The Council will take appropriate action.
Next step: Staff will reach out to Decorative Landscaping with direction from City Council to honor the original contract price.
- 9. PUBLIC HEARING: FY2022 FINAL BUDGET ADJUSTMENTS (AMENDED)** *Legislative – Tyler Bahr, Finance Director – **PASSED 4:0***
The City Council will consider amended final adjustments to the FY 2021-2022 Budget. The Council will take appropriate action.
Next step: The amended final budget adjustments will be incorporated into the FY 2021-2022 Budget.
- 10. PUBLIC HEARING: TEXT AMENDMENT – REMNANT PARCELS** *Legislative – Kellie Smith, Planner & GIS Analyst – **PASSED 4:0***
The City Council will hold a public hearing to consider a request by Highland City Staff to amend Chapter 5 Subdivisions relating to remnant parcels. The City Council will take appropriate action.
Next step: The Highland City Development Code will be updated to reflect the amendment to Chapter 5 Subdivisions relating to remnant parcels. Developers who create remnant parcels will be required to provide a plan for the appropriate infrastructure.
- 11. PUBLIC HEARING: TEXT AMENDMENT – FRACTIONAL NUMBERS** *Legislative – Kellie Smith, Planner & GIS Analyst – **PASSED 4:0***
The City Council will hold a public hearing to consider a request by Highland City Staff to amend Section 3-4103 Area and Width Requirements to address a discrepancy in the Development Code relating to number of lots in a subdivision. The City Council will take appropriate action.
Next step: The Highland City Development Code will be updated to reflect a common rounding down convention as it relates to fractional numbers.
- 12. PUBLIC HEARING: TEXT AMENDMENT – LOT COMBINATION/PLAT AMENDMENTS** *Legislative – Kellie Smith, Planner & GIS Analyst – **PASSED 4:0***
The City Council will hold a public hearing to consider a request by Highland City Staff to amend Article 5-10 Adjusting Property Boundaries; Amending A Recorded Plat relating to the combining of lots or parcels. The City Council will take appropriate action.
Next step: The Highland City Development Code will be updated to amend Article 5-10 Adjusting Property Boundaries: Amending A Recorded Plat relating to the combining of lots or parcels. Individuals who desire to combine lots will no longer be required to submit a plat amendment.
- 13. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS**
The City Council may discuss and receive updates on City events, projects, and issues from the Mayor, City Council members, and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- July 13, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- July 19, City Council Meeting, 6:00 pm, City Hall
- July 26, Planning Commission Meeting, 7:00 pm, City Hall
- August 2, City Council Meeting, 7:00 pm, City Hall

b. Mountain Ridge Park

Nathan Crane, City Administrator, discussed the possibility of adding a basketball court, ninja course, and dugouts for the ball diamond to the park design. There was additional discussion regarding fundraising and the donor wall.

c. Council Projects Table

Nathan Crane, City Administrator, gave a brief overview of Council projects and their status.

ADJOURNMENT