



HIGHLAND CITY COUNCIL BRIEF

TUESDAY, NOVEMBER 12, 2024

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

4:00 PM SITE TOUR

Highland Family Park & Parks Maintenance Building

The Council participated in a brief tour of Highland Family Park where they observed the ongoing construction of the baseball and soccer fields as well as the Ninja course. They also toured the site for the new Parks Maintenance Building being constructed by the Community Center. They discussed the layout of the building and grounds as well as the completion schedule.

7:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler

Invocation: Council Member Kim Rodela

Pledge of Allegiance: Brittney P. Bills

1. UNSCHEDULED PUBLIC APPEARANCES

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

There were no public comments.

2. PRESENTATIONS

a. Highland Farmer's Market

Heather Heras will provide a brief review of the 2024 Highland Farmer's Market.

Heather Heras gave a brief presentation of the 2024 Highland Farmer's Market which included information on number of vendor booths, financial status, and plans for next year. Ms. Heras introduced Denise Christiansen from Good4Life Markets and suggested that she help oversee the market next year.

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion. Items on the consent agenda may be pulled for separate consideration.

a. Approval of Meeting Minutes *General City Management*

Stephannie Cottle, City Recorder – PASSED 5:0

October 1, 2024

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

4. ACTION ITEMS

a. PUBLIC HEARING/ORDINANCE: Amendment to PD Zone to Remove Commercial Requirement Land Use (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator – PASSED 3:2 (Council Members Doug Cortney & Scott L. Smith voted no)

The City Council will consider amending the City's Planned Development (PD) zone requirements to remove the requirement to include commercial uses within a PD.

Next steps: The approved ordinance will be adopted into the Development Code. Commercial uses within a PD district will not be required.

b. ORDINANCE: Cross Connection Control Authority Statement Municipal Code Update (Legislative)

Chris Trusty, City Engineer/Public Works Director – CONTINUED 5:0

The City Council will consider the implementation of a Cross Connection Control Authority Statement as an ordinance in Highland City. This ordinance aims to protect our public water supply by preventing contamination through cross-connections. Under this ordinance, property owners would be required to install, maintain, and regularly test backflow prevention devices to safeguard our drinking water.

Next steps: Staff will do further research on this item and bring back to the Council for their further consideration.

5. EXPEDITED ITEMS

Items in this section are to be acted upon by City Council. These items have been brought before Council previously. The report and presentation may be abbreviated.

a. RESOLUTION: Interlocal Agreement with Cedar Hills - Building Inspection Services General City Management – PASSED 5:0

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will consider a proposed interlocal agreement with Cedar Hills City to provide mutual aid in providing building inspection services.

Next steps: Staff will ensure the agreement is executed. Highland City and Cedar Hills City will assist each other with building inspection services when needed.

b. ORDINANCE: Smith Annexation Ordinance Update Land Use (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator – PASSED 5:0

The City Council will consider adopting a revised ordinance approving the annexation of the Smith property and consenting to the mutual Lehi-Highland boundary.

Next steps: Staff will work with the applicant to complete the annexation.

6. DISCUSSION ITEMS

Items in this section are for discussion and direction to staff only. No final action will be taken.

a. Fire Station Driveway Bid General City Management

Chris Trusty, City Engineer/Public Works Director

The City Council will consider Fire Station driveway and parking lot improvements.

Chris Trusty, City Engineer/Public Works Director presented different options for replacement of the Fire Station Driveway and parking lot. Options included asphalt, concrete, and a mix of both. Council directed staff to get bids for concrete. This item will be brought back to the Council for further consideration.

b. Fire Sprinklers For Homes Over 10,000 sq ft Municipal Code Update (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will give direction on whether to require fire sprinklers in certain single-family residential homes.

Rob Patterson, City Attorney/Planning & Zoning Administrator led a discussion regarding whether to adopt an ordinance requiring homes over 10,000 sq ft to have sprinklers. Fire Code requires an ordinance to be adopted. Fire Chief Patten spoke in favor of this ordinance. This item will be brought back to the Council for further consideration.

c. Sewer Rate Increase General City Management

David Mortensen, Finance Director

The City Council will consider options for sewer rate increases in response to increases previously made and additional increases that are expected to be made to Timpanogos Special Service District (TSSD) rates by the TSSD Board.

Fred Philpot from LRB Public Finance Advisors, presented 5 different scenarios to accommodate the increased fees from TSSD. The scenarios had varying amounts of cash on hand as well as different percentage increases to the City rate as well as the TSSD rate. The timing of the increases varied as well. This item will be brought back to the Council at the December meeting for their final consideration.

7. COMMUNICATION ITEMS

Communication items are informational only. No final action will be taken.

a. Alpine Highway Fence *Jay Baughman, Assistant City Administrator/Community Development Director*

Jay Baughman, Assistant City Administrator/Community Development Director informed the Council that there are several residents who are starting work on replacing their fences. A letter explaining the grant program will be sent out to the effected residents. A majority of the Council agreed that the residents need to pay the fence permit fee. A portion of the grant money will be withheld until Spring when it can be determined that the sprinklers are still operational, and all the landscaping has been repaired.

b. Election Update *Stephannie Cottle, City Recorder, Rob Patterson, City Attorney/Planning & Zoning Administrator*

Stephannie Cottle, City Recorder, shared general statistics regarding the election and the results from Prop 11, Creation of a New School District, which passed with 57.61% of voters in favor. Rob Patterson, City Attorney/Planning & Zoning Administrator, discussed the next steps for the new school district which include creating a placeholder name, inventory of assets and liabilities, redistricting, and election of new Board members.

c. 2025 Meeting Schedule *Stephannie Cottle, City Recorder*

Stephannie Cottle, City Recorder, presented the 2025 City Council meeting schedule. This item will be brought back for final consideration at the next meeting.

d. Citizen Survey Update *Jay Baughman, Assistant City Administrator/Community Development Director*

Jay Baughman, Assistant City Administrator/Community Development Director, reported that the citizen survey closed at the end of October and results are being tabulated which will be reported to the Council in the next meeting.

8. CLOSED MEETING

The City Council may recess to convene in a closed meeting to discuss items, as provided by Utah Code Annotated §52-4-205.