



HIGHLAND CITY

HIGHLAND CITY COUNCIL AND PLANNING COMMISSION JOINT WORK SESSION MINUTES

Tuesday, January 15, 2019
Approved September 10, 2019

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

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS

PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin (via phone), Kurt Ostler, Scott L. Smith

PLANNING COMMISSION

PRESENT: Jerry Abbott (excused), Tim Ball, Brittney Bills, Ron Campbell, Abe Day, David Harris, Christopher Kemp

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, City Engineer Todd Trane, City Recorder Cindy Quick

OTHERS: Helene Pockrus, Sherry Kramer, Darryl Ostler

7:00 P.M. JOINT SESSION

Call to Order – Mayor Rod Mann

Invocation – Helene Pockrus

The meeting was called to order by Mayor Rod Mann as a joint session at **7:03 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Helene Pockrus.

Mayor Mann thanked those present at the meeting and explained that they would receive an overview from the Boyer Company and then he would provide an opportunity for public comment.

1. DISCUSSIONS REGARDING PROPOSAL FROM THE BOYER COMPANY FOR THE DEVELOPMENT FOR A PLANNED DEVELOPMENT DISTRICT

City Administrator Nathan Crane oriented the Council and Commission regarding a proposal from Spencer Moffat with the Boyer Company for a planned development district located roughly at 9900 N 4800 W. The development would consist of approximately 112 acres south of Lone Peak High School, currently owned by the State of Utah. He oriented the Council and Commission with the location of the development by

sharing an Existing Conditions map. The General Plan Land Use Map from 1995 was distributed. It was noted that the property was designated as Open Space, Business Park District. The property had potential for different types of uses. In 2008, the General Plan Land Map showed the property as Mixed-Use which included residential, commercial, office, and institutional uses in a single building or same area. The General Plan also states that “the state school site should be developed into a mixed-use project.”

He shared a few of the land use goals that relate to the property.

- To promote a wider range of housing options to meet Highland City’s fair share of moderate-income housing.
- Consider higher density alternatives, such as integrated mixed-use developments, in master planned predetermined locations.
- Ensure that commercial and mixed-use developments are well designed and fit in with the existing community.
- Create a specific master plan and design guidelines for the State school mixed-use site.

He then read a statement regarding affordable housing from a survey done, “Notwithstanding the weak community support for alternative housing types....the city may choose to focus on solutions such asmulti-family housing mixed-use developments such as the area south of LPHS.” It was noted that ‘affordable’ does not necessarily mean low-income housing, it means alternative housing, with different price points that may be more affordable than a two-acre lot. However, there would not be any low-income housing. The site was intended as an alternative housing product, a mix of different land uses and densities and more than just single family housing.

A brief overview of the USDC plan was provided to orient the Council and Commission of where we’ve been and where we are today.

The Master Plan for the development was shown and the alley-loaded product was pointed out. The plan was to have 225 single family residential lots, 630 apartments, 50 townhomes, and 200 senior apartments. The density map was then displayed.

City Administrator Nathan Crane introduced Spencer Moffat and turned the time over to him to illustrate the plan. He noted that the Boyer Company had made adjustments based on input from staff.

Spencer Moffat, with the Boyer Company appreciated the opportunity to develop in the Developmental Center Land. He felt that it was a great community. He wanted the Council and Commission to be aware that the Boyer Company was the developer for Highland Heights.

He briefly oriented the Council and Commission regarding the Boyer Company and who they were. Some of their notable projects included: The District, in South Jordan; the Vista Center, in Draper; the Business Depot, in Ogden; as well as, Holbrook Farms, in Highland and Jordan Heights, in South Jordan.

Their goal was to create a community where residents and businesses can grow long term. They wanted to ensure this project would be somewhat of a legacy that everyone could be proud of. He felt that development experience truly matters and noted that the Boyer Company was a master developer. They work the land development side and were acutely involved with planning communities. They also partner with home builders that provide a diversity of housing types and styles. He felt that planning was so important, especially on the front end. He believed it would make for a smoother project on the back end as well. He emphasized that they plan to spend a lot of time at the front end to ensure the project is planned out well.

Mr. Moffat then described how they like to provide a theme for each project. He distributed some examples of Theming and Monumentation. He felt that one very important element in creating a development was the branding of that development. He gave the example of Holbrook Farms and pointed out how important it was to incorporate the family branding throughout that project. He hoped to have a similar type branding when creating the project in Highland City.

The original USDC plan was shown. He explained that the project had been shared with the Mayor and Nathan and during that meeting they received valuable feedback. With their feedback he was able to make some great changes, for example: making open space more useable, providing trail connectivity, ensuring that homes do not front Canal Blvd., provide road connections to Lone Peak High School, reduce private alleys, provide areas for commercial and flex space, consider churches and schools, look at reducing density, etc. The new plan was then displayed. He explained it was a bubble plan with just basic ideas. He reminded them they were unsure exactly how it would all work out. The plan was to show road connectivity, parks and trails, and different pods where they could be flexible with the uses for each pod depending on what use works out best for each area of the development. He welcomed their feedback and suggestions.

Mr. Moffat next pointed out the way they planned to disseminate traffic through the development. Several different home types were briefly discussed. He explained that they would work to find the right home type for each pod. Pictures of several types were shown to illustrate those types they would like to incorporate in the development; Estate Lots, Cottage Lots, Carriage Lots, and Town Homes were shown. He then asked for feedback from the Council and Commission.

Mayor Mann then allowed an opportunity for those present to make public comment.

Sherry Kramer, a resident, shared her excitement that the Boyer Company was going to be heading this project. She complimented them on the project plan. She commented that Highland City was her favorite place that she had ever lived. She hoped that the development would be of high quality and beautiful. She referenced Station Park in Farmington and how she felt that development was so well done with high quality and a classic design. She hoped that the commercial would be incorporated well with residential. She understood that there would be people who wanted to live in a high density as well and asked that it be of high quality. She referenced Ivory Ridge as a great example for a mixed-use development and mentioned that they included an indoor tennis and aquatic facility. She also thought pickleball would be a great amenity to include as well.

Mr. Moffat thanked Ms. Kramer for her suggestions and commented that he agreed that pickleball had become a demanding amenity.

Darryl Ostler, a resident, asked how they planned for church buildings that may need to go into the development.

Mr. Moffat responded that they would meet with representatives from the Church of Jesus Christ of Latter-day Saints and other organizations to see if they wanted a site in the development. The same process would take place with School Districts. He felt those pieces of a development provide great success to a project and noted that they planned to incorporate churches and school in the development.

Helene Pockrus, asked whether or not the Senior housing would be single level or multi-level, and whether or not there would be condos.

Mr. Moffat explained that they were a little early in the planning stages to know for sure. However, he referenced the Leisure Villas as an example of the type of development they would hope to build. More of a traditional single family type product.

Mayor Mann turned the time over to the Council and Commission for comments.

Council Member Kurt Ostler asked about the Residential and Flex Space area notation on the plan. He noted that the plan also showed that area as commercial, retail, office space and attached high density. He asked for more information regarding the vision for those areas.

Mr. Moffat responded that those areas could include a mix of commercial and retail, however, the demand would need to be there for that to take place. Although it could be a combination of uses, he felt that it would most likely be office space, like medical offices and perhaps some retail. There would definitely be residential and a multi-family component. He reported that they would create a cap on density for each pod and with a total of 775 units for the whole development.

Council Member Kurt Ostler spoke about the Highland Development Center Market Analysis report done in 2017. He explained that the study showed the area as high residential and that commercial was not likely. The study showed that if they build out the area that Highland could lose anywhere from \$700,000 to \$317,000 based off an older plan. He next referenced a study done by Farmland that said for every dollar the city brought in property tax, it would cost \$1.28 to service it. If they were to go heavy residential in the area, and not commercial, it could end up costing residents a lot of money. Mr. Moffat was unaware of the study but felt it was important to find the proper balance.

Council Member Ostler then explained that in the Highland General Plan it set a standard that per 1,000 in population there should be 4.75 acres of park. He noted the three-acre park and asked if that was the only park planned. Mr. Moffat responded that there would be additional pocket parks disseminated throughout the project, as well as, detention and trails.

Council Member Kurt Ostler wondered if the property would be purchased and Mr. Moffat said it would be purchased. There had been some conversations for leasing the commercial and retail areas, but their preference was to own the property.

Council Member Ostler mentioned that the area was listed as a gateway treatment. Therefore, the area should have nice signage and special landscaping welcoming people to Highland. He asked if they planned to keep an open space feel in the area and provide an open view corridor.

Mr. Moffat felt that was a good suggestion and noted that North County Blvd was a very busy road. He felt that if setback was 150 feet, that would be challenging, however, providing a landscape buffer was something they were open to.

City Administrator Nathan Crane explained that those types of issues would be addressed during the theming of the project.

Council Member Scott L. Smith noted a conflict of interest being that he sits on the USDC Governing Board and he also lives west of the project, so it would personally affect him. He provided some background information noting that at one time USDC owned 750 acres. Over the years it had been split off into the Highland Glen Park, two golf courses, and the High School. Approximately 250 acres remain. The development was designed to provide funds, now called the Sustainability Fund, for the disabled throughout the state. He suggested that it was a trust land, in a way. The property had been in Highland for 41 ½ years

and he would personally like to see it stay in Highland. However, there was interest to annex it into other cities because it could generate tax revenue. He next asked about whether or not there were plans to control speed and traffic flow, especially on the through roads connecting to the High School.

Mr. Moffat explained that originally there was not a road planned for on the west, however, the City recommended extending the road to Canal Blvd as an additional outlet. He noted additional connection points to disseminate the traffic and said that they would also plan for traffic calming on those roads in conjunction with the City through the engineer process.

Council Member Ed Dennis asked if the Murdock Canal pipe had been hardened on the west side road. City Engineer Todd Trane confirmed that it had been hardened where they would cross it.

Council Member Kurt Ostler asked about the sewer and utilities. City Engineer Trane explained that they were working through that process to see how it will impact utilities. They have planned an Open house at the end of February.

Council Member Brian Braithwaite said conceptually he thought the development plan was fun. However, it was very generic, He understood that it was a process and asked what the time frame was to vet out the planning and provide a much more refined look.

Mr. Moffat responded that it would take time. They envision the process like an hour glass, starting out big and then narrowing it down, and then of course it become big again once the developing starts. They hoped to narrow it down in the next couple of months, taking time for public meetings to obtain the information needed. Their hope was by the end of the year to have more details of what the project would actually be.

Council Member Braithwaite appreciated his estimations and again noted that he liked the conceptual plan. He felt that parks were critical in the high density areas and requested they include open space. He also wanted to understand the demographics for those who might be coming into the area. Mr. Moffat agreed with his comments and wanted to incorporate parks throughout the area perhaps even dog parks.

Council Member Kurt Ostler asked how many units would be provided in the Senior Housing section, whether or not it would be age restricted, and what type of amenities they planned to include. Mr. Moffat explained that those details were still unknown, however, it would need to be a sizeable community to receive any interest in the project. It would either be age encouraged or age restricted and there would definitely be amenities included in the project.

Council Member Ostler questioned what the price point would be for the affordable housing in the area. Mr. Moffatt mentioned that he was on the Salt Lake County Affordable Housing Board and that was important to them. He noted that it seemed that the affordable price range for newlyweds and small families was in the high twos. That would be their goal but it was hard to find in Highland.

Council Member Ostler asked if they were still planning for the American Fork Fire Station to be located in the development. Mr. Moffat revealed that he had been contacted, and others had interacted with them. The desire was to located the station on Canal Blvd or in the general area. Council Member Ostler asked if they planned to keep it in Highland City and the response was affirmative.

One resident commented that there was some of the property that was in American Fork boundaries. City Engineer Todd Trane explained that the south piece along Murdock trail was in Highland boundaries and that area was pointed out. It was noted that the State owns property on the other side.

Council Member Ed Dennis wondered what were some of the barriers in the project that they needed to discuss or be aware of. Mr. Moffat asked for their help to ensure adequate utilities. He noted that the Development Center was charging a lot for the property and so economics would come into play. He mentioned that it would of course be important to them to make a return. He suggested that they allow as much density as they can. He asked them also to provide a clear understanding of the process and an estimate on the length of time the process will take.

Council Member Ed Dennis wondered if they had any concerns with commercial. Mr. Moffat responded that it was important to ensure they planned for the “right size” in the commercial areas. He also mentioned that requiring a business to be closed on Sundays was challenging when marketing to national tenants, not impossible, but challenging.

Council Member Scott L. Smith definitely wanted to see some commercial in the development and felt that retail food made a lot of sense being that they were so close to the High School. Mr. Moffat agreed.

Mayor Rod Mann mentioned that he had spoken with the Mayor of Lehi and noted that he was involved with development. Mayor Johnson suggested that it would take about 20 acres for a Senior community.

Mr. Moffat mentioned that it was important to get the right style and architecture for the development and clarified that they had specific design guideline requirements for builders and wanted to ensure they do a good job on the project.

Mr. Moffat briefly reviewed the themeing and monumentation elements for the project again. He clarified that they themed the project in order to make it clear when people are traveling through the development. He illustrated the main entry monument and mentioned that he would like to have them tour some of the projects the Boyer Company has completed.

Mayor Mann asked if they had ideas for naming the roads. Mr. Moffat said he understood that was a big deal and would try to be very thoughtful and welcomed any suggestions.

Council Member Scott L. Smith asked if they would do traffic studies. Mr. Moffat spoke affirmatively, he understood traffic was a big deal. He explained that they would do traffic studies early on, in conjunction with the City.

Council Member Smith wondered if they had any communications with UDOT for roadways. Mr. Moffat explained that City Engineer Todd Trane was their point of contact and they were working with Horrox as well. He pointed out the curvature to the roads to slow down traffic. City Engineer Trane said that the design criteria required them to provide a traffic analysis.

Council Member Kurt Ostler asked about the road on the west and whether or not it would be a two lane road. City Engineer Trane explained that they were anticipating it to be an extension of Night Peak Blvd. If units front the road, then it would be a normal residential road. That would all be worked out through the engineering process.

Council Member Brian Braithwaite MOVED to adjourn the joint meeting and Planning Commission Member Christopher Kemp SECONDED the motion. All present voted in favor and the motion passed unanimously.

The joint session adjourned at 8:10 PM.

2. 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, and pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

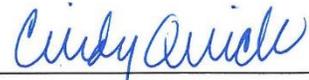
At 8:11 PM Council Member Brian Braithwaite MOVED that the City Council convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, and pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205. Council Member Scott L. Smith SECONDED the motion. All Council Members voted in favor and the motion passed unanimously.

ADJOURNMENT

Council Member Brian Braithwaite MOVED to adjourn the closed session and Council Member Ed Dennis SECONDED the motion. All voted yes and the motion passed unanimously.

The closed session adjourned at 9:29 PM.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 15, 2019. This document constitutes the official minutes for the Highland City Council and Planning Commission Joint Work Session.



Cindy Quick, CMC
City Recorder