



HIGHLAND CITY

HIGHLAND CITY COUNCIL BRIEF

Tuesday, April 17, 2018

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

7:00 P.M. REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Mayor Pro Tempore Brian Braithwaite

Invocation – Linda P. Walton

Pledge of Allegiance – Council Member Scott L. Smith

1. UNSCHEDULED PUBLIC APPEARANCES

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

Amber Daley voiced concerns regarding negligent dog owners leaving waste around the splash pad park. She suggested the city place doggie waste stations to remedy the issue. She also suggested texturing the concrete around the splash pad to avoid falls due to slippery conditions.

2. PRESENTATIONS

a. YOUTH COUNCIL REPORT – *Laura Mabey, Youth Council Member*

Laura Mabey, Youth Council Member reported on the success of the Annual Easter Egg Hunt & Cookie Decorating activity in March. They also helped support the Courage Reins Program with their Annual Fund raiser to help children with disabilities.

b. HIGHLAND FLING UPDATE – *Julie Tapusoa, City Events Coordinator*

Julie Tapusoa, City Events Coordinator provided an update regarding Highland Fling. The Theme for 2018 is 'We Rise by Lifting Others.' She detailed their plans to develop that theme with several service projects that will lift others both locally and globally. She reported of several fun upcoming events including a Balloon Fiesta with eight hot air balloons. She mentioned a need for more volunteers and requested nominations for the Grand Marshal(s) by May 20th. If you have a nomination send it to Julie@HighlandCity.org. For more details go to www.highlandcityfling.com

c. VOLUNTEER APPRECIATION CERTIFICATE – *Brian Braithwaite, Mayor Pro Tempore*

Brian Braithwaite, Mayor Pro Tempore presented an award on behalf of the Lieutenant Governor's Office and Highland City to Laura Dawson for her dedicated service on the Beautification Committee and to our community. He also presented an award on behalf of the Lieutenant Governor's Office and Highland City to Shauna Larsen for her dedicated service on the Highland City Arts Council and to our community. Thank you for your service!

3. 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. Action: Approval of Meeting Minutes - PASSED

Regular Session March 20, 2018

Next Step: Minutes will become part of the record.

4. PUBLIC HEARING AND ORDINANCE: REZONE OF 5.475 ACRES LOCATED AT 5959 W 10100 N FROM R-1-40 TO R-1-20 (Z-18-01) - PASSED

Darin Juncker of New Element Construction is requesting a rezone. City Council will hold a public hearing and determine if the proposed rezoning: 1) is consistent with the purpose of the General Plan; 2) will or will not adversely affect the community; and 3) will or will not result in compatible land use relationships. The Council will take appropriate action.

Passed with the following stipulations:

- 1. The preliminary and final plat shall conform to the concept plan date stamped March 22, 2018 except as modified by these stipulations.*
- 2. Road design shall meet all City Standards.*
- 3. The final plan shall not have a total of more than seven lots*

Three votes occurred on this item resulting in the passing of the ordinance. Please listen to audio or review minutes when posted for more information.

Next Step: Staff will work with applicant through the design and engineering process.

5. PUBLIC HEARING AND ORDINANCE: AMENDMENT OF SECTION 3709(1)A OF THE DEVELOPMENT CODE PERTAINING TO MONUMENT SIGNS FOR SERVICE STATIONS IN THE C-1 ZONE (TA-18-01) - PASSED

Rhinehart Oil is requesting an amendment in the development code. City Council will hold a public hearing and determine if the proposed amendment is fair and consistent when compared to other non-residential uses, will or will not have an impact on the visual/aesthetics of the community, and if it is in the best interest of the community long term. The Council will take appropriate action.

Next Step: Staff will update City Code and applicant may proceed with the sign.

6. ACTION: REQUEST TO CONVERT A PART-TIME LIBRARY EMPLOYEE TO A FULL-TIME EMPLOYEE - CONTINUED

City Council will consider a request to convert a part-time Library employee to a full-time employee. The Council will take appropriate action.

Next Step: The request will be on the City Council agenda for May 1, 2018 for further discussion and action.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

No items were discussed.

ADJOURNMENT

COUNCIL VOTING REPORT

			APPROVAL OF CONSENT AGENDA	REZONE OF 5.475 ACRES LOCATED AT 5959 W 10100 N FROM R-1-40 TO R-1-20	AMENDMENT TO REZONING ORDINANCE ADDING A THIRD STIPULATION	REZONING ORDINANCE OF 5.475 ACRES LOCATED AT 5959 W 10100 N FROM R-1-40 TO R-1-20 WITH THREE STIPULATIONS	APPROVAL OF AMENDMENTS TO SECTION 3709(1)A OF THE DEVELOPMENT CODE PERTAINING TO MONUMENT SIGNS FOR SERVICE STATIONS IN THE C-1 ZONE	LIBRARY EMPLOYEE REQUEST CONTINUE TO MAY 1 COUNCIL MEETING
First Name	Last Name	Keypad	3	4.1	4.2	4.3	5	6
Brian	Braithwaite	1	Yes	No	Yes	Yes	Yes	Yes
Ed	Dennis	2	Yes	Yes	Yes	Yes	Yes	Yes
Tim	Irwin	3	Yes	Yes	Yes	Yes	Yes	Yes
Kurt	Ostler	4	Yes	No	Yes	Yes	No	Yes
Scott	Smith	5	Yes	Yes	Yes	Yes	Yes	Yes
Total Voters			5	5	5	5	5	5
Pass/Fail			Pass	Pass	Pass	Pass	Pass	Pass

For a voting history of all council motions in 2018 please go here: <http://bit.ly/HC-CC-Voting-History>

STAFF PRESENTATIONS


Welcome to the Highland
City Council Meeting

April 17, 2018




7:00 PM REGULAR SESSION

Call to Order – Mayor Pro Tempore Brian Braithwaite
Invocation – Linda P. Walton
Pledge of Allegiance – Council Member Scott L. Smith



UNSCHEDULED PUBLIC APPEARANCES


Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to three (3) minutes and state your name and address.



PRESENTATIONS

- Item 2a. – Youth Council Report – *Laura Mabey*
- Item 2b. – Highland Fling Update – *Julie Tapusoa*
- Item 2c. – Volunteer Appreciation Certificate – *Brian Braithwaite*

- Service Projects that have impact locally & globally
- Balloon Fiesta
- Magazine & Sponsorships managed in house.
- New Event Chairs:
Audrey Wright – Parade, Suzanne Mann – Baby Contest
- Grand Marshal(s) nominations due to julie@highlandcity.org by May 20th

CONSENT ITEMS

- Item 3a. – Approval of Meeting Minutes for March 20, 2018



**REZONE OF 5.475 ACRES
LOCATED AT 5959 W 10100 N
FROM R-1-40 TO R-1-20 (Z-18-01)**

Item 4 - Public Hearing and Ordinance
Presented by - Nathan Crane, AICP
City Administrator, Community Development Director

R-1-40

- Density Driven District
 - 1 lot per 40,000 square feet
 - 25% of the lots can be between 20,000 and 30,000 square feet
 - 130 feet of frontage

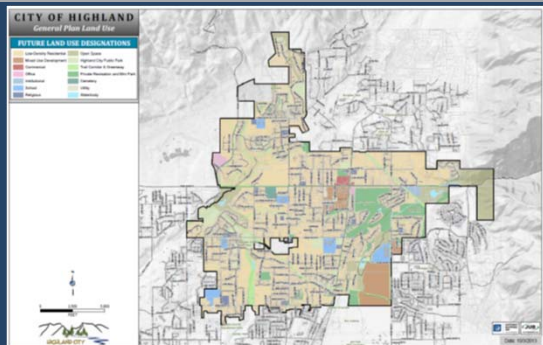
R-1-20

- Allows 20,000 square foot lots
- Minimum width except cul-de-sacs is 115 feet
- Older Subdivisions
- South Side of 9600 North

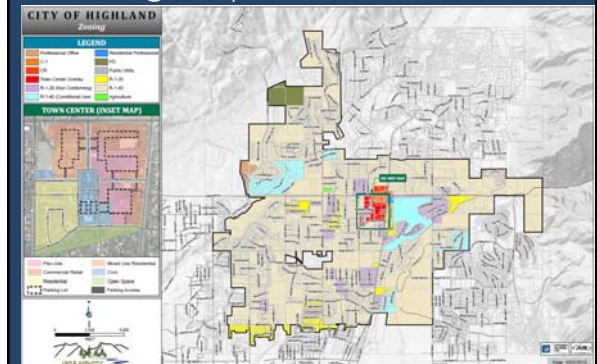
General Plan

- 1977
- Rural Residential
 - Large Lot with wide lots and large front and side yard setbacks
- Updated in 2008
- General Plan Survey
 - Strong support for low density large lot development
- Recent Surveys
 - What is a Large Lot?

Land Use Map



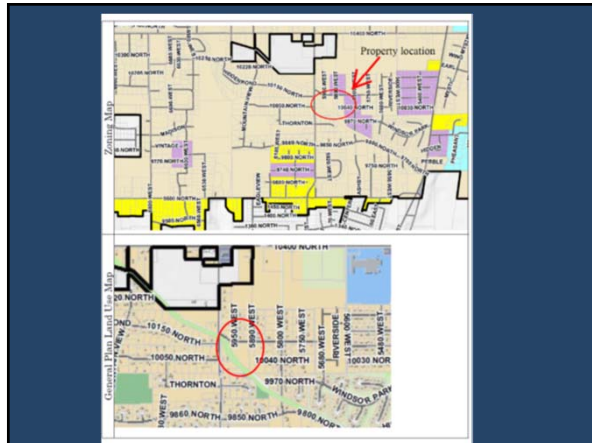
Zoning Map



Infrastructure Impact

- Culinary vs Pressurized Irrigation
- Storm Drain
- Sanitary Sewer
 - Accelerate the need for capital improvements in north Highland

Vicinity Map



Proposed Subdivision




Planning Commission Action

- Public Hearing on March 27, 2018
- Two residents spoke
 - Thurgood Letter
- Voted 5-1 to recommend approval of rezoning the property to R-1-30

Considerations

- 1) Is the R-1-20 District consistent with the goals and objectives of the General Plan?
- 2) Is the proposed zoning in the best short and long term interest of the City?
- 3) Is there an alternative district that should be considered?
- 4) Is the R-1-20 District the appropriate district or should the site have a different district?
- 5) What impact will there be on future development if R-1-20 is approved at this location?

AMENDMENT TO SECTION 3709(1)A OF THE DEVELOPMENT CODE PERTAINING TO MONUMENT SIGNS FOR SERVICE STATIONS IN THE C-1 ZONE

Item 5 - Public Hearing and Ordinance
Presented by - Nathan Crane, AICP
City Administrator, Community Development Director



TEXT AMENDMENT - VEHICLE FUELING SIGNS

Item #2 - Legislative

Background

- Existing Non-conforming Sign
- Any changes would not meet the existing sign code
- November 14, 2017
 - Approved an amendment to increase sign area to 49 sqft in area
 - 8' in height
 - One per street frontage
- Shortly thereafter an additional request to increase the area from 49 sqft to 58 sqft.

Overview - Purpose

- Signs provide an important medium to convey messages
- Signs do have an impact on character and quality of the Community
 - See State Street
- The purpose of sign regulations is to maintain the visual/aesthetic appearance of the community while providing effective means of communication
- Provide fair and consistent regulations
- Policy Issue

Existing Regulation Comparison

- The following is a summary of the current sign regulations within Highland for monument signs:
 - Single Tenant - 4' X 5' - square feet in area
 - Two Tenant - 5' X 6' - 30 square feet in area
 - Three Tenant - 6' X 7' - 42 square feet in area
 - Proposed Single Tenant 10' X 5' - 58 square feet in area
- Existing vs Proposed Vehicle Fueling Sign
 - Existing Single Tenant 10' X 5' - 49 square feet in area
 - Proposed Single Tenant 10' X 5' - 58 square feet in area
 - The height can vary but cannot exceed 10 feet.
- Additional sign area is allowed for multi-tenant signs. This is done to reduce the number of signs along a street frontage.
- As a comparative, the Meier's and Wendy's multi-tenant signs are 51 square feet in area. The multi-tenant monument signs for the Ridley's are 30 square feet in area.

Planning Commission Action

- Public Hearing on March 27, 2018
- Voted 6-0 to recommend approval but to require different size signs on each street.

b) A vehicle fueling station may have one fuel price monument sign per street frontage. The maximum sign area shall be 58 square feet on one street and 30 square feet on the other. The maximum height of the signs shall be eight feet excluding a required two-foot stone or brick base.

Conclusion

- Challenge is to balance the needs of the community while providing effective communication
- What are the unintended consequences?



REQUEST TO CONVERT A PART-TIME LIBRARY EMPLOYEE TO A FULL-TIME EMPLOYEE

Item 5 - Action
Presented by - Janae Wahnschaffe, Library Director



MAYOR/COUNCIL AND STAFF DISCUSSION COMMUNICATION ITEMS