



HIGHLAND CITY


HIGHLAND CITY COUNCIL BRIEF

Tuesday, July 6, 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: 853 0302 1178

 Email comments prior to meeting: council@highlandcity.org

6:00 PM WORK SESSION - DR HORTON

The City Council discussed the proposed development by DR Horton located approximately northwest of 11800 N and Highland Blvd.

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann

Invocation – Mayor Rod Mann

Pledge of Allegiance – Council Member Kim Rodela

1. UNSCHEDULED PUBLIC APPEARANCES

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

Craig Shields thanked city staff for working on the weeds in the area around his home next to the new Murdock Canal Blvd. He expressed his concern over the delay in rocking the retention basin. City Engineer Andy Spencer commented that they are working on the basin as well as a fence.

Lynn Oldham, Travis Quinn, Steven Tew, and Joyce Pritchard expressed their concern over the proposed DR Horton development. They would like to have that property annexed into Highland or be given some assurance that the plan presented tonight would be the final plan. They also expressed concerns over trail easements.

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 - PASSED 5:0

Regular City Council Meeting – June 1, 2021

The approved minutes will become part of the permanent record.

b. REDUCING THE SIZE OF THE LIBRARY BOARD Administrative - PASSED 5:0

City Council will consider a recommendation from the Library Board to reduce the number of Board seats to seven. The Council will take appropriate action.

Next step: The Library Board will make the appropriate amendments to their by-laws to reflect 7 board seats.

c. AGREEMENT: WORKMAN FARMS, LLC UTILITY EASEMENT *Legislative - PASSED 4:0*

The City Council will consider a request for an agreement with Workman Farms, LLC for a perpetual utility easement to facilitate the construction of the Victor View Gravity Sewer line project. The Council will take appropriate action.

Next step: Staff will work with Workman Farms, LLC to fully execute the agreement to allow for the utility easement.

3. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - ACCESSORY DWELLING UNITS *Legislative - PASSED 5:0*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend Section 3-624 Accessory Dwelling Unit to be consistent with House Bill 82. The City Council will take appropriate action.

Next step: The approved ordinance will become part of the permanent record. Individuals applying for an Accessory Dwelling Unit permit will be required to follow the amended Section 3-624 in the Highland City Development Code.

4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - CONDITIONAL USE UPDATE *Legislative - PASSED 5:0*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend several sections in Chapter 4 Conditional Use Procedure in the Development Code to be consistent with House Bill 409. The City Council will take appropriate action.

Next step: The approved ordinance will become part of the permanent record. Several sections in Chapter 4 Conditional Use Procedure in the Development Code will be updated to reflect the changes made by this ordinance. Public hearings for conditional uses will be required in both Planning Commission as well as City Council.

5. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - PARCEL BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND PLAT AMENDMENTS *Legislative - PASSED 5:0*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend several sections of the Development Code related to parcel boundary adjustments, lot line adjustments, and plat amendments to be consistent with House Bill 409. The City Council will take appropriate action.

Next step: The approved ordinance will become part of the permanent record. Several sections of the Development Code will be updated to be consistent with House Bill 409.

6. AGREEMENTS: PROPERTY PURCHASE AGREEMENT WITH GREGORY ROWE AND REIMBURSEMENT AGREEMENT WITH UTAH COUNTY *Legislative - PASSED 5:0*

The City Council will consider a request for a property purchase agreement with Gregory Rowe and reimbursement agreement with Utah County to facilitate the purchase of ± 0.158 acres of property located at the southwest corner of SR92 and North County Boulevard. The Council will take appropriate action.

Next step: Staff will work with Gregory Rowe and Utah County to execute the documents necessary for the purchase and reimbursement of the property.

7. DISCUSSION: MOUNTAIN RIDGE ALL ABILITIES PLAYGROUND

The City Council will discuss the options for equipment to be placed in the Mountain Ridge all abilities playground. The Council will take appropriate action.

Taft Egan from Big T Playgrounds presented 2 options for the all abilities playground. The City Council discussed the options and expressed their desire to reach out to residents for their input. Staff will facilitate an open house or other type of forum to receive resident input.

8. 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 14, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- July 20, City Council Meeting, 7:00 pm, City Hall
- July 27, Planning Commission Meeting, 7:00 pm, City Hall
- August 3, City Council Meeting, 7:00 pm, City Hall
- August 11, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- August 17, City Council Meeting 7:00 pm, City Hall
- August 24, Planning Commission Meeting, 7:00 pm, City Hall

b. Other Discussion Items

Fire Chief Brian Patten reported that there were no fireworks related fires over the 4th of July weekend. He expressed his thanks to the community for working together to maintain a safe holiday. Chief Patten also reported on several vehicle accidents which Lone Peak Fire Department had responded.

City Council discussed the garbage pick up schedule for the week of the 4th of July. There was some confusion about whether the garbage would be delayed. The City Council expressed thanks to city staff for reaching out to residents to clarify. Council Member Scott L. Smith reminded Council that software is available to remind residents of garbage day and give them updates.

9. CLOSED SESSION

The City Council may recess to convene in a closed session to discuss pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

ADJOURNMENT

COUNCIL VOTING REPORT - JULY 6, 2021

		CONSENT ITEM A, B	CONSENT ITEM C	ORDINANCE: TEXT AMENDMENT – ACCESSORY DWELLING UNITS	ORDINANCE: CONDITIONAL USE UPDATE	ORDINANCE: TEXT AMENDMENT – PARCEL BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND PLAT AMENDMENTS	AGREEMENTS: PROPERTY PURCHASE AGREEMENT WITH GREGORY ROWE AND REIMBURSEMENT AGREEMENT WITH UTAH COUNTY
First Name	Last Name	2A, B	2C	3	4	5	6
Timothy A.	Ball	Yes	Yes	Yes	Yes	Yes	Yes
Brittney P.	Bills	Yes	Yes	Yes	Yes	Yes	Yes
Kim	Rodela	Yes	Yes	Yes	Yes	Yes	Yes
Kurt	Ostler	Yes	Abstain	Yes	Yes	Yes	Yes
Scott L.	Smith	Yes	Yes	Yes	Yes	Yes	Yes
	Total Voters	5	4	5	5	5	5
	Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS