

AGENDA
HIGHLAND CITY COUNCIL MEETING
November 18, 2014

7:00 p.m. Regular City Council Session
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 Mark Thompson
INVOCATION – Mayor Mark Thompson
PLEDGE OF ALLEGIANCE – Jessie Schoenfeld

PRESENTATIONS

- 1. Highland Beautification Committee – Recognition**
- 2. Highland City Arts Council – New Piano Funds**

APPEARANCES

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.**
(Please limit your comments to three minutes each.)

CONSENT

- 4. MOTION: Approval of Meeting Minutes for City Council Regular Session – September 16, 2014**
- 5. MOTION: Approval of Meeting Minutes for City Council Regular Session – October 7, 2014**

ACTION ITEMS

- 6. MOTION: Review and Discussion of Trail Options – Dry Creek Trail**
- 7. MOTION: Review and Discussion of Open Space Appraisals – Canterbury Circle and Beacon Hills Subdivisions**
- 8. MOTION: Award a Contract for Construction of the Dry Creek Sewer Replacement Project – Sterling Don Construction**
- 9. MOTION: Authorization for use of City owned property at 4361 West 11000 North (SR92) as a Construction Staging Yard – Questar Gas**

10. RESOLUTION: Amending Preliminary and Final Plats review fees – Establishing a fee for Civil Construction Plan Review and Civic Construction Inspections.

MAYOR/ CITY COUNCIL & STAFF COMMUNICATION ITEMS

- 11. Future Road Projects – Discussion and Direction**
- 12. Country Club Road Issues – Discussion and Direction**
- 13. Highland Conservation Water Shares – Discussion and Direction**
- 14. Park Use – Discussion and Direction**

ADJOURNMENT

(These items are for information purposes only.)

Description	Requested/Owner	Due Date	Status
Certified Impact Fee – Completed Report	City Council Nathan Crane	1 st quarter of 2015	Zions Bank approved – report in progress
Impact Facilities Plan	City Council	1 st Quarter of 2015	In Progress
Country Club Safety/Road Issues	City Council PW & PS	Nov. 18, 2014 City Council	Council Discussion & Direction
Parks Presentation	City Council Nathan Crane	Nov. 2014	Nathan Memo: Waiting for CC response
5 Year Road Maintenance Plan for FY 14-15 Budget for Maintenance Plan	City Council	Dec. 2014	JUB Preparing Final Report
Road Capital Improvement Plan for FY 15-16 <i>Prioritize and Communicate to Residents</i>	City Council	Dec. 4, 2014 City Council	Waiting for CC Clarification
Service Animals	City Council	Jan. 2015 Per Mayor	Review in Progress
Determine Open Space Park Use	City Council	Nov. 18, 2014 City Council	Council Discussion & Direction
HW Bldg. – PW Storage Status	City Council Mayor/PW		In Progress

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder does hereby certify that on this **13th day of November, 2014**, the above agenda was posted in three public places within Highland City limits. Agenda also posted on State (<http://pmn.utah.gov>) and City websites (www.highlandcity.org).

JOD'ANN BATES, City Recorder

- In accordance with the Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-772-4505, at least 3 days in advance to the meeting.
- The order of agenda items may change to accommodate the needs of the City Council, the staff and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

1 **MINUTES**
2 **HIGHLAND CITY COUNCIL MEETING**

3 **Tuesday, September 16, 2014**

4 Highland City Council Chambers, 5400 West Civic Center Drive, Highland, Utah 84003
5
6

7 **PRESENT:** Mayor Mark Thompson, Conducting
8 Councilmember Brian Braithwaite
9 Councilmember Rod Mann
10 Councilmember Tim Irwin
11 Councilmember Dennis LeBaron
12 Councilmember Jessie Schoenfeld
13

14
15 **STAFF PRESENT:** Aaron Palmer, City Administrator
16 JoD'Ann Bates, Executive Secretary/Recorder
17 Nathan Crane, Community Development Director
18 Gary LeCheminant, Finance Director
19 Justin Parduhn, Public Works Operations Manager
20 Tim Merrill, City Attorney
21 Shannon Garlick, Secretary
22
23

24 **OTHERS:**
25
26

27 The meeting was called to order by Mayor Mark Thompson as a regular session at 7:05 p.m.
28 The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior
29 to the meeting. The prayer was offered by Brian Braithwaite and those assembled were led in
30 the Pledge of Allegiance by Dennis LeBaron.
31
32

33  **APPEARANCES:**
34

35 There were no appearances at this time.
36
37

38  **CONSENT:**
39

40 MOTION: Approval of Meeting Minutes for City Council Regular Session – August 19, 2014.

41
42 MOTION: Ratify the Mayor's Appointment to the Tree Commission – Roger Mickelsen.

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1
2 **MOTION: Dennis LeBaron moved the City Council to approve the consent items on the**
3 **agenda.**

4
5 **Tim Irwin seconded the motion.**
6 **Unanimous vote, motion carried.**

7
8
9 **ACTION ITEMS:**

10
11 *ORDINANCE: Amendment to the Highland Municipal Code Section 6.12.010 – Licensing and*
12 *Regulating Service Dogs.*

13 *Pulled from the Agenda*



15 **MOTION: Approval of City Park Use – Organized Sports Leagues.**

16
17 Mayor Thompson stated the City held a Work Session to discuss the City parks and only one
18 person attended. He explained they went over several of the issues and tried to categorize the
19 parks by size and amenities and tried to identify them as open space parks or City parks. He
20 stated they also looked at open space parks that are designed for destination use, because they
21 have a parking lot and restrooms.

22
23 Blair Kent, resident of the Windsor Subdivision, thanked the Council for their help resolving the
24 issue. He stated having a park behind their homes was very appealing to their neighborhood, but
25 has become more of a safety, noise, and health issue from all of the athletic teams. He stated the
26 streets were never designed for parking on both sides and there is constant urination and trash in
27 the park. He stated the sports groups are there from seven in the morning until dusk. He
28 mentioned if they knew it would be a sport's park, they never would have moved into the
29 neighborhood. He asked the Council that as they are categorizing the parks and their use, to
30 consider that although the Windsor Park is beautiful open space, it was never intended it to be a
31 full sports park. He explained practices are just as demanding as the games and asked the
32 Council to take their concerns into consideration.

33
34 Dorraine Crump, resident of the Windsor Subdivision, stated Kensington Street has the greatest
35 concern because the park is in their backyard. She explained her biggest concern is the public
36 safety issues with cars parked on both sides of the road. She expressed her concern that when she
37 drives west in the evening there are serious visibility issues and a child could be hit by a car.

38
39 Brent Mangum, resident of the Windsor Subdivision, stated at the beginning of August there was
40 a man urinating facing their home and started waving at them thinking it was funny. He
41 explained there are not just urination issues, but also issues with exposure, garbage, noise, and
42 traffic. He stated he used to spend Saturday nights outside working in the yard, but now there are
43 so many people in the park that it is has become very difficult to deal with. He explained he has

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1 five boys that love playing soccer and baseball, so he hopes the City can find an area for sports
2 teams.

3
4 Mark Ward, resident of the Windsor Subdivision, stated he agrees with all of the concerns that
5 were previously stated. He explained he has serious safety concerns as well with cars parked on
6 both sides of the street and kids running in between cars. He stated the park was designed as a
7 family park and has slowly changed into a sports park. He explained competitive leagues and
8 teams from other cities have begun using the park and although the park is a great place for
9 families to go and play, it was not built for organized sports.

10
11 Terry Kent, resident of the Windsor Subdivision, stated there has been such a big change since
12 the “No Organized Sports in This Park” signs have been put up. She stated it has become a quiet,
13 peaceful place where families can go and play and that is how it should be.

14
15 Karen Stone, resident of the Windsor Subdivision, stated at the last meeting, a Councilmember
16 stated it is a park where families should be able to come and play. She stated the park was that
17 way in the past, but has not been that way the past several months. She stated it has been very
18 nice to see families back in the park during the time the signs have been up. She stated the
19 residents appreciate the change and asked the Council to consider the best use of the park.

20
21 Corbett Heath, resident of the Windsor Subdivision, stated they do not have the infrastructure to
22 support organized leagues in that park. He explained on several occasions his kids have been
23 kicked out of the park by coaches and organized leagues to run their profitable clinics.

24
25 Suzanne Baugh, resident of the Windsor Subdivision, stated she cannot open her windows,
26 because there are whistles being blown all day long. She stated there are bumps all over the
27 grass, because it was not groomed to be a field. She explained the noise, car safety, and urinating
28 issues are very serious problems and asked the Council to keep the signs posted.

29
30 Brian Braithwaite thanked the citizens for coming to the meeting and expressing their concerns.
31 He stated the Windsor Meadows Park has gotten out of control and the Council has no intention
32 of putting it back the way it was. He explained the park was never designed for the volume and
33 intensity that it was being used. He stated they have put up the signs and removed the goal posts,
34 but there is a lot of youth in the City, so there has to be places for the youth to play. He explained
35 the Council identified which parks could be used for youth sports and the differences between
36 games and practices. He mentioned there are games held at the school all day long and there are
37 no restrooms there, but they are successful. He explained the City wants it to be used as a family
38 park, but there is also a need to have a place for City leagues to be able to practice. He explained
39 the City needs to have designated areas so parents are not driving all around the City looking for
40 a place to practice, but they also do not want the same volume that there was before. He stated
41 they need to find a balance and they may not find it anytime in the near future, but the Council
42 needs input from the residents to find the right balance. He mentioned it is a park that is meant to
43 be used, so it is okay if someone wants to bring their cones and occasionally practice on the field,

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1 but if fifteen teams want to practice then it becomes out of control. He stated practices do not
2 have the same intensity as games and the City would only allow smaller groups to practice for a
3 certain number of hours a day. He stated the Council is trying to set a standard for the whole
4 City.

5
6 Rod Mann stated one problem since the Work Session is that it created the impression that the
7 Council had a defined use policy with set times and days. He stated they have yet not figured out
8 the right mechanism and were just providing suggestions. He explained they still need to discuss
9 the details if it is a practice field. He stated they discussed that practice-only fields would not be
10 scheduled and games in the Windsor Park would not be allowed. He stated they have received
11 letters from local coaches concerned that they need a place to play, so if the open space parks are
12 completely forbidden they are punishing a lot of Highland kids. He explained there are two sides
13 to the issue and no one would like the problems the Windsor Subdivision was facing, but they
14 need to find a resolution for the whole City.

15
16 Tim Irwin explained they need to discuss the fact that although the open space parks are City
17 parks, they were originally designed for the families in those subdivisions. He stated the families
18 in open space areas gave up backyard space to provide space for the park. He stated even the
19 practices can be a nuisance. He stated they should not take the parks away from the families in
20 those areas and create other issues, including safety, noise, and public exposure. He explained
21 they did not put public amenities in the park, because they were designed for the people living in
22 that subdivision. He stated the City should leave the signs up and if a parent, who is also a coach,
23 decides to run a practice from time to time, it would be okay. He stated if they change the sign to
24 say practices are allowed, it will bring back all of the issues.

25
26 Dennis LeBaron stated they tried to identify the parks where games could be played, which had
27 adequate parking, restrooms, and fit other criteria and they came up with 3-4 parks. He stated the
28 noise level increases dramatically at games. He stated one of the challenges for the City is to
29 develop a consistent policy. He stated after they removed the goal posts from the Windsor Park,
30 the Town Center Meadows Park got a lot more activity. He explained they decided that although
31 a lot of open space parks are not suited for games, they may be suited for practices. He stated
32 there are 3-4 parks listed on the chart that do not say they are open for practices, but his
33 understanding was that all the parks could hold practices.

34
35 Tim Irwin clarified those parks were small enough that they could not even accommodate a
36 practice.

37
38 Dennis LeBaron replied he drove by the Wildrose Park and it seemed large enough to hold a
39 practice.

40
41 Brian Braithwaite responded the field is large enough to hold a practice, but it can only fit
42 approximately six cars, so traffic was the issue.

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1 Blair Kent stated the homes in open space subdivisions pay a \$20 monthly fee for open space,
2 which they assumed was directly used for the park in that subdivision. He asked for some
3 clarification if that is the case or if it goes into a general fund for all the Highland parks and if so,
4 if all the residents pay an equal amount.

5
6 Tim Irwin stated he is the only Councilmember that lives in an open space area. He explained the
7 open space fee is not specifically used for the open space in that subdivision, but rather it goes
8 into the Open Space Fund that pays for the maintenance of all the open space. He stated it has
9 been an area of contention as to whether or not the \$20 is enough to cover the full maintenance
10 needs of the open space areas. He stated the way things are currently designated, there is a
11 certain amount taken out of the General Fund to cover open space maintenance costs. He
12 mentioned the open space does not only include parks, but also parkways, etc. He stated the
13 Council needs to identify what is really open space. He explained the Beacon Hill Park was
14 designed to be a City park, but it is still part of the open space and funded out of the Open Space
15 Fund. He stated it will have public restrooms and a pavilion and already has parking, so it needs
16 to be considered a City park and should be funded out of the General Fund. He stated
17 approximately 40% of Highland residents pay the monthly open space fee.

18
19 Blair Kent stated they love living in an open space area and love having all of the open space
20 trails; so they are okay if that is what the funds are being used for. He stated the age groups of
21 those practicing are young enough that their parents stay with them. He stated the volume may
22 be different, but as for the traffic and safety concerns, the practices are just as bad as the games.

23
24 Tim Irwin stated these open space parks are designed for family use. He explained there is not
25 enough space for the youth sports, but the City should not desecrate the open space parks to
26 accommodate them.

27
28 Brian Braithwaite clarified all of these parks are City parks; some have designations the City has
29 defined to help understand the usage, but the City owns all of the parks.

30
31 Jessie Schoenfeld stated the Windsor Park is subsidized by the City and is paid for by all of the
32 residents, not just those in open space areas.

33
34 Tim Irwin responded he disagrees with Jessie Schoenfeld on that issue. He stated there is open
35 space parks designed to be City parks and should be paid for by the entire City.

36
37 Mark Ward stated if they look at the size of the Windsor Park and the money paid by the
38 residents in that subdivision; all of the money goes into water for that park. He stated the weeds
39 are mowed twice a year, but they consistently water the grass. He stated it may be subsidized by
40 the City as a whole, but the numbers for that development do not wash. He stated although
41 practices don't seem like a serious issue, there are 3-4 teams practicing at once. He explained it
42 is a compromise, but the risks and safety factors are still there. He suggested the City make
43 organized leagues pay to play on the fields.

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1
2 Brian Braithwaite responded the Council agrees organized groups should pay for their field
3 usage. He explained staff is looking for the appropriate amounts to charge.

4
5 Mark Ward replied the community groups are not as disruptive. He stated the organized groups
6 are very structured and cause the most issues.

7
8 Tim Irwin stated there are only 3-4 parks where the City is considering charging for usage,
9 because they are the only ones the City is considering for organized games.

10
11 Brian Braithwaite clarified the organized sports groups would not be able to pay a fee and use
12 the Windsor Park.

13
14 Mark Ward stated if the City decides to make it a practice field, hopefully there would at least be
15 scheduling for the field, so the park is not overcrowded.

16
17 Tim Irwin stated the 3-4 parks that allow organized sports would be scheduled out. He explained
18 he would not want to see scheduling for the open space parks on a regular basis.

19
20 Jessie Schoenfeld questioned if some of the practices involve kids in the Windsor Subdivision.

21
22 Mark Ward replied very few are from their neighborhood; many are from Saratoga Springs,
23 Lehi, and American Fork.

24
25 Rod Mann stated in the City budget there is an Open Space Fund and last year they spent
26 \$418,000 on open space maintenance and \$191,000 came from the General Fund. He explained
27 they are not just paying the \$20 monthly fee, a portion of their property taxes are also used for
28 upkeep of the open space and all residents are paying equally for that. He stated 45.7% of the
29 General Fund subsidized the open space activities. He stated if they were to completely pay for
30 the open space, their rates would need to be raised by approximately 50%.

31
32 Dorraine Crump stated there are 22 parks listed on the chart and there are 17 open space parks,
33 but they are the only ones at the meeting. She stated because their neighborhood is the only one
34 represented, they are obviously having the biggest problem. She asked to have the Windsor Park
35 not listed, because those representing the other side of the issue are not at the meeting and neither
36 are people from the other neighborhoods.

37
38 Jessie Schoenfeld questioned how fair it is to have a citywide policy for the whole City expect
39 the Windsor Meadows Subdivision.

40
41 Dorraine Crump expressed her concern that it is not fair that she is scared she will kill a child
42 every time she drives down her street. She stated she does not know if the people in the other
43 open space neighborhoods have the same concerns, because they are not at the meeting. She

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1 stated she was surprised the City was having another discussion on this issue, because they
2 believed a solution had already been reached.

3
4 Brian Braithwaite suggested they leave the signs up for a year to get rid of the issue and then
5 slowly allow the local groups to come back and get the residents input to make sure it does not
6 get out of hand. He stated the other residents are not at the meeting because it has not yet become
7 out of control in their parks. He explained the Council is trying to make sure closing down the
8 Windsor Park will not just push everyone to the other parks. He stated the purpose of the
9 discussion to establish a City policy. He stated they want it to work within the community, but
10 not abuse the community.

11
12 Dorraine Crump stated she understands the Council's concerns, but when the open space
13 subdivisions were set up, people moved into open space areas because they believed they would
14 have a neighborhood park.

15
16 Mayor Thompson stated the Windsor Park was the only park listed on North Utah County
17 Soccer's website as the Windsor Soccer Field. He stated he spoke with the League Director and
18 explained the Windsor Park is partially paid for by the residents of that subdivision, which the
19 director did not know. He stated he visited the park for about a week and it was evident the park
20 was being misused. He explained the City reacted to the issue, but they need to be proactive, so it
21 does not continue to be a problem for the community.

22
23 Dorraine Crump stated her children have also been kicked off the field by sports groups.

24
25 Karen Stone stated she is a teacher for Alpine School District and the District has either begun
26 charging fees or raised the fees for use of their sports parks, so there are teams that have left the
27 school fields. She stated the teams argue that they pay taxes, which covers the property the kids
28 play on at recess, but does not cover use of the park by sports teams. She stated this may have
29 pushed leagues to City parks, but the leagues should consider raising their fees to join in order to
30 cover field costs.

31
32 Mayor Thompson stated they need to work with the School District to find the best solution.

33
34 Jessie Schoenfeld stated no one wants never-ending practices from people out of town.

35
36 Dennis LeBaron mentioned it would be hard to figure out if the youth are local.

37
38 Gerald Chederal, resident of the Windsor Subdivision, stated the City should not allow groups to
39 pay a fee and play at the Windsor Park. He stated if it a citywide situation then all residents
40 should pay the \$20 monthly fee.

41
42 Brian Braithwaite clarified the only fees that will be charged will be on fields that can be
43 reserved. He stated they are trying to discover how to maintain a small amount of usage on the

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1 open space parks without being disruptive to the neighborhoods. He explained it would not be
2 acceptable for the City to increase the intensity on the fields, because there is not enough field
3 space. He explained the City has a certain number of fields that can be used to a certain level and
4 once that level is reached they will have to decide if the City wants to build additional fields.

5
6 Tim Irwin stated he agrees the City should leave the signs posted for at least a year, which will
7 give the City time to decide how they will control the practice issue.

8
9 Terry Kent questioned what times teams will be able to practice if it a practice-only park. She
10 expressed her concern that if it is a practice only park, the park will be misused once again.

11
12 Mayor Thompson stated they have not yet determined what times and need some input. He stated
13 if they are going to use the field they need to submit a plan to the City on how they will manage
14 the complaints.

15
16 Discussion continued regarding park use.

17
18 Brent Mangum stated the scales of justice should be turned in their favor, because although it
19 may be a future issue with other subdivisions, they are the ones with the current problem. He
20 stated he has not heard a comment addressing the urination issue and his bushes are the most
21 utilized and two people have even knocked on his door asking to use his restroom.

22
23 Dennis LeBaron stated it is a city problem and they would love feedback from the residents on
24 how they feel the issues should be resolved.

25
26 Rod Mann explained the only way to manage and control practices would be to have a set
27 schedule, for example, allowing one Highland sponsored team to practice Tuesday, Thursday,
28 and Saturday at the Windsor Park from 5-6 p.m. He stated there could be times when they charge
29 and other times when they would not, but they need a mechanism to record it, so they know
30 when it is being misused.

31
32 Mayor Thompson stated this was just a discussion and they will leave everything the way it is
33 until there is a resolution.



34
35
36 MOTION: Award Road Maintenance Project Bids – Holbrook Asphalt for \$112,859.89
37 and Geneva Rock for \$65,100.84, Spring of 2015.
38

39 Nathan Crane explained they have identified 11 surface treatment projects in 11 different
40 subdivisions. He stated by contracting contractors now for work in the spring saves cost and
41 guarantees a place in line. He stated they took the information from JUB's PCI Report and
42 combined it with staff knowledge of the roads and system. He explained they focused on newer
43 streets where surface treatments are the best form of maintenance, not the roads needing large

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1 patches and major reconstruction. He stated they received three different bids and are looking at
2 using HA5 which is offered by Holbrook Asphalt. He stated they looked at the successful
3 treatments in other cities and there was a lot of success with the HA5 product. He clarified the
4 project will also require crack sealing to be done before the treatment is completed. He stated
5 staff will begin crack sealing, but they may need to request assistance if there is not enough time.
6

7 Rod Mann questioned what the best time is for crack sealing.
8

9 Justin Parduhn stated the best time to do crack sealing is during the fall and winter, because the
10 cracks start opening up and it is a little slower in the winter so staff has time to do it.
11

12 Nathan Crane stated doing the crack sealing during the spring allows them to address issues from
13 freeze/thaw over the winter. He stated if they have to go back out to bid for the crack sealing, it
14 is approximately 10-36 cents a lineal foot, but they would bring it to the Council for approval.
15 He stated they were not intending to use the entire budget identified by the Council for road
16 maintenance, but rather hit the high priorities that would be best used to prolong the life of those
17 roads. He mentioned there is funding available and crack sealing comes out of a different fund
18 than the surface treatment.
19

20 Rod Mann clarified it is more cost effective to treat these streets before they become a real
21 problem.
22

23 Nathan Crane stated the best time to put down a surface treatment is when the asphalt starts to
24 oxidate. He stated they are recommending a microseal on two roads, because they have higher
25 levels of traffic.
26

27 Dennis LeBaron questioned how to determine when a road has oxidized.
28

29 Justin Parduhn stated a lot of the numbers are from JUB's road testing as well as visual
30 inspection of the road.
31

32 Ty Christensen, Streets Superintendent, stated the best time to do a surface treatment is 3-5 years
33 after the asphalt has been laid, because it makes the asphalt last a lot longer.
34

35 Dennis LeBaron questioned if the HA5 treatment is a reliable product that will last a long time.
36

37 Ty Christensen responded Alpine City and Cedar Hills City use the HA5 treatment on several of
38 their roads and really like it. He explained the City has it on Country French that was done in
39 2013 and has been holding well. He stated compared to the other products, he highly
40 recommends it.
41

42 Justin Parduhn stated they have not heard any bad reviews from the other cities on the product
43 and there are quite a few cities in Utah County using it.

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1
2 Brian Braithwaite stated he does not see an account code that matches up with it and the
3 information does not list the current balance of that account.

4
5 Justin Parduhn stated there is \$514,000 in the Capital Road Maintenance Projects Account.

6
7 Discussion ensued regarding the different accounts and the budget.

8
9 Mayor Thompson questioned how long the City has to respond to the companies' quotes.

10
11 Justin Parduhn replied they have about thirty days.

12
13 Mayor Thompson asked if there is time for them to have Gary LeCheminant review the numbers.

14
15 Justin Parduhn responded they will look at the date on the bids.

16
17 Discussion continued regarding the bids and the accounting.

18
19 Justin Parduhn stated the bids were received on August 20th and they have thirty days, so they
20 need to let the companies know by September 20th.

21
22 Dennis LeBaron stated they have received three bids and questioned if they are happy with the
23 providers and their costs or if they need to get more bids. He stated Holbrook is the only one who
24 provides the HA5 product and questioned if there are any other comparable products.

25
26 Ty Christensen replied there is an Onyx product that is supposed to be an equivalent to HA5, but
27 he would not recommend it. He stated he has seen where plows have peeled it up and other areas
28 where it did not adhere correctly.

29
30 **MOTION: Tim Irwin moved the City Council to award the Road Maintenance Project**
31 **Bids to Holbrook Asphalt for \$112,859.89 and Geneva Rock for \$65,100.84 for Spring 2015.**

32
33 **Brian Braithwaite seconded the motion.**

34
35 Brian Braithwaite directed staff to correct the accounting to the codes 41-40-70 for the HA5 and
36 10-60-31 for the crack sealing.

37
38 **Those Voting Aye: Brian Braithwaite, Dennis LeBaron, Tim Irwin, Jessie Schoenfeld, Rod**
39 **Mann**

40 **Those Voting Nye:**

41 **Unanimous vote, motion carried.**

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1 Rod Mann asked to have a map showing which roads are being worked on placed on the news
2 portion of the website.

3
4 Nathan Crane responded yes, staff is working on hiring a GIS intern that would be able to do that
5 quickly and inexpensively.
6

7



8 MOTION: Contract Approval for Road Maintenance Project Management – King
9 Engineering.

10

11 John King, Owner of King Engineering, stated he is a civil engineer and is currently registered in
12 Utah and California. He explained he incorporated King Engineering in 1997 and is the only
13 employee, but has completed over 600 asphalt/concrete new construction and maintenance
14 projects. He stated he applauds developing a realistic road maintenance plan and working to get
15 it funded, because roads are very expensive to put in and constantly deteriorating, and deteriorate
16 quicker over time. He mentioned pavement management is just keeping track of how much
17 paving there is and their condition. He stated the asphalt needs to be treated once it begins to
18 accelerate in deterioration. He stated there may be portions of the JUB report that need to be
19 revisited, but the report is a professional and responsive effort. He stated his vision for
20 Highland's pavement management would be that every square foot of pavement is a PCI 70-80
21 or above and every year approximately one fourth of the paving get some form of treatment. He
22 stated he knows HA5 is a good product, but he is a proponent of slurry seal, even though there
23 are issues with graveling. He explained every 3-5 years every foot of pavement should get some
24 sort of surface treatment along with crack sealing. He stated they need to educate the residents as
25 much as possible that roadways require maintenance. He stated he does not believe segmenting
26 the city into five zones for paving projects would be beneficial. He explained they would run the
27 risk of neglecting certain streets.

28

29 Rod Mann clarified they will not be dividing the city into five zones for road maintenance.

30

31 Tim Irwin asked John King what his opinion is on the PCI.

32

33 John King replied the PCI is subjective; UDOT uses advanced ground-penetrating radar trucks,
34 but that is beyond the scope for municipalities. He recommended the City continue with JUB
35 because they have two evaluations. He mentioned it is important to stay consistent with the
36 beginning system.

37

38 Tim Irwin questioned what level of PCI they should work towards.

39

40 John King responded the need to look at the methodology of who is conducting the PCI survey
41 and how they define the influx point. He stated he cannot say what Highland's PCI trigger level
42 is, but there is one, so over time pavement management includes tracking the PCI before and
43 after projects, which is why it is important to do it on a regular interval and then they can

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1 develop the computer models. He explained the PCI level will be somewhere around 70 or 80,
2 depending on who is running the survey.

3
4 Mayor Thompson stated it is better to maintain good roads than it is to maintain bad roads, but
5 once it gets to a certain point it is inevitable that they will need to do a more serious treatment.

6
7 Brian Braithwaite stated two years ago there was a large debate on the City Council as to
8 whether it should be a 70-80 PCI, but it all depends on what standard they want to set. He
9 explained they need help as a City Council to communicate this information to the residents.

10
11 Discussion continued regarding the appropriate PCI.

12
13 John King stated there is a counterintuitive nature of communicating the surface treatment to
14 residents. He explained the residents will say the street looks just fine, but as soon as it is
15 bleached the road has oxidized and needs a surface treatment; it will not have depressions and
16 may not have cracks, but it is bleached. He stated they would have a couple of years to actually
17 do the surface treatment, but it is an indicator it needs to be done. He stated from a lifecycle cost
18 analysis it is the best time to do the treatment.

19
20 Discussion continued regarding the surface treatment.

21
22 Tim Irwin stated there is an \$85 an hour cost and a percentage of each project and asked what the
23 estimated annual cost for the contract will be.

24
25 Brian Braithwaite stated there needs to be a cap. He explained it does not need to be on the 5.3%,
26 but rather on the hourly wage. He stated John King would return to the City Council and report
27 and the Council could allocate additional funds if need be, but meanwhile, there needs to be a
28 cap.

29
30 John King mentioned he currently has projects this year, so he only has approximately 30% of
31 his time to allocate to the City. He stated a lot of the “heavy lifting” with pavement management
32 will be done with JUB, because they are the ones collecting the PCI information. He stated the
33 main ways he can contribute are to consult on a general basis in order to point the City in the
34 right direction, confirm projects that have been identified, budget planning and concept
35 estimating, and project development and design.

36
37 Mayor Thompson explained he requested some of John King’s personal time, because they are
38 starting something new and it is important to have mutual understanding and good record
39 keeping. He stated they need to have some communication established, even if they need to
40 purchase some of John King’s time to establish that. He explained his expectation is that John
41 King will help identify the procedure they want to follow. He stated once there is a level they can
42 maintain, whether it is PCI of 70-80 or something else, they will keep it that way for as long as
43 possible.

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1
2 Brian Braithwaite questioned what happens when they only need a few hours of John King's
3 service next year.

4
5 John King replied he is not looking for a guarantee, so he is available to the extent they need him
6 at \$85 an hour. He explained the 5.3% is the percentage he charges for project development. He
7 stated most engineering firms charge 8-12% of the cost of construction in developing bid
8 documents, but he is a small company, so he only charges 5.3%.

9
10 Tim Irwin stated \$85 an hour seems reasonable, but they need to keep costs under control. He
11 explained they are excited to have John King on board, but need to decide what would be
12 reasonable parameters.

13
14 Brian Braithwaite suggested the cap be \$7,500, which would be approximately 88 hours. He
15 explained it may go the whole year or may only last a few months, but it is a number to work
16 with. He stated it would be an expenditure in the current year's budget, so if they reach it in a
17 couple weeks, staff can come back and request more funds.

18
19 Dennis LeBaron questioned what the bid percentage pays for.

20
21 John King replied it would be for preparing the bid document they use to solicit bids and procure
22 a contractor on a given project. He stated for a surface treatment or crack seal they would need a
23 comprehensive set of bid documents and if there are any constraints they want to put on the
24 contractor it needs to be in the bid document, because it is a legal document. He stated the other
25 part is the design. He explained he does the design for reconstructs for the 5.3% amount. He
26 stated the design would include specifying materials, depths, thicknesses, grades, drainage, etc.

27
28 Mayor Thompson clarified the 5.3% would be on the approximate \$180,000 Holbrook Asphalt
29 and Geneva Rock bids the Council previously approved in the meeting.

30
31 John King clarified the percentage would not include survey, geotechnical investigation,
32 inspections, or construction management. He stated it includes the bid documents, attending
33 construction meetings and clarifying the documents. He explained in that industry there are two
34 levels of service: inspection and observation, and engineers almost universally just provide
35 observation.

36
37 Rod Mann questioned if the specs the inspectors would be testing would be part of the design
38 John King would create.

39
40 John King replied yes, the inspector would come to the site with his bid documents and use the
41 documents as a standard to gauge their performance.

42
43 Dennis LeBaron stated they also need to plan for hiring someone to inspect the job sites.

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1
2 John King responded yes, if they have some internally that can inspect it usually saves money
3 and the City can send the employee to road school at Utah State University to get basic
4 experience in inspecting. He stated the other option would be to hire a firm like Earthtec
5 Engineering or Sunrise Engineering, which would have the added benefit of material testing
6 along with inspection and they only have to hire them for that bid.
7

8 Mayor Thompson clarified the City staff is currently doing material testing on placement of
9 pavement. He also clarified compaction tests are generally provided by the contractor if it is a
10 new development or rebuild.
11

12 Ty Christensen stated if they find a soft spot in the subgrade, he will observe them to remove it
13 and replace it with good e-fill, retest, and then have their inspector take compaction tests in that
14 area.
15

16 Discussion ensued regarding testing.
17

18 **MOTION: Dennis LeBaron moved the City Council to approve the Contract for Road**
19 **Maintenance Project Management with King Engineering with the cap of \$7,500.**
20

21 **Brian Braithwaite seconded the motion.**

22 **Those Voting Aye: Rod Mann, Jessie Schoenfeld, Tim Irwin, Dennis LeBaron, Brian**
23 **Braithwaite**

24 **Those Voting Nye:**

25 **Unanimous vote, motion carried.**
26



27 **MOTION: Approve a Solution for Neighborhood Option Trail – Dry Creek/Bull River**
28 **Trail.**
29

30 Dennis LeBaron stated they need to zero in on one of the options, so it would be helpful to know
31 the cost of the trail.
32

33 Mayor Thompson stated if they are looking at purchasing the land it is a discussion they would
34 need to have in an Executive Session.
35

36 Tim Merrill stated yes, if the Council is seriously considering that option, it needs to be
37 discussed in an Executive Session. He explained they could discuss what the land was purchased
38 for, what they paid for it and when, because it is historical record.
39

40 Dennis LeBaron questioned if there is a way to assess how often the trail is used by neighboring
41 residents. He expressed his concern with shutting down a trail that is regularly used.
42

43 Jody Bates suggested they could use a game counter.

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1
2 Nathan Crane stated there are trail counters. He mentioned MAG uses them along the Murdock
3 Canal Trail, but he does not know the cost.

4
5 Jessie Schoenfeld explained they saw seven neighbors, but they don't know how many really do
6 not want the trail to close, so it would be helpful to get something from the neighborhood.

7
8 Mayor Thompson stated if the trail was in the right place, they would not be discussing it now.

9
10 Tim Irwin stated they need to find out what it would cost to take the part of the trail currently on
11 private property and moved it to City owned property.

12
13 Rod Mann replied it is his understanding that doing so would be very expensive, because it is so
14 steep they would have to do a lot of work.

15
16 Tim Irwin explained the other option is to remove the trail and put the ground as it was.

17
18 Rod Mann mentioned there would be a cost for that as well. He stated there is a process for
19 removing a trail that they should adhere to.

20
21 Tim Irwin stated he believes they should hold a neighborhood meeting and get some input.

22
23 Brian Braithwaite stated he would like to see a clear record for future Councils regarding the
24 finances and impact to the residents. He stated they need clarity on the cost for each option and
25 the reasoning behind the decision.

26
27 Rod Mann stated they have done property appraisals on the open space and questioned if any are
28 an applicable value to this land.

29
30 Nathan Crane replied he does not know the difference in value between an easement and
31 ownership, because in this case it is an easement. He stated the methodology they prepared
32 makes sense in using the general criteria of what extra land costs and explained they can talk to
33 appraisers to see what the cost is.

34
35 Mayor Thompson mentioned the general rule is 50% of purchase value. He stated the biggest
36 concern is that the residents are being harmed by the fact the trail is on their property and they
37 have an exposure to personal liability for activity happening on their property.

38
39 Rod Mann questioned how much time staff needs to get the estimated costs of buying the land,
40 taking the trail out, or moving the trail.

41
42 Nathan Crane stated they will need to get engineer estimates.

43

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1 Mayor Thompson stated if they are going to keep postponing the issue, the City needs to
2 temporarily close the trail because it is not on City property and it is a liability for the residents.
3 He stated they will start getting information from residents calling in to say they do not want the
4 trail closed.

5
6 Brian Braithwaite and Dennis LeBaron stated they agree with putting up signs and temporarily
7 closing the trail.

8
9 Rod Mann explained putting up signs may not stop people from going onto the trail.

10
11 Mayor Thompson stated it would then become a trespassing issue.

12
13 Tim Merrill explained generally a liability towards a trespasser is very minimal; there is always a
14 risk, but as far as the owner's liability for an injury on a trail that should be on City property
15 creates a legal quagmire. He stated he agrees with the Mayor that it is something the Council
16 should move forward on and it would be a practical measure to put up a sign saying it is closed.

17
18 **MOTION: Rod Mann moved the City Council to direct staff to provide the information of**
19 **the cost of the land and the cost of rerouting or removing the trail and put up two "Trail**
20 **Closed: No Trespassing" signs on the east and west ends of the trail.**

21
22 **Brian Braithwaite seconded the motion.**

23
24 Discussion ensued regarding the location of the trail signs.

25
26 Dennis LeBaron asked to have the information that the trail is closed and why communicated to
27 the residents.

28
29 Aaron Palmer responded the information will be placed on the City website.

30
31 **Those Voting Aye: Jessie Schoenfeld, Tim Irwin, Dennis LeBaron, Brian Braithwaite, Rod**
32 **Mann**

33 **Those Voting Nye:**

34 **Unanimous vote, motion carried.**

35
36 Brian Braithwaite questioned when they will be able to get the cost information from staff.

37
38 Discussion ensued regarding the time frame.

39
40 Nathan Crane stated it depends on the Council's priorities, but he believes the Council will want
41 the information as soon as the trail closes, because there will be a lot of questions from residents.

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1 Brian Braithwaite suggested they close the trail, get some concerns from residents, set up a town
2 meeting and discuss the plan with them and decide the priority at that time.



MAYOR/CITY COUNCIL & STAFF COMMUNICATION ITEMS:

- 8 • Website Improvement Update – Rod Mann, City Council Member

9
10 Rod Mann stated he met informally with the committee members and scheduled a formal
11 meeting on September 24, 2014. He stated they now have a Twitter account the committee has
12 set up and have been working on getting administrative privileges there. He explained Gina
13 Peterson owns the old Facebook and so they need to decide what to do there.

14
15 Jody Bates stated they can just make a new Facebook. She stated they were able to make two and
16 deleted the one made by the intern Erin Wells. She explained she has tried to get a hold of Gina
17 Peterson with no success and has tried to notify Facebook it is a duplicate account and have not
18 received a response.

19
20 Rod Mann stated they are still waiting for passwords from Jill Ballamis for news and photo
21 access.

- 22
23
24 • Country Club Road Issue Update – Aaron Palmer, City Administrator

25
26 Aaron Palmer stated there is a Town Hall Meeting scheduled for October 1, 2014 at 7:00 p.m. He
27 stated notices have been sent to the residents and because the whole Council will be attending it
28 will be a noticed meeting.

29
30 David Berrett, resident of Highland, questioned which side of the Country Club will be attending
31 the meeting.

32
33 Aaron Palmer responded they will be notifying both the east and west sides of the Country Club.

34
35 Mayor Thompson replied the request was made from the entrance of the Alpine Highway to the
36 Club, and then a comment was made that they would also like input from the Club out to 4800
37 West.

38
39 Tim Irwin thanked Jessie Schoenfeld and the City staff for attending lunch at his home. He stated
40 the Council should let the League of Cities know their view on Non-Discrimination Laws,
41 because it is something that will impact people and the cities.

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1 Rod Mann stated he scheduled an issue and information meeting for September 25, 2014 and
2 John Dougal and the Mayor are attending. He stated the meetings are very informal and foster
3 good discussion. He suggested the Social Media and Communications Committee run the
4 meeting.
5

6

7 ADJOURNMENT

8

9 **MOTION: Jessie Schoenfeld moved to adjourn.**

10

11 **Rod Mann seconded the motion.**

12 **Unanimous vote, motion carried.**

13

14 Meeting adjourned at 10:02 p.m.

15

16

17

18

JoD'Ann Bates, City Recorder

19

20 Date Approved: November 18, 2014

MINUTES HIGHLAND CITY COUNCIL MEETING

Tuesday, October 7, 2014

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

PRESENT: Mayor Mark Thompson, Conducting
Councilmember Brian Braithwaite
Councilmember Rod Mann
Councilmember Tim Irwin
Councilmember Dennis LeBaron
Councilmember Jessie Schoenfeld

STAFF PRESENT: Aaron Palmer, City Administrator
JoD'Ann Bates, Executive Secretary/ Recorder
Kasey Wright, City Attorney

EXCUSED: Nathan Crane, Community Development Director
Gary LeCheminant, Finance Director
Shannon Garlick, Secretary

OTHERS: Bob Garrard, Grace Bullock, Evelyn Bowen, Lisa Petersen, Joshua Ries, Yolio Ries, Gary Willardson, Weston Willardson, Melissa Moon, Gary Laman, Corey Miles, Kym Miles, Spencer Edwards,

The meeting was called to order by Mayor Mark Thompson as a regular session at 7:00 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 Dennis LeBaron and those assembled were led in the Pledge of Allegiance by Tim Irwin.

APPEARANCES:

Bob Garrard stated he is here to represent Ashford Assisted Living. When they looked at Ashford and the surroundings they felt it was like home and it has been home. For those that have the need not to get up many times but to look out and enjoy the view. This is the reason the city has open space, is for people to enjoy the view, why are they wanting to cut off the view for those that can only sit and look. They have talked to each resident at Ashford and it is important

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to them to have a nice looking open area to look at that will be removed to accommodate the fence and they hope they can do this for those that are there now and those to come in the future. Grace Bullock stated she is the one that received all the signatures for the petition to have the wrought iron fence instead of the solid wall. She loves the view and that view will be obstructed if the solid wall is installed. She provided pictures to the council in a book of the views that they have from various rooms at Ashford. She stated the care they receive at Ashford is the very best and they are really happy except the idea of have a block wall installed that will obstruct their view.

Evelyn Bower stated she has seen some beautiful facilities but nothing like the wonderful quality of Ashford. She feels at home there and they keep the facilities inside and out very nice. She looks out and sees and appreciates the beautiful scenery. Soon everyone will have someone in just this type of facility and you will want to have them in a place like Ashford. To be able to look out their windows and be able to see the view they have had from homes they have had here in Highland is one of the most memorable things they can have.

Lisa Petersen, an employee of Ashford Assisted Living. She does not know all the concerns of the neighbors feeling of Ashford but she has the suspicion that their feelings stem back to the fence and she feels that is not connected. A stone wall will block the views and the light from the residents that depend on the light from their windows for their wellbeing. A lot of residents can't get out and they rely on the view and the light. She had a conversation with one of the residents about the fence and the concerns she has heard were that the Ashford residents were too noisy, the lights are too bright and that they don't like see the cars. What she can tell and she has taken pictures of that she can supply to the council, as far as the lights at night there is no difference from what Ashford has and what the neighbors have. The view from the neighbors versus the view from Ashford is considerably different. There are other areas in Highland where there are residents next to medical facilities that seem to co-exist just fine. Lisa provided pictures to the council. She is truly seeking to understand both sides and she cannot see that putting up a solid wall would be a win-win, in fact she sees it as a lose-lose. She does not see it solving any of the issues that the neighbors are concerned about. She talked with the owner of Ashford and feels that there is a compromise that could work for both sides. Greg has agreed to install a wrought iron fence with some stone pillars. She appreciates Councilmember Tim Irwin and Mayor Thompson who was willing to take the time to visit with the residents of Ashford regarding this issue. Sometimes things are done just because the ordinances say that is the way it is to be done without looking at it personally. They are prepared to ask that the ordinance be changed so that it is worded that when you are next to an open space that you do not need to have a solid wall. During a lunch with the Mayor he indicated that this could be on the agenda and she inquired if that date had been determined.

Mayor Thompson indicated a date had not been set. He stated his biggest concern they just don't have the council support willing to make that decision. They have polled the council and they currently do not have the support to review the prior decision.

Lisa Petersen stated that after today she would hope that they feel there is enough evidence that this issue needs to be on the agenda and have a further discussion regarding this issue. She

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wants what's best for both sides. The view means the world to the residents of Ashford, and she doesn't think Highland City wants to treat the elderly this way.

Rod Mann stated that it was known that this wall was going to be part of Ashford. Greg Neild bonded for the wall during the construction and he knew it was required. The ordinance requires a wall and he was aware of that and the wall was included when he submitted his first plans.

Tim Irwin stated that in order to have this on a future agenda to discuss it further there is a need for two Council Members to support it. He would like to request it be on the agenda with the council to consider the intent of the residents. To him is a human condition issue, while these residents are condemned to live in a box for the rest of their lives it shouldn't be a prison. He feel they have an opportunity as a council to beautify the open space and mitigate their own site and give some closer to the residents at Ashford. He thanked those from Ashford for appearing before the council and asked if there was another council member that would support him in placing this issue on the agenda for further discussion.

Brian Braithwaite commented that he feels the conversation that has taken place tonight had been one sided. He has been to the Ashford Center and met with residents, staff and owner. He doesn't feel the City Council was hard hearted and making decisions without sufficient information. He has spent numerous hours at Ashford trying to understand and find a balance to this issue. This has been going on for several years, from the first building through the recent expansions and they are still trying to find a conclusion as to what was expected, designed and agreed upon several years ago. He thanked the residents for taking the time to appear before the Council and assured them that their efforts and concerns are have been heard. There are many points to this issue that will have numerous impacts to not only those that live on the north end of Ashford but also those that live in the residential subdivision to the east. He feels the council has looked at this issue time and time again and did not make their decisions without looking at every aspect and every impact.

Tim Irwin stated that he is aware they cannot discuss this in depth tonight but would like support from another council member to bring it back to discuss the fence issue in detail.

Lisa Petersen stated she feels this decision was made at a time when the residents to the east did not want Ashford to be built and they did not take into account those that would be living there. She feels that moving forward the Council should make good choices and take into account all the things that are there. She wants it to be good for the residents to the east as well but Ashford is there and would like to move forward with the right choices.

Jessie Schoenfeld stated she would agree with Tim Irwin in having the opportunity to talk about this issue further on the next agenda.

Mayor Thompson commented that if the council has an issue, it has to be on the agenda and has to be identified as an issue that they are going to debate. Otherwise the parties from the other side are not noticed and part of the discussion. For the Council to start down this road and banter back and forth is totally inappropriate. Mayor Thompson stated that the generalities that

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they speak of regarding this issue are fine but when they start looking at it as the issue and there are parties to both sides, it is inappropriate for council to discuss. Mayor thanked the residents for their comments. He feels it is good to hear what the public has to say in order to help the council make better decisions in the future.

Melissa Moon granddaughter of Eldon Hinkely, the first Highland Justice Court Judge. She has seen the increase of building since the 1970's and become a bigger city and it is fun to have those roots here in Highland and see the changes. Her dad just moved here and it is hard to place your parent in an assisted living facility. She believes that he has the very best care and opportunities at the Ashford. She appreciates the council's time and willingness to look further into this issue.

CONSENT:

MOTION: Approval of Meeting Minutes for City Council Regular Session – September 2, 2014.

MOTION: Approval of Meeting Minutes for City Council Work Session – September 4, 2014.

MOTION: Ratify the Mayor's Appointment to the Beautification Committee – DeVirl (Ed) Barfuss.

MOTION: Tim Irwin moved the City Council to approve the consent items on the agenda.

Jessie Schoenfeld seconded the motion.

Unanimous vote, motion carried.

ACTION ITEMS:

MOTION: Approve Amended Lone Peak PSD Interlocal Agreement – Notice of Time to Leave the District.

Aaron Palmer, City Administrator introduced the item by stating at the last Public Safety Board meeting the board asked each administrator to take this item back to the councils. Currently in the by-laws of the interlocal agreement it states that any city can withdraw from the district with a 12 month notice. It has been proposed that the notice time be extended to a 48 month notice. Having the 12 month notice would greatly affect the Fire Department in moral issues, instability, and debt associated with the district that the city wishing to leave would have to pay off. This would give those cities more time to work with request to withdraw. Alpine City Council recently approved the extension to a 48 month notice and it is on the agenda for Cedar Hills to discuss and vote on the change this evening.

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Brian Braithwaite stated that in this PSD Meeting this issue was brought up at the very end of the meeting, it was not discussed. It was presented and it was agreed to be taken back to the city councils for discussion. It was never voted upon or discussed in detail by the board.

Rod Mann inquired about the process, is this something the council approves and the board ratifies or can the board make a different decision.

Brad Freeman, Fire Chief stated with they made the interlocal agreement between the cities, the cities had to vote for everything on the interlocal agreement. Once the city councils approve it then the board ratifies that decision.

Kasey Wright, City Attorney stated he agrees with the process that was indicated by the Fire Chief.

Tim Irwin stated he feels this should have been on the agenda as discussion item not an actin item. It tend to state that they would be making a decision tonight. He understands the pros and cons but feels it is appropriate for the council to have a discussion and have members of the staff speak to those pros and cons and what the alternatives are. He would like to have a more detailed discussion.

Brad Freeman, Fire Chief indicated that the cons as they see it is they are tied in to the agreement for a longer period of time. He feels there are 3 main pros 1) moral issues with the fire department employees. There was a study done a number of years ago regarding doing a fire district. The last half of the study was a survey given to all the fire fighters and the biggest detriment to Lone Peak Fire was job security. Other cities are not going to get rid of their fire department because they are only servicing one city. Lone Peak serves 3 different cities and if one withdraws they have to lay off half of the staff, and this is their career. This word gets around and new candidates are going to go to where they are stable and cities are not going to leave the district. This extension gives them that stability. 2) Zion's bank has indicated that when they lease their equipment they pay a higher interest rate due to the possibility of cities leaving the district. It makes the investors nervous, it's not solid to invest in a fire truck for 12 years if a city is going to leave that district and leave the bank holding the bag. That may not sound that bad but Lone Peak has approximately 1.5 million in loans right now. 3) Is a city issue. The cost to the other cities if one city withdraws from the district they are left with all the costs divided by two instead of three. For those reasons he feels they need to solidify this issue with an increase in the withdraw notice.

Rod Mann inquired is there were costs associated with a city if it were to withdraw from the district. He struggles with the 4 year issue he feels it is too long. Other than that he does not have any other issue with the proposal.

Brad Freeman stated if they were obligated to a lease they would be responsible to pay those costs along with any others they are obligated to cover. There is just not one fire station, there is three stations and equipment. As far as fire jobs, they do not move laterally, most will have to start at the bottom.

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Discussion ensued regarding Cedar Hills and their decision to look elsewhere in the past and eventually stay with Lone Peak.

Mayor Thompson questioned the comment made by Brad Freeman regarding Zion's bank and the interest being 1% higher based on the withdraw time. He feels it does not belong in this discussion because the largest banks in the world lied to the public generally over the last few years. If it's not on the paper then it is not part of this agreement. If they are ready to drop a percent then they need to show that in writing. If Brad can't say they will do that then it shouldn't be used as a pro in this discussion. If it's a truth then it's a truth but if it's just a comment it's a different story, they need to come before the council and make that presentation to them to make a difference. In reality he feels 4 years is way too long. He is much more comfortable going with 2 years but 4 is an awfully big jump. With all the turmoil that is going on right now with every department in north Utah County and how they want to make their sales pitch, he doesn't know what's best for the community until he hears then all. He does not see the comfort is trying to get out of something and it taking 4 years.

Brad Freeman stated that for the record this was not his proposal. This proposal came from Rich Nelson, Alpine City Administrator. He is just stating what the benefits are to the Fire Department.

Mayor Thompson stated he is just asking for answers to questions they have.

Dennis LeBaron asked what the basis was for Rich Nelson choosing the 4 year term.

Brian Braithwaite stated that Rich had made a comment that anything was better than one year but the 4 year proposal was just that a proposal. He understands Brad's situation in this when it comes to recruitment and the need for stability.

Aaron Palmer agreed with Brian that this time proposal is just a time frame that was put out there. The City Council can approve what they feels is appropriate. As far as other issues that the council feels needs to be addressed in the agreement they can at any time be brought back and discussed to make it a better agreement.

Tim Irwin agrees that there needs to be a review of the agreement in its entirety not just the length of time. He states that what keeps a city involved with the district is that it is providing good service. As long as they are providing good service at a reasonable cost they are not going to have people leaving. He feels that if they have the time to look over and review possible changes to the agreement that it would be in the best interest of the both Highland and the district. He appreciates the comments and information that was provided during this discussion and would like to see it continued to allow the Chief of Police an opportunity to voice his views

MOTION: Tim Irwin moves the City Council to continue the Amended Lone Peak PSD Interlocal Agreement.

Seconded by Brian Braithwaite.

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Mayor Thompson stated that he would like the direction to be to both the Fire and Police Chiefs. He would like to have something in writing, what they feel is going to be the positive part of 4 years or less.

Amended Motion: Rod Mann moved to amend the motion to state the Highland City Council asks the Public Safety Board and City Administrators to bring back to the council revisions to the agreement that would support the motion of extending the deadline and communicate the fact there is no support for the proposed 4 year term. There is support for a extending the deadline, changes coming back should be in writing and include anything that helps mitigate or support that position.

**Seconded by Tim Irwin
Unanimous vote.**

Vote of original motion: Unanimous vote.

Discussion continued regarding the changes going back to the Public Safety Board prior to the council or go to the council first.

Brad Freeman suggested to have the board listen to the arguments from each city and make their recommendations to be brought back to the cities. That way each city is receiving the same recommendation.

Mayor Thompson stated there will be other discussions going on between the city administrators and he feels that they can take that to the Safety Board and schedule it from there.

MAYOR/CITY COUNCIL & STAFF COMMUNICATION ITEMS:

Brian Braithwaite inquired as to the status of the Highland Water Building and the Public Works Storage buildings.

Aaron Palmer responded that the Mayor and staff have been looking at proposed areas. At this point the preferred site is the west park road area.

Mayor Thompson stated that the main question for that area is if it is 6F property and can they build on it. His conversation with the State Parks is that they can it just cannot be a regional building. Size is not the issue, unless there is complaints there shouldn't be a problem with it. He feels after conversations with staff is that this site is the most centrally located. Another site is the property that is east of the Police Station in which the city already owns. There are several other sites but they are trying to focus on the one that are most logical for location.

Discussion continued regarding alternative areas.

Draft

Jody Bates, City Recorder commented that at a recent conference Lt. Governor Cox asked us to come back to our councils and ask your opinion on Vote by Mail. They are looking at in the future a State wide vote by mail but would like to have the cities put it in place first. Jody stated she would like to put it in place here in Highland. What that means is that every registered voter in Highland would receive a ballot in the mail. They can then drop it off or mail it into the city, they do not have to wait for a specific day, time and place to vote.

Tim Irwin asked regarding the cost to hold a vote by mail.

Jody Bates stated that the costs would vary. You do pay for the postage going out but it can be worked out that you only pay for postage for those being sent back through the mail. She stated she is working with Cedar Hills Recorder on getting all the specifics together but other cities that have done it has paid about \$4 per ballot, that is if they are mailed back in. The cost is obviously less if those are dropped off in person or in the drop box. Typically on voting day they have one voting place where people can physically vote but it is then done provisionally due to them previously receiving the ballot in the mail.

Tim Irwin stated he feels there are a lot of questions regarding this.

Jody Bates agreed with Tim and stated that what she is asking for a general consensus if the Council would be in favor of that process and for them to email her with their questions and concerns so she can research those and get them a specific answer.

The council in general was in favor of moving forward to gathering information regarding vote by mail. Tim Irwin was opposed to vote by mail.

Jessie Schoenfeld announced the Economic Development Committee is sponsoring an Open House for businesses in the area to help show them what the city is doing to help them with their holiday campaign "Shop Local". This will be October 29, 2014 at 7:00 am here at City Hall.

ADJOURNMENT

MOTION: Jessie Schoenfeld moved to adjourn.

Brian Braithwaite seconded the motion.

Unanimous vote, motion carried.

Meeting adjourned at 8:56 p.m.

JoD'Ann Bates, City Recorder

Date Approved: November 18, 2014



CITY COUNCIL AGENDA REPORT

Item # 6

DATE: November 18, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: Review and discussion regarding options for the Dry Creek Trail

STAFF RECOMMENDATION:

City Council debate the issue and provide staff with direction.

BACKGROUND:

Over the past several months the City Council has been discussing the status of the Dry Creek Bench Trail. Under the Council's, staff has prepared three alternatives for the Council's discussion:

Option 1: Trail Relocation

Under this option the trail would be relocated within the existing easement and rebuilt. The cost of this option is estimated at \$98,800.

Option 2: Removal of the Trail

This option would remove the trail as shown. The cost to remove the trail is estimated at \$7,700. This trail is designated as a Neighborhood Option Trail. Neighborhood Option Trails can be removed without a General Plan Amendment under Section 12.30 of the Municipal Code.

Option 3: Expand the Existing Easement to Include the Trail

This option would require the purchase of an easement to include the existing trail. The City Engineer's estimate is \$19,700.

The Council will need to debate the issue and provide staff with direction.

FISCAL IMPACT:

Funding for any of the options has not been budgeted.

ATTACHMENTS:

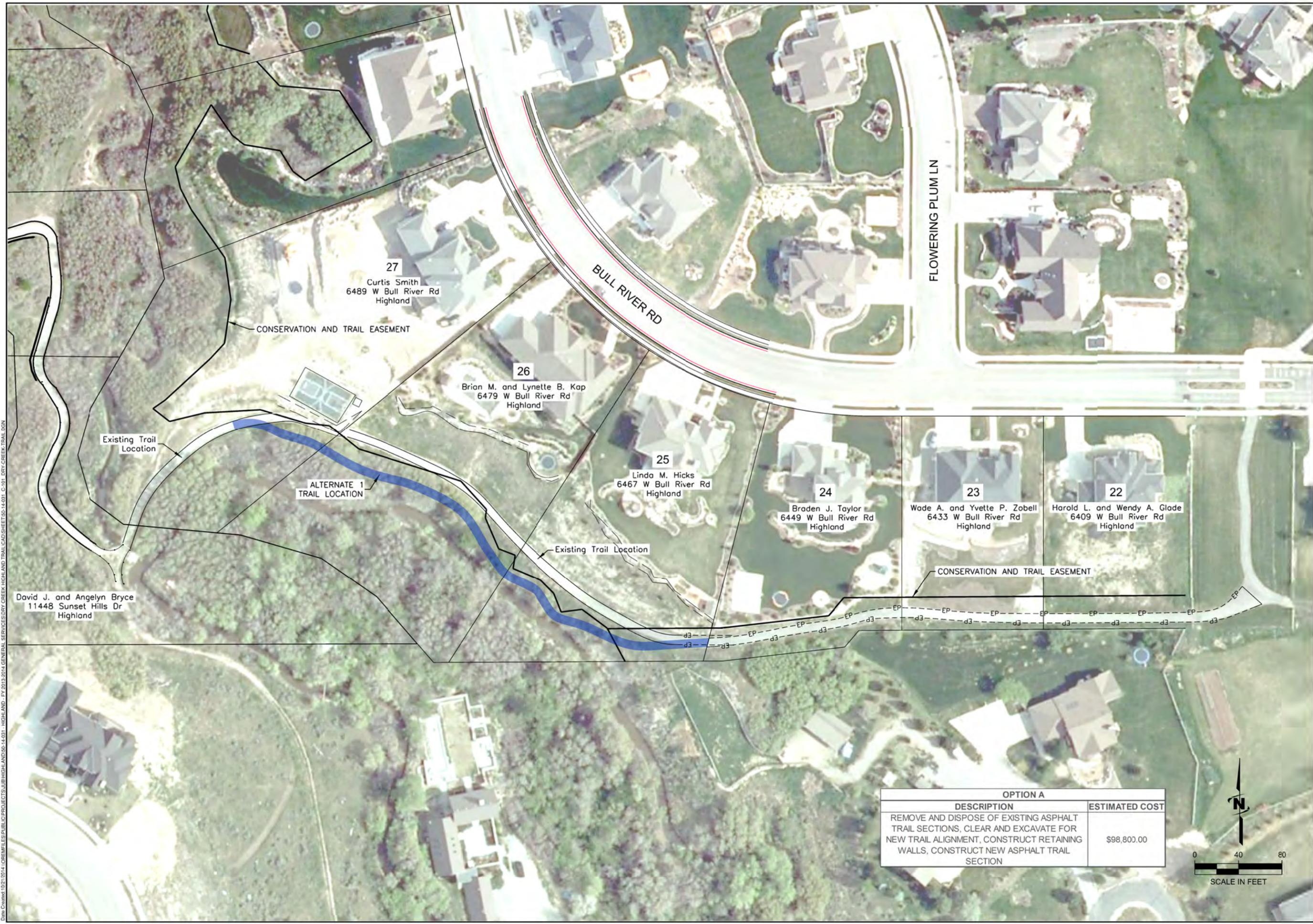
1. Trail Options

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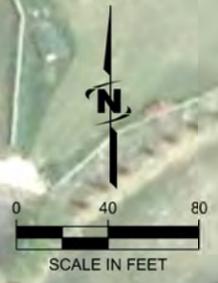
NO.	REVISION	DESCRIPTION	BY	DATE

DRY CREEK TRAIL
 HIGHLAND CITY
 ALTERNATE TRAIL LOCATION

FILE #	50-14-031 C-101 DRY-CREEK TRAIL
JUB PROJ #	50-14-031
DRAWN BY	JMM
DESIGN BY	###
CHECKED BY	###
SCALE	ONE INCH = 40 FEET
AT FULL SIZE, IF NOT ONE INCH SCALE, ACCORDINGLY	
LAST UPDATED	11/4/2014
SHEET NUMBER	C-101



OPTION A	
DESCRIPTION	ESTIMATED COST
REMOVE AND DISPOSE OF EXISTING ASPHALT TRAIL SECTIONS, CLEAR AND EXCAVATE FOR NEW TRAIL ALIGNMENT, CONSTRUCT RETAINING WALLS, CONSTRUCT NEW ASPHALT TRAIL SECTION	\$98,800.00



Plot Date: 11/14/2014
 Plotted By: Jeremy Burns
 Date Created: 10/27/2014
 PROJECT: PUBLIC PROJECTS/JUB/HIGHLAND/50-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES/DRY CREEK HIGHLAND TRAIL CAD/SHEET/50-14-031 - C-101 DRY-CREEK TRAIL DGN

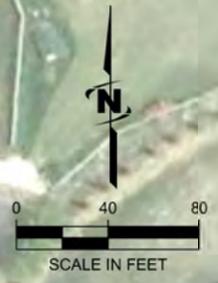
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NO.	REVISION	DESCRIPTION	BY	DATE

DRY CREEK TRAIL
 HIGHLAND CITY
 EXISTING TRAIL REMOVAL AREA



OPTION B	
DESCRIPTION	ESTIMATED COST
REMOVE AND DISPOSE OF EXISTING ASPHALT TRAIL SECTIONS AND RE-GRADE AREA	\$7,700.00



Plot Date: 11/14/2014. Plotted By: Jeremy Burns. Date Created: 10/22/2014. JUB-HIGHLAND-56-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES DRY CREEK HIGHLAND TRAIL CAD SHEET 56-14-031 - C-102 DRY-CREEK TRAIL DGN



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
Fax: 801.226.0394
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

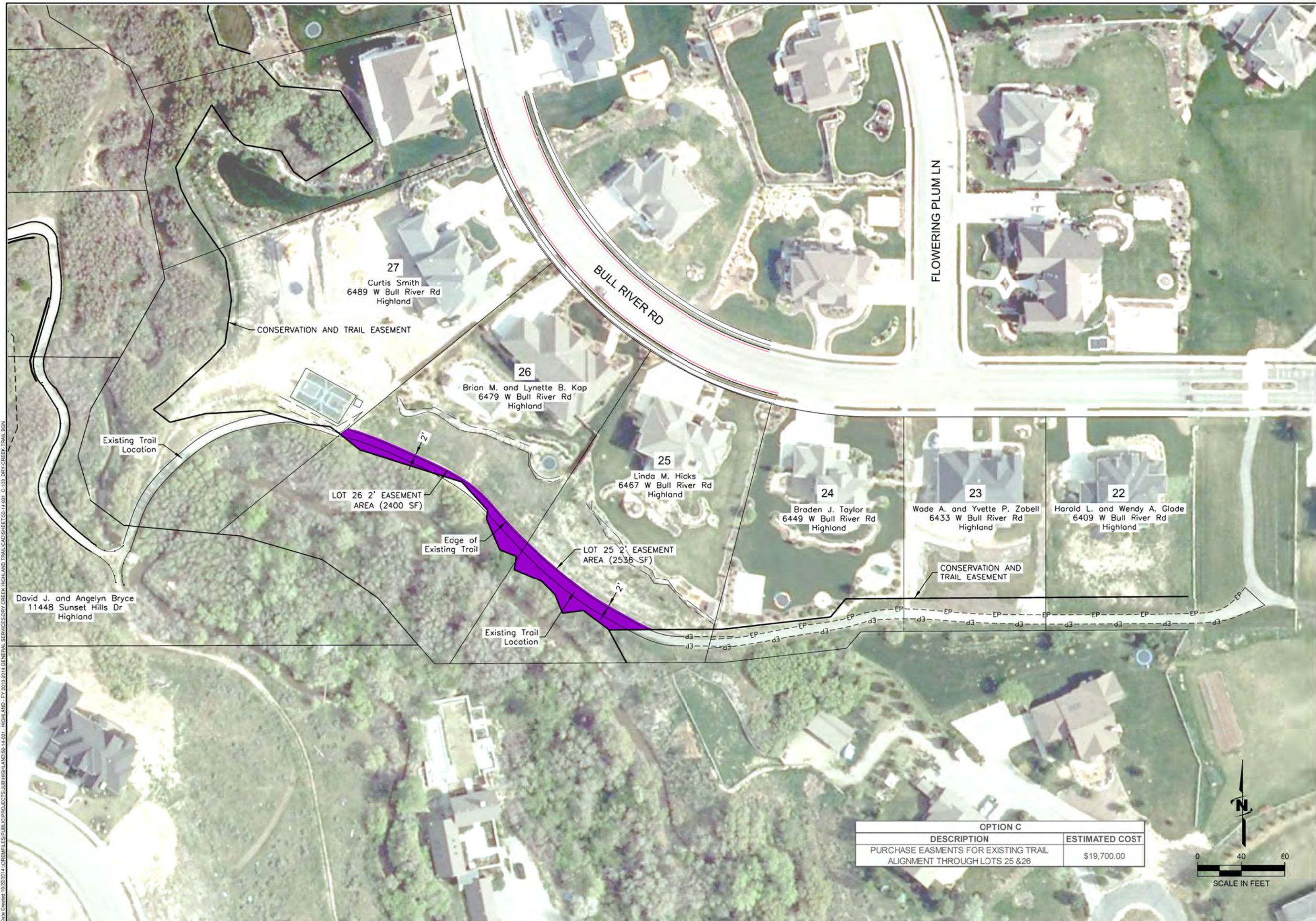
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NO.	REVISION	DESCRIPTION	BY	DATE

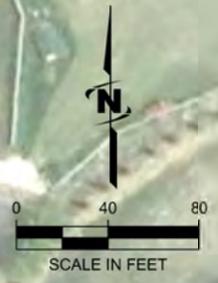
DRY CREEK TRAIL
HIGHLAND CITY

ADJUSTMENT TO CONSERVATION AND TRAIL EASEMENT

FILE: 50-14-031 C-103 DRY-CREEK TRAIL
JUB PROJ #: 50-14-031
DRAWN BY: JMM
DESIGN BY: ###
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE INCH SCALE, ACCORDINGLY
LAST UPDATED: 11/4/2014
SHEET NUMBER:
C-103



OPTION C	
DESCRIPTION	ESTIMATED COST
PURCHASE EASEMENTS FOR EXISTING TRAIL ALIGNMENT THROUGH LOTS 25 & 26	\$19,700.00



Plot Date: 11/14/2014
Plotted By: Jeremy Burns
Date Created: 10/22/2014
J:\DRAFTS\PROJECTS\SUB\HIGHLAND\50-14-031 - HIGHLAND - FY 2013-2014 GENERAL SERVICES\DRY CREEK HIGHLAND TRAIL\CAD\SHEET50-14-031 - C-103 DRY-CREEK TRAIL.DGN



CITY COUNCIL AGENDA REPORT

Item # 7

DATE: November 18, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: DISCUSSION REGARDING APPRAISALS FOR OPEN SPACE DISPOSAL FOR THE
CANTERBURY CIRCLE AND BEACON HILLS SUBDIVISION

STAFF RECOMMENDATION:

City Council debate the issue and provide staff with direction.

BACKGROUND:

In March 2014 the City Council approved a resolution designating property in the Canterbury Circle and Beacon Hills Subdivisions for disposal. In May 2014, appraisals for the properties were completed. As approved by the Council, the appraiser completed a paired sales or value added analysis to quantify the estimated value of the land. The cost per square foot also represents the amount a purchaser could expect to receive if the purchased the property then sold the home. As a result the land value changes significantly based on location. The land was appraised at \$3.00 per square foot for the Canterbury Circle Subdivision and \$6.00 per square foot for the Beacon Hills Subdivision.

Ed Dennis, representing the Open Space Committee is requesting the Council to consider a different appraisal for determining the value of the open space designated for disposal in both subdivisions. The appraisal was prepared using a sales comparison approach. The value of the land was then reduced since it is not eligible for a building permit for a single family home. As a result the appraiser reduced the value of the land to \$1.00 a square foot for both subdivisions. The Open Space Committee would like the City to use this approach and price on all land designated for disposal.

In 2011, the City Council approved the disposal of open space underneath a power line corridor in the Beacon Hills Plat D subdivision. At that time, using a sales comparison approach the property was valued at \$2.75 per square foot. The value was lowered 40% to \$1.10 per square foot due to the power line easement. The easement prevents the building of structures and certain types of landscaping. It also requires the property owner to provide access to property when needed by Rocky Mountain Power. None of these conditions exist in the Canterbury Circle or along the Phifferhorn Trail in Beacon Hills. Further, land values have risen since 2011.

The price of land or any other commodity is determined by what the buyer and seller agreeing upon a reasonable price. Often times, a buyer or seller believes the land is worth more or less than what the other believes or is willing to sell or buy the land for. As there are other properties that are eligible for disposal staff believes the Council needs to be consistent in the methodology of the appraisal and cost of the land.

The Council will need to debate the issue and provide staff with direction. The Council may discuss purchase price as part of an Executive Session.

FISCAL IMPACT:

Undetermined

ATTACHMENTS:

- City Appraisals
- Open Space Committee Appraisals
- Beacon Hills Plat D Appraisals
- Canterbury Circle Disposal Plan
- Beacon Hills Disposal Plan

CONSULTATION STUDY

Typical Land Value
Canterbury Circle Subdivision
Highland, Utah

PREPARED FOR

Mr. Nathan Crane, AICP
Community Development Director
Highland City

VALUATION DATE

April 24, 2014

PREPARED BY

Summit Appraisal Group
Michael Z. Olsen
Walter H. Chudleigh III, MAI

**SUMMIT APPRAISAL GROUP
BROWN, CHUDLEIGH, SCHULER, MYERS & ASSOCIATES
REAL ESTATE APPRAISALS-MARKET STUDIES**

Lawrence E. Brown, MAI (1942-1990)
Walter H. Chudleigh III, MAI
Gregory S. Schuler

Dean Meyers
Peter A. Chudleigh
Michael Z. Olsen
Jessica C. Stevens

PARK CITY OFFICE:

PO Box 980518
Park City, Utah 84098
Telephone: (435) 649-5906
FAX: (435) 649-5916

May 7, 2014

Mr. Nathan Crane, AICP
Community Development Director
Highland City
5400 W Civic Center Dr
Highland, UT 84003

Reference: Typical Land Values for the Canterbury Circle subdivision
Highland, Utah

Our File# 11-13587a

Dear Mr. Crane:

In response to your request, we have personally examined the excess land within the above referenced subdivision which is under consideration for sale. The purpose of this study is to report to you typical market values per square foot for lots within the market area of the subdivision in question. It is our understanding that the intended user of this report is Highland City. The purpose of the study is asset valuation for possible sale of strips of excess land which abut the above referenced subdivision.

The property being studied consists of a highly irregular shaped strip of land which is adjacent to the rear of properties within the Canterbury Circle subdivision. The parcel is vacant, other than what appear to be some encroachments, and generally backs onto existing lots. It is our understanding the some of the abutting property

owners have petitioned the city to sell them the excess city owned land which is adjacent to their lots. This would expand the size of their lots and also give the property owners control over the abutting land. The scope of this study includes a physical inspection of the strip of city owned land, research into land sales in the area, physical inspection of the relevant lot sales and an estimate of the “typical” land value in the area. No allocation of the value to portions of the strip of city owned land or enhancement in value of the abutting lots, per se, which could be realized by combining them with the city owned land has been requested.

The parcel of city owned land behind the Canterbury Circle subdivision extends behind about ten lots which front on Canterbury Park Circle. Please refer to the enclosed plat map for details. The city owned land abutting the lots varies considerably in size due to the shape of the parcel and the roughly circular shape of the street. There is public access to the city owned parcel between lots 8 and 9. There is no direct street frontage for the parcel. The presence of the public access driveway to the parcel could possibly technically permit the creation of two legal lots on the city land. They would be “flag” lots and would have to be approved by the planning department. We have not been asked to investigate the feasibility of creating these additional lots, but are required to at least mention the possibility of this action as a matter of potential highest and best use of the property. The rest of the city owned strip is landlocked, if the property lines of the abutting lots were to be extended across the city land to the next property line to the rear.

The property in question is in a relatively densely developed area and there have been very few lot sales in recent years. The subdivision was originally developed about 13 years ago and only a few “in-fill” lots remain. The lack of current sales necessitated the use of recent lot sales from other subdivisions in Highland. A summary of the most relevant land sales is presented below:

Summary of Lot Sales
Highland, UT

Address	Subdivision	Acres	Sold Date	Sold Price	Price/SF
10700 N 5544 W	HIGHLAND VILLAGE	0.06	11/18/2011	50,000	\$19.13
11096 N SPRUCES DR		0.68	12/16/2011	125,000	\$4.22
6783 W 9400 N	ASPEN HOLLOW	0.33	1/12/2012	91,900	\$6.39
10493 N MERSON LN	HIGHLAND HOLLOW	0.41	2/1/2012	132,000	\$7.39
5902 W 11000 N	FORSYTH SUBDIVISION	0.70	2/6/2012	73,000	\$2.39
4147 W PARK DR	VIEW POINTE	0.21	2/7/2012	80,000	\$8.75
5889 W WOODSHIRE LN		0.45	2/16/2012	175,000	\$8.93
11277 N PARK DR	4/VIEW POINTE	0.20	4/19/2012	98,000	\$11.25
12303 N TIMBERLUNE DR	TWIN BRIDGES	0.38	4/28/2012	175,000	\$10.57
5356 W WOODLAND DR	HIGHLAND ME	0.80	6/1/2012	160,000	\$4.59
6840 W 9900 N	RIDGEWOOD	0.73	6/8/2012	169,900	\$5.34
5674 W HAYMAKER LN		0.75	6/20/2012	196,000	\$6.00
5769 W MADDIE LN		0.76	6/29/2012	170,000	\$5.14
9435 N ASPEN HOLLOW CIR	ASPEN HOLLOW	0.33	7/2/2012	99,900	\$6.95
12594 N TIMBER RIDGE LN	TWIN BRDGES	0.62	7/20/2012	197,500	\$7.31
12037 N GRENOBLE	CHAMBERRY FIELDS	0.30	10/8/2012	142,000	\$10.87
4615 W COUNTRY CLUB DR	CANYON LINKS	0.35	10/23/2012	115,000	\$7.54
10393 N 6000 W	N/A	1.00	11/8/2012	104,400	\$2.40
12274 N TIMBERLUNE DR	PLAT I BEACON HILL	0.40	1/29/2013	220,000	\$12.63
6783 W 9500 N	ASPEN HOLLOW	0.33	2/6/2013	95,900	\$6.67
4617 W BROOKRIDGE LN	BROOKRIDGE	0.70	2/16/2013	234,900	\$7.70
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	0.32	3/25/2013	157,043	\$11.27
12034 N CHAMBERRY CT	CHAMBERRY FIELDS	0.34	3/25/2013	136,900	\$9.24
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50
10963 N CANYON LINKS VIS	CANYON LINKS	0.35	4/23/2013	129,900	\$8.52
4971 W OLD OAK LN	PLAT C	0.70	4/25/2013	375,000	\$12.30
10883 N CANYON LINKS VIS	CANYON LINKS	0.35	5/15/2013	138,500	\$9.08
11595 N MERCER HOLLOW RD		0.27	5/31/2013	153,000	\$13.01
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60
11242 N PARK DR.	VIEW POINTE, PHASE 2	0.22	6/24/2013	120,000	\$12.52
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62
4771 W SEGO LILY CT	BROOKRIDGE SUBDIVISI	0.72	7/30/2013	140,000	\$4.46
12372 TIMBERLUNE DR	BEACON HILL	0.36	9/5/2013	249,000	\$15.88
6562 W NORMANDY WAY	COUNTRY FRENCH ESTAT	0.62	9/30/2013	273,000	\$10.11
12387 N TIMBERLUNE DR	BEACON HILL	0.34	4/3/2014	220,000	\$14.85
	Minimum	0.06		50,000	\$2.39
	Maximum	1.48		375,000	\$19.13
	Mean	0.53		164,632	\$8.56
	Median	0.41		151,500	\$8.11

The table above indicates a range of lot sale prices from \$50,000 to \$375,000 during the past three years. The wide range of prices is partially due to differences in size. The mean and median sales prices were fairly close at \$164,632 and \$151,500. The sales ranged from 0.06 acre to 1.48 acres with mean and median sizes of 0.53 acres and 0.41 acres, respectively. The price per square foot of land area had a wide range from \$2.39 to \$19.13 with mean and median figures of \$8.56 and \$8.11, respectively.

An analysis of the data indicates that the distribution is fairly normal in shape and that 17 of the 36 lot sales fell in the \$5.00 to \$10.00 per square foot range. The correlation matrix below describes the statistical relationship between the variables. There is a positive correlation, as would be expected, between lot size and sale price. This suggests that larger lots generally sell for higher prices than smaller lots. There is also a positive correlation between the date of sale and the sale price and the sale date and the price/SF. This indicates that gross sale prices and prices/SF were generally increasing during the four years. The negative correlation between the lot size and the price per square foot indicates that larger lots typically sell for less per square foot than smaller lots, even though the gross sale prices are higher. This confirms the notion that typical buyers are primarily concerned with obtaining a building site and that they are willing pay less per square foot for additional land to get a larger yard. This is commonly referred to as the declining marginal value of excess land.

**Correlation Matrix
Highland Lot Sales**

	<i>Acres</i>	<i>Sold Date</i>	<i>Sold Price</i>	<i>Price/SF</i>
Acres	1			
Sold Date	0.1105	1		
Sold Price	0.4907	0.5104	1	
Price/SF	-0.6692	0.2554	0.1388	1

The purpose of this study is to estimate the “typical” value per square foot for residential lots in the Highland market, and also to estimate the marginal value per square foot in the area. The latter is typically lower than the former due to the declining marginal value of excess land. The conclusion for the “typical” value is \$8.25/SF, which is between the mean and median figures of \$8.11 and \$8.56 discussed above. The median is considered to be a better indication of value and was given more weight in the final valuation.

We have completed a paired sales analysis in order to quantify the estimated value of additional (marginal) land in the market. The table below shows pairs of sales and the differences in size and price for each. The difference in gross sale price divided by the difference in size is an indication of the marginal price per acre for the extra land.

Paired Sale Analysis
Highland Lots

Address	Subdivision	Acres	Sold Date	Sold Price	Price/SF	Marginal Price/SF
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60	
11242 N PARK DR.	VIEW POINTE, PHASE 2	<u>0.22</u>	6/24/2013	<u>120,000</u>	\$12.52	
	Difference	0.28		89,000		\$7.30
6562 W NORMANDY WAY	COUNTRY FRENCH ESTAT	0.62	9/30/2013	273,000	\$10.11	
12372 TIMBERLINE DR	BEACON HILL	<u>0.36</u>	9/5/2013	<u>249,000</u>	\$15.88	
	Difference	0.26		24,000		\$2.12
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62	
4771 W SEGO LILY CT	BROOKRIDGE	<u>0.72</u>	7/30/2013	<u>140,000</u>	\$4.46	
	Difference	0.23		10,000		\$1.00
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62	
11242 N PARK DR.	VIEW POINTE, PHASE 2	0.22	6/24/2013	120,000	\$12.52	
	Difference	0.73		30,000		\$0.94
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60	
11595 N MERCER HOLLOW RD		0.27	5/31/2013	153,000	\$13.01	
	Difference	0.23		56,000		\$5.59
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50	
10963 N CANYON LINKS VI	CANYON LINKS	0.35	4/23/2013	129,900	\$8.52	
	Difference	0.55		125,100		\$5.22
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89	
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	<u>0.32</u>	3/25/2013	<u>157,043</u>	\$11.27	
	Difference	1.16		157,957		\$3.13
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50	
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	<u>0.32</u>	3/25/2013	<u>157,043</u>	\$11.27	
	Difference	0.58		97,957		\$3.88
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89	
4617 W BROOKRIDGE LN	BROOKRIDGE	<u>0.70</u>	2/16/2013	<u>234,900</u>	\$7.70	
	Difference	0.78		80,100		\$2.36
4617 W BROOKRIDGE LN	BROOKRIDGE	0.70	2/16/2013	234,900	\$7.70	
12274 N TIMBERLINE DR	PLAT I BEACON HILL	<u>0.40</u>	1/29/2013	<u>220,000</u>	\$12.63	
	Difference	0.30		14,900		\$1.14
5769 W MADDIE LN		0.76	6/29/2012	170,000	\$5.14	
9435 N ASPEN HOLLOW	HOLLOW C/ASPEN HOLLOW	<u>0.33</u>	7/2/2012	<u>99,900</u>	\$6.95	
	Difference	0.43		70,100		\$3.74
12594 N TIMBER RIDGE LN	TWIN BRDGES	0.62	7/20/2012	197,500	\$7.31	
12037 N GRENOBLE	CHAMBERRY FIELDS	<u>0.30</u>	10/8/2012	<u>142,000</u>	\$10.87	
	Difference	0.32		55,500		\$3.98
			Mean		\$8.41	\$3.37
			Median		\$7.70	\$3.43
					say	\$3.40

The sales analyzed in the table above are for different size lots which sold in the same time frame to each other. The total sale price and overall price per square foot for each is shown. The difference in size and gross sale price is presented on the last line of each of the paired sales. The last column is labeled "Marginal Price/SF. This is the difference in gross sale price divided by the difference in size. The marginal price/SF varied in the studies sample of sale from \$0.94 to \$7.30 per square foot. The relatively large range is reflective of the fact that other factors go into lot pricing such as shape, view, location, etc. The sales are as similar as possible, but reflect "real world" realities in terms of pricing and purchase decisions. The mean (average), marginal price per square was \$3.37 and the median (mid-point) was \$3.43. The very small difference between the mean and median figures indicates a fairly normal distribution.

It is our conclusion that the typical marginal price per square foot for land in the Highland City market area is \$3.40 per square foot. The mean and median marginal prices/SF are approximately 40% to 50% of the overall price per square foot for the sale comparables. This suggests that buyers are willing to pay about one half of the overall average price per square foot of a building lot for additional square footage, i.e. a larger yard.

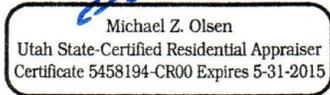
In conclusion, it is our opinion that the typical price per square foot for residential lots in the overall Highland market is \$8.25. The typical marginal price/SF is \$3.40 per square foot. The latter is the estimated enhancement per square foot which could be anticipated for owners of abutting property who acquire excess rear land from the city. As noted, this figure does not take into consideration differences in the size of the portion of the strip of city owned land to be acquired. It also does not take into account the potential highest and best use for two portions of the strip of land which could possibly be developed as buildable lots. The owners of the abutting lots could conceivably buy the adjoining city owned land and then create new lots (if approvals could be obtained from the city) which could be sold at a fair market price. Deed restrictions would be advisable if it is not the intent of the city to allow future development of additional building lot from its acreage.

The Canterbury Circle area is an older established sub-market in Highland with more modest quality homes and home prices in comparison to some newer areas. The most recent sale in Canterbury Circle took place in September, 2013. A 0.30 acre in-fill lot sold for \$185,000 at that time. Most of the sale comparables are from newer subdivision, with active ongoing marketing, such as Beacon Hills. A comparison of a similar size lot (0.36 acre) in Beacon Hills which sold the same month for \$249,000, suggests an 11% discount in the price/acre for the Canterbury Circle location versus Beacon Hills. The application of this discount to the overall market area conclusions indicates a typical value of \$7.35 and a marginal price/acre of \$3.40.

Based on our analysis of the market, it is our opinion that the typical values of residential land in the vicinity of the Canterbury Circle subdivision are: \$7.35 per square foot and \$3.00 per square foot.

Estimated typical price/SF	\$7.35
Estimated marginal price/SF	\$3.00

Respectfully submitted,
SUMMIT APPRAISAL GROUP

Michael Z. Olsen



Walter H. Chudleigh III, MAI
Utah State Certified General Appraisers

Olsen & Company Appraisals
Michael Z. Olsen
P.O. Box 611 Springville, Utah 84663
(801) 787-6710 (801) 607-2359 fax

Education:

- | | |
|---|--|
| <p>2013-Columbia Institute #148 & #125
2012-Utah Appraisers USPAP update & UAD
2008-Columbia Institute
2007- The Columbia Institute USPAP Update
2006- FHA Department of Housing & Urban development
2005- Official Academic Record for Appraisers
Appraising Manufactured Housing
2005- Utah Chapter Appraisal Institute
The Professional's Guide to the URAR
2005- The Columbia Institute
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1987-1989 Brigham Young University
Bachelors of Science Degree
Graduated: December 1989
1982-1984 Rick's College
Associates of Arts Degree
Graduated: December 1984</p> |
|---|--|

Work Experience:

- 1992-1994 Cudleigh, Schuler & Associates-Residential Appraiser
1994- Current Olsen & Co. Appraisers-Residential Appraiser

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	05/14/2013
EXPIRATION DATE:	05/31/2015
LICENSE NUMBER:	5458194-CR00
LICENSE TYPE:	Certified Residential Appraiser
ISSUED TO:	MICHAEL Z OLSEN 3568 N 230 E PROVO UT 84604
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR

**PROFESSIONAL QUALIFICATIONS
OF
WALTER H. CHUDLEIGH III, MAI**

Education: B.A. in Economics, Brigham Young University, 1971
MBA with specialization in Real Estate and Finance, Indiana University, 1973
Employment:

Brown, Chudleigh, Schuler & Associates, Principal, Independent real estate appraisers and consultants providing appraisal, feasibility and consulting services. Principal, Chudleigh & Company, New Haven, Connecticut, 1977-1984. Principal, Lawrence E. Brown & Associates, Stamford, Connecticut, 1984-87. Associate Appraiser, Landauer Associates/Shattuck Company, Los Angeles, California, 1973-76.

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Aetna Life and Casualty
Aldrich, Eastman & Waltch (AEW)
Allstate Insurance
Amtrak
Ansonia Derby Water Company
Bank of New York
Beehive Credit
Boston Mortgage Company
Celtic Bank
Chase Manhattan Bank
Church of Jesus Christ of Latter-day Saints
City of Davis (California)
Coldwell Banker Capital Management Services
Conrail
Countrywide
Crossland Mortgage
Crown Life Insurance of Canada
Cumberland Farms, Inc.
Day, Berry, & Howard
Directors Mortgage
Dollar Dry Dock Savings Bank
Ensign Bank
Equitable Real Estate Investment Management
Federal Deposit Insurance Corporation (FDIC)
First Constitution Bank
First Security Bank
Fleet Bank
Frontier Bank
GMAC
Great Western
Guardian State Bank
Holme, Roberts & Owens
Jones, Waldo, Holbrook
Key Bank
Los Angeles County
Marine Midland Bank
Mellon Bank
Mountain West Bank
Neilsen & Senior
North American
Old Stone Bank
Oxnard County (California)
Price Development
USBank
Resolution Trust Corporation (RTC)
Riverside County (California)
Shearson American Express
Tesch, Thompson & Miller
Tokai Bank
Touche Ross
Zions First National Bank

Canterbury Photos



CONSULTATION STUDY

Typical Land Value
Beacon Hills Subdivision
Highland, Utah

PREPARED FOR

Mr. Nathan Crane, AICP
Community Development Director
Highland City

VALUATION DATE

April 24, 2014

PREPARED BY

Summit Appraisal Group
Michael Z. Olsen
Walter H. Chudleigh III, MAI

**SUMMIT APPRAISAL GROUP
BROWN, CHUDLEIGH, SCHULER, MYERS & ASSOCIATES
REAL ESTATE APPRAISALS-MARKET STUDIES**

Lawrence E. Brown, MAI (1942-1990)
Walter H. Chudleigh III, MAI
Gregory S. Schuler

Dean Meyers
Peter A. Chudleigh
Michael Z. Olsen
Jessica C. Stevens

PARK CITY OFFICE:

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Park City, Utah 84098
Telephone: (435) 649-5906
FAX: (435) 649-5916

May 15, 2014

Mr. Nathan Crane, AICP
Community Development Director
Highland City
5400 Civic Center Dr
Highland, UT 84003

Reference: Typical Land Values for the Beacon Hills subdivision
Highland, Utah

Our File# 11-13587b

Dear Mr. Crane:

In response to your request, we have personally examined the excess land within the above referenced subdivision which is under consideration for sale. The purpose of this study is to report to you typical market values per square foot for lots within the market area of the subdivision in question. It is our understanding that the intended user of this report is Highland City. The purpose of the study is asset valuation for possible sale of strips of excess land which abut the above referenced subdivision.

The property being studied consists of an irregular shaped strip of land which is adjacent to the rear of about 18 properties within the Beacon Hills subdivision. The parcel is vacant and generally backs onto existing lots. It is our understanding the some of the abutting property owners have petitioned the city to sell them the excess city

owned land which is adjacent to their lots. This would expand the size of their lots and also give the property owners control over the abutting land. The scope of this study includes a physical inspection of the strip of city owned land, research into land sales in the area, physical inspection of the relevant lot sales and an estimate of the “typical” land value in the area. No allocation of the value to portions of the strip of city owned land or enhancement in value of the abutting lots, per se, which could be realized by combining them with the city owned land has been requested.

The parcel of city owned land behind the Beacon Hills subdivision extends behind about 18 lots which front on Timberline Drive and Wildflower Lane. Please refer to the enclosed plat map for details. The city owned land abutting the lots varies slightly in size due to the shape of the parcel and the width of the adjoining lots. There is public access to the city owned parcel on Timberline Drive near the center of the block. There is no direct street frontage for the parcel. The rest of the city owned strip is landlocked, if the property lines of the abutting lots were to be extended across the city land to the next property line to the rear.

The property in question is in a relatively heavily developed area. The subdivision was originally developed several years ago and only a few “in-fill” lots remain. The lack of current sales necessitated the use of recent lot sales from other subdivisions in Highland. A summary of the most relevant land sales is presented below:

**Summary of Lot Sales
Highland, UT**

<u>Address</u>	<u>Subdivision</u>	<u>Acres</u>	<u>Sold Date</u>	<u>Sold Price</u>	<u>Price/SF</u>
10700 N 5544 W	HIGHLAND VILLAGE	0.06	11/18/2011	50,000	\$19.13
11096 N SPRUCES DR		0.68	12/16/2011	125,000	\$4.22
6783 W 9400 N	ASPEN HOLLOW	0.33	1/12/2012	91,900	\$6.39
10493 N IVERSON LN	HIGHLAND HOLLOW	0.41	2/1/2012	132,000	\$7.39
5902 W 11000 N	FORSYTH SUBDIVISION	0.70	2/6/2012	73,000	\$2.39
4147 W PARK DR	VIEW POINTE	0.21	2/7/2012	80,000	\$8.75
5889 W WOODSHIRE LN		0.45	2/16/2012	175,000	\$8.93
11277 N PARK DR	4/VIEW POINTE	0.20	4/19/2012	98,000	\$11.25
12303 N TIMBERLINE DR	TWIN BRIDGES	0.38	4/28/2012	175,000	\$10.57
5356 W WOODLAND DR	HIGHLAND ME	0.80	6/1/2012	160,000	\$4.59
6840 W 9900 N	RIDGEWOOD	0.73	6/8/2012	169,900	\$5.34
5674 W HAYMAKER LN		0.75	6/20/2012	196,000	\$6.00
5769 W MADDIE LN		0.76	6/29/2012	170,000	\$5.14
9435 N ASPEN HOLLOW CIR	ASPEN HOLLOW	0.33	7/2/2012	99,900	\$6.95
12594 N TIMBER RIDGE LN	TWIN BRDGES	0.62	7/20/2012	197,500	\$7.31
12037 N GRENOBLE	CHAMBERRY FIELDS	0.30	10/8/2012	142,000	\$10.87
4615 W COUNTRY CLUB DR	CANYON LINKS	0.35	10/23/2012	115,000	\$7.54
10393 N 6000 W	N/A	1.00	11/8/2012	104,400	\$2.40
12274 N TIMBERLINE DR	PLAT I BEACON HILL	0.40	1/29/2013	220,000	\$12.63
6783 W 9500 N	ASPEN HOLLOW	0.33	2/6/2013	95,900	\$6.67
4617 W BROOKRIDGE LN	BROOKRIDGE	0.70	2/16/2013	234,900	\$7.70
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	0.32	3/25/2013	157,043	\$11.27
12034 N CHAMBERRY CT	CHAMBERRY FIELDS	0.34	3/25/2013	136,900	\$9.24
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50
10963 N CANYON LINKS VIS	CANYON LINKS	0.35	4/23/2013	129,900	\$8.52
4971 W OLD OAK LN	PLAT C	0.70	4/25/2013	375,000	\$12.30
10883 N CANYON LINKS VIS	CANYON LINKS	0.35	5/15/2013	138,500	\$9.08
11595 N MERCER HOLLOW RD		0.27	5/31/2013	153,000	\$13.01
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60
11242 N PARK DR.	VIEW POINTE, PHASE 2	0.22	6/24/2013	120,000	\$12.52
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62
4771 W SEGO LILY CT	BROOKRIDGE SUBDIVISI	0.72	7/30/2013	140,000	\$4.46
12372 TIMBERLINE DR	BEACON HILL	0.36	9/5/2013	249,000	\$15.88
6562 W NORMANDY WAY	COUNTRY FRENCH ESTAT	0.62	9/30/2013	273,000	\$10.11
12387 N TIMBERLINE DR	BEACON HILL	0.34	4/3/2014	220,000	\$14.85
	Minimum	0.06		50,000	\$2.39
	Maximum	1.48		375,000	\$19.13
	Mean	0.53		164,632	\$8.56
	Median	0.41		151,500	\$8.11

The table above indicates a range of lot sale prices from \$50,000 to \$375,000 during the past three years. The wide range of prices is partially due to differences in size. The mean and median sales prices were fairly close at \$164,632 and \$151,500. The sales ranged from 0.06 acre to 1.48 acres with mean and median sizes of 0.53 acres and 0.41 acres, respectively. The price per square foot of land area had a wide range from \$2.39 to \$19.13 with mean and median figures of \$8.56 and \$8.11, respectively.

An analysis of the data indicates that the distribution is fairly normal in shape and that 17 of the 36 lot sales fell in the \$5.00 to \$10.00 per square foot range. The correlation matrix below describes the statistical relationship between the variables. There is a positive correlation, as would be expected, between lot size and sale price. This suggests that larger lots generally sell for higher prices than smaller lots. There is also a positive correlation between the date of sale and the sale price and the sale date and the price/SF. This indicates that gross sale prices and prices/SF were generally increasing during the four years. The negative correlation between the lot size and the price per square foot indicates that larger lots typically sell for less per square foot than smaller lots, even though the gross sale prices are higher. This confirms the notion that typical buyers are primarily concerned with obtaining a building site and that they are willing pay less per square foot for additional land to get a larger yard. This is commonly referred to as the declining marginal value of excess land.

**Correlation Matrix
Highland Lot Sales**

	<i>Acres</i>	<i>Sold Date</i>	<i>Sold Price</i>	<i>Price/SF</i>
Acres	1			
Sold Date	0.1105	1		
Sold Price	0.4907	0.5104	1	
Price/SF	-0.6692	0.2554	0.1388	1

The purpose of this study is to estimate the “typical” value per square foot for residential lots in the Highland market, and also to estimate the marginal value per square foot in the area. The latter is typically lower than the former due to the declining marginal value of excess land. The conclusion for the “typical” value is \$8.25/SF, which is between the mean and median figures of \$8.11 and \$8.56 discussed above. The median is considered to be a better indication of value and was given more weight in the final valuation.

We have completed a paired sales analysis in order to quantify the estimated value of additional (marginal) land in the market. The table below shows pairs of sales and the differences in size and price for each. The difference in gross sale price divided by the difference in size is an indication of the marginal price per acre for the extra land.

**Paired Sale Analysis
Highland Lots**

<u>Address</u>	<u>Subdivision</u>	<u>Acres</u>	<u>Sold Date</u>	<u>Sold Price</u>	<u>Price/SF</u>	<u>Marginal Price/SF</u>
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60	
11242 N PARK DR.	VIEW POINTE, PHASE 2	<u>0.22</u>	6/24/2013	<u>120,000</u>	\$12.52	
	Difference	0.28		89,000		\$7.30
6562 W NORMANDY WAY	COUNTRY FRENCH ESTAT	0.62	9/30/2013	273,000	\$10.11	
12372 TIMBERLINE DR	BEACON HILL	<u>0.36</u>	9/5/2013	<u>249,000</u>	\$15.88	
	Difference	0.26		24,000		\$2.12
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62	
4771 W SEGO LILY CT	BROOKRIDGE	<u>0.72</u>	7/30/2013	<u>140,000</u>	\$4.46	
	Difference	0.23		10,000		\$1.00
10565 N 6400 W		0.95	7/5/2013	150,000	\$3.62	
11242 N PARK DR.	VIEW POINTE, PHASE 2	<u>0.22</u>	6/24/2013	<u>120,000</u>	\$12.52	
	Difference	0.73		30,000		\$0.94
12638 N ANGEL'S GATE	BEACON HILL	0.50	6/17/2013	209,000	\$9.60	
11595 N MERCER HOLLOW RD		<u>0.27</u>	5/31/2013	<u>153,000</u>	\$13.01	
	Difference	0.23		56,000		\$5.59
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50	
10963 N CANYON LINKS VIS	CANYON LINKS	<u>0.35</u>	4/23/2013	<u>129,900</u>	\$8.52	
	Difference	0.55		125,100		\$5.22
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89	
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	<u>0.32</u>	3/25/2013	<u>157,043</u>	\$11.27	
	Difference	1.16		157,957		\$3.13
6619 W NORMANDY WAY	COUNTRY FRENCH	0.90	4/17/2013	255,000	\$6.50	
10141 N RIVERSIDE LN	MOUNTAIN RIDGE	<u>0.32</u>	3/25/2013	<u>157,043</u>	\$11.27	
	Difference	0.58		97,957		\$3.88
5782 W MADDIE LN	TIMPANOGOS RANCHETTE	1.48	3/21/2013	315,000	\$4.89	
4617 W BROOKRIDGE LN	BROOKRIDGE	<u>0.70</u>	2/16/2013	<u>234,900</u>	\$7.70	
	Difference	0.78		80,100		\$2.36
4617 W BROOKRIDGE LN	BROOKRIDGE	0.70	2/16/2013	234,900	\$7.70	
12274 N TIMBERLINE DR	PLAT I BEACON HILL	<u>0.40</u>	1/29/2013	<u>220,000</u>	\$12.63	
	Difference	0.30		14,900		\$1.14
5769 W MADDIE LN		0.76	6/29/2012	170,000	\$5.14	
9435 N ASPEN HOLLOW CIR	ASPEN HOLLOW	<u>0.33</u>	7/2/2012	<u>99,900</u>	\$6.95	
	Difference	0.43		70,100		\$3.74
12594 N TIMBER RIDGE LN	TWIN BRDGES	0.62	7/20/2012	197,500	\$7.31	
12037 N GRENOBLE	CHAMBERRY FIELDS	<u>0.30</u>	10/8/2012	<u>142,000</u>	\$10.87	
	Difference	0.32		55,500		\$3.98
			Mean		\$8.41	\$3.37
			Median		\$7.70	\$3.43
					say	\$3.40

The sales analyzed in the table above are for different size lots which sold in the same time frame to each other. The total sale price and overall price per square foot for each is shown. The difference in size and gross sale price is presented on the last line of each of the paired sales. The last column is labeled "Marginal Price/SF. This is the difference in gross sale price divided by the difference in size. The marginal price/SF varied in the studies sample of sale from \$0.94 to \$7.30 per square foot. The relatively large range is reflective of the fact that other factors go into lot pricing such as shape, view, location, etc. The sales are as similar as possible, but reflect "real world" realities in terms of pricing and purchase decisions. The mean (average), marginal price per square was \$3.37 and the median (mid-point) was \$3.43. The very small difference between the mean and median figures indicates a fairly normal distribution.

It is our conclusion that the typical marginal price per square foot for land in the Highland City market area is \$3.40 per square foot. The mean and median marginal prices/SF are approximately 40% to 50% of the overall price per square foot for the sale comparables. This suggests that buyers are willing to pay about one half of the overall average price per square foot of a building lot for additional square footage, i.e. a larger yard.

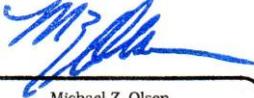
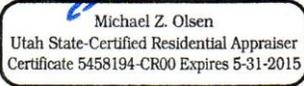
In conclusion, it is our opinion that the typical price per square foot for residential lots in the overall Highland market is \$8.25. The typical marginal price/SF is \$3.40 per square foot. The latter is the estimated enhancement per square foot which could be anticipated for owners of abutting property who acquire excess rear land from the city. As noted, this figure does not take into consideration differences in the size of the portion of the strip of city owned land to be acquired.

Beacon Hills is one of the newer developments in Highland and appears to have higher prices than the overall market. There were four sales of lots from Beacon Hills in the study, ranging from \$209,00 to \$249,000. The price per square foot for these sales ranged from \$9.60 to \$15.88 with mean and median prices of \$10.59 and \$13.74 per square foot.

Based on our analysis of the market, it is our opinion that the typical values of residential land in the Beacon Hill subdivision are as follows:

Estimated typical price/SF	\$12.00
Estimated marginal price/SF	\$6.00

Respectfully submitted,
SUMMIT APPRAISAL GROUP

Michael Z. Olsen



Walter H. Chudleigh III, MAI
Utah State Certified General Appraisers

**PROFESSIONAL QUALIFICATIONS
OF
WALTER H. CHUDLEIGH III, MAI**

Education: B.A. in Economics, Brigham Young University, 1971
MBA with specialization in Real Estate and Finance, Indiana University, 1973

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REPRESENTATIVE CLIENT LIST:

Aetna Life and Casualty
Aldrich, Eastman & Waltch (AEW)
Allstate Insurance
Amtrak
Ansonia Derby Water Company
Bank of New York
Beehive Credit
Boston Mortgage Company
Celtic Bank
Chase Manhattan Bank
Church of Jesus Christ of Latter-day Saints
City of Davis (California)
Coldwell Banker Capital Management Services
Conrail
Countrywide
Crossland Mortgage
Crown Life Insurance of Canada
Cumberland Farms, Inc.
Day, Berry, & Howard
Directors Mortgage
Dollar Dry Dock Savings Bank
Ensign Bank
Equitable Real Estate Investment Management
Federal Deposit Insurance Corporation (FDIC)
First Constitution Bank
First Security Bank
Fleet Bank
Frontier Bank
GMAC
Great Western
Guardian State Bank
Holme, Roberts & Owens
Jones, Waldo, Holbrook
Key Bank
Los Angeles County
Marine Midland Bank
Mellon Bank
Mountain West Bank
Neilsen & Senior
North American
Old Stone Bank
Oxnard County (California)
Price Development
USBank
Resolution Trust Corporation (RTC)
Riverside County (California)
Shearson American Express
Tesch, Thompson & Miller
Tokai Bank
Touche Ross
Zions First National Bank

1

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- 1987-1989 Brigham Young University
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Graduated: December 1989
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Associates of Arts Degree
Graduated: December 1984

Work Experience:

- 1992-1994 Cudleigh, Schuler & Associates-Residential Appraiser
- 1994- Current Olsen & Co. Appraisers-Residential Appraiser



Exhibit A



Beacon Hills Subdivision Photos



APPRAISAL OF REAL PROPERTY

LOCATED AT:

Beacon Hills Plat D Open Space

Highland City, Utah 84003

FOR:

Highland City

5400 West Civic Center Drive

Highland , UT 84003

AS OF:

BY:

Paul Jenkins

Bodell-Van Drimmelen & Associates

774 East 2100 South

Salt Lake City, Utah 84106

801-487-3691 FAX 801-487-9940

LAND APPRAISAL REPORT

File No. 162P0711

IDENTIFICATION
Borrower
Property Address Beacon Hills Plat D Open Space
City Highland City County Utah State Utah Zip Code 84003
Legal Description
Sale Price \$ Date of Sale Loan Term yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
Actual Real Estate Taxes \$ (yr) Loan charges to be paid by seller \$ Other sales concessions
Lender/Client Highland City Address 5400 West Civic Center Drive, Suite 1, Highland, UT 84003
Occupant Appraiser Paul Jenkins Instructions to Appraiser

NEIGHBORHOOD
Location Urban Suburban Rural
Built Up Over 75% 25% to 75% Under 25%
Growth Rate Fully Dev. Rapid Steady Slow
Property Values Increasing Stable Declining
Demand/Supply Shortage In Balance Oversupply
Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
Present Land Use 70% 1 Family 10% 2-4 Family 5% Apts. 5% Condo % Commercial
Change in Present Land Use Not Likely Likely (*) Taking Place (*)
Predominant Occupancy Owner Tenant % Vacant
Single Family Price Range \$ 270,000 to \$ 1,000,000 Predominant Value \$ 400,000
Single Family Age New yrs. to 30 yrs. Predominant Age 10 yrs.

Table with 4 columns: Good, Avg, Fair, Poor. Rows include Employment Stability, Convenience to Employment, Convenience to Shopping, Convenience to Schools, Adequacy of Public Transportation, Recreational Facilities, Adequacy of Utilities, Property Compatibility, Protection from Detrimental Conditions, Police and Fire Protection, General Appearance of Properties, Appeal to Market.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Power lines easement limits use of property.

SITE
Dimensions See aerial photo = .51 Sq. Ft. or Acres Corner Lot
Zoning classification R-1 Present Improvements do do not conform to zoning regulations
Highest and best use Present use Other (specify) Added to parcel
Elec. Gas Water San. Sewer Underground Elect. & Tel.
OFF SITE IMPROVEMENTS: Street Access, Surface, Maintenance, Storm Sewer, Curbs/Gutter, Sidewalk, Street Lights
Topo Flat Size Typical/Adequate Shape Rectangular View Average-Good Drainage Good
Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Power line easement. Limited utility of parcel.

Lots to the south have retaining walls and subject parcel is 3-6 feet above those lots.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

MARKET DATA ANALYSIS table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price, Data Source, Date of Sale and Time Adjustment, Location, Site/View, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data: Comparable #1 \$2.74 per square foot Comparable #2 \$2.19 per square foot Comparable #3 5.11 per square foot

Comments and Conditions of Appraisal:

Final Reconciliation:

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 19 to be \$

Signature of Paul Jenkins

Appraiser(s) Review Appraiser (if applicable) Did Did Not Physically Inspect Property

Summary

File No. 162P0711

Borrower/Client				
Property Address	Beacon Hills Plat D Open Space			
City	Highland City	County	Utah	State Utah Zip Code 84003
Lender	Highland City			

Summary

The property at approximately 12000 North Beacon Hill Drive is surplus land owned by Highland City. The parcel was to be used as a walking trail, but the city decided there were ample trails in the area. Hence, the city decided against putting a walking trail in that area. Currently the parcel has grass and is being maintained by Highland City. The parcel is a total of .51 acres and has an easement for the power company, which could lead to limited utility for those interested in purchasing the property. There are homes to the north and south that backs the parcel.

Potentially candidates for purchasing the property are the home owners to the north and to the south. To the north there are five homes that border the parcel. Three of the homes have a full 35-foot-plus deep portion of the parcel (which could potentially be split with the south properties) and two homes have a 24-foot-plus deep section, which do not have homes to the south to split the parcel. One of the three homes to the north, (Lot 402) is bank-owned and is currently for sale. There are three homes to the south that could be potential suitors for this property. This parcel might not be as attractive to acquire for these homeowners because their properties are 3 to 6 feet below the height of the subject parcel. All three properties on the south end have retaining walls. (See attached photo)

The appraiser was unable to locate small surplus parcels of land that have been sold by the city or Utah County that have been openly marketed. A limitation to potential purchasers of this property is the power-line easement, which specifies that no permanent or semi-permanent structures can be placed in this section. Sheds, fences, private gardens or any other outbuilding would not be allowed. Having limited suitors for limited-use land will probably not allow this parcel to be sold at full lot prices. Nevertheless, the appraiser included three comparables to illustrate lot prices in Highland in the past year.

Of the three comparables, the one property that may have the most similarity to the subject parcel is comparable #1. Comparable #1 like the subject parcel is in a residential area, but the comparable property has limitations due to the lack of width and relative deepness of this lot. This limits the type of home that can be built on the property. The adjusted price per square foot for this property is \$2.75. Comparable #3 is closer in proximity and is a view lot in a superior location. The price per square foot for this parcel is \$5.01.

The appraiser also viewed assessment records and found that a home in the same street that is .04 acres larger was assessed for \$5,852 more for the land assessment, which comes to \$3.35 per square foot. Interestingly enough, if the south homes and the north homes purchase half the parcel, their additional acreage is around .04 acres. Though land assessments are not market values, they assist the appraiser in considering incremental values with larger parcels.

The strongest consideration of value is the utility of the property. Because of the powerline easement, there must be access to heavy equipment. If a fence is installed, it must have a gate large enough to allow access. Though it appears that the power company has not treaded heavily on the parcel so far, there may be times when the ground is wet and damage to the sod is unavoidable. Also, sprinkler systems may have damage. With all these liabilities and the limits to how the land can be utilized, the value of this land is a fraction of market value.

All considerations aside, the parcel provides limited utility for potential suitors. Because the parcel is landlocked, it would only be attractive to those who border the subject property. Also the limited use caused by the powerline easement would have to be considered when determining the value. It is the opinion of the appraiser that the value of this land is only about 40% of the estimated market value of \$2.75 per square foot. When considering comparables, the Utah County Land assessment and the powerline easement issues, **\$1.10 per square foot is reasonable and supported.**

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Beacon Hills Plat D Open Space, Highland City, Utah 84003

APPRAISER:

Signature: 
Name: Paul Jenkins
Date Signed: August 8, 2011
State Certification #: 6107652-CR00
or State License #: _____
State: UT
Expiration Date of Certification or License: 10/31/2012

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did Did Not Inspect Property

102



5400 West Civic Center Drive - Suite 1
Highland, UT 84003
Phone 772-4515 Fax 756-6903
Community Development Department

May 9, 2011

Mr. Paul Jenkins
Bodell Appraising
774 East 2100 South
Salt Lake City, Utah 84106

Re: Appraisal Services

Dear Paul:

Thank you for your bid regarding appraisal services for Highland City. You are now authorized to begin work on the following two appraisals:

- 1) Beacon Hills Plat D Open Space
- 2) Mountain View Drive Right-of-Way

The fee for services will be \$50.00 per hour with a not to exceed fee of \$1,500. The work products will be a summary report for each property which identifies the value per square foot of each property. The work will be completed within one week.

I look forward to working with you on this project. Please let me know if you have any questions or need additional information. I can be reached at (801) 772-4515 or at nathanc@highlandcity.org.

Sincerely,

Nathan Crane, AICP
Community Development Director

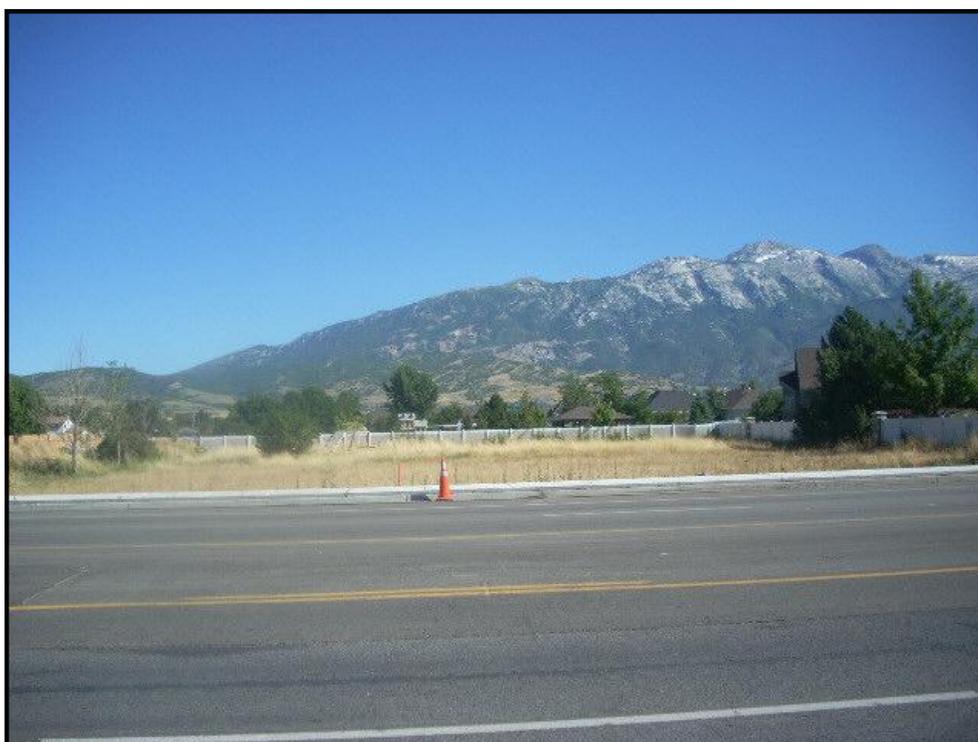
Comparable Photo Page

Borrower/Client				
Property Address	Beacon Hills Plat D Open Space			
City	Highland City	County	Utah	State Utah Zip Code 84003
Lender	Highland City			



Comparable 1

10391 N 6830 West
 Prox. to Subj. 0.72 miles W
 Sales Price 95,900
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Average-Good
 View Average-Good
 Site
 Quality
 Age
 Land sale only



Comparable 2

5902 West 11000 North
 Prox. to Subj. 1.06 miles NE
 Sales Price 58,125
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Average-Good
 View Average-Good
 Site
 Quality
 Age
 Land sale only



Comparable 3

11717 North Granite Flats
 Prox. to Subj. 0.62 miles SW
 Sales Price 203,000
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Good
 View Good
 Site
 Quality
 Age
 v

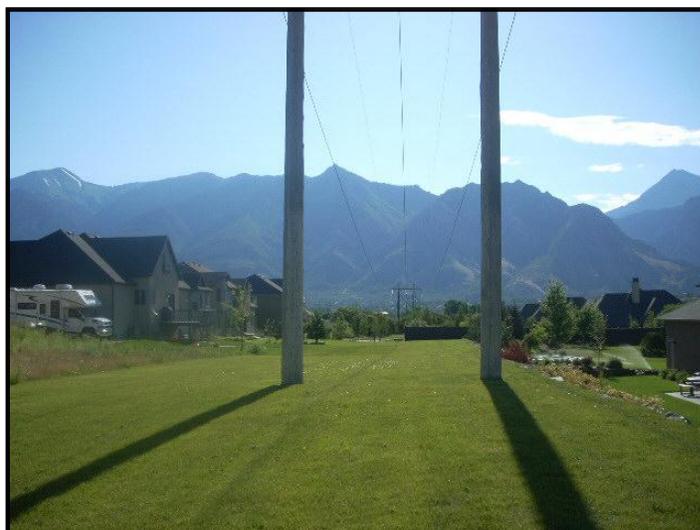
Photograph Addendum

Borrower/Client							
Property Address	Beacon Hills Plat D Open Space						
City	Highland City	County	Utah	State	Utah	Zip Code	84003
Lender	Highland City						



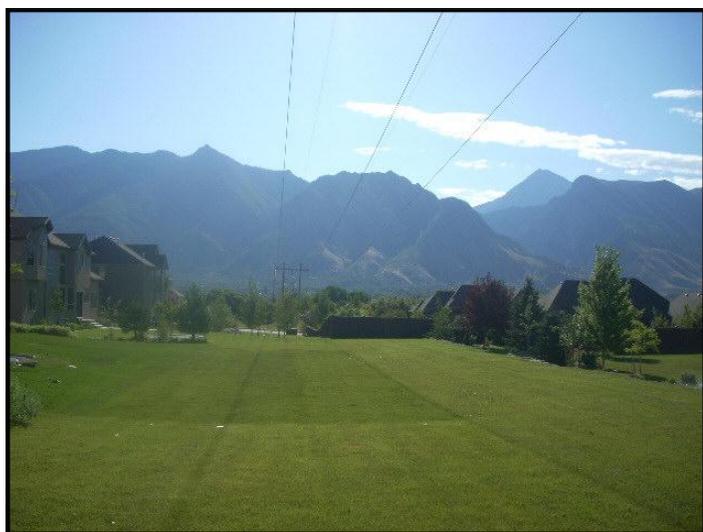
View From Beacon Hill Road

Comments:



Near First Powerline support

Comments:



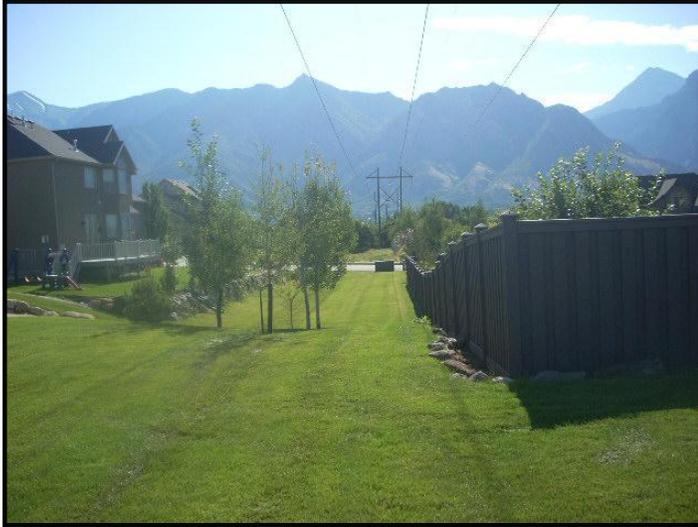
Past Support

Comments:

Comments:

Photograph Addendum

Borrower/Client					
Property Address	Beacon Hills Plat D Open Space				
City	Highland City	County	Utah	State	Utah Zip Code 84003
Lender	Highland City				



End of the Easement

Comments:



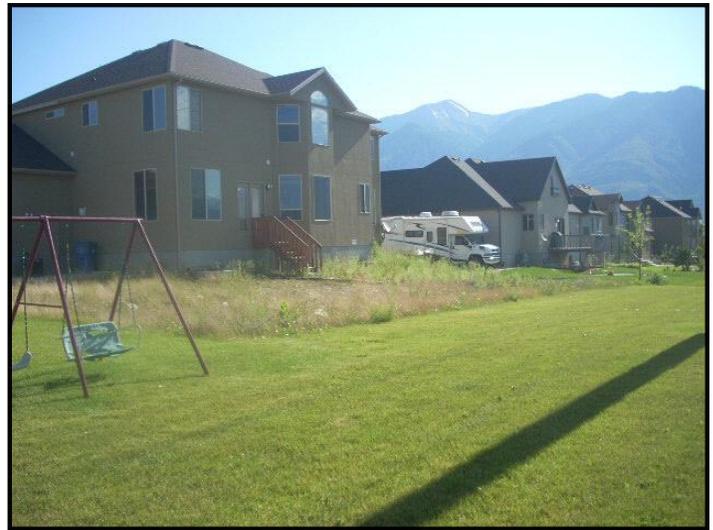
Properties on North

Comments:



Example of property to south

Comments:

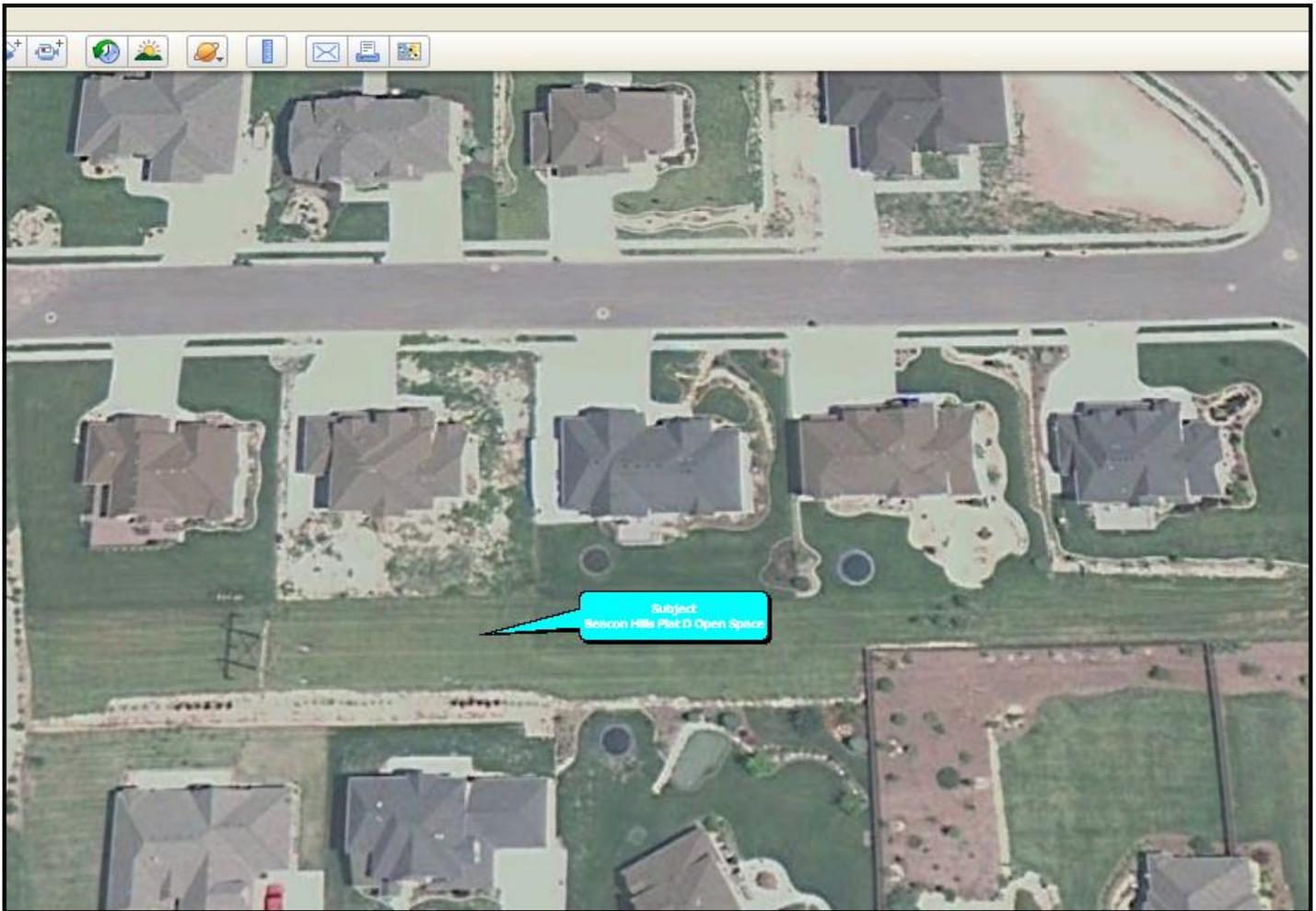


vacant home for sale backing easement

Comments:

Aerial View of Property

Borrower/Client				
Property Address	Beacon Hills Plat D Open Space			
City	Highland City	County	Utah	State Utah Zip Code 84003
Lender	Highland City			



APPRAISAL REPORT OF

Land located at
9700 N 6000 W
Highland, UT 84003

AS OF

September 20, 2014

PREPARED FOR

Highland City & David Hall
5400 West Civic Center Drive
Highland Utah, 84003

PREPARED BY

Susan Denbow, SRA
DENBOW APPRAISING
257 W 400 S
Orem, Ut 84058



DENBOW APPRAISING
257 W 400 S
Orem, Ut 84058
801-224-3177 www.denbowappraising.com

9/20/2014

Highland City & David Hall

5400 West Civic Center Drive
Highland Utah, 84003

RE: Subject Site
9700 N 6000 W
Highland, UT 84003
File No. Canterbury B surplus.508
Case No.

Dear **Highland City and David Hall:**

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

9700 N 6000 W, Highland, UT 84003

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

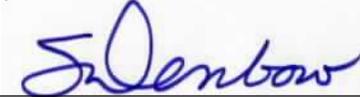
An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of **September 20, 2014** is:

\$ 1.00/SF

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:  _____

Susan Denbow, SRA
Utah Certified General Appraiser, 5450524-CG00 exp 12/31/2015

Client File #:

Appraisal File #: Canterbury B surplus.508



Appraisal Institute®

Summary Appraisal Report • Land

AI Reports™ Form AI-300.02*

Appraisal Company: DENBOW APPRAISING
 Address: 257 W 400 S, Orem, Ut 84058
 Phone: 801-224-3177 Fax: 801-224-2217 Web: www.denbowappraising.com

Appraiser: Susan Denbow, SRA Co-Appraiser:
 AI Membership: SRA MAI SRPA Associate Member None
 AI Membership: SRA MAI SRPA Associate Member None
 Other Professional Affiliation: WCR, UCBR, WCBR, UAA, DAC Other Professional Affiliation:
 E-mail: orders@denbowappraising.com E-mail:

Client: **Highland City & David Hall** Contact:
 Address: 5400 West Civic Center Drive, Highland Utah, 84003
 Phone: 801-808-9108 Fax: E-mail:

REAL ESTATE IDENTIFICATION

Address: 9700 N 6000 W
 City: Highland County: Utah State: UT Zip: 84003
 Legal Description: Lots 31,32,33,35,36 Canterbury B Subdivision

Tax Parcel #: 65-339-0036, 65-339-31-33-34-35 RE Taxes: NA Tax Year:

SUBJECT PROPERTY HISTORY

Owner of Record: Highland City
 Description and analysis of sales within 3 years (minimum) prior to effective date of value: See attached abstract page

Description and analysis of agreements of sale (contracts), listings, and options: Not applicable.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach \$ **1.00 per Square Foot**
 Indication of Value by Cost Approach \$ NA
 Indication of Value by Income Approach \$ NA

Final Reconciliation of the Methods and Approaches to Value:

The subject land is irregular shaped parcel that totals approximately 3.934 Acres. Larger parcel is 3.744 acres plus additional parcels of .03, .05, .05 and .06 acres. The value in this report is per square foot and the total acreage is approximate and value is not determined by the subject size. The subject land is located around the east and south side of Canterbury Subdivision which is off 9700 N and 6000 West Highland, Utah County, Utah.

Adjusted comparable improved parcels have been selling for \$6.00 per SF with the estimated "surplus or excess land" valued at \$1.00/SF.

Opinion of Value as of: September 20, 2014 \$ **1.00/SF**

Subject to any hypothetical conditions or extraordinary assumptions stated in the Assignment Parameters section.

* **NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data analysis or any other work product provided by the individual appraiser(s).

DENBOW APPRAISING

Client:	Highland City & David Hall	Client File #:	
Subject Property:	9700 N 6000 W	Appraisal File #:	Canterbury B surplus.508

ASSIGNMENT PARAMETERS

Intended User(s): Highland City
 Intended Use: To estimate current value as of 9/20/2014

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value Effective Date of Value: 9/20/2014

Interest Appraised: Fee Simple Leasehold Other:

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) The current zoning (R1-20) s residential in a neighborhood already developed with single family residential homes. The land is surplus land on the east side of the subdivision.

There are nearby vacant lots left in the neighborhood. these lots have public access and utilities to the site which is not available to the subject land.

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) When completing this report, the appraiser depends on the accuracy of the county, multiple listing service data and Focus Engineering that were used in completing this report. No extraordinary assumptions.

In accordance with Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes: the extent to which the property is identified; the extent to which tangible property is inspected; the type and extent of data researched; and the type and extent of analysis applied to arrive at opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Inspection of Subject:

Appraiser:
 None Interior Exterior
 Date of Inspection 9/20/2014

Co-Appraiser:
 None Interior Exterior
 Date of Inspection _____

Living Area Measured:
 Yes No
 Other: NA

Data Sources Used:

MLS
 Public Records
 Office Files
 Owner
 Plans & Specifications
 Purchase Agreement
 Other: _____

Approaches to Value Developed:

Cost Approach:
 Is necessary and developed in this analysis
 Is applicable but not necessary and omitted in this analysis
 Is not applicable or necessary and omitted in this analysis

Sales Comparison Approach:
 Is necessary and developed in this analysis
 Is applicable but not necessary and omitted in this analysis
 Is not applicable or necessary and omitted in this analysis

Income Approach:
 Is necessary and developed in this analysis
 Is applicable but not necessary and omitted in this analysis
 Is not applicable or necessary and omitted in this analysis

Additional Scope of Work Comments: The following steps were followed in an effort to arrive at the final value estimate:

1. After receipt of assignment, a preliminary search of all available resources was performed - to determine market trends, influences, and other significant factors pertinent to the subject property.
2. A physical inspection of the property was conducted.
3. A second review of data was then performed with the most relevant factors extracted and analyzed. Sales were examined they were verified with parties involved in the transactions.
4. All three approaches to value were considered with only the Sales Comparison Analysis applicable to the assignment. The indicates subject sales price is reconciled with the research into the relevant market and an indicated value is determined.

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

Client:	Highland City & David Hall	Client File #:	
Subject Property:	9700 N 6000 W	Appraisal File #:	Canterbury B surplus.508

SITE VALUATION

Site Valuation Methodology

- Sales Comparison Approach:** set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction Method:** method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

	SUBJECT PROPERTY	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	9700 N 6000 W Highland, UT 84003	10645 N Alpine Hwy Highland, UT 84003		300 E 400 N Lehi, Ut 84043		4673 Canyon View Dr Highland, UT 84003	
Proximity to Subject		0.72 miles NE		2.35 miles SW		1.64 miles E	
Data Source/ Verification		WFRMLS #1151693/Agent Co 41-067-0018		WFRMLS #1186098 Co 01-073-0021		WFRMLS #11194907 Co 40-347-0003	
Sales Price	\$ per acre		\$ 130,000		\$ 55,000		\$ 143,400
Price / SF	\$ 0		\$ 6.49		\$ 6.31		\$ 11.12
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale Date		May 2014		July 2014		Aug 2014	
Location	Highland	Highland		Cen Lehi	+10,000	Highland	
Site Size	12,000 Avg	20,038 SF	-24,114	8,712 SF	+9,864	12,890 SF	-2,670
Site View	Av/mtns	Av/mtns		Av/mtns		Av/mtns	
Site Improvements	None	Stubbed in street	-10,000	None		Stubbed into site	-20,000
Site Width	Typical	Typical		Typical		Typical	
Adverse conditions	Zoned Res.	Zoned Res.		Zoned Res.		Zoned Res.	
Building Permit	No, Excess Land	Building Permit avail.	-70,000	Permit avail.	-70,000	Permit avail.	-70,000
Access	None	Easement for Access	-5,000	Average Access	-10000	Good	-20,000
Adjusted Value/SF		\$1.04/SF		\$1.70/SF		\$2.40 /SF	
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -109,114	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -40,136	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -112,670
Indicated Value		Net=-84%		Net=-73%		Net=-79%	
		Gross=84%	\$ 20,886	Gross=182%	\$ 14,864	Gross=79%	\$ 30,730

Site Valuation Comments:

Site adjustments based on what a typical buyers will pay for differences in location and distance to improvements. Most nearby sales and listings are on improved lots which have access and utilities to the site and are eligible for a building permit. The subject is considered "Excess Land" due to not being eligible for an additional building permit since a single family building can not be built on the land to be acquired

The strongest consideration of value for the subject land is the utility of the property. Because the land is behind improved sites that already have homes built on the nearest street with no access large enough for a city street or access for needed utilities, the highest and best use for the subject land is only for extending the adjoining improved residential lots.

Site Valuation Reconciliation:

As requested, I have completed an appraisal on the subject surplus land that is located at east and south of the Canterbury Subdivision in Highland, Utah. My review included research on the Wasatch Front Multiple Listing Service, Utah County records, Highland City data and the general relevant real estate market. My research included additional comparable sales but the three sales in the subject report were felt to be the best available comparisons. The most similar sale (#1,) was given the most weight and #1, #2 and #4 comparisons support a range of \$1.04 to \$1.70/SF..

These five sales are considered the best available comparisons of value. Few sales of "surplus" land were located, and it has been past appraisal practice to value "excess or surplus land" at 15-20% +/- of the market value of comparable sites. The average sale price of these comparables sales were \$6.00/SF with 15% being \$0.90/SF and 20% being \$1.20/SF. This supports the \$1.00/SF subject estimated value.

Opinion of Site Value

\$ 1.00/SF

Client:	Highland City & David Hall	Client File #	
Subject Property:	9700 N 6000 W, Highland, UT 84003	Appraisal File #	Canterbury B surplus.50

SITE EVALUATION

Site Valuation Methodology

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 4	COMPARISON 5	COMPARISON 6
Address	9700 N 6000 W Highland, UT 84003	4758 Highland Hwy Highland, UT 84003	6783 W 9500 N Highland, UT 84003	
Proximity to Subject		1.66 miles NE	1.56 miles SW	
Data Source/ Verification		WFRMLS #1136646 Co 11-055-0096	WFRMLS #1037147 Co 34-423-0003	
Sales Price	\$ per acre	\$ 80,000	\$ 95900	\$
Price/ SF	\$ 0.00	\$ 3.34	\$ 6.67	\$
Sale Date		Sept 2013	Feb 2013	
Location	Highland	Highland	Highland	
Site Size	12,000 Avg	23,958 SF	14,375 SF	
Site View	Av/mtns	Av/mtns/Golf	Av/mtns	
Site Improvements	None	None	Stubbed to Site	
Site Width	Typical	Typical	Wide	
Adverse conditions	Zoned Res.	Zoned Res.	Zoned Res.	
Building Permit	No, Excess Land	No, Excess Land	Permit avail.	
Access	None	Average/Good	Average/Good	
Adjusted Value/SF		\$1.30/SF	\$3.39/SF	
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -48,874	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -47,125	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0
Indicated Value		Net Adj. -61% Gross Adj. 61% \$ 31,126	Net Adj. -49% Gross Adj. 49% \$ 48,775	Net Adj. 0% Gross Adj. 0% \$ 0
Prior Transfer History	No other in past 3 years	No other in past 3 years	No other in past 3 years	

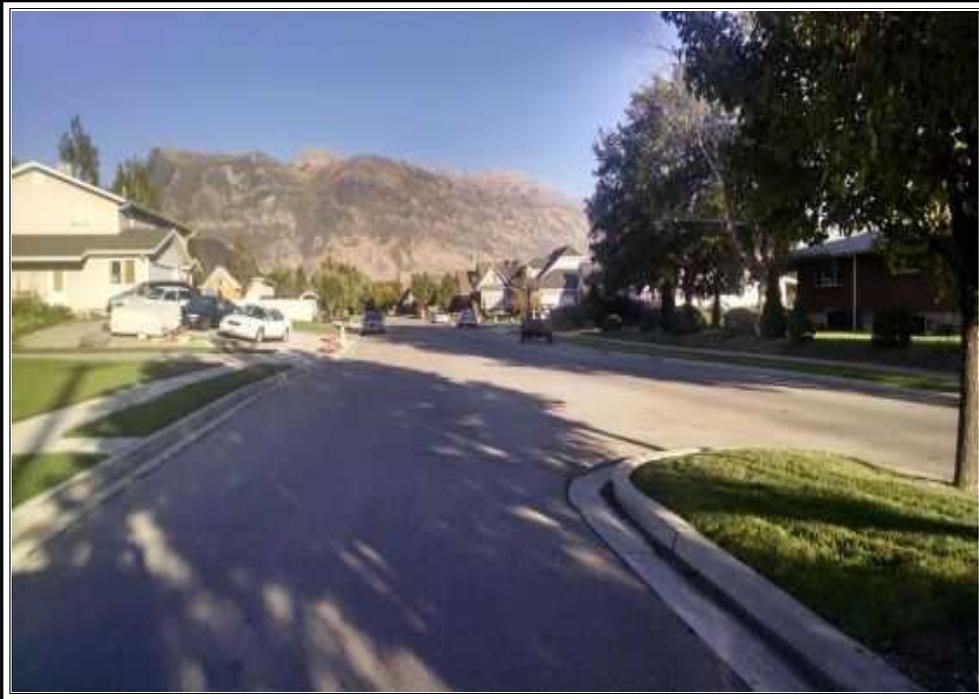
Site Valuation Comments: See earlier comments.

Site Valuation Reconciliation: See earlier comments.

DENBOW APPRAISING
SUBJECT PHOTO ADDENDUM

File No. Canterbury B surplus.508

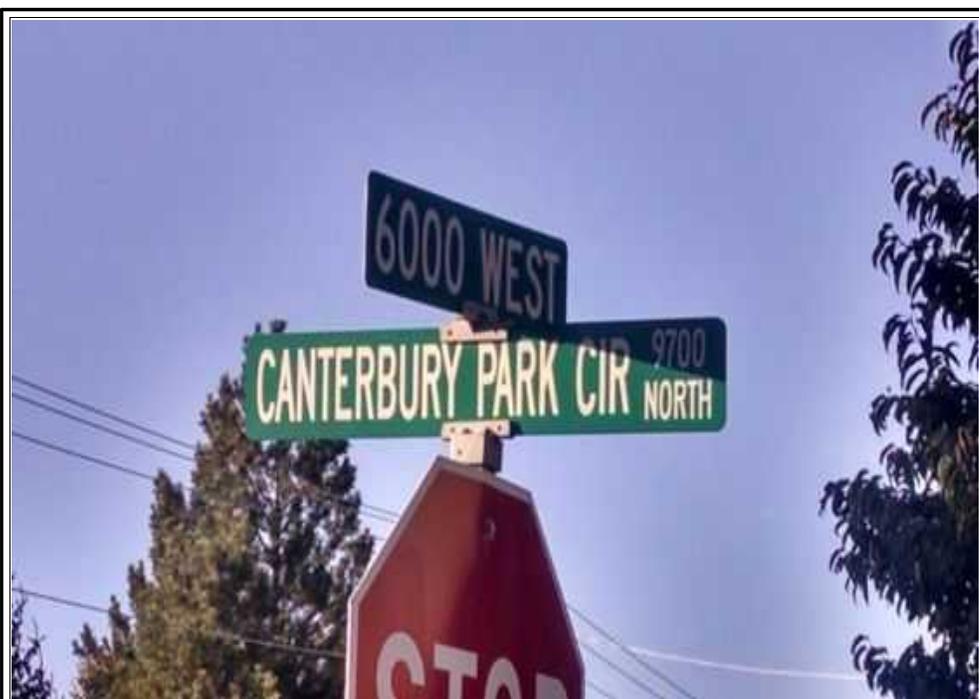
Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall		Address	5400 West Civic Center Drive, Highland Utah, 84003			



Street in subdivision to west



Subject Land south of Canal Rd



Nearby street sign

Borrower		Subject Site					
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall		Address	5400 West Civic Center Drive, Highland Utah, 84003			



**13304
CANTERBURY CIRCLE
PLAT B
Subdivision**

Recording Date: 8/25/2010
10:43:14 AM
Instrument Date: 12/7/2009
Entry Number: 2010-71506
Book/Page: 65 339
Location: Section: 2
Township: 5 S,
Range: 1E
City: HIGHLAND
Tax District: 45 -
Arm: 146
Description: SEC 2-5-
1E/LOTS
2, 31-35



[Click here for recorded development](#)

[Click here to search parcels in
this subdivision \(subdivisions only\)](#)

[Click here to search parcels in
this subdivision \(subdivisions only\)](#)

[Main
Menu](#)

ABSTRACT INFORMATION FOR SERIAL # 65:339:0036

Owner Name: HIGHLAND CITY

Property Address:

Mailing Address: 5378 W 10400 N - HIGHLAND, UT 84003-9038

Tax Legal Description: PART LOT 32, PLAT B, CANTERBURY CIRCLE SUB DESCRIBED AS FOLLOWS:: COM N 1346.69 FT & E 960.93 FT FR S 1/4 COR. SEC. 2, T5S, R1E, SLB&M.; S 89 DEG 51' 21" E 29.97 FT; S 0 DEG 25' 40" W 109.48 FT; S 0 DEG 24' 40" W 197.5 FT; S 89 DEG 51' 20" E 57 FT; S 0 DEG 16' 20" E 575.28 FT; S 89 DEG 55' 59" W 810.86 FT; S 0 DEG 7' 12" E 145.54 FT; N 89 DEG 56' 12" W 52 FT; N 0 DEG 7' 12" W 91.58 FT; N 0 DEG 7' 12" W 91.14 FT; S 89 DEG 24' 27" E 27 FT; N 47 DEG 38' 5" E 38.64 FT; N 89 DEG 28' 40" E 90 FT; N 89 DEG 28' 40" E 90 FT; N 89 DEG 28' 40" E 109.1 FT; N 87 DEG 8' 19" E 72.66 FT; N 74 DEG 23' 11" E 64.07 FT; N 68 DEG 43' 43" E 67.75 FT; N 55 DEG 35' 21" E 73.9 FT; N 40 DEG 14' 51" W 110 FT; ALONG A CURVE TO L (CHORD BEARS: N 49 DEG 45' 7" E 34 FT, RADIUS = 303 FT); S 40 DEG 14' 51" E 110 FT; N 43 DEG 54' 58" E 73.9 FT; N 30 DEG 46' 36" E 67.75 FT; N 25 DEG 9' 7" E 63.73 FT; N 12 DEG 43' 32" E 64.11 FT; N 4 DEG 46' 25" E 76.24 FT; N 0 DEG 31' 20" W 45.42 FT; N 0 DEG 31' 20" W 109.09 FT; N 89 DEG 28' 40" E 12.64 FT; N 0 DEG 25' 1" E 246.36 FT TO BEG. AREA 3.744 AC.

Newest to Oldest (Reverse Order)

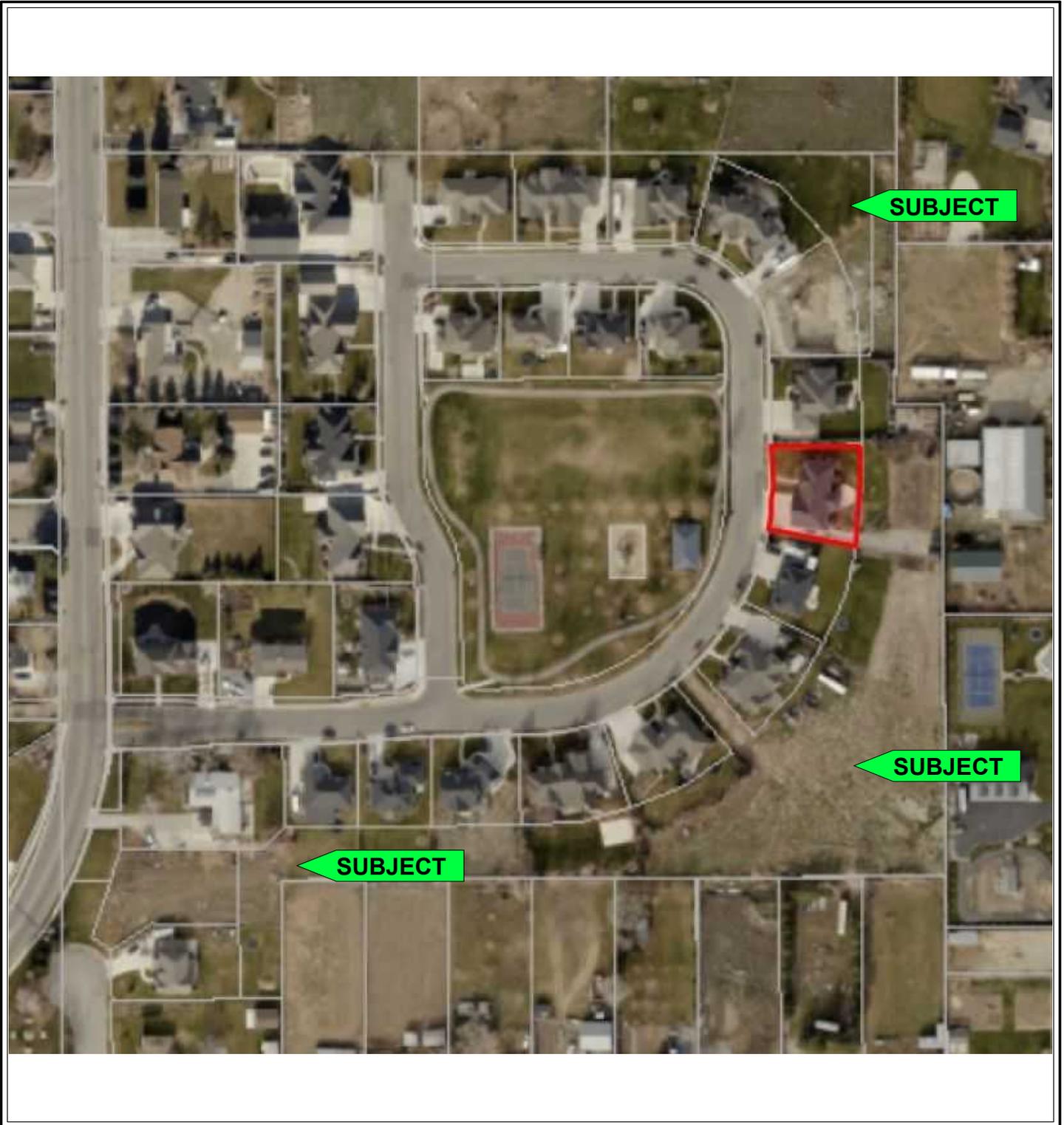
Grantor	Entry No	Inst Date	Consideration
..Grantee	Book Page	Rec Date	Satisfaction
Comments	Kind of Inst	Rec Time	Tie Entry No
UTAH COUNTY RECORDER	81137-2012	09/21/2012	\$0
..WHOM OF INTEREST	0	09/21/2012	NO
	N SPREC	02:52 pm	-

From: 65:339:0032

DENBOW APPRAISING
Aerial Subject neighborhood Photo

File No. Canterbury B surplus.508

Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall		Address	5400 West Civic Center Drive, Highland Utah, 84003			



DENBOW APPRAISING
PLAT MAP

File No. Canterbury B surplus.508

Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall		Address	5400 West Civic Center Drive, Highland Utah, 84003			

Aerial view of subject area

STATE PLANS COORDINATED

PLAN	DATE	STATUS
1	1/1/2010	APPROVED
2	2/1/2010	APPROVED
3	3/1/2010	APPROVED
4	4/1/2010	APPROVED
5	5/1/2010	APPROVED
6	6/1/2010	APPROVED
7	7/1/2010	APPROVED
8	8/1/2010	APPROVED
9	9/1/2010	APPROVED
10	10/1/2010	APPROVED
11	11/1/2010	APPROVED
12	12/1/2010	APPROVED
13	1/1/2011	APPROVED
14	2/1/2011	APPROVED
15	3/1/2011	APPROVED
16	4/1/2011	APPROVED
17	5/1/2011	APPROVED
18	6/1/2011	APPROVED
19	7/1/2011	APPROVED
20	8/1/2011	APPROVED

STATE PLANS CORRECTED

PLAN	DATE	STATUS
1	1/1/2010	APPROVED
2	2/1/2010	APPROVED
3	3/1/2010	APPROVED
4	4/1/2010	APPROVED
5	5/1/2010	APPROVED
6	6/1/2010	APPROVED
7	7/1/2010	APPROVED
8	8/1/2010	APPROVED
9	9/1/2010	APPROVED
10	10/1/2010	APPROVED
11	11/1/2010	APPROVED
12	12/1/2010	APPROVED
13	1/1/2011	APPROVED
14	2/1/2011	APPROVED
15	3/1/2011	APPROVED
16	4/1/2011	APPROVED
17	5/1/2011	APPROVED
18	6/1/2011	APPROVED
19	7/1/2011	APPROVED
20	8/1/2011	APPROVED

LOT TABLE

LOT	AREA	FRONT	REAR	LEFT	RIGHT	TOTAL
1	10,000	100	100	100	100	400
2	10,000	100	100	100	100	400
3	10,000	100	100	100	100	400
4	10,000	100	100	100	100	400
5	10,000	100	100	100	100	400
6	10,000	100	100	100	100	400
7	10,000	100	100	100	100	400
8	10,000	100	100	100	100	400
9	10,000	100	100	100	100	400
10	10,000	100	100	100	100	400
11	10,000	100	100	100	100	400
12	10,000	100	100	100	100	400
13	10,000	100	100	100	100	400
14	10,000	100	100	100	100	400
15	10,000	100	100	100	100	400
16	10,000	100	100	100	100	400
17	10,000	100	100	100	100	400
18	10,000	100	100	100	100	400
19	10,000	100	100	100	100	400
20	10,000	100	100	100	100	400

HIGHLAND CITY PLANNED MAP

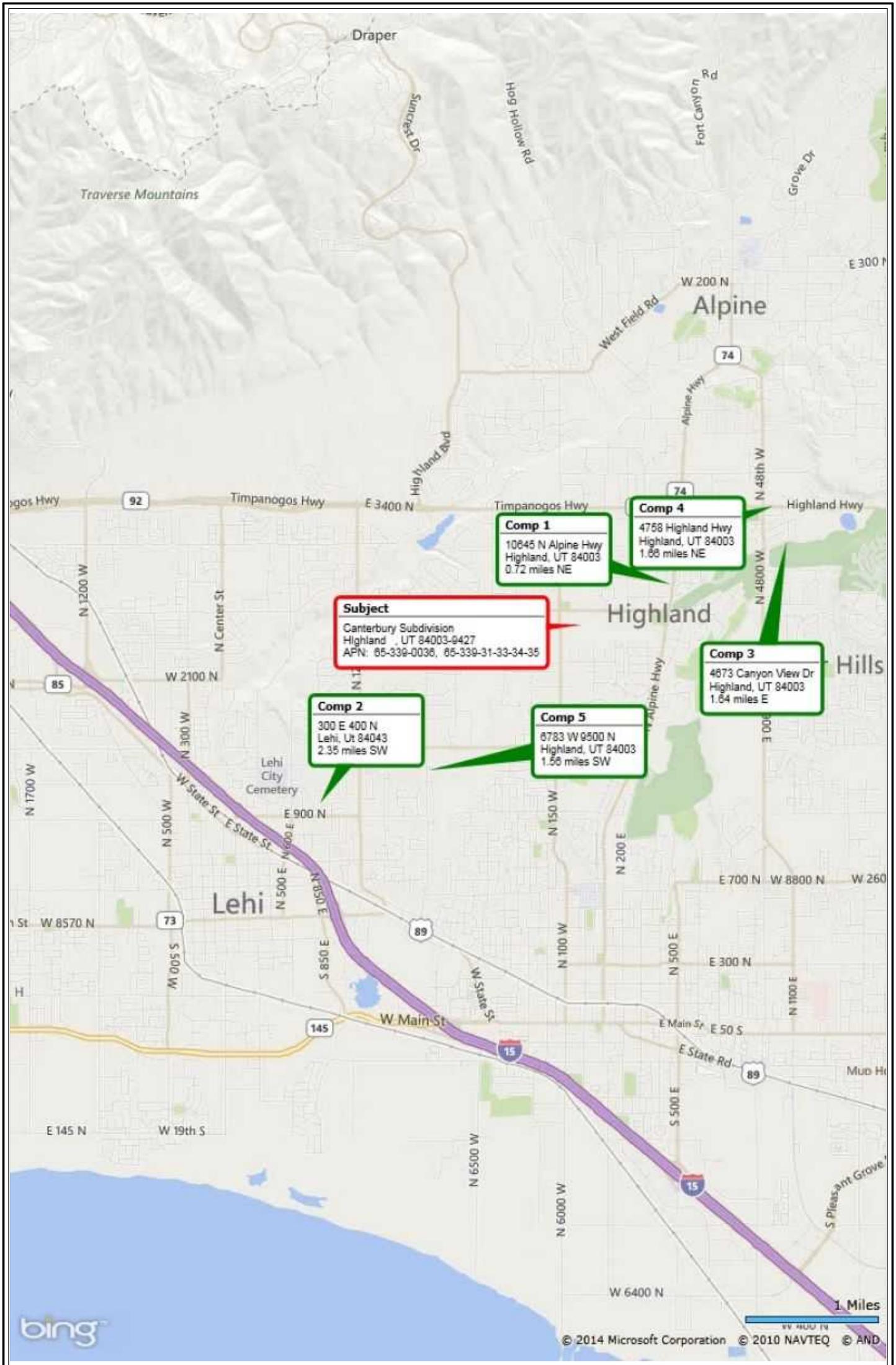
CANTERBURY CIRCLE

8925-102

DENBOW APPRAISING
LOCATION MAP ADDENDUM

File No. Canterbury B surplus.508

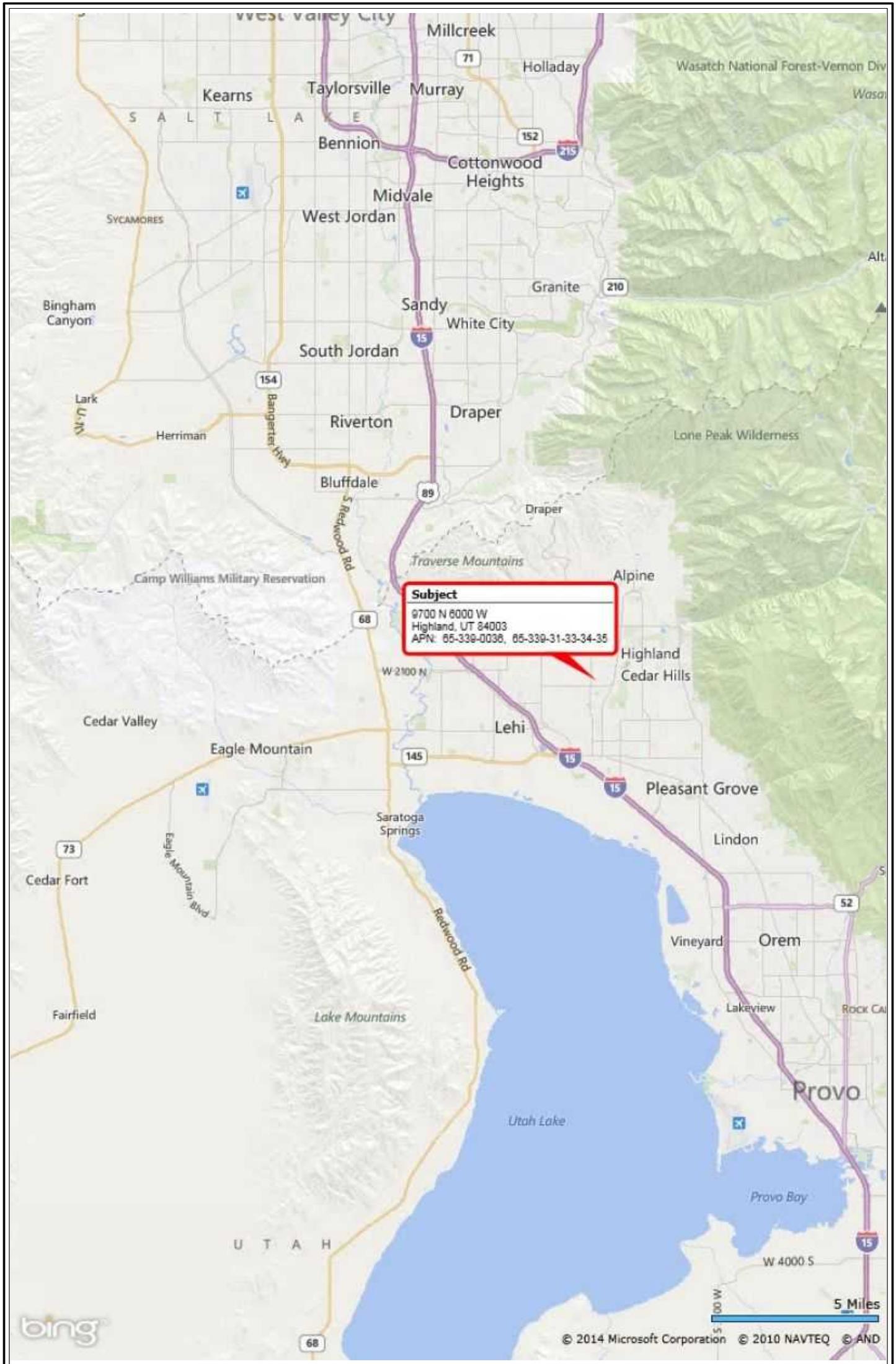
Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall		Address	5400 West Civic Center Drive, Highland Utah, 84003			



DENBOW APPRAISING
LOCATION MAP ADDENDUM

File No. Canterbury B surplus.508

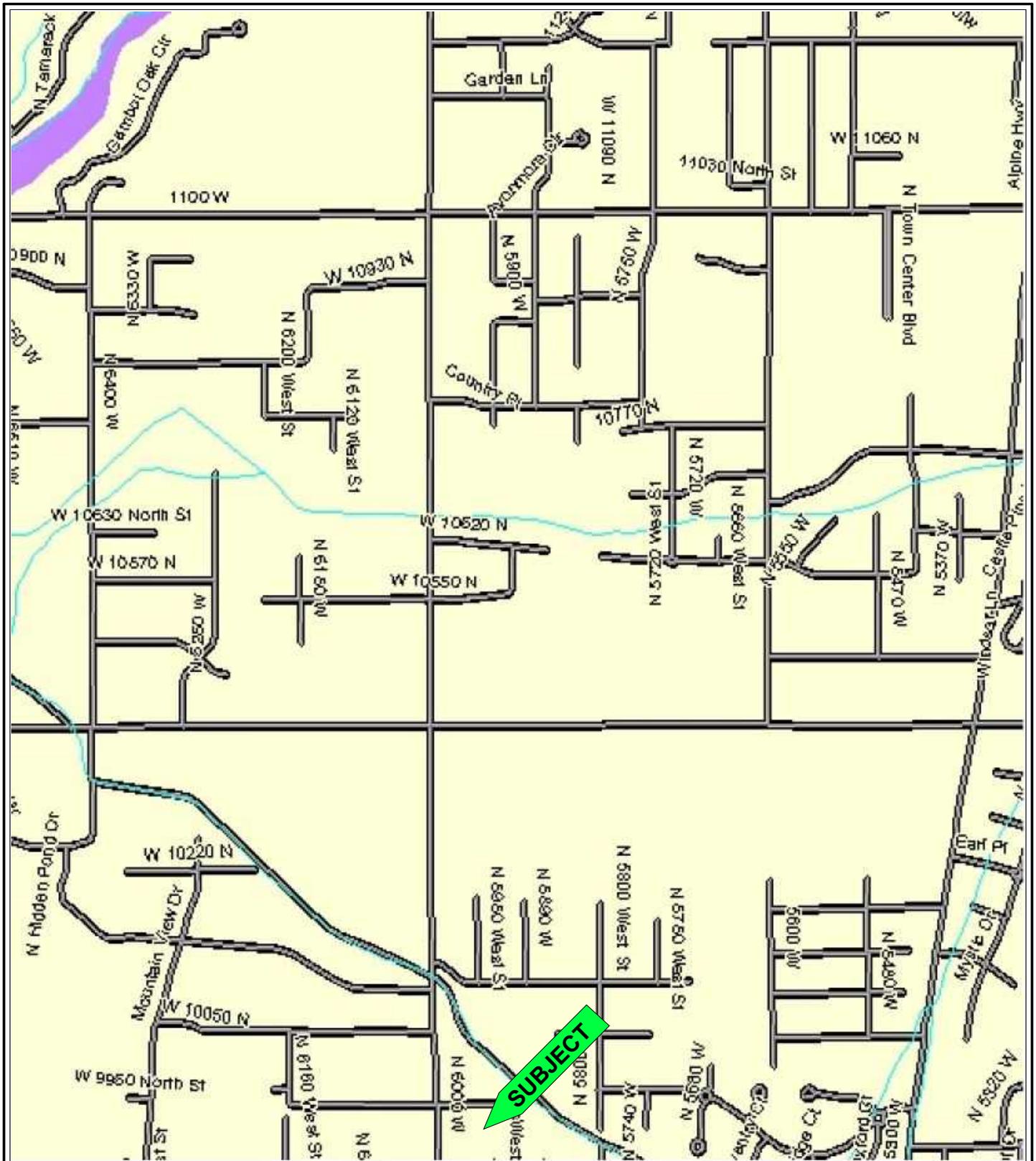
Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall			Address	5400 West Civic Center Drive, Highland Utah, 84003		



DENBOW APPRAISING
FLOOD MAP ADDENDUM

File No. Canterbury B surplus.508

Borrower	Subject Site						
Property Address	9700 N 6000 W						
City	Highland	County	Utah	State	UT	Zip Code	84003
Lender/Client	Highland City & David Hall			Address	5400 West Civic Center Drive, Highland Utah, 84003		



Flood Map Legends

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100 and 500 year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazard
- Areas not mapped on any published FIRM

Flood Zone Determination

SFHA (Flood Zone): **Out**
 Within 250 ft. of multiple flood zones? **No**
 Community: **495517**
 Community Name: **UNINCORPORATED AREA**
 Zone: **X** Panel: **49049C 0110B** Panel Date: **07/17/2002**
 FIPS Code: **49049** Census Tract: **0102.19**

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Client:	Highland City & David Hall	Client File #:	
Subject Property:	9700 N 6000 W	Appraisal File #:	Canterbury B surplus.508

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and the property is marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraisers written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains 17 pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

<input type="checkbox"/> Market Value Definition (below)	<input type="checkbox"/> Alternate Value Definition (attached)
---	---

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *Appraisal Institute Dictionary of Real Estate Appraisal*

Client:	Highland City & David Hall	Client File #:	
Subject Property:	9700 N 6000 W	Appraisal File #:	Canterbury B surplus.508

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None Name(s) _____

As previously identified in the scope of work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as:

Appraiser None Interior Exterior
Co-Appraiser None Interior Exterior

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS

Appraisal Institute Member Certifies:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Designated Appraisal Institute Member Certifies:

- As of the date of this report, I have / have not completed the continuing education program of the Appraisal Institute.

Designated Appraisal Institute Member Certifies:

- As of the date of this report, I have / have not completed the continuing education program of the Appraisal Institute.

APPRAISER:

Signature 
 Name Susan Denbow, SRA Report Date 9/20/2014
 State Certification # 5450524CG00 ST Ut
 or License # _____ ST _____
 Expiration Date 12/31/2015

CO-APPRAISER:

Signature _____
 Name _____ Report Date _____
 State Certification # _____ ST _____
 or License # _____ ST _____
 Expiration Date _____

Sue - License

File No.
Case No.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 12/25/2013
 EXPIRATION DATE: 12/31/2015
 LICENSE NUMBER: 5450524-CG00
 LICENSE TYPE: Certified General Appraiser
 ISSUED TO: SUSAN DENBOW
 257 W 400 S
 OREM UT 84058



Susan Denbow
SIGNATURE OF HOLDER

[Signature]
REAL ESTATE DIVISION DIRECTOR

DENBOW APPRAISING
257 W 400 S
Orem, Ut 84058
801-224-3177 www.denbowappraising.com

11/12/2014

Highland City & Steve Marx
5400 West Civic Center Drive
Highland Utah, 84003

RE: Subject - Highland City Open Space along
East Perimeter of Beacon Hill Subd. Plat I
Highland, UT 84003

File No. Beacon Hills Subd Plat D Open Space

Case No.

Dear **Highland City and Steve Marx**

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

East Perimeter of Beacon Hill Subd. Plat I, Highland, UT 84003

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of **November 5, 2014** is:

\$ 1.00/SF

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

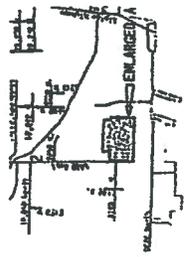
It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:  _____

Susan Denbow, SRA
Utah Certified General Appraiser, 5450524-CG00 exp 12/31/2015

EXHIBIT A

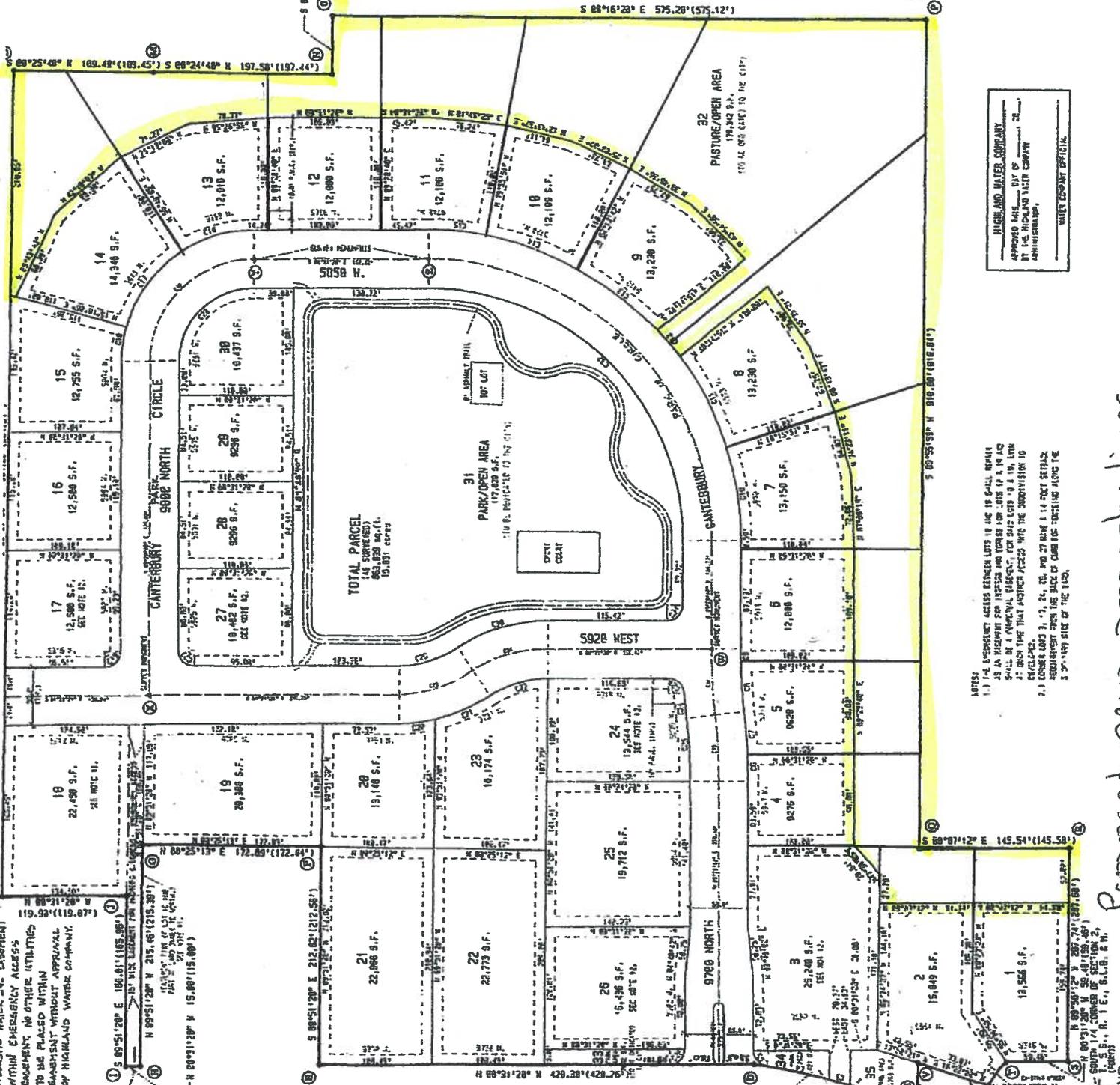


HIGHLAND VICINITY
SCALE: 1" = 60'

STATION	BEARING	DISTANCE
1	S 89°51'20" E	186.81 (185.95')
2	N 89°51'20" E	215.46 (215.39')
3	N 89°51'20" E	215.46 (215.39')
4	S 89°51'20" E	186.81 (185.95')
5	S 89°51'20" E	186.81 (185.95')
6	N 89°51'20" E	215.46 (215.39')
7	N 89°51'20" E	215.46 (215.39')
8	S 89°51'20" E	186.81 (185.95')
9	S 89°51'20" E	186.81 (185.95')
10	N 89°51'20" E	215.46 (215.39')
11	N 89°51'20" E	215.46 (215.39')
12	S 89°51'20" E	186.81 (185.95')
13	S 89°51'20" E	186.81 (185.95')
14	N 89°51'20" E	215.46 (215.39')
15	N 89°51'20" E	215.46 (215.39')
16	S 89°51'20" E	186.81 (185.95')
17	S 89°51'20" E	186.81 (185.95')
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64	S 89°51'20" E	186.81 (185.95')
65	S 89°51'20" E	186.81 (185.95')

8925

UTILITY EGRESS OR EGRESSION SHALL BE MADE AT THE POINTS SHOWN ON THIS PLAN. NO OTHER ACCESS SHALL BE MADE TO THE PROPERTY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITY LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITY LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITY LINES.



HIGHLAND WATER COMPANY
APPROVED THIS _____ DAY OF _____ 20____
BY THE HIGHLAND WATER COMPANY
ADMINISTRATOR
WATER DEPARTMENT OFFICIAL

- NOTES:
1. THE UTILITY ACCESS BETWEEN LOTS 10 AND 18 SHALL BE MADE AS AN EGRESS FOR UTILITY LINES FROM LOTS 10, 14 AND 18 TO THE UTILITY MAINS. THE UTILITY LINES SHALL BE LOCATED AS SHOWN ON THIS PLAN. THE UTILITY LINES SHALL BE LOCATED AS SHOWN ON THIS PLAN.
 2. LOT 10 SHALL BE USED AS A PASTURE/OPEN AREA.
 3. LOT 18 SHALL BE USED AS A PASTURE/OPEN AREA.
 4. THE UTILITY LINES SHALL BE LOCATED AS SHOWN ON THIS PLAN.

WITHIN EMERGENCY ACCESS TO BE PLACED WITHIN EGRESS WITHOUT APPROVAL OF HIGHLAND WATER COMPANY.

5000 WEST STREET
PROPERTY DEDICATED

Proposed new property lines

COLE SURVEYING & ENG.



CITY COUNCIL AGENDA REPORT

Item # 8

DATE: November 18, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: AWARD A CONTRACT IN THE AMOUNT OF \$217,634.02 TO STERLING DON CONSTRUCTION FOR THE DRY CREEK SEWER REPLACEMENT PROJECT.

STAFF RECOMMENDATION:

Award a contract in the amount of \$217,634.02 to Sterling Don Construction for the Dry Creek Sewer Replacement Project.

BACKGROUND:

In September of 2014, the Council approved a request by staff to design the upsizing of approximately 690 feet of an existing 8-inch sewer line to a new 12-inch sewer line located in Dry Creek Road and River Bend Road. This project is needed to provide sanitary sewer capacity as a result of new growth for the northwest area of the City. As part of this project several other items will need to be completed due to utility conflicts:

- The addition of four Pressurized Irrigation valves because the existing lines will need to be removed to access the sanitary sewer. By adding the valves, instead of only reconnecting the line, this will allow for more efficient operation and add the ability to isolate stretches of line.
- The replacement of approximately 375 feet of sanitary sewer force main. This is being done because the line is also located above the gravity sanitary sewer line that needs to be replaced. In addition, the force main was constructed of PVC and is twenty years old. The PVC is being replaced with HDPE which will last at least 60 years.

The construction cost also includes the use of import backfill material as required for projects completed in the northwest area of the City due to poor soils.

On October 28, 2014 a request for bids was placed on BidSync and the Highland City Website. A pre-bid meeting was held on November 15, 2014. Sealed bids were opened on November 11, 2014. Contractors could bid on open cut or pipe burst replacement. Staff is recommending the pipe burst replacement method to limit the impact on existing roads. Sterling Don Construction was the low bid for both options. The bid has been reviewed by the City's consulting engineers for accuracy. In addition, this company has done work for the City in the past with positive results.

The project will be completed on or before April, 1 2015. It is estimated that construction will take four weeks. Prior to construction the contract will need to be signed and the required insurance and bonding documents submitted.

FISCAL IMPACT:

\$217,634.02 from the sanitary sewer impact fee account 52-37-20. Since the project is needed to accommodate new growth, the project will be funded through impact fees.

ATTACHMENTS:

- Bid Recommendation Letter from Highland City Consulting Engineer
- Bid Tabulation



UTAH COUNTY OFFICE
1045 SOUTH 500 EAST, SUITE 110
AMERICAN FORK, UTAH 84003
PHONE: (801) 216-8890
FAX: (801) 216-8891
www.hansenallenluce.com

Highland City
Mayor and City Council
5400 West Civic Center Drive, Suite 1
Highland, Utah 84003

November 12, 2014

Re: Dry Creek Sewer Replacement
Recommendation for Award

Dear Mayor and City Council Members:

We have reviewed the bids for the referenced project and recommend that the project be awarded to Sterling Don Excavation. Their submitted bid was \$233,927.84 for the open cut option and \$217,634.02 for the pipe bursting option. Sterling Don Excavation was the lowest bid for both options.

We have verified that Sterling Don Excavation holds a Utah Contractors License to perform this work. The City has a great deal of previous work experience with this Contractor and the Owner. Ryan Devey, the owner of the company, constructed the existing sewer line that will be replaced and understands the subsurface conditions. We also verified that the pipe bursting sub-contractor has experience with bursting pipe. The owner of the pipe bursting company has 15 years of experience with pipe bursting construction and has recently completed a number of similar projects.

The Contractor was present at the pre-bid meeting and has communicated to the City that they are prepared to complete the project within the required schedule and are comfortable with their bid. The City received a total of 9 bids. For your reference we have attached a copy of the Bid Tabulation.

Please call if we can answer any questions or be of further assistance.

Respectfully,

HANSEN, ALLEN & LUCE, INC.

A handwritten signature in blue ink that reads "Tavis Timothy". The signature is written in a cursive, flowing style.

Tavis Timothy, P.E.
Project Manager

**HIGHLAND CITY
 DRY CREEK SS IMPROVEMENTS
 BID TABULATION**

Note: Highlighted Numbers Denote Math or Rounding Error in submitted bid.

OPEN CUT BID SCHEDULE A				STERLING DON EXCVATION		KK&L ADMINISTRATION		NOLAND & SON CONSTRUCTION		SKIP DUNN & SON EXCAVATING		CONDIE CONSTRUCTION COMPANY		ALLIED CONSTRUCTION		NEWMAN CONSTRUCTION		LYNDON JONES CONSTRUCTION		RDJ CONSTRUCTION	
ITEM	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT
A1	Mobilization	1	LS	\$ 11,000.00	\$ 11,000.00	\$ 18,930.00	\$ 18,930.00	\$ 10,313.00	\$ 10,313.00	\$ 10,857.00	\$ 10,857.00	\$ 47,618.00	\$ 47,618.00	\$ -	\$ -	\$ 8,582.00	\$ 8,582.00	\$ 34,700.00	\$ 34,700.00	\$ 26,709.89	\$ 26,709.89
A2	Materials Testing	1	LS	\$ 10,600.00	\$ 10,600.00	\$ 2,510.00	\$ 2,510.00	\$ 1,350.00	\$ 1,350.00	\$ 3,659.25	\$ 3,659.25	\$ 6,600.00	\$ 6,600.00	\$ -	\$ -	\$ 6,925.00	\$ 6,925.00	\$ 3,500.00	\$ 3,500.00	\$ 10,504.58	\$ 10,504.58
A3	Replace Existing 8" PVC Force Sewer Main With 10" HDPE	375	LF	\$ 94.71	\$ 35,516.25	\$ 136.50	\$ 51,187.50	\$ 76.40	\$ 28,650.00	\$ 90.84	\$ 34,065.00	\$ 76.00	\$ 28,500.00	\$ -	\$ -	\$ 155.00	\$ 58,125.00	\$ 242.00	\$ 90,750.00	\$ 187.88	\$ 70,455.00
A4	Replace Existing 6" PVC Pressurized Irrigation	195	LF	\$ 51.28	\$ 9,999.60	\$ 48.00	\$ 9,360.00	\$ 44.00	\$ 8,580.00	\$ 42.13	\$ 8,215.35	\$ 37.00	\$ 7,215.00	\$ -	\$ -	\$ 36.00	\$ 7,020.00	\$ 56.00	\$ 10,920.00	\$ 153.77	\$ 29,985.15
A5	New 6" Gate Valve on Pressurized Irrigation Line	4	EA	\$ 1,875.00	\$ 7,500.00	\$ 1,495.00	\$ 5,980.00	\$ 1,370.00	\$ 5,480.00	\$ 1,900.51	\$ 7,602.04	\$ 1,870.00	\$ 7,480.00	\$ -	\$ -	\$ 2,231.00	\$ 8,924.00	\$ 1,120.00	\$ 4,480.00	\$ 1,981.30	\$ 7,925.20
A6	3" Asphalt Patch Restoration	1230	SY	\$ 20.81	\$ 25,596.30	\$ 31.85	\$ 39,175.50	\$ 18.90	\$ 23,247.00	\$ 40.00	\$ 49,200.00	\$ 40.00	\$ 49,200.00	\$ -	\$ -	\$ 25.00	\$ 30,750.00	\$ 32.45	\$ 39,913.50	\$ 18.91	\$ 23,259.30
A7	12" Dia. PVC Sewer (Open Cut)	14	LF	\$ 226.51	\$ 3,171.14	\$ 352.50	\$ 4,935.00	\$ 255.00	\$ 3,570.00	\$ 346.19	\$ 4,846.66	\$ 305.00	\$ 4,270.00	\$ -	\$ -	\$ 270.00	\$ 3,780.00	\$ 215.00	\$ 3,010.00	\$ 398.87	\$ 5,584.18
A8	4" Dia. Sewer Manhole (Sta. 0+29.7)	1	LS	\$ 4,135.00	\$ 4,135.00	\$ 4,095.00	\$ 4,095.00	\$ 2,480.00	\$ 2,480.00	\$ 2,984.68	\$ 2,984.68	\$ 5,800.00	\$ 5,800.00	\$ -	\$ -	\$ 6,819.00	\$ 6,819.00	\$ 2,770.00	\$ 2,770.00	\$ 5,220.68	\$ 5,220.68
A9	12" Dia. PVC Sewer (Open Cut)	271	LF	\$ 135.71	\$ 36,777.41	\$ 152.25	\$ 41,259.75	\$ 175.00	\$ 47,425.00	\$ 139.55	\$ 37,818.05	\$ 108.00	\$ 29,268.00	\$ -	\$ -	\$ 160.00	\$ 43,360.00	\$ 193.00	\$ 52,303.00	\$ 178.23	\$ 48,300.33
A10	4" Dia. Sewer Manhole (Sta. 3+04.25)	1	LS	\$ 4,485.00	\$ 4,485.00	\$ 3,360.00	\$ 3,360.00	\$ 3,132.00	\$ 3,132.00	\$ 2,978.07	\$ 2,978.07	\$ 7,068.00	\$ 7,068.00	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 2,850.00	\$ 2,850.00	\$ 5,220.68	\$ 5,220.68
A11	4" Dia. Sewer Lateral Connection	1	EA	\$ 650.00	\$ 650.00	\$ 2,605.00	\$ 2,605.00	\$ 1,032.00	\$ 1,032.00	\$ 1,361.85	\$ 1,361.85	\$ 3,160.00	\$ 3,160.00	\$ -	\$ -	\$ 725.00	\$ 725.00	\$ 2,200.00	\$ 2,200.00	\$ 2,650.77	\$ 2,650.77
A12	12" Dia. PVC Sewer (Open Cut)	71	LF	\$ 171.44	\$ 12,172.24	\$ 171.75	\$ 12,194.25	\$ 206.00	\$ 14,626.00	\$ 198.60	\$ 14,100.60	\$ 136.00	\$ 9,656.00	\$ -	\$ -	\$ 165.00	\$ 11,715.00	\$ 223.50	\$ 15,868.50	\$ 130.31	\$ 9,252.01
A13	4" Dia. Sewer Manhole (Sta. 3+78.54)	1	LS	\$ 4,485.00	\$ 4,485.00	\$ 3,360.00	\$ 3,360.00	\$ 3,785.00	\$ 3,785.00	\$ 2,987.07	\$ 2,987.07	\$ 7,068.00	\$ 7,068.00	\$ -	\$ -	\$ 5,600.00	\$ 5,600.00	\$ 3,200.00	\$ 3,200.00	\$ 5,220.68	\$ 5,220.68
A14	12" Dia. PVC Sewer (Open Cut)	45	LF	\$ 168.78	\$ 7,595.10	\$ 182.50	\$ 8,212.50	\$ 206.60	\$ 9,297.00	\$ 205.46	\$ 9,245.70	\$ 159.00	\$ 7,155.00	\$ -	\$ -	\$ 175.00	\$ 7,875.00	\$ 269.30	\$ 12,118.50	\$ 126.79	\$ 5,705.55
A15	5" Dia. Sewer Manhole (Sta. 4+27.43)	1	LS	\$ 4,680.00	\$ 4,680.00	\$ 3,745.00	\$ 3,745.00	\$ 5,221.00	\$ 5,221.00	\$ 3,412.68	\$ 3,412.68	\$ 9,243.00	\$ 9,243.00	\$ -	\$ -	\$ 6,300.00	\$ 6,300.00	\$ 3,250.00	\$ 3,250.00	\$ 5,883.35	\$ 5,883.35
A16	12" Dia. PVC Sewer (Open Cut)	100	LF	\$ 164.29	\$ 16,429.00	\$ 177.50	\$ 17,750.00	\$ 202.00	\$ 20,200.00	\$ 212.77	\$ 21,277.00	\$ 141.00	\$ 14,100.00	\$ -	\$ -	\$ 185.00	\$ 18,500.00	\$ 258.86	\$ 25,886.00	\$ 174.68	\$ 17,468.00
A17	4" Dia. Sewer Manhole (Sta. 5+31.47)	1	LS	\$ 4,485.00	\$ 4,485.00	\$ 3,360.00	\$ 3,360.00	\$ 3,784.00	\$ 3,784.00	\$ 2,978.07	\$ 2,978.07	\$ 7,068.00	\$ 7,068.00	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 4,575.00	\$ 4,575.00	\$ 5,220.68	\$ 5,220.68
A18	4" Dia. Sewer Lateral Connection	1	EA	\$ 650.00	\$ 650.00	\$ 2,735.00	\$ 2,735.00	\$ 1,032.00	\$ 1,032.00	\$ 2,043.00	\$ 2,043.00	\$ 3,160.00	\$ 3,160.00	\$ -	\$ -	\$ 760.00	\$ 760.00	\$ 2,200.00	\$ 2,200.00	\$ 1,988.09	\$ 1,988.09
A19	12" Dia. PVC Sewer (Open Cut)	190	LF	\$ 154.32	\$ 29,320.80	\$ 173.50	\$ 32,965.00	\$ 207.00	\$ 39,330.00	\$ 211.54	\$ 40,192.60	\$ 152.00	\$ 28,880.00	\$ -	\$ -	\$ 260.00	\$ 49,400.00	\$ 334.75	\$ 63,602.50	\$ 175.09	\$ 33,267.10
A20	5" Dia. Sewer Manhole (Sta. 7+25.52)	1	LS	\$ 4,680.00	\$ 4,680.00	\$ 3,775.00	\$ 3,775.00	\$ 5,248.00	\$ 5,248.00	\$ 3,412.68	\$ 3,412.68	\$ 10,783.00	\$ 10,783.00	\$ -	\$ -	\$ 7,000.00	\$ 7,000.00	\$ 4,810.00	\$ 4,810.00	\$ 5,883.35	\$ 5,883.35
OPEN BID SCHEDULE A TOTAL					\$ 233,927.84		\$ 271,494.50		\$ 237,782.00		\$ 263,237.35		\$ 293,292.00		\$ -		\$ 294,160.00		\$ 382,907.00		\$ 325,704.57

PIPE BURST BID SCHEDULE B				UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT
ITEM	DESCRIPTION	EST QTY	UNIT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT
B1	Mobilization	1	LS	\$ 11,000.00	\$ 11,000.00	\$ 45,630.00	\$ 45,630.00	\$ 25,557.00	\$ 25,557.00	\$ -	\$ -	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00	\$ 43,250.00	\$ 43,250.00	\$ 33,000.00	\$ 33,000.00	\$ -	\$ -
B2	Materials Testing	1	LS	\$ 10,600.00	\$ 10,600.00	\$ 2,510.00	\$ 2,510.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 3,510.00	\$ 3,510.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -
B3	Replace Existing 8" PVC Force Sewer Main With 10" HDPE	375	LF	\$ 94.71	\$ 35,516.25	\$ 136.50	\$ 51,187.50	\$ 77.00	\$ 28,875.00	\$ -	\$ -	\$ -	\$ -	\$ 49.57	\$ 18,588.75	\$ 126.00	\$ 47,250.00	\$ 242.00	\$ 90,750.00	\$ -	\$ -
B4	Replace Existing 6" PVC Pressurized Irrigation	20	LF	\$ 105.00	\$ 2,100.00	\$ 48.00	\$ 960.00	\$ 166.00	\$ 3,320.00	\$ -	\$ -	\$ -	\$ -	\$ 66.80	\$ 1,336.00	\$ 133.00	\$ 2,660.00	\$ 56.00	\$ 1,120.00	\$ -	\$ -
B5	New 6" Gate Valve on Pressurized Irrigation Line	4	EA	\$ 1,875.00	\$ 7,500.00	\$ 1,495.00	\$ 5,980.00	\$ 1,370.00	\$ 5,480.00	\$ -	\$ -	\$ -	\$ -	\$ 1,427.03	\$ 5,708.12	\$ 1,800.00	\$ 7,200.00	\$ 1,120.00	\$ 4,480.00	\$ -	\$ -
B6	3" Asphalt Patch Restoration	625	SY	\$ 22.00	\$ 13,750.00	\$ 31.85	\$ 19,906.25	\$ 23.00	\$ 14,375.00	\$ -	\$ -	\$ -	\$ -	\$ 52.05	\$ 32,531.25	\$ 20.00	\$ 12,500.00	\$ 3.86	\$ 2,412.50	\$ -	\$ -
B7	12" Dia. PVC Sewer (Open Cut)	14	LF	\$ 226.51	\$ 3,171.14	\$ 352.50	\$ 4,935.00	\$ 240.00	\$ 3,360.00	\$ -	\$ -	\$ -	\$ -	\$ 123.95	\$ 1,735.30	\$ 215.00	\$ 3,010.00	\$ 215.00	\$ 3,010.00	\$ -	\$ -
B8	4" Dia. Sewer Manhole (Sta. 0+29.7)	1	LS	\$ 4,935.00	\$ 4,935.00	\$ 4,095.00	\$ 4,095.00	\$ 3,125.00	\$ 3,125.00	\$ -	\$ -	\$ -	\$ -	\$ 2,430.00	\$ 2,430.00	\$ 10,810.00	\$ 10,810.00	\$ 2,770.00	\$ 2,770.00	\$ -	\$ -
B9	12" Dia. PVC Sewer (Burst)	271	LF	\$ 144.19	\$ 39,075.49	\$ 130.00	\$ 35,230.00	\$ 156.00	\$ 42,276.00	\$ -	\$ -	\$ -	\$ -	\$ 152.44	\$ 41,311.24	\$ 165.00	\$ 44,715.00	\$ 177.00	\$ 47,967.00	\$ -	\$ -
B10	4" Dia. Sewer Manhole (Sta. 3+04.25)	1	LS	\$ 5,285.00	\$ 5,285.00	\$ 3,360.00	\$ 3,360.00	\$ 4,428.00	\$ 4,428.00	\$ -	\$ -	\$ -	\$ -	\$ 2,430.00	\$ 2,430.00	\$ 10,165.00	\$ 10,165.00	\$ 2,850.00	\$ 2,850.00	\$ -	\$ -
B11	4" Dia. Sewer Lateral Connection	1	EA	\$ 2,070.00	\$ 2,070.00	\$ 2,605.00	\$ 2,605.00	\$ 1,557.00	\$ 1,557.00	\$ -	\$ -	\$ -	\$ -	\$ 2,050.00	\$ 2,050.00	\$ 1,010.00	\$ 1,010.00	\$ 3,600.00	\$ 3,600.00	\$ -	\$ -
B12	12" Dia. PVC Sewer (Burst)	71	LF	\$ 144.19	\$ 10,237.49	\$ 255.00	\$ 18,105.00	\$ 344.00	\$ 24,424.00	\$ -	\$ -	\$ -	\$ -	\$ 223.20	\$ 15,847.20	\$ 325.00	\$ 23,075.00	\$ 493.00	\$ 35,003.00	\$ -	\$ -
B13	4" Dia. Sewer Manhole (Sta. 3+78.54)	1	LS	\$ 5,285.00	\$ 5,285.00	\$ 3,360.00	\$ 3,360.00	\$ 4,428.00	\$ 4,428.00	\$ -	\$ -	\$ -	\$ -	\$ 2,430.00	\$ 2,430.00	\$ 9,050.00	\$ 9,050.00	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -
B14	12" Dia. PVC Sewer (Burst)	45	LF	\$ 144.19	\$ 6,488.55	\$ 320.00	\$ 14,400.00	\$ 377.00	\$ 16,965.00	\$ -	\$ -	\$ -	\$ -	\$ 260.19	\$ 11,708.55	\$ 410.00	\$ 18,450.00	\$ 665.00	\$ 29,925.00	\$ -	\$ -
B15	5" Dia. Sewer Manhole (Sta. 4+27.43)	1	LS	\$ 5,480.00	\$ 5,480.00	\$ 3,745.00	\$ 3,745.00	\$ 5,865.00	\$ 5,865.00	\$ -	\$ -	\$ -	\$ -	\$ 3,400.88	\$ 3,400.88	\$ 7,750.00	\$ 7,750.00	\$ 3,250.00	\$ 3,250.00	\$ -	\$ -
B16	12" Dia. PVC Sewer (Burst)	100	LF	\$ 144.19	\$ 14,419.00	\$ 195.00	\$ 19,500.00	\$ 275.00	\$ 27,500.00	\$ -	\$ -	\$ -	\$ -	\$ 195.50	\$ 19,550.00	\$ 250.00	\$ 25,000.00	\$ 350.00	\$ 35,000.00	\$ -	\$ -
B17	4" Dia. Sewer Manhole (Sta. 5+31.47)	1	LS	\$ 5,285.00	\$ 5,285.00	\$ 3,360.00	\$ 3,360.00	\$ 4,428.00	\$ 4,428.00	\$ -	\$ -	\$ -	\$ -	\$ 2,430.00	\$ 2,430.00	\$ 10,165.00	\$ 10,165.00	\$ 4,575.00	\$ 4,575.00	\$ -	\$ -
B18	4" Dia. Sewer Lateral Connection	1	EA	\$ 2,560.00	\$ 2,560.00	\$ 2,735.00	\$ 2,735.00	\$ 1,557.00	\$ 1,557.00	\$ -	\$ -	\$ -	\$ -	\$ 2,050.00	\$ 2,050.00	\$ 1,070.00	\$ 1,070.00	\$ 3,600.00	\$ 3,600.00	\$ -	\$ -
B19	12" Dia. PVC Sewer (Burst)	190	LF	\$ 144.19	\$ 27,396.10	\$ 145.00	\$ 27,550.00	\$ 195.00	\$ 37,050.00	\$ -	\$ -	\$ -	\$ -	\$ 172.75	\$ 32,822.50	\$ 200.00	\$ 38,000.00	\$ 236.00	\$ 44,840.00	\$ -	\$ -
B20	5" Dia. Sewer Manhole (Sta. 7+25.52)	1	LS	\$ 5,480.00	\$ 5,480.00	\$ 3,775.00	\$ 3,775.00	\$ 5,892.00	\$ 5,892.00	\$ -	\$ -	\$ -	\$ -	\$ 3,400.88	\$ 3,400.88	\$ 10,500.00	\$ 10,500.00	\$ 4,810.00	\$ 4,810.00	\$	



CITY COUNCIL AGENDA REPORT

Item # 9

DATE: November 18, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: QUESTAR GAS IS REQUESTING AUTHORIZATION TO USE THE CITY OWNED PROPERTY AT 4361 WEST 11000 NORTH (SR 92) AS A CONSTRUCTION STAGING YARD FOR UP TO ONE YEAR

STAFF RECOMMENDATION:

The City Council should discuss the issue and determine if the property can be used for a construction staging yard.

BACKGROUND:

Questar Gas currently in the process of replacing their high pressure gas main throughout Utah County. As part of that project they are requesting to lease or rent a parcel of land owned by Highland City located at 4361 West 11000 North. Questar proposes to “rent” this space through the signing of a Temporary Construction Right-of-Way and Easement Grant. The proposed uses for this property are as follows:

- Temporary storage of pipe, and other construction materials as needed for the project
- Temporary storage of construction equipment such as side boom dozers, flatbed trailers, excavators etc.
- Employee and carpool van parking
- Other construction related activities

Employee parking would be provided for an estimated 50 vehicles, although that could be reduced considerably due to a new ride sharing program initiated by our contractor which involves bringing employees to specific job sites using 14 passenger vans.

In addition, the site would be used to mix sand and water in concrete trucks for use on the project. The wet sand mix (slurry) is then used in bedding the pipe in the trench, to protect it from damage from rocks and other hard or sharp objects in the backfill material. This slurry mixing process involves dumping sand in a hopper with a front end loader, which then loads it into the concrete trucks via a conveyer belt. Water would be purchased from the City from a hydrant located on or near the site, if possible, or will be brought onto the site with 2,000 gallon water trucks if necessary. The slurry

operation will require as many as 25 mixer trips per day and approximately 8 trips by a dump truck and pup to bring in the sand.

The property will be fenced, gated, and locked when there is no activity, and would have track-out provisions and silt fence in place, as required by our project Storm Water Pollution Protection Plan (SWPPP).

Access to the site would be through the existing pit access onto SR 92.

Questar expects to need this yard for a period of 9 – 12 months, beginning as soon as an agreement can be reached. There are no plans, at this time, to place any type of structure on the property.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

- Questar Request Letter
- Examples of other Staging Yards

Nathan,

I have attached photos and other information about the Highland City Property Questar Gas Company (QGC) is interested in using as a staging area/construction laydown yard.

We are currently in the process of replacing our high pressure gas main, known as Feederline 24, through Utah County. As part of that project we would like to lease or rent the parcel of land owned by Highland City located immediately adjacent to the west side of the entrance to the Westroc pit, near the mouth of American Fork Canyon. Typically we would propose to “rent” this space through the signing of a Temporary Construction Right-of-Way and Easement Grant.

The proposed uses for this property are as follows:

- 1- Temporary storage of pipe, and other construction materials as needed for the project,
- 2- Temporary storage of construction equipment such as side boom dozers, flatbed trailers, excavators etc.,
- 3- Employee and carpool van parking, and
- 4- Other construction related activities.

The employee parking could require parking for an estimated 50 vehicles, although that could be reduced considerably due to a new ride sharing program initiated by our contractor which involves bringing employees to specific job sites using 14 passenger vans.

Another use would be space to mix sand and water in concrete trucks for use on the project. The wet sand mix (slurry) is then used in bedding the pipe in the trench, to protect it from damage from rocks and other hard or sharp objects in the backfill material.

This slurry mixing process involves dumping sand in a hopper with a front end loader, which then loads it into the concrete trucks via a conveyer belt. Water would be purchased from the City from a hydrant located on or near the site, if possible, or will be brought onto the site with 2,000 gallon water trucks if necessary.

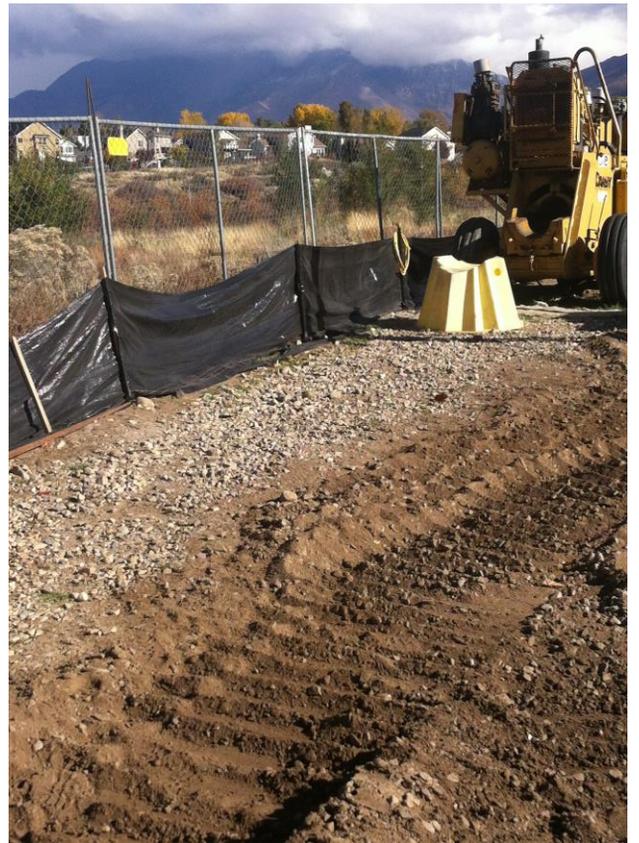
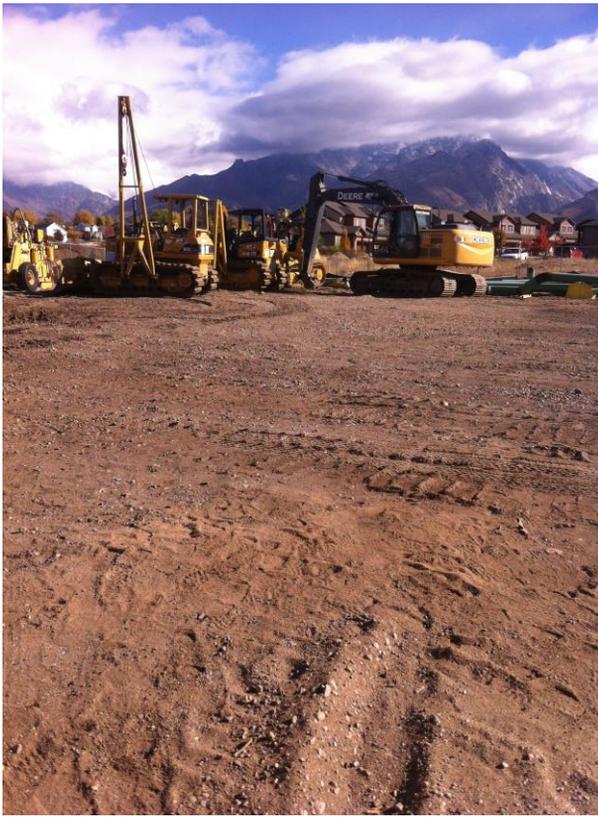
The slurry operation will require as many as 25 mixer trips per day, and approximately 8 trips by a dump truck and pup to bring in the sand.

The property will be fenced, gated, and locked when there is no activity, and would have track-out provisions and silt fence in place, as required by our project SWPPP. Access to the site would be through the existing pit access onto SR 92.

QGC and its contractor NPL expect to need this yard for a period of 9 – 12 months, beginning as soon as an agreement can be reached. There are no plans, at this time, to place any type of structure on the property.

Thanks,

Gaylan Sorenson





CITY COUNCIL AGENDA REPORT

Item #10

DATE: November 18, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: RESOLUTION AMENDING THE PRELIMINARY PLATS, FINAL PLATS REVIEW FEES AND ESTABLISHING A FEE FOR CIVIL CONSTRUCTION PLAN REVIEW AND CIVIL CONSTRUCTION INSPECTIONS.

STAFF RECOMMENDATION:

Adopt the resolution amending the preliminary plats, final plats review fees and establishing a fee for civil construction plan review and civil construction inspections.

BACKGROUND:

The current fee for Preliminary Plat review is \$1,200 and the Final Plat Processing and Recordation Fee is \$785 plus 1.5% of the bond amount. This last update to these fees was done in 2009. There is not an established fee for civil construction inspections or civil plat review. Civil construction inspections are those inspections done by the Public Works staff as a subdivision is constructed. Staff believes the 1.5% of the bond was to be used to cover the costs of civil inspections and civil plat review however, there is no specific documentation.

Utah Law requires that review fees only be established to cover the cost of providing the service. A developer has expressed concern regarding the current Final Plat Processing and Recordation Fee. In addition, with the use of consulting engineer's staff commissioned a fee study to update these fees. The study was completed by Zion's Bank Public Finance.

The proposed fee includes two staff reviews. All corrections and issues can be resolved in two reviews. If additional reviews are required an additional fee will be charged. This will encourage developers and engineer's to ensure all corrections are addressed during the first two reviews. The proposed fees are as follows:

Fees For Two Reviews				
<i>Type</i>	<i><10 Lots</i>	<i>11-50 Lots</i>	<i>51-100 Lots</i>	<i>>100 Lots</i>
Preliminary Plat	\$3,045	\$4,920	\$6,295	\$8,045
Final Plat*	\$1,229	\$1,229	\$1,229	\$1,229
Civil Plan	\$4,093	\$5,906	\$9,156	\$11,781
*Includes Recordation Costs				

Fees for Subsequent Reviews Above the Two Reviews*				
Type	<10 Lots	11-50 Lots	51-100 Lots	>100 Lots
Preliminary Plat	\$3,045	\$4,920	\$6,295	\$8,045
Final Plat	\$1,229	\$1,229	\$1,229	\$1,229
Civil Plan	\$4,093	\$5,906	\$9,156	\$11,781
*Includes two additional reviews				

The Civil Construction Inspection fee is \$6,753 which is due prior to construction. This is based on an average of 185 hours spent by Public Works staff per subdivision. If a project requires more than the 185 hours, the developer will be charged \$36.50 per hour. These fees will be collected prior to the inspection being completed. Currently, Public Works staff tracks time spent on the job site. This task will be simplified by the use of work order software that is being considered.

These fees will be reviewed next year to insure accuracy.

FISCAL IMPACT:

Reimbursement of costs for review of preliminary plats, final plats, civil construction plan review and civil construction inspections.

ATTACHMENTS:

- Proposed Resolution
- Fee Study

RESOLUTION NO. 2014-**

**AN RESOLUTION OF THE HIGHLAND CITY FEE SCHEDULE AMENDING THE PRELIMINARY PLATS,
FINAL PLATS REVIEW FEES AND ESTABLISHING A FEE FOR CIVIL CONSTRUCTION PLAN REVIEW
AND CIVIL CONSTRUCTION INSPECTIONS**

WHEREAS, the Highland City Council has determined that the fee schedule should be amended to reflect the costs of providing services.

NOW, THEREFORE, BE IT Resolved BY the City Council of Highland City, Utah:

SECTION 1. The Highland City Fee Scheulde is hereby amended to amend the preliminary plats, final plats review fees and establish a fee for civil construction plan review and civil construction inspections as shown on Exhibit A attached hereto and incorporated by reference.

SECTION 3. This Resolution shall take effect immediately upon its first posting or publication.

PASSED AND ADOPTED by the Highland City Council, November 18, 2014.

HIGHLAND CITY, UTAH

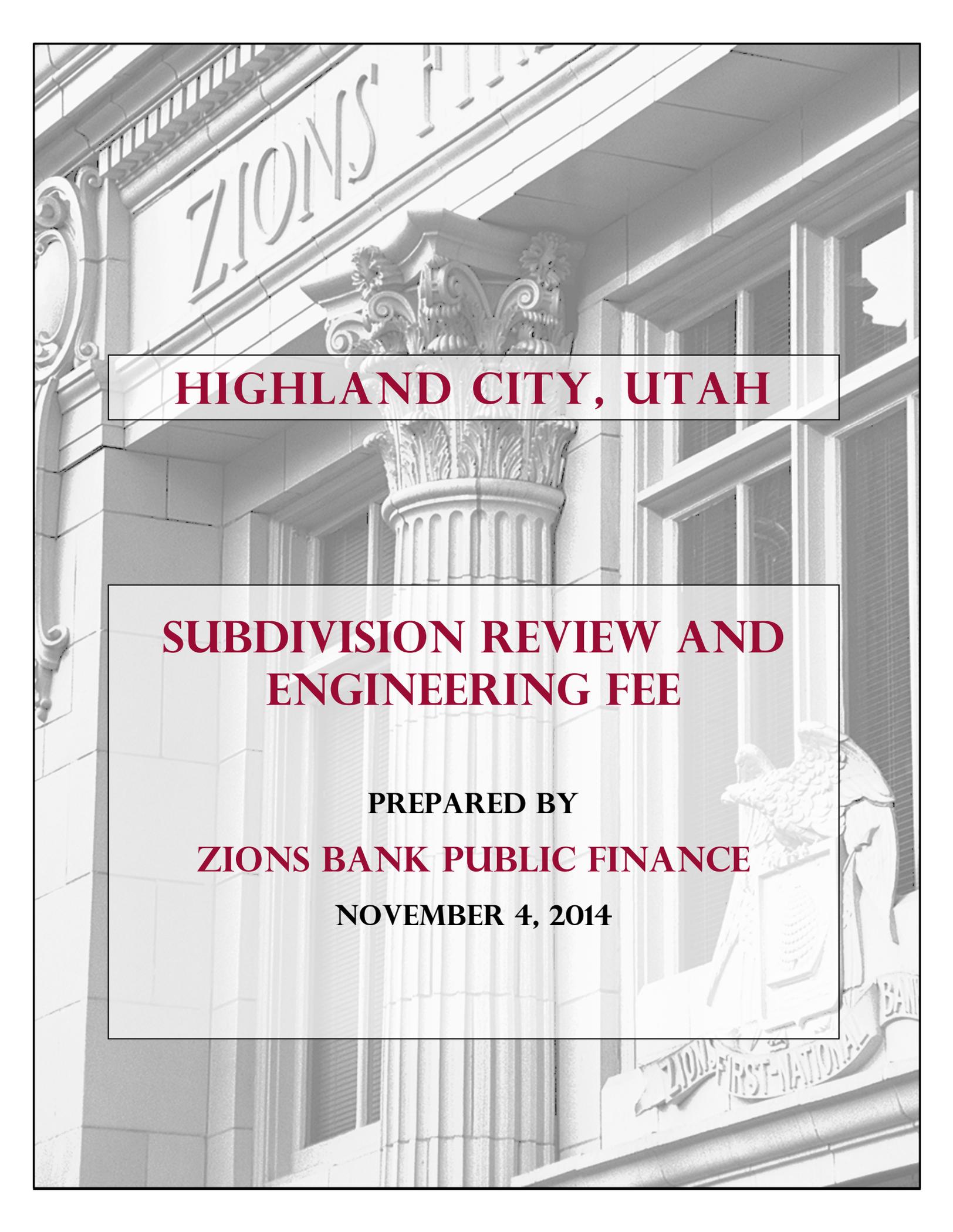
Mark S. Thompson, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>
Jessie Schoenfeld	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit A

A black and white photograph of the Zions First National Bank building facade. The image shows classical architectural elements including a large column with a Corinthian capital, a pediment with the word 'ZIONS' carved into it, and a statue of an eagle holding a scroll. The text is overlaid on the image in white boxes with black borders.

HIGHLAND CITY, UTAH

**SUBDIVISION REVIEW AND
ENGINEERING FEE**

PREPARED BY

ZIONS BANK PUBLIC FINANCE

NOVEMBER 4, 2014

HIGHLAND CITY

Subdivision Review and Engineering Fee

I. Overview of the Fees

The Subdivision Review and Engineering Fee will be assessed to new subdivisions to recover the time and cost incurred by the Highland City and its' consulting engineers while providing the following services:

- Preliminary Plat Review;
- Final Plat Review and Recordation;
- Civil Review Fee; and
- Construction Inspections.

Typically the City will review plans twice in each of the three steps of the plat and civil review process totaling six city reviews. Construction inspection does not have structured plan reviews. If a developer's plans are not complete or precise enough to be approved after the allotted six reviews then more reviews will be required. Many of the plans filed require additional reviews due to inadequate plans. Higher quality plans may only require the minimum reviews allotted to each step in the plat and civil process before the plat is recorded. The Community Development Director can require as many reviews as necessary to resolve all issues.

The Subdivision Review and Engineering Fee is divided into two components:

- 1) a **Base Review Fee** assessed according to the size of the subdivision that represents the minimum cost of the plat and civil review assuming two separate plan reviews at each of the three stages of the review process, plus the cost of 185 hours of city staff time required to complete a typical construction inspection process; and
- 2) a fee for **Additional Reviews and Inspection Services** that will be based upon the actual number of reviews to complete the plat and civil review plus an hourly rate for the actual time incurred above 185 hours to complete the construction inspection.

II. Base Review Fee

When a developer files a plan for review, the Planning Department will charge an initial base fee determined by the size of the development according to the schedule shown below. This fee covers the preliminary and final plat review, plat recordation, civil review fee, and the base construction inspection fee.

Base Fee Paid According to Development Size

Base Subdivision and Engineering Process*	<10 Lots	11-50 Lots	51-100 Lots	>100 Lots
Preliminary Plat Fee (Includes two reviews)				
Preliminary Plat Review Cost - Engineer	\$ 2,250	\$ 4,125	\$ 5,500	\$ 7,250
Preliminary Plat Review Cost - City Staff	795	795	795	795
Total Preliminary Plat Review Fee	\$ 3,045	\$ 4,920	\$ 6,295	\$ 8,045
Final Plat and Recordation Fee (Includes two reviews)				
Final Plat and Recordation Fee - Engineer	\$ 450	\$ 450	\$ 450	\$ 450
Final Plat and Recordation Fee - City Staff	779	779	779	779
Final Plat and Engineering Fee	\$ 1,229	\$ 1,229	\$ 1,229	\$ 1,229
Civil Review Fee (Includes two reviews)				
Civil Review Cost - Engineer	\$ 2,938	\$ 4,750	\$ 8,000	\$ 10,625
Civil Review Cost - City Staff	1,156	1,156	1,156	1,156
Total Civil Review Fee	\$ 4,093	\$ 5,906	\$ 9,156	\$ 11,781
Construction Inspection Fee (Based on 185 hours, Additional time will be billed for on an hourly basis)				
Construction Inspection Fee	\$ 6,753	\$ 6,753	\$ 6,753	\$ 6,753
Base Subdivision Review and Engineering Fee by Subdivision Size	\$ 15,119	\$ 18,807	\$ 23,432	\$ 27,807

III. Fee for Additional Reviews and Inspection Services

If additional reviews are required to approve the plans then the cost of additional reviews will be charged according to the schedule below. The additional fee will be assessed and collected before the review. Any construction inspection hours required above 185 hours included in the base fee will be billed at the rate of \$36.50 per hour and due prior to next inspection.

Fee for Additional Reviews and Inspection Services

Fees for Additional Reviews and Inspection Services*	<10 Lots	11-50 Lots	51-100 Lots	>100 Lots
Additional Preliminary Plat Review (Includes two reviews)	\$ 3,045	\$ 4,920	\$ 6,295	\$ 8,045
Additional Final Plat and Engineering Review (Includes two reviews)	1,229	1,229	1,229	1,229
Additional Civil Review (Includes two reviews)	4,093	5,906	9,156	11,781
Construction Inspection Fee per Additional Hour Above 185 Hours	36.50	36.50	36.50	36.50

*A fee for additional reviews are assessed if additional reviews are required above the reviews included in the base fee.

IV. Cost Calculation for the Plat Review, Recordation, and Inspection Process

The calculations that support the base fee and fees for additional services are found in Tables 1-5 of Appendix A of this report. Cost calculations include a detailed breakdown of City Staff's time to process plat applications, recordation of the final plat, construction inspections, plus the time of consulting engineers to provide a review of the civil engineering plans. The time estimates are based upon the observed time required to process past plats applications. Hourly rates are based upon the salaries and benefits of City staff and upon the hourly billing rates of the City's consulting engineers.

HIGHLAND CITY

Subdivision Review and Engineering Fees

Appendix A: Cost Calculations by Process

A B C D E F G

1 **Table 1: Preliminary Plat Review Cost - Civil Engineering Consulting Costs** 1

Preliminary Plat Process	< 10 Lots	10 to 50 Lots	51-100 Lots	> 100 Lots
	Preliminary Civil	Preliminary Civil	Preliminary Civil	Preliminary Civil
1st Review	8	18	24	28
2nd Review	4	8	10	18
Associated Meetings	6	7	10	12
Total Civil Review Hours	18	33	44	58
Hourly Rate	\$ 125	\$ 125	\$ 125	\$ 125
Preliminary Plat Review Cost - Engineer	\$ 2,250	\$ 4,125	\$ 5,500	\$ 7,250

11 **Table 2: Final Plat Review - Civil Engineering Consulting Costs** 11

Civil Review Process	< 10 Lots	10 to 50 Lots	51-100 Lots	> 100 Lots
	Final Civil	Final Civil	Final Civil	Final Civil
1st Review	3	3	3	3
Hourly Rate	\$ 150	\$ 150	\$ 150	\$ 150
Civil Review Cost - Engineer	\$ 450	\$ 450	\$ 450	\$ 450

18 **Table 3: Civil Review Cost - Civil Engineering Consulting Costs** 18

Civil Review Process	< 10 Lots	10 to 50 Lots	51-100 Lots	> 100 Lots
	Final Civil	Final Civil	Final Civil	Final Civil
1st Review	11	22	34	44
2nd Review	7	8	16	21
Associated Meetings	6	8	14	20
Total Civil Review Hours	24	38	64	85
Hourly Rate	\$ 125	\$ 125	\$ 125	\$ 125
Civil Review Cost - Engineer	\$ 2,938	\$ 4,750	\$ 8,000	\$ 10,625

28 **Table 4: Construction Inspection Cost** 28

Construction Inspection Process	Low Hours	High Hours	Average Hours
Base Construction Inspection Hours	20	20	20
Culinary Water Hours	30	40	35
Pressurized Irrigation Hours	40	50	45
Streets Hours	20	30	25
Sewer Hours	30	40	35
Storm Water Hours	20	30	25
Total Superintendent Hours	160	210	185
Superintendent Hourly Rate			\$ 36.50
Total Base Construction Inspection Cost			\$ 6,753

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40 Table 5: City Staff Time and Cost by Process

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41	City Staff and Consulting Engineer Commitment by Process	Community Development Director	Operations Manager	Superintendent	Administrative Assistant	City Recorder	Totals	41
42	Hourly Rate by Participant	\$ 58.88	\$ 50.99	\$ 36.50	\$ 19.64	\$ 39.13		42
43	Preliminary Plat Review							43
44	Route and Review	4.00	2.00	5.00	2.00	-		44
45	Development Review Committee	1.00	-	-	1.00	-		45
46	Planning Commission	1.00	-	-	1.50	-		46
47	City Council	1.00	-	-	0.50	-		47
48	Hours for Preliminary Review	7.00	2.00	5.00	5.00	-		48
49	Preliminary Plat Review Cost - City Staff	\$ 412	\$ 102	\$ 183	\$ 98	\$ -	\$ 795	49
50								50
51	Final Plat Review and Recordation							51
52	Route and Review - Plat Review	4.00	2.00	-	2.00	3.00		52
53	CC Report	1.00	-	-	-	-		53
54	Route and review - Recordation	1.00	-	-	2.00	-		54
55	Record Plat	0.50	-	-	2.00	1.50		55
56	Hours for Plat/Recordation	6.50	2.00	-	6.00	4.50		56
57	Final Plat Review and Recordation Cost - City Staff	\$ 383	\$ 102	\$ -	\$ 118	\$ 176	\$ 779	57
58								58
59	Civil Review							59
60	Route and Review	4.00	8.00	10.00	5.00	-		60
61	Approve Plans	0.50	-	-	1.00	-		61
62	Hours for Civil Review	4.50	8.00	10.00	6.00	-		62
63	Civil Review Cost - City Staff	\$ 265	\$ 408	\$ 365	\$ 118	\$ -	\$ 1,156	63

64 * Each Process Includes Two Reviews of Plans

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HIGHLAND CITY

Subdivision Review and Engineering Fees

Appendix B: Fee Schedule

	A	B	C	D	E	
1	Base Subdivision and Engineering Process*					1
2	Preliminary Plat Fee (Includes two reviews)					2
3	Preliminary Plat Review Cost - Engineer	\$ 2,250	\$ 4,125	\$ 5,500	\$ 7,250	3
4	Preliminary Plat Review Cost - City Staff	795	795	795	795	4
5	Total Preliminary Plat Review Fee	\$ 3,045	\$ 4,920	\$ 6,295	\$ 8,045	5
6						6
7	Final Plat and Recordation Fee (Includes two reviews)					7
8	Final Plat and Recordation Fee - Engineer	\$ 450	\$ 450	\$ 450	\$ 450	8
9	Final Plat and Recordation Fee - City Staff	779	779	779	779	9
10	Final Plat and Engineering Fee	\$ 1,229	\$ 1,229	\$ 1,229	\$ 1,229	10
11						11
12	Civil Review Fee (Includes two reviews)					12
13	Civil Review Cost - Engineer	\$ 2,938	\$ 4,750	\$ 8,000	\$ 10,625	13
14	Civil Review Cost - City Staff	1,156	1,156	1,156	1,156	14
15	Total Civil Review Fee	\$ 4,093	\$ 5,906	\$ 9,156	\$ 11,781	15
16						16
17	Construction Inspection Fee (Based on 185 hours, Additional time will be billed for on an hourly basis)					17
18	Construction Inspection Fee	\$ 6,753	\$ 6,753	\$ 6,753	\$ 6,753	18
19						19
20	Base Subdivision Review and Engineering Fee by Subdivision Size	\$ 15,119	\$ 18,807	\$ 23,432	\$ 27,807	20
21	*Paid at time of initial plan submittal					21
22						22
23	Fees for Additional Reviews and Inspection Services**					23
24	Additional Preliminary Plat Review (Includes two reviews)	\$ 3,045	\$ 4,920	\$ 6,295	\$ 8,045	24
25	Additional Final Plat and Engineering Review (Includes two reviews)	1,229	1,229	1,229	1,229	25
26	Additional Civil Review (Includes two reviews)	4,093	5,906	9,156	11,781	26
27	Construction Inspection Fee per Additional Hour Above 185 Hours	36.50	36.50	36.50	36.50	27
28						28
29	**A fee for additional reviews is assessed if additional reviews are required above the reviews included in the base fee.					29

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Meeting Minutes from September 16, 2014 City Council Meeting:

MOTION: Approval of City Park Use – Organized Sports Leagues.

Mayor Thompson stated the City held a Work Session to discuss the City parks and only one person attended. He explained they went over several of the issues and tried to categorize the parks by size and amenities and tried to identify them as open space parks or City parks. He stated they also looked at open space parks that are designed for destination use, because they have a parking lot and restrooms.

Blair Kent, resident of the Windsor Subdivision, thanked the Council for their help resolving the issue. He stated having a park behind their homes was very appealing to their neighborhood, but has become more of a safety, noise, and health issue from all of the athletic teams. He stated the streets were never designed for parking on both sides and there is constant urination and trash in the park. He stated the sports groups are there from seven in the morning until dusk. He mentioned if they knew it would be a sport's park, they never would have moved into the neighborhood. He asked the Council that as they are categorizing the parks and their use, to consider that although the Windsor Park is beautiful open space, it was never intended it to be a full sports park. He explained practices are just as demanding as the games and asked the Council to take their concerns into consideration.

Dorraine Crump, resident of the Windsor Subdivision, stated Kensington Street has the greatest concern because the park is in their backyard. She explained her biggest concern is the public safety issues with cars parked on both sides of the road. She expressed her concern that when she drives west in the evening there are serious visibility issues and a child could be hit by a car.

Brent Mangum, resident of the Windsor Subdivision, stated at the beginning of August there was a man urinating facing their home and started waving at them thinking it was funny. He explained there are not just urination issues, but also issues with exposure, garbage, noise, and traffic. He stated he used to spend Saturday nights outside working in the yard, but now there are so many people in the park that it is has become very difficult to deal with. He explained he has five boys that love playing soccer and baseball, so he hopes the City can find an area for sports teams.

Mark Ward, resident of the Windsor Subdivision, stated he agrees with all of the concerns that were previously stated. He explained he has serious safety concerns as well with cars parked on both sides of the street and kids running in between cars. He stated the park was designed as a family park and has slowly changed into a sports park. He explained competitive leagues and teams from other cities have begun using the park and although the park is a great place for families to go and play, it was not built for organized sports.

Terry Kent, resident of the Windsor Subdivision, stated there has been such a big change since the "No Organized Sports in This Park" signs have been put up. She stated it has become a quiet, peaceful place where families can go and play and that is how it should be.

Karen Stone, resident of the Windsor Subdivision, stated at the last meeting, a Councilmember stated it is a park where families should be able to come and play. She stated the park was that way in the past, but has not been that way the past several months. She stated it has been very nice to see families back in the park during the time the signs have been up. She stated the residents appreciate the change and asked the Council to consider the best use of the park.

Corbett Heath, resident of the Windsor Subdivision, stated they do not have the infrastructure to support organized leagues in that park. He explained on several occasions his kids have been kicked out of the park by coaches and organized leagues to run their profitable clinics.

Suzanne Baugh, resident of the Windsor Subdivision, stated she cannot open her windows, because there are whistles being blown all day long. She stated there are bumps all over the grass, because it was not groomed to be a field. She explained the noise, car safety, and urinating issues are very serious problems and asked the Council to keep the signs posted.

Brian Braithwaite thanked the citizens for coming to the meeting and expressing their concerns. He stated the Windsor Meadows Park has gotten out of control and the Council has no intention of putting it back the way it was. He explained the park was never designed for the volume and intensity that it was being used. He stated they have put up the signs and removed the goal posts, but there is a lot of youth in the City, so there has to be places for the youth to play. He explained the Council identified which parks could be used for youth sports and the differences between games and practices. He mentioned there are games held at the school all day long and there are no restrooms there, but they are successful. He explained the City wants it to be used as a family park, but there is also a need to have a place for City leagues to be able to practice. He explained the City needs to have designated areas so parents are not driving all around the City looking for a place to practice, but they also do not want the same volume that there was before. He stated they need to find a balance and they may not find it anytime in the near future, but the Council needs input from the residents to find the right balance. He mentioned it is a park that is meant to be used, so it is okay if someone wants to bring their cones and occasionally practice on the field, but if fifteen teams want to practice then it becomes out of control. He stated practices do not have the same intensity as games and the City would only allow smaller groups to practice for a certain number of hours a day. He stated the Council is trying to set a standard for the whole City.

Rod Mann stated one problem since the Work Session is that it created the impression that the Council had a defined use policy with set times and days. He stated they have yet not figured out the right mechanism and were just providing suggestions. He explained they still need to discuss the details if it is a practice field. He stated they discussed that practice-only fields would not be scheduled and games in the Windsor Park would not be allowed. He stated they have received letters from local coaches concerned that they need a place to play, so if the open space parks are completely forbidden they are punishing a lot of Highland kids. He explained there are two sides to the issue and no one would like the problems the Windsor Subdivision was facing, but they need to find a resolution for the whole City.

Tim Irwin explained they need to discuss the fact that although the open space parks are City parks, they were originally designed for the families in those subdivisions. He stated the families in open space areas gave up backyard space to provide space for the park. He stated even the practices can

be a nuisance. He stated they should not take the parks away from the families in those areas and create other issues, including safety, noise, and public exposure. He explained they did not put public amenities in the park, because they were designed for the people living in that subdivision. He stated the City should leave the signs up and if a parent, who is also a coach, decides to run a practice from time to time, it would be okay. He stated if they change the sign to say practices are allowed, it will bring back all of the issues.

Dennis LeBaron stated they tried to identify the parks where games could be played, which had adequate parking, restrooms, and fit other criteria and they came up with 3-4 parks. He stated the noise level increases dramatically at games. He stated one of the challenges for the City is to develop a consistent policy. He stated after they removed the goal posts from the Windsor Park, the Town Center Meadows Park got a lot more activity. He explained they decided that although a lot of open space parks are not suited for games, they may be suited for practices. He stated there are 3-4 parks listed on the chart that do not say they are open for practices, but his understanding was that all the parks could hold practices.

Tim Irwin clarified those parks were small enough that they could not even accommodate a practice.

Dennis LeBaron replied he drove by the Wildrose Park and it seemed large enough to hold a practice.

Brian Braithwaite responded the field is large enough to hold a practice, but it can only fit approximately six cars, so traffic was the issue.

Blair Kent stated the homes in open space subdivisions pay a \$20 monthly fee for open space, which they assumed was directly used for the park in that subdivision. He asked for some clarification if that is the case or if it goes into a general fund for all the Highland parks and if so, if all the residents pay an equal amount.

Tim Irwin stated he is the only Councilmember that lives in an open space area. He explained the open space fee is not specifically used for the open space in that subdivision, but rather it goes into the Open Space Fund that pays for the maintenance of all the open space. He stated it has been an area of contention as to whether or not the \$20 is enough to cover the full maintenance needs of the open space areas. He stated the way things are currently designated, there is a certain amount taken out of the General Fund to cover open space maintenance costs. He mentioned the open space does not only include parks, but also parkways, etc. He stated the Council needs to identify what is really open space. He explained the Beacon Hill Park was designed to be a City park, but it is still part of the open space and funded out of the Open Space Fund. He stated it will have public restrooms and a pavilion and already has parking, so it needs to be considered a City park and should be funded out of the General Fund. He stated approximately 40% of Highland residents pay the monthly open space fee.

Blair Kent stated they love living in an open space area and love having all of the open space trails; so they are okay if that is what the funds are being used for. He stated the age groups of those

practicing are young enough that their parents stay with them. He stated the volume may be different, but as for the traffic and safety concerns, the practices are just as bad as the games.

Tim Irwin stated these open space parks are designed for family use. He explained there is not enough space for the youth sports, but the City should not desecrate the open space parks to accommodate them.

Brian Braithwaite clarified all of these parks are City parks; some have designations the City has defined to help understand the usage, but the City owns all of the parks.

Jessie Schoenfeld stated the Windsor Park is subsidized by the City and is paid for by all of the residents, not just those in open space areas.

Tim Irwin responded he disagrees with Jessie Schoenfeld on that issue. He stated there is open space parks designed to be City parks and should be paid for by the entire City.

Mark Ward stated if they look at the size of the Windsor Park and the money paid by the residents in that subdivision; all of the money goes into water for that park. He stated the weeds are mowed twice a year, but they consistently water the grass. He stated it may be subsidized by the City as a whole, but the numbers for that development do not wash. He stated although practices don't seem like a serious issue, there are 3-4 teams practicing at once. He explained it is a compromise, but the risks and safety factors are still there. He suggested the City make organized leagues pay to play on the fields.

Brian Braithwaite responded the Council agrees organized groups should pay for their field usage. He explained staff is looking for the appropriate amounts to charge.

Mark Ward replied the community groups are not as disruptive. He stated the organized groups are very structured and cause the most issues.

Tim Irwin stated there are only 3-4 parks where the City is considering charging for usage, because they are the only ones the City is considering for organized games.

Brian Braithwaite clarified the organized sports groups would not be able to pay a fee and use the Windsor Park.

Mark Ward stated if the City decides to make it a practice field, hopefully there would at least be scheduling for the field, so the park is not overcrowded.

Tim Irwin stated the 3-4 parks that allow organized sports would be scheduled out. He explained he would not want to see scheduling for the open space parks on a regular basis.

Jessie Schoenfeld questioned if some of the practices involve kids in the Windsor Subdivision.

Mark Ward replied very few are from their neighborhood; many are from Saratoga Springs, Lehi, and American Fork.

Rod Mann stated in the City budget there is an Open Space Fund and last year they spent \$418,000 on open space maintenance and \$191,000 came from the General Fund. He explained they are not just paying the \$20 monthly fee, a portion of their property taxes are also used for upkeep of the open space and all residents are paying equally for that. He stated 45.7% of the General Fund subsidized the open space activities. He stated if they were to completely pay for the open space, their rates would need to be raised by approximately 50%.

Dorraine Crump stated there are 22 parks listed on the chart and there are 17 open space parks, but they are the only ones at the meeting. She stated because their neighborhood is the only one represented, they are obviously having the biggest problem. She asked to have the Windsor Park not listed, because those representing the other side of the issue are not at the meeting and neither are people from the other neighborhoods.

Jessie Schoenfeld questioned how fair it is to have a citywide policy for the whole City except the Windsor Meadows Subdivision.

Dorraine Crump expressed her concern that it is not fair that she is scared she will kill a child every time she drives down her street. She stated she does not know if the people in the other open space neighborhoods have the same concerns, because they are not at the meeting. She stated she was surprised the City was having another discussion on this issue, because they believed a solution had already been reached.

Brian Braithwaite suggested they leave the signs up for a year to get rid of the issue and then slowly allow the local groups to come back and get the residents input to make sure it does not get out of hand. He stated the other residents are not at the meeting because it has not yet become out of control in their parks. He explained the Council is trying to make sure closing down the Windsor Park will not just push everyone to the other parks. He stated the purpose of the discussion to establish a City policy. He stated they want it to work within the community, but not abuse the community.

Dorraine Crump stated she understands the Council's concerns, but when the open space subdivisions were set up, people moved into open space areas because they believed they would have a neighborhood park.

Mayor Thompson stated the Windsor Park was the only park listed on North Utah County Soccer's website as the Windsor Soccer Field. He stated he spoke with the League Director and explained the Windsor Park is partially paid for by the residents of that subdivision, which the director did not know. He stated he visited the park for about a week and it was evident the park was being misused. He explained the City reacted to the issue, but they need to be proactive, so it does not continue to be a problem for the community.

Dorraine Crump stated her children have also been kicked off the field by sports groups.

Karen Stone stated she is a teacher for Alpine School District and the District has either begun charging fees or raised the fees for use of their sports parks, so there are teams that have left the

school fields. She stated the teams argue that they pay taxes, which covers the property the kids play on at recess, but does not cover use of the park by sports teams. She stated this may have pushed leagues to City parks, but the leagues should consider raising their fees to join in order to cover field costs.

Mayor Thompson stated they need to work with the School District to find the best solution.

Jessie Schoenfeld stated no one wants never-ending practices from people out of town.

Dennis LeBaron mentioned it would be hard to figure out if the youth are local.

Gerald Chederal, resident of the Windsor Subdivision, stated the City should not allow groups to pay a fee and play at the Windsor Park. He stated if it a citywide situation then all residents should pay the \$20 monthly fee.

Brian Braithwaite clarified the only fees that will be charged will be on fields that can be reserved. He stated they are trying to discover how to maintain a small amount of usage on the open space parks without being disruptive to the neighborhoods. He explained it would not be acceptable for the City to increase the intensity on the fields, because there is not enough field space. He explained the City has a certain number of fields that can be used to a certain level and once that level is reached they will have to decide if the City wants to build additional fields.

Tim Irwin stated he agrees the City should leave the signs posted for at least a year, which will give the City time to decide how they will control the practice issue.

Terry Kent questioned what times teams will be able to practice if it a practice-only park. She expressed her concern that if it is a practice only park, the park will be misused once again.

Mayor Thompson stated they have not yet determined what times and need some input. He stated if they are going to use the field they need to submit a plan to the City on how they will manage the complaints.

Discussion continued regarding park use.

Brent Mangum stated the scales of justice should be turned in their favor, because although it may be a future issue with other subdivisions, they are the ones with the current problem. He stated he has not heard a comment addressing the urination issue and his bushes are the most utilized and two people have even knocked on his door asking to use his restroom.

Dennis LeBaron stated it is a city problem and they would love feedback from the residents on how they feel the issues should be resolved.

Rod Mann explained the only way to manage and control practices would be to have a set schedule, for example, allowing one Highland sponsored team to practice Tuesday, Thursday, and Saturday at the Windsor Park from 5-6 p.m. He stated there could be times when they charge and other times

when they would not, but they need a mechanism to record it, so they know when it is being misused.

Mayor Thompson stated this was just a discussion and they will leave everything the way it is until there is a resolution.