HIGHLAND CITY COUNCIL AGENDA

TUESDAY, JANUARY 20, 2026

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

VIRTUAL PARTICIPATION

YouTube Live: http://bit.ly/HC-youtube

Email comments prior to meeting: council@highlandut.gov

6:00 PM REGULAR SESSION

Call to Order: Mayor Brittney P. Bills
Invocation: Council Member Scott L. Smith
Pledge of Allegiance: Council Member Ron Campbell

1. UNSCHEDULED PUBLIC APPEARANCES

Anyone may share information with the City Council. If your comments require a response, staff or an Elected Official will contact you. Please limit your comments to three minutes per person. Please state your name.

2. PRESENTATIONS

Items in this section are formal presentations by invited organizations or individuals. If further discussion is needed, it will be brought to the City Council on a future agenda.

a. Honoring the Heroes from the Library Fire - Kassidy Hughes and Lone Peak Fire represented by Captain P. J. Christensen

Mayor Bills and City Council Members will recognize Kassidy Hughes and Lone Peak Fire Department for their role in reporting and extinguishing the fire which occurred at the Highland City Library on January 1, 2026.

3. CONSENT ITEMS

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

a. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
November 18, 2025

b. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
December 2, 2025

c. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
December 11, 2025

d. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
January 6, 2026

e. Ratification of Large Purchases *General City Management*
David Mortensen, Finance Director
The City Council will consider the ratification of large purchases made during December 2025.

f. Central Utah 911 Alternate Board Member Appointment *General City Management*
Brittney Bills, Mayor
The City Council will consider Mayor Brittney P. Bills' appointment of Liz Rice as an alternate to the Central Utah 911 Board of Directors.

4. ACTION ITEMS

Items in this section are to be acted upon individually by the City Council. A report will be given on these items.

a. PUBLIC HEARING: General Plan, Comprehensive Update and Amendment, Public Hearing *General Plan Amendment (Legislative)*
Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will discuss the proposed comprehensive update and amendment to the General Plan, including the master transportation plan; hold a public hearing; and adopt the draft amended General Plan if ready to do so.

b. PUBLIC HEARING/ORDINANCE: Right of Way Closure - 11200 North *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider adopting an ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.

c. PUBLIC HEARING/ORDINANCE: Fiscal Year 2025-2026 Mid-Year Budget Adjustments *General City Management*
David Mortensen, Finance Director
The City Council will consider amending the fiscal year 2025-2026 budget for various items as shown in the attached exhibit.

d. RESOLUTION: Canal Boulevard Speed Limit *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider increasing the speed on Canal Boulevard between North County Boulevard and Alpine Highway.

e. RESOLUTION: Open Space Sale Rate Policy *General City Management*
Jay Baughman, Assistant City Administrator/Community Development Director
The City Council will consider options for, and a resolution, designating the value of orphan parcels and other City-owned land for 2026. The Council will take appropriate action.

f. ORDINANCE: Wildland Urban Interface (WUI) Boundary & Building Code *Municipal Code Update (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider adopting the state wildland urban interface code.

g. ACTION: Authorization for the Purchase of a Backhoe *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider the purchase of a backhoe for the culinary water department.

5. EXPEDITED ITEMS

Items in this section are to be acted upon individually by the City Council. These items have previously been discussed by the Council. No report will be given.

a. RESOLUTION: Lone Peak Interlocal Agreement Amendment *General City Management*
Erin Wells, City Administrator
The City Council will consider adopting changes to the Lone Peak Public Safety Interlocal Agreement, that would lock in the new assessment formula for the Fire Department for a period of three years.

b. ACTION: Plat Amendment: Sunrise Farms-Dry Creek Lot Line Adjustment and Conservation Easement Vacation *Land Use (Administrative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider a request to amend lot 105 of Sunrise Farms and lot 6 of Dry Creek Phase 1 to adjust their mutual boundary line and to vacate a portion of a private conservation easement.

c. ACTION: Award of Mitchell Hollow Trail Construction Bid *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider awarding a bid to VANCON Inc. in the amount of $2,025,100 for the construction of the Mitchell Hollow Trail.

d. RESOLUTION: Utah County Interlocal Agreement for Mitchell Hollow Trail *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider the approval of an interlocal agreement between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.

e. ACTION: Surplus of Excess Water Meters *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider surplussing 300 1-inch water meters.

6. COMMUNICATION ITEMS

Items in this section are for notification and update. No final action will be taken.

a. Update on Potential Independent Chamber of Commerce *General City Management*
Ron Campbell, Council Member, Liz Rice, Council Member

7. CLOSED MEETING

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

ADJOURNMENT

In accordance with 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 three days in advance of the meeting.

ELECTRONIC PARTICIPATION
Members of the City Council may participate electronically during this meeting.

CERTIFICATE OF POSTING
I, Stephannie Cottle, the duly appointed City Recorder, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State website (http://pmn.utah.gov), and on Highland City's website (www.highlandut.gov).

Please note the order of agenda items are subject to change in order to accommodate the needs of the City Council, staff and the public.

Posted and dated this agenda on the 15th day of January 2026. Stephannie Cottle, CMC |UCC, City Recorder

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

HIGHLAND CITY COUNCIL MINUTES

Tuesday, November 18, 2025

Waiting Formal Approval

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

6:10 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler
Invocation: Council Member Scott L. Smith
Pledge of Allegiance: Council Member Ron Campbell

The meeting was called to order by Mayor Kurt Ostler as a regular session at 6:10 pm. 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 Council Member Scott L. Smith and those in attendance were led in the Pledge of Allegiance by Council Member Ron Campbell.

PRESIDING:	Mayor Kurt Ostler

COUNCIL MEMBERS:

Brittney P. Bills	Present
Ron Campbell	Present
Doug Cortney	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, City Engineer/Public Works Director Chris Trusty, Police Chief Brian Gwilliam, Fire Chief Brian Patten

OTHERS PRESENT: Jon Hart, Kenny Bowman, Bryce Rich, Steve Scholle, Randall Beddes, Terry Cutler, Blake Johnson, Kenyon Bowman, Ryan Perron, Mike Gardiner, Doris Gardiner, Liz Rice, Bradly Whitehead, Cody Peters, Makenna James, Debra Maughan, Danz Wood, Peter and Amber Knecht, Lori Taylor, Leslie Bansteel, Gennifer Allred, Peter Kranenburg, Erica L. Bowman, Lewis & Natalie Gunter, Fawn Penrod, Alyssa Ellsworth, Andrea Kranenburg, Benjamin Thompson, Samantha Thompson, Aimee Belliston, Brad Belliston, Allison Ewen, Elysabeth Owen, Heather Hess, Annika Hess, Tyler Miner Wesley Warren, Stuart Segura, Lisa Smith, Ian James, Audrey Moore

1. UNSCHEDULED PUBLIC APPEARANCES

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

Stewart Segura addressed the Council regarding a proposal to name a park after Charlie Greenland; he provided background on the Greenland family, noting they have been part of Highland for over 120 years. Charlie Greenland was born in a home where Freedom Elementary now sits and currently lives nearby, and he was the

DRAFT

first president of the Highland Historical Society. Mr. Segura requested that the park directly north of where Mr. Greenland lives be named Greenland Park or Charlie Greenland Park. He concluded by presenting the Mayor and Council with signatures from surrounding neighbors and noted many residents were present in support of the proposal.

Council Members Campbell and Rodela expressed support for the proposal and supported including an official agenda item on a future agenda for discussion of the proposal. Council Member Smith stated he is supportive as well; he noted the matter is noncontroversial in nature and suggested an action item be added to the December 2nd meeting to give the Council the opportunity to vote to name the park after Mr. Greenland. Mayor Ostler clarified that the park in question is likely called Canterbury South Park on City maps. He indicated the item would appear on the December agenda for more discussion and action.

2. CONSENT ITEMS

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

a. Approval of Meeting Minutes *Stephannie Cottle, City Recorder*
September 16, 2025

b. Ratification of Large Purchases *David Mortensen, Finance Director*

Council Member Kim Rodela MOVED that the City Council approve consent item 2a, the approval of meeting minutes from September 16, 2025, and ratify the large purchases for October, 2025.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

3. ACTION ITEMS

a. ORDINANCE: Text Amendment - Well Drilling Conditional Use Consolidation *Development Code Update (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will hold a public hearing to consider and make a decision regarding a development code text amendment to consolidate the well drilling conditional use into the Public Utilities zone.

City Attorney/Planning & Zoning Administrator explained this amendment is part of an ongoing process to clean up and consolidate the city's code and zoning regulations. He outlined that Highland has a public utility zone intended for utilities such as power substations and water storage tanks, but the R140, R130, and R120 zones currently allow for well drilling as a conditional use. The amendment would remove well drilling as a conditional use from residential zones and specifically add it to the public utility zone. Mr. Patterson clarified that this would not affect residential wells serving individual properties, only wells that would serve properties outside the lot where the well is located. He noted that existing uses would be grandfathered, but new uses or changes would

need to conform to public utility zone standards.

Council Member Cortney asked who received notice of the proposed change. Mr. Patterson explained that affected utility companies, adjacent cities, and the County were notified. This led to brief discussion of the definition of 'affected entities' for purposes of noticing.

Mayor Ostler opened the public hearing at 6:28 p.m.

There were no public comments.

Mayor Ostler closed the public hearing at 6:28 p.m.

Council Member Kim Rodela MOVED that City Council ADOPT the ordinance amending several sections of the Development Code regarding well drilling.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

b. RESOLUTION: Lone Peak Public Safety District Interlocal Agreement Amendment *General City Management*
Erin Wells, City Administrator, Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider adopting changes to the Lone Peak Public Safety Interlocal Agreement, specifically on the process to amend the assessment formula charged to each city.

City Administrator Wells presented the proposed amendments to the Lone Peak Public Safety District Interlocal Agreement. She explained that the process involved two steps: first, clarifying how the allocation formula can be changed, and second, determining what the new formula would be (to be discussed at tomorrow's Lone Peak meeting). She then outlined that the current agreement contains language stating funding alternatives may be adopted by the Governing Board of the District, with four members voting in favor. She explained that Highland has maintained this regulation does not prohibit the city councils from independently changing the formula, but the Board requested clarification before implementing any changes. The proposed changes state the Board may recommend a formula change, but changes do not take effect until both cities approve them. The amendment also clarifies that the interlocal agreement can be changed anytime if both city councils approve, and that after an allocation change, it doesn't take effect until the beginning of the next fiscal year unless the cities agree otherwise. Ms. Wells presented three options for adjusting the Lone Peak Public Safety District allocation formula.

1. **Option 1**: This involves an immediate transition to a taxable value pro rata formula starting fiscal year 2027. Erin Wells noted that while immediate implementation could ensure fairer allocation faster, it may also pose financial challenges for Alpine.
2. **Option 2**: A two-year transition where Alpine would pay half the difference between the old and new formulas in FY27, with Highland covering the remainder, leading to a full switch in FY28. Issues raised included the extra financial burden on Highland during the transition period. This approach was seen as

necessary for allowing Alpine additional time to adjust budgetarily. Council Member Scott Smith expressed concern about this approach as it would continue to delay adequate staffing for Highland by pushing the change further down the line.

3. **Option 3**: Allows for the Lone Peak fund balance to make up Alpine's gap of $150,000, while Highland receives a payout of $278,571.83 from the fund balance. This option was perceived creatively as it avoids immediate budgetary shortfalls for both cities and uses existing reserves to mitigate impacts of the formula change.

The Council extensively debated the timing and implementation of staffing changes necessitated by each of the three options. Finance Director David Mortensen confirmed the District's fund balance is approximately $3.4 million, which is adequate to implement Option 3 without disrupting planned expenditures. Council Member Rodela asked for input from Chief Gwilliam and Chief Patten about the proposal and if they are comfortable with the budget implications. Chiefs Gwilliam and Patten both indicated they do not believe the proposal will impact their ability to administer their budget and operate their respective Departments.

Council Member Scott L. Smith MOVED that City Council approve the resolution Approving and Adopting Amendments to the Interlocal Cooperation Agreement Between Alpine City and Highland City Governing the Lone Peak Public Safety District, as delineated in the agenda.

Council Member Brittney P. Bills SECONDED the motion.

Council Member Cortney asked for confirmation that the proposed amendments to the ILA have been approved by Mr. Patterson. Mr. Patterson stated he has reviewed the changes.

Mayor Ostler asked Mr. Patterson whether the motion confirmed that any formula changes would not take effect until the beginning of the new fiscal year unless both Councils agreed otherwise. Mr. Patterson confirmed that the updated process for recommending changes would take effect immediately upon City Council approval, but implementation of formula changes would wait until the next fiscal year unless both Councils agreed to an earlier date.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

c. RESOLUTION: Council Vacancy Appointment Procedures *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider updating its policies and procedures related to council vacancy appointments.

Council Member Campbell recused himself from the discussion.

City Attorney Rob Patterson presented updates to the council vacancy appointment procedures. He explained that with Council Member Bills being elected as mayor for next year, there will be a vacancy to fill. The appointment meeting will be held on December 11th.

Mr. Patterson detailed the current process where candidates apply, give a two-minute introduction, and answer questions from Council. Each Council member can nominate up to two candidates for further consideration. After another round of questions, Council members vote by secret ballot.
Proposed changes included:

- Ensuring the policy applies to mayoral vacancies
- Clarifying what happens if the mayor is absent
- Defining who can vote by referencing state law
- Allowing the mayor to set the order of questions
- Skipping the nomination process if there are four or fewer candidates
- Clarifying that council members cannot vote for themselves
- Ensuring transparent voting when a current council member is seeking appointment

Council Member Cortney proposed three additional changes to the process:

- Allowing certified Council Member-elect and Mayor-elect to participate in questioning and nomination;
- Adding a discussion period after questioning but before voting; and
- Eliminating secret ballots for voting.

The Council discussed these additional changes at length, with Council Member Smith supporting the first item but expressing concern about eliminating secret ballots. Council Member Rodela preferred maintaining the existing procedures with only the staff-recommended changes. She emphasized a need for consistency and felt the existing guidelines struck an appropriate balance in the appointment process. The Council then discussed in detail motion options for each specific amendment to determine which could potentially be incorporated into the final resolution. Ongoing Council discussion centered on the time frame in which to appoint a new Council Member.

Council Member Doug Cortney MOVED that City Council adopt the resolution with the changes to policy as recommended by Staff.

Council Member Kim Rodela SECONDED the motion.

Council Member Doug Cortney MOVED to AMEND the motion to include allowing certified council members-elect and certified mayor-elect to participate in the question and nomination of candidates.

Council Member Scott L. Smith SECONDED the motion.

The vote on the amendment to the motion was recorded as follows:

Council Member Brittney P. Bills	*No*
Council Member Ron Campbell	*Abstain*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*No*
Council Member Scott L. Smith	*Yes*
Mayor Kurt Ostler	*Yes*

The motion carried 3:2

Council Member Doug Cortney MOVED to AMEND the motion to include specifically allowing for a discussion period, if desired, after the last set of questions and before voting.

Council Member Scott L. Smith SECONDED the motion.

The vote on the second amendment to the original motion was recorded as follows:

Council Member Brittney P. Bills	*No*
Council Member Ron Campbell	*Abstain*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*No*
Council Member Scott L. Smith	*Yes*
Mayor Kurt Ostler	*No*

The motion failed 3:2

The vote on the motion as amended was recorded as follows:

Council Member Brittney P. Bills	*No*
Council Member Ron Campbell	*Abstain*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*No*
Council Member Scott L. Smith	*Yes*
Mayor Kurt Ostler	*Yes*

The motion carried 3:2

4. EXPEDITED ITEMS

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

a. ORDINANCE: 2026 City Council Meeting Schedule *General City Management*
Stephannie Cottle, City Recorder
The City Council will consider approving the City Council Regular Meeting Schedule for 2026.

City Recorder Stephannie Cottle presented the proposed 2026 City Council meeting schedule, maintaining the traditional first and third Tuesdays at 6:00 p.m. with an intended ending time of 9:00 p.m. Exceptions included:

- No meeting on April 7th due to Alpine School District spring break
- One meeting each in November (November 10th due to the election) and December (December 1st)

Ms. Cottle noted that Council Member Cortney requested a change to the language at the bottom of the schedule from "meetings may be canceled due to lack of agenda items or because of holidays" to "meetings may be canceled if circumstances warrant," noting this would give the Mayor broader authority to cancel meetings when necessary.

Council Member Smith asked if it was possible for two Council Members to call a Council meeting. City Attorney Patterson clarified that while the ordinance sets the regular meeting schedule, the Mayor or two Council Members may call a special meeting following a specified notice process.

Council Member Kim Rodela MOVED that the City Council ADOPT the ordinance approving the 2026 Regular Meeting Schedule.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

5. DISCUSSION ITEMS

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

a. Highland City General Plan Update, Presentation of Draft *General Plan Amendment (Legislative)*
Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will receive and begin review of the draft comprehensive update and amendment to Highland City's General Plan.

Assistant City Administrator/Community Development Director Baughman presented the draft General Plan, which has been in development for the past year and a half. He explained that State law requires a General Plan to have four elements: land use, transportation, water, and moderate-income housing. Mr. Baughman emphasized that the General Plan is an advisory guide for land use decisions and is not zoning, nor does it give entitlement to develop or build. He noted that one exception is that public facilities must conform to the general plan. The draft document was presented to the Planning Commission in September, with their changes incorporated into the draft before the Council. Mr. Baughman outlined the process for Council review, requesting that members provide feedback by November 24, 2025. Comments can be added directly to the PDF document, with major changes requiring support from three Council Members to be incorporated. He then facilitated discussion among the Mayor and Council regarding the plan, during which Council Member Smith expressed concerns about two aspects of the plan:

- The acreage listed for the state property in north Highland, which he believed might be overstated due to confusion about ownership of canal lands.
- The Transportation Plan's recommendation for double-turn lanes on Canal Boulevard that would effectively widen the road to function more like an arterial.

Sam Taylor from Landmark Design addressed Council Member Smith's concerns regarding State-owned property in north Highland as mentioned in the draft general plan. Mr. Taylor explained that the area is designated as mixed-use in the future land use map, allowing for some commercial development. Regarding the actual size of the State-owned property, Mr. Taylor acknowledged that the figures presented were based on existing GIS records. He stated that if corrections are needed, he would like to know the accurate figures so that they could make the necessary adjustments.

Sean Elliott from Hales Engineering explained to the Council that Canal Boulevard is currently at capacity, handling about 15,000 trips per day, and projections show that it will exceed capacity by 2050. He noted that the transportation plan included in the draft General Plan proposes a compromise for dealing with the increased traffic: this involves adding double turn lanes at intersections to improve traffic flow during peak times. However, this design aims to taper down before reaching the interior sections of the neighborhood, thereby avoiding a full road widening to five lanes. Council Member Smith expressed opposition to widening Canal Boulevard, primarily due to concerns over safety given the curve of the road and its close proximity to residential areas. He highlighted the risk involved with higher speed limits that often come with broader roadways, noting specifically that 45 mph speeds could become the norm if further lane expansion occurs. He also addressed the potential impact on the community's lifestyle and urban design, particularly pointing out the loss of bike lanes. He

emphasized the importance of maintaining these lanes for the residents who rely on them for transportation and recreation. Additionally, Council Member Smith mentioned his observation of unsafe pedestrian crossing behaviors, particularly by students near the top of the hill, and questioned the safety measures currently in place.

Mayor Ostler invited input from Liz Rice. Ms. Rice expressed the importance of listening to public concerns and the potential need for changes after hearing from residents, emphasizing that the Council represents the community and not State officials.

After discussion about notifying residents of the upcoming General Plan adoption, the Council directed staff to use the City newsletter and Yoppify notification system to inform residents about the December 2, 2025 meeting where the plan will be considered for adoption. Several Council Members supported a postcard mailing if staff time allowed.

6. COMMUNICATION ITEMS

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

a. Canal Boulevard Traffic Calming and Speed Limit *Chris Trusty, City Engineer/Public Works Director*

City Engineer/Public Works Director Chris Trusty provided an update on traffic calming measures implemented on Canal Boulevard. These included optical speed bars on the eastern and middle sections, an island in the median at the trail crossing, and driver feedback signs.

Several Council members noted the optical speed bars have been effective in slowing traffic on Canal Boulevard East. City Engineer/Public Works Director Chris Trusty explained that these measures were installed as part of an effort to improve traffic safety and included optical speed bars on the eastern and middle sections, an island in the median at the trail crossing, and driver feedback signs.

Mr. Trusty stated he intended to collect speed data from the driver feedback signs to assess the impact of these measures but mentioned experiencing technical difficulties downloading the information. This data was necessary to determine how much the measures had influenced driver behavior and actual speeds.

Mr. Trusty presented the option of raising the speed limit on Canal Boulevard East from 30 mph to 35 mph, based on traffic counts and recommendations from the U.S. Limits 2 software. The software suggested that with current traffic volumes reaching over 10,000 vehicles per day, a higher speed limit could be more appropriate given the road's configuration and the intended use as a minor arterial. However, Council Member Smith expressed concerns about raising the speed limit and requested additional data to see if the recently installed traffic calming measures had already reduced speeds, potentially negating the need for a speed limit increase. He highlighted safety concerns, particularly regarding children crossing inappropriately and the road's curvature, which could lead to potential accidents.

Council Member Campbell suggested shifting focus to implementing traffic calming on 9600 North, given data showing that 44 percent of traffic was traveling over the speed limit there. He emphasized the need for a more rigorous approach to reduce speeds in that area, suggesting it might still be more problematic than Canal Boulevard even after the recent interventions. Council members showed a keen interest in ensuring that the chosen speed limits were both safe and effective in managing traffic flows across Highland.

b. Quarterly Financial Report *David Mortensen, Finance Director*

Finance Director Mortensen presented the quarterly financial report for the first quarter of fiscal year 2026 (July through September 2025). He explained that first quarter reports typically show more "red" than desired due to

timing of revenues and expenditures. Key points included:

- General Fund revenue at 23 percent of budget, which is reasonable since property tax revenues arrive in December.
- Sales tax revenue at 29 percent of budget, indicating strong performance.
- Expenditures at 27 percent of budget, slightly above the 25 percent quarterly target, due to annual insurance payments and transfers made at the beginning of the year.
- Various enterprise funds (sewer, pressurized irrigation, storm sewer, culinary water, and transportation) showing generally healthy revenue collection.
- The Parks Capital, Roads Capital, and Building Capital funds showing lower expenditure percentages due to project timing, except for the parks maintenance building which was at 91 percent of budget and will require a mid-year adjustment.

Council Member Ron Campbell asked about the difference in fees between pressurized irrigation and culinary water, suggesting this topic should be examined in the future.

Mayor Ostler then reviewed the calendar of upcoming meetings and events.

7. CLOSED MEETING

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

At 8:58 pm Council Member Doug Cortney MOVED that the City Council recess the regular city council meeting to convene in a closed meeting in the Executive Conference Room to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

At 10:03 pm Council Member Doug Cortney MOVED to adjourn the CLOSED MEETING and Council Member Ron Campbell SECONDED the motion. All voted in favor and the motion passed unanimously.

The City Council reconvened in open meeting.

At 10:04 pm Council Member Ron Campbell MOVED that the City Council recess to the Executive Conference Room to convene in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual, as provided in Utah Code Annotated §52-4-205.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

At 10:59 pm Council Member Doug Cortney MOVED to adjourn the CLOSED MEETING and Council Member Ron Campbell SECONDED the motion. All voted in favor and the motion passed unanimously.

ADJOURNMENT

Council Member Doug Cortney MOVED to adjourn the regular meeting and Council Member Ron Campbell SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 11:00 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 18, 2025. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle, CMC, UCC
City Recorder

DRAFT

HIGHLAND CITY COUNCIL MINUTES

Tuesday, December 2, 2025

Waiting Formal Approval

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

6:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler
Invocation: Mayor Kurt Ostler
Pledge of Allegiance: Council Member Kim Rodela

The meeting was called to order by Mayor Kurt Ostler as a regular session at 6:05 pm. 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 Mayor Kurt Ostler and those in attendance were led in the Pledge of Allegiance by Council Member Kim Rodela.

PRESIDING:	Mayor Kurt Ostler

COUNCIL MEMBERS:

Brittney P. Bills	Present
Ron Campbell	Present
Doug Cortney	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, City Engineer/Public Works Director Chris Trusty, Police Chief Brian Gwilliam, Fire Chief Brian Patten, Library Director Karen Liu, Human Resources Generalist Jess Andra

OTHERS PRESENT: Jon Hart, Rachel Farnsworth, Kevin Tams, Teri Jerman, Jessica Anderson, Debra Maughan, Eileen H. Miller, Natalie Ball, Jeff Anderson, Liz Rice, Amy Brinton, VaLayne Ostler

1. UNSCHEDULED PUBLIC APPEARANCES

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

Liz Rice, Highland City resident and Council Member-elect, stated she received a copy of Council Member Cortney's suggested amendments to the October 21, 2025 minutes and she thanked him for his recommendation to amend the minutes to correct the Mayor's and her statements about her feelings that the third place vote getter in the most recent election should be appointed to fill the vacancy created by Council Member Bills' election as the City's next Mayor. She stated she honestly believed she would be the third-place vote getter in the election.

2. PRESENTATIONS

a. Legislative Update - Senator Brady Brammer & Representative Kristen Chevrier
Senator Brammer and Representative Chevrier will provide an update on upcoming legislation related to Highland City.

Representative Kristen Chevrier provided the Mayor and Council with handouts summarizing key legislative issues and discussed several topics relevant to Highland City:

- Public Infrastructure Districts (PIDs): She noted concerns about the absence of a defined dissolution process, noncontiguous/cross-jurisdictional annexation, and financing of privately owned improvements.
- Data Privacy Protections: Representative Chevrier explained that SB 260 from last year established groundwork for bringing cities into compliance with state data privacy law. She mentioned that several bills related to individual identity and data protection would be introduced in the upcoming session, including reintroduction of the automatic license plate reader bill.
- Digital Identity: She described Utah's unique approach to digital identity where individuals own their data and share it when and where they choose, with no capability for tracking, tracing, surveillance, or profiling.
- Land Use: Representative Chevrier indicated that the focus would be on preserving city land use authority while working on housing bills aimed at infrastructure investment in communities.
- Election bills: Council Member Rodela is familiar with the pending legislation that could impact municipal elections.

Senator Brady Brammer thanked Mayor Ostler for his service and addressed several legislative priorities:

- Transportation Issues: Senator Brammer expressed frustration with MAG (Mountainland Association of Governments) and their funding allocation formulas that haven't adequately addressed Utah County's growth. He noted that while Utah County accounts for 40% of the state's growth, UTA did not allocate new public transit projects to the county this year.
- Gas Tax: He explained work on a proposal to tax fuel production at refineries to capture revenue from fuel that is exported to other states, which could save Utah families between $300-500 annually.
- Upcoming Bills: Senator Brammer mentioned bills addressing cryptocurrency fraud, elected official safety by allowing immediate address privacy requests, sexual assault evidence, and a potential law school at UVU.
- Local Issues: He discussed the transportation utility fee compromise with The Church of Jesus Christ of Latter-day Saints and advised the Council to monitor positions taken by the League of Cities and Towns, as they might not always align with Highland's interests.

Council Members engaged in a detailed discussion about population growth rates, transportation connectivity challenges, and local zoning authority. Mayor Ostler noted the significant development growth in Utah County and its implications for infrastructure demands, expressing the need for state involvement in addressing these challenges to ensure sustainable growth. Councilmember Smith expressed concern about state mandates reducing local control over land use decisions, emphasizing the frustration cities face when adjusting local codes to comply with state requirements. He highlighting the balance between growth and infrastructure, and stressed the importance of local autonomy in zoning matters. Senator Brammer agreed that there are philosophical differences in approaches to housing affordability at the state level and acknowledged the pressure on cities like Highland to accommodate growth while maintaining their unique community character. He mentioned the need for better state-city collaboration to address transportation issues, referencing the strain placed on major roads and the potential future expansion of public transit options. Overall, the discussion underscored the importance of aligning state and local goals to manage Highland's development effectively.

Council Member Doug Cortney raised a concern about a change in legislation affecting land use decisions. He noted that a change was made during the last session which classified the allowance of new land uses in zones

as an administrative decision rather than a legislative one. Council Member Cortney argued that the decision on what types of uses are allowed in various zones should be legislative, given its fundamental ties to land use planning, and sought confirmation that this was the intent of the legislation. Senator Brammer offered to review the specific bill in order to provide an answer to the Council.

City Administrator Erin Wells inquired about potential property tax legislation amendments. Senator Brady Brammer mentioned a bill by Senator Dan Mackay concerning property tax that might limit annual increases to five percent. He elaborated that this initiative is largely driven by the consistent year-over-year increases implemented by school districts, which have placed significant pressure on property owners. Unlike municipalities, which typically do not raise taxes annually, school districts are often responsible for the bulk of property tax burdens, sometimes as much as 80 percent—and residents are finding it increasingly difficult to cope with these constant adjustments.

City Administrator Wells then highlighted an ongoing issue with Rocky Mountain Power, where the City has been experiencing delays in action and responsiveness. Mayor Ostler noted that specifically, Highland City has been awaiting over a year and a half for Rocky Mountain Power to move a utility box necessary for completing a new parking lot entrance at the City's fire station, which is currently in disrepair. Mayor Ostler emphasized the significance of this issue, noting its impact on essential City infrastructure projects. Both Ms. Wells and Mayor Ostler requested assistance from legislative representatives in pressuring Rocky Mountain Power to expedite their response and action regarding this critical infrastructure improvement. Senator Brammer asked Ms. Wells to send him an email with detailed information about the matter so that he can follow up with Rocky Mountain Power government relations representatives.

b. Library Annual Report

The Library Board will present their annual report to the City Council.

Library Board Chair Amy Brinton introduced the Library Board Members and presented the annual report for Highland Library; key highlights of the report included:

- Support and Recognition: The Library Foundation provided a $6,000 grant for discovery kits, while Friends of the Library purchased a storage unit. The library received a $4,700 state library grant and held its most successful book sale ever, benefiting from donations from an estate sale and Hideaway Books.
- Staff Changes: Ms. Brinton recognized former Director Donna Cardon's contributions in expanding programming, technology, and collaborative efforts. She introduced Karen Liu, the new Director who previously served as youth services librarian for the Utah State Library.
- Usage Statistics: Over 60% of Highland households are active cardholders (6,300 total). The library circulated over 200,000 items last year (9% increase), with digital circulation reaching nearly 100,000 items (9% increase). Through consortium partnerships with American Fork and Pleasant Grove libraries, Highland residents now have access to nearly 200,000 items.
- Community Engagement: The library hosted over 200 programs for children and teens with 13,000 attending, 20 adult programs with over 500 attending, and 23 family programs with over 3,000 attending. Ms. Brinton highlighted new initiatives for seniors, including a recently awarded competitive grant of over $10,000 to create a senior social club hub.
- Future Challenges: Ms. Brinton noted that annual costs for digital services will increase due to changes in federal grant money that won't be available in fiscal year 2027.

Council Members inquired about fundraising efforts and business partnerships, with Council Member Smith suggesting more outreach to local businesses for donations. He highlighted his experience with the Friends of the American Fork Library and how they receive contributions from local businesses like Alta Bank and Central Bank, which often donate between $1,000 and $2,000. Councilmember Smith emphasized that libraries have historically relied on donations in addition to tax support and organizational support. He encouraged the Highland Library to engage more aggressively with local businesses for fundraising opportunities. In response, Ms. Brinton

acknowledged the importance of these contributions and expressed interest in increasing their outreach efforts. She noted that the Library Board is considering hiring a professional fundraiser to organize larger fundraising events, like a gala, to better support the library's financial needs. Karen Liu, the new Library Director, shared that the Friends of the Library group was actively soliciting donations and had recently received contributions from companies such as Alta Bank and Woodman's Insurance, with additional potential support from Adobe. Ms. Liu assured the council that the library is scrupulous and meticulous in its accounting and use of donated funds, ensuring that they are stretched as far as possible and used towards valuable library programs and collections.

In response to Council Member Smith's inquiry about the Library's fundraising efforts, Council Member Cortney expressed concern regarding potential competition between Library fundraising initiatives and other city efforts. He emphasized the need for coordination with the broader municipal activities to avoid conflicting approaches to soliciting donations. His apprehension focused on scenarios where various city entities, such as the Arts Council or city departments, might independently approach the same donors, potentially leading to donation fatigue or reduced contributions. Council Member Cortney suggested a more unified strategy to ensure collaborative success in fundraising across all city activities and programs. City Administrator Wells noted that although the City used to coordinate donations more effectively, recent staff turnover, particularly in the events position, had made this coordination more challenging. However, she acknowledged the ongoing collaboration between the library and the Arts Council, as well as other entities. Once a new Events Coordinator is hired, she aims to foster a more unified strategy to improve cooperation in soliciting donations across all City activities and programs.

Mayor Ostler thanked the Library Director and Library Board for their efforts to manage the Library and make the community aware of the services and events provided at the Library.

c. Thank You to Mayor Kurt Ostler
The City Council and Staff will recognize Mayor Kurt Ostler for his commitment and service to Highland City.

Council Member Scott Smith recognized Mayor Ostler's service to Highland City, highlighting his love for the people, the City, and his dedication.

Mayor Ostler expressed his deep appreciation for the acknowledgment and felt grateful for the opportunity to serve the City and its residents that he loves dearly. He emphasized that his decision not to run again was not due to any negative experiences but rather prioritizing new goals in his personal life. Despite stepping down, he reflected on City Council and Mayoral responsibilities as one of the highlights of his life. He thanked those who supported him throughout his tenure, including his wife, who played a vital role in his journey as an elected official. He thanked residents for their trust and support over his eight years of service and expressed gratitude to City staff, with whom he has enjoyed a great working relationship.

City Administrator Wells thanked Mayor Ostler for the opportunities he has given her, and for all he has done for the City.

The City Council presented Mayor Ostler and his wife, VaLayne, with a gift in recognition of their service.

3. CONSENT ITEMS

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

a. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
October 7, 2025

b. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
October 21, 2025

c. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
November 18, 2025 Canvass Meeting

Council Member Doug Cortney requested to pull item 3b from the consent agenda.

Council Member Kim Rodela MOVED to approve consent item 3a approval of meeting minutes from October 7, 2025, and 3c approval of meeting minutes November 18, 2025.

Council Member Ron Campbell SECONDED the motion.
The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

Council Member Cortney provided the recommended amendments to the October 21 minutes. In the penultimate paragraph of the October 21 minutes under item 4d (p. 5), it appears that Liz Rice's comments and Mayor Ostler's comments are comingled. According to the video (2:25:34), Liz Rice said, "the third runner up should really get that council seat." Mayor Ostler subsequently said, "I'll address my personal opinion on that. So, let's assume you have some closeness on this election ... that might be a good indication of the people and their willingness. However, where you have someone who's a distant third or a distant fourth you could also look at it the other way that the residents didn't want them as a council member." Council Member Cortney proposed striking the penultimate paragraph under item 4d of the October 21 minutes and replacing it with the following text: "Liz Rice suggested that the third runner up should be appointed to the vacancy. Mayor Ostler suggested that in a close election this might indicate public support but that if a candidate is a distant third or fourth place, it could indicate the public's desire not to have them on the Council."

Council Member Doug Cortney MOVED to approve the meeting minutes from the October 21, 2025 meeting, as amended.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

4. ACTION ITEMS

a. PUBLIC HEARING/ORDINANCE: General Plan, Comprehensive Update and Amendment,

Public Hearing *General Plan Amendment (Legislative)*
Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will discuss the proposed comprehensive update and amendment to the General Plan, hold a public hearing, and adopt the draft amended General Plan if ready to do so.

Assistant City Administrator/Community Development Director Baughman presented the General Plan update, reviewing the extensive process that included:

- Information gathering and outreach throughout 2024.
- Creation of a website and Social Pinpoint for public input.
- Site visits with Council, Planning Commission, and consultants.
- Resident Advisory Board meetings.
- General Plan open houses with Highland Youth Council members as subject matter experts.
- A booth at the Highland Fling event.
- The 2024 resident survey with specific questions on key properties and development types.
- Joint workshops between Council and Planning Commission on major elements.

Council Member Cortney expressed gratitude towards the staff for their support during the workshops, acknowledging the extra hours dedicated to meeting preparations and follow-ups. He praised the result, suggesting the effort led to a well-rounded final product. Council Member Rodela echoed this sentiment, noting that dissecting the plan section by section streamlined the process and minimized redundant discussions for the final review. However, Council Member Smith raised concerns about the limited public outreach and involvement in the final stages of the Plan's development. He pointed out that previous workshops saw limited attendance from Planning Commission members, averaging only 50 percent present, with inconsistent participation even among the Council. He stressed the importance of community awareness about the completed General Plan, suggesting the need for better distribution and availability of the final draft before action is taken on the matter. Additionally, he mentioned spelling errors and factual inconsistencies within the document, emphasizing the importance of ironing out details for a polished final version.

Mayor Ostler responded to Council Member Smith's suggestion to delay action on the General Plan update, acknowledging the significant investment of time and effort from both the Council and staff. Mayor Ostler recognized the importance of garnering broader community input and agreed with Council Member Smith's position to ensure the plan reflects public interests and addresses any existing inaccuracies. He emphasized the need for a final review and expressed support for postponing adoption until all necessary revisions were completed and residents had adequate opportunity to engage with the final draft.

Staff acknowledged the complexity and number of changes suggested by the Council and the limited time for public review and Mr. Baughman indicated that it might be prudent to consider delaying final approval until the necessary revisions are completed. City Attorney Patterson further outlined potential paths forward for the Council:

1. **Delay the Approval**: By opting to delay, the Council could allow more time for staff to incorporate the discussed changes and provide adequate opportunity for public engagement and feedback. This would ensure that the final version of the General Plan reflects the community's input and resolves any outstanding discrepancies or errors.
2. **Approve with Changes Tonight**: Alternatively, Patterson suggested that the Council could vote to approve the plan with the specified changes discussed during the meeting, while still requiring a final review of the updated document before publication. This contingent approval would expedite the process but would necessitate a careful review to ensure all agreed-upon adjustments are accurately reflected.

Council Member Cortney highlighted the necessity to adopt the water conservation element of the General Plan by the end of the year to comply with statutory requirements and maintain eligibility for grant funding. Mr.

Patterson stated that is correct.

Aubrey Larsen and Sam Taylor from Landmark Design served as moderators for reviewing Council Members' comments on the draft plan. The Mayor, Council, Ms. Larsen, and City staff discussed numerous aspects of the plan, including:

- Population Projections: The Council debated the 24,500 population projection figure but ultimately agreed to keep it as provided by Transit Area Zone estimates.
- Land Use Issues: Discussions covered concerns about property designations, commercial areas, and development language. The Council decided to remove language about revisiting open space density bonus concepts due to historical issues with implementation.
- USDC Property: The Council approved updated language for the Utah State Development Center property to align with their 2025 strategic master plan.
- Transportation: The Council removed proposals for double left turn lanes on Canal Boulevard due to neighborhood impacts and safety concerns for pedestrians and cyclists. They maintained language about considering grade-separated crossings over SR-92.
- Other Elements: The Council addressed various concerns throughout the water use, housing, and other elements, making adjustments to language where needed.

Council Member Doug Cortney MOVED to extend the meeting to 11:00 pm.

Council Member Scott L. Smith SECONDED the motion.

All voted in favor, and the motion passed.

Due to the complexity and number of changes needed, and concerns about limited public notice for the final document, the Council decided not to adopt the entire Plan at this meeting. However, they acknowledged the need to adopt the Water Use and Preservation Element before the end of the year. There was considerable debate about language that suggested limiting private ponds and pools. The general feeling among council members, particularly Council Member Smith, was that such proposals were unrealistic and possibly unfeasible to enforce. As a collective decision, the Council opted to remove the bullet point regarding limitations on ponds and pools, emphasizing individual choice while respecting the necessity of water conservation. They highlighted that any limitations should be considered carefully and perhaps only in instances of extreme drought or necessity. Mr. Patterson also referenced the goals and implementation strategies involved in the Water Use and Preservation Element of the General Plan and suggested the addition of another implementation strategy under Goal 3 to read as follows: “Adopt or update regulations to ensure that creation or expansion of public and private water systems and facilities within the City are planned and coordinated with the City’s system to avoid negative impacts to the City’s system. Limit new or expanded systems as appropriate to prevent interference with the City’s water supply and unnecessary use of water.” The Council accepted the language.

Mayor Ostler opened the public hearing at 9:48 p.m.

Liz Rice thanked the Council for their careful consideration of the General Plan proposal; she referenced the Council’s debate of the differences between rural and urban and agreed with Council Member Rodela that it would be helpful for the Council to have a clear understanding of the number of orphan parcels that still exist in the City’s open spaces. She discussed the public feedback received during the open houses in support of family businesses or farmers markets as part of neighborhood-oriented retail. She expressed support for traffic islands rather than roundabouts as a traffic calming measure. She likes the idea of discouraging increased traffic in certain areas of the City, especially when traffic is generated by growth and commercial development in other cities. She believes American Fork is not ‘holding up their end of the bargain’ in terms of transportation improvements and the crossing at State Road (SR) 92 is unsafe for kids that go to and from school in that area. She concluded the Council should consider rebates for converting mature park strips to make them waterwise. She also thanked the

Mayor and Council for their condolences when her mother passed away.

Debra Maughan stated she agreed with many of the comments articulated by Council Member Smith during the discussion of the General Plan. She stated there is a conflict between the desire for keeping the community rural but also approving double turn lanes and wider roads in certain areas of the City. There is a great deal of traffic in residential areas and near schools and this will increase danger for kids trying to move throughout the City. She stated many larger cities, like Boston, still have single lane roads and the residents have become accustomed to it, and it is a good thing. She expressed opposition to increasing speed limits, especially on Canal Boulevard. She concluded by asking if pressurized irrigation (PI) is mandatory for the entire City and noted she understood that was the case.

Mayor Ostler closed the public hearing at 9:55 p.m.

Council Member Ron Campbell MOVED to approve the Water Use and Preservation section of the General Plan.

Council Member Scott L. Smith SECONDED the motion.

Mr. Patterson asked that the motion clarify that the Water Use and Preservation Element of the General Plan is approved with the inclusion of the additional implementation strategy discussed tonight.

Council Member Ron Campbell MOVED that the Highland City Council adopt the Water Use and Preservation element of the proposed General Plan as included in the agenda packet but with the amendments agreed to this evening as an element of Highland City's current General Plan.

Council Member Scott L. Smith SECONDED the motion

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

Council Member Smith suggested that the final draft of the General Plan be updated to include the changes discussed tonight; he wants the public to have the opportunity to review the General Plan, and he would still support the idea of mailing a postcard to residents to inform them that the final draft is available for review. He would like those things to be done before the final public hearing on the Plan is held.

Council Member Ron Campbell MOVED to CONTINUE the remainder of the General Plan discussion until the second meeting in January.

Council Member Scott L. Smith SECONDED the motion.

Mr. Patterson stated staff will make the revisions soon and publish the updated document to the City's website. Council Member Smith suggested that information about the General Plan be included in the next edition of the City newsletter. Mayor Ostler added that the links on the City's website need to be updated to point the user to the proposed updates to the General Plan rather than the existing Plan.

DRAFT

Council Member Bills proposed that the public hearing in January be expedited; it is not necessary for the Council to perform another review of the entire Plan during that meeting, but to accept any public hearing and address new issues that may arise before that time.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

b. RESOLUTION: Boundary Line Adjustment Between Highland City and Draper City *General City Management*
Stephannie Cottle, City Recorder
The City Council will consider the adoption of a resolution indicating the intent of Highland City to adjust a common boundary with Draper City.

City Recorder Stephannie Cottle presented a resolution indicating Highland City's intent to adjust a common boundary with Draper City. Highland City received parcel 11:017:0157, referenced as the "Trail Parcel" as part of an agreement with Alpine Joint Ventures (AJV), and AJV received parcel 35:544:0050, referenced as the "Boundary Parcel". The trail parcel needs to be moved into Highland City boundaries, and the boundary parcel needs to be moved into Draper City boundaries. As stipulated in the agreement, Highland City agreed to work with Draper City to formalize the boundary line agreement related to these parcels. This action has been delayed due to ongoing conversations between Draper City and Highland City regarding the trail system in the area; however, both cities are now ready to move forward with this action. Boundary line adjustments are a multi-step process outlined in state code. This is the first of two required Council actions. If the resolution of intent to adjust the boundary line is approved, staff is then required to advertise the intent to adjust the boundary line. Staff also needs to prepare a plat and other documents to record the boundary adjustment. Finally, Council will hold a public hearing and formally approve or deny the boundary adjustment. She concluded Draper City would be considering their resolution of intent on December 16, with both cities scheduling public hearings in February 2026.

Council Member Scott L. Smith MOVED that City Council adopt the resolution indicating the intent of Highland City to adjust a common boundary with Draper City and set a date of Tuesday, February 3, 2026, for a public hearing on the matter.

Council Member Doug Cortney SECONDED the motion.

Council Member Campbell asked why the resolution indicates the intent to adjust the boundary, rather than approval of the boundary adjustment. Council Member Cortney stated that according to State Law, the boundary adjustment process is a two-step process, the first being notifying the public of the intent to adjust the boundary. The next step is to set a public hearing, after which the boundary adjustment can be approved.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*

Council Member Kim Rodela *Yes*
Council Member Scott L. Smith *Yes*

The motion carried 5:0

c. ACTION: Rename Canterbury South Park - Charlie Greenland Park *General City Management Kim Rodela, Council Member, Scott Smith, Council Member, Ron Campbell, Council Member, Erin Wells, City Administrator*
The City Council will consider whether to rename Canterbury South Park to Charlie Greenland Park.

City Administrator Wells presented the request to rename Canterbury South Park as Charlie Greenland Park. On November 18, 2025, a number of residents from the Canterbury South subdivision came to the Council meeting requesting that Council consider changing the name of the Canterbury South Park to Charlie Greenland Park. Council Members Rodela, Campbell, and Smith requested that the item be put on the City Council agenda for approval. Canterbury South park is located at approximately 10300 North Canterbury Lane. It is approximately 1.4 acres and has a walking trail. The reasons the residents gave to rename the park after Charlie Greenland included the fact that his grandfather, father, and Charlie himself all lived in a home that has since been removed near the park and Charlie currently lives in a different home near the park. In total, his family has been in the area approximately 120 years and Charlie has been there approximately 50 years. In addition, Charlie was the first Historical Society president and done a great deal of good for the community in that capacity. The only other City park named after an individual is Merlin B. Larson Park. A document written by the Historical Society on the reasons for that park naming is attached to this report. Many cities and other public entities have adopted policies for how to decide on names of their property and landmarks, particularly when dealing with naming facilities after people. Staff is looking for direction from the Council whether they would like a formal policy first crafted on this topic or whether they would like to go ahead and move forward to rename the park.

Council Member Cortney expressed concerns regarding the process of renaming parks after individuals, emphasizing the need for Highland City to establish a formal policy beforehand. He highlighted the importance of creating a standardized process to ensure fairness and consistency in decisions involving park naming. Council Member Cortney advocated that any renaming of city parks to honor individuals should include not only the act of renaming but also the installation of a plaque or other form of display to properly memorialize the contributions of the individual being honored. Additionally, he suggested that the Council adopt a formal resolution rather than a simple motion for such matters, arguing that a formal resolution would lend the decision more authority and permanence. Council Member Brittney Bills and Mayor Ostler agreed with developing a policy first, with Mayor Ostler noting the need to be sensitive to other long-term residents who have contributed to the community.

Council Member Ron Campbell argued that since residents had specifically requested this change, the Council should act on it. He emphasized the importance of listening to the community's voice, noting that the petition and requests from residents indicated a clear desire for this to be done.

Council Member Smith emphasized that the requests reflected community engagement and desires, which should guide the Council's actions. He suggested that while developing a naming policy is important, leveraging the community's initiative and input is also crucial in honoring valuable contributions within Highland.

Council Member Doug Cortney MOVED that the Highland City Council direct staff to rename Canterbury South Park to Charlie Greenland park, to design and place a suitable monument in the park memorializing Charlie Greenland, and to prepare a suitable certificate for presentation to Charlie Greenland at a dedicated event.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*No*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*No*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 3:2

The Mayor and Council encouraged staff to work to develop a formal policy for renaming parks.

d. ORDINANCE: Alcohol License Amendments - Removing Per-Zone Limit *Municipal Code Update (Legislative)*
Kim Rodela, Council Member, Scott Smith, Council Member, Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider repealing the restriction on the number of alcohol licenses that may be issued within a particular zone within the Town Center, while maintaining the overall 4-license limit within Highland City.

City Attorney Rob Patterson explained the proposed amendment to remove the per-zone limit on alcohol licenses while maintaining the overall city limit of four licenses. He displayed a map showing the current commercial zones within the City Center area where alcohol licenses are permitted. Mr. Patterson noted that since the alcohol ordinance was adopted, only Little India has received a limited-service license, while Highland Mains has expressed interest in additional licenses. Under current regulations, with a limit of two licenses per zone, Highland Mains could only get one additional license as it shares a zone with Little India.

Council Member Smith asked for clarification on the differences between limited and full-service licenses. Mr. Patterson explained that a limited-service license, like the one Little India holds, restricts them to serving beer and wine, but not spirits or mixed drinks. Council Member Smith inquired further about the 4-license cap within the City and sought confirmation that these licenses could include either full or limited-service licenses up to that cap, without the requirement to allocate separately for each type. Mr. Patterson confirmed that the City allows for up to 4 licenses total, which can be either type, rather than splitting them as specific numbers for each service type.

Council Member Rodela explained she proposed this change to enable development in Highland Mains, where leases for restaurants include contingencies for alcohol service. She stated that the decision to bring this matter before the council was made independently and was not a result of developers pressuring her. Instead, she wanted the council to fully evaluate the proposal so that it was a council decision rather than a developer-led initiative. Council Member Smith expressed his rationale for supporting the proposed ordinance change, noting that although he personally opposes the proliferation of alcohol sales due to his experiences as a physician, he recognizes the importance of supporting the majority decision of the Council. Council Member Smith emphasized that the Council, having made a decision on alcohol licenses previously, should continue to act cohesively in support of that decision, despite individual reservations. Council Member Scott further highlighted the aspect of fairness and the importance of a collective response from the Council once a decision is made. Council Member Campbell thanked Council Member Smith for his comments and stated his position on this matter has strengthened his respect for him.

Council Member Cortney emphasized his opposition to proceeding with the amendment to the alcohol license ordinance without conducting a public hearing. He highlighted the controversial nature of the proposal and the importance of transparency and public involvement in such decisions. He pointed out that the existing per-zone limit was initially established as part of a compromise when the original ordinance permitting alcohol licenses

was adopted. Council Member Cortney argued that such a significant change warranted sufficient notice and an opportunity for resident feedback, particularly given the sensitivities surrounding alcohol licensing within the community. He expressed concerns about the possible perception of rushing the decision without adequately engaging the public, who had previously expressed mixed opinions on the issue of alcohol sales in Highland. Moreover, he noted that making a substantial policy change like removing the per-zone limit aligns with the Council's commitment to a transparent and participatory process, ensuring that the perspectives of community members are considered before implementing revisions to policies that affect the character and economy of the city. This approach would not only uphold public trust in city governance but also provide a platform for addressing any potential concerns or questions from residents regarding the implications of the proposed changes.

Council Member Bills disagreed with the idea that the proposed ordinance amendment is substantive and indicated a willingness to take action on the proposal this evening.

Mayor Ostler noted that at the beginning of tonight's meeting, he indicated he would accept public comment on this matter; he asked Council Member Bills to refrain from making a motion on the proposal until after hearing public input.

Council Member Smith stated that the proposal does not expand the number of total licenses allowed in the City.

Mayor Kurt Ostler opened for public comment at 10:36 p.m.

Liz Rice expressed her concerns to the City Council regarding the proposal to concentrate all four alcohol licenses within a single area of the city, emphasizing her apprehension about timing the decision before newly elected officials take office. She articulated her belief that such an action could potentially overlook the input of incoming representatives, who may bring fresh perspectives or alternative approaches to city governance. Ms. Rice highlighted the feedback she received from various residents, noting their frustration with what they perceive as an accelerated process lacking sufficient public involvement. Her remarks underscored the importance of distributing licenses thoughtfully across diverse commercial areas instead of clustering them, in order to ensure balanced economic growth and community wellbeing across Highland. She provided the Mayor and Council with a hard copy of her comments on the matter, which she read for the record of the meeting.

Debra Maughan voiced her support for the proposed change to the alcohol license regulation, citing alcohol service as a matter of personal choice that has historically been well-managed within the community. She referenced the longstanding operation of the golf course as an example of responsible alcohol service, noting that it has not resulted in any significant issues over the years. Ms. Maughan highlighted the legal safeguards and strict regulations that govern alcohol service in restaurants and public establishments, emphasizing that these regulations ensure safe and responsible service. She communicated she believes that expanding the availability of alcohol licenses could contribute positively to the local dining scene without compromising community safety or values.

Mayor Ostler closed the public comment at 10:46 p.m.

Mayor Ostler asked several questions regarding the proposed amendments to alcohol license regulations, focusing on potential impacts to existing and future licensees. Mr. Patterson clarified the process for securing a license, explaining that State law mandates separate business licenses for each entity, thus requiring Black Sheep and Pizzeria 712 to operate independently if they wish to secure alcohol licenses, while emphasizing the inability to share licenses due to overlapping business operations.

Council Members deliberated on whether the proposed changes represented a substantive change from prior agreements, with Council Member Ron Campbell affirming the relevance of maintaining a four-license city. He noted, based on current applications, the proposed amendments did not appear substantive as they revisit or

reject increasing the overall license number. He emphasized the measure's potential to stimulate commercial development without favoring one project over another.

Conversely, Council Member Doug Cortney stated he still favors public input, pressing the need for procedural integrity rather than avoiding policy alterations without proper communication. He stated he will be voting against a motion to approve tonight, based simply upon procedural concerns rather than the subject matter of the amendment.

Council Member Ron Campbell MOVED that City Council adopt the ordinance amending Title 5, Chapter 12 of the Highland Municipal Code and repeal the per-zone alcohol license regulation.

Council Member Brittney P. Bills SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*No*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 4:1

e. RESOLUTION: Personnel Policy Regulations - Elected Officials Retirement Contribution Amounts *General City Management*
Erin Wells, City Administrator, Jess Andra, Human Resources Generalist
The City Council will consider the City's policy on retirement contributions for elected officials.

Human Resources Generalist Jess Andra explained that during a recent Utah Retirement Systems audit, it was discovered that Highland City had been contributing 16.04% to elected officials' 401(k) accounts instead of the 7.5% established in a 2016 policy that was never incorporated into the personnel policy manual. Ms. Andra presented two options: Continue making additional contributions for Elected Officials (going into effect immediately); or discontinue making additional contributions for Elected Officials (made effective Jan 2, 2026; the start of the first pay period in the calendar year).

Several Council members expressed concern about effectively reducing compensation for elected officials, especially given Highland's comparatively low pay rates for Council and Mayor positions. Council Member Rodela highlighted the additional challenge of attracting qualified candidates to serve in elected positions when compensation is perceived as inadequate. She noted that other cities offer more competitive financial packages for their elected officials, including higher salaries and additional benefits such as healthcare. While acknowledging the importance of compliance with established policy, she emphasized her support for efforts to re-evaluate the entire compensation structure within the broader context of the upcoming budget process, where issues of salary and benefit adjustments would be thoroughly discussed and considered. Ultimately, the Council decided to align with the existing established policy by adjusting the contribution to match the 7.5% level temporarily while agreeing to revisit the overall compensation structure as part of future budget discussions.

Council Member Cortney advocated for holding a public hearing before proceeding with any decisions regarding adjustments to elected officials' compensation, emphasizing the importance of transparency and community engagement in the decision-making process.

Council Member Doug Cortney MOVED to extend the meeting to 11:30 p.m.

There was no SECOND.

Council Member Kim Rodela MOVED to extend the meeting to 11:13 pm.

Council Member Brittney P. Bills SECONDED the motion.

All voted in favor and the motion passed.

Council Member Kim Rodela MOVED that the City Council adopt the resolution Amending the City Personnel Policies to Eliminate the City's Retirement Contribution for Elected Officials but readdress this issue along with salaries as part of the budget in the upcoming year.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

5. EXPEDITED ITEMS

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

a. RESOLUTION: Lone Peak Public Safety District Interlocal Agreement Amendment *General City Management*
Erin Wells, City Administrator
The City Council will consider adopting changes to the Lone Peak Public Safety Interlocal Agreement, specifically on the assessment formula for the Fire Department charged to each city.

City Administrator Wells summarized background information regarding this matter, and asked if Council was amenable to option three as part of the budget process.

The Council briefly discussed the matter and debated available options, ultimately affirming they are supportive of option three, with Council Member Cortney stating that he would reach out to Alpine and encourage them to support option three as well.

Council Member Doug Cortney MOVED that City Council approve the resolution Approving and Adopting Amendments to the Interlocal Cooperation Agreement Between Alpine City and Highland City Governing the Lone Peak Public Safety District.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*

Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

b. ACTION: 4800 West Design Contract Approval *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider the award of a design contract for the 4800 West Safety Improvement project.

In conjunction with the biannual Mountainland Association of Governments (MAG) Transportation Improvement Plan (TIP) project cycle, Highland City, along with the city of Alpine, co-submitted a request for improvements along 4800 West between Highland City and Alpine City. These plans within each City were approved by the respective City Councils. Highland Council approval was on April 19, 2022. On June 16, 2025, the Council approved the City budget which included the revenue sources and city expenditures for this project. Subsequently, the City Council voted to approve Interlocal Agreements with Utah County and Alpine City on September 19, 2025, specifically for the funding of this project. Staff recommends that the design contract for the 4800 West Safety Improvement project be awarded to Consor North America in the amount of $307,780.

Council Member Kim Rodela MOVED that City Council award the design services contract for the 4800 West Safety Improvement project to Consor North America in the amount of $338,459.00

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

c. ACTION: Public Works Work Order System *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider the purchase and implementation of asset management software.

City Engineer/Public Works Director Trusty discussed inefficiencies associated with the City's current work order system, which has led staff to evaluate two separate software platforms: AtomAI and OpenGov. Both platforms perform the same basic functions, but some of the differences between the two are that AtomAI works with a Google platform, allowing users to access the program through Google Earth and to use the street view application, which is a unique feature that staff felt would be beneficial when reviewing work orders. He highlighted additional benefits of moving to the AtomAI enterprise asset management software. He noted it would enable better tracking of maintenance activities, personnel time, equipment usage, and materials. He noted the cost was about half of what was initially expected.

Council Member Smith raised a concern about the City's multiple software systems and questioned if they all communicate with each other. He suggested the potential benefit of having a unified system. City Administrator Wells acknowledged the issue, stating that while it would be ideal to have one cohesive system; however, budget

constraints and the availability of a single software to meet all needs make it challenging. She confirmed efforts are made to coordinate systems to the extent possible.

Council Member Doug Cortney MOVED that City Council approve the purchase and implementation of the AtomAI Enterprise Asset Management Software.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

Council Member Cortney requested a demo of the software for the City Council.

6. COMMUNICATION ITEMS

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

a. Council Vacancy Update *Kurt Ostler, Mayor*

Mayor Ostler noted that tomorrow is last day individuals can apply to be considered for appointment to the Council vacancy. The successful candidate will be appointed December 11 - 6:00 p.m.

The oath of office ceremony for newly elected officials will be held January 5, 2026.

City Attorney Patterson stated he has heard concerns from lawyers in other municipalities about the concept of interviewing/discussing matters with applicants before the official meeting where the appointment will occur. He advised the Mayor and Council Members to avoid discussions with any of the applicants until the December 11th appointment meeting.

b. Development Update: Ridges at Alpine *Rob Patterson, City Attorney/Planning & Zoning Administrator*

City Engineer Chris Trusty provided an update on the Ridges at Alpine development and its impact on Highland's trailhead and access to trails. He displayed maps showing the planned development, and explained that while trail access is currently closed for construction, it should reopen in spring once culvert work is completed.

c. Meeder Investment Update *David Mortensen, Finance Director*

Finance Director David Mortensen provided a brief update on the City's investments with Meeder, noting that interest returns were starting to increase after the initial implementation phase.

Council Member Cortney inquired if the City's investments through Meeder were currently yielding lower interest rates compared to the PTIF. Finance Director Mortensen confirmed that, as of now, the interest rate from Meeder was lower. While the federal funds rate stood at approximately 3.89%, the City's Meeder investments averaged around 3.65%. Mr. Mortensen expressed confidence that the long-term benefits of Meeder's stability would become more evident as PTIF rates are expected to decline further in response to the Federal Reserve's actions.

d. Possible Safety Improvements to City Hall, the Library, & the Justice Court *Erin Wells, City Administrator*

City Administrator Erin Wells presented preliminary plans for security improvements to City facilities that would cost an estimated $200,000. The proposed improvements included:

1. Council Chambers: Hardening the dais area to provide protection
2. City Hall Front Counter: Moving the counter forward and adding a secure door
3. Courtroom: Hardening the areas where the judge, court clerk, and witnesses sit
4. Library: Creating a safe room in the director's office and adding automated blinds
5. Fire Station Lobby: Upgrading the reception area with ballistic materials

Council Members expressed mixed opinions about proceeding with the improvements, with some wanting more data on threats and others supporting the security enhancements. Ms. Wells agreed to gather additional information on security threats to municipal buildings.

e. America250 Grant *Kurt Ostler, Mayor*

Mayor Ostler informed the Council about the opportunity to receive a $1,500 grant for America's 250th anniversary celebration by establishing a committee of 5-10 individuals and passing a resolution by December 31. The Council agreed to proceed with applying for the grant, which would be included on the December 11 agenda.

The Mayor and Council also reviewed upcoming events including:

- December 8: Park Maintenance Building Open House at 5:00 p.m.
- December 10: Council Christmas Party at 5:15 p.m.
- December 11: Council Appointment at 6:00 p.m.
- January 5: Oath of Office at 6:00 p.m.

7. CLOSED MEETING

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

There was no closed meeting.

ADJOURNMENT

Council Member Brittney P. Bills MOVED to adjourn the regular meeting and Council Member Ron Campbell SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 11:44 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 2, 2025. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle, CMC, UCC
City Recorder

DRAFT

HIGHLAND CITY COUNCIL MINUTES

THURSDAY, DECEMBER 11, 2025

Waiting Formal Approval

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

6:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler
Invocation: Council Member Scott L. Smith
Pledge of Allegiance: Council Member Doug Cortney

The meeting was called to order by Mayor Kurt Ostler as a regular session at 6:07 pm. 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 Council Member Scott L. Smith. Those in attendance were led in the Pledge of Allegiance by Council Member Doug Cortney.

PRESIDING: Mayor Kurt Ostler

COUNCIL MEMBERS:

Ron Campbell	Present
Doug Cortney	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Deputy Recorder Heather White, Finance Director David Mortensen, City Engineer/Public Works Director Chris Trusty, Fire Chief Brian Patten, Police Chief Brian Gwilliam

OTHERS PRESENT: Jon Hart, Liz Rice, Wes Warren, Kristen Richey, Jeffrey Anderson, Teri T. Jerman, Kelson Gorrell, Dennis J. LeBaron, Brittney P. Bills, Natalie Ball, Kevin Black, Ami Gorrell

Mayor Ostler explained Council Member Ron Campbell was present as a current Council Member, but former Council Member Brittney P. Bills was not present on the dais as she had resigned her position on the Council this morning; as Mayor-elect, Ms. Bills will be participating in the process to select a new Council Member, along with Council Member-elect Liz Rice.

1. UNSCHEDULED PUBLIC APPEARANCES

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

Kevin Black addressed the Council, expressing interest in the process of appointing a new Council Member. He commended the many applicants who demonstrated a sense of public virtue and willingness to sacrifice their

personal time for the greater good of the community. Mr. Black urged the Council to thoroughly investigate potential conflicts of interest among candidates and to select someone who would bring more diversity to the Council to ensure all perspectives in Highland are represented.

2. ACTION ITEMS

a. RESOLUTION: America250 Partnership and Ad-Hoc Committee *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider adopting a resolution to partner with America250 Utah and to establish an ad hoc committee to commemorate and celebrate America's semi quincentennial.

City Attorney/Planning & Zoning Administrator Patterson explained that this item was carried over from the previous meeting. He described the opportunity for Highland to participate in the semi quincentennial (250th anniversary) of America by adopting a resolution, creating an ad hoc committee, and submitting ideas for celebration to qualify for state and federal grant funding of $1,500. Mr. Patterson indicated that the ad hoc committee would be formed as directed by the Mayor and would last for the upcoming year. He noted that in a previous meeting it was suggested that Kurt Ostler lead the committee.

Council Member Campbell inquired about potential strings attached to the grant funding. Mr. Patterson responded that while federal funds typically have many requirements, this particular grant appeared to have minimal restrictions beyond requiring the City to submit celebration ideas that reflect America and the community. Council Member Cortney added that these were State funds rather than Federal funds, which might further reduce concerns about restrictions.

Council Member Ron Campbell MOVED that the City Council adopt the proposed resolution to support America250 Utah and create the Highland Utah250 Community Committee.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 4:0

b. ACTION: Vacancy Appointment General City Management
Kurt Ostler, Mayor
The City Council will consider applicants to fill Brittney P. Bills' seat.

Mayor Ostler invited newly elected Council Member Liz Rice and Mayor-elect Brittney Bills to participate in the appointment process. He noted that Council Member Ron Campbell had recused himself from the vote as he was an applicant for the vacancy.

City Attorney Rob Patterson explained the process for filling the vacant council seat left by Mayor-elect Brittney Bills. The process would include initial introductions from each candidate, followed by a round of questions from each council member, Mayor-elect Bills, and Council Member-elect Rice. After the questioning, each council member would nominate up to two candidates. Those receiving nominations would proceed to a final round of

questions before the voting process. Mr. Patterson noted that only current council members and Mayor-elect Bills would participate in the final vote, with Mayor Ostler voting only in case of a tie.

All candidates were given two minutes for introduction and one minute to respond to each question. Candidates included: Ron Campbell, Wes Warren, Kristen Richey, Jeffrey Anderson, Terry Jerman, Kelson Gorrell, and Dennis LeBaron.

Ron Campbell:
In his introduction, Mr. Campbell expressed humility about serving on the Council and described the experience as a steeper learning curve than anticipated. He praised the collaborative nature of the Council, noting that most votes were unanimous. Looking at the other candidates, Mr. Campbell stated "you can't go wrong" as "whoever is chosen tonight will make a contribution to the Council." He emphasized his open-mindedness despite having strong opinions, citing his approach to the 11200 North road decision where he made a list of issues to address before making his decision.

Council Member Kim Rodela asked Campbell how he would balance community survey results showing clear majority preference with feedback from smaller but more vocal groups. Council Member Campbell referenced the alcohol sales issue where 62 percent of residents supported allowing restaurants to serve alcohol, despite vocal opposition. He explained that he based his decision on principles of liberty, which he fought for as a veteran, while trying to do what he believed was best for Highland citizens.

Mayor-elect Bills followed up asking how Campbell weighs personal preference versus duty to the public. Mr. Campbell stated that duty to the public trumps personal preferences in representative government. He gave an example of Sunday business openings, where he personally supported it but respected the residents' vote to keep businesses closed on Sundays.

Council Member Smith asked how Campbell would meet state mandates for affordable housing while maintaining low density. Council Member Campbell described mandates as problematic and explained that he consistently votes against them on the Utah League of Cities and Towns legislative policy committee. He believed Highland's approach in the general plan addressing ADUs in specific locations satisfied mandates while preserving the City's character.

Council Member Doug Cortney presented Campbell with a scenario about zero lot line setbacks where a builder's roof overhangs the property line and may request an exception to the City’s building code. Mr. Campbell opposed making exceptions for clear violations, referencing a past fence issue where he voted to require removal or replacement of a non-compliant fence.

Council Member-elect Rice asked what three steps Campbell would take to put the city on firmer financial footing. Council Member Campbell noted that Highland is currently stable, debt-free, with reserves for emergencies. He expressed reluctance to support property tax increases, describing himself as fiscally conservative.

Mayor Ostler asked Campbell's position on retaining the R1-40 zoning designation, and other City zones. Mr. Campbell supported maintaining R1-40 zoning unless specific objectives justified changes, such as senior housing, which he believed should be deed-restricted rather than merely targeted.

Wes Warren:
Mr. Warren explained that the current vacancy wasn't a new beginning but continuing an existing term. He believed he was uniquely qualified because he's knowledgeable about Highland's current issues and could "hit the ground running." He emphasized his productive working relationships with current Council members and his

connection to young families in Highland, a demographic he feels needs better representation. Mr. Warren expressed his commitment to preserving Highland's values.

Mayor-elect Bills asked Mr. Warren how he would separate personal preferences from duty to the public. Mr. Warren emphasized transparency in decision-making, describing himself as a proxy for residents who listens, studies issues, and represents citizens' voices while utilizing city staff expertise and existing code.

Council Member Smith thanked Mr. Warren for his service on various committees, particularly the Parks and Trails Committee and his work on Highland Family Park. Council Member Smith asked him to name another park needing improvements and how to fund them. Mr. Warren suggested enhancing Beacon Hills Park and its disc golf course, which he described as a "hidden gem" in Highland. He recommended reallocating existing budget resources rather than seeking new funding.

Council Member Cortney presented a scenario about Highland's requirement for the top two feet of 6-foot fences abutting trails to be 50 percent open; he asked his opinion on this requirement. Mr. Warren supported maintaining the existing ordinance requiring the top portion of fences to be open near trails for safety reasons, noting that openness creates a sense of security for trail users based on conversations he had with residents.

Council Member Rodela asked for a specific project Mr. Warren had been involved in and how it benefited the City. Mr. Warren discussed his work on the Highland Family Park, where he appreciated the city's responsiveness to resident feedback. He noted the personal significance of the all-abilities park, as his son is on the autism spectrum.

Council Member-elect Rice asked Mr. Warren if he would bond for a recreation center. Mr. Warren stated he would not support bonding for a recreation center, explaining that while bonding can be appropriate for essential infrastructure, there are more responsible approaches for amenities like a recreation center.

Mayor Ostler asked where Mr. Warren thought high density would be appropriate in Highland. Mr. Warren supported limited development similar to the Coventry Development in the Longhorn property area, restricted to senior housing.

Kristin Richey:
Ms. Richey shared that she moved to Highland four years ago from Redlands, California, where she witnessed that City's decline over 35 years due to homelessness, educational quality issues, and safety concerns including a terrorist attack. She expressed her desire to prevent Highland from experiencing similar problems and stated she would love to be part of keeping Highland great.

Council Member Smith asked about Highland's budget, specifically the general fund amount. Ms. Richey acknowledged she wasn't familiar with specific figures but emphasized the importance of prioritizing expenditures. She expressed her commitment to studying City finances if appointed.

Council Member Cortney presented a scenario about the city contracting with a lobbyist for $100,000 per year who secured $1 million grants, but with concerns about propping up a broken system. Ms. Richey noted her experience at the state Capitol with the Eagle Forum. She suggested that examining the specific interests being represented would be important to determine whether the expense provided value to Highland. She expressed concerns about state requirements for cities that might be unconstitutional.

Council Member Rodela asked about Ms. Richey's experience with Highland's local government structures. Ms. Richey explained that while she hasn't served in Highland's local government, she had experience in Redlands

and has been active at Utah's state legislature with the Eagle Forum. She expressed interest in serving on Highland's Planning Commission.

Council Member-elect Rice asked how Ms. Richey would mitigate traffic problems specifically on 9600 North. Ms. Richey mentioned her own near-accident due to road design issues and supported the Council's efforts to implement traffic calming measures and improve safety.

Mayor-elect Bills asked how Richey would balance short-term versus long-term needs. Ms. Richey appreciated the City's general plan process and the importance of maintaining a long-term vision while addressing emergent issues as needed.

Mayor Ostler asked under what circumstances she would approve tax increases for various services. Ms. Richey expressed opposition to tax increases, noting resident frustration with rising taxes and fees. She advocated for careful prioritization of needs within existing resources.

Jeffrey Anderson:
Mr. Anderson, a Highland resident for 15 years and homeowner for 10, expressed his desire to give back to the community through public service. He acknowledged his limited experience in civil government but highlighted his expertise in risk management from his hospital career and his current work as a real estate agent selling new construction.

Council Member Cortney asked Mr. Anderson’s opinion on a scenario about Highland's planned development zones requiring commercial aspects, with a general plan proposal to remove this requirement to encourage moderate income housing. Mr. Anderson emphasized examining long-term impacts. From his real estate background, he noted that higher density housing doesn't necessarily solve affordability issues as construction costs remain high. He supported maintaining some commercial zoning to meet community needs.

Council Member Rodela asked Mr. Anderson about his long-term vision for Highland and maintaining all residents' interests. Mr. Anderson prioritized maintaining larger lots and the rural feel identified in the general plan. He noted Highland's property tax rates are lower than neighboring communities like Salem.

Council Member-elect Rice asked Mr. Anderson's take on the governor's reported statewide zoning takeover from cities. Mr. Anderson strongly disagreed with state control of local zoning, citing Thomas Jefferson's vision of keeping governance focused at the local level.

Mayor-elect Bills asked what the Council had gotten right and wrong in the last two to three years. Mr. Anderson acknowledged limited direct involvement but appreciated that Council members listen and try to understand issues. He specifically mentioned Council Member Smith's transparency regarding the alcohol decision.

Council Member Smith asked for ways to generate revenue without raising taxes, noting Highland has the lowest tax rate among all the cities in the area. Mr. Anderson observed that Highland's larger lots and lower density contribute to higher property values and therefore tax revenue. For projects like a recreation center, he suggested partial funding rather than full bonding.

Mayor Ostler asked if Anderson had read the proposed General Plan and what suggestions he had. Mr. Anderson confirmed he had reviewed the General Plan and felt maintaining Highland's feel with larger lots was important, while pushing back against the state on density mandates. He noted that more density is not the right answer in every situation because it does not necessarily translate to affordability. As someone who sells real estate, he saw this firsthand and appreciates the Plan’s specificity.

Teri Jerman:
Ms. Jerman, a 30-year Highland resident, expressed her love for the community and its people. She emphasized the importance of protecting Highland's character, particularly its density and development patterns. Ms. Jerman questioned whether townhomes truly provide affordable housing, noting that rezoning affects property values significantly and doesn't necessarily result in affordability. She advocated for common sense approaches to city issues.

Council Member Rodela asked how to balance Highland's focus on large lots and low density with urban planning showing well-planned cities need variety in housing types. Ms. Jerman agreed balance is important, wanting people's married children to live nearby. She strongly advocated for accessory dwelling units (ADUs) on owner-occupied properties as a mechanism to double housing units while keeping costs reasonable. The City would get really good residents living in the ADUs because of an owner-occupancy requirement.

Council Member-elect Rice acknowledged Jerman's past school board service, asking about remaining bond debt and what she would bond for if she were a Council Member. Ms. Jerman reported the school district's bond is nearly paid off and she supports remaining debt-free except for health and safety issues. She suggested exploring alternative funding approaches like citizen contributions for desired amenities and demonstrating fiscal responsibility to build public trust.

Mayor-elect Bills asked Jerman to define the job description for a City Council Member. Ms. Jerman described it as protecting the community while maintaining an open mind and being sensible about decisions. She emphasized the importance of separating personal interests from community needs, recalling instances where she lost potential real estate clients due to Council positions.

Council Member Smith asked if Highland should have its own ZIP code and why. Ms. Jerman indicated this is an issue she has not thought about; she stated she believes there are likely good reasons for pursuing a ZIP code for Highland, but she does not know what they are.

Council Member Cortney thanked Ms. Jerman for her previous service, noting late 1990s decisions she was a part of that set the foundation for the Highland that residents enjoy today. He asked Ms. Jerman to consider a scenario involving City staff recommending moving half of reserve funds into highly rated longer-term investments for better returns during dropping interest rates, costing an additional $15,000 annually to manage. Ms. Jerman indicated this type of information is 'out of her realm', but she would consult and rely on good certified public accountants (CPAs) before making sound decisions on City investments.

Mayor Ostler asked Jerman to reflect on her previous Council service to highlight accomplishments and things she wished were different. Ms. Jerman stated that Highland was very different when she previously served, but she felt she was part of great decisions that balanced the needs of residents and the health of the City overall.

Kelson Gorrell:
Mr. Gorrell, an eight-year Highland resident, described his professional background in real estate development with companies like Woodbury Corporation. He explained that his experience on the developer side would be valuable as he understands when cities should work with developers and when they should maintain boundaries. Mr. Gorrell also highlighted his accounting background as useful for budget considerations.

Council Member-elect Rice asked how Gorrell would differentiate loyalties between his employer and Highland City. Mr. Gorrell acknowledged the importance of being transparent about potential conflicts and recusing himself

when necessary. He shared that he had previously left a manufacturing company over ethical concerns, demonstrating his willingness to stand by his principles.

Mayor-elect Bills asked about the biggest challenges facing Highland in the next two to three years. Mr. Gorrell identified housing affordability and cost of living as key issues, suggesting collaboration between government and the business sector to find solutions.

Council Member Smith noted Highland runs "a tight ship" with a small budget compared to American Fork. He asked what service Gorrell would like to see Highland provide. Mr. Gorrell praised the Highland Family Park but noted frustration with trail maintenance, particularly un-mowed areas. He expressed caution about expensive projects like a recreation center but remained open to discussing them.

Council Member Cortney presented the scenario of a group of Highland residents asking permission for golf carts to be operated on City streets. Mr. Gorrell noted he initially opposed the idea, comparing it to safety concerns with electric bikes, but noted he would remain open-minded about the discussion. He joked about his own child driving a go-kart in his neighborhood.

Council Member Rodela asked what one change Mr. Gorrell would want to tackle as a council member. Mr. Gorrell expressed frustration about Highland Boulevard being used by residents of neighboring communities while Highland residents bear the maintenance costs. He wanted to work on solutions to this issue rather than just complaining about it with neighbors.

Dennis LeBaron:
Mr. LeBaron, a long-time Highland resident and former Council Member, focused on three priorities: continuous improvement, increased citizen involvement, and preserving traditional values. He proposed implementing quarterly informal meetings with citizens to gather feedback and ideas. Mr. LeBaron noted that his 60 years in Highland allowed him to bring a long-term perspective on maintaining foundational values.

Mayor-elect Bills asked how LeBaron balances community input, data, staff advice, and resident input when making decisions. Mr. LeBaron emphasized doing research, relying on staff expertise, and listening to residents through various channels, including informal meetings. He stressed the importance of balancing people's rights with those of their neighbors.

Council Member Smith asked what Mr. LeBaron saw as Highland's number one problem. Mr. LeBaron believed the City was doing well overall but identified pressure for high-density housing as a concern he would resist.

Council Member Cortney's asked Mr. LeBaron’s opinion on the proposal to limit campaign contributions over $1,000 from those filing land use applications. Mr. LeBaron supported the proposal, stating that campaign contributions should be limited to smaller amounts to prevent special interest influence.

Council Member Rodela asked about Council decisions Mr. LeBaron agreed and disagreed with. Mr. LeBaron approved of efforts to improve funding arrangements with Alpine for fire services and securing a unique ZIP code. However, he disagreed with the decision on alcohol sales, suggesting that controversial issues should be put to a public vote through initiatives.

Council Member-elect Rice asked Mr. LeBaron how he would improve the trail system and open space areas without a tax. Mr. LeBaron proposed reviewing trail usage to prioritize the most-used trails and exploring alternative funding through donations and grants before considering fee or tax increases.

Mayor Ostler asked if there was any vote Mr. LeBaron wished he could undo. Mr. LeBaron acknowledged that his vote for a road fee contradicted his campaign promise of "no road fee." He explained that after three years of budget analysis, the Council determined a fee was necessary to fix roads within ten years, but in retrospect, he felt he should have honored his campaign commitment.

Following the interviews, the Council conducted a nomination and voting process; in the first round, the following candidates were nominated to proceed to the next round of interviews. Ron Campbell, Wes Warren, Kristen Richey, Teri Jerman, and Dennis J. LeBaron. Each candidate was then asked one additional question.

Dennis J. LeBaron:
Mayor Ostler asked Mr. LeBaron about what type of zoning he would support for the City. Mr. LeBaron favored maintaining the same kind of ratio of zoning the City currently has, between large lots and high density. If any more high density was needed, it could be in the Longhorn area because it is adjacent to a major road. He emphasized his support of the R1-40 zone and his desire to preserve it whenever possible.

Council Member Rodela asked Mr. LeBaron how he weighs survey results when the majority wants something against his personal decisions. Mr. LeBaron found surveys helpful in guiding the Council's thinking and suggested doing more than one survey on a topic. While it is good to know public leanings, for important issues like alcohol sales or Sunday closing, he would be more supportive of a public vote to determine how the majority of the citizenry feels.

Council Member-elect Rice asked Mr. LeBaron what he would do with a $1 million grant. Mr. LeBaron stated he would consider more glamorous projects, like a park rather than just infrastructure projects, though that might be necessary. He noted Highland has done well with long-term planning of utility infrastructure and he would consider what would really benefit the City, mentioning the recreation center as something to understand majority opinion on, agreeing he would not want to bond for such a project, but would maybe dedicate grant proceeds to something like that.

Mayor-elect Bills asked for the most important principle when facing difficult decisions. Mr. LeBaron simply answered 'listening and research'.

Council Member Smith asked about the process for establishing pressurized irrigation rates, noting 500 more meters being installed and that many people gave up water shares when the system was installed. Mr. LeBaron found water restrictions unfair and acknowledged the desire of people to have access to unlimited water at a reasonable price, but understood limited resources. He would study data on outcomes for different lot sizes and overall bills. While needing to factor in lot size since one-acre lots use more than quarter-acre lots, he questioned if they should pay four times as much, calling it a factor needing consideration.

Council Member Cortney asked for what services Mr. LeBaron would consider tax increases. Mr. LeBaron labeled a tax increase as a last resort since property and sales tax rates provide revenue rising with inflation. He would expect City budgets and fees to rise with inflation for things like police and roads. He noted the road fee is supposed to be eliminated in 2027, joking it would be awesome for residents to get money back from the government.

Teri Jerman:
Council Member Rodela asked Ms. Jerman how she would respond to small but loud groups pressuring for decisions against Highland's broader needs. Ms. Jerman affirmed she would move in the direction that is best for the entire City but would ensure citizens felt heard through meetings and education about why certain approaches

were better. She emphasized it is important to not ignore resident concerns while maintaining focus on City welfare.

Council Member-elect Rice asked Ms. Jerman about her senior housing vision. Ms. Jerman noted she has friends who left Highland because maintaining a 6,000-square-foot home no longer made sense for them. She strongly supported providing options for long-term residents who had participated in and contributed to the community. Rather than typical developments backing roads, she envisioned senior housing backing to parks where residents could walk and enjoy amenities.

Mayor-elect Bills asked Ms. Jerman to communicate her most important decision-making principle. Ms. Jerman responded: "What's good for the community, the citizens overall."

Council Member Smith asked Ms. Jerman her ideas about connecting Highland's divided town center across the expanding seven-lane Timpanogos Highway for walkability. Ms. Jerman admitted not having considered this issue sufficiently to provide a good answer; she acknowledged overpasses might not work well for all community segments and recognized the question's importance deserving thoughtful consideration of options.

Council Member Cortney asked what would justify the issuance of new bonds in the City. Ms. Jerman cited health and safety as primary considerations; while extra services would be nice, she does not find them imperative. She advocated thinking differently about desired projects - making them smaller, seeking citizen contributions, and being conservative in approach to gain citizen support.

Mayor Ostler asked Ms. Jerman about her General Plan priorities. Ms. Jerman apologized for not reviewing the General Plan recently given her sudden decision to participate. She supported Highland's conservative direction, opposing significant density increases except for specific needs like senior housing. She emphasized maintaining Highland's uniqueness based on long-standing ordinances and conservative resident values.

Kristin Richey:
Council Member-elect Rice asked Ms. Richey how to keep state government out of City matters. Ms. Richey emphasized the importance of good people standing up at legislative sessions, voicing strong opinions, and talking with legislators about concerns. She cited recent concerns about the Governor's proposed zoning takeover, describing efforts to educate legislators and the public about what is at stake. The challenge lay in engaging busy residents who were often unaware of state-level impacts. She advocated for awareness, education, and standing up in opposition when necessary.

Mayor-elect Bills asked Ms. Richey what she does first upon realizing she made a bad decision. Ms. Richey explained she analyzes how she reached that decision - examining influencing circumstances, whether she was misinformed, or if emotional baggage affected her judgment. She would quietly apologize when appropriate and work to reach out and move forward positively, acknowledging this response could be difficult, even within families.

Council Member Smith asked Ms. Richey how she would defend Highland's water rights if neighboring cities wanted them. Ms. Richey connected this issue to State-level involvement with water diversion legislation for the Great Salt Lake and data centers. She felt cities had lost control over water to State dictates, which she opposed. While supporting wise water conservation, she objected to diverting residential water to other projects while citizens suffered.

Council Member Cortney asked Ms. Richey how she handles issues with principled, value-based opinions on all sides. Ms. Richey stated it is possible to strike a balance between being steadfast and kind toward others, seeking

dialogue for common ground. However, some issues warranted taking firm stands based on principles, though not constantly.

Council Member Rodela asked Ms. Richey which Council decision she supported and which she opposed. Ms. Richey praised traffic safety efforts addressing dangerous conditions she witnessed daily. She opposed the alcohol passage, sharing that her daughter was hit by a drunk driver as a pedestrian, completely impacting her life. While acknowledging emotional involvement, she felt preserving Highland's original ordinances that residents "bought into" was worthwhile, objecting to newcomers trying to change Highland rather than adapting to its conservative values.

Mayor Ostler asked Ms. Richey her vision for the Longhorn property along SR-92. Ms. Richey expressed support for beautiful senior housing as a community need, possibly with small commercial elements though uncertain about fit. She suggested tunnels under Timpanogos Highway for safe crossing, sharing her daily walking experience using existing tunnels, finding them safer than bridges.

Wes Warren:
Mayor-elect Bills asked Mr. Warren if consensus is ever necessary. Mr. Warren answered simply: "Yes."

Council Member Smith asked Mr. Warren about Council Members' responsibility after decisions they opposed, and how he would act. Mr. Warren appreciated the American system's recourses for disagreeable decisions. While honoring and upholding decisions made, he believed in continued agitation through education when seeing injustice or poor decisions. He balanced representing people with doing what's right, sometimes protecting minorities despite majority voice. As a Council Member, he emphasized staying unified while respecting appropriate ways to address disagreements as both Council Member and citizen, preserving Council integrity.

Council Member Cortney asked Mr. Warren to identify the biggest argument against appointing him and why they should anyway. Mr. Warren stated the biggest argument against him was that he "is not Ron Campbell," whom he loved and respected. However, the appointment's particular nature required a particular candidate. He worried back-to-back appointments for the same candidate would not look good for the City, the Council, or for Mr. Campbell. Mr. Warren stated he had hit his stride campaigning in the final weeks, discovering many residents felt unrepresented despite the Council's diversity. His goal included improving communication between residents and the City.

Council Member Rodela asked what motivates Mr. Warren for seeking appointment to the City Council given his long attendance at meetings. Mr. Warren highlighted his initial disillusionment with divisive national and state politics that negatively affected him mentally and emotionally. Turning to his City, he found Highland "came through and delivered," showing how government should work. This intoxicating and invigorating experience restored his hope. He could not identify Council Members' party affiliations because partisan lines disappeared when serving neighbors. He loved the nonpartisan nature and appreciated finding a place for complete honesty as the best policy serving the community.

Council Member-elect Rice asked how someone who dislikes conflict avoids being a "yes person." Mr. Warren credited honesty and his real joy for being wrong. While saying yes feels good, he valued the process of changing positions through education, citing his evolution on the recreation center bonding after learning from knowledgeable friends. Being wrong brought him closer to finding what works and what's right. He emphasized honesty with residents, himself, and colleagues since everyone should be considered a member of the same team working to benefit the City; he stated sees no point in political games at this level.

Mayor Ostler noted Mr. Warren's campaign support for library taxes and asked what other areas warranted tax increases. Mr. Warren could not identify anything beyond obvious necessities currently being met. While viewing the library as a necessity better funded through means other than taxes, he would explore tax options if needed. He cited Provo City and Brigham City's successful library campaigns and described himself as being very pro-tax, but very cautious regarding how tax revenue should be spent. He considers it a sacred duty to spend collective funds carefully and appreciated Highland's tight budget and responsible penny-by-penny spending, which he would continue.

Ron Campbell:
Council Member Smith asked Mr. Campbell to explain enterprise funds and rate-setting decisions. Mr. Campbell explained enterprise funds as utilities with fees established to avoid tax increases. Using the road fee example, he praised the previous Council's resident involvement in demonstrating that preventive seal coating costs one-third of replacement. Residents supported the fee based on this information. Any increases would be based solely on projected costs to maintain roads and prevent failures.

Council Member Cortney asked Mr. Campbell to communicate the strongest argument against appointing him, and why the Council should appoint him anyway. Mr. Campbell acknowledged benefits of "new blood" balanced against consistency. In two years, he had learned greatly and made mistakes. He detailed his error supporting campaign contribution limitations for developers, not considering the extensive staff work required - pages of documentation, lists of developers, and training time. While not necessarily reversing his position, he learned to consider implementation impacts more carefully before acting.

Council Member Rodela asked Mr. Campbell what motivates him to seek reappointment to the City Council. Mr. Campbell cited lifelong public service, including nonprofit boards, Senator Hatch's committees, and nine years on the State Rehabilitation Council. Approaching retirement when Sarah Peterson's seat opened, he saw an opportunity to serve his community after serving other causes. Having lived in Highland for 15 years, he called it his favorite place ever, loving its character, open space, and amazing residents. He wanted to serve them while keeping Highland fiscally responsible and sustainable.

Council Member-elect Rice asked Mr. Campbell how to save the library's Libby service without taxes or donations. Mr. Campbell identified the general fund as the only remaining option. Referencing the resident survey showing 66 percent support for the library through either general fund or taxes, he emphasized Libby's importance, sharing how his own children called concerned about the potential loss of a service they use.

Mayor-elect Bills asked Mr. Campbell his most important principle for hard decisions. Mr. Campbell stated being "open-minded and listening" - being open-minded while listening to residents and other Council Members. He valued collaboration and different perspectives from varied life experiences. He had learned more from Council colleagues than from himself, appreciating both agreements and differences that led to common ground. While celebrating numerous five to zero votes as "shocking" and "wonderful," he didn't think all votes should be unanimous but hoped they always involved genuine listening.

Mayor Ostler asked Mr. Campbell his feelings about R1-40 zoning and appropriate locations for multifamily or senior housing. Mr. Campbell firmly supported keeping R1-40 zoning unless serving specific purposes like senior housing - not condos or apartments but small homes on small properties near City edges like the Longhorn property borders. He emphasized locations without negative impact on City feel. For most of the Longhorn property, he would advocate for larger lots and bigger homes, viewing the R1-40 feel as important to residents and himself.

After completing the second round of questions, voting commenced among the Council for five nominated candidates. The first round resulted in Ron Campbell moving forward, and a tie for second place between Wes Warren and Kristin Richey, requiring Mayor Ostler to cast a tie-breaking vote. Mayor Ostler voted for Kristin Richey to move forward.

The final round of voting was conducted between Ron Campbell and Kristin Richey. City Attorney Patterson tabulated the votes and announced that Ron Campbell had been appointed to serve on the Council for the next two years, filling out the remainder of Brittney Bills' term.

Mayor Ostler thanked all candidates for their time and effort, encouraging them to remain involved through various committees including the Planning Commission, Library Board, Parks Committees, and the potential America250 Committee. He expressed being inspired by everyone's desire to serve the community.

ADJOURNMENT

Council Member Doug Cortney MOVED to adjourn the regular meeting and Council Member Scott L. Smith SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:42 pm.

I, Heather White, Deputy Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 11, 2025. This document constitutes the official minutes for the Highland City Council Meeting.

Heather White
Highland City Deputy Recorder

DRAFT

HIGHLAND CITY COUNCIL MINUTES

Tuesday, January 6, 2026

Waiting Formal Approval

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

7:00 PM SPECIAL MEETING

Call to Order: Former Mayor Kurt Ostler
Invocation: Council Member Kim Rodela
Pledge of Allegiance: Council Member Doug Cortney

The meeting was called to order by Former Mayor Kurt Ostler as a special session at 7:07 pm. 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 Council Member Kim Rodela and those in attendance were led in the Pledge of Allegiance by Council Member Doug Cortney.

PRESIDING:	Mayor Brittney P. Bills
COUNCIL MEMBERS:	
Ron Campbell	Present
Doug Cortney	Present
Liz Rice	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, Police Chief Brian Gwilliam, Fire Chief Brian Patten, Library Director Karen Liu

OTHERS PRESENT: Jon Hart, Ruth King, Bruce Tucker, Jennifer Tucker, VaLois Paxman, Amanda Sommers, John Sommers, Alexandra Greenwald, Lisa Lindow, Nita Dibb, Sherry Kramer, DeLane Peterson, Chelsie Nielsen, Dee Upham, Karen Upham, Sandi Howe, Angel Howlett, Deborah & Bryan Larsen, Jesse Myrick, Brady Whitehead, Tom & Leesa Steele, Bryan & Laurie Whitehead, Abby Bigelow, Josh & Ashley Whitehead, Katie Wenzel, Joy Wilcox, Ruth E. Stewart, Harry Wayne Stewart, Jr, Cathy Smith

1. PRESENTATIONS

a. Oath of Office - Newly Elected City Officials

Judge Kelly Schaeffer-Bullock will administer the Oath of Office to newly elected city officials: Mayor Brittney P. Bills, Council Member Ron Campbell, Council Member Liz Rice, and Council Member Scott L. Smith.

DRAFT

Judge Kelly Schaeffer-Bullock spoke to the audience about the extraordinary people and events leading to the creation of our country, and Constitution. She stated that throughout history most oaths have been taken at sword point or gun point to pledge allegiance to a fallible person; however, the oath that is issued today is done voluntarily and to a form of government and ideals found in the Constitution of the United States of America and the Constitution of the State of Utah. She encouraged those present to learn what is in the Constitution so they can uphold the Constitution.

Judge Kelly Schaeffer-Bullock issued the Oath of Office to Mayor Brittney P. Bills, and Council Members Ron Campbell, Liz Rice, and Scott L. Smith.

b. Oath of Office - Youth City Council
Judge Kelly Schaeffer-Bullock will administer the Oath of Office to the 2026 Youth City Council Members.

Judge Kelly Schaeffer-Bullock issued the Oath of Office to the 2026 Highland City Youth Council.

2. CONSENT ITEMS

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

a. RESOLUTION: Council Board Appointments *General City Management*
Brittney Bills, Mayor
The City Council will consider ratifying the Mayor's appointments of City Council Board assignments for 2026.

Mayor Bills noted 3 minor adjustments to what was presented in the packet. They were:

1. Kim Rodela will serve as the Council Fling Representative in lieu of Ron Campbell.
2. Central Utah 911 Resolution will be corrected to indicate the entity is an interlocal entity rather than a special service district.
3. Motion now includes the addition of a Resolution appointing Scott Smith on the North Utah Valley Animal Shelter Board.

Council Member Doug Cortey MOVED to adopt the appointments as included in the agenda packet with the changes made here, and specifically including the Central Utah 911, Lone Peak Public Safety District, and North Utah Valley Animal Shelter resolutions.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Liz Rice	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

Mayor Bills noted that at the next meeting on January 20th, the Council will be discussing the General Plan. The discussion will not be a formal presentation, and she requested that Councilmembers submit their comments prior to the meeting. Mayor Bills encouraged the public to participate as well. She emphasized that postcards have been mailed to solicit resident input and participation at the meeting.

ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the regular meeting and Council Member Liz Rice SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 7:36 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 6, 2026. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle, CMC, UCC
City Recorder

DRAFT

Highland City Large Purchases Tracking ($25,000+)

Fiscal Year: 2025-2026

Month: December 2025

Date	Vendor	Check #	GL Account	Amount	Description
12/9/2025	American Fork Irrigation Co.	37791	53-40-74	$ 73,683.50	PI Water Assessments
12/9/2025	Lone Peak Public Safety District	37814	10-54-31, 10-57-11, 10-57-31	$ 519,939.74	December 2025 Public Safety Assessments
12/9/2025	North Pointe Solid Waste District	37817	10-73-49	$ 29,015.45	Solid Waste Tipping Fees
12/9/2025	Timpanogos Special Service District	37825	52-40-42	$ 279,156.88	Oct & Nov 2025 Sewer Treatment User Fees
12/9/2025	WM Corporate Services, Inc	37829	10-73-50	$ 85,650.83	Solid Waste Hauling Contract
12/16/2025	Nelson Brothers Construction	37853	53-40-60	$ 27,552.85	6000 W Pump Station
12/23/2025	Utah County Auditor	37886	10-47-22	$ 35,583.85	Municipal Election

Highland City Large Purchases Tracking ($25,000+)

Fiscal Year: 2025-2026

Month: November 2025

Date	Vendor	Check #	GL Account	Amount	Description
11/12/2025	Highland Conservation District	37649	53-40-74	$ 328,979.44	PI Water Assessments
11/12/2025	Ivory Homes	37653	70-2302	$ 33,000.00	Sidewalk Bond Release
11/12/2025	MNG Williams View LLC	37656	70-2304	$ 111,664.30	Landscaping Bond Release
11/12/2025	Nelson Brothers Construction	37660	53-40-60	$ 141,721.00	6000 W Pump Station
11/12/2025	North Pointe Solid Waste District	37661	10-73-49	$ 30,491.16	Solid Waste Tipping Fees
11/12/2025	Timpanogos Special Service District	37674	52-2132	$ 29,655.00	September Impact Fees
11/12/2025	WM Corporate Services, Inc	37683	10-73-50	$ 85,772.90	Solid Waste Hauling Contract
11/18/2025	Ewing	37698	10-70-39, 21-43-21	$ 37,713.23	Fall Fertilizer
11/18/2025	Ken Garff Ford	37706	52-40-59, 53-40-59, 54-40-59, 55-40-51	$ 161,565.00	3 Ford F250 Crewcab Trucks
11/18/2025	Lehi Irrigation Company	37708	53-40-74	$ 87,153.75	PI Water Assessments
11/18/2025	Lone Peak Public Safety District	37709	10-54-31, 10-57-11, 10-57-31	$ 519,939.74	November 2025 Public Safety Assessments
11/25/2025	American Fork Irrigation Co.	37738	53-40-74	$ 66,331.50	PI Water Assessments
11/25/2025	Hydro Vac Excavation LLC	37744	53-40-50	$ 52,775.12	PI Meter Installation
11/25/2025	Insituform Technologies LLC	37745	52-40-73	$ 282,337.00	Sewer Lining Project

CITY COUNCIL AGENDA REPORT
ITEM #3f

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Brittney Bills, Mayor
SUBJECT:	Central Utah 911 Alternate Board Member Appointment
TYPE:	General City Management

PURPOSE:
The City Council will consider Mayor Brittney P. Bills' appointment of Liz Rice as an alternate to the Central Utah 911 Board of Directors.

STAFF RECOMMENDATION:
Staff recommends ratifying the appointment of Liz Rice as an alternate to the Central Utah 911 Board of Directors.

PRIOR COUNCIL DIRECTION:
N/A

BACKGROUND:
On January 6, 2026, the City Council appointed Doug Cortney as the representative to the Central Utah 911 Board. Upon closer examination of the Interlocal Agreement, each member making an appointment to the Board is also required to have an alternate. This action is meant to fulfill this requirement of the Interlocal Agreement.

FISCAL IMPACT:
N/A

MOTION:
I move that the City Council ratify Mayor Bills' appointment of Liz Rice as an alternate to the Central Utah 911 Board of Directors.

ATTACHMENTS:
1. R-2026- Appointing Liz Rice as an Alternate to the Central Utah 911 Board of Directors
2. Central Utah 911 Second Interlocal Agr

RESOLUTION NO. R-2026-

A RESOLUTION OF THE HIGHLAND CITY COUNCIL APPOINTING LIZ RICE AS AN ALTERNATE TO THE CENTRAL UTAH 911 BOARD OF DIRECTORS

WHEREAS, the Board of County Commissioners of Utah County and several cities in Utah County initiated proceedings to create an interlocal entity to provide consolidated 911 and emergency dispatch services within Utah County to be known as Central Utah 911 Dispatch (the "Dispatch"); and

WHEREAS, the Dispatch will be governed by a Board of Directors and the Highland City Council desires to make an alternate representative appointment to that Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND, UTAH, as follows:

1. That Liz Rice, City Council Member, is hereby appointed as its alternate representative to the Central Utah 911 Dispatch.

2. That this resolution shall remain in effect until repealed by another resolution appointing a different alternate representative to the Central Utah 911 Dispatch.

3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution or policy for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council

4. The provisions of this resolution shall take effect immediately upon approval.

PASSED and APPROVED this 20th day of January 2026.

HIGHLAND CITY, UTAH

_____
Brittney P. Bills
Mayor

ATTEST:

_____
Stephannie B. Cottle
City Recorder

SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT AND COOPERATIVE ACTION OF CENTRAL UTAH 911

This Interlocal Agreement for Joint and Cooperative Action Amending the Central Utah Regional Dispatch Agency (the "Agreement") is made by and among Utah County (Utah), Juab County (Juab), Alpine City (Alpine), American Fork City (American Fork), Cedar Fort Town (Cedar Fort), City of Cedar Hills (Cedar Hills); Eagle Mountain City (Eagle Mtn), Elk Ridge City (Elk Ridge), Fairfield Town (Fairfield), Genola Town (Genola), Town of Goshen (Goshen), Highland City (Highland), Lehi City (Lehi), Payson City (Payson), Pleasant Gove City (Pleasant Grove), Salem City (Salem), Santaquin City (Santaquin), City of Saratoga Springs (Saratoga Springs), Spanish Fork City (Spanish Fork), City of Vineyard (Vineyard), City of Woodland Hills (Woodland Hills), and Nephi City (Nephi) (sometimes referred to herein individually as a "Party" and collectively as the "Parties"), pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq. (1953, as amended) (the "Act"). This Agreement is signed by the Parties on the dates indicated and is effective upon completion of the filing requirements of the Act.

RECITALS

A. The Act allows public agencies to jointly exercise any power, privilege, or authority exercised or capable of exercise by a Utah public agency for the betterment of itself and its constituents.

B. The Act provides that the public agencies may create a legal entity to exercise such powers, privileges, or authority.

C. The Parties share a common interest in providing dispatching emergency services for public safety agencies in unincorporated Utah and Juab Counties, as well as various cities identified herein located in Utah and Juab Counties.

D. The Parties recognize that the health and safety of residents and visitors of the Parties depend on prompt and efficient dispatch of emergency services and the Parties will exercise the powers, privileges, and authority granted through the laws of the State of Utah to achieve this purpose.

E. The Parties have found that prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries.

F. The Parties have determined that joint and cooperative action of the Parties in operating through a separate legal entity established under authority of the Act will help

implement the desired economies of scale; promote the objectives stated above as well as the health, safety, and welfare of their residents and visitors, and provide other benefits.

H. The Parties hereto desire to jointly enter into this Agreement to accomplish the purposes set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby contract, covenant, and agree as follows:

SECTION 1 - AMENDMENT

The Parties hereby amend that separate legal and administrative interlocal entity known as "Central Utah 911," empowered under the authority of the Act to be a public agency and political subdivision of the State of Utah (the "Agency") by adding Pleasant Gove as a member of the Agency and modifying how new members in Utah and Juab Counties may be added.

SECTION 2 - DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them in this Section, as well as such other meanings as are clear from the context:

Act: the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq.

Alternate Director: an individual appointed as an alternate to a Director as provided in this Agreement.

Agency: the Central Utah 911 Agency as amended pursuant to this Agreement.

Agency Service Area: that area serviced by the Agency, as shown on the map attached hereto as Exhibit A.

Board: the Board of Directors of the Agency, which is the governing body of the Agency.

Director: an individual appointed by a Member to serve on the Board as provided herein.

Dispatch: the act of receiving and calling out emergency services, including 911 calls, generally related to police, fire, ambulance (EMT, paramedic, etc.), or search and rescue. The events require dispatch to stay in contact with the emergency services until the incident is completed.

Facility: any property or works owned, operated, or used by the Agency in connection with the advancement of the purposes for which the Agency was created,

including, without limitation, buildings and other structures, wherever such facilities may be located, computer equipment and radios used to dispatch, relay devices and towers, and other real or personal property deemed necessary to fulfill the purposes of the Agency.

Member(s): public agencies consisting of Utah County, Juab County, Alpine City, American Fork City, Cedar Fort Town, City of Cedar Hills, Eagle Mountain City, Elk Ridge City, Fairfield Town, Genola Town, Town of Goshen, Highland City, Lehi City, Nephi City, Payson City, Pleasant Grove City, Salem City, Santaquin City, City of Saratoga Springs, Spanish Fork City, City of Vineyard, and the City of Woodland Hills, which currently constitute all of the Parties to this Agreement, and any additional Members admitted as provided in this Agreement.

Non-Member Contracting Entity: a public entity which provides emergency services that elects, by contract, to have the Agency provide dispatch services for it.

Public Entity: a political subdivision of the State of Utah or any agency of the federal government.

SECTION 3 – AGENCY PURPOSES

A. The purposes of the Agency are to:
    1. dispatch emergency services for the public safety departments of its Members;
    2. operate, administer, manage, repair, and replace equipment necessary to dispatch emergency services;
    3. enjoy economies of scale and other benefits made possible through the joint and cooperative action of the Members;
    4. train dispatchers to promptly and efficiently dispatch emergency services, to work with emergency services personnel through the conclusion of an incident, and to calm and direct members of the public who make 911 or other emergency calls to the dispatch center.

B. The Parties recognize that the accomplishment of such purposes are in the best interests of and promote the health, safety, and general welfare of the Parties and their respective residents and visitors.

SECTION 4 – POWERS

A. In order to accomplish the purposes of the Agency, it shall, without limitation, have the power to:
    1. Own, acquire, finance, operate, maintain, repair, and replace Facilities and lease and/or dispose of such Facilities;
    2. Employ and train dispatchers to work with emergency services personnel to provide emergency services to the public;

3. Enter into contracts with public and private entities, as deemed beneficial by action of the Board;
4. Prepare, update, and implement capital improvement plans;
5. Consult and participate with the State of Utah, and other government entities on issues relating to emergency services, dispatching, allocation of funding and resources, and otherwise cooperate to provide prompt and efficient dispatching of emergency services;
6. Acquire, possess, lease, encumber, and dispose of personal and real property;
7. Contract with Non-Member Contracting Entities that wish to have the Agency dispatch for them;
8. Contract for the provision of services to or from the Agency;
9. Contract for professional services consultants;
10. Employ such persons as it deems necessary;
11. Borrow money or incur indebtedness, including the issuance of revenue and other bonds, notes, and other obligations as permitted by law;
12. Pledge, assign, or otherwise convey as security for the payment of any indebtedness, the Agency's revenues and receipts;
13. Exercise the power of eminent domain as authorized under the Act;
14. Take such other actions, engage in such other transactions, enter into such contracts and agreements, and do all other things as may be necessary, convenient, or appropriate to accomplish its purposes or carry out any of its purposes or powers;
15. Contract for property, liability, and other insurance coverages and contracts as needed to protect the Agency, its Members, Directors, officers, and employees from and against any claim and/or loss; and
16. Exercise all powers now or hereafter granted to an Interlocal entity pursuant to the Act.

SECTION 5 – GOVERNANCE

A. **Board of Directors**.

1. The Agency shall be governed by a Board of Directors consisting of one director appointed by each Member ("Directors").
2. Each Director shall serve at the pleasure of the Member who appointed them and continue to serve until his or her successor is appointed and qualified. If a Director resigns, dies, is removed, or is otherwise unable to finish their service, the Alternate Director shall act in the stead of the Director who is no longer available. Thereafter the Member shall appoint a new Director or a new Alternate Director in accordance with Section 5(A)(1) and 5(B)(2).

B. **Transaction of Board Business; Alternate Directors**.

1. Votes Required for Board Action. It requires a majority weighted vote of the Board, as set forth in the by-laws, to pass any measure.

2. Alternate Directors. Each Member making an appointment to the Board shall also appoint an Alternate Director for each Director it appoints to the Board, following the procedure set forth in Section 5(A)(1). The Alternate Director shall have no vote, except in the absence of the Director for whom he/she is an alternate, in which event the Alternate Director shall be authorized to cast a vote in place of the absent Director.

C. **Board Meetings**. The Board shall hold a regular Board meeting on a monthly basis, as scheduled by the Board, and may call and convene such other special Board meetings as shall be necessary to accomplish its work.

D. **Committees**.
   1. Committees. The Board may appoint such committees and sub-committees as necessary for the Agency to exercise its powers in the accomplishment of its purposes.

SECTION 6 – OFFICERS

A. **Board Officers**. The Board shall appoint from among its Directors a chair, vice chair, and secretary/treasurer. The chair and vice chair shall be appointed to serve one year terms, and may serve up to three consecutive terms. The secretary/treasurer may be appointed to serve up to a three-year term, but may not serve consecutive terms. Except for the initial terms, all terms shall commence and end with the beginning and ending of the Agency's fiscal year. The initial chair and vice chair may serve the balance of the initial fiscal year, plus the next full fiscal year. The initial secretary/treasurer may serve the balance of the initial fiscal year, plus the next two full fiscal years. At least one of the Board Officers shall represent Juab or Nephi until June 30, 2021 after which officers may be elected from any of the Members' directors.

B. **Executive Director**. The Board may appoint an executive director, who shall be a paid employee of the Agency. The executor director shall be employed at the discretion of the Board and shall be responsible to the Board for the proper and efficient administration of the Agency. The executive director shall plan, organize, and direct Agency activities as directed by the Board, appoint and, subject to applicable law, remove employees, authorize expenditures within the budget approved by the Board, and take such other actions which are authorized from time to time by the Board.

SECTION 7 – FISCAL YEAR

The fiscal year for the Agency shall be from and including July 1 through the following June 30.

SECTION 8 – BUDGET AND FINANCING

A. **Budgets**. The budget for the Agency shall be established and maintained by the Board. Tentative budgets shall be prepared by the Board on or before March 1 each year and submitted to each Director. The final budget shall be adopted by the Board during June of each year.

B. **Funding and Assessments**. 911 monies from each Member will be assigned to the Agency. In addition, the Agency shall make assessments to the Members to make up for the difference between the 911 monies and the costs to operate the Agency. Such assessments shall be apportioned among the Members on such basis as the Board determines proper, in its sole discretion. The Agency will notify Members of its proposed budget by March 1 of each year and invoice for the same on or about July 1 each year. Each Member shall pay the assessment within thirty (30) days of being invoiced. Any Member which does not pay assessments will subject them to expulsion from the Agency, or such other sanctions as the Board determines equitable under all the circumstances. A Director representing a Member or other entity which has not paid its assessment may not vote on any matter during any period in which the Member or other entity is delinquent on payment of any assessment.

C. **Advances of Funds; Contributions**. Contributions or advances of funds or of personnel, supplies, equipment, or property may be made to the Agency by any Member or Non-Member Contracting Entity to accomplish the purposes of the Agency. Any such advance may be made subject to reimbursement as agreed by the Member, any Non-Member Contracting Entity, and the Agency.

D. **Project Financing**. A Project may be financed in whole or in part by the issuance of bonds and/or notes of the Agency payable from or secured by the revenues and receipts derived from the ownership and operation of such Project. No Member, nor any entity represented on the Agency Board, shall be liable for any bond, note, indebtedness, or other obligation incurred by the Agency, nor liable for the indebtedness of any other Member, nor liable for any indebtedness or other obligation with respect to a Project, other than the obligations of such Member arising under its contracts with the Agency related to each separate Project.

SECTION 9 – TERM

The Agency shall exist for the later of fifty (50) years from the effective date of this Agreement, or five years after it has fully paid or otherwise discharged all of its indebtedness, as authorized by §11-13-204(3)(a) and (b) of the Act. Existing or future provisions of the Act allowing for a longer term automatically extend the term of this Agreement to the longest term allowed by the Act. An amendment to this Agreement may extend the term. The term shall commence when this Agreement is adopted by each Member and approved by an attorney for each Member, as provided in the Act, placed

with the keeper of records of each Member, and provisions of the Act required for initial formation of the Agency have been completed.

SECTION 10 – ADDING FUTURE MEMBERS

Governmental entities operating public safety departments that are located in Utah or Juab Counties may join the Agency by following the procedures in this section without the necessity of amending this Agreement. Future members are admitted when the Board has approved an application by an entity seeking admission to the Agency, the entity has adopted a resolution accepting the interlocal agreement, as it may have been amended at the time of admittance of the future member, executed the appropriate interlocal agreement, and paid the required membership fee.. Newly admitted members to the Agency will be assessed a membership fee equal to the pro-rata portion of the value of assets owned by the Agency at the time of admittance. The membership fee shall be determined by taking the value of the Agency assets and dividing that number by the proportion of each Member=s contribution to the total Agency budget for the previous fiscal year, along with what the New Member's contribution would have been. Newly admitted members shall have equal footing with all Members upon being added as Members.

SECTION 11 – WITHDRAWAL

A Member may withdraw from the Agency subject to such terms and conditions as shall be specified in a withdrawal agreement between the Member and the Agency. Such withdrawal shall not affect any contractual liability of such Member to the Agency or to other Members. No Member shall be permitted to withdraw if such withdrawal would cause the Agency's existence to terminate, or otherwise cause the Agency to be in violation of any contract or bond obligation set forth in any indenture, contract, or other agreement with any third party, except upon consent of the Board. A withdrawing Member is not entitled to receive any of the assets of the Agency upon its withdrawal. One year's notice of intent to withdraw must be given prior to the end of a fiscal year.

SECTION 12 – TERMINATION

A. The Agency shall be terminated and dissolved upon a unanimous vote of the Board.

B. Upon termination, the Members are entitled to receive a distribution of Agency assets, based upon their individual capital contributions to the Agency. If capital contributions cannot be determined, the Members may distribute the assets in an equitable manner, as shall be determined by the Board in its discretion.

C. If the Members cannot agree on an equitable distribution, they shall resort to mediation to resolve the conflict. If mediation does not resolve the disagreement, an arbiter shall be

chosen by the Board, who shall hear arguments of the Parties and make a distribution. The distribution made by the arbiter shall be final and non-appealable.

SECTION 13 – MISCELLANEOUS

A. This Agreement is governed by the laws of the State of Utah.

B. The Members and any Non-Member Contracting Entity shall not be deemed to be partners, joint venturers, or associated in any manner which obligates them for the debts, defaults, or mistakes of any other party, or which renders them liable for the debts or obligations of the Agency.

C. Should any part, term, or provision of this Agreement be held by a court of proper jurisdiction as void, illegal, in conflict with any law, or otherwise rendered unenforceable, the validity of the remaining portions shall not be affected, unless the purposes of the Agency are thwarted thereby.

D. Directors shall have no liability to any Member for any act or omission in the performance of his/her duties as a Director.

E. The Agency shall defend, indemnify, and hold harmless the Directors, officers, and employees for any action taken within the scope of the authority of the Agency.

F. The Agency is entitled to the protections, obligations, and responsibilities conferred on public agencies by the Utah Governmental Immunities Act.

G. This Agreement is unique to the Members hereof, and is, therefore, not assignable, though qualified public entities may be added according to the procedure set forth herein.

H. This Agreement shall only be amended, in writing, upon the unanimous approval of the Members hereof.

SECTION 14 – NOTICE TO THE LIEUTENANT GOVERNOR

The governing body of each Party to this Agreement shall: (i) within 30 days after the date of the Agreement, jointly file with the Lieutenant Governor of the State of Utah a copy of a notice of an impending boundary action, as required in the Act; and submit to the recorders of Utah County and Juab County mylar plats showing the new boundaries of the Agency..

SECTION 15 – FILING OF THIS AGREEMENT

This Agreement shall take effect upon the filing of a fully-executed copy of this Agreement with the keeper of records of each of the Parties hereto.

NEPHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

NEPHI CITY by:

_____
GLADE NIELSON, Mayor

Attest:

_____
Lisa E. Brough, City Recorder

Approved as to form and compliance
with applicable law:

_____
KASEY WRIGHT, City Attorney

JUAB COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

JUAB COUNTY by:

_____
Clinton Painter,
County Commission Chair

Attest:

_____
Alaina Lofgran, County Clerk

Approved as to form and compliance
with applicable law:

_____
AnnMarie Howard, Deputy County Attorney

SPANISH FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SPANISH FORK CITY by:

_____
STEVE LEIFSON, Mayor

Attest:

_____
KENT R. CLARK, City Recorder

Approved as to form and compliance
with applicable law:

_____
VAUGHN PICKELL, City Attorney

PAYSON CITY

Authorized by Resolution No. ____, adopted on _____, 2020

PAYSON CITY by:

_____
BILL WRIGHT, Mayor

Attest:

_____
Sara Hubbs, City Recorder

Approved as to form and compliance
with applicable law:

_____
Mark Sorenson, City Attorney

SALEM CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SALEM CITY by:

_____
KURT L CHRISTENSEN, Mayor

Attest:

_____
JEFFREY D. NIELSON, City Recorder

Approved as to form and compliance with
applicable law:

_____
VAUGHN PICKELL, City Attorney

UTAH COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

UTAH COUNTY by:

_____
NATHAN IVIE,
County Commission Chair

Attest:

_____
Bryan Thompson, County Clerk

Approved as to form and compliance
with applicable law:

_____
JEFFREY R. BUHMAN
By Deputy

SANTAQUIN CITY

Authorized by Resolution No. ____, adopted on _____, 2020

SANTAQUIN CITY by:

_____
KIRK HUNSAKER, Mayor

Attest:

_____
Susan Farnsworth, City Recorder

Approved as to form and compliance
with applicable law:

_____
Brett Rich, City Attorney

GENOLA TOWN

Authorized by Resolution No. ____, adopted on _____, 2020

GENOLA TOWN by:

_____
MARTY LARSON, Mayor

Attest:

_____
Lucinda Daley, Town Clerk

Approved as to form and compliance
with applicable law:

_____
, City Attorney

AMERICAN FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

AMERICAN FORK CITY by:

_____
BRAD FROST, Mayor

Attest:

_____
TERILYN LURKER, City Recorder

Approved as to form and compliance
with applicable law:

_____
TIM MERRILL, City Attorney

ALPINE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

ALPINE CITY by:

_____
TROY STOUT, Mayor

Attest:

_____
CHARMAYNE WARNOCK, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

LEHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

LEHI CITY by:

_____
MARK JOHNSON, Mayor

Attest:

_____
MARILYN BANASKY, City Recorder

Approved as to form and compliance
with applicable law:

_____
RYAN WOOD, City Attorney

CITY OF SARATOGA SPRINGS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF SARATOGA SPRINGS by:

_____
JIM MILLER, Mayor

Attest:

_____
CINDY LoPICCOLO, City Recorder

Approved as to form and compliance
with applicable law:

_____
KEVIN THURMAN, City Attorney

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF CEDAR HILLS by:

_____
JENNEY REES, Mayor

Attest:

_____
COLLEEN MULVEY, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

EAGLE MOUNTAIN CITY

Authorized by Resolution No. _____, adopted on _____, 2020

EAGLE MOUNTAIN CITY by:

_____
TOM WESTMORELAND, Mayor

Attest:

_____
FIONNUALA KOFOED, City Recorder

Approved as to form and compliance
with applicable law:

_____
JEREMY COOK, City Attorney

ELK RIDGE CITY

Authorized by Resolution No. _____, adopted on _____, 201_

ELK RIDGE CITY by:

_____
TY ELLIS, Mayor

Attest:

_____
ROYCE SWENSEN, City Recorder

Approved as to form and compliance
with applicable law:

_____
, City Attorney

CITY OF WOODLAND HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF WOODLAND HILLS by:

_____
WENDY PRAY Mayor

Attest:

_____
JODY STONES, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

HIGHLAND CITY

Authorized by Resolution No. R-2020-13, adopted on April 21, 2020

HIGHLAND CITY by:

ROD MANN, Mayor

Attest:

Stephannie Cottle, City Recorder

Approved as to form and compliance with applicable law:

Rob Patterson, City Attorney

CEDAR FORT TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

CEDAR FORT TOWN by:

_____
DAVID GUSTIN, Mayor

Attest:

_____
CARA LYON, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

FAIRFIELD TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

FAIRFIELD TOWN by:

_____
MICHAEL J. BURCH, Mayor

Attest:

_____
CHYANNE SOFFEL, City Recorder

Approved as to form and compliance
with applicable law:

_____
, City Attorney

TOWN OF GOSHEN

Authorized by Resolution No. _____, adopted on _____, 2020

TOWN OF GOSHEN by:

_____
STEVEN STAHELI , Mayor

Attest:

_____
RACHEL PENA, Town Clerk

Approved as to form and compliance
with applicable law:

_____
, City Attorney

CITY OF VINEYARD

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF VINEYARD by:

_____
JULIE FULLMER, Mayor

Attest:

_____
PAMELA SPENCER, City Recorder

Approved as to form and compliance
with applicable law:

_____
DAVID CHURCH, City Attorney

PLEASANT GROVE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PLEASANT GROVE CITY by:

_____
GUY L. FUGAL, Mayor

Attest:

_____
KATHY T. KRESSER, City Recorder

Approved as to form and compliance
with applicable law:

_____
CHRISTINE PETERSEN, City Attorney

CITY COUNCIL AGENDA REPORT
ITEM #4a

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT:	General Plan, Comprehensive Update and Amendment, Public Hearing
TYPE:	General Plan Amendment (Legislative)

PURPOSE:
The City Council will discuss the proposed comprehensive update and amendment to the General Plan, including the master transportation plan; hold a public hearing; and adopt the draft amended General Plan if ready to do so.

STAFF RECOMMENDATION:
Staff recommends that the City Council consider the updated draft comprehensive update and amendment to Highland City's General Plan and master transportation plan; hold a public hearing; and adopt the plan.

PRIOR COUNCIL DIRECTION:
The City Council has held a series of workshops and meetings with the Planning Commission on the various elements of the General Plan. The City's consultants and City staff have taken the feedback received from these workshops and drafted a proposed comprehensive update and amendment to the City's General Plan.

On October 28, 2025, the draft amended General Plan was discussed by the Planning Commission, and a public hearing was held, after which the General Plan draft document was recommended by that body to the City Council. On November 18, 2025, the draft amended General Plan was presented to the City Council for review and revision. The City Council then reviewed and provided comments on the plan.

On December 2, 2025, Council discussed the General Plan and recommended edits and changes to the document. Staff was directed to post the updated draft of the General Plan on the City website for public review, which has also been revised for easier access. A link to the City website page for the General Plan can be found here: General Plan | Highland City, UT - Official Website

A postcard was sent out the week of January 5. 2026 encouraging the public to review the proposed General Plan and give feedback on the document. As of the drafting of this report, the Council has received two comments from the public.

The most current draft of the General Plan is included in this report as an attachment. For brevity's sake, appendices such as the Economic Development Analysis and the Transportation Master Plan are not included, but are available on the General Plan page of the City's website.

BACKGROUND:
Utah law requires all municipalities to adopt a comprehensive, long-range general plan that addresses the present and future needs of the municipality and the growth and development of land within the municipality. Highland City's current General Plan was adopted in 2008, though it has been amended on several occasions since that time. The current General Plan is available on the City's website: Highland General Plan.

There are numerous optional elements that may be included within a General Plan, but there are certain required elements, which are:

1. A land use element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan; is coordinated to integrate the land use element with the water use and preservation element; and accounts for the effect of land use categories and land uses on water demand.
2. A transportation and circulation element that provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate; addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and correlates with the population projections, the employment projections, and the proposed land use element of the general plan.
3. A moderate income housing element that provides a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next 5 years; adopts at least three moderate income housing strategies from the state-provided list; and includes an implementation plan for the moderate income housing strategies.
4. A water use and preservation element that addresses the effect of permitted development or patterns of development on water demand and water infrastructure; methods of reducing water demand and per capita consumption for future development; methods of reducing water demand and per capita consumption for existing development; and opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

The City's consultant (Landmark Design - Sam Taylor, Aubrey Larsen, Corinne Bahr, Yazmine Mihojevich, and Amy Cervantes), with input from the Planning Commission, City Council, the resident advisory board, public feedback (surveys, open houses, website, boards, etc.), and staff, has drafted a comprehensive update and amendment to the City's General Plan that provides for each of these four required elements. In addition, the draft General Plan also addresses and has elements for:

1. The history and context of Highland.
2. Parks, open space, trails, and recreation.
3. Environment and sustainability.
4. Public facilities and services.

In addition to the body of the draft General Plan, the City's other consultants (LRB - Fred Philpot, and Hales Engineering - Ryan Hales, Josh Gibbons, and Shawn Eliot), have prepared economic analyses and an updated transportation master plan, which inform the General Plan and will be added as appendices to the General Plan.

The purpose of this agenda item is for the Council to review the final draft of the General Plan, which incorporates the changes that the Council directed be made in December 2025, and, if ready to do so, formally adopt the updated General Plan, which includes its appendices and the new transportation master plan. The Council will hold a public hearing, engage in any final discussion or resolve any final desired changes, and then hopefully adopt the draft General Plan as its final document.

Staff has reviewed the draft comprehensive update and amendment to the City's General Plan and believes it meets the requirements for a General Plan under Utah law and goes beyond the minimum requirements to provide a workable vision and actionable goals for Highland that reflect Highland's character and the desires of residents and city leaders. Staff has worked closely with the City's consultants to incorporate the direction and feedback received from the Planning Commission and City Council as best we understood it. Staff believes the draft General Plan is a reflection of the goals and needs of City leadership and residents. As noted in the previous section, all feedback from the Council that was provided prior to and at the December 2, 2025, meeting has been incorporated into the General Plan draft that is available for review on the City's website and included with this agenda item.

FISCAL IMPACT:
The cost of the update to the General Plan has already been incorporated in the City's annual budget. No further funding is needed.

The adoption of the Water Element at the December 2, 2025 meeting satisfied the requirements of the grant the city received from the Department of Water resources and all documentation has been properly submitted for reimbursement. The grant covers the cost for the work that went into the Water Element portion of the General Plan only, which is totaled at nearly $7,000.

MOTION:
I move that the City Council adopt the comprehensive update and amendment to the Highland City General Plan and Transportation Master Plan, incorporating any changes and additions approved by the City Council tonight.

ATTACHMENTS:
1. Highland General Plan Update 2025 - DRAFT

HIGHLAND CITY GENERAL PLAN

HIGHLAND CITY

General Plan

2025

Adopted Date

This page intentionally left blank

HIGHLAND CITY

VISION STATEMENT

Highland City cherishes its roots as a family-oriented bedroom community defined by large lots, single-family homes, and open spaces that connect residents to nature. As the City approaches build-out, Highland is committed to thoughtful, incremental infill that respects its established character, the revitalization of its Town Center as the heart of community life, and the long-term preservation of its distinctive identity.

ACKNOWLEDGMENTS

MAYOR & CITY COUNCIL

Kurt Ostler, Mayor
Brittney P. Bills, City Council Member & Mayor
Ron Campbell, City Council Member
Doug Cortney, City Council Member
Kim Rodela, City Council Member
Scott L. Smith, City Council Member
Liz Rice, City Council Member

PLANNING COMMISSION

Jerry Abbott, Commissioner
Tracy Hill, Commissioner
Christopher Howden, Commissioner
Claude Jones, Commissioner
Sherry Kramer, Commissioner
Debra Maughan, Commissioner
Audrey Moore, Commissioner
Trent Thayn, Commissioner
Wesley Warren, Commissioner Alternate

CITY STAFF

Erin Wells, City Administrator
Rob Patterson, City Attorney/Planning & Zoning Administrator
Jay Baughman, Assistant City Administrator/Community Development Director
Chris Trusty, City Engineer/Public Works Director

ADVISORY COMMITTEE

Brian Braithwaite
Mark Thompson
Nicki Brammer
Wade Hadlock
Liam Thrailkill
Briawna Hugh
Linda Walton
Liz Rice
Ryder Zumwalt
Manuel Bueno

CONSULTANT TEAM

Landmark Design

Sam Taylor, ASLA, PLA, Principal-in-Charge
Aubrey Larsen, APA, Project Manager
Corinne Tobler, Project Planner
Yazmine Mihojevich, Project Planner
Amy Cervantes, Project Planner

LRB Public Finance Advisors

Fred Philpot, Vice President/COO

Hales Engineering

Josh Gibbons, PE, PTOE, RSP1, General Manager
Shawn Eliot, AICP, MPA, Planning Manager
Dallin Borrowman, Transportation Planner

TABLE OF CONTENTS

VISION STATEMENT II

Acknowledgments iii

INTRODUCTION 2

Background 3
History & Context for the General Plan 5
The Role of Public Engagement 7
Plan Structure 9

LAND USE & PLACEMAKING 12

Existing Land Use 17
Future Land Use Descriptions 19
Placemaking Ideas 25
Goals & Implementation Strategies 37

TRANSPORTATION 42

Introduction 43
Transportation Master Plan (2025) Snapshot 45

HOUSING 54

Introduction 55
Existing Conditions 58
Moderate Income Housing Strategies 60
Strategies & Implementation Measures 61

WATER USE & PRESERVATION 66

Introduction 67
Highland Water System Snapshot 69
Water & Land Use 73
Regional Conservation 84
Looking Forward 87
Goals & Implementation Strategies 89

PARKS, OPEN SPACE, TRAILS & RECREATION 94

Park System at a Glance 99
Guidance for future Parks & Open Space 105
Open Space 109
Trails 110
Recreation 113
Goals & Implementation Strategies 116

ENVIRONMENT & SUSTAINABILITY 126

Introduction 127
Environmental Considerations 128
Building Resiliency Through Sustainable Practices 137
Goals & Implementation Strategies 139

PUBLIC FACILITIES & SERVICES 142

Introduction 143
Existing Conditions 145
Future Vision & Recommendations 150
Goals & Implementation Strategies 153

This page intentionally left blank

CHAPTER 1

INTRODUCTION

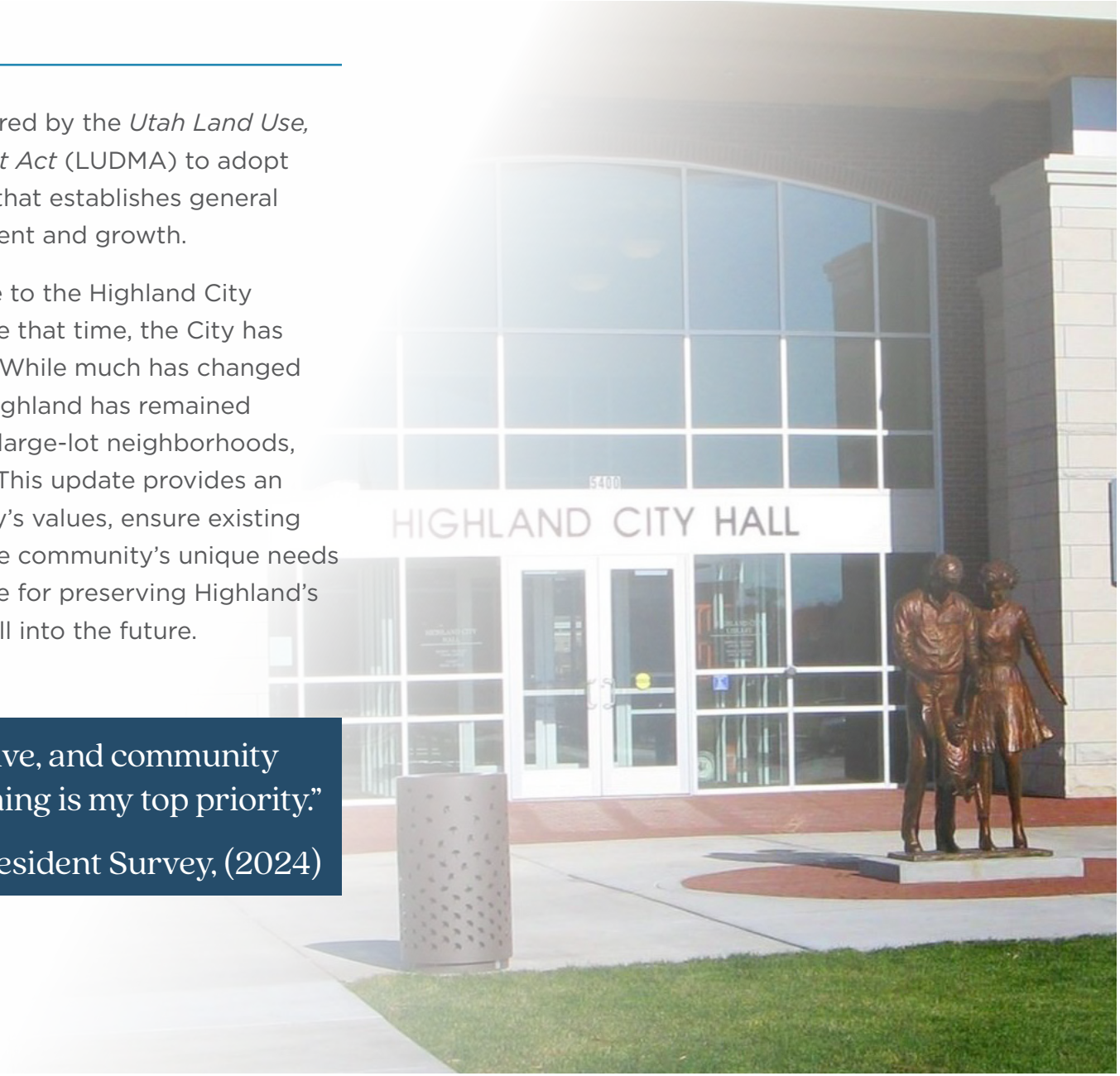
This chapter outlines the purpose of the General Plan, establishes the context for the plan update, and provides an overview of community engagement efforts.

BACKGROUND

All Utah communities are required by the *Utah Land Use, Development, and Management Act* (LUDMA) to adopt a comprehensive general plan that establishes general guidelines for future development and growth.

The last comprehensive update to the Highland City General Plan was in 2008. Since that time, the City has continued to grow and evolve. While much has changed in surrounding communities, Highland has remained committed to its open spaces, large-lot neighborhoods, and family-oriented character. This update provides an opportunity to reaffirm the City's values, ensure existing policies continue to support the community's unique needs and identity, and offer guidance for preserving Highland's character and quality of life well into the future.

> "Sustainable, inclusive, and community focused civic planning is my top priority."
>
> - Highland Resident Survey, (2024)



PURPOSE OF THE GENERAL PLAN

The Highland City General Plan is an official document intended to outline the long-term goals and priorities for the community. It serves as a blueprint for City leadership as they make decisions about land use, development, infrastructure, and public investments. Updating the General Plan gives residents and City leaders an opportunity to review what works well, identify areas for improvement, and plan responsibly for the future.

A General Plan is advisory rather than regulatory. It does not create laws but instead guides the development of ordinances, programs, and policies that align with the City's vision. Utah State Code requires the General Plan to address topics including general health and safety, land use, economic development, affordable housing, transportation, recreation, and other essential elements. Adoption of the General Plan may be accompanied by updates to zoning ordinances, development guidelines, and other implementation tools to ensure consistency with its goals.

The General Plan is intended to be a living document, flexible enough to adapt to changing conditions. It provides guidance for five to ten years while establishing a vision for 20 to 30 years or more. As trends, needs, and priorities shift, the General Plan can be revised to continue serving Highland effectively.



GUIDING PRINCIPLES FOR USING THE PLAN

- **A Unified Vision:** All elements of the plan are interconnected. Progress in one area should support the goals of another.
- **A Living Document:** The plan is a flexible guide, not a rigid set of rules. It is meant to be adapted and updated to reflect the community's evolving needs.
- **Policy Recommendations:** The goals and strategies within this plan are policy recommendations. They provide a framework for future decisions and actions that align with the community's vision.

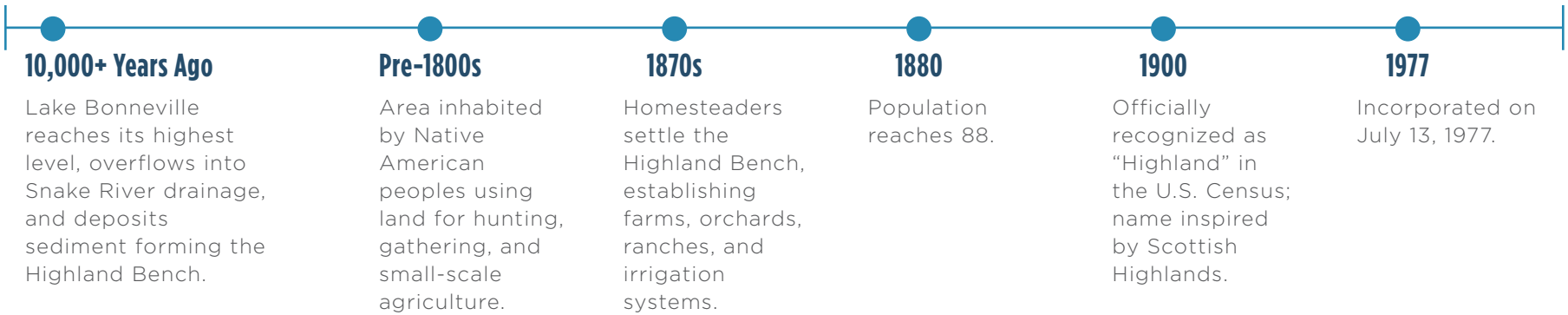
HISTORY & CONTEXT FOR THE GENERAL PLAN

A BRIEF SETTING & HISTORY

Highland's unique landscape was shaped roughly 10,000 years ago when Lake Bonneville reached its highest level and overflowed into the Snake River drainage, carving a deeper outlet channel and lowering the lake. Over time, streams from Alpine and American Fork Canyons carried sediment into the valley, forming the Highland Bench.

Before European settlement in the 1800s, Native American peoples lived in and traveled through the area, relying on its resources for hunting, gathering, and small-scale agriculture. In the 1870s, homesteaders—primarily members of The Church of Jesus Christ of Latter-day Saints—established farms, orchards, and ranches on the bench. They introduced livestock, built irrigation systems, and created the institutions that shaped Highland's semi-rural character. By 1880, the population had grown to 88, and the area was listed as "Highland" in the 1900 census. Historical accounts suggest the name was chosen by Scottish immigrants who felt the landscape resembled their homeland, the Scottish Highlands. Others believe the name simply refers to the area's status as "high land." It's possible the name reflects either of these origins—or perhaps a combination of both. Highland was officially incorporated as a city on July 13, 1977 (***Figure 1.1***).

FIGURE 1.1 – A BRIEF HISTORY OF HIGHLAND CITY



DEMOGRAPHIC SNAPSHOT

In addition to context and history, understanding Highland's population characteristics, age distribution, and household composition is useful for planning and providing community services (see ***Appendix B*** for the full demographic report).

SUMMARY OF TRENDS

Highland City has experienced slow but steady population growth over the past decade, averaging 2.23% annually and reaching approximately 20,000 residents in 2023. By 2050, the population is projected to reach 24,500. While growth continues, surrounding areas such as Eagle Mountain and Saratoga Springs are expanding more rapidly, gradually shifting Utah County's demographic center westward.

Highland's population is gradually aging, though the median age remains younger than the County average. The City maintains a high housing occupancy rate of 93.5%, reflecting stable residential demand. Residential construction has slowed in recent years, while non-residential development grew by 38% between 2020 and 2021. Highland benefits from high average household incomes and a well-educated population, with 72% of residents holding at least an associate degree. These factors support the City's continued economic vitality and foster a strong sense of community.

DEMOGRAPHIC TAKEAWAYS FOR PLANNING

- **Steady, Manageable Growth:** Population growth is moderate; the City can accommodate future needs through careful planning without changing its semi-rural, residential character.
- **Regional Shifts:** Faster growth in nearby cities underscores the importance of coordinating services and preserving Highland's unique identity.
- **Aging Population:** While still younger than the County average, planning should account for age-appropriate housing and services.
- **Housing Stability:** High occupancy rates reinforce the need for thoughtful infill and preservation of open spaces, rather than large-scale development.
- **Balanced Development:** Recent growth in commercial development suggests opportunities to support local businesses while avoiding over-expansion.
- **Skilled & Engaged Community:** Residents' education and experience support local initiatives, civic involvement, and strong community connections.

THE ROLE OF PUBLIC ENGAGEMENT

The planning process for the *Highland City General Plan Update (2025)* included a substantial community engagement effort to gain deeper insights into the needs and aspirations of Highland residents. The engagement process, which ran from Spring 2024 through Winter 2025, provided multiple opportunities for residents to share feedback, raise concerns, and help shape the plan. The following summarizes the engagement methods used to gather insights into the needs and aspirations of Highland residents (see ***Appendix A*** for the full report).

ENGAGEMENT METHODS

- **City Leadership Briefings & Workshops:** The Planning Commission and City Council participated in briefings and joint workshops covering all plan elements. These sessions allowed leaders to stay informed, discuss issues, and build consensus on priorities.
- **Project Website & Social Map:** Launched early in the process, the website provided project updates, comment forms, and access to an interactive map to gather public feedback.
- **Annual Highland City Open House:** Public input boards were displayed at the Open House and later near the library, giving residents multiple opportunities to share their ideas.



ENGAGEMENT METHODS CONTINUED

- **Highland Field Trip:** City leaders and the planning team toured 16 notable locations, including parks and landmarks, to better understand key assets and challenges.
- **Highland Fling:** The General Plan update was promoted at the annual festival with a booth, posters, and flyers to reach a broad audience.
- **Advisory Committee:** A 10-member committee representing diverse backgrounds provided guidance and feedback, helping ensure the plan reflected community values.
- **Stakeholder Interview:** The Longhorn Property owner shared insights on the site's history, development, and community preferences.
- **Public Open Houses & Workshops:** Visioning and scenario sessions allowed residents to explore topics, share ideas, and review the draft plan to influence Highland's future development.
- **2024 Resident Survey:** The survey collected input on City operations, services, and planning priorities, informing the General Plan.



PLAN STRUCTURE

CHAPTER 1: INTRODUCTION

This chapter outlines the purpose of the General Plan, establishes the context for the plan update, and provides an overview of community engagement efforts.

CHAPTER 2: LAND USE & PLACEMAKING

An updated future land use vision that balances Highland's low-density, open-space character with thoughtful, incremental growth, focusing on residential infill, reinforcing the Town Center as the heart of the community, and intentional placemaking.

CHAPTER 3: TRANSPORTATION

Provides a snapshot of the new *2025 Transportation Master Plan* (TMP), offering a high-level overview rather than a full technical document. The chapter describes Highland's current transportation conditions, and identifies proposed projects. While this element highlights key improvements and strategies, readers should refer to the TMP for detailed analysis, policies, and implementation steps.

CHAPTER 4: HOUSING

The moderate-income housing element presents a targeted vision for facilitating a variety of housing options for residents of all life stages. The plan builds on existing strategies, including the creation of new opportunities for detached accessory dwelling units (ADUs), targeted residential zoning in commercial and mixed-use areas, and the development of housing projects for seniors.

CHAPTER 5: WATER USE & PRESERVATION

Integrates Highland water use and land use planning with the goal to ensure that water is used and conserved wisely and sustainably for today's residents and future generations.

CHAPTER 6: PARKS, OPEN SPACE, TRAILS & RECREATION

Highland's vision for parks, open space, trails and recreation prioritizes a high-quality system for its residents. The chapter highlights the importance of enhancing trail connectivity and safety, protecting valued open spaces, and focusing on maintenance-first strategies. It also emphasizes the role of expanded partnerships and low-cost strategies for strengthening community life and recreational opportunities.

CHAPTER 7: ENVIRONMENT & SUSTAINABILITY

Addresses Highland's environmental setting and natural hazards, emphasizing practical strategies for sustainable development. The chapter highlights the importance of protecting sensitive lands, water resources, and wildlife while offering optional, locally appropriate approaches to increasing community resilience.

CHAPTER 8: PUBLIC FACILITIES & SERVICES

Outlines Highland's vision for public services and facilities, focusing on its commitment to a safe, resilient, and connected community. Guided by resident feedback, the chapter highlights the importance of maintaining existing infrastructure and strategically allocating resources. It emphasizes how partnerships and fiscal prudence will help to ensure high-quality services for both current and future residents.

This page intentionally left blank

CHAPTER 2

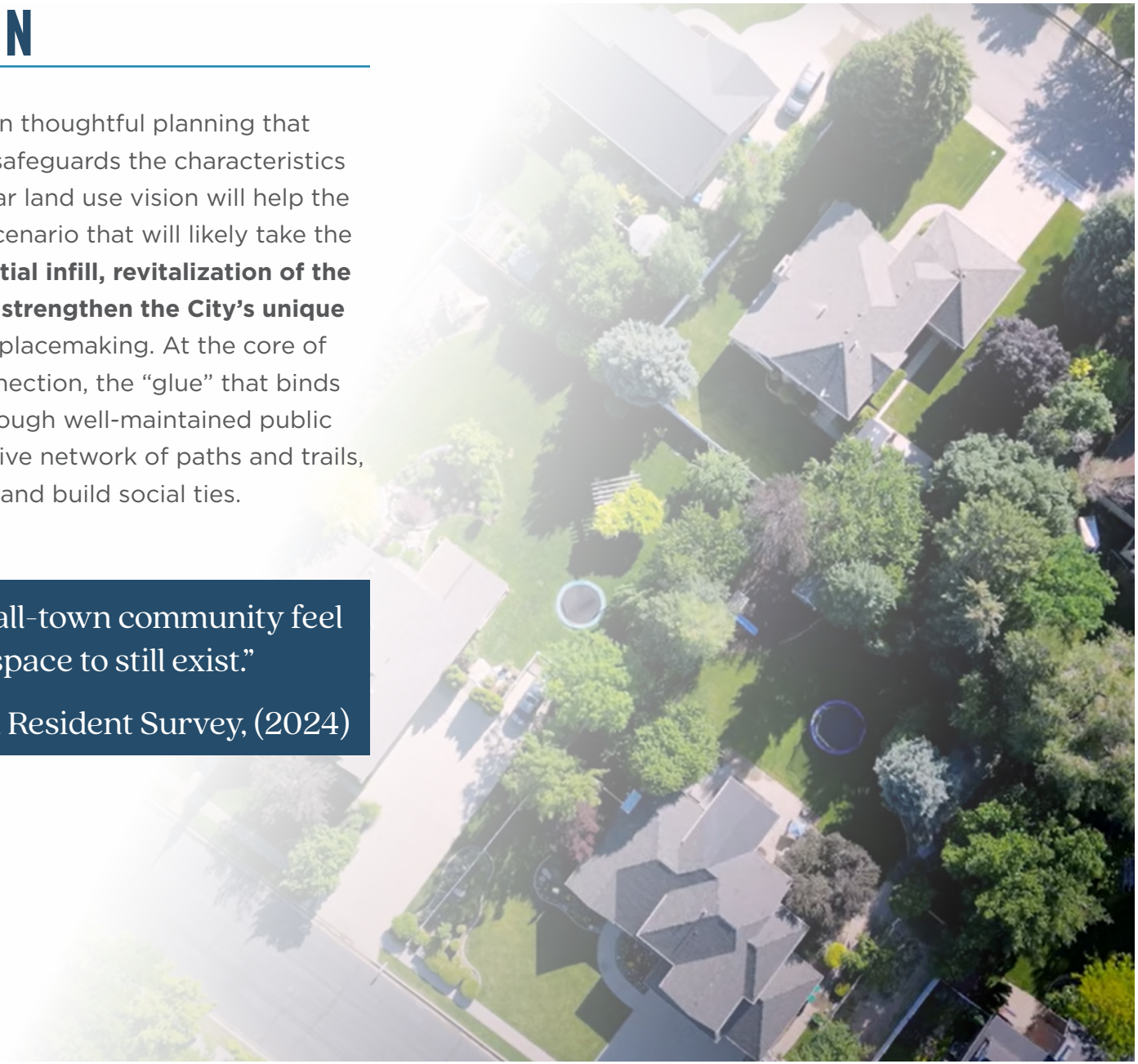
LAND USE & PLACEMAKING

An updated future land use vision that balances Highland's low-density, open-space character with thoughtful, incremental growth, focusing on residential infill, reinforcing the Town Center as the heart of the community, and intentional placemaking.

INTRODUCTION

Highland's future depends on thoughtful planning that both respects the past and safeguards the characteristics that residents cherish. A clear land use vision will help the City navigate build-out—a scenario that will likely take the form of **incremental residential infill, revitalization of the Town Center, and efforts to strengthen the City's unique character** through strategic placemaking. At the core of this vision is the idea of connection, the "glue" that binds the community together through well-maintained public and green spaces, an extensive network of paths and trails, and opportunities to gather and build social ties.

> "We want our small-town community feel with large open space to still exist."
>
> - Highland Resident Survey, (2024)



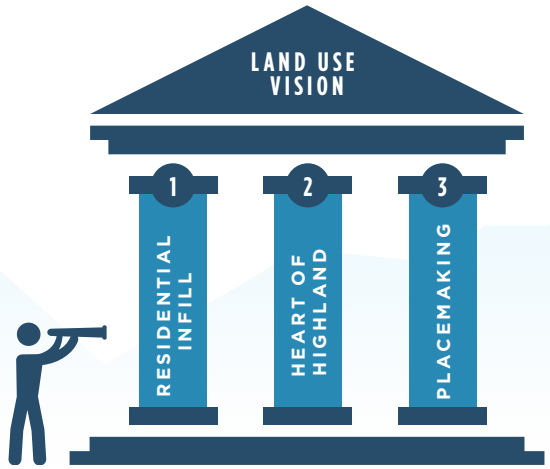
TOP COMMUNITY PRIORITIES

Highland City's land use vision is guided by the priorities that emerged from community feedback. While a variety of topics were raised, several clear themes emerged. At its core, the vision is rooted in a clear commitment to **safeguard Highland's low-density character**, strategically **support all stages of life** through thoughtful housing options, and **strengthen the local economy** to ensure long-term sustainability.

- **Preserving Low-Density Character:** Residents consistently express concern about land use decisions that could threaten Highland's low-density, semi-rural character. Many oppose high-density housing, citing worries about increased traffic, congestion, school overcrowding, and declining property values. The community voiced a strong preference for large residential lots and careful development that connects and provides public spaces. The sentiment: "keep Highland, Highland" is agreed upon by most.
- **Supporting All Stages of Life:** While most residents favor limiting growth, many also recognize that Highland offers limited housing options to support people at different stages of life. Allowing external accessory dwelling units (ADUs) is seen by many as a reasonable way to expand housing choices without compromising the City's low-density character. Supporters emphasize the importance of thoughtful regulations, such as limiting use to family members, restricting short-term rentals, and addressing traffic impacts, to ensure that external ADUs align with the community's values and needs.
- **Offsetting Community Costs:** Many residents are concerned that rising costs are becoming increasingly burdensome, particularly for seniors and long-term community members. Rather than relying solely on property tax increases, there is strong support for strategic commercial development that can generate revenue and help offset the costs of providing essential city services. Residents have expressed interest in attracting more retail businesses and restaurants, particularly in the Town Center.

LAND USE VISION COMPONENTS

Grounded in community priorities and aspirations, the following three components describe the City's vision for future land use and how it can take shape.



1. INCREMENTAL RESIDENTIAL INFILL

Highland's low-density character isn't just a development pattern; it is a cherished legacy and way of life. Generous lot sizes linked by abundant open spaces give residents room to enjoy their surroundings. As the City approaches build-out, residential infill will primarily take the form of low-density, large-lot single-family homes. This can be supported by a targeted range of additional housing options within development in appropriate areas that incorporate Highland's connected and open character. This ensures the needs of residents at various stages of life are met.



2. THE HEART OF HIGHLAND

The Town Center is envisioned as a vibrant, functional, and visually appealing destination that serves as the heart of Highland, seamlessly blending mixed-use, commercial, and office development. The Town Center is intended to be a central gathering place that brings people together and reflects Highland's identity, creating a focal point for civic life, local businesses, and community connection. Beyond the Town Center, limited mixed-use opportunities may be explored at the southern gateway of North County Boulevard. As the Town Center serves as the City's primary commercial hub, any additional mixed-use areas are intended to complement, not compete with it.



3. PLACEMAKING

Highland's appeal comes from both its distinctive character and the connections that tie the community together. Residents value a city that feels intentional, where streets, neighborhoods, and public spaces demonstrate thoughtful design, cohesion, and care—both in the layout of streets and trails and in overall community design. Residents want to feel connected to each other, to local amenities, and to the natural landscapes that define the City. Preserving and enhancing Highland's character means protecting its visual identity and scenic beauty while strengthening the physical, social, and cultural links that make it a welcoming, close-knit community—a process often referred to as placemaking.



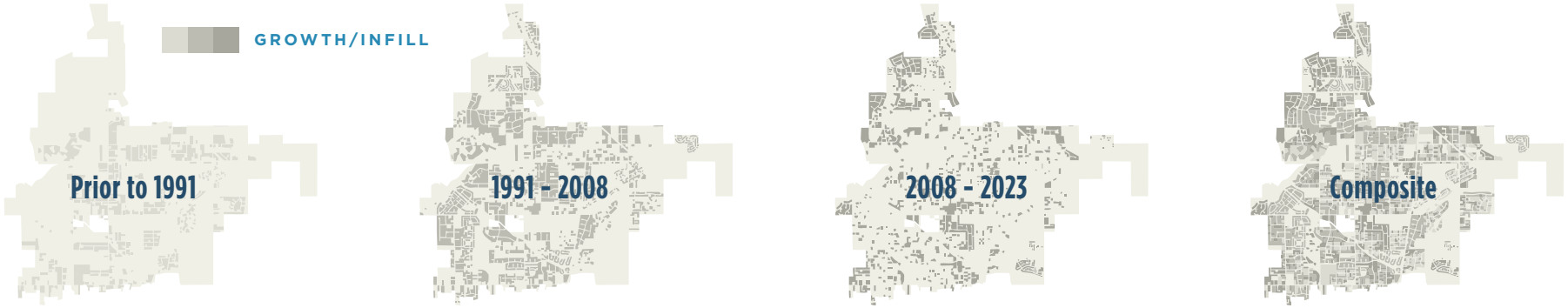
EXISTING LAND USE

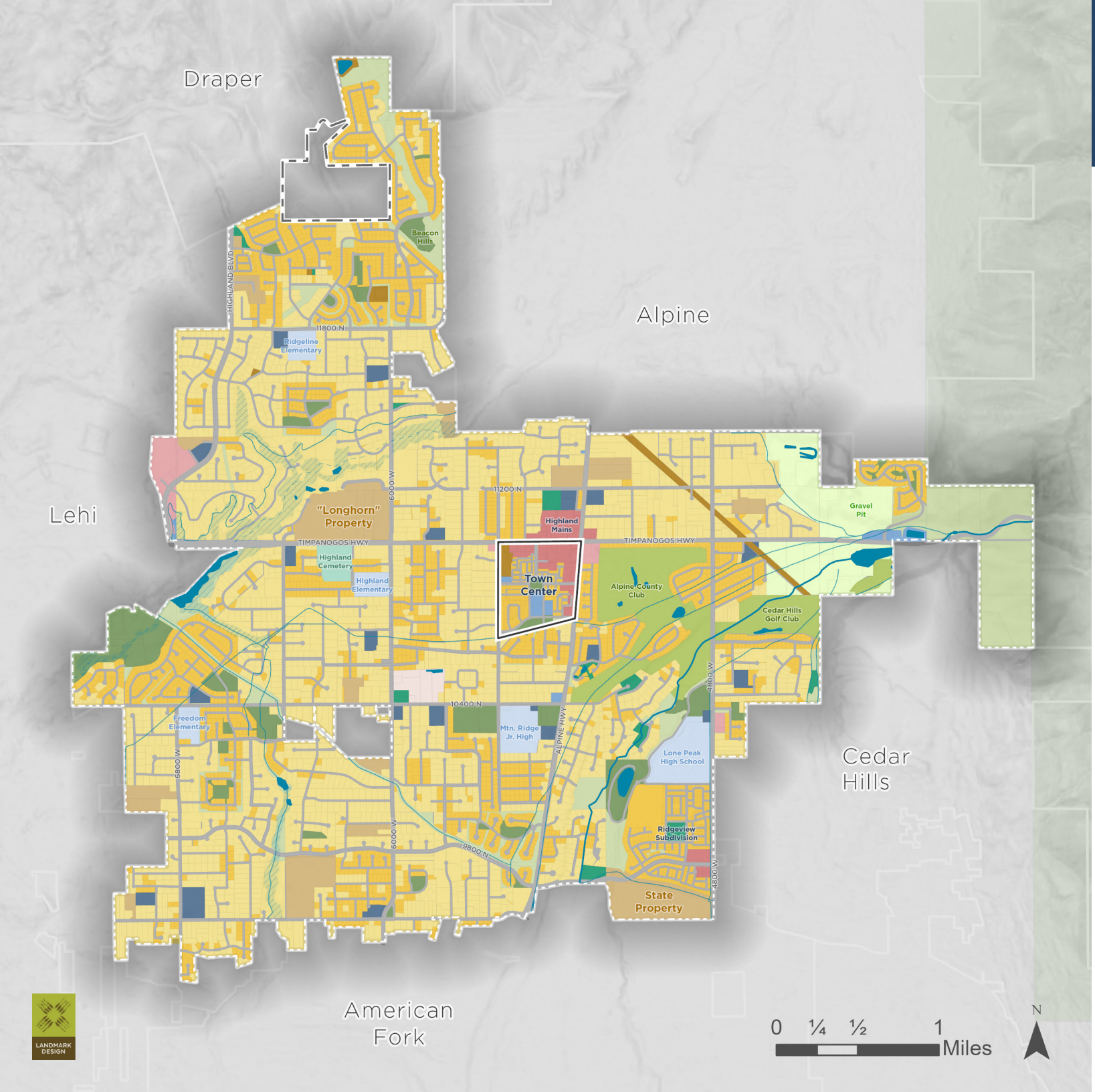
Highland's existing land use pattern reflects a long-standing commitment to large-lot residential development and the preservation of open spaces. These patterns include both traditional layouts established prior to incorporation and newer development approaches that have emerged since the City's incorporation in 1977. Based on data from year-built, approximately 22% of Highland was developed prior to 1991, 46% between 1991 and 2008, and 32% between 2008 and 2023 (***Figure 2.1***). Today, Highland remains a predominantly residential "bedroom community," characterized by low-density housing, limited commercial services, an extensive network of parks, trails, and open spaces, and a modest level of public infrastructure (***Table 2.1*** and ***Existing Land Use Map***).

TABLE 2.1 – EXISTING LAND USE BREAKDOWN

USE	ACRES	% OF TOTAL
Low-Density Residential	2,188.49	39.32%
Medium-Density Residential	1,020.97	18.34%
School	105.52	1.90%
Institutional	18.20	0.33%
Religious	72.05	1.29%
Private Recreation	30.34	0.55%
Highland City Public Park	139.01	2.50%
Golf Course	215.11	3.87%
Open Space	440.31	7.91%
Cemetery	16.49	0.30%
Conservation Area	177.69	3.19%
Commercial	52.52	0.94%
Commercial Ag	21.01	*0.38%*
Office	36.88	0.66%
Utility	33.00	0.59%
Ag/Vacant/Underutilized	244.68	4.40%
Roads/Other	753.22	13.53%

FIGURE 2.1 – HIGHLAND'S EVOLUTION





HIGHLAND CITY

Existing Land Use

- Annexation Boundary
- Town Center
- Low-Density Residential
- Medium-Density Res. (1/2 acre or less)
- School
- Institutional
- Religious
- Private Recreation
- Highland City Public Park
- Golf Course
- Open Space
- Cemetery
- Conservation Area
- Commercial
- Office
- Commercial Ag
- Utility
- Ag/Vacant/Underutilized
- Forest Service Land
- Riparian/Wetland
- Waterbody
- Canal/Ditch
- Stream/River - Perennial
- Stream/River - Intermittent

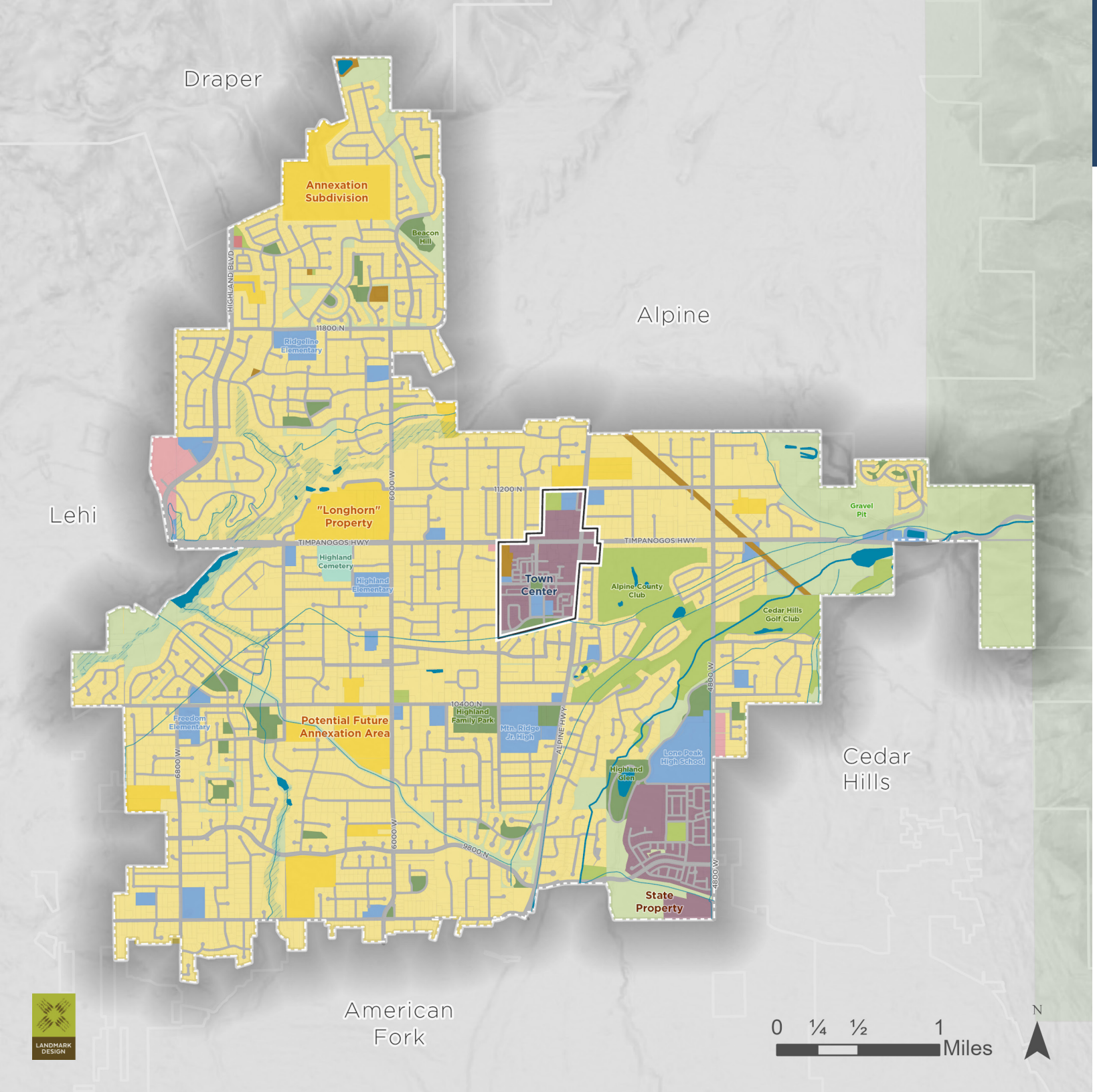
LANDMARK DESIGN

FUTURE LAND USE DESCRIPTIONS

Highland's Future Land Use Vision is guided by the desire to preserve the City's unique character while thoughtfully managing future growth. The following section describes the preferred land uses in Highland, providing guidance as the City approaches buildout. (see also ***Future Land Use Map***).

RESIDENTIAL USES

Location	Future residential uses are envisioned to account for nearly 60 percent of the total land area, representing the largest land use in the community.
Purpose & Character	Highland's residential neighborhoods are a defining strength, central to the City's identity and a major reason people choose to call Highland home. The community's pattern of low-density, large-lot single-family homes is reflective of the semi-rural, family-oriented character Highland is known for. Residential neighborhoods are closely connected by open spaces, trails, and greenways that weave through the City. While honoring these established patterns, Highland envisions supporting a targeted range of thoughtfully placed housing options. The goal is to ensure that residents can plant roots, raise families, and remain in the community through every stage of life.
Preferred Land Uses	■ **Low-Density Single-Family Homes:** Characterized by large lots and strong neighborhood identity. ■ **Medium-Density Single-Family Homes:** Typically located within residential subdivisions, with lot sizes under half an acre. ■ **Open Space Residential:** Clustered homes with usable shared open space and trail access. ■ **Senior-Friendly Housing:** Housing typologies as appropriate, ideally situated near trails, parks, and amenities. ■ **Educational and Civic Uses:** Integration of schools, civic buildings, and places of worship as part of the neighborhood fabric.



HIGHLAND CITY

Future Land Use

- Town Center
- Existing Residential to Remain
- Residential Infill
- Commercial
- Mixed Use
- Office
- Civic/Education/Relgious
- Public Park
- Private Recreation/Golf Course
- Open Space
- Cemetery
- Utility
- Forest Service Land
- Riparian/Wetland
- Waterbody
- Canal/Ditch
- Stream/River - Perennial
- Stream/River - Intermittent

LANDMARK DESIGN

MIXED-USE, COMMERCIAL, & OFFICE USES

Location	The vision for future mixed-use, commercial, and office development is to focus on Highland's unified Town Center, with limited new development anticipated at the southern gateway along North County Boulevard. The Town Center is intended to serve as the heart of the community—a central gathering place that brings people together and reflects Highland's identity. As the primary hub for civic life, local businesses, and events, the Town Center is a focal point for community connection and activity.
Purpose & Character	Mixed-use, commercial, and office areas in Highland are envisioned to serve the community's everyday needs while reflecting the city's semi-rural setting and small-town feel. These areas should be walkable, well-landscaped, and human-scaled, blending naturally with nearby residential neighborhoods and integrated into the City's trail and park network. The intent is to create vibrant, attractive areas that include locally oriented businesses, professional offices, civic uses, and senior-friendly housing—places that strengthen connection and reflect Highland's distinct sense of place.
Preferred Land Uses	■ **Mixed Use:** Thoughtfully integrated commercial retail, office, and residential uses in a walkable, attractive setting. ■ **Commercial:** Neighborhood-scale retail, food services, and personal services that meet the daily needs of residents, with high-quality architecture and landscaping, generally part of mixed use developments. ■ **Office:** Low-impact professional, medical, and private education uses that are compatible in scale with surrounding uses. ■ **Senior-Friendly Housing:** Small-scale senior living options, including assisted living and age-restricted housing, ideally located near trails, parks, or commercial amenities. ■ **Civic & Public Gathering Spaces:** City Hall, Library, Community Center, and other public spaces designed for community use and interaction.

INSTITUTIONAL, SCHOOLS, & RELIGIOUS USES

Location	Institutional, educational, and religious uses are currently integrated throughout Highland and are typically located within or adjacent to residential neighborhoods. Future siting of such uses should consider access, buffering, and compatibility with surrounding development, while supporting the City's goals for connectivity, open space, and neighborhood cohesion.
Purpose & Character	Institutional, school, and religious uses are essential components of Highland's community identity, providing spiritual, educational, and civic services in a manner that supports the City's family-oriented and semi-rural residential character. These uses should be designed to enhance the neighborhoods they serve—offering welcoming, well-maintained facilities that contribute to Highland's sense of place and provide opportunities for gathering, learning, and service.
Preferred Land Uses	■ **Religious Facilities:** Churches, temples, and other places of worship integrated into the neighborhood fabric, with appropriate site and building design to minimize impacts on adjacent residential areas. ■ **Educational Uses:** Public K–12 schools, early childhood education centers, and specialized learning facilities that support Highland families and children. ■ **Civic and Institutional Uses:** Libraries, government buildings, cultural centers, and public safety facilities that provide essential services and community space. ■ **Open Space Integration:** Where appropriate, shared open space, trails, and recreational facilities associated with schools or religious sites to enhance public access and community benefit.

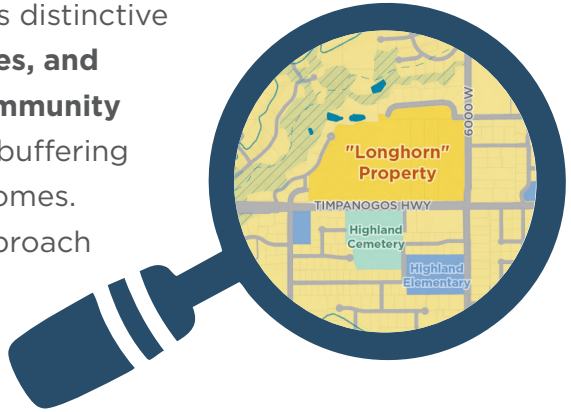
PARKS, TRAILS, & OPEN SPACE

Location	Parks and natural open spaces are both woven throughout Highland and integral to the City's character. Existing assets include community and neighborhood parks, a growing trail network, and large areas of natural open space (see also ***Chapter 6: Parks, Open Space, Trails & Recreation***).
Purpose & Character	Highland's open space system defines its identity, offering natural beauty, recreational opportunities, and connection with nature. These spaces support the City's semi-rural, low-density character while promoting health, wellness, and community connection. The City's parks and trails are designed to be accessible, scenic, and compatible with surrounding land uses. As Highland continues to grow, open space preservation will remain a high priority, ensuring that future generations enjoy the same quality of life and access to nature.
Preferred Land Uses	■ **Mini (or Pocket) Parks:** Small parks (<3 acres) that generally serve nearby neighborhoods (¼-mile radius) with limited amenities like small playgrounds and open lawn areas. ■ **Neighborhood Parks:** Form the core of the park system, offering space for unstructured play, limited active use, and passive recreation (3–10 acres). ■ **Community Parks:** Community parks (10–40 acres) support organized sports and recreation, with amenities like fields, trails, and picnic areas. They typically serve residents within a 1-mile radius but can also serve regional needs. ■ **Private or Quasi-Public Recreation:** Facilities that are not publicly owned but provide recreational opportunities. These may be part of a subdivision or HOA, affiliated with a church or religious institution, or operated by a private business such as a golf course. ■ **Special Use Parks:** Single-purpose recreation sites (e.g., campgrounds, community gardens, bike parks, etc.) No standard size; depends on the specific use. ■ **Natural Open Space:** Preserved areas that protect visual character, sensitive lands, and ecological functions while offering opportunities for passive recreation. ■ **Trails, Pathways, & Greenways:** Multi-use trails, trailheads, and linear open spaces that connect neighborhoods, parks, schools, and civic spaces. These corridors may follow creeks, canals, or roadways, providing visual relief, stormwater functions, and opportunities for trail connections. ■ **Open Space Residential:** Clustered housing development that conserves large tracts of usable, publicly accessible open space or natural land.

OTHER FUTURE LAND USE CONSIDERATIONS

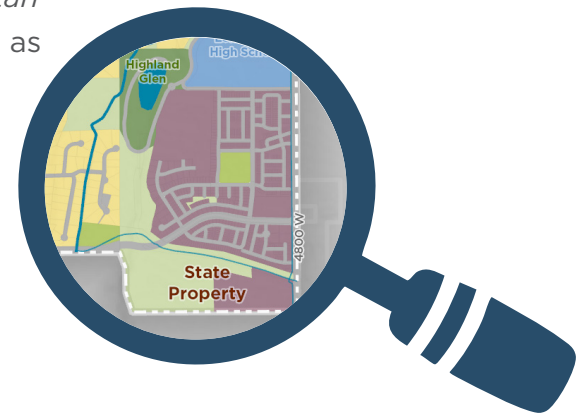
THE "LONGHORN" PROPERTY (65 ACRES)

The future of the privately owned "Longhorn" property has been a focal point of community discussion for many years, with residents advocating for its role in preserving Highland's distinctive character. **The overarching desire is to maintain the City's semi-rural feel, large lot sizes, and abundant open spaces while using thoughtful placemaking to create a welcoming community gateway.** A favored vision for the "Longhorn" property includes significant open space buffering Bull River, with large residential lots "feathering" into future low-density single-family homes. Thoughtfully designed senior housing could also be a good fit for the property. Any approach should actively maintain open spaces, protect scenic viewsheds, and celebrate this area as Highland's most prominent gateway. Residents strongly desire uses for this property that contribute to the community's aesthetics and overall quality of life, ensuring it remains a hallmark of Highland's unique identity.



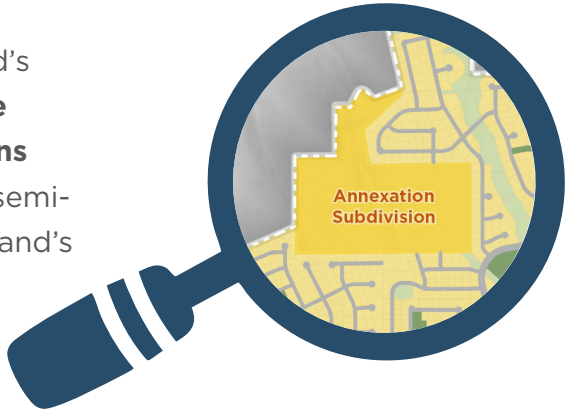
VACANT STATE OF UTAH PROPERTY (16 ACRES TO BE DEVELOPED)

A vision for the State-owned land south of Ridgeview Subdivision is described in the *Utah State Developmental Center (USDC) 2025 Strategic Master Plan.* Referred to in the plan as the "North Property" the portion within Highland's boundaries is envisioned to include approximately 16 developed acres of mixed uses including healthcare or educational services, small retail or restaurants, limited housing, and vocational or job-training opportunities to support individuals with intellectual and developmental disabilities. The adjoining 38 acres within Highland are slated for a community farm and gathering area, potentially with an all-abilities playground, community gardens, agricultural fields, and facilities for community education or events. Highland supports the vision outlined in the USDC Master Plan and seeks to collaborate in guiding development on the North Property to ensure it aligns with community goals, land use constraints, and USDC's mission.



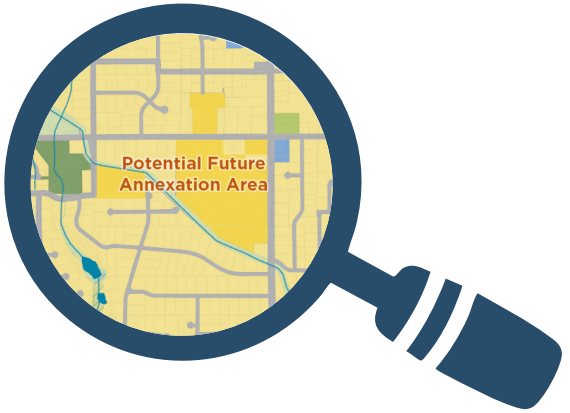
NORTHERN FUTURE ANNEXATION (98 ACRES)

The declared northern future annexation area should integrate seamlessly with Highland's established land use patterns. **Development within this area is envisioned to mirror the prevailing character of neighboring residential landscapes, featuring small subdivisions connected by generous open spaces.** A core objective is to preserve the community's semi-rural and open feel, ensuring that new growth enhances rather than detracts from Highland's distinctive identity. Other considerations for this area include the provision of essential public facilities, including schools, future neighborhood parks, and a comprehensive trail system.



POTENTIAL FUTURE ANNEXATION AREA (48 ACRES)

Note that the "Buhler Property" along 10400 N is a potential future annexation area. As an unincorporated island, Utah law provides a process for Highland to annex the area if the conditions in *Utah Code § 10-2-812* are met. Similar considerations as the northern future annexation area would apply.



PLACEMAKING IDEAS

An important component of Highland's Future Land Use vision is enhancing the City's character and sense of connection. This process, often called placemaking, involves creating high-quality places where people want to live, work, and play. Well-designed places are active, engaging, and visually appealing, incorporating thoughtful design, public art, and creative programming that reflect the community's unique identity. Placemaking is a multi-faceted approach to the planning, design, and management of public spaces. It's a process that focuses on the people who use a space, rather than just the physical infrastructure. It involves a collaborative effort to capitalize on a community's assets and potential to create public spaces that are not only beautiful but also promote people's health, happiness, and well-being.

Essentially, placemaking transforms a "space" into a "place." A space is just a physical area, like a park or a street. A place, however, has a strong identity and sense of community. It's somewhere people feel a connection to, a place they are proud of and want to spend time in.

WHERE TO FOCUS PLACEMAKING EFFORTS?

Placemaking principles can be applied across the community, from major public spaces to small neighborhoods. By focusing on intentional design and connectivity, the City can strengthen the social and physical ties that bring the community together. This chapter highlights two focal points selected for their potential impact and alignment with other land use goals:

1. **The Town Center**
2. **Gateways & Corridors**

FROM "SPACE" TO "PLACE

Places that exude local community character include well-designed buildings, attractive streetscapes, and a sense of cohesion achieved through commonality in design elements, materials, and landscaping.

- **People-First Design:** They are people-friendly with a mix of human-scale uses.
- **Active & Accessible:** They're walkable, bikeable, and easy to navigate.
- **Thoughtful Connectivity:** They offer a variety of transportation options for getting there.
- **Diverse Offerings:** They include a variety of uses, including housing options that support all stages of life.
- **Honoring Heritage:** They respect community heritage and values.
- **Cultural Vibrancy:** They embrace the creative arts and provide cultural opportunities.
- **Connection to Nature:** They include green space that's well-connected to Highland's extensive pathway and trail systems.
- **Safe & Welcoming:** They are safe and welcoming for everyone.
- **Comfort & Ease:** They are accessible and comfortable.
- **Well-Maintained:** They're well-maintained and exude a sense of local character and pride.
- **Social Connection:** They are sociable, encouraging people to connect with one another.

1. THE TOWN CENTER

Achieving the vision for Highland's Town Center has long been a guiding ideal, yet the area has not fully realized its potential as the heart of the community. Moving toward a unified and vibrant center will likely require a combination of targeted programs, clear design standards, business attraction efforts, and incremental improvements. The ideas and strategies shown in ***Table 2.2***, while not exhaustive, have proven successful in similar communities.



Inspirational Town Center placemaking imagery.

TABLE 2.2 – TOWN CENTER PLACEMAKING IDEAS & STRATEGIES

IDEA/STRATEGY	DESCRIPTION
Community Events & Programming	Community events play a vital role in energizing a downtown area and increasing foot traffic. By drawing in both residents and visitors, events encourage people to spend more time in the Town Center, frequenting local businesses and other attractions. Highland may consider proactively encouraging more events—such as the Highland Fling and holiday celebrations—to be hosted in the Town Center whenever possible. Additionally, the City can explore hosting new events at other times of the year to encourage year-round visitation.
Civic Center Activation & Expansion	The Civic Center—featuring the splash pad, City Hall, and Library—is a key Town Center focal point. Highland can boost activity by enhancing amenities, programming, and events, and by exploring expansion onto adjacent property to strengthen city services. This would reinforce the Civic Center as the vibrant heart of the Town Center.
Local Business Incentive Programs	To generate interest and foot traffic Downtown, the City can implement incentive programs that encourage residents to shop at local businesses. These could include event-based programs like a "Tour of Downtown" or a "Meet the Owner" night. The City could also explore a "Buy Local" reward system to build a stronger connection between the community and its businesses.
Business Incubators	Business Incubators are a useful tool for helping small businesses get started. These spaces offer entrepreneurs a flexible option to begin operations with a short-term, reduced-cost lease, which can significantly lower initial overhead. Highland can explore using these spaces in a few ways. They could be permanent facilities, such as a specialized commercial kitchen for food-based startups. Alternatively, they could be temporary or seasonal, like a street market held during the summer. This approach would support aspiring entrepreneurs and help cultivate the specific types of businesses residents want to see in the Town Center.
Food Trucks	Food trucks have become increasingly popular and have the potential to bring a lot of energy to an area with their variety of local eats. The City can build on the success of food trucks that have already been used at community events by bringing them in more frequently. This could be done by hosting a regular "Food Truck Night" during the summer or even by creating a dedicated food truck park.
Clear, High-Quality Design Standards	Many residents have expressed a strong desire to ensure that both current and new developments are of high quality and reflect Highland's unique character. A form-based code is an excellent tool for achieving this in the Town Center. Unlike conventional zoning, which focuses on land use, a form-based code prioritizes building form and design. This ensures more predictable, aesthetically pleasing spaces that align with the community's vision. If the City decides not to pursue a form-based code, a comprehensive update to the existing Commercial Zone Design Standards would also be a viable alternative to achieve similar goals.
Public/Private Partnerships	Successful Town Centers often feature a mix of public and private gathering places, such as small plazas and pocket parks. These spaces offer a place to relax or recreate and can be used for events, street performances, or dining. To create these types of spaces and programming, the City can forge strategic public/private partnerships. For example, the City could collaborate between the Highland Library and local businesses to host joint events in the Town Center—such as a summer reading program at a local shop or a mobile "story time" at a seasonal street market. This approach leverages the Library's role as a community connector, strengthening the link between the Town Center's civic and commercial hubs without requiring significant City funds.

ECONOMIC CONSIDERATIONS BEYOND THE TOWN CENTER

While Highland's vision emphasizes a vibrant Town Center, a broader view of the City's economy highlights key considerations for long-term fiscal health. The following insights are drawn from an analysis (see ***Appendix C***) and help illustrate how thoughtful placemaking strategies and business activity could support the generation of revenue to offset community costs by supporting essential City services.

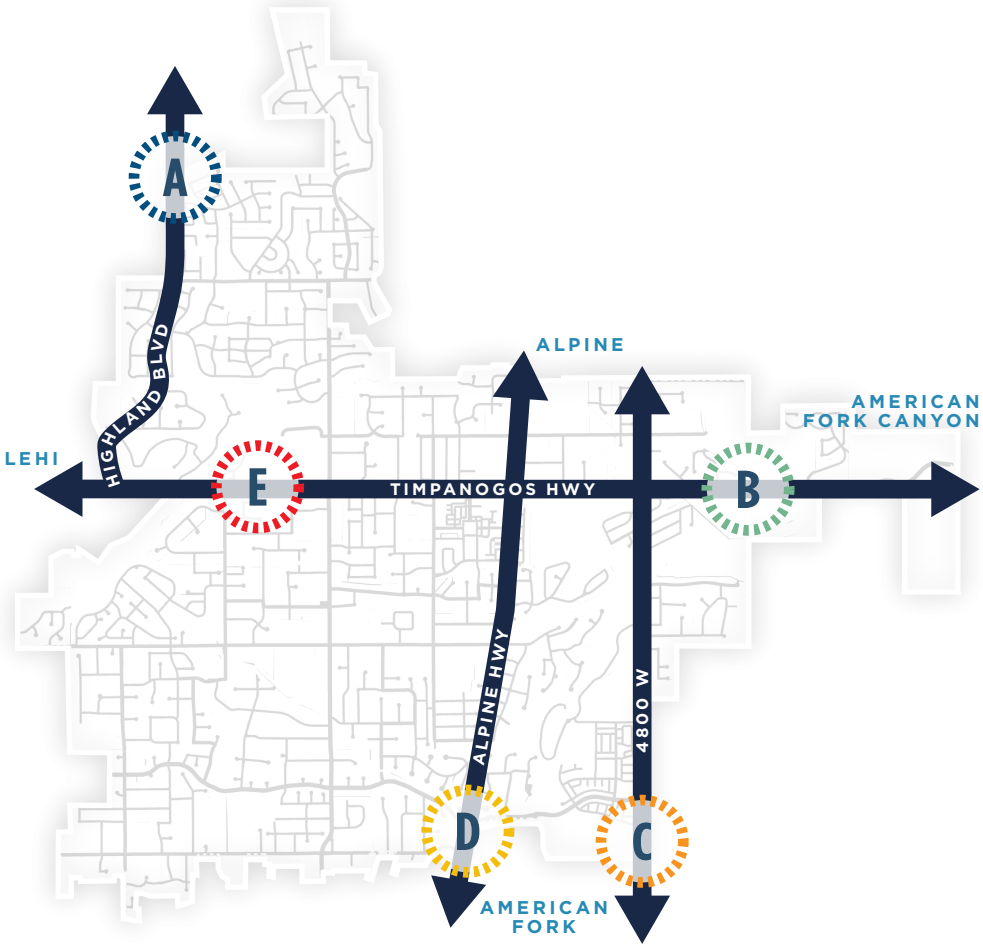
- **Sales Tax Pooling:** Highland benefits from the State's sales tax pooling formula, which returns some sales tax revenue from adjacent cities. Given limits on supportable commercial space, the City should focus on strengthening existing commercial areas and recapturing sales tax revenue rather than pursuing major expansion.
- **Sales Leakage:** An estimated $709 million in taxable sales "leaks" from Highland to neighboring communities, representing a potential loss of nearly $5 million in sales tax revenue for the City.
- **Existing Strengths:** Local taxable sales are concentrated in non-store retail and food and beverage services. The vast majority of the City's property value is tied to single-family homes, highlighting its residential focus.
- **Limited Development:** The City's planned commercial space may already exceed the estimated supportable square footage for the future population, suggesting a focus on strengthening existing areas.
- **Economic Barriers:** High land values and development impact fees are factors that could make it difficult for new, small businesses to open in the City.
- **Location:** Not being on a major interstate limits the City's potential to attract large industrial or distribution centers.
- **Targeted Growth:** The most viable path for commercial growth could be through infill and small-scale retail. By encouraging this type of development, the City could capture a portion of the sales revenue currently spent elsewhere, which in turn could help fund City services
- **Fiscal Strategy:** The City's long-term financial stability could benefit from a strategy that doesn't rely solely on major commercial expansion. This includes prudent budgeting, targeted tax adjustments as needed, and supporting home-based businesses. This approach could help create a more resilient economic foundation.

2. GATEWAYS & CORRIDORS

Gateways and corridors help define Highland's character, creating a clear sense of arrival and leaving a lasting impression on those who enter or exit the community. Placemaking efforts at these locations should emphasize consistency and common design elements to establish a cohesive and distinct Highland identity throughout all gateways and corridors. The locations identified in ***Figure 2.2*** provide a starting point, with the opportunity to identify and enhance additional areas as the City evolves.

Community **gateways** are the 'front door' to Highland, welcoming residents and visitors and reinforcing the community's unique identity. Intentionally designed gateways create a sense of arrival and leave a lasting first impression through visual cues, such as enhanced water-wise landscaping, coordinated signage, unique landforms, or public art, that aid in wayfinding and highlight scenic views. **Corridors** play a similar role but function as a continuous system that extends this sense of place along a highway, street, or greenway. A corridor may feature enhanced street or parkway landscaping, medians, roundabouts, lighting, and banners, all designed to unify the experience and reinforce the community's visual identity.

FIGURE 2.2 – MAJOR GATEWAYS & CORRIDORS



PARKWAY DETAIL

As part of its placemaking efforts, Highland has adopted a "parkway detail" streetscape and landscaping standard for key gateways and corridors. Originally designed with traditional landscaping, the standard has been updated to emphasize water-wise xeriscaping and refined elements such as the removal of berms, elimination of special planters, and updated grading requirements. The parkway detail generally includes a 29-foot landscaped area on each side of the street, with trees, attractive fencing, and a meandering sidewalk or trail.

The standard has been implemented, or is planned, along major corridors including Timpanogos Highway (SR-92), Alpine Highway (SR-74), 4800 West, North County Boulevard (SR-129), Highland Boulevard, Beacon Hill Boulevard, 10400 North, and 11800 North. Additional gateways or corridors may also be designated. Where appropriate, the parkway detail may be adapted to improve public use and connectivity, such as widening roadways or adding multi-use trails, while ensuring that enhancements preserve the corridor's open and welcoming character.

The Parkway Landscape Detail can be found in the *Highland City Standard Drawings*.



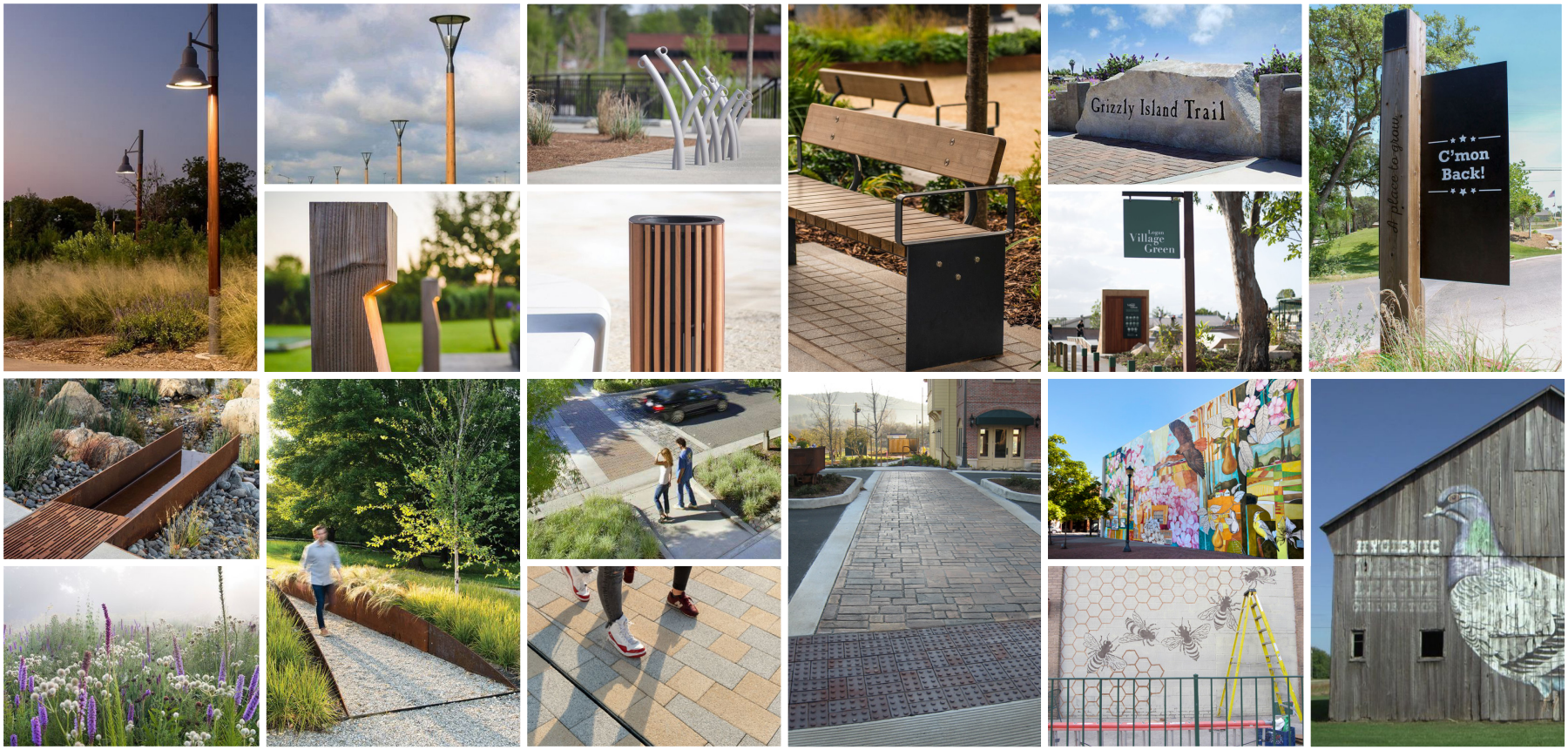
Example of the typical application of the parkway detail.



A digital rendering showcasing a water-wise approach to parkway detail landscaping.

ESTABLISHING A THEMATIC BRAND & IDENTITY

The following ideas and recommendations for gateways and corridors expand on ideas to establish a thematic brand and identity that can apply throughout the City. This approach is intended to guide design decisions, ensuring every element reinforces the community's unique identity. By focusing on a semi-rural, open-space aesthetic, Highland can create a welcoming and authentic experience.



Inspirational thematic community branding imagery.

SUGGESTED ELEMENTS FOR HIGHLAND'S THEMATIC BRANDING:

- **Decorative Lighting:** Light fixtures should be well-designed and help to preserve Highland's semi-rural, starry night views. This may include low-level, fully shielded fixtures with warm-toned bulbs. Designs could be simple and rustic, using natural materials such as weathered steel or wood to complement the landscape. Unified decorative lighting could extend throughout the Town Center and potentially to other destinations.
- **Street Furniture:** Durable, timeless materials that fit a semi-rural character, such as reclaimed wood, stone, or recycled composite materials, could be selected. Benches, bike racks, and trash receptacles can be thoughtfully placed in communal areas to encourage gathering without cluttering open spaces.
- **Signage and Banners:** A consistent design language for all signage could be developed. Primary signage may use natural materials like carved wood, stone, or metal with a weathered finish. Banners can be used for special events while maintaining the overall thematic branding.
- **Street Trees and Landscaping:** Prioritizing water-wise, drought-tolerant trees and plants that thrive in the local climate could be a central theme. Large canopy trees can provide shade and help define corridors, while low-maintenance, water-wise grasses and shrubs enhance the natural, open-space feel. Highland's updated Parkway Landscaping Detail provides a strong foundation, requiring a 29-foot-wide landscape strip along collector and arterial roads—including the City's iconic street medians—that incorporates xeriscaping (see also ***Chapter 5: Water Use & Preservation***).
- **Crosswalks:** To enhance safety and aesthetics, crosswalks could be upgraded with durable, decorative pavers or textured concrete in natural colors. This may provide clear visual cues for pedestrians and vehicles while harmonizing with the surrounding landscape.
- **Public Art or Landmark Features:** Public art could be installed that celebrates Highland's unique story and semi-rural lifestyle. Consider sculptures made from natural materials, murals depicting local history or landscapes, or artistic landmarks that reflect community values. This offers an opportunity to create memorable features that are distinctly Highland.

GATEWAY A: NORTH ENTRANCE (HIGHLAND BLVD.)

With development on the west side in Lehi City now complete, Highland Boulevard is fully improved with parkway features, medians, and a roundabout that present strong placemaking opportunities. Most property within Highland in this area is fully developed, except for the future annexation area (see discussion on ***pg. 25***) and a small commercial zone. The City should ensure that any new commercial development here aligns with Highland's placemaking themes and branding to reinforce community identity.

GATEWAY B: EAST ENTRANCE (GRAVEL PIT/AF CANYON)

The eastern gateway is defined by the current gravel pit to the north, and U.S. Forest Service lands along with the American Fork River to the south. The gravel pit is being considered for an aquifer recharge project (see ***pg. 79***). The City should collaborate with the Central Utah Water Conservancy District, U.S. Forest Service and other partners to explore opportunities for visitor centers or public programming at the American Fork Canyon entrance. Additionally, the City should investigate creating park or open space areas with trails and natural access within the gravel pit area, incorporating Highland's placemaking efforts and connecting seamlessly to the City's trail and park system.

GATEWAY C: SOUTH ENTRANCE (NORTH COUNTY – RIDGEVIEW/STATE PROPERTY)

This gateway borders American Fork and Cedar Hills and includes a large parcel owned by the State of Utah. Refer to ***pg. 24*** for a discussion of the Developmental Center property and a high-level development plan. Future development or redevelopment in this area should incorporate placemaking elements and parkway details consistent with those implemented in the Ridgeview planned development. The City should pursue placemaking strategies that distinguish Highland from adjacent communities.

GATEWAY D: SOUTH ENTRANCE (ALPINE HWY.)

The focus here should be completing parkway enhancements and trail connections along Alpine Highway and improving 9600 North. The City could explore partnerships with American Fork to enhance trail connectivity through this corridor, fostering a continuous and integrated pedestrian and bike network.

GATEWAY E: THE LONGHORN PROPERTY

Residents have identified the "Longhorn Property" as a critical gateway that signals "Welcome to Highland." Known for its longhorn cattle and captivating views, this area offers an opportunity to create an idealistic and truly beautiful first impression of the community. While the area may change over time, a thoughtful approach to development can ensure it maintains its unique sense of place, preserving the special semi-rural character that defines it (see also ***pg. 24***).



Inspirational "Longhorn" Gateway imagery.

IDEAS & STRATEGIES FOR PRESERVING THE "LONGHORN" GATEWAY

- **Preserve the Open Feel:** Any future development could be clustered to group homes on a portion of the site, ensuring large areas remain as open space or pasture. This approach would maximize retained open space and maintain the area's distinct agricultural feel. Views to the mountains should be safeguarded to ensure the property's sweeping, pastoral vistas remain visible from key roads and entry points.
- **Honor the Longhorn Legacy:** A thematic brand could be built around the property's history and its iconic longhorns. Ideas may include incorporating public art or interpretive features—such as a weathered steel sculpture of a longhorn or a mural depicting the property's agricultural history—that serve as a unique landmark. Streets, parks, or trails could be named to reflect the Longhorn heritage, tying the development directly to the land's storied past.
- **Specific Landscape & Design Standards** A naturalistic landscaping plan is a key element for maintaining a semi-rural feel. The landscape design could prioritize the use of grasses and perennials to create a beautiful, meadow-like appearance rather than a manicured subdivision edge. A consistent use of rustic materials, such as split-rail fencing, low-profile stone walls, or weathered timber, could also be encouraged to ensure architecture and lot layouts blend seamlessly with Highland's open, low-density character.
- **Public Realm Enhancements:** A central objective could be to create a prominent gateway feature at the property's edge. This might be a unique sign or artistic installation crafted from natural or rustic materials, designed to not only signal "Welcome to Highland" but also to frame a beautiful view of the property. Integrating trail connections or open-space corridors could provide a significant community benefit and ensure the property contributes to the broader trail system.
- **Conservation Options:** The community may explore options for the long-term preservation of a portion of the property's open space. This could involve exploring a conservation easement, establishing a public-private partnership, or dedicating a portion of the land as community park space, permanently protecting the open land and its semi-rural character for future generations.

GOALS & IMPLEMENTATION STRATEGIES

Goal 1: Preserve Highland's unique character and low-density development pattern.

- **Implementation 1.1:** Evaluate existing Development Code provisions, such as those in the R-1-40 and R-1-20 Zones, to identify if additional protections or clarifications are needed to actively preserve the low-density residential environment. This includes assessing whether current definitions and design standards are sufficient to ensure new developments align with the established character of large lots and abundant open spaces.
- **Implementation 1.2:** Identify additional opportunities to integrate open-space-first design principles into the City Code by building on successful projects and lessons learned from past developments. This could involve updating the Planned Development (PD) District.
- **Implementation 1.3:** Develop and incorporate clear, high-quality design standards for both new and reconstructed commercial, institutional, and mixed-use projects. This includes exploring a form-based code for the Town Center Overlay or a comprehensive update to existing design standards (see also ***Implementation 4.1***).
- **Implementation 1.4:** Explore conservation options for key open spaces, such as the "Longhorn" property, including conservation easements, public-private partnerships, or the dedication of land for community park space and connections.
- **Implementation 1.5:** Where appropriate, continue to encourage development that clusters homes to preserve large areas of open space and protect views and access corridors.
- **Implementation 1.6:** Promote the use of well-designed xeriscaping and similar landscaping and materials inspired by Highland's semi-rural identity to ensure new development blends seamlessly with the surrounding landscape.
- **Implementation 1.7**: Monitor the potential annexation of the Buhler property along 10400 N, recognizing it as an unincorporated island within Highland. If property owners express interest or if future circumstances make annexation appropriate, consider initiating the statutory process in accordance with *Utah Code § 10-2-812*.

Goal 2: Support a modest range of housing options for all stages of life.

- **Implementation 2.1:** Explore opportunities for "senior-friendly" and other small-scale housing options in strategic locations like the Town Center. This could include revisiting existing tools, such as the Senior Care Assisted Living Overlay Zone and the Town Center Transitional Housing Overlay, and determining whether the concepts and policies that guided those codes could be refined.
- **Implementation 2.2**: Consider developing clear and thoughtful regulations for detached accessory dwelling units (ADUs) that align with community values, ensuring they serve as a viable housing option without compromising neighborhood character (see also ***Chapter 4: Housing***).

Goal 3: Strengthen the local economy and create a vibrant Town Center.

- **Implementation 3.1:** Explore strategic commercial development and business attraction efforts to increase local revenue, particularly in the Town Center. This requires a careful evaluation of the C-1 Zone and CR Zone regulations to ensure they support the type of businesses residents want.
- **Implementation 3.2:** Develop and implement a strategy to revitalize the Town Center, focusing on creating a vibrant, walkable, and aesthetically pleasing destination that reflects Highland's identity. The Town Center Overlay is the primary tool for this, and a review of its regulations should be a priority.
- **Implementation 3.3:** Encourage community events and programming, such as food truck nights, seasonal markets, or cultural events, to increase foot traffic and community engagement in the Town Center. The City could review and improve existing code to ensure it supports such uses.

Goal 4: Enhance Highland's character through strategic placemaking efforts.

- **Implementation 4.1:** Develop a comprehensive "thematic branding" guide for gateways and corridors, focusing on elements like decorative lighting, consistent signage, and water-wise landscaping that reinforce Highland's semi-rural character. This guide can establish a consistent aesthetic across the City, distinguishing it from the specific design standards for individual buildings or zones (see also ***Implementation 1.3***).
- **Implementation 4.2:** Continue to prioritize the preservation and enhancement of scenic viewsheds and natural open spaces, particularly in prominent areas like the "Longhorn" property and along natural corridors.
- **Implementation 4.3:** Continue to strengthen connectivity throughout the City by expanding and linking the trail, pathway, and greenway network, ensuring all residents have access to parks, schools, and civic spaces (see also ***Chapter 6: Parks, Open Space, Trails & Recreation***).
- **Implementation 4.4:** Explore opportunities to commission or install public art that celebrates Highland's unique story and semi-rural lifestyle. This may include sculptures, murals, or artistic landmarks made from natural or rustic materials, particularly in the Town Center and at key gateways.
- **Implementation 4.5:** Consider creating a prominent gateway feature at the "Longhorn" property's edge. This feature could be a unique sign or artistic installation that signals "Welcome to Highland" while framing the property's scenic views.

Goal 5: Support locally desired services and modest economic activity to strengthen fiscal resilience.

- **Implementation 5.1:** Explore the feasibility of obtaining a unique Highland ZIP code through federal legislative action, focusing on potential benefits for residents, local businesses, and municipal services.
- **Implementation 5.2:** Support small-scale, neighborhood-oriented retail—which includes personal services, food services, general retail purchases, family businesses, home-based businesses, and farmers markets—that complement the existing Town Center and other mixed-use areas, helping to retain local spending and provide services desired by residents.
- **Implementation 5.3:** Incorporate Highland's identity into community signage, branding, and civic events to strengthen recognition, pride, and awareness of local businesses.

This page intentionally left blank

CHAPTER 3

TRANSPORTATION

Provides a snapshot of the new *2025 Transportation Master Plan* (TMP), offering a high-level overview rather than a full technical document. The chapter describes Highland's current transportation conditions, and identifies proposed projects. While this element highlights key improvements and strategies, readers should refer to the TMP for detailed analysis, policies, and implementation steps.

INTRODUCTION

The Highland City Transportation Element provides a high-level overview of the City's long-range transportation vision. It is intended as a snapshot of the more detailed *Transportation Master Plan (2025)*, which serves as the primary guide for transportation improvements and investments. Rooted in the desire to preserve Highland's unique residential character and scenic beauty, this element highlights the goals, policies, and actions necessary to support a balanced, multimodal network. It addresses the needs of motorists, cyclists, and pedestrians while pointing readers to the TMP for full technical analysis, project lists, and implementation strategies.

> "Paving the sidewalk would do a great deal for all the families that live on and north of 9600 N."
>
> – Social Pinpoint Comment, (2024)



RESIDENT PERSPECTIVES ON TRANSPORTATION

Highland residents have expressed significant concerns about traffic safety, road maintenance, and the impact of new development on congestion. Feedback highlights a shared desire for better enforcement of traffic laws and improvements to infrastructure in order to handle increased vehicle and pedestrian traffic.

- **Traffic Safety & Enforcement:** Many residents believe that speeding is a major problem on Highland's roadways. Specific concerns were raised about speeding near schools and parks, which creates dangerous conditions for children and pedestrians. There is a demand for increased traffic enforcement, with residents asking for more police patrols to issue tickets.
- **Road Maintenance & Quality:** Residents frequently commented on the poor condition of city roads, citing issues such as potholes, cracks, and deteriorating asphalt. Some residents expressed frustration that roads in older neighborhoods have not been repaved for years, while newer areas seem to get attention. There are specific requests for road repairs on streets like 10050 N, and 10550 N.
- **Impact of Growth:** Residents are actively navigating the challenges that come with a growing community. The increase in traffic on major roads like SR-92 and Highland Boulevard is a primary concern, along with parking challenges near schools and parks. Residents express a desire to ensure infrastructure evolves to support this growth and maintain a high quality of life.
- **Walkability & Connectivity:** Some residents expressed a desire for more sidewalks, trails, and better connectivity to key community areas like parks and the Town Center. However, there is also a parallel concern that the city is not properly maintaining its existing trails and sidewalks. Comments mention overgrown brush on sidewalks and uneven surfaces that pose a tripping hazard.

TRANSPORTATION MASTER PLAN (2025) SNAPSHOT

CURRENT CONDITIONS

Highland City's transportation system is currently efficient and is generally expected to remain so. The Utah Department of Transportation (UDOT) maintains all primary arterials—North County Boulevard and Timpanogos Highway (SR-92)—as well as one minor arterial, Alpine Highway (SR-74). The City is responsible for the upkeep of all other minor arterials, collector streets, and local roads. Public transit, operated by the Utah Transit Authority (UTA), is limited to peak-hour express bus service, which connects residents to FrontRunner Commuter Rail, the State Street Core Bus route, and Utah Valley University. The City also benefits from an extensive active transportation network, with regional trail and bike lane connections planned. Overall, Highland's transportation infrastructure is in good condition (***Figure 3.1*** and ***Map 3.1***).

The City's road system follows a functional classification approach: arterial and collector streets are designed to carry higher volumes and provide efficient traffic flow, while local streets prioritize safety and pedestrian comfort. The *Alpine and Highland Active Transportation Plan (2024)* further emphasizes walking and biking, recommending backbone trails and bike lanes on larger corridors to improve safety and connectivity. New street designs should continue to incorporate traffic-calming features to manage vehicle speeds and support neighborhood livability.

Future improvements are guided by recent traffic counts, socio-economic data (households and employment), and travel demand forecasts from the Mountainland Association of Governments (MAG) through 2050. Proposed projects are described on the following pages (see also ***Map 3.2: Recommended Improvements*** at the end of the chapter). In addition to these projects, the City has prioritized traffic calming efforts and adopted a traffic calming manual to help the City evaluate and implement small-scale projects that mitigate traffic impacts and improve safety. The City's traffic calming standards are described in the *Highland Traffic Calming and Pedestrian Safety Manual (2023)*, which the City should continue to use and update as needed.

FIGURE 3.1 – CURRENT CONDITIONS SNAPSHOT

Currently on the main functionally classified roads in Highland, there are:

25
UDOT LANE MILES

36
HIGHLAND MAIN ROADS LANE MILES

188
HIGHLAND LOCAL ROADS LANE MILES

4
ALL WAY STOP SIGN CONTROLLED INTERSECTIONS

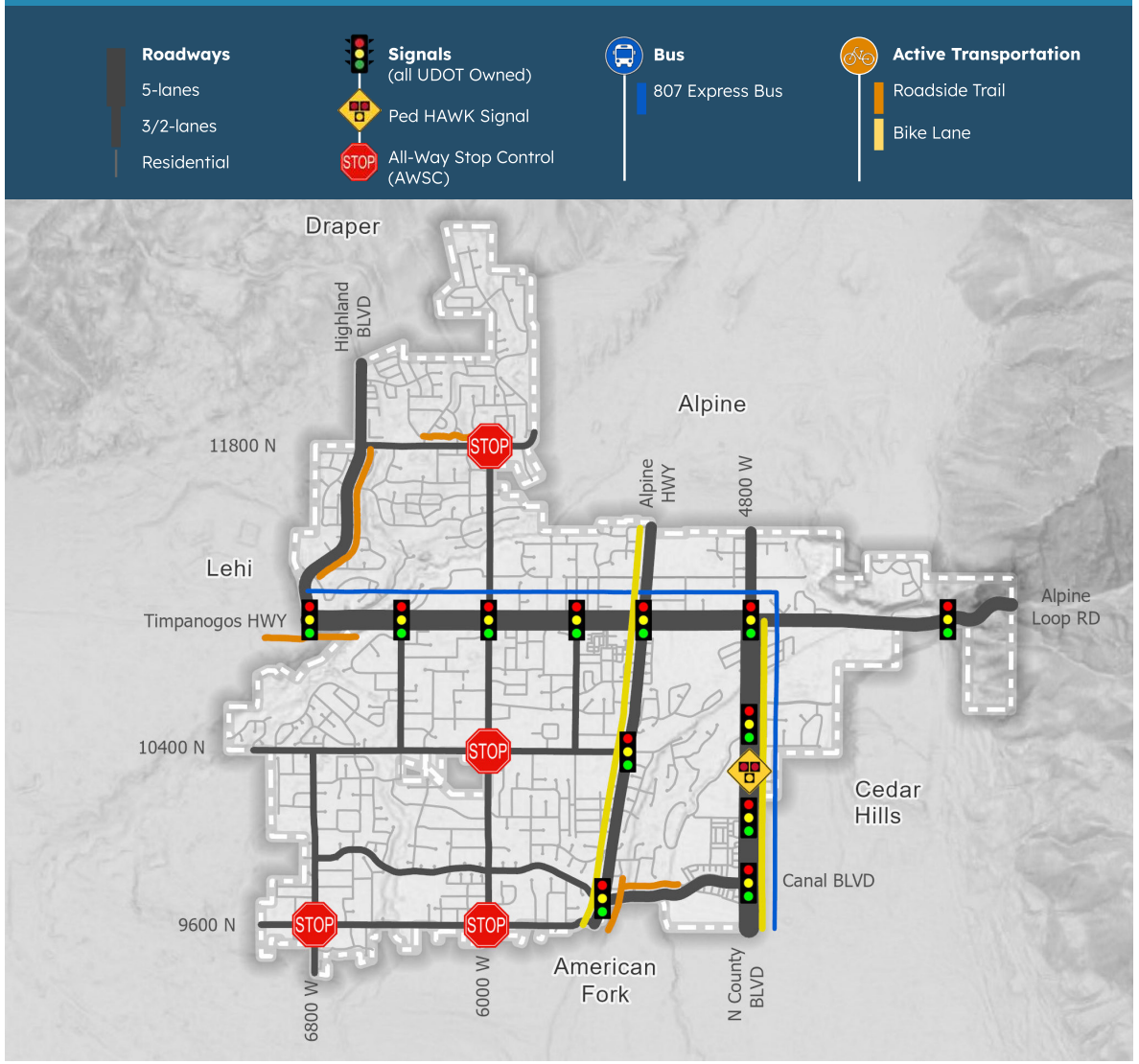
12
TRAFFIC SIGNAL CONTROLLED INTERSECTIONS (ALL UDOT)

1
HIGH-INTENSITY ACTIVATED CROSSWALK SIGNAL (UDOT)

11
MILES OF TRAILS AND PATHS ALONG MAIN ROADWAYS

5
MILES OF BIKE LANES ALONG MAIN ROADWAYS

MAP 3.1 – CURRENT CONDITIONS



WIDENING PROJECTS

These projects are proposed to address growth and deficiencies within the transportation system. These should be considered the major additions to the network.

Location	**4800 West** (11200 North to Timpanogos HWY)
Proposed Improvement	Add a southbound through lane approaching Timpanogos HWY, improve intersection geometry, and construct a trail.
Additional Info	■ Costs for future projects on 4800 West should be allocated between Alpine and Highland based on impact and resident use, with any cost-sharing agreements established at the time the cities apply for project funding. ■ Currently configured as a three-lane minor arterial (two lanes plus center turn lane), 4800 West experiences congestion and restricted intersection capacity at SR-92. ■ A four-lane design is proposed (two southbound, one northbound, plus center turn lane) with upgraded intersection design. ■ While the *SR-92 Access & Circulation Study (2022)* and *MAG Regional Transportation Plan* call for a five-lane road, Highland has opted for a four-lane approach due to right-of-way constraints and impacts to adjacent properties. ■ The project will serve as a phased solution, allowing the City to evaluate whether additional widening is necessary in the future. ■ The *Alpine & Highland Active Transportation Plan (2023)* identifies this corridor for a backbone off-street shared-use path. The City has partnered with Alpine and MAG to provide a multi-use trail along 4800 W into Alpine.
Location	**6800 West** (American Fork City Limit to 10400 North)
Proposed Improvement	Add a continuous turn lane, shoulders, curb, sidewalk (where needed), and buffered/separated bike lanes.
Additional Info	■ This three-lane major collector connects 10400 North to regional destinations in American Fork. ■ The City anticipates a 74-foot cross-section with two travel lanes and a continuous turn lane. ■ The *Alpine & Highland Active Transportation Plan (2023)* calls for buffered/separated bike lanes along the corridor.

ROADSIDE ACTIVE TRANSPORTATION IMPROVEMENT PROJECTS

These are smaller projects that include improvements including turn lanes, shoulders, curb, sidewalks, and active transportation projects associated with the corridor.

Location	**Alpine HWY (SR-74)** (American fork city Limit to Alpine City Limit)
Proposed Improvement	Add curb, sidewalk, storm drain, and construct a trail.
Additional Info	■ This two-lane minor collector provides an alternative east-west connection and is intended to channel traffic away from 9600 South. ■ Minimal improvements are needed including curb and sidewalk in a few undeveloped areas. ■ *Active Transportation Plan (2023, Project 21H)* identifies a backbone shared-use path along this corridor.
Location	**Canal BLVD** (Alpine HWY to 6800 West)
Proposed Improvement	Construct a trail on the east side of the corridor replacing the current sidewalk.
Additional Info	■ The corridor today is near capacity but with the raised medians and limited access control, traffic flow is manageable. ■ No road improvements are proposed. ■ Traffic is heavier into American Fork. The *American Fork Master Plan* calls for widening their portion of the road to 5-lanes (4 travel, one center turn lane). ■ A widening project between the American Fork City Limit and Canal BLVD to a 5-lane cross-section might later be warranted and should be revisited in future years. ■ The *Active Transportation Plan (2023, Project 54H)* recommends bike lanes with traffic-calming benefits.

ROADSIDE ACTIVE TRANSPORTATION IMPROVEMENT PROJECTS (CONTINUED)	
Location	**5600 West** (10400 North to Timpanogos HWY)
Proposed Improvement	Add curb, sidewalk, storm drain, shoulders, and bike lanes.
Additional Info	■ This two-lane minor collector links 11000 North to 10400 North. ■ The City intends to standardize the corridor at 42 feet of pavement within a 66-foot right-of-way. ■ The *Active Transportation Plan (2023, Project 77H)* recommends bike lanes with traffic-calming benefits.
Location	**6000 West** (American Fork City Limit to 11800 North)
Proposed Improvement	Add curb, sidewalk, storm drain, shoulders, and construct a trail and possibly buffered/separated bike lanes.
Additional Info	■ This two-lane major collector connects Alpine, Highland, and American Fork. ■ Improvements vary along the corridor due to mixed development history. ■ *Active Transportation Plan (2023, Project 11H)* prioritizes a shared-use path and buffered/separated bike lanes.
Location	**6400 West**
Proposed Improvement	Add curb, sidewalk, storm drain, shoulders, and bike lanes.
Additional Info	■ This 2-lane minor collector connects Timpanogos HWY to 10400 North. ■ Improvements on the road are not consistent and have been implemented with new residential development. The city intends to build the corridor to a 66-foot right-of-way. ■ Improvements on the road are not consistent and have been implemented with new residential development. The City intends to build the corridor to a 66-foot right-of-way. ■ *Active Transportation Plan (2023, Project 25H)* identifies bike lanes to enhance safety and manage speeds.

ROADSIDE ACTIVE TRANSPORTATION IMPROVEMENT PROJECTS (CONTINUED)	
Location	**9600 North** (Lehi City Limit to Alpine HWY)
Proposed Improvement	Add curb, sidewalk, storm drain, shoulders, and bike lanes.
Additional Info	■ This 2-lane minor collector connects Lehi on the west to Alpine HWY. ■ Current conditions reflect a rural cross-section with multiple driveways. ■ This two-lane minor collector connects Lehi on the west to SR-74. ■ Current conditions reflect a rural cross-section with multiple driveways. ■ The City plans for a 66-foot right-of-way with urban improvements. ■ *Active Transportation Plan (2023, Project 33H)* calls for bike lanes.
Location	**10400 North** (Lehi City Limit to Alpine HWY)
Proposed Improvement	Add curb, sidewalk, storm drain, shoulders, and construct a trail.
Additional Info	■ This major collector provides east-west access to City offices and Mountain Ridge Junior High. ■ From the western City boundary to approximately 6500 West, the road has been improved with curb, gutter, and sidewalks on both sides. ■ Between 6500 West and the Alpine Highway, improvements are inconsistent. ■ The City intends to standardize the corridor and add left-turn lanes at key intersections. ■ *Active Transportation Plan (2023, Project 17H)* recommends a backbone shared-use path.
Location	**11800 North** (Highland BLVD to Alpine City Limit)
Proposed Improvement	Add curb, sidewalk, storm drain (east of 6000 West), and construct a trail.
Additional Info	■ This 2-lane major collector connects Alpine to the east and will link to Lehi on the west. ■ Planned improvements include sidewalks east of 6000 West, a roundabout at Highland BLVD, and a new westward extension into Lehi. ■ *Active Transportation Plan (2023, Project 3AH)* identifies the corridor as a priority backbone shared-use path. ■ Some portions of the trail are complete, most of the corridor has meandering sidewalks.

INTERSECTION IMPROVEMENT PROJECTS

These are stand-alone intersection improvements. An important factor in determining the capacity of the transportation system is type of intersection control providing access and safe roadway operations.

Location/ Proposed Improvement	■ **Highland Boulevard / 11800 North:** Intersection warrants traffic control with a roundabout being the recommended solution to improve flow, set placemaking, and provide traffic calming. ■ **6000 West / 10400 North:** Consider a roundabout to improve traffic flow, set placemaking, and provide traffic calming. ■ **6000 West / Canal Boulevard:** Consider a roundabout to improve traffic flow, set placemaking, and provide traffic calming.

UDOT ROAD WIDENING

Location/ Proposed Improvement	■ **North County Boulevard (SR-129):** Mountainland Association of Governments (MAG) projects a need for seven lanes by 2050 from Canal Boulevard into American Fork, with an off-street shared-use path also identified. Coordination with MAG and UDOT will be required, as this project is not yet in the Regional Transportation Plan. ■ **Timpanogos Highway (SR-92):** UDOT projects seven lanes between I-15 and SR-74, tapering eastward. Future widening may include commuter lanes or a combination of lane types. Pedestrian connectivity across SR-92 remains a concern and options such as a grade-separated crossing near Town Center Boulevard should be studied.

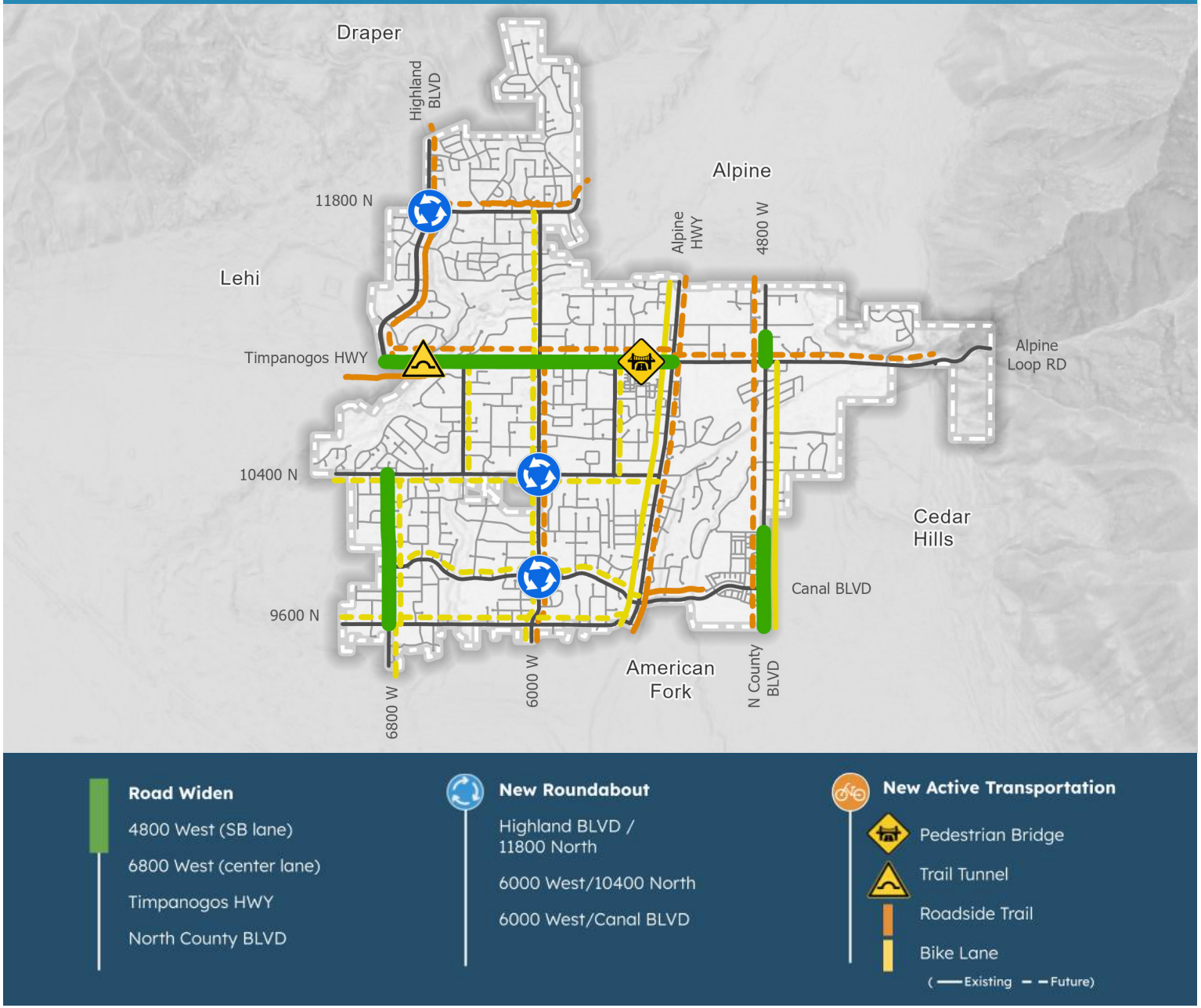
TRANSIT

No new transit projects are currently planned by UTA or MAG. While major investments in FrontRunner and light rail are anticipated elsewhere in Utah County, Highland will continue to be served only by limited express bus service.

FUTURE ACTIVE TRANSPORTATION

Active transportation planning will continue to build on the *Alpine & Highland Active Transportation Plan (2023)*, which prioritizes trails, bike lanes, and regional connections.

MAP 3.2 – RECOMMENDED IMPROVEMENTS



This page intentionally left blank

CHAPTER 4

HOUSING

The moderate-income housing element presents a targeted vision for facilitating a variety of housing options for residents of all life stages. The plan builds on existing strategies, including the creation of new opportunities for detached accessory dwelling units (ADUs), targeted residential zoning in commercial and mixed-use areas, and the development of housing projects for seniors.

INTRODUCTION

Housing is the foundation of community life. In Highland, residential neighborhoods define the City's identity, and ensuring that there are housing options for residents in different stages of life is critical to maintaining the City's character while welcoming future generations. Highland's Housing Element is guided by *Utah Code 10-9a-403*, which requires municipalities to include a Moderate-Income Housing Plan as part of the General Plan. The goal is to facilitate affordable housing options, which are based on 80% of the area median income (AMI). This chapter provides an overview of the City's housing profile, identifies emerging needs, and outlines current strategies to meet those needs. Additional resources to facilitate housing strategies can be found at the end of the chapter.

> "Many of Highland's citizens in neighborhoods near me are aging and do not want such a large lot, but they want to stay in Highland. Allow lovely developments that could accommodate them."
>
> – Highland Resident Survey, (2024)



RESIDENT PERSPECTIVES ON HOUSING

Based on public feedback, residents hold a range of perspectives on housing. The key themes heard from the community are summarized below.

- **Concern for Future Generations:** Many residents are satisfied with their current housing but are concerned about whether future generations, particularly their children and grandchildren, will be able to find affordable homes. Residents acknowledge the need for more diverse housing options to support both an aging population and young people who wish to remain in Highland. Many are open to thoughtfully regulated solutions, such as detached accessory dwelling units (ADUs) and senior-specific housing, as long as these options are part of a strategic infill plan that preserves Highland's low-density character.
- **Desire to Preserve Community Character:** Residents strongly desire to maintain Highland's small-town feel. They voice concerns that "multi-dwelling units" and "small lots" could increase traffic and cause the community to lose its unique charm. At the same time, they want any new housing and business developments to be visually appealing and of high-quality design, enhancing the community's identity rather than detracting from it (see also ***Chapter 2: Land Use & Placemaking***).
- **Desire for Clear & Consistent Policies:** A common frustration among residents is the perceived inconsistency in development decisions. They express a desire for clear and transparent housing and land use policies. Residents want predictable policies that align with the community's vision, ensuring that future growth is well-managed and understandable to everyone.

HOUSING ELEMENT BACKGROUND INFORMATION

Highland adopted its first General Plan in 2008, which included a Moderate Income Housing (MIH) element. In 2018, the Utah State Legislature passed *HB 259*, establishing specific strategies that cities must consider when developing or updating their MIH plans. In response, Highland City updated its General Plan in 2019 to align with these state requirements.

In 2022, *HB 462* further revised the strategies outlined in *HB 259* and added implementation requirements, including timelines with specific benchmarks for each chosen strategy. This legislation provided municipalities flexibility to make adjustments but required general plan updates by October 1, 2022. Highland City updated its plan to meet these requirements. Following State review, the City worked to ensure that the Moderate Income Housing element fully aligned with State standards, including adopting a five-year timeline with defined benchmarks.

For reference, the State defines the following terms:

- **Moderate income housing:** Housing occupied or reserved for households with a gross income equal to or less than 80% of the median household income for households of the same size in the county.
- **Housing affordability:** The ability of a household to occupy a housing unit while paying no more than 30% of its income for gross housing costs, including utilities.
- **Moderate income housing unit:** A unit affordable to a household earning no more than 80% of the area median income, with gross housing costs (including utilities) not exceeding 30% of household income.

According to the US Census, the median household income in 2023 for Utah County was $100,895. 80% of the median household income is $80,716. To determine what is considered affordable housing, the State takes 30% of this household income, which comes out to $24,214. When this amount is divided by the 12 months of the year, to be considered affordable, a housing payment including utilities could be no more than approximately $2,017 a month.

EXISTING CONDITIONS

Highland's housing landscape is predominantly single-family, reflecting the City's low-density, family-oriented character (***Figure 4.1***). As of 2022, the City had 4,925 housing units, 4,606 of which were occupied (***Table 4.1***). Owner-occupied housing is most prevalent, applying to 91% of units, while rental housing makes up less than 9% (***Figure 4.2***). This ratio **reflects the limited multi-family options and fewer affordable rental choices, affordable or otherwise, in the community**. Household sizes are relatively large compared with national averages, with owner-occupied households averaging 4.3 residents and renter households averaging 2.9 residents. From 2012 to 2022, occupied housing grew at an average annual rate of 2.9%, with rental units growing slightly faster (4.2%) than owner-occupied units (2.8%).

TABLE 4.1 – HIGHLAND EXISTING HOUSING UNITS

	2012	2022	AAGR
Total Housing Units	**3,581**	**4,925**	**3.24%**
Occupied Housing Units	3,446	4,606	2.94%
Owner-occupied Units	3,175	4,196	2.83%
Renter-occupied Units	271	410	4.23%

Sources: US Census Bureau, American Community Survey 5-Year Estimates (B25001, B25032)

FIGURE 4.1 – HOUSING STOCK BREAKDOWN



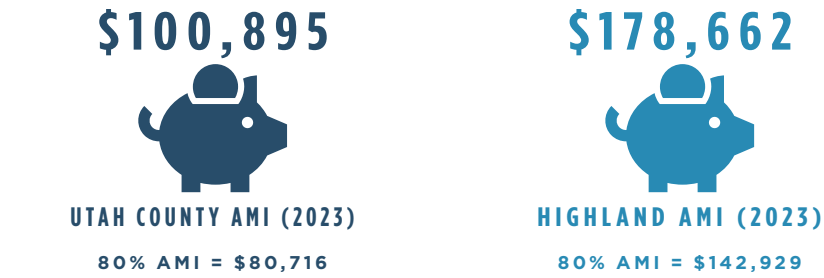
FIGURE 4.2 – TOTAL OWNER VS. RENTER-OCCUPIED UNITS (2022)



Moderate-income housing is defined under *Utah Code 10-9a-403(40)* and *17-27a-403(43)* as housing "occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the housing is located." Using Census data, the area median income (AMI) for Utah County is $100,895, which sets a moderate-income threshold of $80,716.

By contrast, Highland's own median household income is $178,662, and if an AMI-based target were calculated solely from Highland's local income, the corresponding "affordable" housing threshold would be around $142,929 (***Figure 4.3***). This figure provides context for affordability within Highland and highlights the discrepancy between moderate income housing, as defined by the state, and realistic benchmarks for developing affordable housing. This reality combined with Highland's high home values—with a median near $965,000 and rising annually—makes achieving truly affordable housing particularly challenging.

FIGURE 4.3 – AREA MEDIAN INCOME (AMI) COMPARISON



For current homeowners, housing is generally affordable: the median monthly cost for those with a mortgage is $2,798, with a mortgage-to-income ratio of 20.2%, comfortably below the 30% threshold typically considered a financial burden. For prospective buyers, however, Highland's high home values make entering the market a significant financial challenge.

Rental affordability is more nuanced. The median rent is $2,122, with a rent-to-income ratio of 15.2 percent, currently indicating no widespread cost burden today. However, limited rental availability, rising costs statewide, and changing demographics suggest that **affordability may increasingly become a concern, particularly for younger families, moderate-income households, aging residents on fixed or limited incomes, and residents seeking smaller or rental homes**.

MODERATE INCOME HOUSING STRATEGIES

With Highland's zoning pattern already well established and new growth expected to occur primarily through infill, providing opportunities for alternative housing types is a difficult goal to achieve. However, the City can still find creative ways to make reasonable allowances for housing options that meet state requirements while aligning with community values.

Under current State requirements, this housing element is expected to be updated regularly, selecting new strategies periodically as needed to meet the demands of a changing community. When considering strategies, it can be helpful to think about them in terms of both impact and effort. Some strategies are quick wins—relatively simple actions with meaningful results. Others are major projects that require more resources but can deliver lasting benefits. Strategies with low impact, whether easy or difficult, tend to be less effective in meeting housing goals and are generally avoided. This framework may be a useful tool for evaluating the effectiveness of current and future strategies (***Figure 4.4***).

The goals, policies, and implementation measures that follow reflect Highland's chosen strategies, balancing feasibility with impact and ensuring that housing opportunities are addressed in a way that preserves what makes Highland, Highland.

FIGURE 4.4 – HOUSING STRATEGY EVALUATION MATRIX



STRATEGIES & IMPLEMENTATION MEASURES

Strategy E: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

HIGH IMPACT, LOW EFFORT

(QUICK WINS)

- **2023:** Include in the City's annual survey a question to gauge support for detached accessory dwelling units in residential zones.
- **2025:** Review the results of the annual survey. If there is significant support for detached accessory dwelling units, work with the Planning Commission and City Council to update the Development Code to allow for them.
- **2026:** Begin the process of drafting an ADU ordinance that aligns with Highland's community goals, housing needs, neighborhood character, and alignment with city infrastructure (consider owner-occupied requirements, rental license requirements, consistent enforcement, etc). Adopt the ordinance by the end of 2026.
- **2027-2028:** Monitor development of detached ADUs under new ordinance to determine the impact of the regulations in terms of effectiveness, new housing opportunities, and impact to city infrastructure and services. Consider revisions to ADU ordinance as necessary to encourage ADUs or mitigate undesired impacts.

Strategy F: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

HIGH IMPACT, HIGH EFFORT

(MAJOR PROJECTS)

- **2023-2025:** Permit the remaining 425 lots for the townhomes, carriage lots, and cottage lots that have yet to apply for building permits in the Ridgeview Planned Development.

- **2024:** Remove the requirement to include a commercial aspect in Planned Development (PD) Districts.
- **2026:** Work with the Planning Commission and City Council to update the Land Use Plan in the General Plan to allow for mixed-use moderate income development in the Town Center and higher density housing adjacent to Commercial Retail, Commercial-1, and appropriate Planned Development zones.
- **2027:** Work with the Planning Commission and City Council to research and draft an ordinance creating a residential zone with higher density such as a senior housing zone.

Strategy T: Develop a moderate income housing project for residents who are disabled or 55 years old or older.

HIGH IMPACT, HIGH EFFORT

(MAJOR PROJECTS)

- **2024:** Work with the Planning Commission and City Council to draft an age-restricted senior housing residential zone that requires a density higher than the City's typical residential zoning. Work with the Planning Commission and City Council to determine areas in the City where this zoning could be approved.
- **2025-2026:** Adopt the new senior housing zone and work with the State on application of that zone to State owned property adjacent to North County Blvd.
- **2026-2027:** Explore a Planned Development (PD) strategy tailored for senior and disabled housing. This could include zoning key locations with an age-restricted PD overlay that allows higher densities and requires integrated amenities, accessibility features, and supportive design standards. Consider initiating a City-led PD project on publicly owned or high-priority sites to catalyze development.
- **2028:** If no property owners have requested to rezone in appropriate areas, rezone areas determined to be appropriate by the Planning Commission and City Council.

HOUSING DEVELOPMENT & ANALYSIS RESOURCES

There are resources available to the City to facilitate housing strategies, evaluate housing initiatives, an develop new perspectives on housing affordability. Below is a brief description of applicable resources available to the City. Some tools may require the City to identify funding sources to support local programs.

Mountainland Association of Governments (MAG)

- **Technical Assistance to Governments Program (TAG):** Technical assistance is available to local governments throughout Utah, Summit, and Wasatch Counties for plans and studies that proactively address growth related challenges. Competitive projects integrate transportation and land use in a meaningful way and align with the region's long-range plans.
- **Available Funding:** MAG appropriates up to $1,000,000 annually depending on the number and quality of applications received Assistance is provided in the form of consultant services procured by MAG on behalf of the local government. There is a local funding match requirement of 6.77%.

Land Use Academy of Utah (LUAU)

- **Missing Middle Housing Toolkit:** The Land Use Academy of Utah (LUAU), is a statewide uniform and comprehensive online land use website resource to train, inform, and educate elected and appointed officials in statutory land issues and best planning practices. LUAU provides the Missing Middle Housing (MMH) Toolkit, where all communities in Utah can learn about, consider, plan for, and implement more housing options tailored to their city or town. The Toolkit is continually updated with new and enhanced resources.

HOUSING DEVELOPMENT & ANALYSIS RESOURCES CONTINUED

State/Federal Programs

- **Olene Walker Housing Loan Fund:** The Olene Walker Housing Loan Fund (OWHLF) is Utah's state affordable-housing fund, administered by the Department of Workforce Services' Housing & Community Development Division and overseen by a 14-member board representing diverse housing interests. OWHLF provides grants or below-market loans for acquisition, new construction, rehabilitation, land purchase, preservation of affordable units, predevelopment grants, eviction-prevention programs, and certain pilot projects (e.g., low-income ADU loans). Example programs include:
  - **Multifamily Program:** gap financing for 5+ unit rental projects (plus predevelopment grants).
  - **Rural Single-Family Home Land Revolving Loan:** 0% subordinated land/lot-dev loans up to $25k per home for households ≤80% AMI in rural Utah.
  - **Rural Single-Family Housing Programs:** Utah state-funded programs offering financial assistance to low- and moderate-income rural homeowners, including Rural Single-Family Rehabilitation Assistance Grants (forgivable home repair grants), SFRRP (rehabilitation or replacement of owner-occupied homes), and HomeChoice (help for eligible disabled homebuyers via partner nonprofits).
- **Housing Choice Voucher Program:** The Housing Choice Voucher (HCV) program (often called "Section 8") is HUD's primary rental assistance for low-income households, administered locally by Public Housing Agencies (PHAs) such as the Housing Authority of Utah County and Provo City Housing Authority. Eligible households rent privately, with the PHA paying a subsidy and tenants typically paying ~30% of adjusted income (up to 40% at initial lease-up if needed). Payment standards are generally 90%–110% of HUD Fair Market Rents. Eligibility is based on income, family size, and citizenship/immigration status, with at least 75% of new admissions required to be extremely low-income (≤30% of area median). Waitlists are common; multiple PHA applications are allowed.

This page intentionally left blank

CHAPTER 5

WATER USE & PRESERVATION

Integrates Highland water use and land use planning with the goal to ensure that water is used and conserved wisely and sustainably for today's residents and future generations.

INTRODUCTION

Water is a renewable, yet finite natural resource. This reality, coupled with years of severe drought, has made the use and preservation of water a priority for local governments, state leaders, water providers, and the public. Recognizing plannings critical role in water management, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new mandate requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use.

This chapter describes Highland's water system and provides a snapshot of current and future municipal water use. It covers the relationship between land and water use in Highland and highlights the City's efforts to reduce and eliminate wasteful water practices. The chapter concludes with recommendations for additional goals and policies that will reduce water demand as part of current and future developments.

> Water-wise" refers to practices and strategies that emphasize the efficient and sustainable use of water.



RESIDENT PERSPECTIVES ON WATER USE & PRESERVATION

A 2022 survey, conducted by Utah State University under the Utah Wellbeing Project, revealed that **88% of Highland residents share a moderate to major concern for the future of the City's water supply** (***Figure 5.1***). The *2024 Highland Resident Survey* provided additional insight into how residents view water use and preservation, summarized below.

- **Water Metering:** Residents have mixed opinions on secondary water metering, with some viewing it as necessary for encouraging conservation, while others express frustration over higher costs.
- **Water Conservation Programs:** Many residents would like the option to participate in state-sponsored water-saving programs—especially landscape conversion rebates for removing turf.

FIGURE 5.1 – RESIDENT CONCERN FOR THE FUTURE WATER SUPPLY



8 out of 10 Highland residents are concerned for the future of the City's water supply.
Source: 2022 Utah Wellbeing Project Highland Survey Report.

- **Clearer Expectations:** Residents want to understand the effectiveness of conservation measures and express a desire for clearer policies, water use data, and more consistent reminders about watering days/times, etc.
- **System Efficiency & Maintenance:** Some residents are dissatisfied with the efficiency of the irrigation system, citing unreliable pressurized irrigation in certain areas leading to damaged sprinkler systems. Others express concerns about aging water lines and the need for improvements to the City's water infrastructure to ensure a clean and reliable water supply.
- **Lead by Example:** Residents want Highland City to set a clear example of water conservation, suggesting xeriscaping City-owned park strips and adjusting water-wasting sprinklers to demonstrate a commitment to water conservation.

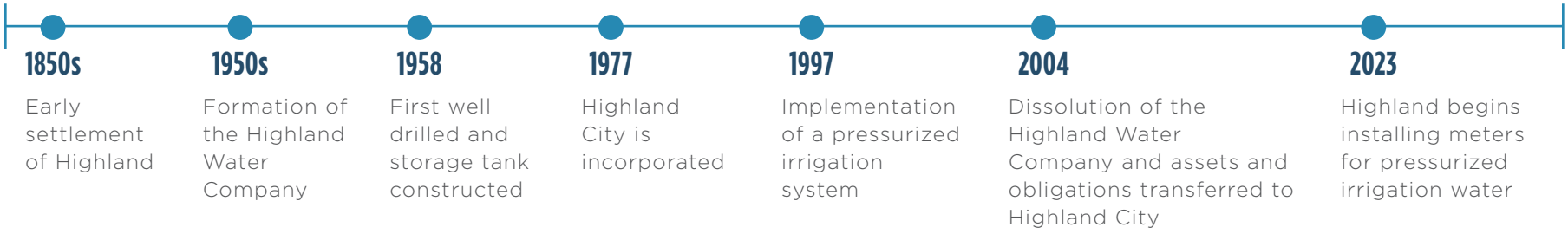
HIGHLAND WATER SYSTEM SNAPSHOT

By law, water of the state belongs to the public and the right to divert water and decide how it is used is determined by the state. Annually, over five million acre-feet of water are diverted from Utah's natural water systems and supplied to agricultural, residential, commercial, institutional, and industrial customers. Approximately 82% of this water is utilized for agricultural purposes, with the remaining portion allocated to other uses through water delivery systems.[1]

A community water delivery system typically comprises one or more water sources, storage facilities, and a distribution system within a service area. To operate efficiently and effectively, each system component must be planned and designed to operate under the wide range of demands placed on the system by users. Water source capacity determines the system's ability to meet peak demand on the busiest days while also sustaining a consistent supply throughout the year. Typically, one water system delivers drinking water while another system delivers irrigation (secondary) water. Water system connections are the points where a water supply line connects to a building or home. To provide additional context, a historic snapshot of Highland's Water System is shown in **Figure 5.2.**

1 Prepare60 Securing Utah's Economic Future. (2018). Understanding Utah's Water Municipal Manual 1st Edition. Retrieved from http://prepare60.com/.

FIGURE 5.2 – HISTORIC SNAPSHOT OF HIGHLAND CITY'S WATER SYSTEM



DRINKING WATER

Highland City provides drinking (culinary) water to approximately 5,164 connections. Of those existing connections, 5,081 (98.4%) are residential, 48 (0.93%) are commercial, 1 (0.02%) is industrial, and 34 (0.66%) are institutional (***Figure 5.3***). The culinary water system comprises a network of pipes, four water storage tanks, and five groundwater wells (***Figure 5.4***). Existing culinary water demand can be met with two or three of the five wells at any given time, all of which are used on a rotating basis.



Highland City provides drinking (culinary) water to approximately 5,164 connections.

FIGURE 5.3 – DRINKING WATER SYSTEM CONNECTIONS BREAKDOWN

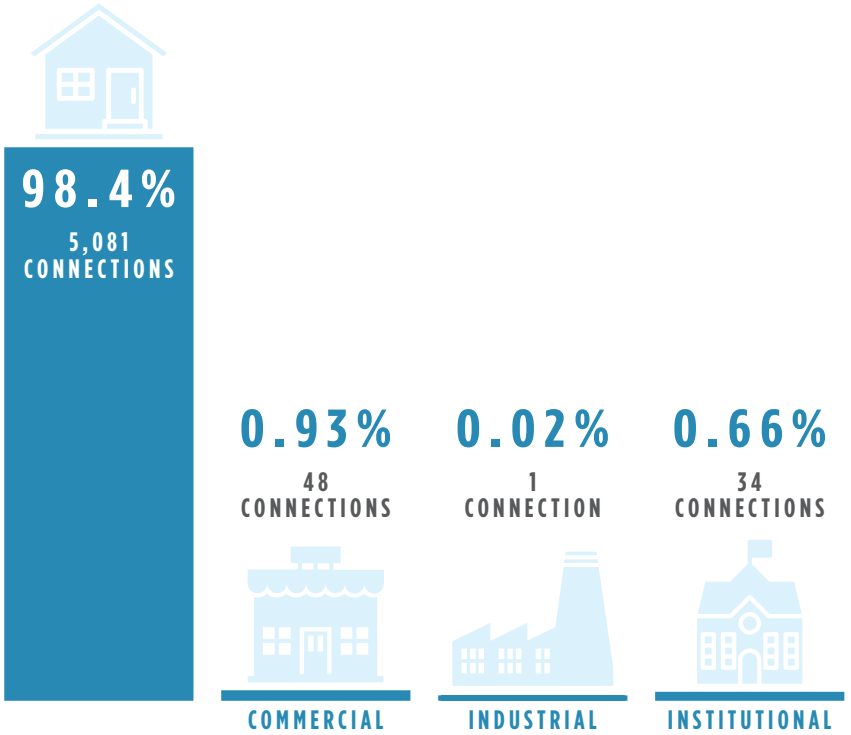


FIGURE 5.4 – DRINKING WATER SYSTEM COMPONENTS



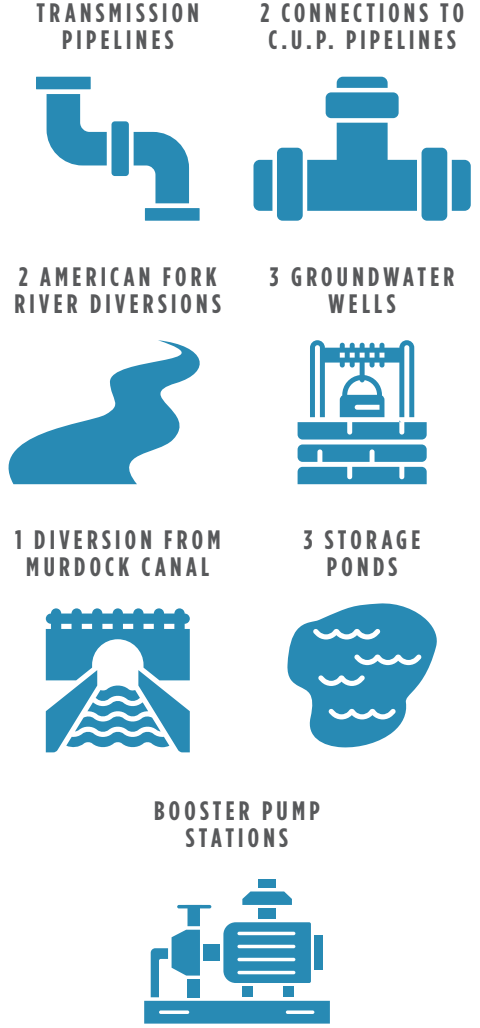
IRRIGATION WATER

Between 1997-1998, Highland City installed a pressurized irrigation system that provides irrigation (secondary) water for residents. The system is comprised of transmission pipe lines, three storage ponds, three groundwater wells, two diversions from the American Fork River, two connections to Central Utah Project (CUP) pipelines, a diversion from the Murdock Canal, and booster pump stations (***Figure 5.5***). The three wells are pumped to supplement the surface water sources during late season demand periods, peak demand periods, and other periods when surface water sources are unable to meet demands. There are currently 4,800 connections on the pressurized irrigation system.

SECONDARY METERING

In 2023, Highland City began the process of installing meters for pressurized irrigation water to comply with legislative requirements. Metering eases the data collection process and helps to identify opportunities to optimize water usage, policies, rates, and fees. Following the scheduled completion in 2025, the project will begin data gathering for a comprehensive rate study (2025-2026). The goal of the study will be to establish water rates that promote reasonable water usage, ensuring that rates align with the amount of water allocated to each property. This approach will help the City balance water conservation goals with fair and sustainable pricing. In the long term, consistency in water tracking will ensure that data-driven decisions shape future policies.

FIGURE 5.5 – PRESSURIZED IRRIGATION SYSTEM COMPONENTS





Pressurized irrigation meter installation began in Summer 2023.

WATER RIGHTS & WATER SHARES

Highland City utilizes both water rights and water shares to supply water to residents and businesses. The City's acquired rights and shares include surface water, reservoir water, and groundwater. As the City has grown, developers have been and continue to be required to dedicate water to the City, typically in the form of water shares from irrigation companies. Efforts have been made to convert water rights into municipal use, granting Highland the flexibility to use water for either drinking or pressurized irrigation purposes (see ***Tables A-1 & A-2*** in the *Highland City Water Conservation Plan (2022)* for a full summary of City water rights).

A NOTE ON IRRIGATION COMPANIES

Utah irrigation companies manage water resources by distributing water shares, maintaining canals and pipelines, and supporting efficient irrigation. Shareholders collectively decide water allocation and finances, making strong relationships with local irrigation companies essential for effective water management. Highland holds shares in the following companies:

- Highland Conservation
- Lehi Irrigation Company
- American Fork Irrigation Company
- Provo Reservoir Water Users Association:
- Winn Ditch Irrigation Company
- Central Utah Project
- Pleasant Grove Irrigation Company
- South Jordan Canal company
- East Jordan Irrigation Company
- Fort Field Little Creek Water Users Association

WATER & LAND USE

This section examines the link between land use and water conservation in Highland, outlining water-saving practices from *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report (2019)*. While these strategies are detailed in the Residential section, they apply to all land use types. This is section also highlights the City's efforts to reduce water waste and explores potential future conservation strategies. An inventory of Highland's current and developing water conservation strategies can be found at the end of the Chapter (see ***Table 5.6***).

RESIDENTIAL USES

Typically, the largest consumption of municipal water comes from large-lot, single-family homes. This is the reality in Highland, where low to medium-density residential uses make up over 57% of the City's land use and account for 98% of existing drinking water system connections. As Highland approaches build-out, residential uses are envisioned to remain the dominate use, accounting for over 60% of the City's future land use.

Residential water use is often the primary focus of water conservation policies, as it accounts for the majority of municipal water consumption and provides the most comprehensive dataset for estimating conservation potential.[2] Strategies that reduce wasteful residential water use can correspondingly be applied to all municipal and industrial user types.



Large-lot, single-family homes are the dominate land use type in Highland and will continue to be in the future.

2 Utah's Regional M&I Water Conservation Goals. Retrieved from https://conservewater.utah.gov/wp-content/uploads/2021/05/Regional-Water-Conservation-Goals-Report-Final.pdf



WATER-CONSERVING PRACTICES & STRATEGIES

The following water-conserving practices and strategies apply across all water and land use types.

1. Appliance Upgrades & Leak Repairs
2. Increased Irrigation Efficiency
3. Landscaping Changes
4. Water-Efficient Land Use Patterns
5. Water Conservation Pricing
6. Water Conservation Education & Outreach

1. APPLIANCE UPGRADES & LEAK REPAIRS

Newer appliances and plumbing fixtures are more efficient than older ones. Upgrading toilets, faucets, and shower heads to high-efficiency options has proven to be among the most cost-effective conservation measures. Apart from decreasing water usage per use, modern fixtures also minimize leaks. Appliance upgrades and leak repairs will not be a major focus for Highland, however the City does share relevant appliance information and recommendations on their website.

2. INCREASED IRRIGATION EFFICIENCY

Inefficient irrigation practices result in a significant waste of water due to leaks, overwatering, watering outside of planting beds, and irrigating in the rain. Highland is increasing citywide irrigation efficiency through the installation of secondary meters and by collecting meter data to inform a comprehensive water rate study (see also ***Secondary Metering on pg. 55***). Highland is also installing smart irrigation controls in new City parks and will add them to existing parks where possible.

3. LANDSCAPING CHANGES

In Utah, approximately 65% of our culinary water is applied, often inefficiently, to landscapes.[3] The types of plants we grow, the density at which they are planted, and the type of system used to irrigate them have a major effect on the amount of water needed outdoors. For this reason, many communities are focused on promoting principles of water-wise landscaping—including Highland City (***Table 5.1***).

A water-wise landscape is functional, attractive, easily maintained in its natural surroundings, and helps to conserve water. Efficient use of water in community landscapes reduces water waste and enhances the community's environmental, economic, recreational, and aesthetic resources. Other benefits include better functionality, less maintenance, enhanced curb appeal, lower water bills, simpler irrigation, and the option for phased installation.

3 Principles of Water Wise Landscaping. Utah State University. Retrieved from: https://extension.usu.edu/cwel/principles

WATER-WISE PARK STRIPS

In Highland, all park strip areas are required to be landscaped using xeriscape or water-wise methods without the use of lawn. The City defines xeriscape as landscaping in a manner that reduces the need for supplemental irrigation, conserves water, and enhances the beauty of the property. A xeriscape typically consists of an attractive mix of plantings, rocks, and other landscaping materials. Other best practices include:

- Adding pathways so guests who park in front of your home or business can easily access the sidewalk.
- Using plants, trees, and shrubs appropriate to the climate to minimize water loss from evaporation and runoff.
- Choosing trees from the City-approved Tree List.
- Keeping vegetation such as grasses, flowers, ground covers, and shrubs under 22 inches in height.

TABLE 5.1 – PRINCIPLES OF WATER-WISE LANDSCAPING

PRINCIPLE	DESCRIPTION
Start with a plan	For a landscape design to be water-conserving, it needs to use water efficiently. The planning stage is the optimal time to decide which water efficiency strategies will be used.
Practical turf-areas reduce over-irrigation	Water-efficient landscaping does not require the elimination of all turfgrass. In fact, turfgrass can be a practical and beneficial component of a water-wise landscape if best practices are followed. The use of turfgrass becomes problematic when it is over-irrigated, used in areas that are challenging to irrigate such as steep slopes or odd-shaped and narrow spaces, and when it is placed in areas where it isn't useful.
Soil preparation is the foundation of a quality landscape	Soil is the most basic component of a quality landscape and will have an impact on the growth rate, health, and appearance of plants.
Thoughtful plant selection & placement	Selecting the right plant for the right space is critical to creating a water efficient landscape. Proper placement provides shade, privacy, beauty, efficiency, and can even decrease yard maintenance.
Retain moisture with mulch	Mulch covers the soil and prevents crusting, compaction, and moisture loss. Mulching around trees, shrubs, and flower beds can result in a ten-fold reduction in evaporative water loss from soil.
Efficient irrigation is critical for conserving water	Grouping plants with similar water needs (hydrozoning) is the first step in developing an efficient irrigation plan. Once plants are properly zoned, develop an irrigation schedule that will apply the appropriate amount of water based on the unique needs of each zone.
Proper landscape maintenance keeps plants healthy and helps to conserve water	Landscape maintenance is one of the most important components of a beautiful and lasting landscape. The main activities required to maintain a water-wise landscape are irrigation and irrigation system maintenance, weed control, fertilization, pruning, and pest and disease control.

4. WATER-EFFICIENT LAND USE PATTERNS

Water-efficient land use patterns save water while supporting the effective use of existing infrastructure, protecting natural resources, promoting walkability, controlling flooding, and enhancing neighborhood vibrancy. Research shows that even small adjustments to development density can yield significant water savings. Strategies such as allowing smaller homes, reducing parking and setback requirements, and focusing development where infrastructure already exists can support water-wise land use. Highland's current code provides a foundation for these practices, as discussed in more detail below.



Well-regulated ADUs can take advantage of existing infrastructure and consume less water than a traditional home.

INFILL & WATER-EFFICIENT DEVELOPMENT

Infill and cluster development, particularly where infrastructure already exists, can help preserve green space, reduce water demand, and improve water quality. In Highland, which is largely built out, opportunities for clustering are limited and likely to occur only in areas where preserving natural areas, wildlife habitat, or wetlands is a community priority. Future planned developments could incorporate water-efficient land use patterns, such as reviving cluster subdivisions with shared common spaces to reduce water demand and preserve open areas.

EXTERNAL ADU CONSIDERATIONS

Smaller lot sizes can reduce the size and water needs of lawns, as smaller homes support the reduction of indoor water use. In Highland, smaller homes on smaller lots will be limited and likely take the form of regulated detached ADUs or senior-specific housing (see also ***Chapter 4: Housing***). The City may consider the benefits of water-efficient land use patterns and practices while evaluating policies and regulatory mechanisms for future residential growth.

5.CONSERVATION PRICING

Water conservation pricing encourages reduced water use by applying financial incentives, such as tiered rates that increase with consumption. Highland's drinking water rate structure is designed to promote conservation of high-quality groundwater. The ongoing secondary water metering project will also be used to inform a future water rate study.

Providing water users with access to their meter data in the future will empower property owners to better understand their water usage, allowing them to compare the amount applied to their landscapes with the actual water requirements of those landscapes.



Access to secondary metering data can empower property owners to make more informed decisions when it comes to watering their landscapes.

6.WATER CONSERVATION EDUCATION & OUTREACH

The support of community members and organizations is a critical component of any water conservation strategy. Below are education and outreach strategies that Highland has implemented and may continue to use and refine:

- **Watering Requirements in Mailers:** Regular updates on watering schedules are included in monthly water bills.
- **Multi-Faceted Public Outreach:** Social media, emails, texts, flyers, videos, website updates, and billing inserts are used to promote conservation awareness.
- **Advertisement of Water Conservation Programs:** Links to programs, such as those offered by the *Central Utah Water Conservancy District,* can be found on the City website.
- **Time-of-Day & Watering Day Restrictions:** Highland educates residents on efficient watering by enforcing restrictions and communicating watering guidelines.

OTHER LAND USE CONSIDERATIONS

COMMERCIAL & OFFICE USES

Municipal development standards statewide typically impose stricter water efficiency requirements on commercial developments, which have more resources to invest in such measures. In Highland, commercial and office uses make up only 2% of land use and less than 1% of drinking water connections. While commercial development will remain minimal, Highland can enhance water conservation by applying the same water-saving strategies described in the residential section, including establishing water efficient landscaping standards for future commercial and office developments.

INSTITUTIONAL USES

Institutional land uses, such as schools and religious facilities, make up about 3.5% of land and less than 1% of the City's drinking water connections. While small, they play a key role in water conservation. Much institutional water use occurs outdoors—parks, school fields, and government properties—which can serve as examples for the wider community. These spaces offer opportunities to showcase water-wise landscapes. One significant step Highland City has taken is requiring smart irrigation systems for all new public facilities.



City-owned park-strips and properties are opportunities to showcase water-wise landscapes, providing tangible and inspiring examples for the public

PARKS & OPEN SPACE

Public parks account for approximately 2.5% of Highland's existing land use while open space contributes an additional 7.9%. Managing these areas requires a significant number of sprinkler controllers distributed across the City. Highland is in the process of upgrading the current park irrigation systems to smart systems.

In addition to the smart system upgrades, Highland's parkway landscape guidelines have been updated to require a 29-foot wide strip of land along the City's collector and arterial roadways to incorporate xeriscaping instead of turf. In the future, the City may also consider adopting official Park Standards or a Parks, Trails, and Recreation Plan with guidelines and recommendations for converting some underutilized park lawns to water-wise landscapes, selecting water-efficient plantings and features, and enhancing on-site stormwater management through green infrastructure and other low-impact design (see also ***Chapters 6 & 7***).

MIXED USES

Mixed-use spaces in Highland, particularly in areas like the Town Center, could support water-efficient growth by focusing development where infrastructure already exists, reducing the need for water-intensive landscaping, and encouraging shared water systems. Adjusting development standards such as parking requirements, lot sizes, and setbacks could help promote water-wise building practices and more efficient water use.

GRAVEL PIT/CONSERVATION AREA

It should be noted that the Highland Gravel Pit area, now owned by the Central Utah Water Conservancy District, is one of two potential sites being considered for a future aquifer recharge project. Aquifer recharge refers to the process of replenishing underground water sources in order to provide stable, long-term water storage. More than a decade in the making, the project may soon come to fruition. As an important regional water resource, Highland may work with partner entities to determine big picture management strategies for the Gravel Pit/ Conservation Area should it become an aquifer recharge site including future parks and open space.

REVISITING LANDSCAPE STANDARDS

Highland has taken steps to provide landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip. However, current landscaping standards for new commercial, industrial, institutional, and multifamily housing projects lack substantial low water use requirements. The City could consider adopting community-wide water efficiency standards that align with state recommendations and empower residents to participate in rebate programs, such as those administered by the Central Utah Water Conservancy District (***Figure 5.6***). In general, water-efficient landscaping standards include the following:

- Limitations on the use of turf
- Promotion of green infrastructure and Low Impact Development (LID) principles (see also ***Chapter 7: Environment & Sustainability***)
- Restrictions on "zero-scapes" and artificial turf
- Recommendations for water-conserving landscape design
- Requirements for drip irrigation

FIGURE 5.6 – CUWCD LANDSCAPING STANDARDS

Municipalities within the Central Utah Water Conservancy District (CUWCD) service area that have adopted specific water efficiency standards are able to access landscape rebate programs. Based on resident interest, Highland may choose to participate in the future. Standards required to participate in the CUWCD rebate programs include:

- Drip irrigation or bubblers everywhere except for lawn
- WaterSense labeled smart irrigation
- 3-4 inches of mulch in planting beds
- 50% living plant cover at maturity
- Lawn shall not be installed in park strips, paths, slopes greater than 25% (4:1 grade), or areas less than 8 feet wide.
- For commercial, institutional, and multi-family uses, lawn areas should not exceed 20% of the total landscape area, outside of active recreation areas.

TRACKING WATER DEMAND

Water professionals typically use Gallons Per Capita Per Day (gpcd) to track water use, calculated by dividing total annual water use by the population, to represent water use for an area. It should be noted that while gpcd is a common metric, it can be calculated in different ways, making meaningful comparisons between cities difficult. Water demand can also be projected in terms of Equivalent Residential Connections (ERCs). An ERC represents the demand that a typical single family residential unit places on the water system. Water supply and use numbers are often reported in Acre Feet Per Year (AF/YR) where an acre foot is approximately 326,000 gallons—enough water to cover an acre of land in one foot of water.

Between 2016 and 2020, Highland's average gpcd was 502, with 15% (77 gpcd) for drinking water and 85% (425 gpcd) for pressurized irrigation (***Figure 5.7***). Highland's high per capita irrigation use reflects its larger lot sizes—typically over 1/2 acre, compared with about 1/4 acre in most Utah cities. Lot size directly influences total water demand, primarily due to variations in irrigated area. Indoor water use remains relatively consistent across lot sizes, averaging about 0.45 acre-feet per household per year. In contrast, outdoor irrigation demand increases substantially with lot size. Using the City's pressurized irrigation (PI) level of service of 5.17 acre-feet per irrigated acre, estimated total annual demand for various lot sizes is summarized in ***Table 5.2***. Smaller lots, like those in developments such as Ridgeview, have much lower irrigation demand, supporting Highland's long-term conservation goals.

FIGURE 5.7 – AVERAGE 2016-2020 GPCD

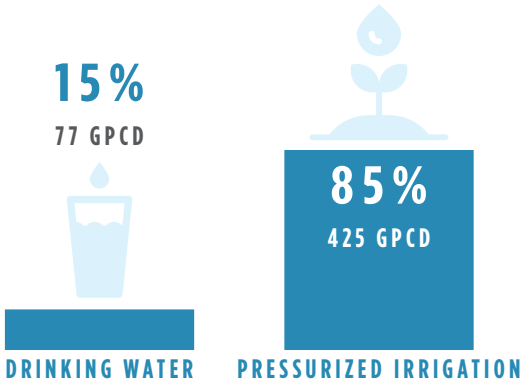


TABLE 5.2 – ESTIMATED TOTAL ANNUAL DEMAND FOR VARIOUS LOT SIZES

LOT SIZE	% IRRIGATED	IRRIGATION DEMAND (AF/YR)	TOTAL DEMAND (AF/YR)	GPCD
0.25 acre	39%	1.3	1.75	392
0.33 acre	45%	1.7	2.15	481
0.50 acre	50%	2.6	3.05	682
0.75 acre	50%	3.9	4.35	973
1.00 acre	50%	5.2	5.65	1,264

WATER BUDGET

A water budget compares the amount of water a community will need in the future with the amount it can reliably provide, ensuring an adequate supply as the city grows. Highland's population is projected to increase from approximately 21,000 today to about 24,400 by build-out. With these conditions expected within the next 20 years, the drinking water system is projected to serve approximately 7,326 Equivalent Residential Connections (ERCs). The irrigated acreage at build-out is estimated to reach 1,865 acres, and if current water use trends continue, total annual demand could exceed 15,000 acre-feet.

The City can support development through build-out provided it continues to require 3 acre-feet of water rights per acre of developed property. According to the City's 40-year water plan, build-out water rights demand is estimated at 13,177 acre-feet per year. Currently, the City holds 16,698 acre-feet of water rights. Under drought conditions, reliable water rights reduce to approximately 11,404 acre-feet, but with additional water rights acquired through development, reliable supply is expected to increase to about 14,000 acre-feet per year—sufficient to meet build-out demands. This forecast assumes development occurs primarily under the R-1-40 zoning designation, with some flexibility, and accounts for anticipated annexation areas. While larger lots typical of R-1-40 drive higher irrigation demand, smaller lots—such as those in developments like Ridgeview (see also ***Table 5.2***) —use less outdoor water per household, supporting conservation goals and potentially lowering overall demand. Water rights availability should be sufficient, provided current extraction requirements are followed (***Table 5.3***).

TABLE 5.3 – WATER DEMAND PROJECTIONS

METRIC	CURRENT	BUILD-OUT PROJECTION *(Based on Current Estimates)*	BUILD-OUT PROJECTION *(w/ Regional Reduction Goals)*
Population Estimate	21,000	24,400 (TAZ)	24,400 (TAZ)
Water Rights	16,698 AF/YR* (currently held)	13,177 AF/YR (required for build-out conditions)	2030: ~10,542 AF/YR (20% reduction) 2040: ~9,622 AF/YR (27% reduction) 2065: ~8,956 AF/YR (32% reduction)

***Source Capacity: 16,698 AF/YR, during drought conditions the water rights would be reduced to 11,404 AF of reliable water rights. Additional water rights acquired through development will increase the reliable supply.**

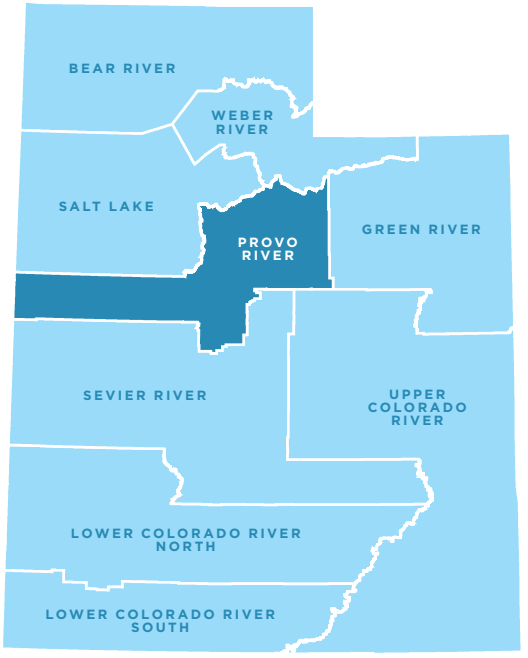
REGIONAL CONSERVATION

In 2019, the Utah Division of Water Resources released the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report*, outlining regional targets and best practices for residential, commercial, institutional, and industrial water use. While not a detailed conservation plan for every region, the report serves as a framework for future infrastructure, policies, and programs that align with Utah's semiarid climate and growing water demands. Utah is divided into nine water conservation regions, with the Provo River Region—including Highland—targeting a 20% reduction in outdoor water use by 2030, which as noted, is a goal Highland is currently pursuing (***Table 5.4 & Figure 5.8***). The City may consider adopting the reduction goals suggested for 2040 and 2065.

TABLE 5.4 – REGIONAL M&I 2030 WATER CONSERVATION GOALS & FUTURE GOAL PROJECTIONS

REGION	REDUCTION FROM BASELINE		
	2030	2040	2065
Bear River	18%	24%	28%
Green River	18%	21%	21%
Lower Colorado River North	19%	24%	28%
Lower Colorado River South	14%	19%	22%
Provo River	**20%**	**27%**	**32%**
Salt Lake	11%	15%	19%
Sevier River	20%	25%	25%
Upper Colorado River	20%	25%	25%
Weber River	20%	26%	30%
Statewide	16%	22%	26%

FIGURE 5.8 – WATER CONSERVATION REGIONS



WATERSHED RESILIENCE

A healthy watershed is essential for maintaining quality of life, public health, water quality, and economic sustainability. Watershed planning for resilience focuses on minimizing the negative impacts of new development through strategies such as mapping sensitive areas, adopting stormwater management plans, establishing development standards for stream buffers, and participating in collaborative efforts. These actions help protect natural and man-made environments and support outdoor recreation opportunities.

As part of the Utah Lake Watershed (Provo River Region), Highland plays a key role in enhancing watershed health and resilience. The City has adopted a sensitive lands ordinance to protect and mitigate sensitive areas, safeguarding residents from natural hazards and minimizing the degradation of resources. Additionally, Highland's Stormwater Management Program (SWMP) addresses runoff pollution, such as soil, animal waste, and oil, by implementing pollution reduction measures to protect water quality and support overall watershed resilience by implementing pollution reduction programs.[4]

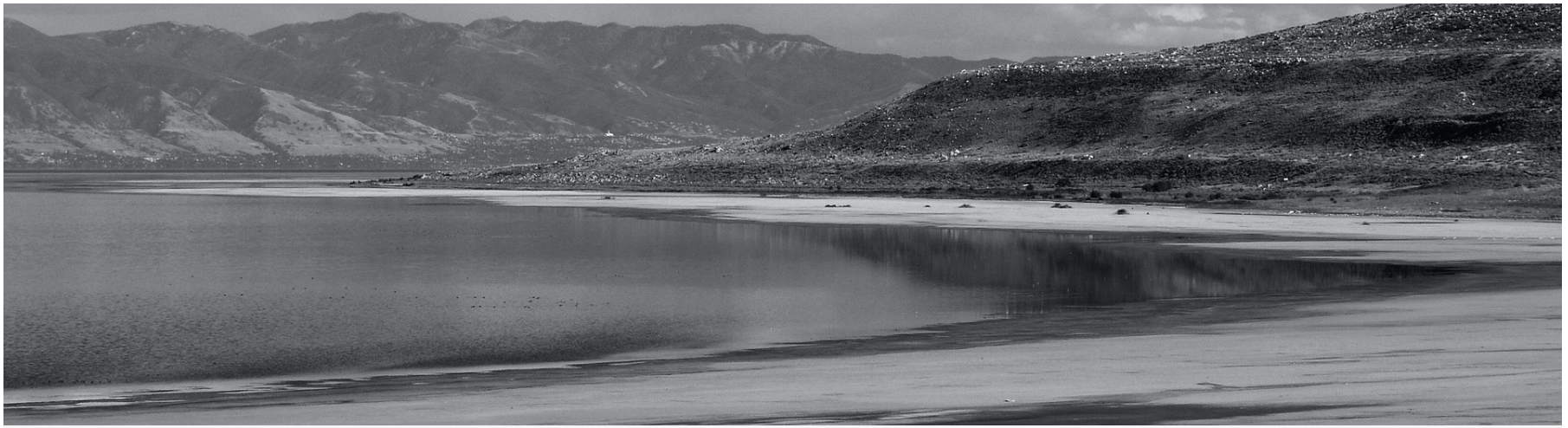
4 Stormwater. Highland City. Retrieved from: https://www.highlandut.gov/185/Stormwater

THE GREAT SALT LAKE

The Utah Lake Watershed, one of five watersheds draining into the Great Salt Lake, plays a crucial role in maintaining the lake's ecosystem, air quality, and economy, which are threatened by declining water levels. Highland's water conservation efforts are part of a broader regional strategy that helps save water for the lake.



The Utah Lake Watershed is one of five watershed draining into the Great Salt Lake



WATERSHED NEIGHBORS & PARTNERS

While some conservation goals can be achieved locally, others require collaboration across jurisdictions, including regional neighbors, partners, agencies, the private sector, and non-profits. By working together, these collective efforts can align shared interests, expand resources, and enhance the overall success of protecting and preserving the watershed — including the Great Salt Lake

Building and maintaining lasting relationships with the following entities is recommended:

- Department of Agriculture and Food
- Utah Division of Water Resources
- Central Utah Water Conservancy District
- Timpanogos Special Service District
- Utah Lake Watershed Council
- The Great Salt Lake Watershed Council
- Local Irrigation Companies (see ***pg. 70***)
- Utah County
- Neighboring Communities
- See also Gravel Pit/Conservation Area Aquifer Recharge Project on ***pg. 78***

LOOKING FORWARD

Communities are increasingly prioritizing demand-side water management to reduce pressure on water resources and promote sustainable usage for the future. A key aspect of this strategy is integrating water conservation, efficiency, and reuse into land use planning.[5] ***Table 5.5*** outlines potential points of intervention to enhance land-water integration. Deciding how and where to intervene will depend on a community's local values and needs, political motivations, staff capacity, the demand-side management initiatives already implemented, and the community's water-saving goals.

5 Utah Growing Water Smart. The Water-Land Use Integration Guidebook for Northern Utah. May 2024. Retrieved from: https://extension.usu.edu/cwel/utah-growing-water-smart/files/GWS-SWUT-Guidebook-Jan2024.pdf

TABLE 5.5 – INTERVENTION POINTS, TOOLS, AND PURPOSE FOR STRENGTHENING WATER & LAND USE INTEGRATION

POINT OF INTERVENTION	TOOL/MEASURE	PURPOSE
Planning & Goal Setting	General Plans	Evaluates local water supplies, current and future demands, and related community economic values. Establishes goals and objectives for managing the intersection of natural resources and the built environment.
	Conservation Plans	
	Stormwater Management Plans	
	Capital Improvement Plans	
	Hazard Mitigation, Response, and Recovery Plans	
Water Smart Land Use & Development Policies	Zoning Ordinances, Subdivision Regulations, and Planned Development Policies	Links new development to water supply planning. Determines the requirements applied to new development for water resource management, conservation, and efficiency.
	Water Budgets	
	Demand Offset Programs	
	Building and Design Codes	
	Water Efficient Landscaping Ordinances	
Watershed Resilience & Water Smart Infrastructure	Watershed Planning for Resilience	An integrated water resource management approach helps mitigate the factors that can degrade ground and surface water quality and quantity. Green infrastructure can support these efforts.
	Green Infrastructure and Low Impact Development	
Water Conservation & Efficiency Tools	Conservation Rate Structuring	Empowers and incentives landowners and renters to reduce water consumption. Links community-wide programs to water supply planning.
	Post-Occupancy Incentives and Educational Programs	

Source: Utah Growing Water Smart. The Water-Land Use Integration Guidebook for Northern Utah. May 2024.

IN CONCLUSION

By continuing to adopt and refine water-wise practices—such as appliance upgrades, efficient irrigation systems, xeriscaping, and water-conscious development patterns—Highland is taking meaningful steps toward sustainable water management. The City's policies, incentives, and collaborations with regional partners will further strengthen Highland's ability to address water challenges while preparing for future growth.

As Highland continues to balance growth with water-wise practices, it is essential to prioritize strategies that reduce water waste, promote efficient land use, and ensure the long-term health of local and regional water resources. By integrating water-saving measures across all land use types, Highland is not only safeguarding its water supply but also setting an example for responsible water management in Utah's semiarid climate.



GOALS & IMPLEMENTATION STRATEGIES

Goal 1: Explore opportunities to develop and implement citywide policies and ordinances that encourage water conservation and efficient use in new and existing developments.

- **Implementation 1.1:** Enhance the definition of xeriscaping specifically in the Development Code by clearly distinguishing it from zeroscaping. Provide detailed recommendations for xeriscape design, emphasizing water-efficient, aesthetically pleasing, and environmentally beneficial landscaping practices. Incorporate inspiring examples, images, and guidelines where appropriate.
- **Implementation 1.2:** Explore further opportunities to integrate water-wise principles and language into City Ordinances, Standards, and Development Policies (e.g. Highland City Design Standards).
- **Implementation 1.3:** Consider developing and incorporating appropriate water efficient landscaping standards into the City Code for new and reconstructed commercial, industrial, institutional, and master-planned housing projects (see also ***Implementation 4.1***).
- **Implementation 1.4:** Consider developing and incorporating appropriate water efficient landscaping standards into the City Code for new residential projects.

Goal 2: Explore opportunities to provide the community with inspiring, actionable, and useful educational resources and programs that promote a culture of water conservation and efficient use.

- **Implementation 2.1:** Explore funding opportunities, including partnerships with entities such as the Central Utah Water Conservancy District, to transition the existing parkway details and other city-maintained park strips from turfgrass to xeriscape.
- **Implementation 2.2:** Provide new Highland residents and/or homeowners with recommendations and resources for using both indoor and outdoor water more efficiently.
- **Implementation 2.3:** Consider opportunities to support youth education about water conservation at local schools.

Goal 3: Explore opportunities to maintain a coordinated planning process that aligns water supply, conservation, and demand across all City policies and plans.

- **Implementation 3.1:** Consider developing a drought response or water shortage plan to help protect public health, safety, and welfare during periods of drought, temporary water shortage, and supply interruption.
- **Implementation 3.2:** As City plans and policies are updated or amended, incorporate clear connections between water supply and demand, conservation, recharge, and reuse priorities, ensuring alignment in both policy and language.
- **Implementation 3.3:** Adopt or update regulations to ensure that creation or expansion of public and private water systems and facilities within the City are planned and coordinated with the City's system to avoid negative impacts to the City's system. Limit new or expanded systems as appropriate to prevent interference with the City's water supply and unnecessary use of water.

Goal 4: Explore opportunities to support water conservation by promoting or offering accessible and effective rebate, incentive, and reward programs that encourage the adoption of water-efficient practices.

- **Implementation 4.1:** Revisit the water efficiency standards required by the Central Utah Water Conservancy District (CUWCD) for participation in sponsored rebate programs and evaluate whether the City should adopt them. (see also ***Implementation 1.3***).
- **Implementation 4.2:** Explore potential incentives from Highland City to encourage water conservation, such as rebates linked to the Pressurized Irrigation System, incentives for water-efficient appliances and fixtures in new construction, reduced impact fees for developments that meet high-efficiency water use standards, and programs to encourage residents and businesses to adopt smart irrigation controllers for private properties.

Goal 5: Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.

- **Implementation 5.1:** Explore the formation of a Water Conservation Team to support the Conservation Coordinator in coordinating public education campaigns, developing water conservation incentives, developing regional relationships and addressing other related water use and preservation goals.

Goal 6: Regularly review and evaluate current and developing strategies to meet the community's needs.

- **Implementation 6.1:** Regularly review the list of current and developing strategies to ensure they remain relevant and effective over time (***Table 5.6***).

TABLE 5.6 – INVENTORY OF CURRENT & DEVELOPING WATER USE & PRESERVATION STRATEGIES

	STRATEGY	DESCRIPTION	STATUS
A.	Continue to require all new developments to connect to the pressurized irrigation system.	Highland City requires all new developments to provide pressurized irrigation pipelines and to connect into the pressurized irrigation system.	Current
B.	Continue to require developers to provide water rights to the City.	Highland City requires all new developments to provide irrigation water shares and rights, which must include reservoir/stored water or ground water, to adequately serve the development.	Current
C.	Continue enforcing the time-of-day watering requirement.	Highland City currently requires residents to refrain from outdoor watering between the hours of 10 a.m. to 6 p.m.	Current
D.	Continue enforcing maximum number of watering days.	Highland City currently requires its residents to water a maximum of three days a week.	Current
E.	Continue to require all park strips to be landscaped using xeriscape or water-wise methods.	The City adopted this policy in 2020.	Current
F.	Continue to permit the use of xeriscaping in all zones.	In 2020, the City's "Landscaping" definition was updated to mean the use and integration of traditional landscape design methods including xeriscape. The definition for "xeriscape" was also added.	Current
G.	Continue to apply the City's sensitive lands ordinance to protect environmentally sensitive areas including watershed recharge zones, wetlands, streams, river corridors, etc.	The ordinance aims to identify and manage the protection and mitigation of such areas.	Current
H.	Continue to require all new parkway details to be xeriscaped.	The City adopted this policy in 2023. The City also worked with developers to provide at least partial xeriscaping between 2019-2023.	Current
I.	Continue to mail water requirements to residents.	Watering requirements are periodically provided to residents through mailers included in monthly water bills.	Current
J.	Continue to maintain a webpage dedicated to water conservation information and resources.	Highland City maintains a webpage dedicated to water conservation information and resources.	Current
K.	Continue to utilize of a multi-faceted public outreach program.	The City utilizes social media, emails, texts, flyers, website and mailers to provide conservation awareness.	Current
L.	Continue to maintain, repair, and upgrade the pressurized irrigation system.	In 1997-1998, Highland City installed a pressurized irrigation system that provides outdoor water for most residents.	Current

TABLE 5.6 – INVENTORY OF CURRENT & DEVELOPING WATER USE & PRESERVATION STRATEGIES			
	STRATEGY	DESCRIPTION	STATUS
M.	Continue to install smart irrigation systems at new public parks and facilities.	Highland City has implemented a policy that landscaped areas for all new public parks and facilities will be irrigated using a smart irrigation system.	Current
N.	Continue to maintain the weir near the mouth of the Canyon.	A Weir helps to control the flow of water for outlets of lakes, ponds, and reservoirs.	Current
O.	Continue to update the Highland Water Conservation Plan every 5 years.	The State requires communities with a certain number of water connections to create a Water Conservation Plan and update it every 5 years.	Current
P.	Continue supporting the Assistant Public Works Director in their role as Water Conservation Coordinator by providing clear direction, necessary training, and essential resources.	The Assistant Public Works Director is the designated Conservation Coordinator.	Current
Q.	Continue to task the Conservation Coordinator to conduct an annual water conservation review at the end of each year.	The Conservation Coordinator evaluates water use and conservation programs each year to ensure goals are being met and to identify opportunities for improvement.	Current
R.	Continue to decentivize high culinary water use.	City ordinances define penalties for water waste and are paired with tiered rate structures that charge higher rates as usage increases.	Current
S.	Continue utilizing a tiered rate structure to bill for drinking water usage. Regularly assess and adjust the drinking water rate structure to encourage efficient water use as needed.	Highland's drinking water rate structure is designed to promote conservation of high-quality groundwater for future growth.	Current
T.	Continue utilizing hydrant meters to meter and charge contractors for water use.	Hydrant meters allow the City to accurately track water used by contractors, ensuring fair billing and promoting responsible water use during construction and other temporary activities.	Current
U.	Trade reused water with American Fork through the Timpanogos Special Service District (TSSD) Water Reuse Agreement.	The is an agreement which will allow Highland City to trade reused water with American Fork.	Developing
V.	Adopt an aquifer recharge program (gravel pit area).	ASR injects an aquifer with culinary water during low-demand winter months in order to extract water during higher demand months of June through September.	Developing
W.	Continue the City's Secondary Metering project to install meters all private pressurized irrigation connections.	The City is in the process of installing pressurized irrigation meters on all connections.	Developing
X.	Conduct a future water rate study based on secondary water system metering data.	Data collected from the pressurized irrigation meters will be used to conduct a comprehensive water rate study.	Developing

This page intentionally left blank

CHAPTER 6

PARKS, OPEN SPACE, TRAILS & RECREATION

Highland's vision for parks, open space, trails and recreation prioritizes a high-quality system for its residents. The chapter highlights the importance of enhancing trail connectivity and safety, protecting valued open spaces, and focusing on maintenance-first strategies. It also emphasizes the role of expanded partnerships and low-cost strategies for strengthening community life and recreational opportunities.

INTRODUCTION

Parks, trails, and open spaces are vital assets that shape Highland's identity and enhance residents' quality of life. For many residents, they are a key feature of why they choose to live here, as they provide places for gathering, recreation, exercise, social interaction, and connection to nature. Highland's scenic setting between Salt Lake City and Provo, and its proximity to American Fork Canyon, create unique opportunities to preserve natural landscapes while improving pedestrian and cycling connections. This chapter prioritizes maintaining and enhancing Highland's existing parks and open space with a renewed focus on quality—providing safe, well-maintained, connected, and thoughtfully designed recreation opportunities.

> "LOVE the new park by Mountain Ridge!!! Love the trails. We need fewer little parks that are challenging to maintain... instead, channel resources into fewer larger parks when creating new spaces."
>
> - Highland Resident Survey, (2024)



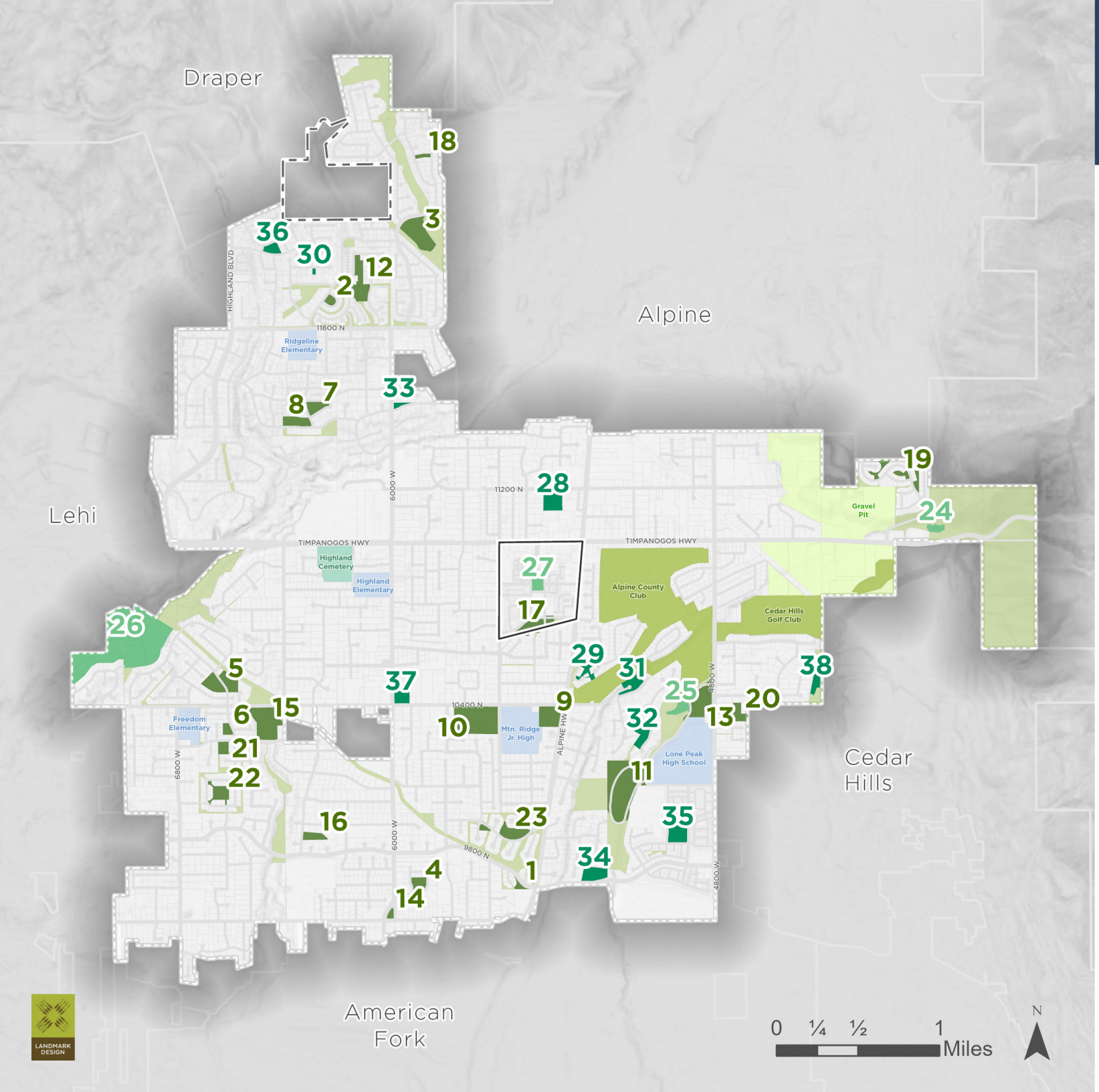
RESIDENT PERSPECTIVES ON PARKS, OPEN SPACE, TRAILS & RECREATION

Highland residents value parks, open space, trails and recreation with a strong focus on preserving the City's open, natural character. Surveys highlight the importance of amenities that are **well-maintained, high-quality, and purposeful**, linking them directly to community well-being. Satisfaction with City parks rose from 74% in 2022 to 87% in 2024, reflecting support for the 2021 sales and use tax approved by voters to fund maintenance. While only 41% would support a property tax increase for new trails, this reflects a preference for fiscal responsibility and upkeep over major new expenditures.

- **Maintenance First:** The top priority for residents is maintaining and upgrading existing parks and trails before considering new ones. Residents noted a need for improved maintenance of current amenities, citing issues with overgrown weeds, dead trees, and uneven sidewalks and trails that pose safety hazards. As one resident noted, "all parks eventually become old parks," highlighting the importance of ongoing care.
- **Quality over Quantity:** There is a clear preference for investing in a few, larger, well-maintained parks rather than creating many small, difficult-to-maintain ones. This principle of "quality over quantity" is a recurring theme in resident feedback.
- **Amenities:** Residents hold conflicting opinions on the types of parks and facilities that should be developed. While some are excited about new, large parks and all-abilities playgrounds, others question the budget allocation, suggesting that some parks are "money pits" and go "unused the vast majority of the year." There are requests for more specific amenities, such as a community swimming pool, additional pickleball courts, and tennis courts.
- **Enhanced Connectivity & Safety:** Many residents express a desire for more trails, sidewalks, and stronger connections to key community destinations, including parks, the Town Center, and nearby neighborhoods. Proximity is valued, with well-connected parks and trails close to home seen as particularly important. Suggested improvements include enhanced trail lighting, wider sidewalks with planted buffers, and grade-separated crossings to improve safety for pedestrians and cyclists.

TABLE 6.1 – EXISTING PARKS INVENTORY (SEE CORRESPONDING MAP)

	PARK NAME	CLASSIFICATION		PARK NAME	CLASSIFICATION
1	Apple Blossom	Mini Park	20	Wild Rose	Mini Park
2	Argo Circle	Mini Park	21	Wimbleton North	Mini Park
3	Beacon Hills	Neighborhood Park	22	Wimbleton South	Neighborhood Park
4	Canterbury Circle	Mini Park	23	Windsor Meadows	Neighborhood Park
5	Canterbury North	Neighborhood Park	24	Canyon Oaks Campground	Special Use
6	Canterbury South	Mini Park	25	Highland Glen Bike Park	Special Use
7	Dry Creek East	Mini Park	26	Highland Hollow Trails Park	Special Use
8	Dry Creek West	Neighborhood Park	27	Town Center Splash Pad	Special Use
9	Heritage	Community Park	28	11200 N Park (LDS Owned)	Private Park
10	Highland Family Park	Community Park	29	Cottages on the Green Private Park	Private Park
11	Highland Glen	Community Park	30	Hanover Way Common Area	Private Park
12	Highland Hills North	Neighborhood Park	31	Hidden Oaks Private Park 1	Private Park
13	Lone Peak Fields	Community Park	32	Hidden Oaks Private Park 2	Private Park
14	Merlin B. Larson	Mini Park	33	Oakview HOA Park	Private Park
15	Mitchell Hollow	Community Park	34	Pheasant Hollow Common Area	Private Park
16	Spring Creek	Mini Park	35	Ridgeview Private Park	Private Park
17	Town Center Meadows	Community Park	36	Sky Estates	Private Park
18	Twin Bridges	Mini Park	37	Strasburg Park (LDS Owned)	Private Park
19	View Pointe (3 smaller park segments)	Mini Park	38	The Highlands Common Area	Private Park



HIGHLAND CITY

Existing Parks

- Town Center
- Annexation Boundary
- Highland City Public Park
- Special Use Park
- Private Park
- School
- Golf Course
- Open Space
- Cemetery
- Conservation Area

LANDMARK DESIGN

PARK SYSTEM AT A GLANCE

With nearly **135 acres** of **public park land** distributed across **23 parks**, the City offers a range of recreational opportunities that complement Highland's lifestyle while promoting health, wellness, and a strong connection to nature. These spaces are meant to be intentionally designed as both scenic and functional, ensuring that current and future generations can enjoy the same quality of life and access to the outdoors. A full inventory of existing parks can be found in ***Table 6.1*** accompanied by an ***Existing Parks Map*** on the preceding pages. A breakdown of existing park amenities can be found at the end of the chapter in ***Table 6.2***.

PARK CLASSIFICATIONS

Note that park classifications have been updated from the 2008 plan **to better reflect Highland's current character and contemporary classification standards**. This document indicates the classification changes. Notably, the "Athletic Complexes" category has been removed. Since City code still references the previous park standards, it is recommended that the relevant ordinances be revised to align with the updated classifications.

UPDATED PARK CLASSIFICATIONS

The City's parks are organized by size and function to meet a range of community needs (see also ***Chapter 2: Land Use & Placemaking***). Highland's updated park categories include:

- **Mini (or Pocket) Parks:** Small parks (under 3 acres) that primarily serve as local amenities for nearby neighborhoods, offering basic features like a playground or open lawn.
- **Neighborhood Parks:** The backbone of the park system (3–10 acres), these parks provide space for passive recreation and unstructured play within a neighborhood.
- **Community Parks:** Larger parks (10–40 acres) that are equipped to host organized sports and recreational activities. These parks, which typically include fields, trails, and picnic areas, serve the broader community and can also meet regional needs.
- **Special Use Parks:** These are single-purpose recreational areas, such as arenas or community gardens, with a size that is determined by their specific function.

EXISTING PARKS

MINI (OR POCKET) PARKS

Highland's **Mini Parks** are small (typically less than three acres) and provide limited amenities such as small playgrounds and open grass areas with minimal furnishings. They usually do not include restrooms and mainly serve nearby neighborhoods within about a quarter-mile. While these parks can be valuable in areas without other options, **community feedback shows a stronger preference for larger, well-maintained parks over smaller ones**.



The pavilion at Merlin B. Larson park can be reserved by both residents and non-residents.

EXISTING MINI PARKS

- View Pointe – 3.53 acres (composed of 3 smaller segments)
- Dry Creek East – 2.73 acres (formerly classified as a Neighborhood Park)
- Wild Rose – 2.72 acres
- Canterbury Circle – 2.67 acres
- Spring Creek – 2.24 acres
- Merlin B. Larson – 1.89 acres
- Wimbleton North – 1.83 acres
- Canterbury South – 1.35 acres
- Argo Circle – 1.15 acres
- Apple Blossom – 0.99 acres
- Twin Bridges – 0.79 acres

Total Acreage: 21.89 acres

NEIGHBORHOOD PARKS

Neighborhood Parks (typically 3–9 acres) are the core of Highland's park system, providing opportunities for recreation and play close to home. They support a mix of unstructured play, limited active recreation, and passive uses, serving nearby residential areas within a half-mile radius. Typical amenities include trees and landscaping, playgrounds, picnic tables or benches, drinking fountains, open lawns, small to medium pavilions, sport courts, and informal sports fields. Pedestrian and bike paths or trails are generally part of neighborhood parks and often connect them to other parks, open spaces, and key community destinations.



Beacon Hills Park offers scenic views, a disc golf course, and large multi-use fields.

EXISTING NEIGHBORHOOD PARKS

- Beacon Hills – 9.28 acres (formerly classified as an Athletic Complex)
- Canterbury North – 7.42 acres
- Highland Hills North – 6.79 acres
- Windsor Meadows – 4.85 acres
- Wimbleton South – 4.19 acres
- Dry Creek West – 3.44 acres (formerly classified as a Mini Park)

Total Acreage: 35.97 acres

COMMUNITY PARKS

Community Parks (typically 9+ acres) are large sites designed to support organized sports, recreation, and community activities, with amenities such as athletic fields, trails, and picnic areas. They include complementary passive features like pathways, open spaces, and natural areas, creating opportunities for a variety of recreational experiences. In addition to serving nearby neighborhoods, community parks can also meet regional needs. These parks generally serve residents within approximately a one-mile radius, providing accessible spaces for both active and passive recreation.



Highland Family Park is a new Community Park with numerous amenities including a 8-court tournament level pickleball complex.

EXISTING COMMUNITY PARKS

- Highland Glen – 26.88 acres
- Highland Family Park – 17.02 acres (formerly classified as an Athletic Complex)
- Mitchell Hollow – 11.26 acres (formerly classified as an Athletic Complex)
- Lone Peak Fields – 9.22 acres (formerly classified as a School Facility)
- Town Center Meadows – 6.41 acres
- Heritage Park – 6.21 acres

Total Acreage: 77 acres

SPECIAL USE PARKS

A **Special Use Park** is typically a single-purpose site designed for specific recreational, cultural, or environmental activities, such as arenas, community gardens, or bike parks. They may stand alone or be part of another park type, with size varying by use. These parks often include distinctive features—like water amenities, amphitheaters, or wooded areas for group gatherings—and provide opportunities for active recreation, interpretive walks, or even educational experiences tailored to specific user groups.

EXISTING SPECIAL USE PARKS

- Highland Hollow Trails Park - 50.3 acres (formerly classified as a Community Park)
- Highland Glen Bike Park – 2.9 acres
- Town Center Splash Pad - 2.02 acres
- Canyon Oaks Campground – 1.7 acres

Total Acreage: 56.87 acres



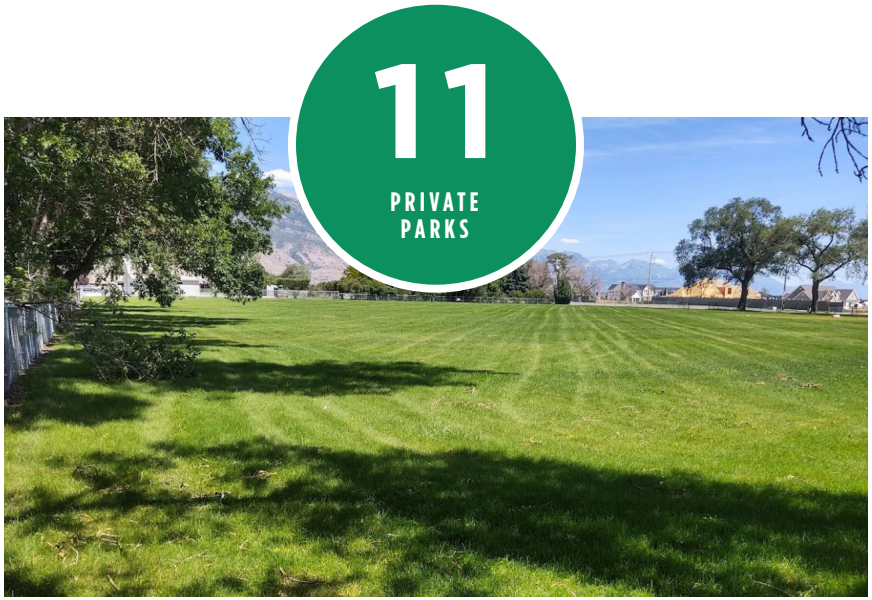
Highland Glen Bike Park provides a range of trails and features that cater to both families and more experienced riders of all skill levels.



Canyon Oaks Campground offers a one-acre site with tent areas, a picnic area, seasonal restrooms, a campfire pit, parking, and overnight camping for up to seven nights.

PRIVATE OR QUASI-PUBLIC PARKS

Private or Quasi-Public Parks are parks typically located within subdivisions or managed by homeowners' associations (HOAs). They are designed primarily to serve the residents of the community in which they are located and are generally not open to the public. These parks often include amenities such as open lawn areas, playgrounds, sports courts, and small pavilions, but usually do not provide the larger facilities or active sports fields found in public parks intended to meet broader community needs.



Strasburg Park is a notable example of a Quasi-Public Park with large multi-use fields.

EXISTING PRIVATE OR QUASI-PUBLIC PARKS

- 11200 N Park (LDS Owned) – 5.38 acres
- Ridgeview Private Park – 4.80 acres
- Pheasant Hollow Common Area – 4.38 acres
- Hidden Oaks Private Park 1 – 3.68 acres
- Strasburg Park (LDS Owned) – 3.47 acres
- Hidden Oaks Private Park 2 – 3.31 acres
- The Highlands Common Area – 2.13 acres
- Cottages on the Green Private Park – 2.12 acres
- Skye Estates - 1.94 acres
- Oakview HOA Park – 0.84 acres
- Hanover Way Common Area – 0.28 acres

Total Acreage: 32.33 acres

GUIDANCE FOR FUTURE PARKS & OPEN SPACE

The Level of Service (LOS) analysis, a tool developed by the National Parks and Recreation Association (NRPA), helps communities determine if they have enough parkland to serve their residents. It works by calculating the ratio of park acres per 1,000 people. While LOS was once a national standard, its use has evolved. Now, it's primarily a reference point for communities to set their own goals, make informed decisions about park acquisition, and compare their unique situations with others.

This is especially true for Highland, where the City leads the Wasatch Front in LOS as a result of its expansive park system. Looking forward, **Highland's primary focus isn't on increasing its overall park acreage, but rather on ensuring the quality and proper maintenance of its existing parks**. The following section examines Highland's current and future LOS as well as geographic park distribution, providing context and guidance for future park planning.



CITY LOS COMPARISON (PARK ACRES/1,000 PEOPLE)

Highland	**6.4**
Springville City	5.1
Mapleton City	4.9
Provo	4.8
Bluffdale City	4.5
Spanish Fork	4.7
Salem	4.3
Farmington	4.2
Sandy	3.8
Draper	3.7
Saratoga Springs	3.7
Lehi	3.6
West Jordan	2.9
Orem	2.8

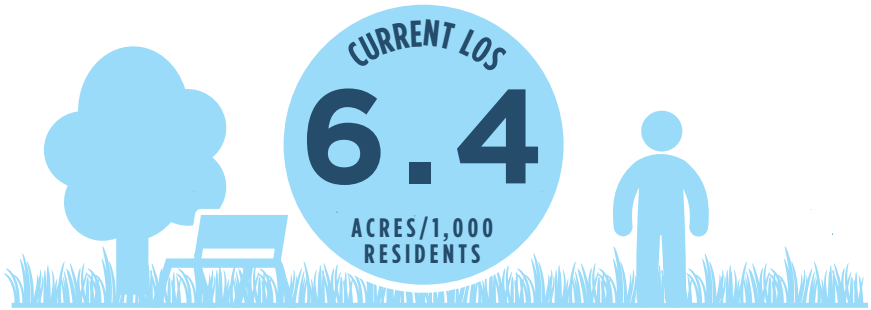
CURRENT LOS

Highland's current Level of Service (LOS) (ratio of park acres per 1,000 residents) is 6.4 (***Figure 6.1***). This was calculated by dividing the acreage of existing public parks that contribute to the park system (134.86 acres) by the 2025 population (21,000) and multiplying by 1,000 (134.86 / 21,000 x 1,000 = 6.4). Benchmarking against neighboring communities in the region, **this LOS is a key indicator that Highland may have a more than sufficient amount of parkland to serve its current population.** While Special Use Parks and Private Parks also help meet the recreational needs of residents, they are excluded from LOS calculations. This is because they fill non-traditional park needs, require a fee, or are not owned and managed by Highland City.

FUTURE LOS

Based on the TAZ population estimate of 24,446 for 2050, Highland's Level of Service (LOS) for parks **would still maintain 5.5 acres per 1,000 residents, even if the City doesn't add any new parkland** (***Figure 6.2***). This projected LOS is significantly higher than that of many surrounding communities, further indicating that Highland's existing park acreage will continue to meet the recreational needs of future residents. For reference, approximately 20 acres of additional parkland would be needed to maintain the current LOS of 6.4, which is generally not feasible given that the City is nearly built-out. While Highland will continue to prioritize maintaining and enhancing the quality of its existing parks and trails, there may be select opportunities to add new facilities in response to community needs or strategic opportunities.

FIGURE 6.1 – CURRENT LEVEL OF SERVICE (LOS)



If Special Use Parks and Private Parks were included in LOS calculations, Highland would have a current LOS of 10.7 acres per 1,000 residents.

FIGURE 6.2 – 2050 ESTIMATED LEVEL OF SERVICE (LOS)



If Special Use Parks and Private Parks were included in LOS calculations, Highland would have a future LOS of 9.2 acres per 1,000 residents.

PARK DISTRIBUTION ANALYSIS

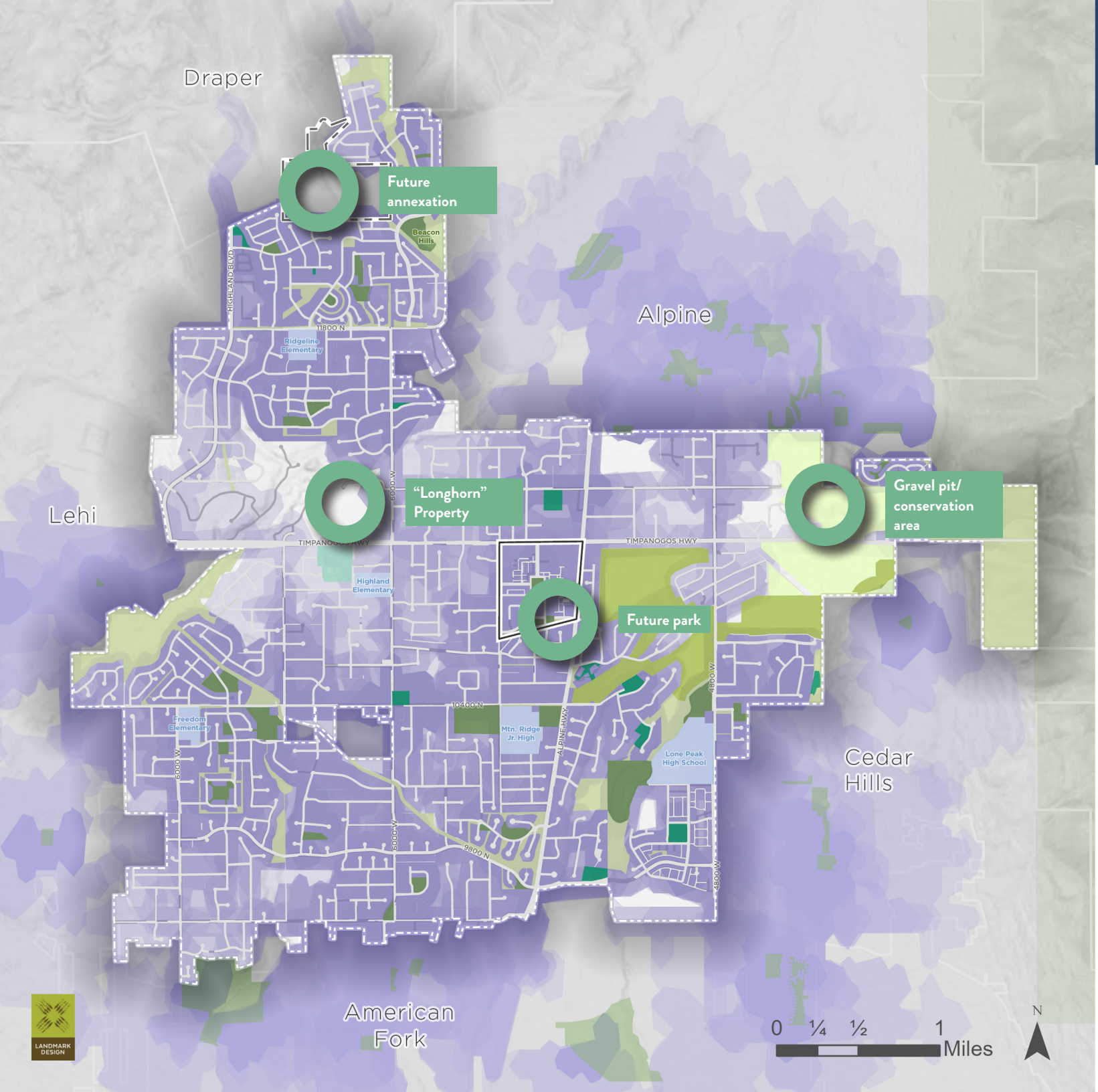
In addition to assessing needs through level-of-service (LOS) standards, analyzing the spatial distribution of parks offers another perspective. Highland residents have emphasized that having parks and trails within walking distance of home is a top priority. To examine this, a park distribution analysis was conducted using 1-mile, 0.5-mile, and 0.25-mile buffers along existing roads, accounting for access barriers and planned walking and biking projects. The results provide guidance for future decisions, **helping to ensure equitable access to parks and reinforcing the focus on connectivity.**

The map on the following page indicates that Highland generally provides excellent park access throughout the City, with gaps (areas without purple) mostly located in places with little or no current population. When private parks and parks in neighboring communities are included, even fewer gaps are apparent (***All Parks: Service Area Gaps Map***). Areas that could be strong candidates for future parks or community open space include the northern Annexation Area, the Longhorn Property, and the Gravel Pit area. Note that a small dog park or other Special Use Park (1 acre) has been discussed for a site near the Town Center.

THE ROLE OF SUPPORTIVE PLANS

To support Highland's focus on quality over quantity and the ongoing maintenance of its park system, the City could adopt official Park Standards or a more detailed Parks, Trails, and Recreation Plan. Such a framework would guide the design, development, and enhancement of existing and future parks, ensuring that each space meets community needs. Minimum standards would provide guidance without making parks uniform or limited to basic requirements, allowing for site-specific design and unique features that enhance Highland's character.

Supportive plans—such as the existing *Alpine & Highland Active Transportation Plan*—and other guiding documents can help Highland maintain a high-quality, well-connected, and sustainable park system that balances residents' expectations for maintenance, accessibility, and enjoyable recreational experiences with long-term cost efficiency.



HIGHLAND CITY

All Parks: Service Area Gaps

- Annexation Boundary
- Town Center
- School
- Private Recreation
- Highland City Public Park
- Golf Course
- Open Space
- Cemetery
- Conservation Area
- Neighboring Parks
- 0.25 mile
- 0.5 mile
- 1 mile

Areas that could be good candidates for future parks or open space

LANDMARK DESIGN

A NOTE ABOUT LOS AND IMPACT FEES

The LOS discussion in this document relates specifically to planning for future parks in Highland. Its purpose is to understand the level of service currently provided in the community and to determine how to maintain that service or establish an appropriate standard for the future. It is important to distinguish LOS for planning purposes from LOS used in determining impact fees.

The Parks Element provides a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP identifies the demands that future development will place on existing facilities and evaluates the improvements needed to maintain the current LOS. The IFA proportionately allocates the cost of new facilities and any excess capacity to new development, while considering all possible financing methods. While the IFFP and IFA serve as companions to this document, their content may differ due to the specific requirements for calculating impact fees under *Utah Code 11-36a*, the *Impact Fee Act*.

OPEN SPACE

Open space, whether publicly or privately owned, provides physical and visual relief from more developed areas. Highland benefits from its location along the Wasatch Mountains and foothills to the east, as well as Dry Creek, which connects the mountains to Utah Lake through the heart of the community. Encompassing over 436 acres, Highland's undeveloped natural areas include drainage corridors, foothills, hillsides, and canals. While not formally part of the City's park system, these spaces offer significant visual and physical benefits, helping to preserve Highland's semi-rural, low-density character while promoting health, wellness, and a strong connection to nature. **Natural open spaces will continue to be among the community's most cherished features, and protecting and enhancing these areas remains a top priority** (see also ***Chapter 2: Land Use & Placemaking***).

TRAILS

Trails are a vital component of Highland's recreational and transportation system. They provide opportunities for walking, running, and cycling while connecting homes, parks, open spaces, and key community destinations. Trails support active lifestyles, safe non-motorized travel, and everyday recreation, enhancing connectivity and community well-being (see ***Existing & Proposed Trails Map***).

A VISION FOR TRAILS

The City's long-term vision for trails focuses on completing a continuous network that links neighborhoods, parks, and open spaces, creating loops and corridors for both recreation and commuting. Trails should be designed with safety, privacy, and accessibility in mind, including ADA-compliant and use-specific routes where appropriate

Any future trail development should follow established design standards while responding to the unique conditions of each segment. Opportunities to integrate trails with green infrastructure, water-wise landscaping, and low-impact design should be pursued where feasible. Some trails will be built opportunistically, while others will be strategically aligned with roadway or development projects.

TRAIL CLASSIFICATIONS

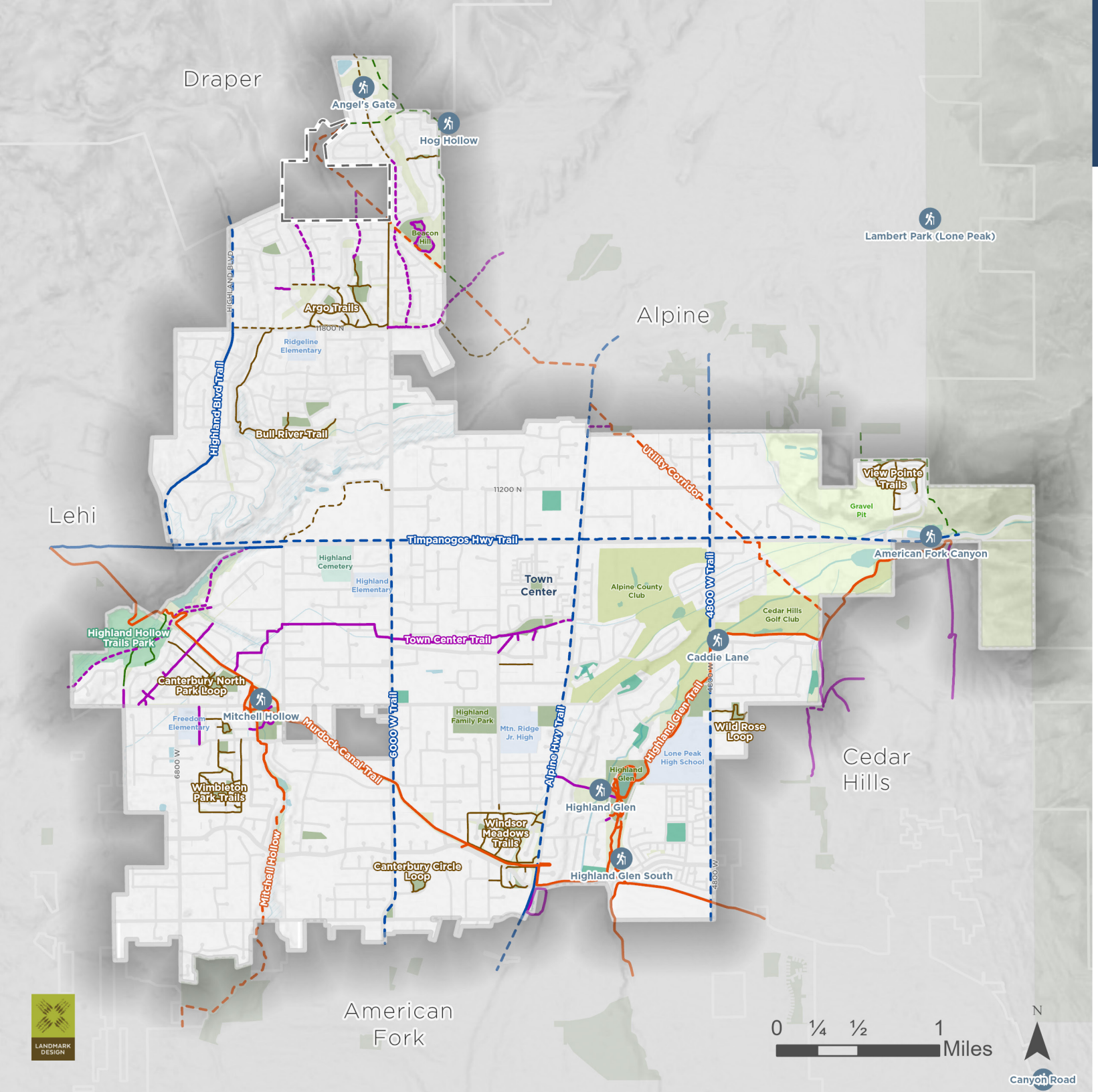
Highland's trail system includes a variety of trail types, each serving distinct purposes:

- **Unpaved Trails:** Natural surface trails, primarily located in Highland Hollow and the Wasatch foothills, supporting hiking, mountain biking, and equestrian use.
- **Neighborhood Trails:** Paved trails that connect residential areas to parks, schools, or local open spaces, usually contained within a specific neighborhood development.
- **Regional Trails:** Long-distance trails such as the Bonneville Shoreline Trail and Murdock Canal Trail, linking Highland with neighboring communities and providing extensive recreational opportunities.
- **Local Multi-Use Paths:** Paved paths designed for both pedestrians and cyclists to link residential areas to parks, schools, public facilities, and other community destinations.
- **Major Road Trails:** Trails aligned along or adjacent to significant roadways to ensure citywide connectivity and safe crossings.

RECOMMENDATIONS FOR TRAILS

To strengthen Highland's trail system and address resident priorities, the following considerations are recommended:

- **Expand Connectivity & Fill Gaps:** Focus on completing connections between neighborhoods, parks, open spaces, and key destinations, including the Town Center. Completing continuous trail loops may support both recreation and commuting, and new trails can be developed strategically in under-served areas.
- **Diverse Trail Experiences:** Ensure that each trail type appropriately serves the intended variety of trail users. For example, unpaved trails should support hiking and mountain biking, while paved neighborhood and multi-use paths should support walking, jogging, and cycling. The City should also consider ADA-compliant or beginner-friendly routes as part of trail design in open space areas.
- **Safety & Accessibility:** Trail crossings at major roads could be improved, with curb extensions, improved signals and crosswalks, planted buffers, or grade-separated crossings added where feasible.
- **Amenities & Wayfinding:** Trailheads can provide parking, restrooms, bike racks, and drinking fountains. Signage and wayfinding helps guide users, promote safety, and encourage trail etiquette.
- **Maintenance & Stewardship:** Ongoing maintenance keeps trails safe, accessible, and enjoyable. Programs like "adopt a trail" or "service days" may engage volunteers, build community pride, and enhance upkeep without extra funding.
- **Long-Term Planning & Partnerships:** Trail planning should follow the adopted *Alpine & Highland Active Transportation Master Plan* and possibly a broader Parks, Trails, and Recreation Plan. Partnerships may help secure easements and crossings while phased and opportunistic development is explored along the way.



HIGHLAND CITY

Existing & Proposed Trails

- Existing Trailheads
- Existing Regional Trail
- Future Regional Trail
- Existing Major Road Trail
- Future Major Road Trail
- Existing Neighborhood Trail
- Future Neighborhood Trail
- Existing Local Trail
- Future Local Trail
- Existing Unpaved Trail
- Future Unpaved Trail
- Highland City Public Park
- Special Use Park
- Private Park
- Neighboring Parks

LANDMARK DESIGN



TRAIL CROSSING CONSIDERATIONS

Highland is divided by major roads, including Timpanogos Highway (SR-92) and Alpine Highway (5300 West), creating a separation between the north/east and south/west sides of the City. Trails that cross these corridors should be designed to prioritize safety and ease of access. Safety improvements are also recommended for crossings along the Murdock Canal Trail.

The *Alpine & Highland Active Transportation Master Plan* provides guidance on crossing design and improvements. These recommendations can be used to ensure safe, accessible passage for all trail users.

RECREATION

Highland provides a limited number of city-owned recreation facilities, but residents have access to a wider range of recreational opportunities through partnerships with neighboring municipalities, schools, and private providers. By building on these relationships, the City could expand program offerings, improve access to active recreation, and provide more diverse options for residents.

EXISTING FACILITIES & PROGRAMING

RECREATIONAL PROGRAMMING

Highland offers some recreation programming, including the popular Hooked on Fishing event. Additionally, residents can participate in Cedar Hills City recreation programs—such as youth sports, skiing, and adult fitness classes—without paying non-resident fees. Arts programming in Highland includes after-school art clubs, theater, watercolor, choir, bell choir, sewing, and senior-focused programs. The limited local options for active recreation, particularly for adults, often lead residents to rely on neighboring communities.

GOLF COURSES

Portions of three golf courses—one private (Alpine Country Club) and two public (Cedar Hills Golf Course and Tri-City Golf Course)—cover approximately 217 acres within the City. While none are owned by Highland City, these courses serve as valuable recreational amenities that contribute to the City's perceived open space character and should be maintained. No new golf courses are anticipated.

PRIVATE & SCHOOL DISTRICT RECREATION FACILITIES

Highland partners with Alpine School District to share indoor gyms, outdoor fields, and other facilities. While these agreements are currently in place, they may be impacted as the district splits into three separate districts in the coming years. Partnerships with schools remain an important strategy for maximizing recreational opportunities and reducing duplication of facilities. Highland should continue to prioritize these relationships and ensure that its recreational programming does not adversely burden school partners.



UNIQUE RECREATION OPPORTUNITIES

Highland's location at the entrance to American Fork Canyon and near Timpanogos Cave National Monument offers unique recreation and learning opportunities (see also ***Chapter 2: Land Use & Placemaking***). The City could explore:

- Partnering with the National Park Service to explore the development of a visitor or interpretive center at the canyon entrance.
- Developing outdoor classrooms and programs that connect residents and visitors to nature or astronomy.
- Activate parks with seasonal or temporary experiences, like festivals, adventure courses, or outdoor exhibits that relate to canyon recreation

COMMUNITY EVENTS

Highland hosts a variety of community events throughout the year that bring residents together. Seasonal favorites include the Easter Egg Hunt in April, Hooked on Fishing programs in May and June, a Senior Dinner in September, Trick-or-Treat Street in October, and annual holiday events in November and December **A community highlight is the annual Highland Fling, a multi-day summer celebration featuring parades, fireworks, concerts, contests, and family activities**. The Fling draws residents and visitors serving as a signature community tradition and reinforcing Highland's unique identity.



The Highland Fling brings the community together through summer festivities and traditions.

RECOMMENDATIONS FOR RECREATION

- **Expand Programming Beyond Facilities:** The City could broaden recreational offerings by using a variety of existing spaces, including the Library, City Hall, and local parks, to reach more residents and diversify programming.
- **Strengthen Partnerships & Leverage Existing Facilities:** The City could build on relationships with the Alpine School District, neighboring cities such as Cedar Hills, and private providers to expand recreational opportunities. Shared facilities and cooperative agreements allow Highland to offer more programs—especially active recreation—without new construction. These partnerships will be particularly important as the school district undergoes restructuring.
- **Partner with HOAs and Private Entities:** Ridgeview, which will add nearly 2,000 residents through 691 units, includes HOA amenities such as a park, pool, and clubhouse. Partnering with the Ridgeview Owners Association—and other private entities—could allow the City to host programs within these spaces, creating targeted opportunities for residents while reducing the need for new public facilities.

GOALS & IMPLEMENTATION STRATEGIES

The following goals and strategies are intended to guide Highland's parks, trails, and recreation system. Their success will be greatest when informed by a comprehensive Parks, Trails, and Recreation Plan or similar framework (***see Implementation 1.1***).

Goal 1: Prioritize the quality and maintenance of existing parks and trails to ensure safe, well-designed, and enjoyable recreational opportunities.

- **Implementation 1.1:** Consider adopting a comprehensive Parks, Trails, and Recreation Plan or similar framework to guide the design, development, and maintenance of all city-owned parks and trails. This plan could include official standards for park amenities, a hierarchy for park maintenance, and alignment of City ordinances with updated park classifications.
- **Implementation 1.2:** Consider options for a maintenance-first or "fix-it-first" funding strategy that allocates resources to the upkeep and upgrading of existing amenities before considering new park or trail construction.
- **Implementation 1.3:** Consider conducting a feasibility study to evaluate opportunities for new parkland in strategic locations such as the northern Annexation Area, the Longhorn Property, or the Gravel Pit, pursuing them only when fiscally and operationally feasible.
- **Implementation 1.4:** Explore the creation of a system for residents to easily report park or trail maintenance issues using tools such as ESRI's Crowdsource Reporter or a dedicated city app, and establish a clear timeline to respond and resolve reported issues.
- **Implementation 1.5:** Explore partnerships and programs, such as an "Adopt-a-Park" or "Adopt-a-Trail" initiative, to engage volunteers and encourage community stewardship in the upkeep of these spaces.

Goal 2: Enhance the connectivity of the City's trail system and improve safety for pedestrians and cyclists.

- **Implementation 2.1:** Fill critical gaps in the trail network, focusing on connecting neighborhoods, parks, the Town Center, and other key community destinations to create continuous loops and corridors for both recreation and commuting.
- **Implementation 2.2:** Implement enhanced safety measures at major road crossings, including wider sidewalks, planted buffers, and grade-separated crossings where feasible, especially along Timpanogos Highway and Alpine Highway (see also ***Chapter 3: Transportation***).
- **Implementation 2.3:** Strategically install enhanced lighting, wayfinding signage, and trail amenities—such as benches, drinking fountains, and bike racks—to guide users, increase safety, and improve the overall trail experience. The City should also install and enforce signage that limits trail use by e-bikes and similar equipment to protect trail facilities and ensure user safety. This process could be guided by design standards to ensure consistency.
- **Implementation 2.4:** Prioritize trail segments identified in the *Alpine & Highland Active Transportation Master Plan*, aligning new trail development with roadway and development projects to reduce costs.

Goal 3: Explore options to diversify park amenities and recreational opportunities to meet the varied needs and interests of residents.

- **Implementation 3.1:** Consider conducting a comprehensive recreation needs assessment to identify the most desired amenities (e.g., pickleball courts, tennis courts, or an all-abilities playground). This assessment could inform decisions about upgrades or new features.
- **Implementation 3.2:** Explore opportunities to expand program offerings by using existing City facilities—such as parks, the Library, and City Hall—and by partnering with neighboring cities, the Alpine School District, and private providers. Partnerships will be especially important as the school district undergoes restructuring.

Goal 4: Continue to protect Highland's natural open spaces and integrate them with the park and trail system where appropriate.

- **Implementation 4.1:** Explore additional opportunities to extend trails through natural open spaces, providing safe, low-impact recreation and connections to existing parks and neighborhoods.
- **Implementation 4.2:** Explore collaboration with the National Park Service and other partners on opportunities that highlight Highland's natural setting, including exploring the feasibility of a potential Timpanogos Cave Visitor Center at the community's eastern edge, and considering outdoor classrooms, interpretive programs, and educational signage—particularly at gateway locations such as the entrance to American Fork Canyon (see also ***Chapter 2: Land Use & Placemaking***).
- **Implementation 4.3:** Continue to assess and pursue tools such as property acquisition, conservation easements, or cooperative agreements to protect key open space areas. The Gravel Pit, owned by the Water Conservancy District, offers a unique long-term opportunity for a park or open space with potential trail connections, passive recreation, and expanded natural access (see also ***Chapter 2 & 5***).
- **Implementation 4.4:** Continue to protect public spaces by ensuring that use of the City parks, open space areas, and trails is consistent with their purposes. Limit private use and encroachment into these spaces that restricts the public's ability to access, use, and enjoy the property.

TABLE 6.2 – HIGHLAND PARK AMENITIES SNAPSHOT

#	Park Name	Address	Park Total Acres	Restrooms	Pavilion	Multipurpose Filed	Picnic Areas	Soccer Fields	Baseball/Softball	Tennis	Pickleball
	MINI PARKS										
1.	**Apple Blossom**	5520 West Canal Boulevard	0.99								
2.	**Argo Circle**	6190 Argo Circle	1.15			Y					
3.	**Canterbury Circle**	5920 West 9740 North	2.67		Y	Y				Y	Y
4.	**Canterbury South**	9721 N 5920 W	1.35			Y					
5.	**Dry Creek East**	11590 Lone Rock Road	2.73			Y					
6.	**Merlin B. Larson**	9600 North 6000 West	1.89		Y		Y				
7.	**Spring Creek**	9900 North Mountain View Drive	2.24		Y	Y					
8.	**Twin Bridges**	12440 Wildflower Lane	0.79								
9.	**View Pointe**	4040 N View Pointe Drive	3.53								
10.	**Wild Rose**	10340 North 4370 West	2.72			Y					
11.	**Wimbleton North**	6615 West 10250 North	1.83			Y					
		Subtotal Mini Parks	**21.89**								

CONTINUED ON NEXT PAGE

TABLE 6.2 – HIGHLAND PARK AMENITIES SNAPSHOT CONTINUED

#	Volleyball	Basketball	Multi-Use Sports Courts	Playgrounds	Water Access	Dog Park	Splash Pad	Skate Park/Bike Park	Disc Golf	Paths/trails	Other/Notes
MINI PARKS (CONTINUED)											
1.				Y						Y	
2.				Y							
3.			Y	Y						Y	
4.										Y	
5.				Y						Y	
6.	Y										
7.				Y						Y	
8.		Y		Y						Y	
9.		Y		Y						Y	*3 park segments, swingset separate from playground*
10.										Y	
11.				Y						Y	

CONTINUED ON NEXT PAGE

TABLE 6.2 –HIGHLAND PARK AMENITIES SNAPSHOT CONTINUED

#	Park Name	Address	Park Total Acres	Restrooms	Pavilion	Multipurpose Filed	Picnic Areas	Soccer Fields	Baseball/Softball	Tennis	Pickleball
	NEIGHBORHOOD PARKS										
12.	**Beacon Hills**	5959 W Beacon Hill Boulevard	9.28	Y				Y			
13.	**Canterbury North**	10500 Canterbury Lane	7.42		Y	Y					
14.	**Dry Creek West**	6380 Bull River Road	3.44			Y					
15.	**Highland Hills North**	12020 N Ithica Drive	6.79			Y					
16.	**Wimbleton South**	10120 North 6580 West	4.19			Y					
17.	**Windsor Meadows**	5600 West 9970 North	4.85		Y						
	Subtotal Neighborhood Parks		**35.97**								
	COMMUNITY PARKS										
18.	**Heritage Park**	10400 Alpine Hwy	6.21	Y	Y			Y	Y		
19.	**Highland Family Park**	5525 W 104000 N	17.02	Y	Y			Y	Y		Y
20.	**Highland Glen**	4800 West Knight Avenue	26.88	Y	Y		Y				
21.	**Lone Peak Fields**	10189 North 4800 West	9.22	Y*				Y			
22.	**Mitchell Hollow**	6400 West 10250 North	11.26	Y	Y		Y	Y	Y		
23.	**Town Center Meadows**	5400 West 10700 North	6.41		Y	Y					
	Subtotal Community Parks		**77**								

CONTINUED ON NEXT PAGE

TABLE 6.2 –HIGHLAND PARK AMENITIES SNAPSHOT CONTINUED

#	Volleyball	Basketball	Multi-Use Sports Courts	Playgrounds	Water Access	Dog Park	Splash Pad	Skate Park/Bike Park	Disc Golf	Paths/trails	Other/Notes
	NEIGHBORHOOD PARKS (CONTINUED)										
12.									Y	Y	
13.				Y						Y	
14.										Y	
15.				Y						Y	
16.										Y	*Sandbox*
17.		Y		Y						Y	*1 large segment and 1 small*
	COMMUNITY PARKS (CONTINUED)										
18.	Y	Y		Y							*Horseshoe pit*
19.		Y		Y							
20.	Y			Y	Y			Y		Y	
21.											*Soccer specific, *note that bathrooms are porta-potties*
22.	Y			Y						Y	
23.				Y						Y	

CONTINUED ON NEXT PAGE

TABLE 7.1 –HIGHLAND PARK AMENITIES SNAPSHOT CONTINUED

#	Park Name	Address	Park Total Acres	Restrooms	Pavilion	Multipurpose Fields	Picnic Areas	Soccer Fields	Baseball/ Softball	Tennis	Pickleball
	SPECIAL USE PARKS										
24.	**Canyon Oaks Campground**	4000 W 11000 N	1.7	Y			Y				
25.	**Highland Glen Bike Park**	4800 Knight Avenue	2.9								
26.	**Highland Hollow Trails Park**	10527 Canterbury Dr	50.25								
27.	**Town Center Splash Pad**	10800 North 5400 West	2.02	Y							
	Subtotal Special Use Parks		**56.87**								
	TOTAL CITY PARKS (EXCLUDES PRIVATE)		**191.73**								
	TOTAL ACRES FOR LOS (EXCLUDES SPECIAL USE & PRIVATE)		**134.86**								
	PRIVATE PARKS										
28.	**11200 N Park (LDS Owned)**	5335 W 11200 N	5.38								
29.	**Cottages on the Green Private Park**		2.12								
30.	**Hanover Way Common Area**		0.28								
31.	**Hidden Oaks Private Park 1**		3.68								
32.	**Hidden Oaks Private Park 2**		3.31								
33.	**Oakview HOA Park**	5943 W Oakview Dr	0.84								
34.	**Pheasant Hollow Common Area**	9822 N Pheasant Dr	4.38								
35.	**Ridgeview Private Park**	4642 Elmfield Wy	4.8								
36.	**Skye Estates**	6479 W Carrick Way	1.94								
37.	**Strasburg Park (LDS Owned)**	5998 W 10400 N	3.47								
38.	**The Highlands Common Area**		2.13								
	Subtotal Private Parks		**32.33**								

CONTINUED ON NEXT PAGE

TABLE 7.1 –HIGHLAND PARK AMENITIES SNAPSHOT CONTINUED

#	Volleyball	Basketball	Multi-Use Sports Courts	Playgrounds	Water Access	Dog Park	Splash Pad	Skate Park/Bike Park	Disc Golf	Paths/trails	Other/Notes
	SPECIAL USE PARKS (CONTINUED)										
24.											
25.								Y			
26.								Y			
27.							Y				
	PRIVATE PARKS (CONTINUED)										
28.											*Baseball fields / church softball and football*
29.											
30.											*Detention basin*
31.											
32.											
33.											
34.											
35.											
36.											
37.											*Baseball fields*
38.											

This page intentionally left blank

CHAPTER 7

ENVIRONMENT & SUSTAINABILITY

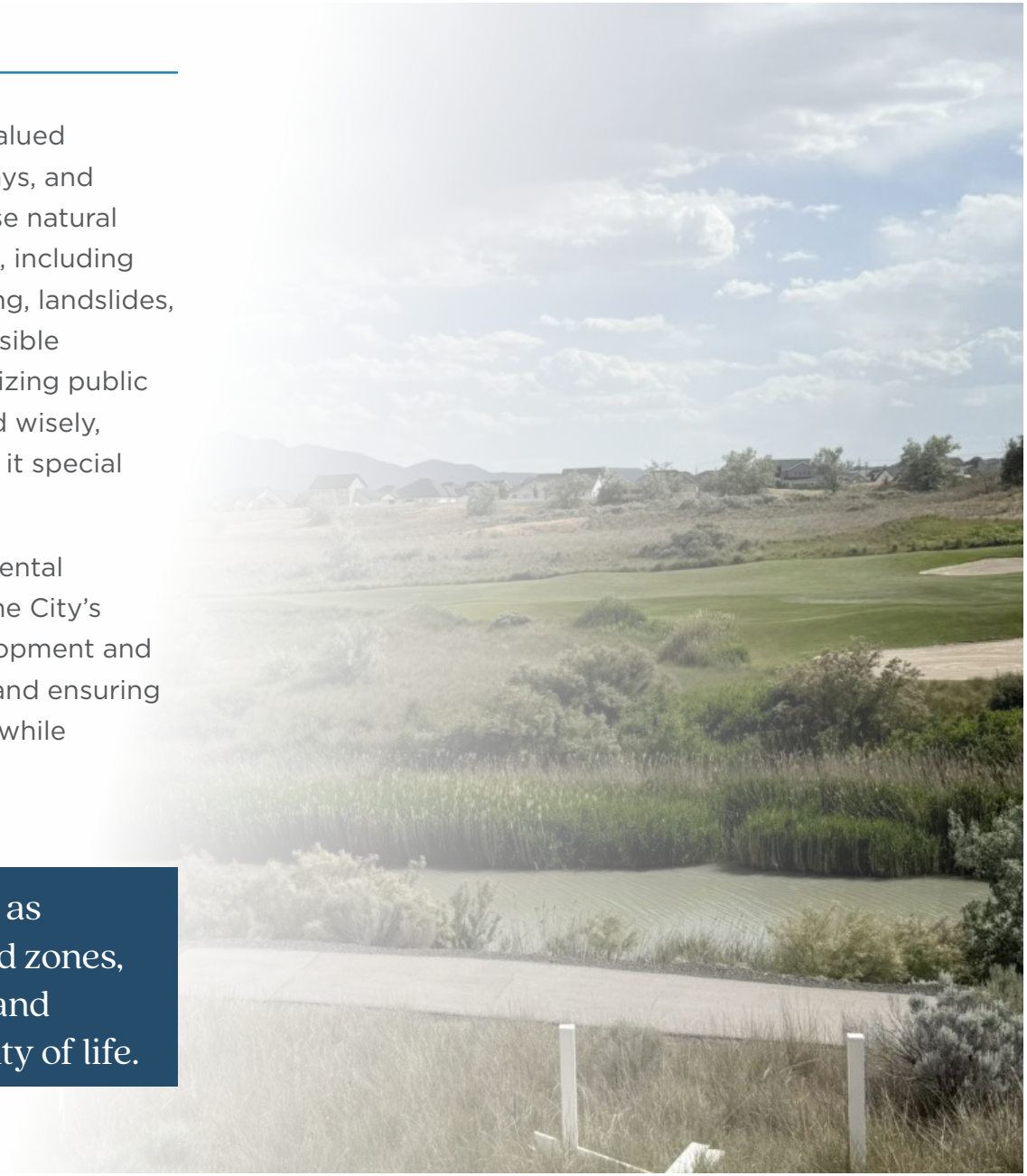
Addresses Highland's environmental setting and natural hazards, emphasizing practical strategies for sustainable development. The chapter highlights the importance of protecting sensitive lands, water resources, and wildlife while offering optional, locally appropriate approaches to increasing community resilience.

INTRODUCTION

Highland is a unique and scenic community, valued for its mountain views, gentle slopes, waterways, and convenient access to outdoor recreation. These natural features provide both benefits and challenges, including potential hazards such as earthquakes, flooding, landslides, and rockfalls. Thoughtful planning and responsible development protect these areas while prioritizing public health, safety, and property. By managing land wisely, Highland can maintain the qualities that make it special while minimizing risks from natural hazards.

This chapter summarizes Highland's environmental conditions and natural hazards. It highlights the City's commitment to sustainable practices in development and operations, supporting community resilience and ensuring the preservation of Highland's natural beauty while safeguarding residents and their property.

> "Sensitive lands" are areas, such as steep slopes, wetlands, and flood zones, protected to safeguard people and property while enhancing quality of life.



ENVIRONMENTAL CONSIDERATIONS

GEOLOGIC CONDITIONS

Areas prone to erosion, landslides, earthquakes, or other geologic events are influenced by slope, soil type, geologic material, and hydrologic conditions. These hazards can affect life, property, and infrastructure through movement, settling, or shifting of the earth. Highland's risks include unstable slopes, faulting, landslides, rockfall, liquefaction, debris flows, and areas affected by excavation or mining (see ***Geologic Conditions Map***).

SOILS

Highland's soils consist of gravelly and silty loams, generally well-drained and suitable for agriculture and development when properly managed. More challenging conditions exist north of Dry Creek in the critical runoff zone and near canyon mouths, where limestone (karst) formations present engineering challenges. Addressing these conditions requires geotechnical techniques to ensure safe, stable development.



HIGHLAND'S SENSITIVE LANDS ORDINANCE

Highland's sensitive lands ordinance, adopted in 2023, aims to protect and mitigate sensitive lands, safeguard the health and safety of residents from geologic and other hazards, and minimize potential resource degradation. The ordinance applies to all property and development within Highland City, adds regulations to existing zoning requirements and defines important terms such as environmentally sensitive area, flood hazards, geologic hazards, steep slopes, and wetlands.

The ordinance requires applicants to provide a sensitive lands analysis for proposed developments and sets regulations for environmentally sensitive areas, including prohibited activities, boundary delineations, setbacks, runoff control, and protection of wildlife and persons.

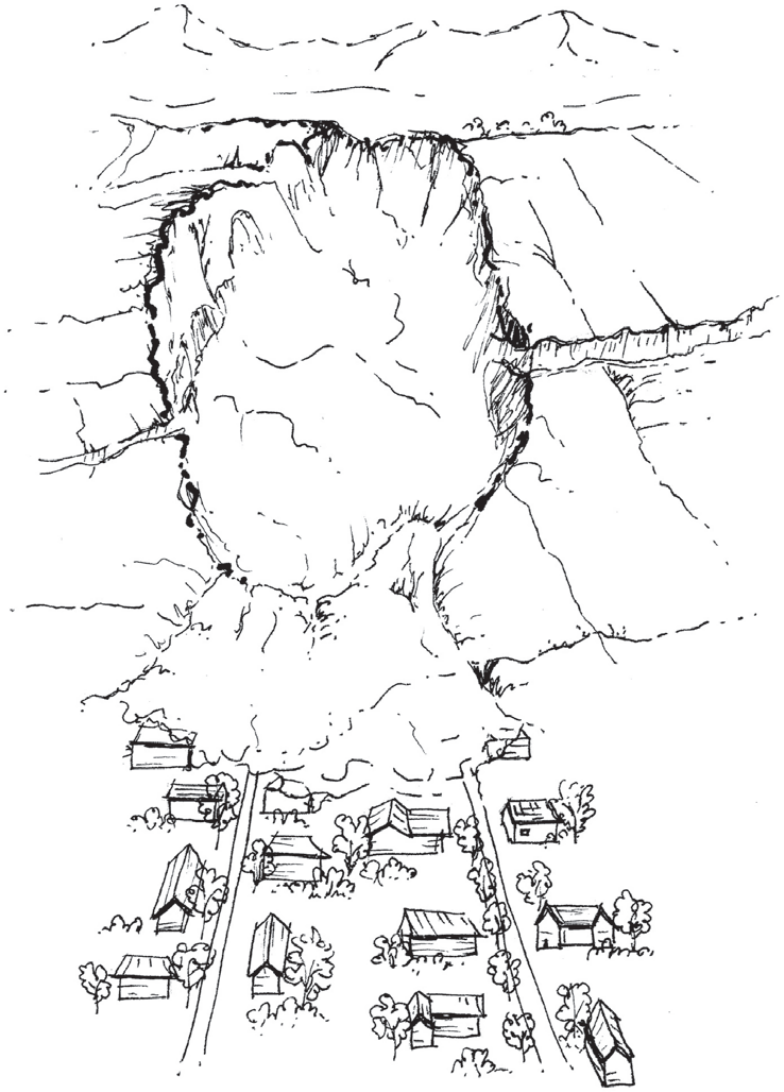
STEEP SLOPES

Steep slopes, defined as greater than 15% with development prohibited above 25%, are concentrated in foothills at canyon mouths and along stream corridors. These areas are prone to debris flows, rockfall, landslides, and soil slumping, which increase property and construction risk (***Figure 7.1***). Highland prohibits development in areas prone to landslides and other geologic hazards. However, a developer may submit a sensitive lands analysis, along with professional recommendations, to demonstrate that the proposed development will not pose a risk to health, safety, or property, and that identified hazards can be permanently mitigated or avoided.

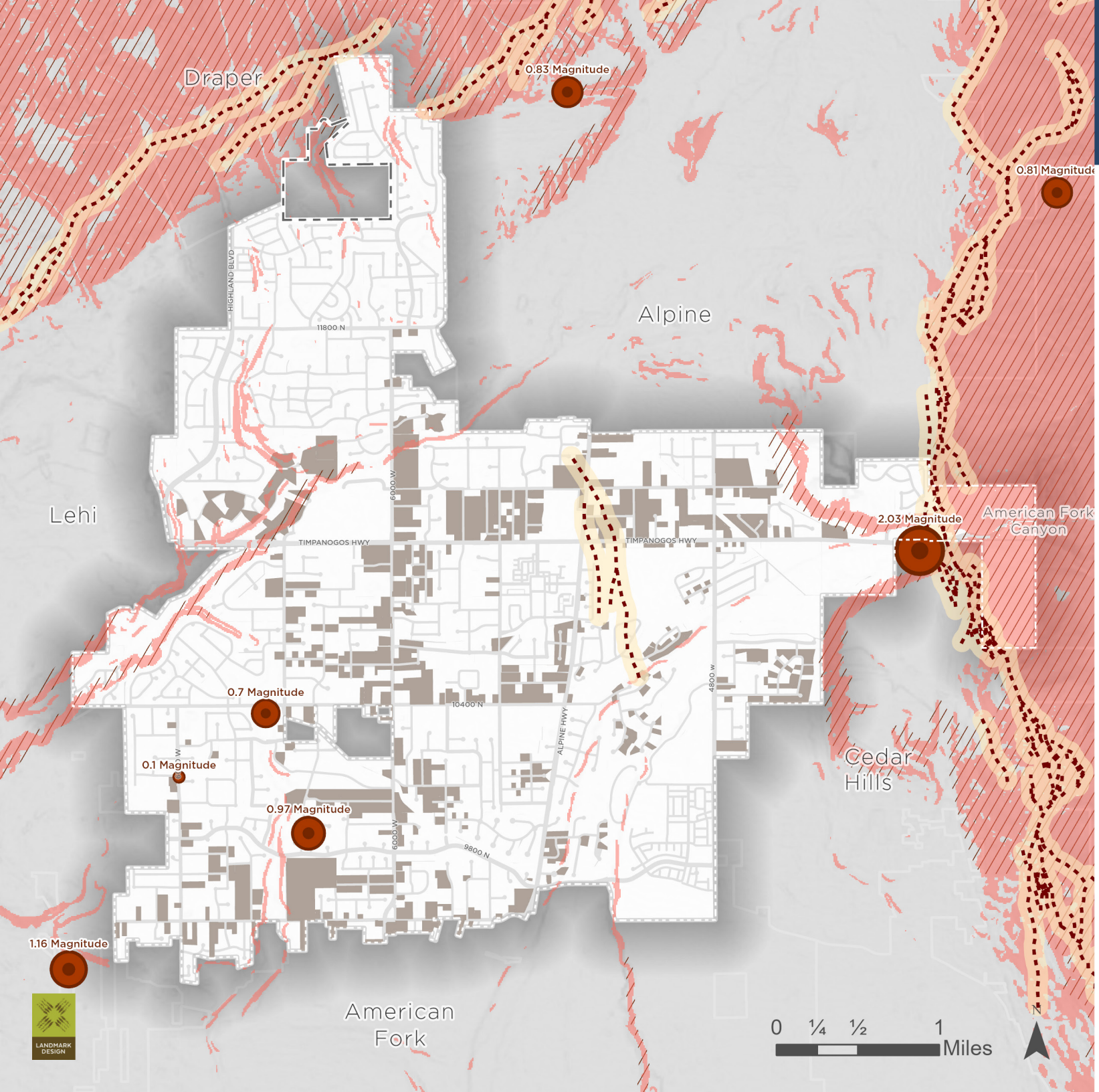
SEISMIC ACTIVITY

Faults are breaks in the earth's crust where movement triggers earthquakes. Highland lies near the Wasatch Fault, Utah's most active fault, which can cause ground shaking, liquefaction, and infrastructure damage. Homes built before 1985 are especially vulnerable due to older building codes. Avoiding construction directly on faults and conducting site-specific investigations with appropriate setbacks reduces earthquake risk. The ***Geologic Conditions Map*** illustrates a general buffer of 250 feet on either side of known faults.

FIGURE 7.1 – LANDSLIDE ILLUSTRATION



Steep slopes are especially vulnerable to material movement, including debris flow, rockfalls, slumping, collapsible soils, and landslides.



HIGHLAND CITY

Geologic Conditions

- Annexation Boundary
- Steep Slopes (<15%)
- Landslide Potential
- Earthquake Epicenters (1850 - 2016)
- Fault Line
- Fault 250′ Buffer
- Likely Older Structures (built before 1985)

HYDROLOGIC CONDITIONS

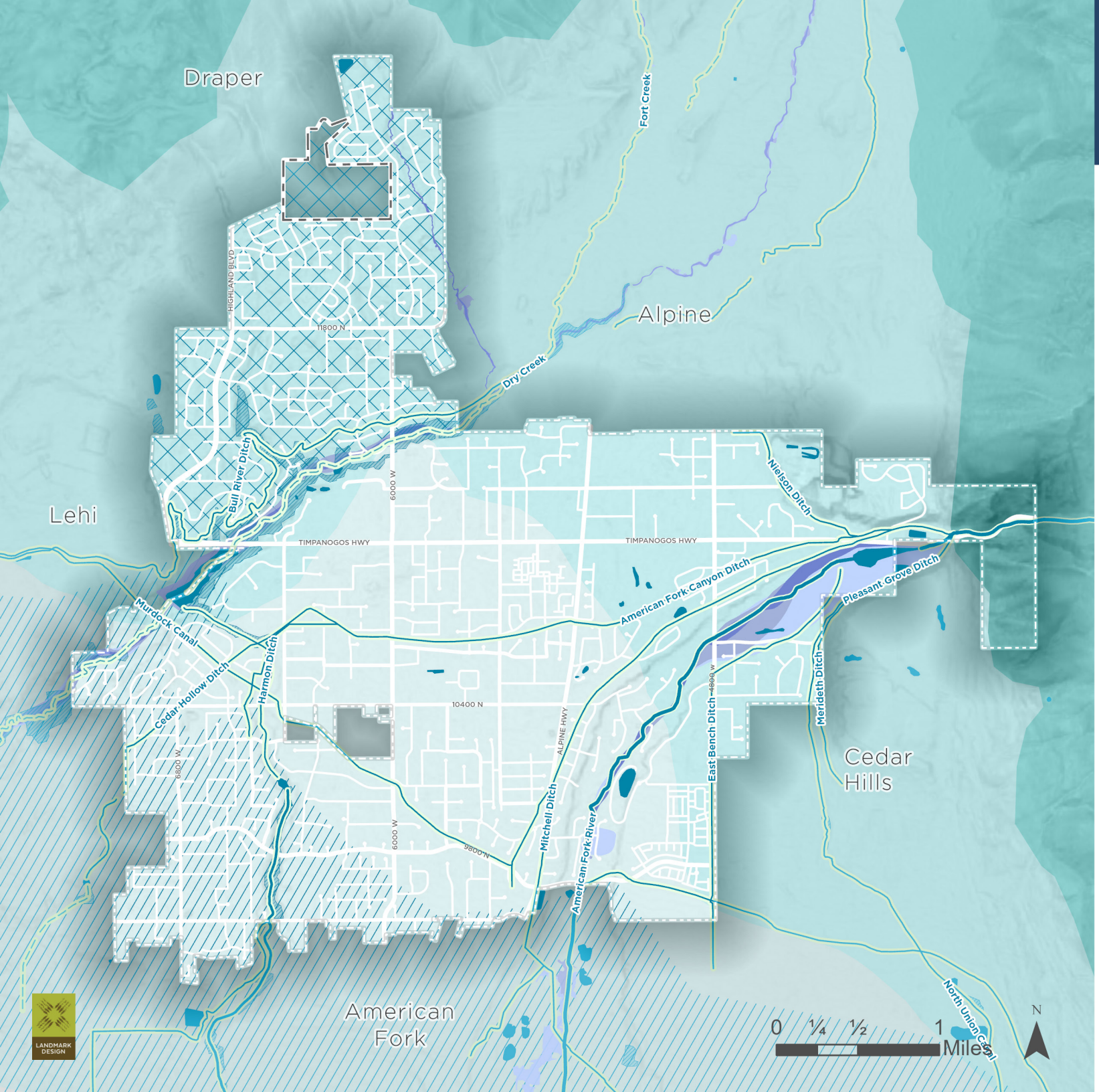
A land area that drains into a common water source is a watershed. Healthy watersheds provide valuable services to communities including the supply and purification of clean water (see also ***Chapter 5: Water Use & Preservation***). Hydrologically sensitive areas protect water quality and may include critical aquifer recharge areas, riparian and wetland vegetation, and streams and canals. Development can disrupt natural drainage patterns, increasing runoff, flooding, and property risk, especially near waterways such as Dry Creek and the American Fork River (see ***Hydrologic Conditions Map***).

RIPARIAN ZONES & WETLANDS

Riparian zones and wetlands play a crucial role in water quality and biodiversity by filtering pollutants and recharging groundwater. These ecosystems serve as floodwater catchments and wildlife habitats, making their preservation essential due to their sensitivity to human disturbances. Wetlands, covering just 1% of Utah's landscape, are among the most productive ecosystems in the world, comparable to rainforests. Due to the scarcity of these critically productive systems, special emphasis is necessary for their management.

GROUNDWATER

Highland City depends on groundwater for a significant portion of its water supply, making its protection critical. The City sits above a relatively shallow water table, which limits the feasibility of constructing basements and contributes to liquefaction potential during earthquakes. City wells draw from the local aquifer, which is recharged through precipitation and surface water. Protecting and sustainably managing these groundwater resources is essential to ensure a reliable water supply. To reduce contamination risks, Highland has implemented ordinances that balance water demand with responsible management, including safeguarding wellhead areas and promoting sustainable practices such as xeriscaping.



HIGHLAND CITY

Hydrologic Conditions

- Annexation Boundary
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Ditch
- Stream/River/Canal 100′ Buffer
- Riparian/Wetland
- Waterbody
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Groundwater Within 30′
- Critical Runoff Area
- Bedrock Aquifer Recharge
- Primary Aquifer Recharge
- Secondary Aquifer Recharge

LANDMARK DESIGN

FLOODING, URBAN RUNOFF, & STORMWATER MANAGEMENT

Floods can damage property and infrastructure, particularly in steep or clay-rich areas. The northern portion of Highland is a Critical Runoff Area, where soil conditions can increase flood and pollution risks during storms. FEMA flood maps guide development in flood-prone zones (***Figure 7.2***). Highland's Stormwater Management Program, supported by Low-Impact Development (LID) and green infrastructure, reduces downstream pollution and erosion. LID approaches may include bioretention cells, pervious paving, bioswales, infiltration basins, and constructed wetlands. These strategies can be evaluated on a project-by-project basis to protect water quality and property.



A bulb-out incorporating green infrastructure to manage stormwater and enhance the streetscape.

FIGURE 7.2 – FLOOD ZONE ILLUSTRATION



The appeal of natural waterways can drive development near riparian zones, often leading to construction in areas ill-suited for such activity.

OTHER ENVIRONMENTAL CONDITIONS

WILDFIRE RISK

Fire management involves strategies to control or influence wildland fires for resource protection and includes ecosystem restoration, community preparedness, and wildfire response. In Utah County's rural, fuel-heavy areas, wildfires are a natural ecological event but increasingly pose a threat to life and property as development expands into fire-prone regions. This challenge, especially in areas near canyons and foothills, necessitates coordinated efforts involving both ground and air firefighting resources, along with "firewise" practices such as defensible space, fire-resistant construction, and annual restrictions on fireworks in sensitive areas (see ***Wildfire Risk Map***).

MICROCLIMATE WINDS

Strong canyon winds and occasional "microburst" events have caused considerable damage in the City, particularly to power infrastructure along SR-92. Likewise, snowstorms and harsh winter weather are endemic, particularly considering the unique setting of Highland. These challenging climate conditions must be considered in the design and review process, especially since climate change has intensified the frequency and severity of microburst events.

CRITICAL HABITAT

The *Utah Division of Wildlife Resources* has identified critical habitat for rare and high-interest species in Utah. In Highland City, eight species are noted: band-tailed pigeon, California quail, chukar partridge, mule deer, Rocky Mountain bighorn sheep, Rocky Mountain elk, ring-necked pheasant, and ruffed grouse. California quail and ring-necked pheasant habitat covers much of the city, while the others are mainly in the foothills near Traverse Ridge and American Fork Canyon. Key drainages, including rivers, streams, and wetlands, support migratory and wetland birds. Development should avoid encroaching on these areas. Important corridors to protect for wildlife, water quality, and recreation include Dry Creek, American Fork River, Mitchell Hollow, and Murdock Canal.

VEGETATION

The nearby Wasatch Mountain foothills provide a unique plant community in Highland City, supporting wildlife and contrasting with more urban areas. Natural and human changes can degrade this resource over time. Protecting it is important, as noxious non-native plants destroy native grasses and ground cover, causing erosion and the loss of wildlife food and habitat.

AIR QUALITY

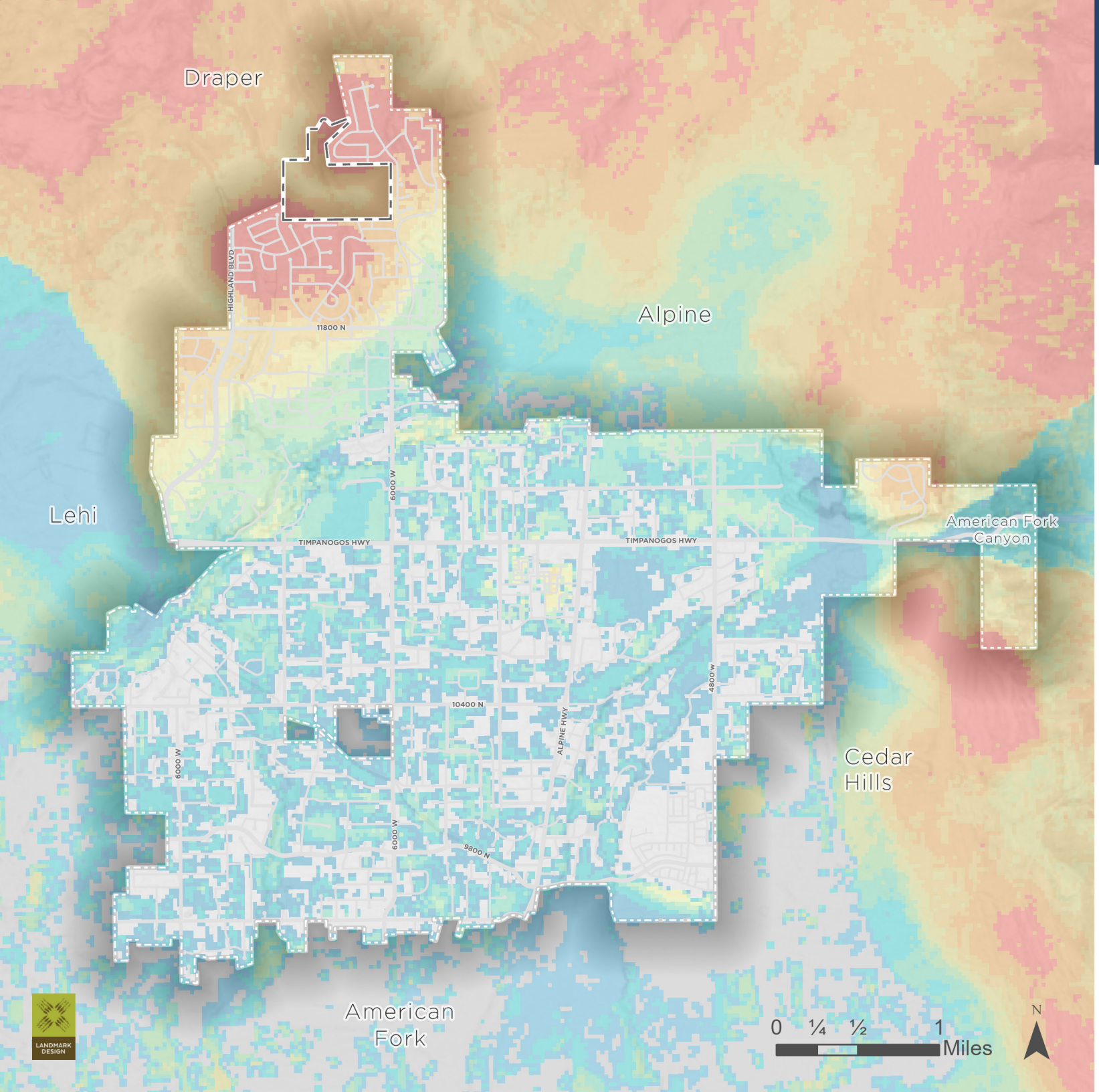
The mountains and lakes in the area moderate the climate and contribute to frequent winter temperature inversions in Utah County. These inversions trap stagnant air and pollutants, causing cold, fog, icy roads, and prolonged air pollution. The haze is mainly from vehicle emissions and commercial and industrial activities linked to population growth. Sunlight struggles to penetrate the haze, worsening the inversions, which only break when a weather front brings fresh air and sunlight.

Highland has adopted an air pollution and fugitive dust ordinance that incorporates state regulations for open burns, providing an important foundation for local air quality management. However, the ordinance could be updated to reflect current best practices and allow for stronger enforcement. At the same time, Utah County and state agencies promote prescribed burns, forest improvement techniques, and other methods to reduce fire hazards while protecting air quality. These practices, guided by Utah Division of Environmental Quality permits, help minimize smoke impacts and reduce pollutant emissions through more efficient land management.



A NOTE ON DARK SKIES

Highland is the gateway to Timpanogos Cave National Monument, a certified Urban Night Sky Place known for preserving authentic nighttime skies. Despite surrounding light pollution, the City can protect its skies by exploring updates to standards that incorporate dark-sky requirements for public improvements, including dark-sky friendly lighting in City buildings and streetlights, and encouraging these standards in private development (see also ***Chapter 2: Land Use & Placemaking***). Highland's Nuisances ordinance already limits nighttime light reflection onto adjacent properties, supporting efforts to maintain the area's natural night skies.



HIGHLAND CITY

Wildfire Risk

Low

High

BUILDING RESILIENCY THROUGH SUSTAINABLE PRACTICES

As Highland approaches build-out, much of the community's environmental setting and natural hazards have already been addressed. **Future sustainability in Highland can be understood as a practical approach to building long-term community resilience**. By selectively implementing targeted strategies, the City may strengthen its ability to adapt to future challenges, protect residents and property, and reduce costs over time. **These ideas are optional and meant to serve as inspiration or starting points, many of which align with goals and policies in other chapters**. These approaches demonstrate that sustainability is not just about protecting the environment—it is about protecting families, property, and using limited resources wisely. By choosing strategies that make sense locally, Highland can continue to grow as a resilient community where residents enjoy both security and quality of life for generations to come.

IDEAS & STRATEGIES FOR BUILDING COMMUNITY RESILIENCE

- **Land Use & Water Preservation:** Water is one of Highland's most valuable resources. Optional strategies may include appliance upgrades, leak repairs, more efficient irrigation, water-wise landscaping, or development policies that encourage conservation from the start. These measures complement ***Chapter 5: Water Use & Preservation***.
- **Disaster Preparedness:** Preparedness strengthens community resilience. Highland could pursue opportunities to coordinate with state programs, conduct drills or educational campaigns, and reinforce critical infrastructure to maintain essential services during floods, wildfires, or other hazards.
- **Air Mitigation:** Cleaner air benefits everyone. Highland could reduce emissions and support future mobility by upgrading municipal fleets to hybrid or electric vehicles, limiting vehicle idling, and providing EV charging stations at City facilities. Additionally, updating the air pollution and fugitive dust ordinance could enhance monitoring and enforcement, further protecting local air quality.

IDEAS & STRATEGIES FOR BUILDING COMMUNITY RESILIENCE (CONTINUED)

- **Stormwater & Low-Impact Development (LID):** Managing stormwater protects property and water quality. Optional LID measures for City properties could include permeable paving, bioswales, detention basins, or other techniques to reduce runoff and flood risk.
- **Durable, Efficient, & Healthy Buildings:** Durable, efficient building systems reduce long-term costs and improve indoor health. For example, a new construction or retrofit of the Community Center could serve as a model by using recycled or locally sourced materials, incorporating water- and energy-saving systems, and minimizing harmful chemicals (see also ***Chapter 6: Parks, Open Space, Trails & Recreation***).
- **Responsible Site Development:** Connected, walkable neighborhoods with bicycle infrastructure can enhance resilience by supporting mobility options. City projects could model sustainable practices such as dark-sky friendly lighting, low-impact design, and water-wise landscaping.
- **Trees, Open Space, & Habitats:** Preserving trees, planting drought-tolerant species, and protecting riparian corridors help reduce erosion, flooding, and heat impacts while supporting property values and maintaining the open-space character residents value.
- **Partnering with Utilities to Conserve Resources:** Highland could work with utility providers to promote sustainability and resource conservation. Optional approaches could include exploring green waste or glass recycling programs with the City's waste provider and connecting residents to energy-efficiency programs, rebates, or incentives offered by electric and gas providers (see also ***Chapter 8: Public Services & Facilities***).

GOALS & IMPLEMENTATION STRATEGIES

Goal 1: Support resilient development practices and policies that protect people and property from natural hazards and emergencies.

- **Implementation 1.1:** Periodically review and, as appropriate, update the Sensitive Lands Ordinance or related development policies to reflect current best practices in geotechnical and environmental management. Clarify procedures for submitting and reviewing sensitive lands analyses to help residents and developers understand expectations for infill or redevelopment.
- **Implementation 1.2:** Explore opportunities to strengthen collaboration with regional and state agencies, such as the Utah Division of Wildlife Resources and the Utah Geological Survey, to increase awareness of programs, initiatives, and best practices that could support local preparedness.
- **Implementation 1.3:** In coordination with the Lone Peak Fire District or other emergency response organizations, consider exploring opportunities to develop a Highland-specific disaster response and preparedness plan. This plan could include public education campaigns, for example, promotion of "firewise" practices in areas near canyons and foothills, or guidance for flood preparedness in high risk areas.

Goal 2: Explore opportunities to further protect and enhance Highland's natural ecosystems while encouraging sustainable practices.

- **Implementation 2.1:** Continue to consider the preservation of natural corridors such as Dry Creek and the American Fork River as part of long-term land-use planning to protect wildlife habitat, improve water quality, and reduce flood risk.
- **Implementation 2.2:** Explore opportunities to integrate low-impact development (LID) features on public properties, such as permeable paving, bioswales, and other green infrastructure techniques, to reduce stormwater runoff and protect water quality (see also ***Chapters 5 & 6***).

- **Implementation 2.3:** Explore options to work with utility providers and community partners to promote resource conservation. Optional strategies may include green waste or glass recycling programs, energy-efficiency incentives for residents, or educational outreach on sustainable household practices (see also ***Chapter 8: Public Services & Facilities***).
- **Implementation 2.4:** Consider options for municipal fleet improvements, such as hybrid or electric vehicles and charging infrastructure at City facilities, where practical.
- **Implementation 2.5:** Consider updating Highland's air pollution and fugitive dust ordinance to reflect current best practices, strengthen enforcement, and ensure alignment with state regulations for open burns.
- **Implementation 2.6:** Consider the integration of dark sky-friendly lighting (fully shielded fixtures with warm color temperatures) on public properties. Highland could also partner with Timpanogos Cave National Monument, a certified Urban Night Sky Place, to promote dark sky awareness and preservation efforts within the community (see also ***Chapter 2: Land Use & Placemaking***).

This page intentionally left blank

CHAPTER 8

PUBLIC FACILITIES & SERVICES

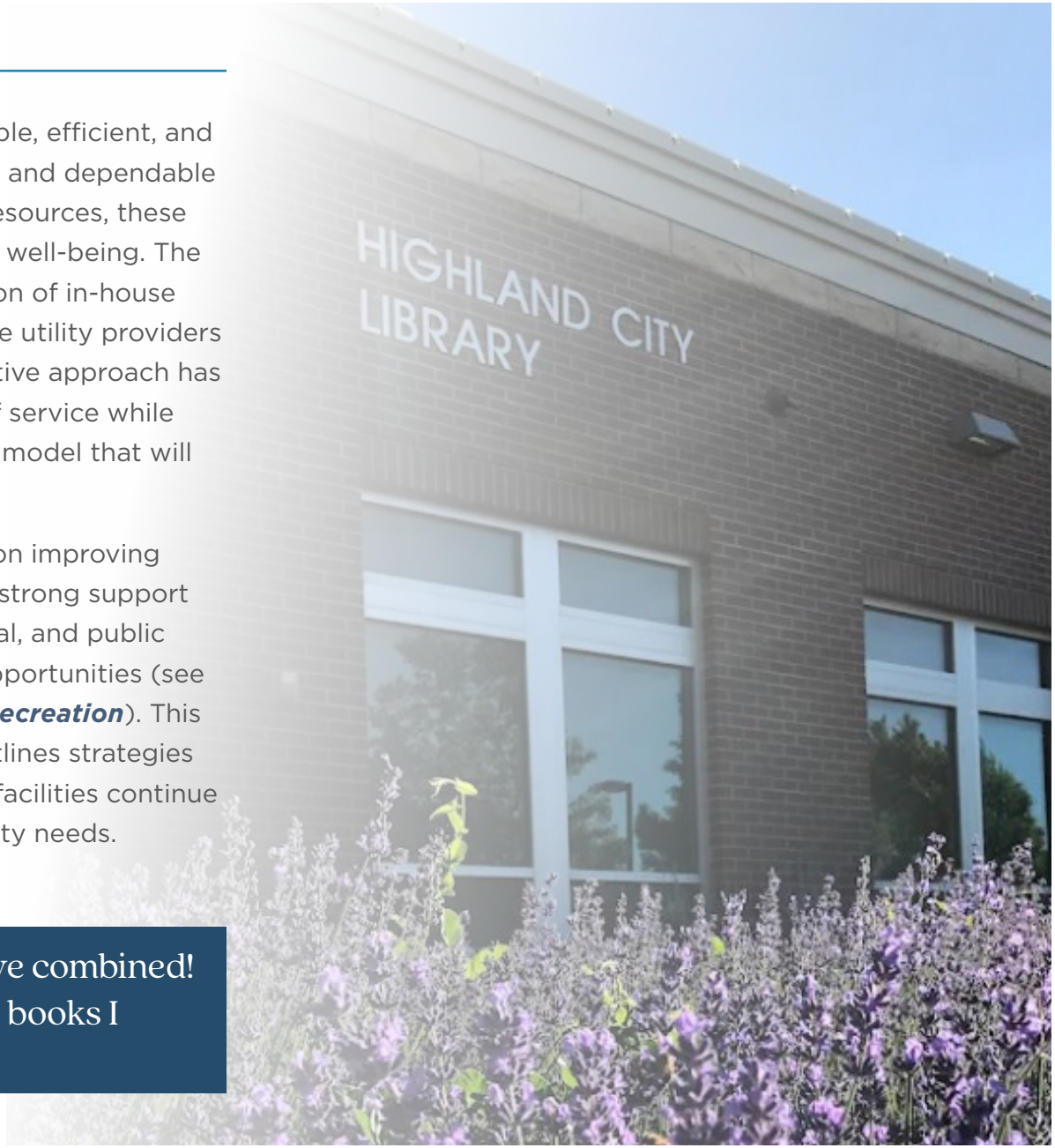
Outlines Highland's vision for public services and facilities, focusing on its commitment to a safe, resilient, and connected community. Guided by resident feedback, the chapter highlights the importance of maintaining existing infrastructure and strategically allocating resources. It emphasizes how partnerships and fiscal prudence will help to ensure high-quality services for both current and future residents.

INTRODUCTION

Highland's quality of life depends on reliable, efficient, and resilient public services. From clean water and dependable utilities to public safety and community resources, these services form the foundation of residents' well-being. The City has historically relied on a combination of in-house services, regional partnerships, and private utility providers to meet community needs. This collaborative approach has allowed the City to maintain high levels of service while managing costs responsibly—an effective model that will continue into the future.

Residents want to see a continued focus on improving core services. The community has voiced strong support for better road maintenance, snow removal, and public safety, along with expanded recreation opportunities (see ***Chapter 6: Parks, Open Space, Trails & Recreation***). This chapter highlights these priorities and outlines strategies for ensuring that Highland's services and facilities continue to meet both current and future community needs.

> "I am so glad the libraries have combined! It's so much easier to get the books I want."



RESIDENT PERSPECTIVES ON PUBLIC FACILITIES & SERVICES

Community feedback highlights the aspects of public services and facilities that matter most to residents, providing guidance for future planning and resource allocation. The following priorities reflect the community's input and help shape a vision for a safe, connected, and well-maintained Highland.

- **Reliable Utilities and Infrastructure:** Residents emphasized the need to maintain and improve existing infrastructure before expanding services. Frequent concerns included potholes, uneven roads, unsafe driving conditions, and snow removal.
- **Community Gathering Spaces:** Residents view the Highland Library, Community Center, and schools as vital hubs for connection, learning, and culture. There is strong interest in exploring options for a dedicated community gathering facility, as well as pursuing partnerships to provide spaces that meet community needs in a fiscally responsible way. Feedback highlights the importance of strengthening and maintaining these spaces to support events, programs, and everyday activities, ensuring they remain central gathering points for the community.
- **Public Safety & Emergency Services:** Many residents support first responders and recognize their essential role in community well-being. Feedback highlights opportunities to maintain high-quality public safety services while also exploring targeted improvements, such as enhanced traffic enforcement and improvements to ambulance services, to better meet resident needs.
- **Fiscal Prudence & Strategic Investment:** The community is interested in a fiscally responsible approach to public services. Feedback suggests a desire for the City to demonstrate prudence and sound judgment in its use of tax dollars, ensuring that funds are allocated to areas that provide the greatest value to the community. This includes thoughtful consideration of how fees and taxes are structured to be both effective and equitable.

EXISTING CONDITIONS

Highland relies on a variety of public services and facilities to support daily operations and community needs. Key services include law enforcement, fire protection, utilities, and garbage collection, while major facilities include City Hall, police and fire stations, the library, and the Community Center. The following section summarizes the City's major services and facilities and describes potential future needs. Note that several topics also overlap with ***Chapter 6: Chapter 6: Parks, Open Space, Trails & Recreation*** and ***Chapter 7: Environment and Sustainability***, with the sections complementing each other by addressing service provision, recreation strategies, and long-term community resilience.

EXISTING SERVICES & FACILITIES

CITY HALL

Located at 5400 Civic Center Drive, Highland City Hall serves as the administrative hub, housing multiple city departments. Built in 2008, the building is relatively new but limited in size and shares space with the City's library. As administrative and library needs grow, the facility may require expansion or repurposing in the future.

MUSEUM

The Highland Historical Society Museum, housed within the Community Center and certified by the Utah Division of Arts and Museums, preserves local history and enriches the city's cultural identity through exhibits and educational programs.



Highland City Hall currently share spaces with the library.

COMMUNITY CENTER

Located across from Heritage Park, the Highland Community Center provides reservable rooms and facilities for arts, recreation, and community programs. Recent improvements include expanded parking and a Park Maintenance Building. While currently sufficient, the building may require updates to accommodate future programming needs.

LIBRARY

The Highland Library is a key community resource, valued for its programs that foster connection, learning, and community identity. With steady growth, current space is limited for certain programs. To address near-term needs, the Library has recently partnered with American Fork and Pleasant Grove libraries, allowing residents to access additional catalogs and pick up materials locally—a proposal supported by 67% of respondents in the 2024 citizen survey. Future expansion may be needed to keep pace with demand.

EMERGENCY SERVICES

Police and fire services are provided through the Lone Peak Public Safety District, which serves both Highland and Alpine and is headquartered south of City Hall. The district's professional, full-time staff provide law enforcement, fire protection, emergency medical care, burn permits, and planning services that enhance community safety and reduce wildfire risk.

Highland enjoys a relatively low crime and fire incident rate, but **demand should be monitored as the community grows, with potential future expansions in staffing, equipment, or facilities**.

CEMETERY

The Highland City Cemetery, located at 6200 W 11000 N, provides a community service as a place of remembrance and heritage. The 17-acre cemetery includes more than 10,000 plots and offers a variety of burial options, supported by interactive mapping and recordkeeping tools. Policies guide monument placement, decorations, and upkeep to ensure respectful, well-maintained grounds. Future cemetery expansion options may be considered as needed.

PUBLIC WORKS

The Highland Public Works Building, located at 4066 W 11000 N near the gravel pit, serves as the hub for the City's essential services. Public Works is critical to maintaining the quality of life residents often take for granted—from delivering clean drinking water and pressurized irrigation to managing sewer and stormwater systems, as well as maintaining roads. The staff works behind the scenes to ensure that Highland remains safe, functional, and attractive for all residents. As the City continues to grow, ongoing investment in facilities, equipment, and staffing will be important to sustain these vital services.

PARKS BUILDING

Highland's new Parks Building is located near the Community Center. It serves as the base of operations for the City's parks staff, supporting maintenance and management of Highland's parks system. The facility provides space for equipment storage and administrative functions, helping the City coordinate park operations efficiently.

PUBLIC SCHOOLS

Alpine School District owns and operates five public schools in Highland (three elementary schools, one middle school, and one high school) to meet the K-12 educational needs of residents.

By 2028, the Alpine School District will reorganize into three new districts, with Highland joining the newly formed Aspen Peaks School District with Lehi, Alpine, Cedar Hills, American Fork, and a portion of Draper City. The City is expected to have sufficient school facilities for the near term, but continued coordination with the district will be necessary to address future growth. Many school facilities also provide recreational and cultural opportunities through City-district partnerships.

PUBLIC SCHOOLS IN HIGHLAND

- **Ridgeline Elementary** | K–6 | 6250 W 11800 N
- **Highland Elementary** | K–6 | 10865 N 6000 W
- **Freedom Elementary** | K–6 | 10326 N 6800 W
- **Mountain Ridge Junior High** | 7–9 | 5525 W 10400 N
- **Lone Peak High** | 10–12 | 10189 N 4800 W

STREETS & SIDEWALKS

Public roads are maintained by the City and the Utah Department of Transportation (UDOT). Road construction and maintenance are currently underfunded and face challenges in keeping up with needs (see also ***Chapter 3: Transportation***).

Highland also maintains an extensive network of trails and sidewalks, providing active transportation and recreational benefits. Construction and maintenance costs, along with network gaps, remain concerns addressed further in ***Chapters 3 & 7***.



Well-maintained streets and sidewalks are crucial for both transportation and recreation.

WATER

Highland provides high-quality culinary water from five deep wells that require no treatment. To enhance the system's resilience to surface contamination, the City is constructing a chlorination facility as an emergency backup. In a parallel effort, Highland is metering its pressurized irrigation system to promote conservation, a project that is largely funded by federal and state grants and is expected to continue through 2025. (see ***Chapter 5: Water Use and Preservation***).



In line with state legislation requiring irrigation metering by 2030, Highland is metering its pressurized irrigation system to promote conservation. The project is largely funded by federal and state grants.

SEWER

Sanitary sewer service is administered under the Timpanogos Special Service District, with treatment at the Timpanogos Wastewater Treatment Facility southwest of the City. Infrastructure is generally in good condition, though upgrades may be required to accommodate future growth.

GARBAGE COLLECTION

Residential and commercial trash and recycling services are contracted through Waste Management Inc., with additional disposal available at the Utah County transfer station in Lindon.

OTHER UTILITIES

Communications, electricity, and natural gas are provided by private utility companies.



Timpanogos SSD administers Highland's sanitary sewer service.



Trash and recycling services are provided by Waste Management Inc., with additional disposal options at the Utah County transfer station.

FUTURE VISION & RECOMMENDATIONS

As Highland continues to mature, the City's vision for public services is one of resiliency, adaptability, and community connection. Meeting future needs will require both ongoing stewardship of existing infrastructure and thoughtful investment in new facilities. Regional partnerships, both intergovernmental and public-private, will continue to be the City's strongest tool for delivering high-quality services while maintaining fiscal responsibility

BUILDING ON A STRONG FOUNDATION

UTILITIES & INFRASTRUCTURE

Highland's culinary water system is one of its most important assets, providing residents with high-quality water from deep wells. While treatment has not historically been required, the City is constructing an emergency chlorination facility to protect public health in the event of contamination. Looking ahead, the City will maintain this facility in a state of readiness and continue to monitor potential vulnerabilities. A key opportunity for conservation and efficiency is the effort to meter pressurized irrigation by 2030, a move supported by both state law and Highland's own conservation goals.

Residents have voiced significant concerns about road maintenance and snow removal. Acknowledging this feedback, the City must adapt its funding strategies to sustain safe and reliable streets, especially as the Transportation Utility Fund sunsets in 2028. Across all utilities and infrastructure, Highland will follow and update departmental strategic plans to ensure timely upgrades, maintenance, and the efficient delivery of services that directly address residents' concerns.

COMMUNITY INSTITUTIONS

The Highland Library will continue to serve as a focal point of the community, serving as a source of education, enrichment, and social connection. The library may consider expanding its programming and strengthen partnerships with nearby cities to broaden resident access to shared resources. While long-term growth may require expanded or relocated facilities, the City can meet short-term needs by utilizing other City-owned spaces—such as the Community Center, City Hall, or parks—to host programs and events, directly responding to the community's desire for gathering spaces.

The existing Community Center could benefit from updates and improvements. The City can explore opportunities to renovate and expand the building or, alternatively, develop a new facility east of City Hall optimized for hosting events, classes, workshops, and performances.

For broader recreational needs, a feasibility study should be conducted to evaluate regional partnerships, special service districts, or public-private ventures to determine whether a recreation center could be sustainably pursued, or if access to existing facilities in neighboring communities could be expanded. The city can also continue to collaborate with Alpine School District to maximize the joint use of school facilities for recreation and cultural programming.



The Highland Library will continue to serve as a focal point of the community, serving as a source of education, enrichment, and social connection.

PUBLIC SAFETY

The Lone Peak Public Safely District represents one of Highland's most important partnerships, providing a cost-effective and professional level of protection. The City will evaluate this partnership as Highland grows, recognizing the community's strong support for first responders. Highland and the Lone Peak Public Safety District partner together to provide adequate facilities and well-equipped and trained staff. The City will monitor call volumes, incident trends, and resident needs to anticipate future public safety needs.

The City should continue to follow and update public safety strategic plans to ensure excellence, preparedness, and adaptability in the face of changing community needs, including addressing specific resident feedback on issues like traffic enforcement and other service details.

SUSTAINABILITY & RESOURCE CONSERVATION

Some residents have expressed interest in expanding options for waste diversion, particularly green waste and glass recycling. Working with the City's waste collection provider, the City could explore the feasibility of adding these services as an option for residents. This may include the provision of a glass recycling site on public property or coordination for other collection events. Beyond waste, the City can promote the wise use of natural resources by connecting residents to energy efficiency opportunities, helping households reduce costs while contributing to the City's long-term sustainability goals. Sustainability goals and implementation strategies are found in ***Chapter 7: Environment & Sustainability***.



Residents have expressed interest in expanding options for waste diversion, particularly green waste and glass recycling

GOALS & IMPLEMENTATION STRATEGIES

Goal 1: Ensure reliable and resilient utility services and infrastructure.

- **Implementation 1.1:** Complete the City's emergency chlorination facility and maintain readiness in the event of water contamination.
- **Implementation 1.2:** Monitor and update road maintenance programs, including adjustments after the Transportation Utility Fee/Fund sunsets in 2028, to maintain safe, functional streets and sidewalks. The Transportation Utility Fee/Fund may be renewed following new state guidelines.
- **Implementation 1.3:** Maintain, update, and follow the strategic plans of the City's public works and utility departments, and develop a plan to address long-term infrastructure needs to ensure facility and infrastructure upgrades, operational efficiency, and reliable service.
- **Implementation 1.4:** Consider adopting emergency response plans focused on City utilities and infrastructure, and provide training for staff and residents to mitigate the impacts of natural disasters and other emergencies (see also ***Chapter 7: Environment & Sustainability***).

Goal 2: Explore options to strengthen Highland's community institutions.

- **Implementation 2.1:** Expand library programming, community outreach, and partnerships—including joint access to regional library catalogs—and maintain, update, and follow the library's strategic plan to ensure ongoing relevance, sustainability, and responsiveness to community needs.
- **Implementation 2.2:** Identify long-term opportunities for library expansion or relocation to meet growing community needs and maximize the use of other City facilities for near-term programming.
- **Implementation 2.3:** Explore the use of City-owned land east of City Hall as a potential location for a new community center, offering multi-purpose programming for events, workshops, arts, historical, and cultural activities.

- **Implementation 2.4:** Conduct a feasibility study for regional recreation center partnerships or service districts, including potential public-private collaborations and partnerships with the School District to explore a joint recreation center.
- **Implementation 2.5:** Coordinate with Alpine School District/Aspen Peaks School District to expand joint use of school facilities for community recreation, arts, and cultural programming.

Goal 3: Maintain strong public safety and emergency services.

- **Implementation 3.1:** Continue working with the City's fire, emergency medical, and law enforcement providers to continue providing professional, community-focused, cost-effective public safety services.
- I**mplementation 3.2:** Monitor service demands as the City grows and determine options for expanding staffing, equipment, or facilities as needed to maintain safety and responsiveness.
- **Implementation 3.3:** Maintain, update, and follow public safety department strategic plans to ensure excellence, preparedness, and adaptability to changing community needs.

Goal 4: Promote fiscal responsibility and strategic investment in public services.

- **Implementation 4.1:** Ensure City budgets and funding decisions prioritize maintenance of existing infrastructure, high-demand services, and programs that deliver measurable community value.
- **Implementation 4.2:** Explore innovative partnerships—intergovernmental, public-private, or regional—to leverage resources while maintaining quality service delivery.
- **Implementation 4.3:** Continue to assess fees, taxes, and service charges regularly to ensure they are equitable, effective, and aligned with community priorities.

CITY COUNCIL AGENDA REPORT
ITEM #4b

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT:	Right of Way Closure - 11200 North
TYPE:	General City Management

PURPOSE:
The City Council will consider adopting an ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.

STAFF RECOMMENDATION:
Staff recommends that the City Council hold a public hearing, consider any comments or objections, and adopt the proposed ordinance.

PRIOR COUNCIL DIRECTION:
On April 8, 2025, the City Council held a workshop with the Planning Commission regarding the transportation element of the proposed updated General Plan and Transportation Master Plan. The unpaved connection area of 11200 North was discussed, as it was one of the roads projects identified in the City's previous master transportation plan and impact fee facilities plan, and the City has been collecting impact fees to construct the connection. At this meeting, the Council directed the City should plan for and make the road improvements to connect 11200 North. Following this direction, the final, approved FY2026 budget included use of roads impact fees to construct the 11200 North connection.

On June 3, 2025, the City Council considered an amendment to the then-current General Plan to reclassify 11200 North from a 66-foot wide collector to a 56-foot wide, standard local residential road. The Council voted to reclassify most of 11200 North to a standard local residential road, but did not reclassify the unpaved, future connection area and directed staff to prepare options for the classification and construction of the 11200 North connection to be brought back to the City Council for further review.

On September 16, 2025, the Council considered various options for the classification and construction of the 11200 North connection, including half-road construction, limited access for emergency purposes only, or no new road construction and use of the property for trails and similar purposes. The City Council ultimately voted to remove 11200 North from the transportation master plan, to begin the process of vacating the right-of-way while still retaining ownership of the property, and to plan for non-vehicular trail and landscaping improvements.

BACKGROUND:
Pursuant to the direction from the City Council on September 16, 2025, staff has worked to remove the unpaved 11200 North connection area from the City's general plan and master transportation plan and to

evaluate and begin the process to vacate or close that portion of the right-of-way. The new general plan and master transportation plan reflect the Council's direction and do not show a road connection and do not propose any right-of-way improvements be made. Per Utah Code section 10-20-407, this means that the connection cannot legally be made without amending the general plan.

As to vacating the right-of-way, staff researched the City's options, including having title work done to confirm the City's ownership. The title work revealed that the City owns this property solely by way of subdivision plat dedication, rather than by separate deed/conveyance. This limits the City's options. Under state law, including Utah Code section 72-5-105(2), if a right-of-way was dedicated to a City as part of a subdivision, the City only holds a defeasible fee to the property, which means that the City owns the property only so long as it is used for right-of-way purposes. If the City vacates the right-of-way, this terminates the City's ownership of the property, and "title to the vacated ... road shall vest to the adjoining record owners."

As staff understood City Council's direction, the Council did not want to lose ownership or control of this property. Accordingly, staff has not prepared documents to vacate the 11200 North connection right-of-way, which could cause title to the property to revert to the owner of the property to the south. Instead, staff has proposed that the City indefinitely close and convert that portion of the 11200 North right-of-way to public trail and active transportation purposes. This is permitted by Utah Code 72-5-105(7), so long as the City Council holds a public hearing, provides notice, and adopts an ordinance finding that the right-of-way is not necessary for vehicular travel and closing the road.

Notice of the proposed closure was mailed to UDOT and adjacent residents on December 16, 2025. Notice was also posted on A-frame signs on either side of the 11200 North connection area, posted on the bulletin board at City Hall, and published on the City's website and the Utah Public Notice Website on December 16, 2025. As of writing this report, no comments or objections have been received.

Staff has also prepared an ordinance indefinitely closing and converting the relevant portion of 11200 North to public trail and active transportation purposes. If the ordinance is adopted, the unpaved section of 11200 North will remain owned by Highland City, could not legally be used for road purposes, and could only be used for utilities, public trails, and public, non-vehicular, active transportation purposes. Further, the City could not undo this decision without first providing notice to all adjacent residents and holding a public hearing to amend or repeal this ordinance and to amend the general plan. This is, in staff's opinion, the best way to provide finality to the future of the 11200 North connection area while not sacrificing the City's rights or ownership.

FISCAL IMPACT:
As was mentioned above, the City has previously collected road impact fees with the intention of constructing the unpaved portion of 11200 North. If Council approves this action, staff will work with our financial consultant to determine the impact to our road impact fee balances, which could include refunding impact fees to home builders.

Any future improvements the Council wishes to see for non-vehicular active transportation and landscaping would need to be prioritized and budgeted for by the Council.

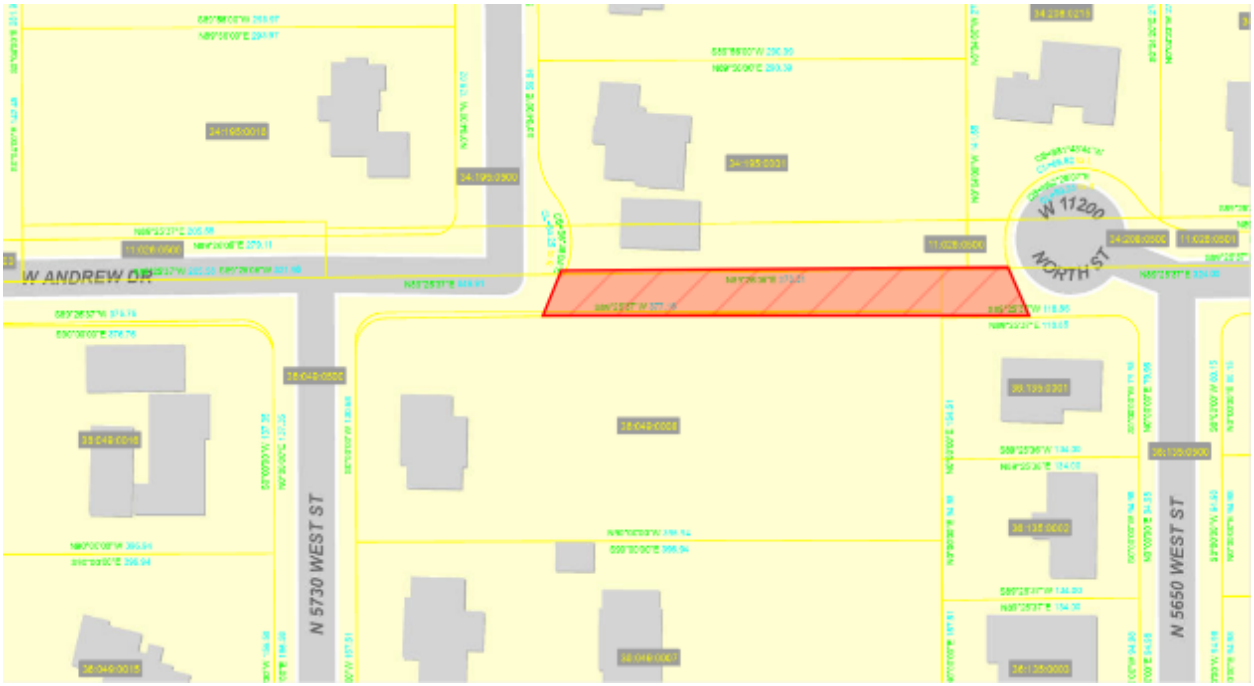
MOTION:
I move that City Council adopt the proposed findings and ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.

ATTACHMENTS:

1. Vicinity Map
2. Ordinance - 11200 N Indefinite Closure

Vicinity Map – 11200 North Closure

Generally, the unpaved section of 11200 North between 5730 West and 5650 West.



ORDINANCE NO. 2026-_____

AN ORDINANCE INDEFINITELY CLOSING A PORTION OF THE DEDICATED 11200 NORTH RIGHT-OF-WAY TO VEHICULAR TRAFFIC AND CONVERTING IT TO PUBLIC TRAIL AND PUBLIC ACTIVE TRANSPORTATION PURPOSES

WHEREAS, Highland City is authorized pursuant to Utah Code § 72-5-105(7) to close to vehicular travel and convert to another public use or purpose a highway over which the City has jurisdiction, for an indefinite period of time;

WHEREAS, there exists a portion of 11200 North that was dedicated to Highland City as a public right-of-way for highway and vehicular traffic purposes, which area is more particularly described in Exhibit A, attached hereto;

WHEREAS, this portion of 11200 North has been used for public trails and utility lines and access but is otherwise unpaved and unimproved, has only rarely been used for vehicular access and travel, and does not serve as the sole access for any adjacent property;

WHEREAS, the Highland City Council desires to close the unpaved portion of 11200 North and convert it to public trail and other active transportation purposes;

WHEREAS, on December 16, 2025, notice of the public hearing on the proposed closure was mailed to the Utah Department of Transportation and property owners abutting and adjacent to the portion of 11200 North being closed, posted at the City offices and in two places within the area being closed, and published on the City's website and Utah public notice website;

WHEREAS, a hearing was held on the proposed closure on January 20, 2026;

WHEREAS, after considering any comments provided in connection with the public hearing, the Highland City Council finds that the unpaved portion of 11200 North is not necessary for vehicular travel;

WHEREAS, the Highland City Council further finds that the proposed closure of the unpaved portion of 11200 North to vehicular traffic and conversion of such section to public trail and public active transportation purposes under the ownership and control of Highland City will not obstruct or impair any city or public utility access or easement or any easement of a property owner;

WHEREAS, the Highland City Council further finds that the proposed closure of the unpaved portion of 11200 North to vehicular traffic and conversion of such section to public trail and public active transportation purposes under the ownership and control of Highland City will further the public welfare and is in the interest of the public.

NOW THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. The unpaved portion of the dedicated 11200 North right-of-way, more particularly described in Exhibit A, attached hereto, ("Closed Area") is hereby closed to vehicular traffic and converted to public trail and public active transportation purposes.

SECTION 2. The closure of the Closed Area shall not be construed or implemented to affect, limit, or impair the rights of any easement holder or of any city or public utility to access the property as necessary for the maintenance, repair, and installation of utilities, in accordance with City standards and franchise agreements.

SECTION 3. The Closed Area shall not be reopened to vehicular traffic, and this ordinance shall not be amended or repealed, unless the City Council shall first hold a public hearing and provide reasonable notice to the property owners abutting and adjacent to the Closed Area of the potential reopening and public hearing.

SECTION 4. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 5. This ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, this _____ day of _____, 2026.

_____
Mayor

ATTESTED:

_____
City Recorder

Exhibit A

Description of Portion of 11200 North Right-of-Way Indefinitely Closed

CLOSURE OF A PORTION OF DEDICATED RIGHT OF WAY AS SHOWN ON THE CASTLE GLEN ESTATES PLAT "A" SUBDIVION, RECORDED OCTOBER 9, 1974, AS MAP NUMBER 1304, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 45.09 FEET NORTH 89°25'37" EAST (N89°26'06"E BY RECORD) FROM A STREET MONUMENT IN 11200 SOUTH AT 5710 WEST AS SHOWN ON THE ALPINE SHADOWS PLAT "A" SUBDIVISION RECORDED DECEMBER 10, 1993 AS ENTRY NUMBER 90279, MAP NUMBER 5285, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID CASTLE GLEN ESTATES PLAT "A" AT 1918.81 FEET NORTH 89°25'37" EAST FROM THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE NORTH LINE OF SAID CASTLE GLEN ESTATES PLAT "A" NORTH 89°25'37" EAST 255.50 FEET, MORE OR LESS, TO THE NORTH EAST CORNER OF SAID CASTLE GLEN ESTATES PLAT "A" AND THE WEST LINE OF CANYON MANOR PLAT "B" SUBDIVISION RECORDED JUNE 13, 1977 AS MAP NUMBER 1786; THENCE ALONG SAID WEST LINE SOUTH 28.00 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 8, CASTLE GLEN ESTATES PLAT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT 8, NORTH 89°25'37" EAST 291.65 FEET, TO A POINT ON A 50 FOOT NON TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE 47.75 FEET (CHORD BEARS NORTH 51°53'09" EAST FOR A DISTANCE OF 45.92 FEET) TO THE POINT OF BEGINNING.

CITY COUNCIL AGENDA REPORT
ITEM #4c

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	David Mortensen, Finance Director
SUBJECT:	Fiscal Year 2025-2026 Mid-Year Budget Adjustments
TYPE:	General City Management

PURPOSE:
The City Council will consider amending the fiscal year 2025-2026 budget for various items as shown in the attached exhibit.

STAFF RECOMMENDATION:
Staff recommends adoption of the ordinance amending the Highland City fiscal year 2025-2026 budget as shown in the attached exhibit and presented by staff.

PRIOR COUNCIL DIRECTION:
On June 17, 2025, Council adopted the Highland City fiscal year 2025-2026 budget. Council has given approval for some of these proposed adjustments in previous Council meetings as noted in the attached exhibit.

BACKGROUND:
State code allows municipalities to amend their fiscal year budget throughout the year as needed. With the help of administration and other staff, the Finance Department has prepared a list of requested amendments to the budget as shown in the attached exhibit.

FISCAL IMPACT:
The proposed budget adjustments affect multiple funds, including the General Fund, Cemetery Perpetual Fund, Library Fund, Sewer Fund, and Storm Sewer Fund. The projected impact of these adjustments on the listed funds is as follows:

- General Fund - $31,052 Increase in expenditures paid for with $13,773 in existing budget surplus and a $17,279 increase in the use of fund balance
- Cemetery Perpetual Fund - $10,000 Increase in expenditures paid for with a $10,000 increase in the use of fund balance
- Library Fund - $3,550 Increase in expenditures paid for with a $3,550 increase in the use of fund balance
- Sewer Fund - $79,000 Increase in expenditures paid for with a $79,000 increase in the use of fund balance
- Storm Sewer Fund - $121,417 Increase in expenditures paid for with a $121,417 increase in the use of fund balance

MOTION:
I move that City Council adopt the ordinance amending the Highland City fiscal year 2025-2026 budget as shown in the included exhibit and as presented by staff.

ATTACHMENTS:
1. Highland City FY26 Mid-Year Budget Adjustments
2. Ordinance Amending the Highland City Fiscal Year 2025-2026 Budget (mid-year)

Highland City

Mid-Year Budget Adjustments

Fiscal Year 2025-2026

General Fund ----------> $4,575,382 Beginning Fund Balance ----------> $13,773 Current Adopted Budget Surplus/Deficit

Account Number	Account Name	Fund	Revenue or Expenditure?	One-time or Ongoing	Approved Budget	Recommended Change	Proposed Budget	Item	Description	Funding Source	Council Approval Date
10-39-90	PY Carryover Budgeted	General Fund	Revenue	One-time	185,000	**17,279**	202,279	**Use of fund balance**	Use of General Fund balance to cover expenditures	N/A	N/A
				Total Change in Revenue		**$ 17,279**					
10-44-31	Professional Services	General Fund	Expenditure	One-time	5,600	**1,600**	7,200	**Library Director**	Library Director recruitment costs	Existing surplus	N/A
10-43-40	Mass Notification System	General Fund	Expenditure	Ongoing	-	**7,000**	7,000	**Everbridge**	Maintain Everbridge service with Utah County - Two years of assessments	Existing surplus	10/6/2015
10-43-40	Mass Notification System	General Fund	Expenditure	Ongoing	7,000	**7,500**	14,500	**Yoppify**	Maintain Yoppify service - grant ending	Existing surplus/fund balance	6/20/2023
10-48-28	Telephone	General Fund	Expenditure	Ongoing	600	**600**	1,200	**A/P Clerk Phone Reimbursement**	Missed in FY26 Final Budget	Existing surplus	N/A
10-60-56	Maintenance & Repair: Trucks	General Fund	Expenditure	One-time	20,000	**14,352**	34,352	**Truck service bed**	New truck service bed from insurnace payout funds	Fund balance/insurance payout in FY25	N/A
10-41-60	Youth City Council	General Fund	Expenditure	Ongoing	7,500	**(7,500)**	-	**Youth Council**	Move Youth Council to Community Events	N/A	N/A
10-72-65	Youth City Council	General Fund	Expenditure	Ongoing	-	**7,500**	7,500	**Youth Council**	Move Youth Council to Community Events	N/A	N/A
				Total Change in Expenditure		**$ 31,052**					
				FY26 Beginning Fund Balance		**$ 4,575,382**					
				Current Adopted Budget Surplus/Deficit		**$ 13,773**					
				Proposed Additional Surplus/Deficit		**$ (13,773)**					
				Current Adopted Budget Use of Fund Balance		**$ (185,000)**					
				Proposed Additional Use of Fund Balance		**$ (17,279)**					
				Projected Ending Fund Balance		**$ 4,373,103**					

Cemetery Perpetual Fund ----------> $162,476 Beginning Fund Balance ----------> $12,323 Current Adopted Budget Surplus/Deficit

Account Number	Account Name	Fund	Revenue or Expenditure?	One-time or Ongoing	Approved Budget	Recommended Change	Proposed Budget	Item	Description	Funding Source	Council Approval Date
21-39-90	PY Carryover Budgeted	Cemetery Perpetual Fund	Revenue	One-time	100,898	**10,000**	110,898	**Use of fund balance**	Use of Cemetery Fund balance to cover expenditures	N/A	N/A
				Total Change in Revenue		**$ 10,000**					
21-43-31	Engineering/Professional Svcs	Cemetery Perpetual Fund	Expenditure	One-time	2,000	**10,000**	12,000	**Cemetery Fund study**	Cemetery fund study carryover from FY25	Fund balance	6/18/2024
				Total Change in Expenditure		**$ 10,000**					
				FY26 Beginning Fund Balance		**$ 162,476**					
				Current Adopted Budget Surplus/Deficit		**$ 12,323**					
				Proposed Additional Surplus/Deficit		**$ -**					
				Current Adopted Budget Use of Fund Balance		**$ (100,898)**					
				Proposed Additional Use of Fund Balance		**$ (10,000)**					
				Projected Ending Fund Balance		**$ 63,901**					

Highland City

Mid-Year Budget Adjustments

Fiscal Year 2025-2026

Library Fund ----------> $91,747 Beginning Fund Balance ----------> $0 Current Adopted Budget Surplus/Deficit

Account Number	Account Name	Fund	Revenue or Expenditure?	One-time or Ongoing	Approved Budget	Recommended Change	Proposed Budget	Item	Description	Funding Source	Council Approval Date
22-39-90	PY Carryover Budgeted	Library Fund	Revenue	One-time	10,000	**3,550**	13,550	**Use of fund balance**	Use of Library Fund balance to cover expenditures	N/A	N/A
				Total Change in Revenue		**$ 3,550**					
22-43-25	Mileage Reimbursement	Library Fund	Expenditure	Ongoing	200	**750**	950	**Mileage reimbursement**	For TLC deliveries between libraries	Fund Balance	6/3/2025
22-43-21	Equipment	Library Fund	Expenditure	Ongoing	2,000	**2,800**	4,800	**New chairs**	Replacement of staff chairs that were in poor condition	Fund Balance	N/A
				Total Change in Expenditure		**$ 3,550**					
				FY26 Beginning Fund Balance		**$ 91,747**					
				Current Adopted Budget Surplus/Deficit		**$ -**					
				Proposed Additional Surplus/Deficit		**$ -**					
				Current Adopted Budget Use of Fund Balance		**$ (10,000)**					
				Proposed Additional Use of Fund Balance		**$ (3,550)**					
				Projected Ending Fund Balance		**$ 78,197**					

Sewer Fund ----------> $4,072,419 Beginning Fund Balance ----------> $346,587 Current Adopted Budget Surplus/Deficit (saving for future assets)

Account Number	Account Name	Fund	Revenue or Expenditure?	One-time or Ongoing	Approved Budget	Recommended Change	Proposed Budget	Item	Description	Funding Source	Council Approval Date
52-38-95	PY Carryover	Sewer Fund	Revenue	One-time	253,000	**79,000**	332,000	**Use of fund balance**	Use of Sewer Fund balance to cover expenditures	N/A	N/A
				Total Change in Revenue		**$ 79,000**					
52-40-73	Capital Expenses/Projects	Sewer Fund	Expenditure	One-time	516,000	**79,000**	595,000	**Sewer slip lining**	Sewer slip lining change order	Unused FY25 budget	8/5/2025
				Total Change in Expenditure		**$ 79,000**					
				FY26 Beginning Fund Balance		**$ 4,072,419**					
				Current Adopted Budget Surplus/Deficit		**$ 346,587**					
				Proposed Additional Surplus/Deficit		**$ -**					
				Current Adopted Budget Use of Fund Balance		**$ (253,000)**					
				Proposed Additional Use of Fund Balance		**$ (79,000)**					
				Projected Ending Fund Balance		**$ 4,087,006**					

Highland City

Mid-Year Budget Adjustments

Fiscal Year 2025-2026

Storm Sewer Fund ----------> $2,654,681 Beginning Fund Balance ----------> $0 Current Adopted Budget Surplus/Deficit

Account Number	Account Name	Fund	Revenue or Expenditure?	One-time or Ongoing	Approved Budget	Recommended Change	Proposed Budget	Item	Description	Funding Source	Council Approval Date
54-38-95	PY Carryover Budgeted	Storm Sewer Fund	Revenue	One-time	194,808	**121,417**	316,225	**Use of fund balance**	Use of Storm Sewer Fund balance to cover expenditures	N/A	N/A
					Total Change in Revenue	**$ 121,417**					
54-40-41	System Repairs & Maint	Storm Sewer Fund	Expenditure	One-time	310,000	**121,417**	431,417	**Hanover sewer repair & change order**	Carryover from unspent FY25 budget	Fund balance	7/1/2025
					Total Change in Expenditure	**$ 121,417**					

FY26 Beginning Fund Balance	**$**	**2,654,681**
Current Adopted Budget Surplus/Deficit	**$**	**-**
Proposed Additional Surplus/Deficit	**$**	**-**
Current Adopted Budget Use of Fund Balance	**$**	**(194,808)**
Proposed Additional Use of Fund Balance	**$**	**(121,417)**
Projected Ending Fund Balance	**$**	**2,338,456**

ORDINANCE NO:

AN ORDINANCE AMENDING THE HIGHLAND CITY FISCAL YEAR 2025-2026 BUDGET

WHEREAS, Utah Law allows for the amendment of the budgets of municipalities to reflect changes in revenues and expenditures and to make transfers between departments to meet the best interests of the municipality; and

WHEREAS, Highland City has complied with the notice and public hearing requirements of the Utah Law in considering an amendment of its 2025-2026 fiscal year budgets; and

WHEREAS, the City Council of Highland City has determined that an amendment to its fiscal year 2025-2026 budget is in the best interest of Highland City and its residents and in order for the budget to match the actual revenues and expenditures of the City.

NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF HIGHLAND CITY DO ORDAIN AS FOLLOWS:

ARTICLE I

SECTION 1. The amendments to the Highland City Budget as attached hereto, for the 2025-2026 fiscal year are hereby adopted.

ARTICLE II

SECTION 1. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 2. APPROVED AND ADOPTED, on the 20th day of January, 2026 and shall become effective immediately.

HIGHLAND CITY, UTAH

_____

Brittney Bills
Mayor

ATTEST:

_____

Stephannie Cottle
City Recorder

CITY COUNCIL AGENDA REPORT
ITEM #4d

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Chris Trusty, City Engineer/Public Works Director
SUBJECT:	Canal Boulevard Speed Limit
TYPE:	General City Management

PURPOSE:
The City Council will consider increasing the speed on Canal Boulevard between North County Boulevard and Alpine Highway.

STAFF RECOMMENDATION:
Based on the conditions of the road and the speed limit guidelines, staff recommends increasing the speed limit on Canal Blvd between Alpine Highway and North County Blvd from 30 mph to 35 mph.

PRIOR COUNCIL DIRECTION:
On the July 1, 2025 City Council meeting, the Council approved the Speed Limit Guidelines for the inclusion in the Traffic Calming Manual to help guide decisions concerning speed limits on City Roads. In that same meeting, City Council instructed City staff to implement traffic-calming measures along the eastern portion of Canal Boulevard. Specifically, this included driver feedback signs, a rapid flashing beacon at Featherstone, and optical speed bars.

Council indicated once the traffic-calming measures were complete, they would consider increasing the speed limit on Canal Boulevard east of the Alpine Highway to 35 mph. On November 18, 2025, the Council discussed the ide of raising the speed limit and asked staff to bring back data on the current speeds since the installation of the traffic calming measures to inform their decision.

BACKGROUND:
The discussion regarding the potential speed limit change is limited to Canal Boulevard between Alpine Highway and North County Boulevard.

Speed limits may be set by the City Council based on certain determining factors. These factors include traffic counts, existing speeds, roadway geometry, driveway access and relative proximity to schools and parks. Canal Boulevard has been constructed as a collector road and has a current speed limit of 30 mph throughout the entire road. In the past, the city has been concerned that the speeds in this area posed a risk and traffic-calming methods were implemented to slow down vehicles, which have included the installation of driver feedback speed signs, an additional rapid flashing beacon crossing sign at Featherstone and optical speed bars. Since these tools have been implemented, the average speeds in the east section of Canal Boulevard have decreased from 36 MPH to 34 MPH while the 85th percentile speeds have remained relatively unchanged at 40 MPH. Speeds are slightly higher on the west end (where there is a large roadway dip) than they are on the east end.

The guideline Council approved for evaluating appropriate speeds limits on roadways is shown below. Using speed limit evaluation software USLIMITS2, Canal Boulevard East had a recommended speed limit of 35 MPH. This was basically a reflection of the wider right of way, the average daily traffic count and the lack of driveways, schools or parks along this roadway. However, it is also recognized by staff that increasing the speed limit will almost assuredly increase the speeds along the road.

SPEED LIMIT POLICY

-Speed limits are set based on an evaluation of the road width, traffic counts, road geometry, number of drivev
USLIMITS2 evaluation

-Table below provides baseline data to assist in that determination

-Traffic calming to be used to combat excessive speeding and traffic accidents

	Local Roads	Neighborhood Collector	Minor Collector	Major C
Approximate Traffic Count	~1000	1,000-2,000	2,000-10,000	>10
Standard Road Width	56	56	66	7
Ideal Location for Schools & Parks	Neighborhood Parks	Neighborhood Parks	Yes	N
Allowable Road Geometry	Curvilinear	Curvilinear	Straight	Stra
Preferred Driveway Access	Yes	Yes	No	N
Statutory Speed Limit	25	25-30	30-35	35

Council should consider whether the proper course of action is to follow the guidelines and increase the speed limit to 35 miles per hour. Leaving the speed limit at 30 miles per hour would be a purposeful limitation on a road that is appropriate for 35 mph, but would be an additional speed calming mechanism.

FISCAL IMPACT:

If council elects to change the speed limit, new signs would be ordered using GL# 10-60-48 Street, Traffic and Warning signs fro the FY26 budget.

MOTION:

Motion to increase the speed limit

I move that City Council adopt Resolution 2025 Establishing a Speed Limit for a Portion of Canal Boulevard and increase the speed limit of Canal Boulevard between North County Blvd and the Alpine Highway from 30 MPH to 35 MPH.

Motion to leave the speed limit as status quo

I move that City Council deny Resolution 2025 Establishing a Speed Limit for a Portion of Canal Boulevard and leave the speed limit of Canal Boulevard between North County Blvd and the Alpine Highway at 30 MPH.

ATTACHMENTS:

1. R-2025 Canal Blvd 35 MPH

RESOLUTION NO: O-2026-

A RESOLUTION OF THE HIGHLAND CITY COUNCIL ESTABLISHING A SPEED LIMIT FOR A PORTION OF CANAL BOULEVARD

WHEREAS, the City Council of Highland, Utah, is authorized by Utah State law, including Utah Code §§ 10-8-11, 41-6a-603, and 41-6a-602 to regulate the use of City streets and impose reasonable and safe speed limits for such streets and any section of such streets

WHEREAS, per Utah Code § 41-6a-602, the City Council may establish different speed limits on a street or section of a street based on time of day, street construction, type of vehicle, weather conditions, and other highway safety factors;

WHEREAS, Canal Boulevard is classified by the City as 3-Lane Major Collectors;

WHEREAS, Canal Boulevard is constructed and striped as a three-lane major collector and has a current speed limit of 30 miles per hour;

WHEREAS, a significant number of drivers on Canal Boulevard drive faster than 38 miles per hour;

WHEREAS, the City the portion of Canal Boulevard from the Alpine Highway to North County Boulevard is different from the rest of Canal Boulevard, as there are fewer intersections and accesses onto that portion of the street, whether from small cul-de-sacs or lots that front and access directly onto the street;

WHEREAS, based on the findings outlined above and the information and data presented to the City Council by staff, the City Council finds that a higher speed limit is warranted for the portion of Canal Boulevard from the Alpine Highway to North County Boulevard.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Highland, Utah, as follows:

SECTION 1. The portion of Canal Boulevard from the Alpine Highway to North County Boulevard shall have a speed limit of 35 miles per hour.

SECTION 2. The Council directs the Mayor and staff to implement this resolution and post appropriate signs giving notice of the speed limit.

SECTION 3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the City codes referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 4. This resolution shall have immediate effect, and the speed limit described herein shall be effective immediately upon the placement of signs giving notice of the speed limit.

PASSED AND ADOPTED by the Highland City Council this 20th day of January, 2026.

HIGHLAND CITY, UTAH

_____
Brittney P. Bills
Mayor

ATTEST:

_____
Stephannie B. Cottle
City Recorder

CITY COUNCIL AGENDA REPORT
ITEM #4e

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Jay Baughman, Assistant City Administrator/Community Development Director
SUBJECT:	Open Space Sale Rate Policy
TYPE:	General City Management

PURPOSE:
The City Council will consider options for, and a resolution, designating the value of orphan parcels and other City-owned land for 2026. The Council will take appropriate action.

STAFF RECOMMENDATION:
Staff recommends the City Council discuss the methodology options presented and adopt a resolution outlining the best policy choice for setting the orphan open space sale rate.

PRIOR COUNCIL DIRECTION:
Current Method
In 2021, the City Council adopted an orphan property disposal policy (Resolution No: 2021-15). The policy declares the following:

The City Council declares that is the policy of Highland City to determine the valuation of surplus orphan parcels as follows:

a. *The City Council shall review the county assessed value of different lots different areas of the City;*
b. *The lots will be chosen based on location, open space subdivision status, diversity, and size in order to obtain a reasonable, average, per square foot valuation;*
c. *The City Council shall calculate the average price per square foot for the sample lots and apply a multiplier to the average in order to account for the fact that the property being designated as surplus are not buildable lots, have issues that impede development or access, and/or have a limited number of potential buyers.*
d. *The City Council shall then adopt by separate resolution the current valuation for orphan parcels. The resulting square foot value shall be used as the basis for the sale of surplus orphan parcels. The potential buyer may, at their own cost and expense, conduct an appraisal to challenge such valuation, which the City Council shall consider in deciding whether and on what terms to sell the parcel.*

Resolution No: 2021-09 was approved by the City Council on June 1, 2021. This resolution describes how the cost per square foot is determined in detail. The same process to determine the cost for purchases in 2021 has been used every year since using a multiplier of 25%. The proposed "Current method" describes the same formula and solidifies the calculated cost for orphan parcels in 2026.

Alternate Method

An alternate method of calculating the price of city land was proposed last year by Council Member Cortney and former Mayor Oster. The minutes for the October 10, 2025 City Council meeting state: *Mayor Ostler and Council Member Doug Cortney led a discussion on revising the methodology for pricing orphaned open space parcels sold to adjacent property owners. The current formula uses 25 percent of the average value of 10 random parcels in the city. Council Member Cortney had previously expressed concern that this method might not reflect true market value. The Mayor proposed using actual county assessor valuations of previously sold orphaned parcels as a more accurate benchmark. Data presented showed average values of $5.72 per square foot across multiple subdivisions, compared to the current $4.74 rate.*

Council Member Smith cautioned that while fair market value is important, the Council should consider the balance between revenue and the benefit of transferring maintenance responsibility to property owners. Council Member Campbell emphasized the City's obligation to receive adequate compensation for property it sells.

The Council agreed to bring this topic back for further discussion after the new year, when rate resolutions are typically updated.

The "Alternate method" is based on the value of orphan parcels within Highland city limits that have been sold to adjacent property owners, using ten (10) recent transactions as the sample.

BACKGROUND:

The value for 2025 was $4.93. An increase in the average assessed value of the sample lots has increased the value for 2026, continuing a trend since 2024.

Current Methodology

Based on the current methodology, the value for orphan parcels for 2026 is **$5.18** per square foot.

Alternate Methodology

The alternate method proposes the value for orphan parcels for 2026 is **$5.72** per square foot.

Analysis

The major difference between the Current and Alternate calculation methodologies is the type of parcels in the sample. The Current methodology uses samples that are properties with single-family homes on them. The Alternate methodology uses small orphan parcels that have been sold and are located next to larger parcels with single-family homes on them for the sample.

Approving either rate does not obligate the Council to sell any property. It just sets a rate for 2026 if the Council decides to do so.

FISCAL IMPACT:

This will set the value for the sale of City owned real property for 2026.

MOTION:

I move that City Council adopt the Resolution {"Current Method" or "Alternate Method"}designating the valuation of orphan parcels for 2026.

ATTACHMENTS:

1. A RESOLUTION DESIGNATING THE VALUATION OF ORPHAN PARCELS FOR 2026 - Alternate
2. A RESOLUTION DESIGNATING THE VALUATION OF ORPHAN PARCELS FOR 2026 - Current

A RESOLUTION DESIGNATING THE VALUATION OF ORPHAN PARCELS FOR 2026

WHEREAS, the Highland City Council is authorized under State law, Highland City Code 2.44.030, and Highland City resolutions and policies to establish such terms and conditions as the Council deems desirable, fair and appropriate for any sale or other disposal of surplus property, considering intended use, property tax value, and the interests of the city in such property;

WHEREAS, the City Council desires to establish a uniform method for handling the valuation and disposal of such property that protects the interests of the City and its residents and produces a fair return. NOW THEREFORE, BE IT RESOLVED by the Highland City Council as follows:

1. The City Council designates the valuation of surplus orphan parcels as follows: Based on the average 2025 county assessed value of sample properties, at a 25% multiplier, the 2026 valuation of surplus orphan parcels is **$5.72 per square foot**.
2. This valuation shall be in effect for surplus orphan parcels designated as such by resolution for the year 2026. Sales and other disposals of property that are not approved within 2026 are not entitled to rely on the $5.72 valuation and may be subject to different and higher valuations.
3. The potential buyer may, at their own cost and expense, conduct an appraisal to challenge the valuation provided above, which the City Council shall consider in deciding whether and on what terms to sell the parcel.

The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

PASSED AND ADOPTED by the Highland City Council, January 20, 2026

HIGHLAND CITY, UTAH

_____
Brittany P. Bills
Highland City Mayor

ATTEST:

_____
Stephannie Cottle
Highland City Recorder

COUNCIL MEMBER	YES	NO
Doug Cortney	☐	☐
Elizabeth Rice	☐	☐
Ron Campbell	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

A RESOLUTION DESIGNATING THE VALUATION OF ORPHAN PARCELS FOR 2026

WHEREAS, the Highland City Council is authorized under State law, Highland City Code 2.44.030, and Highland City resolutions and policies to establish such terms and conditions as the Council deems desirable, fair and appropriate for any sale or other disposal of surplus property, considering intended use, property tax value, and the interests of the city in such property;

WHEREAS, the City Council desires to establish a uniform method for handling the valuation and disposal of such property that protects the interests of the City and its residents and produces a fair return. NOW THEREFORE, BE IT RESOLVED by the Highland City Council as follows:

1. The City Council designates the valuation of surplus orphan parcels as follows: Based on the average 2025 county assessed value of sample properties, at a 25% multiplier, the 2026 valuation of surplus orphan parcels is **$5.18 per square foot**.
2. This valuation shall be in effect for surplus orphan parcels designated as such by resolution for the year 2026. Sales and other disposals of property that are not approved within 2026 are not entitled to rely on the $5.18 valuation and may be subject to different and higher valuations.
3. The potential buyer may, at their own cost and expense, conduct an appraisal to challenge the valuation provided above, which the City Council shall consider in deciding whether and on what terms to sell the parcel.

The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

PASSED AND ADOPTED by the Highland City Council, January 20, 2026

HIGHLAND CITY, UTAH

_____
Brittany P. Bills
Highland City Mayor

ATTEST:

_____
Stephannie Cottle
Highland City Recorder

COUNCIL MEMBER	YES	NO
Doug Cortney	☐	☐
Elizabeth Rice	☐	☐
Ron Campbell	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

CITY COUNCIL AGENDA REPORT
ITEM #4f

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT:	Wildland Urban Interface (WUI) Boundary & Building Code
TYPE:	Municipal Code Update (Legislative)

PURPOSE:
The City Council will consider adopting the state wildland urban interface code.

STAFF RECOMMENDATION:
Staff recommends that the City Council adopt the state wildland urban interface code.

PRIOR COUNCIL DIRECTION:
On December 3, 2024, the City Council amended the municipal code to require the installation of automatic fire sprinkler systems in those structures that meet certain conditions, as outlined in state fire code. One of those conditions where fire sprinklers may be required is for structures within the wildland-urban interface area that do not meet certain building standards. The City did not, at that time, adopt any specific definition or designation of the wildland urban interface.

BACKGROUND:
In the 2025 general session, the Utah legislature adopted HB 48, regarding the wildland urban interface (WUI). This act requires the state and local governments to identify and mitigate wildfire risk areas within their jurisdiction. Also as part of HB 48, the state will now withhold assistance and funding for WUI and wildfire preparation, mitigation, and fire-fighting efforts from cities unless the cities adopt and enforce the state WUI building code standards. Failing to adopt the state WUI standards will result in a city bearing significant risks and liabilities associated with fires in wildland areas that can spread into urban areas or vice versa, as the state may refuse to help or provide funding. Portions of Highland City have been identified by the Lone Peak Fire Department as WUI areas with higher wildfire risk. Accordingly, staff recommends adopting the WUI code in order for Highland to remain eligible for state funding and assistance with wildland fire prevention and mitigation.

The WUI code imposes certain requirements on new construction, including:

- Automated fire sprinkler installation in habitable spaces, regardless of size of structure
- Ignition resistant construction requirements for homes and accessory structures (roofs, eaves, exterior materials, doors, etc.)
- Defensible space and vegetation requirements for landscaping

Existing homes within the designated WUI areas would not be required to be modified to comply with these requirements, but any addition or modification to the home would need to (1) meet the WUI

requirements and (2) not cause the existing home to become less compliant with WUI requirements. All new construction (including demolition and reconstruction of existing structures) within the WUI areas would need to meet the WUI code requirements.

The WUI building code requirements will not apply to all areas of Highland; they apply just to those areas designated as wildland urban interface. The designation of an area as wildland urban interface is made by the City Council. The City Council does so by adopting an official map identifying the areas within Highland City as within the wildland urban interface and therefore subject to the WUI code. Staff, including the fire chief, city administrator, city engineer, and city planner/attorney, have prepared a draft WUI map for Council to review. Staff is presenting the map to the Council tonight so that the Council can provide feedback, with the goal of adopting the map in a future meeting.

In summary, staff is recommending that the Council adopt the proposed ordinance adopting the WUI code tonight, provide feedback on the proposed WUI map over the next two weeks, and in the February 3 meeting, approve the WUI map.

FISCAL IMPACT:
No direct fiscal impact. Adoption of the ordinance allows Highland to qualify for future funding assistance from the state and county.

MOTION:
I move that City Council adopt the ordinance adopting the state wildland urban interface code.

ATTACHMENTS:
1. Ordinance - WUI Map and Code
2. Draft WUI Map

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING MUNICIPAL CODE TO ADOPT AND ENFORCE THE UTAH WILDLAND URBAN INTERFACE CODE AND BUILDING STANDARDS

WHEREAS, Highland City is authorized to enact land use regulations and building standards that govern the use and development of property in accordance with State law;

WHEREAS, HB 48 was adopted and signed into law during the 2025 general legislative session, which bill amends state law regarding the wildland urban interface and wildfire risk management and requires cities to adopt and enforce the state wildland urban interface code and building standards;

WHEREAS, Highland City desires to update its code to conform to the new laws and adopt and enforce the wildland-urban interface code;

WHEREAS, the Highland City Council finds that the proposed amendments and the map allow the City to meet its requirements under HB 48, ensure the City can apply and enforce relevant wildland-urban interface building code standards for the protection of residents and property, further the public welfare, and are in the interest of the public.

NOW THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. The Highland Municipal Code is amended as shown in Exhibit A, attached hereto.

SECTION 2. All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.

SECTION 3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 4. This ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, this _____ day of _____, 2026.

_____
Mayor

ATTESTED:

_____
City Recorder

Exhibit A

15.04.030 Wildland Urban Interface Standards

A. Consistent with Title 15A, Adoption of State Construction and Fire Codes Act and Title 65A, Chapter 8, Management of Forest Lands and Fire Control, as amended, Highland City adopts and shall enforce the wildland urban interface standards of the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, collectively referred as the WUI Code.

B. The properties and structures subject to the WUI Code are those properties and structures within the wildland urban interface area designated in the Highland City Wildland Urban Interface Map, referred to as the WUI Map.

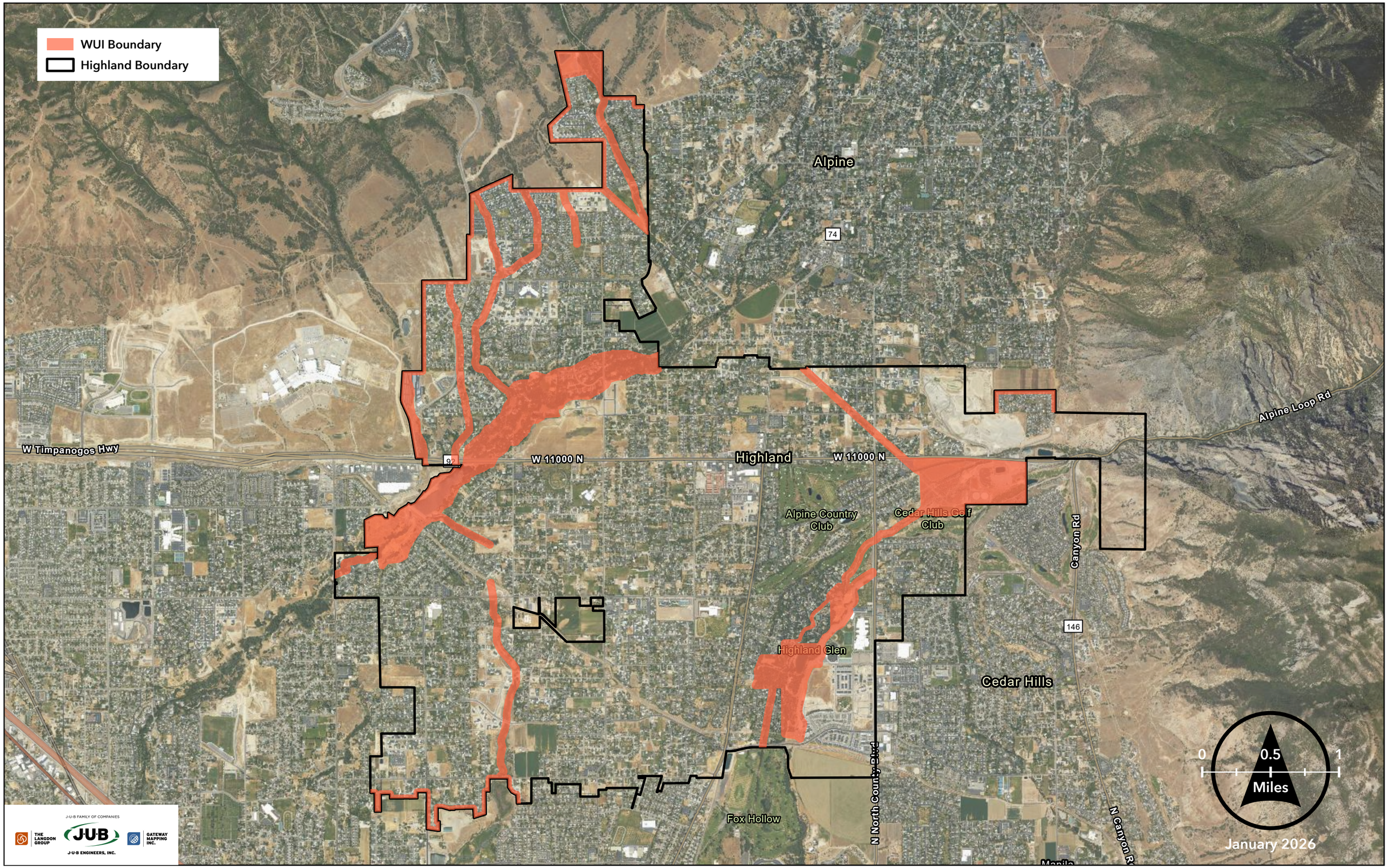
C. The WUI Map shall be prepared, approved, and implemented as follows:

1. The WUI Map shall be prepared and recommended by the fire chief, in consultation with the building official, fire marshal, and other staff.

2. The proposed WUI Map shall be approved and adopted by ordinance by the City Council after making any revision the City Council considers appropriate.

3. The WUI Map shall be reevaluated and updated according to the process set forth herein on a three-year basis or more frequently as deemed necessary by the City Council.

4. After adoption of the WUI Map, if any portion of a parcel or lot is within the wildland urban interface area designated in the WUI Map, all structures, buildings, landscaping, and other improvements within such parcel or lot shall conform to the requirements of the WUI Code.


WUI Boundary
Highland Boundary
Alpine
74
W Timpanogos Hwy
W 11000 N
Highland
W 11000 N
Alpine Loop Rd
Alpine Country Club
Cedar Hills Golf Club
Canyon Rd
146
Highland Glen
Cedar Hills
Fox Hollow
N North County Blvd
N Canyon Rd
Manila
0
0.5
1
Miles
January 2026
J-U-B FAMILY OF COMPANIES
THE LANGDON GROUP
J-U-B ENGINEERS, INC.
GATEWAY MAPPING INC.

CITY COUNCIL AGENDA REPORT
ITEM #4g

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Chris Trusty, City Engineer/Public Works Director
SUBJECT:	Authorization for the Purchase of a Backhoe
TYPE:	General City Management

PURPOSE:
The City Council will consider the purchase of a backhoe for the culinary water department.

STAFF RECOMMENDATION:
Staff recommends the purchase of a backhoe for the culinary water department.

PRIOR COUNCIL DIRECTION:
The approved budget includes money for the lease of a backhoe.

BACKGROUND:
Currently, the water department leases a backhoe for $12,000 per year from CAT. The current lease has expired and a new lease would be $22,000 annually. The City is faced with a decision to continue to lease the backhoe for $22,000 per year for the next 6 years or we can purchase the backhoe that we have been leasing for a cost of $52,500. The purchase option seems to be the more fiscally sound of the two options and is what is being recommended by city staff.

FISCAL IMPACT:
Funds from GL# 55-40-50 Capital Expenses Project (budget of $42,000) and fund balance requiring an end-of-year budget adjustment.

MOTION:
I move that City Council approve the purchase of the backhoe for $52,500 from CAT.

ATTACHMENTS:
1. Invoice

Invoice

Caterpillar Financial Services Corporation
2120 West End Avenue
Nashville, TN 37203

Customer Information

HIGHLAND CITY
5400 W CIVIC CENTER DR STE 1
HIGHLAND, UT 84003

Invoice Date: October 31, 2025

PO #:

MANUAL-Lease Svcs

	Description		Total
Contract # 001-70015261 **Asset #** OKL5728642 **Termination Date** **12/29/2025**	420-07 Backhoe Loader Caterpillar / H8T00274	**Due Date** **12/29/2025**	
	Gross Sales Price		$52,500.00
	Additional Extended Warranty		$0.00
	Late Charges		$0.00
	Sales Tax		$0.00
	Personal Property Tax (PPT)		$586.00
	Remaining Rent		$0.00
	Other		$0.00

HIGHLAND CITY (Buyer) hereby agrees and acknowledges that he/she/it/they accepts the equipment on an 'AS IS, WHERE IS' basis and without any expressed or implied warranties and/or conditions of any nature whatsoever, statutory or otherwise, including but not limited to warranties of merchantability or fitness of the equipment for any particular purpose. Buyer hereby agrees and acknowledges that he/she/it/they has accepted the terms contained herein and specifically those contained in this warranty disclaimer and that the payment of this invoice is evidence of his/hers/its/their acceptance of the terms herein. Please note any payment by you under this invoice does not alter or modify in any way your obligations under the above-referenced Contract, which remains in full force and effect. You must satisfy all obligations under the above-referenced Contract in accordance with the terms and conditions therein.

TOTAL: $53,086.00

MAKE A PAYMENT & MANAGE YOUR ACCOUNT

ONLINE
MyCatfinancial.com or
the MyCatFinancial app

- Make a payment
- View statements and pay history
- Obtain a buyout quote
- View amortization schedule
- View interest letters
- View e-signed documents
- View wire instructions

Check - First Class Mail
Caterpillar Financial Services
P.O. Box 100647
Pasadena, CA 91189-0647

Check – Overnight Mail
JPMorgan Chase
BOX 100647
2710 Media Center Drive Bld#6 Suite #120
Los Angeles, CA 90065-1746
Attn: Caterpillar Financial Services
Corporation-Lease Service Dept
Reference: Contract Number

CONTACT US

CUSTOMER SERVICE
1-800-651-0567

Customer Service:
NABC.Customerservice@cat.com

Make a payment online at mycatfinancial.com

MAINTAIN YOUR MACHINE WITH THE CAT® CARD

Use the Cat Card to buy now and pay later for parts, service, attachments and more. Plus, eligible accountholders earn Cat Vantage Points* on qualifying purchases and unlock exclusive special offers. Learn more and apply today at catcard.com.

**Terms and conditions apply.*

Questions? Contact us at 1-877-373-9510 or CatCard.CustomerService@cat.com.

CITY COUNCIL AGENDA REPORT
ITEM #5a

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Erin Wells, City Administrator
SUBJECT:	Lone Peak Interlocal Agreement Amendment
TYPE:	General City Management

PURPOSE:
The City Council will consider adopting changes to the Lone Peak Public Safety Interlocal Agreement, that would lock in the new assessment formula for the Fire Department for a period of three years.

STAFF RECOMMENDATION:
Staff recommends Council adopt the resolution approving the changes to the interlocal agreement.

PRIOR COUNCIL DIRECTION:
As a part of the FY2026 budget discussions, the Lone Peak Public Safety Board discussed the desire to review the funding allocations charged to each city for the Fire Department. Many discussions about that topic and the process for changing the allocation formula have taken place since that time in Lone Peak Board meetings, as well as Alpine and Highland City Council meetings. Below is a summary of the more recent discussions:

- In the September 30, 2025, Lone Peak Board meeting, the Board discussed proposed changes to the fire formula presented by each City.
- In the October 7, 2025, Highland City Council meeting, Council and staff discussed the current formula funding and potential changes. Council directed staff and the Board members to work with Alpine on amending the formula funding to be based on taxable value. Council indicated it would be favorable to this formula so long as Alpine agreed to it by the end of October.
- In the October 28, 2025, Alpine City Council meeting, a majority of the Alpine City Council indicated their agreement to move forward with a switch to the taxable value formula.
- In the October 30, 2025, Lone Peak Board meeting, the Board directed staff to bring back draft changes to the interlocal agreement (ILA) first regarding how the allocation formula can be altered and, after that change is approved by each City Council, a change to the interlocal agreement on the formula for funding the fire department.
- In the November 10, 2025, Lone Peak Board meeting, the Board voted to recommend a change to the interlocal agreement that states that the Board may recommend a change to the funding formula, but that change won't take effect until the cities approve a change to the interlocal agreement.
- In the November 11, 2025, Alpine City Council meeting, Alpine Council unanimously approved the amendment to the interlocal agreement recommended by the Lone Peak Board.
- In the November 18, 2025, Highland City Council meeting, Highland Council unanimously

approved the amendment to the interlocal agreement recommended by the Lone Peak Board. That night, the Highland Council gave direction that it would be ok with either a formula change that took place all at once next fiscal year, or an option that allowed for a ramp-up period with fund balance from Lone Peak covering the gap in funding.

- In the November 19, 2025, Lone Peak Board meeting, the Board on a 3-1 vote approved recommending a change to the interlocal agreement to shift the assessment calculation for the fire department to be completely based on taxable value starting in fiscal year 2027.
- At the December 2, 2025, Highland City Council meeting, approved the ILA amendment recommended by the Lone Peak Public Safety Board.
- At the January 13, 2026, Alpine City Council meeting, the Alpine Council approved the ILA amendment recommended by the Lone Peak Board and approved by Highland City, but asked that a provision be added to the amendment that would lock in the formula for the fire department for at least 3 years so that no changes could be made. The Alpine Council also asked for consideration of using District fund balance to ease into the new assessments resulting from the formula change.

BACKGROUND:
Alpine and Highland Cities have entered into an interlocal agreement to provide shared fire/EMS and police services called Lone Peak Public Safety District. The interlocal was first created in 1996 an has undergone major changes during that time including the addition and removal of some cities from the District. The most recent amendment to the agreement was executed in August 2023.

The funding for the fire and police services is largely funded by assessments from both Alpine and Highland Cities. For the Fire Department, the current allocation for the current fiscal year is charged as follows:

- 10% is split evenly between each City
- 45% is charged based on population
- 45% is charged based on Equivalent Residential Units

The ILA amendment includes the previously approved shift in the allocation for the fire department for each City to be based on the taxable value of all real property within the City in comparison to the aggregate taxable value of all real property within the District. The formula change will go into effect for fiscal year 2027. The only change to this proposed ILA and the one previously approved by Highland in December 2025 is a provision that locks in the formula allocution for the fire department for three years starting in FY2027.

Current council members from both cities and board members have indicated their support for the idea of using fund balance from the district to ease into the new assessment payments for the cities as a result of the formula shift. This would ease the increase for Alpine, whereas Highland would see a payout requisite to the amount of contribution under the old formula. This is not required by the new ILA, but could take place as a part of the budget process.

The City attorney has reviewed and approved of the amended agreement as to form and compliance with law.

FISCAL IMPACT:

The fiscal change due to the formula change would not be impacted by locking in the new fire funding formula for the next three years.

MOTION:
I move that City Council approve the resolution Approving and Adopting Amendments to the Interlocal Cooperation Agreement Between Alpine City and Highland City Governing the Lone Peak Public Safety District.

ATTACHMENTS:
1. Resolution
2. Proposed ILA - New Fire Formula+Moratorium (Redline)

RESOLUTION NO: R-2026-XX

A RESOLUTION OF THE HIGHLAND CITY COUNICL, HIGHLAND CITY, UTAH APPROVING AND ADOPTING AMENDMENTS TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN ALPINE CITY AND HIGHLAND CITY GOVERNING THE LONE PEAK PUBLIC SAFETY DISTRICT

WHEREAS, the Lone Peak Public Safety District ("District") is an interlocal entity created by and between Highland City and Alpine City ("Member Cities") pursuant to an interlocal agreement first entered into January 1996 ("Interlocal Agreement");

WHEREAS , the District has provided fire, EMS, police and other public safety services to the Cities since that time; and

WHEREAS , the Member Cities have amended the interlocal agreement from time to time since the District was first created; and

WHEREAS, the Highland City Council finds that the proposed amendments to the Interlocal Agreement will assist with the operations of the District for the benefit of the Member Cities' residents.

NOW THEREFORE, BE IT RESOLVED by the Highland City Council as follows:

1. The City Council approves of amending the Amended 2023 Interlocal Agreement between Alpine City and Highland City, which agreement is attached hereto.

2. This resolution, and the version of the agreement attached hereto supersedes and replaces all prior resolutions, approvals, and agreements, including Resolution 2023-29.

3. The City Council authorizes the Mayor and City Staff, as necessary, to execute and carry out the Interlocal Agreement according to the terms set forth therein.

4. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the interlocal agreement referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the Alpine and Highland City Councils.

5. This resolution shall take effect immediately upon adoption.

PASSED and ADOPTED by Highland City Council this 20th day of January, 2026.

HIGHLAND CITY, UTAH

_____

Brittney P. Bills, Mayor

ATTESTED:

_____

Stephannie B. Cottle, City Recorder

2026 AMENDED AND RESTATED
INTERLOCAL AGREEMENT

This Agreement amending and restating that certain interlocal agreement first entered into January 1996 and amended January 1999, January 2000, June 2007, March 2020, August 2023, November 2025, and January 2026 under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City and the City of Highland, hereinafter "City" or "Cities," all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population, and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the "Lone Peak Public Safety District," hereinafter the "District." The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition, the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.

b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be solely that of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by the Governing Board with four members voting in favor.

c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or

other sources of revenue generated by the District. Such assignment or pledge must be approved by the Governing Board with four members voting in favor.

d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.

e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.

f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.

g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.

h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.

i. The District may sue and be sued in its own name and shall claim such privileges and immunities from liability to which it may be entitled as a political subdivision of the State of Utah, as allowed by Title 63G, Chapter 7, of the Utah Code.

j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.

k. The District may exercise the right of eminent domain but only if approved by the Governing Board with four members voting in favor.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the "Board" or "Governing Board"). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a minimum of THREE VOTES of the Board members.

The Board shall be made up of five members including the Chair. All regular members may vote on all matters that may come before the Board. The Chair votes as a voting member of the Board on each matter for which there is a tie vote of the other board members present at a board meeting, when the Board is voting on whether to appoint or dismiss a District Chief, or

when the Chair would otherwise be entitled to vote due to the Chair's status as an alternate member of the Board. Alpine City and Highland City shall each appoint two regular members and one alternate member to the Board. The Chair shall be appointed annually from the alternate members by a majority vote of the regular members of the Board and shall alternate annually between the Cities. If the Chair is absent, one of the regular members from the same City as the Chair shall act as Chair.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

Each Board member appointed by a City must be a currently serving elected or appointed officer of the City making the appointment. The term of each Board member shall be four years from the date of appointment; provided, that the term will sooner terminate if the Board member leaves elected or appointed office held with the represented City or the represented City removes the Board member in accordance with the City's procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Notwithstanding any provision of this Agreement to the contrary, alternate Board members may vote only in the absence of the regular Board member(s) from the same City as the alternate member. Unless a regular Board member from the same City as the alternate member is absent, the alternate Board member shall have no more right to participate in meetings and deliberations than would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act. A quorum of the Board is defined as a minimum of three voting Board members, including regular and alternate members. A quorum cannot be constituted unless at least one voting Board member, including regular and alternate members, from each City is present.

3. Management Committee. The Management Committee shall consist of the City Administrators of Highland City and Alpine City and the Finance Director of Highland City. The Executive Director shall be the City Administrator from Highland City and the Assistant Executive Director shall be the City Administrator from Alpine City, unless otherwise appointed by the Board.

The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall meet with the District Chiefs regularly as needed but no less than bimonthly. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follows:

Executive Director Duties:

To approve expenditures;

To attend Management Committee meetings and keep the Management Committee informed;
To keep the Governing Board informed;
To perform evaluations of direct reports;
To represent the District with outside agencies;
To provide day to day oversight of District department heads and administrative staff;
To develop policy for Management Committee review and Board action;
To ensure compliance with Board policy;
To ensure that all personnel actions meet legal and procedural requirements;
To sign payroll and warrants;
To attend Board meetings.

Assistant Executive Director:

To act when the Executive Director is absent;
To attend Board meetings;
To attend Management Committee meetings;
To review agendas;
To review personnel actions and evaluations.

Finance Director and Administrative Assistant to the Management Committee:

To administer all accounting functions related to District finances;
To manage all administrative clerical functions;
To maintain a record of Board meetings;
To attend Management Committee meetings;
To maintain all administrative personnel and compensation records;
To oversee all employee benefits;
To counter sign payroll and warrants.

Highland City, through the Highland City Administrator, shall be responsible for all administrative functions of the District, including but not limited to: human resource, financial, accounting, recorder, treasurer, and clerical functions, including but not limited to: maintaining Board meetings records, maintaining administrative personnel and compensation records, overseeing all employee benefits, and counter signing payroll and warrants. These functions may be assigned to appropriate Highland City employees in addition to those individuals on the Management Committee.

4. District Chiefs. The department heads of the District shall be the District's police and fire chiefs. The District Chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. District Chiefs shall be considered at-will employees as defined in Section 10-3-1105 of Utah State Code, as amended. The District Chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The employment terms and conditions of the District Chiefs and other employees, as approved and designated by the Governing Board, may be further defined or adjusted by way of employment contracts approved by the Board.

The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The responsibilities and duties of the Chiefs shall be determined by the Governing Board and Management Committee. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include at a minimum three district budget departments, fire and EMS, police services, and administration. The Executive Director shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Governing Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and direct assessment and payment from the Cities. The direct assessment and payment from the Cities shall be calculated according to the formulae stated below.

Beginning with fiscal year 2027, the portion of the annual budget for fire, ambulance, and emergency medical services ("EMS") that is not funded by other sources of revenue shall be funded by direct assessment and payment from the Cities, which assessment and payment shall be calculated as follows: Each City shall be assessed a pro rata portion of the fire, ambulance, and EMS services budget based on the ratio of the aggregate taxable value of all real property within the City to the aggregate taxable value of all real property within the District. The Management Committee shall determine the amount assessed to each City based on the property valuations provided by the Utah County Assessor for the most recent calendar year ending prior to the adoption of the annual budget. This formula shall not be modified or amended for at least three fiscal years, beginning with fiscal year 2027.

For fiscal year 2026, which began July 1, 2025, and ends June 30, 2026, the direct assessment and payment from the Cities for the fire, ambulance, and EMS budget shall be calculated according to the formulae set forth in the version of this Agreement that was in effect at the time the fiscal year 2026 annual budget was adopted.

The portion of the annual budget for administration and police services that is not funded by other sources of revenue shall be funded by direct assessment and payment from the Cities, which assessment and payment shall be calculated based on the population of the Cities receiving police services. Each City receiving police services shall be assessed a pro rata portion of the police services budget based on the percent of the City's total population compared to the District's population receiving police services. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per

household, and new building permits, as approved by the Board as part of the Budget. In all cases each City shall pay for its respective dispatch services incurred.

The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease of both Cities' budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.

Once the calculations have been made in accordance with the formulae set forth above, and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment.

The Governing Board may recommend, as part of the annual budget or otherwise, changes to the formulae used to calculate direct assessment and payment from the Cities. Unless the Cities agree otherwise, changes to the formulae shall not take effect or be used to calculate the Cities' assessments until the first fiscal year after the new formulae are approved by the Cities by way of amendment of this Agreement.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1

of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996, and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. Upon any agreement of the Cities to terminate this Agreement and dissolve the District, the District's Executive Director shall prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, at the end of the fiscal year of the dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

13. Integration and Amendments. This Agreement constitutes the entire understanding and agreement between the Cities regarding its subject matter. The Cities hereby represent that the undersigned are authorized to hereby bind each City to this Agreement. The Cities may amend this Agreement by mutual consent, provided that any such amendment must be made in writing and approved and executed by the Cities in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

Signed and dated this ____ day of _____, 2026.

ATTEST:

ALPINE CITY

_____
DeAnn Parry
CITY RECORDER

By:_____
Carla Merrill
MAYOR

Approved as to form:

BENNETT TUELLER JOHNSON &
DEERE

_____
Stephen B. Doxey
City Attorney

Signed and dated this ____ day of _____, 2025.

ATTEST:

CITY OF HIGHLAND

_____
Stephannie Cottle
CITY RECORDER

By:_____
Kurt Ostler
MAYOR

Approved as to form:

_____
Rob Patterson
City Attorney

CITY COUNCIL AGENDA REPORT
ITEM #5b

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT:	Plat Amendment: Sunrise Farms-Dry Creek Lot Line Adjustment and Conservation Easement Vacation
TYPE:	Land Use (Administrative)

PURPOSE:
The City Council will consider a request to amend lot 105 of Sunrise Farms and lot 6 of Dry Creek Phase 1 to adjust their mutual boundary line and to vacate a portion of a private conservation easement.

STAFF RECOMMENDATION:
Staff recommends that the City Council APPROVE the proposed plat amendment.

PRIOR COUNCIL DIRECTION:
On October 15, 2024, the City Council first considered this plat amendment application. The Council indicated it would be comfortable approving the plat amendment if the applicant obtained approval from the Dry Creek HOA/property owners of the vacation of the private, HOA-controlled conservation easement.

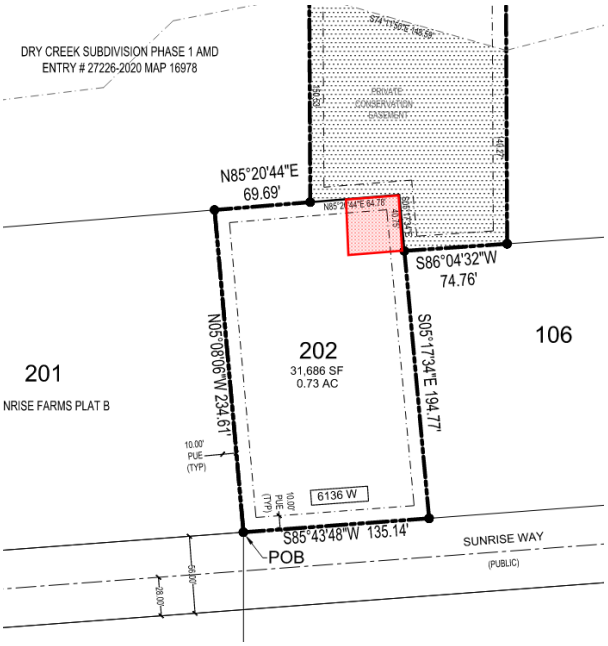
BACKGROUND:
Israel Patterson seeks to amend the corner property lines between his property (lot 105 Sunrise Farms - new lot 202) and his neighbor's property (lot 6 Dry Creek - new lot 203). The proposed amendment will shift approximately 1,700 square feet of property from Dry Creek lot 6 to Sunrise Farms lot 105. It will also adjust the existing public utility easements to follow the new lot lines.

The area proposed to be shifted out of the Dry Creek subdivision is encumbered with a "private conservation easement." This private conservation easement is defined on the Dry Creek plat as follows:

> These areas have been deemed to include land features which are either environmentally or historically unique, and which if modified or altered, would alter the nature and character of the community in an adverse manner. These conservation areas include natural water courses, old growth wooded areas, and topographically unique land features, which should be preserved for their inherent beauty and value. The conservation areas are to remain in their natural state. Vegetation in these areas cannot be removed or modified except to remove dead fall of diseased or dying plants. Additional planting of indigenous plants which will enhance the conservation areas shall be allowed. No permanent structures may be constructed in the Conservation Areas.

Owners of Lots encumbered by the Private Conservation Areas shall take title to their Lots subject to these the Private Conservation Area restrictions. The area in the Private Conservation Areas shall not be subject to public access and shall be owned in fee simple by the Lot Owner.

Shown below is the proposed amended boundary, with the area being shifted and cleared from the conservation easement highlighted in red:



Because this is a private, rather than a public, conservation easement, it is regulated and enforced through the private CC&Rs of Dry Creek subdivision. The CC&Rs do not have any specific language about adjusting the private conservation easement, but do provide that lots may be adjusted/subdivided with the approval of the HOA Architectural Control Committee and Highland City. The Committee, per the CC&Rs, terminated 10 years after the property was subdivided, in 2007, with the Committee's rights and duties devolving on the lot owners within the development. Pursuant to staff's understanding of the CC&Rs, approval is granted unless objections are provided within 30 days. With staff's review and approval of the notice, the applicant mailed written notice explaining the proposed adjustment and the lot owners' right to object to all lot owners within the Dry Creek HOA. Staff received one communication from a Dry Creek lot owner--the neighbor to the east of the affected property--asking for clarification, but they ultimately consented to the proposed plat amendment and vacation of the conservation easement.

Accordingly, because the property owners and the Dry Creek HOA have consented, staff is comfortable approving the plat amendment and vacating a portion of the private conservation easement.

SUMMARY OF THE REQUEST:

The applicant is requesting that the Council approve the amendment of lot 105 of Sunrise Farms and lot 6 of Dry Creek Phase 1 to adjust their mutual boundary line and to vacate a portion of a private conservation easement.

ANALYSIS:

Under Highland Development Code 5-7-103(4), the City Council can approve a plat amendment if it finds:

1. Neither the public interest nor any person will be materially injured by the proposed

amendment;
2. There is good cause for the amendment;
3. All easements for water and sewer facilities are preserved;
4. No public right of way is being vacated; and
5. The proposed amendment meets all requirements of the Development Code.

- Notice of the proposed amended plat was mailed to property owners within 500 feet on October 3, 2024, and an additional notice specific to the vacation of the private conservation area was mailed to all Dry Creek HOA lot owners on September 30, 2025. There are no outstanding objections.
- As of the writing of this report, no public hearing is required because the application and procedures satisfy all applicable aspects of Highland City Development Code 5-7-103 Full Boundary Adjustments And Plat Amendments, all owners are signing, and there are no outstanding objections.

PROPOSED FINDINGS:

1. Neither the public interest nor any person will be injured by the proposed plat amendment. The Dry Creek lot owners who may have an interest in the enforcement and preservation of the private conservation easement agreed to the partial vacation of that conservation easement.
2. There is good cause for the amendment, because all requirements of the Development Code related to plat amendments are satisfied and the amendment will allow the applicant and adjacent property owner to develop and use their respective properties as desired.
3. The proposed amendment does not affect water or sewer easements. It does adjust public utility easements, but approval of the utility companies has been obtained.
4. No public right of way is affected.
5. The two lots, as amended, will continue to meet size, frontage, setback and other zoning requirements set forth in the Development Code.

FISCAL IMPACT:
No anticipated fiscal impact.

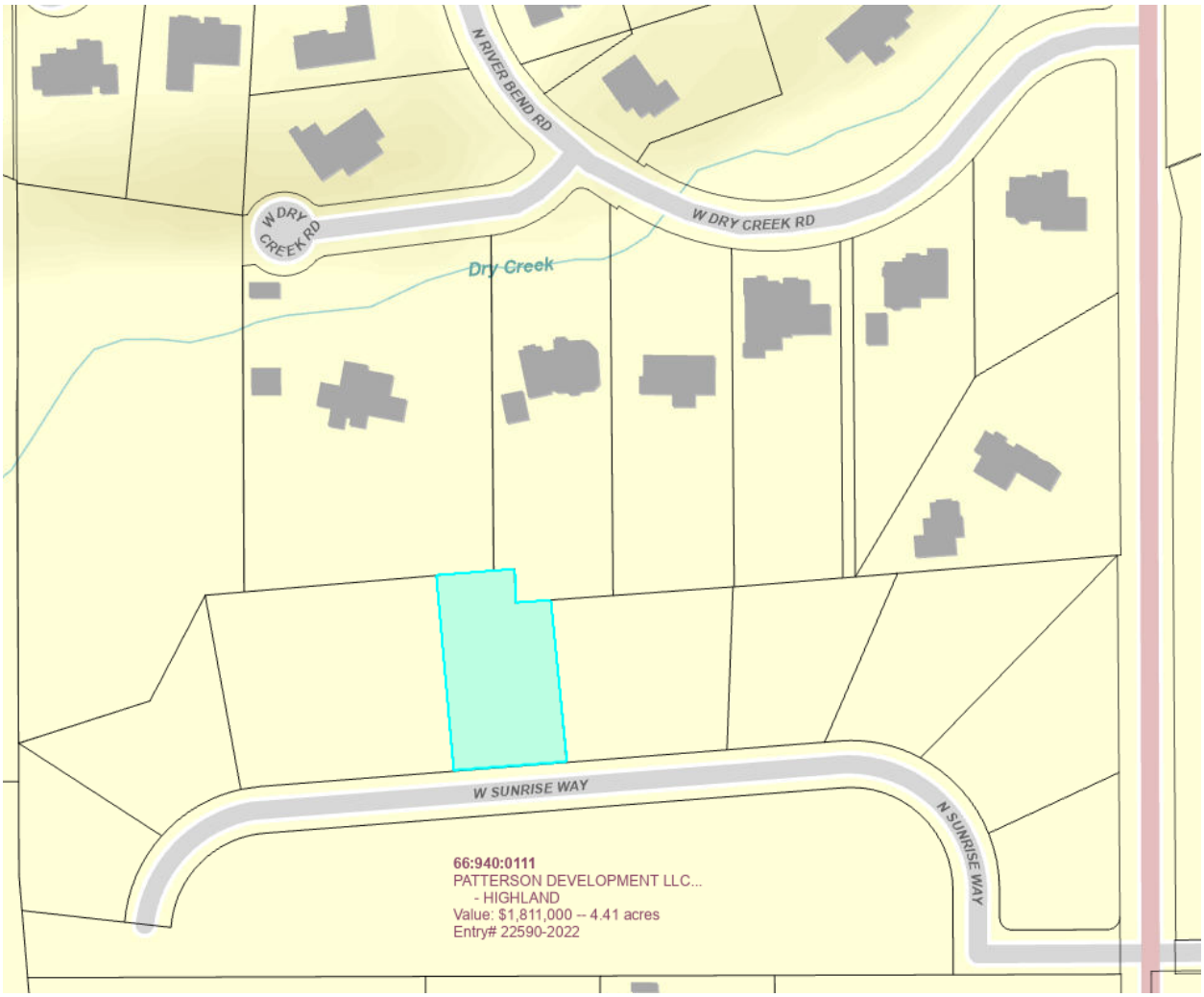
MOTION:
I move that City Council accept the findings and APPROVE the proposed subdivision plat amendment.

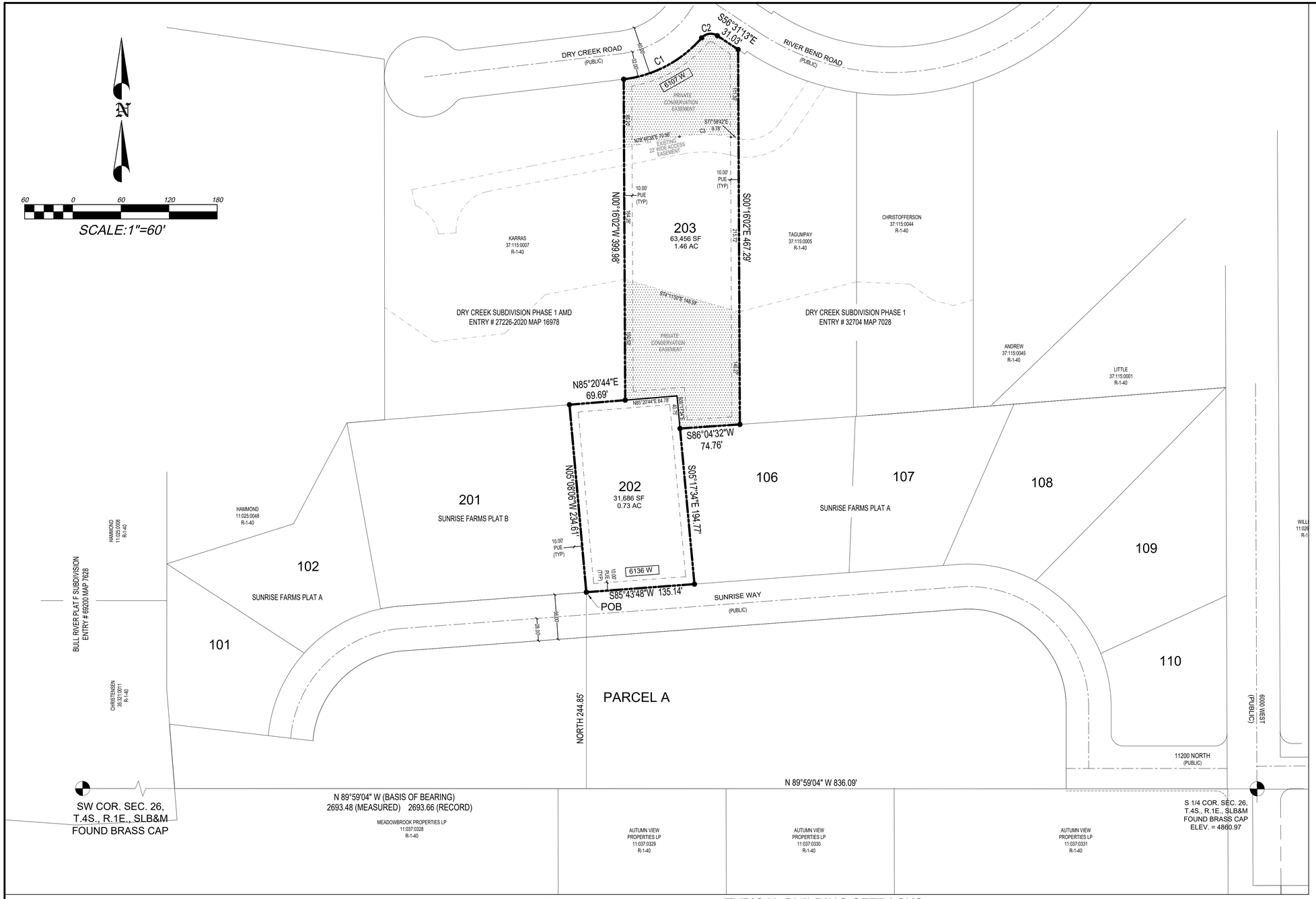
ATTACHMENTS:
1. Vicinity Map
2. Proposed Amended Plat
3. Dry Creek Plat - Original
4. Sunrise Farms Plat - Original

Vicinity Map

Address: 6112 W Hawkstone Way

Parcel: 66:940:0105





SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6419780, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 89°59'04" W 836.09 FEET ALONG THE SECTION LINE AND NORTH 244.85 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE N 05°08'06" W 234.61 FEET; THENCE N 85°20'44" E 69.69 FEET; THENCE N 00°16'02" W 399.98 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 152.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 112.476 FEET (CURVE HAVING A CENTRAL ANGLE OF 42°23'50" AND A LONG CHORD BEARS N62°03'06"E 109.927 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.632 FEET (CURVE HAVING A CENTRAL ANGLE OF 82°37'36" AND A LONG CHORD BEARS N82°09'59"E 19.805 FEET); THENCE S 56°31'13" E 31.03 FEET; THENCE S 00°16'02" E 467.29 FEET; THENCE S 86°04'32" W 74.76 FEET; THENCE S 05°17'34" E 194.77 FEET; THENCE S 85°43'48" W 135.14 FEET TO THE POINT OF BEGINNING. (CONTAINING: 95,142 SF OR 2.18 AC)

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.
IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____DAY OF _____A.D. 20 ____

BY: BY:

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE_____ DAY OF_____, A.D. 20 ____PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE_____ DAY OF_____, A.D. 20 ____PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____DAY OF _____, A.D. 20 ____

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____
CITY ENGINEER
(SEE SEAL BELOW)
CLERK-RECORDER

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS____ DAY OF_____, 20 ____ _____
HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS___ DAY OF_____, 20 ____ _____
PLANNING COMMISSION CHAIR
_____
COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binging Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on this property by the legislative body of Highland City, which are in addition to the Development Code, are as follows:

1) 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
4) Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.
5) Future development Parcel A was not included in drainage calculations. Runoff from this Parcel A may not be allowed to flow North to roadway.
6) Any future development will require looping of the 10" water line within the project.
7) Any future development on the south side of sunrise way will require a mill and overlay after the installation of laterals and service lines to future lots.

SUNRISE FARMS

PLAT "C"

A PLAT AMENDMENT OF LOT 105 OF SUNRISE FARMS PLAT "A" AND LOT 6 OF DRY CREEK SUBDIVISION-PHASE 1

LOCATED IN THE SW 1/4 OF SECTION 26, T4S, R1E, SLB&M

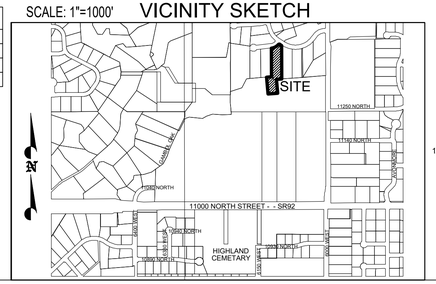
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	152.00	112.476	42°23'50"	109.927	N 62°03'06" E
C2	15.00	21.632	82°37'36"	19.805	N 82°09'59" E
C3	161.00	64.38	22°54'41"	63.95	S 89°26'03" E

SCALE: 1"=1000' VICINITY SKETCH



DCPLAT.DWG

PLAT A SUBDIVISION CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15.000'	23.327'	14.767'	21.046'	S 44°55'45" E	89°06'08"
2	15.000'	23.562'	15.000'	21.213'	N 44°43'58" E	90°00'00"
3	126.944'	115.509'	62.100'	111.565'	S 64°27'08" W	52°08'06"
4	154.944'	138.859'	74.483'	134.250'	S 64°03'32" W	51°20'53"
5	186.944'	168.901'	90.706'	163.214'	S 64°16'04" W	51°45'57"
6	328.000'	19.494'	9.750'	19.491'	N 47°05'15" E	03°24'19"
7	328.000'	174.903'	89.584'	172.838'	N 57°03'35" E	30°33'00"
8	300.000'	445.556'	275.357'	405.720'	S 80°55'56" W	85°05'42"
9	288.000'	398.030'	245.985'	367.440'	N 80°55'56" E	85°05'42"
10	328.000'	147.189'	74.855'	145.957'	S 89°11'54" W	25°42'41"
11	328.000'	57.507'	28.827'	57.433'	N 76°55'24" W	10°02'43"
12	15.905'	21.433'	13.184'	19.905'	S 87°09'50" W	82°37'36"
13	152.000'	12.996'	8.953'	109.927'	S 62°50'06" E	42°23'30"
14	120.000'	81.431'	42.353'	79.827'	N 63°48'37" E	38°52'49"
15	92.000'	62.430'	32.471'	61.239'	S 63°48'37" W	38°52'49"
16	15.000'	24.466'	15.933'	21.843'	N 02°21'27" W	93°27'18"
17	328.000'	119.478'	59.375'	116.851'	N 38°49'27" W	20°51'17"
18	300.000'	205.664'	107.058'	201.660'	N 36°52'51" W	39°16'44"
19	272.000'	106.958'	54.179'	106.270'	N 45°15'18" W	22°31'49"
20	272.000'	79.511'	40.041'	79.228'	N 25°36'56" W	16°44'55"
21	328.000'	64.816'	32.514'	64.710'	N 22°54'09" E	11°19'20"
22	15.000'	23.563'	15.001'	21.214'	S 27°45'39" W	90°00'16"
23	15.000'	23.561'	14.999'	21.212'	S 62°14'20" E	89°59'42"
24	729.000'	86.514'	43.338'	86.464'	N 69°21'49" E	06°47'59"
25	757.000'	89.773'	44.939'	89.720'	N 69°21'41" E	06°47'41"
26	785.000'	93.153'	46.659'	93.098'	N 69°21'48" W	06°47'57"
27	772.000'	92.470'	46.290'	92.415'	S 69°23'43" W	06°51'46"
28	800.000'	181.634'	91.209'	181.244'	N 72°28'06" E	13°00'31"
29	828.000'	94.111'	47.196'	94.060'	S 69°13'12" W	06°30'44"
30	828.000'	93.880'	46.990'	93.829'	N 75°43'28" E	06°29'47"
31	772.000'	82.806'	41.443'	82.767'	N 75°53'59" E	06°08'44"
31A	772.000'	18.604'	9.302'	18.516'	N 69°16'52" W	01°22'52"
32	55.000'	71.860'	42.096'	66.857'	S 22°09'41" W	74°51'36"
33	55.000'	71.814'	42.139'	66.900'	N 52°43'35" W	74°48'57"
34	55.000'	84.119'	52.771'	76.157'	S 46°00'02" W	87°37'48"
35	15.000'	20.103'	11.886'	18.632'	S 40°34'44" W	76°47'13"
36	15.000'	23.562'	15.000'	21.213'	S 27°45'31" W	90°00'00"
37	15.000'	23.562'	15.000'	21.213'	N 62°14'29" W	90°00'00"
38	438.688'	106.295'	53.409'	106.035'	S 79°42'00" W	13°52'58"
39	410.688'	99.510'	50.000'	99.267'	S 79°42'00" W	13°52'58"
40	382.688'	92.726'	46.591'	92.499'	S 79°42'00" W	13°52'58"
41	15.000'	12.719'	6.770'	12.341'	S 69°04'02" E	48°34'58"
42	50.000'	91.217'	64.607'	79.083'	S 87°53'39" W	104°31'37"
43	50.000'	59.439'	33.796'	56.000'	S 03°21'31" E	68°06'42"

PLAT A SUBDIVISION CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
44	NOT USED					
45	50.000'	91.217'	64.607'	79.083'	S 89°40'40" E	104°31'37"
46	15.000'	12.719'	6.770'	12.341'	S 87°21'00" W	48°34'58"
47	328.000'	93.556'	47.098'	93.239'	N 09°04'17" W	16°20'28"
48	328.000'	26.046'	13.030'	26.039'	N 01°22'34" E	04°32'59"
49	300.000'	109.392'	55.310'	108.787'	S 08°47'43" E	20°53'32"
50	272.000'	99.182'	50.148'	98.634'	N 08°47'43" W	20°53'32"
51	272.000'	290.750'	161.006'	277.104'	N 34°16'25" E	61°14'43"
52	300.000'	116.834'	59.167'	116.097'	S 14°48'28" W	22°18'40"
53	328.000'	127.739'	64.689'	126.933'	S 14°48'28" W	22°18'40"
54	15.000'	22.997'	14.445'	20.810'	S 17°57'22" E	87°50'29"
55	372.000'	182.591'	93.386'	181.152'	N 75°58'08" W	28°07'04"
56	400.000'	191.886'	97.826'	190.051'	S 76°19'09" W	27°29'08"
57	428.000'	138.604'	69.914'	137.999'	N 70°10'07" W	18°33'17"
58	15.000'	20.602'	12.288'	19.031'	S 79°45'41" W	78°41'41"
59	300.000'	39.055'	19.555'	39.027'	S 29°41'39" W	07°27'32"
60	300.000'	36.602'	18.324'	36.579'	S 36°55'07" W	06°59'26"
61	328.000'	58.039'	29.095'	57.963'	S 49°28'59" W	10°08'18"
62	300.000'	165.808'	85.081'	163.706'	N 56°14'51" E	31°40'01"
63	272.000'	34.108'	17.076'	34.085'	S 68°29'19" W	07°11'05"
64	328.000'	123.245'	62.358'	122.521'	S 61°19'00" W	21°31'45"
65	15.000'	23.562'	15.000'	21.213'	S 27°45'39" W	90°00'00"
66	428.000'	58.468'	29.280'	58.423'	N 14°00'19" W	07°49'35"
67	400.000'	100.442'	50.487'	100.179'	N 17°43'51" W	14°23'14"
68	372.000'	114.606'	57.761'	114.154'	N 09°05'35" W	17°39'06"
69	15.000'	23.562'	15.000'	21.213'	N 62°59'08" W	90°00'00"
70	678.000'	47.275'	23.647'	47.265'	S 74°04'45" W	03°59'42"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
71	650.000'	45.323'	22.671'	45.313'	S 74°04'43" W	03°59'42"
72	622.000'	104.949'	52.600'	104.825'	N 76°54'53" E	09°40'03"
73	650.000'	33.507'	16.807'	33.503'	N 77°33'26" E	02°57'45"
74	15.000'	19.987'	11.792'	18.541'	N 37°54'18" E	76°20'36"
75	15.000'	12.719'	6.770'	12.341'	S 24°33'31" E	48°34'58"
76	50.000'	45.489'	24.455'	43.936'	N 22°47'12" W	52°07'35"
77	50.000'	65.108'	38.254'	60.763'	N 40°41'42" E	74°36'15"
78	50.000'	67.547'	40.060'	62.526'	N 63°11'06" W	77°24'10"
79	50.000'	63.579'	36.863'	59.341'	S 11°54'57" W	72°47'57"
80	15.000'	12.719'	6.770'	12.341'	S 24°01'27" W	48°34'58"
81	15.000'	25.246'	16.786'	22.370'	S 48°28'58" E	96°25'51"
82	650.000'	48.568'	24.194'	48.355'	N 81°10'13" E	04°16'48"
83	622.000'	86.677'	43.409'	86.595'	N 77°59'04" E	07°59'04"
84	650.000'	72.657'	36.517'	72.918'	S 86°31'02" W	06°25'51"
85	678.000'	76.100'	38.090'	76.060'	S 86°31'02" W	06°25'51"
86	15.000'	23.562'	15.000'	21.213'	N 45°43'58" E	90°00'00"
87	15.000'	23.193'	21.193'	21.213'	N 45°43'58" E	87°00'00"
122	15.000'	11.438'	6.013'	11.163'	N 61°24'18" E	43°41'27"
123	15.000'	12.719'	6.770'	12.341'	N 72°27'30" W	48°34'58"
124	50.000'	91.217'	64.607'	79.083'	N 79°34'11" E	104°31'37"
125	50.000'	81.912'	53.524'	73.075'	N 61°39'30" E	93°53'57"
126	50.000'	64.444'	37.574'	60.075'	N 09°37'03" W	73°50'51"
127	328.000'	88.048'	44.290'	87.784'	N 64°12'38" W	15°22'50"
128	120.000'	7.347'	3.674'	7.345'	N 17°43'51" W	03°30'14"
129	120.000'	15.443'	7.732'	15.432'	N 37°09'59" W	7°22'24"

LEGEND

- 10' DRAINGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) AS SHOWN ON THIS PLAT
- FIRE HYDRANT
- MONUMENT TO BE SET
- STREET LIGHT
- EACH LOT CORNER SET WITH REBAR & CAP
- Y 768312.69 X 1916126.74 STATE PLANE COORDINATES
- CONSERVATION EASEMENT AND/OR BULL RIVER DITCH EASEMENT

PRIVATE AND PUBLIC CONSERVATION AREAS

These areas have been deemed to include land features which are either environmentally or historically unique, and which if modified or altered, would alter the nature and character of the community in an adverse manner. These conservation areas include natural water courses, old growth wooded areas, and topographically unique land features, which should be preserved for their inherent beauty and value. The conservation areas are to remain in their natural state. Vegetation in these areas cannot be removed or modified except to remove dead fall of diseased or dying plants. Additional planting of indigenous plants which will enhance the conservation areas shall be allowed. No permanent structures may be constructed in the Conservation Areas.

Owners of Lots encumbered by the Private Conservation Areas shall take title to their Lots subject to these the Private Conservation Area restrictions. The area in the Private Conservation Areas shall not be subject to public access and shall be owned in fee simple by the Lot Owner.

Owners of Lots encumbered by the Public Conservation Areas shall take title to their Lots subject to these the Public Conservation Area restrictions. The area in the Public Conservation Areas shall be accessible by the public, however the property shall be owned in fee simple by the Lot Owner. Lot Owners shall not in any way inhibit or impair public access to the Public Conservation Area.

SCALE: 1"=100'

SITE LOCATION

VICINITY MAP

LOT NUMBERS 2, 12, 27, 28, 39, & 40 HAVE NO ACCESS ON 6000 WEST.

LOT #	ADDRESS
1	11299 North 6000 West
2	6021 West 11360 North
3	6037 West 11360 North
4	6065 West 11360 North
5	6087 West 11360 North
6	6107 West 11360 North
7	6131 West 11360 North
8	6151 West 11360 north
9	6156 West 11360 North or 11377 North 6130 West
10	6102 West 11360 North
11	6096 West 11360 North
12	6033 West 11400 North
13	6043 West 11400 North
14	6069 West 11400 North
15	6091 West 11400 North
16	6115 West 11400 North or 11394 North 6130 West
17	6159 West 11400 North
18	6181 West 11400 North
19	6195 West 11400 North
20	6196 West 11400 North
21	6174 West 11400 North
22	6152 West 11400 North or 11411 North 6130 West
23	11422 North 6130 West or 6118 West 11400 North
24	6094 West 11400 North
25	6072 West 11400 North
26	6048 West 11400 North
27	6036 West 11400 North
28	6017 West 11500 North
29	6039 West 11500 North
30	6087 West 11500 North
31	6097 West 11500 North
32	6117 West 11500 North
33	11115 North 6130 West or 6149 West 11500 North
34	6138 West 11500 North
35	6112 West 11500 North or 11507 North 6090 West
36	6074 West 11500 North or 10518 North 6090 West
37	6044 West 11500 North or 11511 North 6030 West
38	11529 North 6030 West
39	11528 North 6030 West
40	6018 West 11500 North or 11516 North 6030 West

SURVEYORS CERTIFICATE

I, KENNETH W. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 158397 AS PRESCIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE-AFTER TO BE KNOWN AS DRY CREEK SUBDIVISION- PHASE 1, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

I FURTHER CERTIFY THAT ALL LOTS MEET THE MINUMUM FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 6000 WEST STREET, SAID POINT BEING LOCATED N. 00°16'02" W. 500.599 FEET ALONG THE CENTER OF SECTION LINE AND S. 89°43'58" W. 32.769 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S. 85°30'58" W. 451.772 FEET; THENCE S. 86°04'32" W. 277.118 FEET; THENCE N. 01°49'36" W. 40.253 FEET; THENCE S. 85°20'44" W. 325.214 FEET; THENCE N. 00°03'40" W. 449.491 FEET; THENCE N. 81°43'19" W. 273.782 FEET; THENCE N. 00°03'40" W. 581.848 FEET; THENCE S. 72°34'59" E. 157.327 FEET; THENCE S. 77°41'10"E. 152.642 FEET; THENCE N. 00°03'40" W. 284.806 FEET; THENCE N. 58°14'55" E. 92.657 FEET; THENCE N. 00°03'40" W. 168.096 FEET; THENCE N. 89°59'10" E. 120.720 FEET; THENCE N. 78°38'12" E. 215.511 FEET; THENCE N. 23°43'56" E. 122.253 FEET; THENCE N. 89°43'58" E. 160.068 FEET; THENCE N. 00°16'02" W. 188.008 FEET; THENCE N. 89°43'58" E. 394.506 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6000 WEST STREET, AND BEARING THENCE S. 00°22'41" E. 1797.368 FEET ALONG SAID WEST RIGHT-OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 1,844,598.2 SQUARE FEET OR 42.35 ACRES MORE OR LESS.

BASIS OF BEARING BEING FROM THE SOUTH**WEST** CORNER OF SECTION 26 TO THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WHICH HAS A BEARING OF SOUTH 89°59'04" EAST.

LICENSED PROFESSIONAL LAND SURVEYOR — No. 158397 KENNETH W. WATSON — STATE OF UTAH

LICENSED PROFESSIONAL ENGINEER — No. 152300 KENNETH W. WATSON — STATE OF UTAH

4-2-97
DATE

KENNETH W. WATSON, P.E. & L.S.
REG. PROFESSIONAL ENGINEER (#152300)
REG. PROFESSIONAL LAND SURVEYOR (#158397)

OWNER'S DEDICATION

Know all men by these presents that_____, the_____undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DRY CREEK SUBDIVISION-PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof_____have hereunto set_____this 4th day of April A.D., 19 97.

DRY CREEK ESTATES, L.C., a Utah Limited Liability Company

By: Robert L Mendenhall
ROBERT L. MENDENHALL, Manager

By: Richard L.K. Mendenhall
RICHARD L.K. MENDENHALL, Manager

By: James C Yates
JAMES C. YATES, Manager

DRY CREEK HIGHLANDS, L.C., a Utah Limited Liability Company

By: Robert L Mendenhall
ROBERT L. MENDENHALL, Manager

By: Paul W Mendenhall
PAUL W. MENDENHALL, Manager

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the _____day of _____A.D., 19_____personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the _____day of _____A.D., 19_____personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the 4th day of April A.D., 19 97 personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signer(s) of the above Owner's dedication, Four in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 11/22/98 _____
NOTARY PUBLIC
RESIDING IN Utah COUNTY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the _____day of _____A.D., 19_____personally appeared before me, the undersigned Notary Public, in and for said County of in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

DRY CREEK
SUBDIVISION-PHASE 1

LOCATED IN THE SOUTHWEST 1/4 OF SECT. 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.&M.
UTAH COUNTY, UTAH

No.	Revision	By	Date
6	Rev. Springhill Lane & Bndry. Descr.	D.R.B.	4-23-97
5	LOT LINE MOD. (LOT 69)	CEA	3/27/97
4	PLAT MODIFICATIONS (AS PLATTED)	CEA	3/27/97
3	NAME CHANGES (PHASE)	CEA	3/21/97
2	6000 WEST REVISIONS	CEA	3/07/97
1	R-O-W REVISIONS	CEA	12/17/96

Project Number EW640295
Designed By AAT
Drawn By JVW/CEA
Checked By AAT Date 4/02/97

ECKHOFF WATSON AND PREATOR ENGINEERING
1121 EAST 3900 SOUTH, SUITE C-100, S.L.C., UTAH (801) 261-0090
ENGINEERS PLANNERS SURVEYORS SALT LAKE CITY

PLANNING COMMISSION

APPROVED THIS 7th DAY OF January A.D., 19 97 BY HIGHLAND CITY PLANNING AND ZONING COMMISSION

Jesse R. Adamson
CHAIRMAN, HIGHLAND CITY PLANNING AND ZONING

BOARD OF HEALTH

APPROVED THIS_____DAY OF_____A.D., 19_____

DIRECTOR UTAH COUNTY BOARD OF HEALTH

HIGHLAND CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

4-3-97 Boyd A Wilson
DATE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____ DAY OF _____A.D., 19_____

HIGHLAND CITY ATTORNEY

HIGHLAND CITY COUNCIL

PRESENTED TO THE HIGHLAND CITY COUNCIL THIS 7th DAY OF February A.D., 19 97, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: Recorder — Ed Scott — MAYOR

RECORDED

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF

DATE_____TIME_____BOOK_____PAGE_____

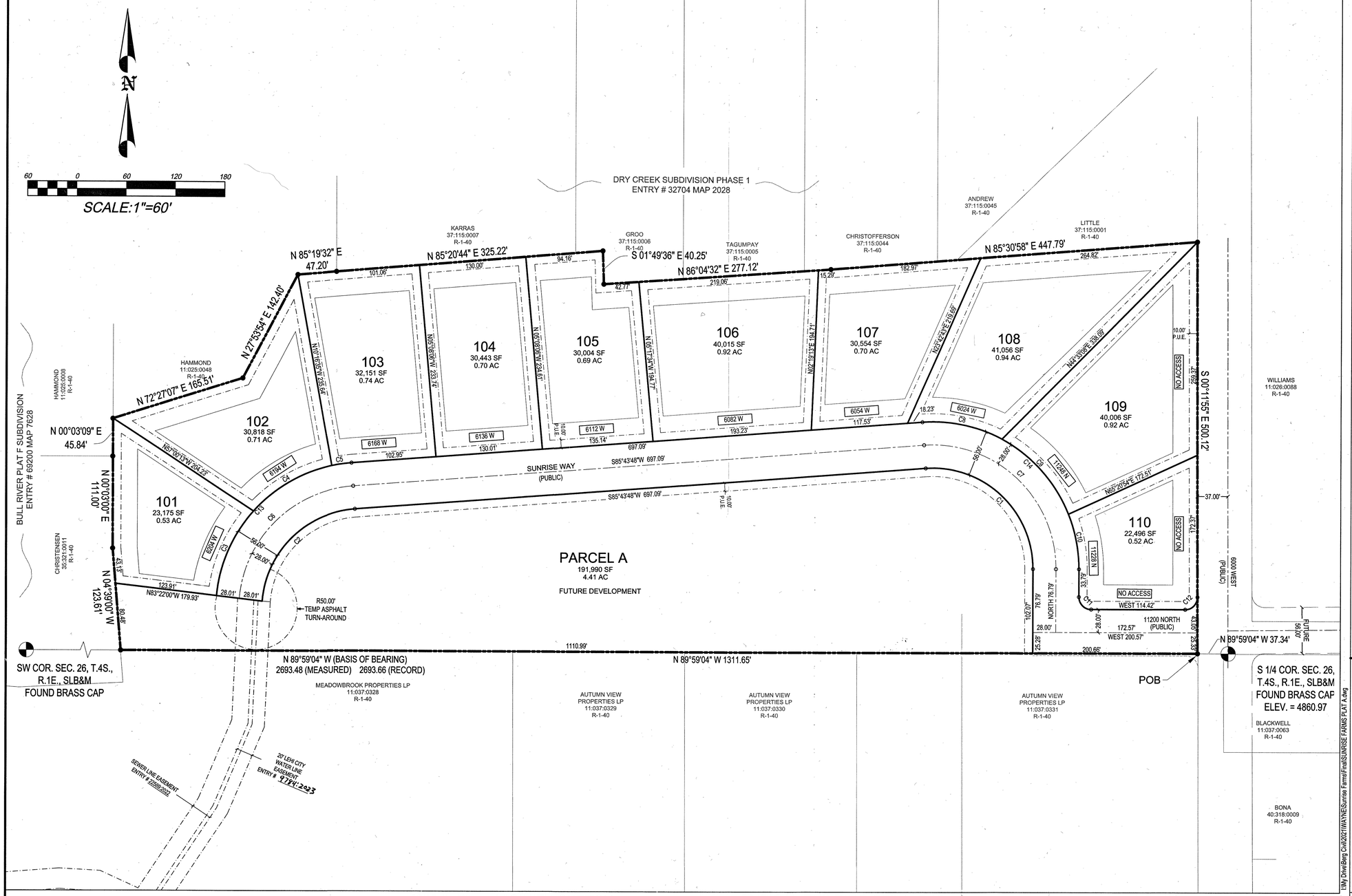
FEE $_____ _____
UTAH COUNTY RECORDER

RECORDED FOR HIGHLAND CITY

7028-83

B57/DRY1

SW1/4 SEC 26, T4S, R1E, SLB&M
E1/2 SW1/4
FU-045-29AP97 OK TWD



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Oct. 20, 2022 — DATE

SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 89°59'04" W 37.34 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 26 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE N 89°59'04" W 1311.65 FEET; THENCE N 04°39'00" W 123.61 FEET; THENCE N 00°03'00" E 111.00 FEET; THENCE N 00°03'00" E 45.84 FEET; THENCE N 72°27'07" E 165.51 FEET; THENCE N 27°53'54" E 142.40 FEET; THENCE N 85°19'32" E 47.20 FEET; THENCE N 85°20'44" E 325.22 FEET; THENCE S 01°49'36" E 40.25 FEET; THENCE N 86°04'32" E 277.12 FEET; THENCE N 85°30'58" E 447.79 FEET; THENCE S 00°11'55" E 500.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 590,938 SF OR 13.57 AC

ENT 17170:2023 Fee 0 12687
ANDREA ALLEN
UTAH COUNTY, RECORDER
2023 Mar 21 9:55 am FEE 72.00 BY AR
RECORDED FOR HIGHLAND CITY

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS 20 DAY OF October A.D. 20 22

BY: ISRAEL PATTERSON, MANAGER PATTERSON DEVELOPMENT, LLC

BY: ANDREW PATTERSON, MANAGER PATTERSON DEVELOPMENT, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE 20 DAY OF October, A.D. 20 22 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

NOTARY FULL NAME Marie A. Caras, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER 709769 MY COMMISSION EXPIRES 1/12/2024

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF AUGUST, A.D. 20 21

APPROVED BY MAYOR

APPROVED — CITY ENGINEER (SEE SEAL BELOW)

ATTEST — CLERK-RECORDER

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 14th DAY OF MARCH, 20 23

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF APRIL, 20 21

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIR

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binging Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on this property by the legislative body of Highland City, which are in addition to the Development Code, are as follows:

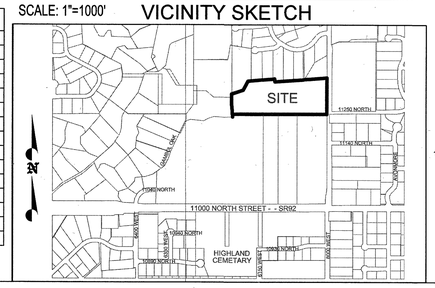
1) 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
4) Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.
5) Future development Parcel A was not included in drainage calculations. Runoff from this Parcel A may not be allowed to flow North to roadway.
6) Any future development will require looping of the 10" water line within the project.
7) Any future development on the south side of sunrise way will require a mill and overlay after the installation of laterals and service lines to future lots.

CURVE TABLE

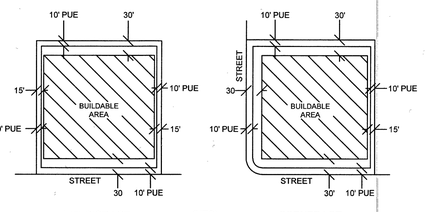
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	122.00	200.73	94°16'12"	178.84	N 47°08'06" W
C2	122.00	172.97	81°13'57"	158.84	S 45°06'49" W
C3	178.00	114.21	36°45'46"	112.26	N 23°33'04" E
C4	178.00	111.82	35°59'36"	109.99	N 59°55'45" E
C5	178.00	24.25	07°48'15"	24.22	N 81°49'40" E
C6	122.00	172.97	81°13'57"	158.84	N 45°06'49" E
C7	122.00	200.73	94°16'12"	178.84	S 47°08'06" E
C8	178.00	100.45	32°19'59"	99.12	S 78°06'13" E
C9	178.00	124.07	39°56'16"	121.58	S 41°58'06" E
C10	178.00	68.35	21°59'58"	67.93	S 10°59'59" E
C11	15.00	23.56	90°00'00"	21.21	S 45°00'00" E
C12	15.00	23.61	90°11'55"	21.25	N 44°54'02" E
C13	178.00	250.28	80°33'37"	230.16	N 45°26'59" E
C14	178.00	292.87	94°16'12"	260.93	S 47°08'06" E

SCALE: 1"=1000'

VICINITY SKETCH



TYPICAL BUILDING SETBACKS



TABULATIONS

EXISTING ZONING	R-1-40,000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0166F
EFFECTIVE DATE:	JUNE 19, 2020

OWNER

MEADOWBROOK PROPERTIES, LP
11038 N. HIGHLAND BLVD
HIGHLAND, UT 84003
(801) 492-3400

ENGINEER

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SUNRISE FARMS

PLAT "A"

LOCATED IN THE SW 1/4 OF SECTION 26, T4S, R1E, SLB&M

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL — AARON D. THOMAS 6418780 — 10-20-22 — STATE OF UTAH

CITY ENGINEER SEAL — HIGHLAND CITY — CITY ENGINEER — STATE OF UTAH

CLERK-RECORDER SEAL

12687

Sec 26, T4S, R1E, SLB&M TU-045 SM

I:\My Drive\Berg Civil\2021\WIP\NE\Sunrise Farms\Final\SUNRISE FARMS PLAT A.dwg

CITY COUNCIL AGENDA REPORT
ITEM #5c

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Chris Trusty, City Engineer/Public Works Director
SUBJECT:	Award of Mitchell Hollow Trail Construction Bid
TYPE:	General City Management

PURPOSE:
The City Council will consider awarding a bid to VANCON Inc. in the amount of $2,025,100 for the construction of the Mitchell Hollow Trail.

STAFF RECOMMENDATION:
Staff recommends awarding a bid to VANCON Inc. in the amount of $2,025,100 which includes a 10% contingency for the construction of the Mitchell Hollow Trail.

PRIOR COUNCIL DIRECTION:
On June 4, 2024, the City Council approved an award to Consor for the design of the Mitchell Hollow Trail project. Subsequently, the Council approved a change order with Consor on the design contract on April 15, 2025. The City's FY2026 budget includes funding for this trail as previously approved by council.

BACKGROUND:
The City has been awarded by Mountainland Association of Governments (MAG) $2,527,050 to construct the Mitchell Hollow Trail. The funds for construction were made available in calendar year 2025. An Interlocal Agreement with Utah County will be presented for consideration to the Council to provide for reimbursement of expenses associated with the trail, minus the City portion of 6.77%. See below for a break down of funding and expenses for this project.

MAG via Utah County	$2,355,969
Highland 6.77% match	$171,081
TOTAL FUNDED	$2,527,050
Design Cost	$189,170
Construction Bid Award	$2,025,100
Construction Management	$10,000
AMOUNT COMMITTED	$2,224,270

BALANCE $302,780

While the original plan was to construct the trail to the Utah County equestrian park, one large property owner on 9600 North, the Dean's, has declined to provide the City with an easement through their property to construct the trail. As an alternative to ending the trail at 9600 North, the City would prefer to make improvements to 9600 North from the trail to an existing sidewalk to allow for a continuous flow to the equestrian park. The City has been negotiating with the Dean's and the Paxman's immediately to their west to acquire property frontage and install a sidewalk in alignment with the existing sidewalk farther west. Once the City works through these negotiations, staff will likely present a property exchange to the City Council for approval. The costs for the sidewalk improvements are not included in the bid award being presented to council tonight and would need to be approved as a change order at a future City Council meeting if it is in excess of the 10% contingency.

The low bid for this project was VANCON with a bid of $1,841,000. Below is a summary of the bids received by the city:

CONTRACTOR	BID AMOUNT		CONTRACTOR	BID AMOUNT
ACME	$1,998,610.50		MARATHON	$1,981,120.73
BLACK FOREST	$2,223,880.50		STRONG SOLUTIONS	$2,590,694.00
GENEVA ROCK	$2,144,974.00		TAYLOR	$2,090,569.36
GOT DIRT	$1,889,470.00		TWO RIVERS	$1,996,658.00
JLR CONTRACTORS	$2,397,950.00		VANCON	$1,841,000
LANDMARK	$1,961,232.90			

FISCAL IMPACT:
Funding for this project is included in GL# 40-40-76 Trails within the Parks Capital Fund for the FY2026 budget.

MOTION:
I move that City Council approve the bid award to VANCON Inc. in the amount up to $2,025,100 for the construction of the Mitchell Hollow Trail.

ATTACHMENTS:
1. Mitchell Hollow Trail Plans Updated 12.10.2025

MITCHELL HOLLOW PHASE 1

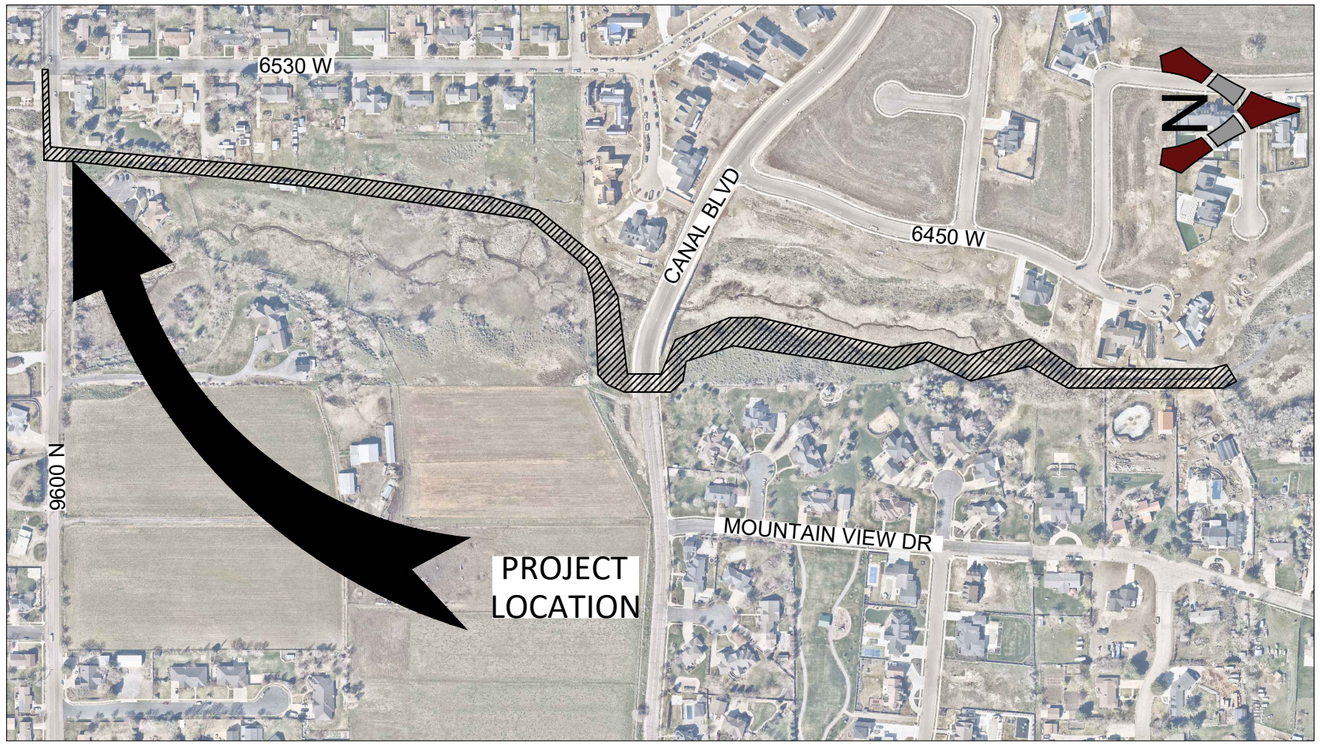
100% PLANS

OCTOBER 17, 2025

HIGHLAND CITY

HIGHLAND PUBLIC WORKS DEPARTMENT
5400 W CIVIC CENTER DRIVE
HIGHLAND, UT 84003
TEL: (801) 772-4515

SHEET INDEX	
SHEET #	**SHEET NAME**
C-00	COVER
SC-01	SURVEY CONTROL
A-01	LEGEND AND ABBREVIATIONS
GN-01 - GN-03	GENERAL NOTES
HC-01	HORIZONTAL CONTROL
CR-01	CROSS REFERENCE
TS-01 - TS-04	TYPICAL SECTION
RM-01 - RM-07	REMOVAL
PP-01 - PP-07	PLAN & PROFILE
WPP-01 - WPP-03	WALL PLAN AND PROFILE
DT-01 - DT-04	DETAIL
BW-01 - BW-05	BOARDWALK



VICINITY MAP SCALE: N.T.S.

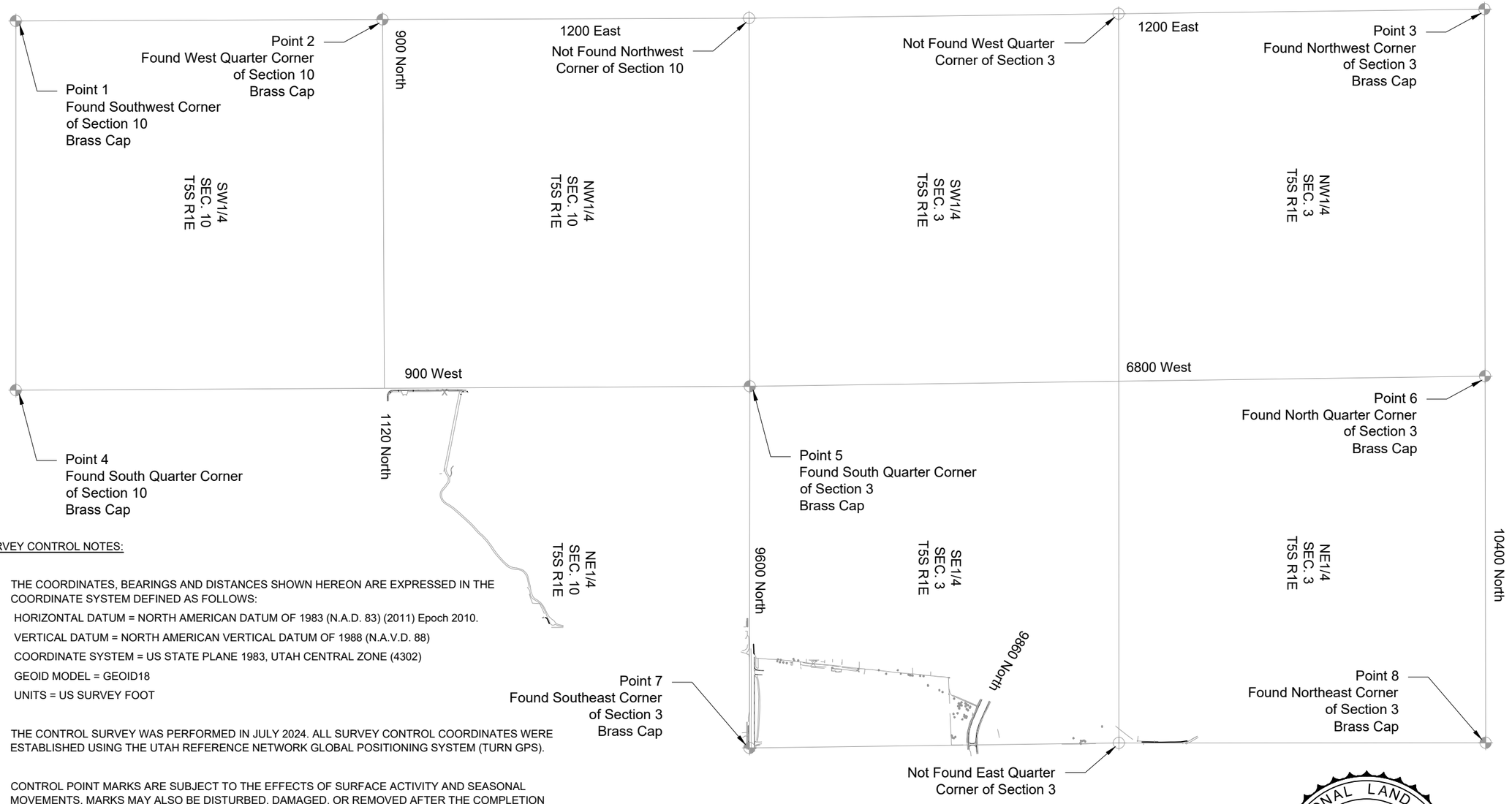
HIGHLAND CITY
CONSTRUCTION STANDARDS
https://www.highlandut.gov/200/Construction-Standards-Specifics

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
10/17/2025
ELECTRONIC SEAL
STATE OF UTAH

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW
811

ENGINEERING MANAGER: _____
CHRIS TRUSTY

PARKS DIVISION MANAGER/
PROJECT MANAGER: _____
JOSH CASTLEBERRY



SURVEY CONTROL NOTES:

1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE EXPRESSED IN THE COORDINATE SYSTEM DEFINED AS FOLLOWS:
   HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (N.A.D. 83) (2011) Epoch 2010.
   VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)
   COORDINATE SYSTEM = US STATE PLANE 1983, UTAH CENTRAL ZONE (4302)
   GEOID MODEL = GEOID18
   UNITS = US SURVEY FOOT

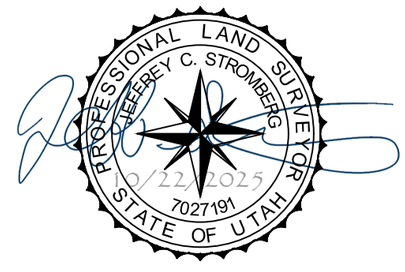
2. THE CONTROL SURVEY WAS PERFORMED IN JULY 2024. ALL SURVEY CONTROL COORDINATES WERE ESTABLISHED USING THE UTAH REFERENCE NETWORK GLOBAL POSITIONING SYSTEM (TURN GPS).

3. CONTROL POINT MARKS ARE SUBJECT TO THE EFFECTS OF SURFACE ACTIVITY AND SEASONAL MOVEMENTS. MARKS MAY ALSO BE DISTURBED, DAMAGED, OR REMOVED AFTER THE COMPLETION OF THIS SURVEY. CONTROL POINT POSITIONS SHOULD BE FIELD VERIFIED PRIOR TO SUBSEQUENT SURVEY ACTIVITIES.

PRIMARY CONTROL POINTS BASED ON THE UTAH REFERENCE NETWORK GLOBAL POSITIONING SYSTEM (TURN GPS)

NAME	LATITUDE	LONGITUDE	STATE PLANE NORTHING	STATE PLANE EASTING	ELEVATION	DESCRIPTION
1	40°23'30.00805"N	111°49'48.66511"W	7311566.494	1548447.028	4566.85	FOUND SW COR SEC 10 COUNTY TIE# 42-16
2	40°23'56.17040"N	111°49'48.92645"W	7314213.965	1548436.636	4653.02	FOUND W 1/4 SEC 10 COUNTY TIE# 42-15
3	40°25'14.79762"N	111°49'50.27891"W	7322170.810	1548361.403	4728.54	FOUND NW COR SEC 03 COUNTY TIE# 42-12
4	40°23'30.09745"N	111°49'14.19863"W	7311565.841	1551113.841	4611.08	FOUND S 1/4 SEC 10 COUNTY TIE# 43-16
5	40°24'22.48024"N	111°49'14.81030"W	7316866.642	1551085.450	4771.64	FOUND S 1/4 SEC 03 COUNTY TIE# 43-14
6	40°25'14.93654"N	111°49'16.00238"W	7322175.125	1551012.387	4808.42	FOUND N 1/4 SEC 03 COUNTY TIE# 43-12
7	40°24'22.53144"N	111°48'41.03476"W	7316862.690	1553698.193	4762.44 **	FOUND SE COR SEC 03 COUNTY TIE# 44-14
8	40°25'15.07045"N	111°48'41.75746"W	7322179.410	1553660.797	4821.47	FOUND NE COR SEC 03 COUNTY TIE# 44-12

** = PROJECT BENCHMARK



0 800 1600 Feet

		BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

CHECKED BY RMP
DRAWN BY JCS
DATE 11/06/25

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW TRAIL

PROJECT

D241185UT.00

PROJECT NUMBER

SURVEY CONTROL SHEET

SHEET SC-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Survey\D241185UT.00_ExTopo.dwg Nov 06, 2025 - 11:20am

SYMBOL LEGEND

DESCRIPTION	EXIST.	PROP.
SANITARY SEWER		
CLEANOUT		
SS MANHOLE		
SS VALVE		
SS METER		
SEWER STUB		
STORM DRAIN		
CATCH BASIN		
STORM DRAIN MANHOLE		
SD CLEAN OUT BOX		
FLARE END		
COMMUNICATION		
TELE. MANHOLE		
TELE. PEDESTAL		
TELE. POLE		
COMM. PEDESTAL		
CABLE TV		
DOMESTIC WATER		
FIRE HYDRANT		
SPIGOT		
WATER MANHOLE		
WATER METER		
WATER VALVE		
YARD HYDRANT		
ELECTRIC		
ELEC. MANHOLE		
ELEC. METER		
ELEC. TRANS.		
JUNCTION BOX		
GUY WIRE		
POWER STUB		
UTILITY POLE		
STREET LIGHT		
STREET LIGHT WITH ARM		
TRAFFIC SIGNAL POLE		

DESCRIPTION	EXIST.	PROP.
IRRIGATION		
IRRIGATION VALVE		
IRRIGATION VALVE BOX		
SPRINKLER		
IRRIGATION GATE		
NATURAL GAS		
GAS METER		
GAS VALVE		
GAS MANHOLE		
SITE		
BOLLARD		
BOULDER		
DRINKING FOUNTAIN		
FLAGPOLE		
GATE		
MAIL BOX		
PEDESTRIAN SIGNAL		
SCHOOL SIGN		
SIGN		
SPOT ELEVATION		
TREE (SHRUB)		
TREE		
TEST HOLE		
WELL		
WELL (MONITORING)		
SURVEY		
CAP		
CTRL PT		

LINE LEGEND

DESCRIPTION	EXIST.	PROP.
STORM DRAIN	sd	SD
DRAIN LINE	dl	DL
SANITARY SEWER	ss	SS
WATER	w	W
IRRIGATION	irr	IRR
NATURAL GAS	g	G
OVERHEAD POWER	ohp	OHP
UNDERGROUND POWER	up	UP
OVERHEAD TELEPHONE	oht	OHT
UNDERGROUND TELEPHONE	ut	UT
FIBER OPTIC	f/o	F/O
CABLE TELEVISION	ctv	CTV
FENCE	x	x
DITCH		
MAJOR CONTOUR	2520	2520
MINOR CONTOUR	2518	2518
TOP OF BANK	tob	TOB
TOE OF SLOPE	toe	TOE
PROPERTY LINE		
PROPERTY LINE (OPTIONAL)		
RIGHT OF WAY	r/w	R/W
TEMPORARY EASEMENT	t/e	T/E
PERMANENT EASEMENT	p/e	P/E
PROPERTY EASEMENT	pe	PE
ROAD SHOULDER		
ROAD CENTERLINE		
ROAD ASPHALT		
ROAD GRAVEL	eg	EG
ROAD DIRT		
CURB AND GUTTER		
CUT	cut	CUT
FILL	fill	FILL
UNDERGROUND CABLE	uc	UC
T.C.E.	tce	TCE
EDGE OF ASPHALT	eoa	EOA

ABBREVIATIONS

ABBREV.	TERM
A	GRADE CHANGE
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBLE DESIGN
ALUM	ALUMINUM
AP	ANGLE POINT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ASR	AQUIFER STORAGE AND RECOVERY PROJECT
ASSY	ASSEMBLY
A.S.T.M	AMERICAN SOCIETY FOR TESTING AND MATERIALS
∠	ANGLE
@	AT (MEASUREMENTS)
BC	BEGINNING OF CURVE
BFS	BEGIN FULL SUPER
BLDG	BUILDING
B.M.	BENCH MARK
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOA	BEGINNING OF ALIGNMENT
BP	ALIGNMENT BEGINNING
BREAK	GRADE BREAK
BSC	BITUMINOUS SURFACE COURSE
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BVP	PROFILE START
BOW	BOTTOM OF WALL
B.W.	BOTH WAYS
C	CHANNEL (STRUCTURAL)
CB	CATCH BASIN
CJ	CONTROL JOINT
℄	CENTER LINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPLG	COUPLING
CTR	CENTER
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG OR °	DEGREE
DET OR DTL	DETAIL
DIA OR Ø	DIAMETER
D.I.P.	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EA	EACH
EC	END OF CURVE
EFS	END FULL SUPER
ELB	ELBOW
ELEV OR ELE	ELEVATION
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EOA	END OF ALIGNMENT

ABBREVIATIONS

ABBREV.	TERM
EP	ALIGNMENT END
EVP	PROFILE END
E.W.	EACH WAY
EXIST	EXISTING
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FS	FINISH SURFACE
FT OR '	FEET
FTG	FOOTING
FSW	FRONT OF SIDEWALK
FWK	CONCRETE FLATWORK
GALV	GALVANIZED
GB	GRADE BREAK
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN. OR "	INCH
INV.	INVERT
K	CURVE COEFFICIENT
KSI	KIPS PER SQUARE INCH
LT	LEFT
LB	LINE BEGINNING
LB OR #	POUND
LC	LEVEL CROWN
LE	LINE END
LF	LINEAL FEET
LN	LINEAL
LP	LOW POINT
LSM	LOW SHOULDER MATCH
MAN	MANUAL
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NO. OR #	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PGL	PROFILE GRADE LINE
PI	TANGENT-TANGENT INTERSECT
PL OR ℄	PLATE OR PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	END OF CURVE
PVC	POLYVINYL-CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION

ABBREVIATIONS

ABBREV.	TERM
R	RADIUS
R&R	REMOVE & REPLACE
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REQ OR REQ'D	REQUIRED
REV	REVISION
R/W	RIGHT-OF-WAY
RT	RIGHT
S	SLOPE
SBO	SHOULDER BREAKOVER
SCH	SCHEDULE
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SPI	REVERSE SPIRAL INTERSECT
SPEC	SPECIFICATION
SS_LRB	SIMPLE SPIRAL LARGE RADIUS AT BEGINNING
SS_LRE	SIMPLE SPIRAL LARGE RADIUS AT END
SS_SRB	SIMPLE SPIRAL SMALL RADIUS AT BEGINNING
SS_SRE	SIMPLE SPIRAL SMALL RADIUS AT END
ST	SPIRAL-TANGENT INTERSECT
STA	STATION
STD	STANDARD
STL	STEEL
ST STL	STAINLESS STEEL
SS	SPIRAL-SPIRAL INTERSECT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TFC	TOP FACE OF CONCRETE
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PIPE
TOW	TOP OF WALL
TS	TANGENT-SPIRAL INTERSECT OR TYPICAL SECTION
TYP	TYPICAL
VCC	VERTICAL COMPOUND CURVE
VCCE	VCC ELEVATION
VCCS	VCC STATION
VRC	VERTICAL REVERSE CURVE
VRCE	VRC ELEVATION
VRCS	VRC STATION
W	WALL
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
W/REQ'D	WHERE REQUIRED

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

CHECKED BY: DWH
DRAWN BY: JBA
DATE: 10/17/25

CONSOR NORTH AMERICA, INC.
36 E. UTE BOULEVARD, SUITE 300
DRAPER, UT 84020
Tel. 888-451-4822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW TRAIL

PROJECT

D241185UT.00

PROJECT NUMBER

LEGEND & ABBREVIATIONS

SHEET A-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Trail Title Sheet.dwg
Oct 17, 2025 - 12:01pm

THE CONTRACTOR SHALL CAREFULLY READ ALL THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

1. GENERAL NOTES

1.1. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BLUE STAKE FOR LOCATION OF ALL UTILITIES. 1-800-662-4111.

1.2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION AND ENSURE THEY REMAIN IN PLACE AND OPERATIONAL. UNLESS OTHERWISE SPECIFIED.

1.3. RESTORE OR PRESERVE ALL EXISTING FENCES, ROADS, AND DITCHES UNLESS OTHERWISE SPECIFIED.

1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS, ONE HARD COPY AND ONE CD WITH CAD FILES, PRIOR TO FINAL PAYMENT.

1.5. SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCES SHALL BE MAINTAINED AT ALL TIMES.

1.6. IF THERE IS A CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL.

1.7. THESE NOTES SHALL BE DEEMED AN ADDENDUM TO THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL STANDARD SPECIFICATIONS. HIGHLAND CITY FOLLOWS THE MOST CURRENT APWA SPECIFICATIONS AND STANDARD PLANS (AVAILABLE AT WWW.APWAUTAH.ORG).

1.8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS.

1.9. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (IE NO CONCRETE).

2. PRECONSTRUCTION

2.1. THE CONTRACTOR SHALL NOTIFY THE HIGHLAND CITY PUBLIC WORKS DEPARTMENT (801-772-4515) A MINIMUM OF THREE (3) WEEKS BEFORE BEGINNING WORK.

2.2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

HIGHLAND CITY PUBLIC WORKS	801-772-4515
BLUE STAKES	811
ROCKY MOUNTAIN POWER	800-469-3981
CENTURY LINK	801-356-6975
COMCAST	435-224-2356
CENTRACOM INTERACTIVE	435-427-3331
ENBRIDGE UTAH	801-324-3970
CENTRAL UT WTR CONSERVANCY DISTRICT	801-226-7193
CENTURYLINK LOCAL NETWORK	801-974-8181
MCI/VERIZON BUSINESS	469-886-4238
UTAH COUNTY	801-851-8665
VERACITY NETWORKS	801-362-0020

2.3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH HIGHLAND CITY, REPRESENTATIVES OF THE CONSULTANT CONSTRUCTION MANAGEMENT TEAM, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES.

3. SCHEDULE

3.1. PRIOR TO CONSTRUCTION THE CONTRACTOR WILL UPDATE HIGHLAND CITY PUBLIC WORKS AND CONSOR NORTH AMERICA INC. AS CHANGES OCCUR IN ACCORDANCE WITH THE SPECIFICATIONS.

3.2. REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR WILL NOT PERMIT OVERTIME WORK OUTSIDE OF REGULAR WORKING HOURS OR THE PERFORMANCE OF WORK ON SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE PUBLIC WORKS DIRECTOR. REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO HIGHLAND CITY NO LATER THAN WEDNESDAY AT 3:30 P.M. FOR SUBSEQUENT WEEKEND. REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO HIGHLAND CITY NO LATER THAN 7:00 A.M. - 2 BUSINESS DAYS PRIOR TO THE HOLIDAY.

3.3. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

4. GENERAL NOTES

4.1. ALL WORK SHALL BE PERFORMED PER HIGHLAND CITY SPECIFICATIONS AND STANDARDS. IN THE EVENT THAT THE MUNICIPALITIES DO NOT OFFER SPECIFICATIONS FOR THE WORK, THE LATEST APWA STANDARDS SHALL APPLY. AS REQUIRED IN THE PLANS MEET UDOT STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.

4.2. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE BEST QUALITY ARE TO BE USED.

4.3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4.4. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

4.5. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.

4.6. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. AWARDING THE CONTRACT TO THE CONTRACTOR AND THE CONTRACTOR SIGNING SAID CONTRACT SHALL CONSTITUTE ACKNOWLEDGEMENT THAT THE CONTRACTOR RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

4.7. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

4.8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR ANY REGULATORY AGENCY.

4.9. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL -SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL ROADWAYS, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS ARE TO BE SUBMITTED BY THE CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION AND HIGHLAND CITY ACCEPTANCE OF THE CONSTRUCTION.

4.10. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY SHALL BE SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.

4.11. ALL CONSTRUCTION WILL CONFORM TO THE MOST CURRENT APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS AND AASHTO, ASTM, AWWA, AND MUTCD STANDARDS, HIGHLAND CITY STANDARDS AND SPECIFICATIONS. WHERE CONFLICTS ARISE, THE MOST STRINGENT CODE WILL APPLY.

4.12. CONTRACTOR SHALL ATTEND ALL PRECONSTRUCTION, CONSTRUCTION CONFERENCES AND WEEKLY MEETINGS.

5. PUBLIC INVOLVEMENT

5.1. HIGHLAND CITY WILL PROVIDE THE CONTRACTOR ANY PERMITS TO ENTER AND CONSTRUCT AS NECESSARY TO PERFORM THE WORK AS DOCUMENTED IN THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING ANY ADDITIONAL PERMITS MADE NECESSARY BY ANY CHANGES TO THE PLANS AFTER CONSTRUCTION BEGINS.

5.2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO HIGHLAND CITY. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

5.3. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY- FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY HIGHLAND CITY PRIOR TO DISTRIBUTION.

6. PLANS

6.1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.

6.2. IN CASE OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS, FIGURED DIMENSIONS SHALL GOVERN.

6.3. IF FOR ANY REASON PROPOSED FACILITIES CANNOT BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, CONTRACTOR SHALL IMMEDIATELY INFORM CONSTRUCTION INSPECTOR AND SHALL NOT BEGIN OR CONTINUE WORK ON THOSE ITEMS. IF THE CONSTRUCTION MANAGEMENT TEAM DETERMINES PLAN REVISIONS ARE NECESSARY, NO WORK SHALL BE PERFORMED ON THE ITEM(S) IN QUESTION UNTIL REVISED PLANS ISSUED BY THE DESIGN ENGINEER ARE APPROVED AND ISSUED FOR CONSTRUCTION BY HIGHLAND CITY PUBLIC WORKS.

6.4. FAILURE OF PLANS OR SPECIFICATIONS TO MENTION SPECIFICALLY THE PROVISION OF ANY ITEM(S), OR PERFORMANCE OF ANY WORK OR PROCEDURE WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SUCH ITEM(S) OR TO PERFORM SUCH WORK OR PROCEDURE.

7. CONSTRUCTION LIMITS

7.1. PROJECT LIMITS - THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY JBA | CHECKED BY DWH | DATE 10/17/25

CONSOR NORTH AMERICA, INC.
38 E. 500 S. "CONSOR"
DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW TRAIL

PROJECT

D241185UT.00

PROJECT NUMBER

GENERAL NOTES

SHEET GN-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Trail Title Sheet.dwg Oct 17, 2025 - 12:01pm

8. CONSTRUCTION SITE

8.1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

8.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL COMPLY WITH ALL PUBLIC SAFETY, STATE, COUNTY, CITY AND OSHA STANDARDS.

8.3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

8.4. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH APWA SPECIFICATION 01 57 00. WATER FOR DUST CONTROL SHALL BE DRAWN FROM AN APPROVED HIGHLAND CITY METERED FIRE HYDRANT.

8.5. THE CONTRACTOR AGREES THAT

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED, ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. OWNER MAY DESIGNATE A LOCATION ADJACENT TO WORK FOR STOCKPILING OF EXCESS SOILS.

G. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.

H. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

9. CONSTRUCTION STAKING

9.1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. CENTERLINE OF TRAIL TO BE APPROVED BY HIGHLAND CITY AND ENGINEER.

9.2. SURVEY CONTROL - CONTRACTOR SHALL PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE).

9.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT; CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS AND HIGHLAND CITY FOR CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS.

10. CONSTRUCTION STAGING

10.1. CONTACT HIGHLAND CITY PROJECT MANAGER FOR CITY APPROVED CONSTRUCTION STAGING AREAS.

10.2. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY HIGHLAND CITY.

10.3. CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT SHALL NOT BE PARKED, PLACED, OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY THAT DOES NOT HAVE THE APPROPRIATE TRAFFIC CONTROL PER THE MUTCD.

11. MAINTENANCE OF TRAFFIC

11.1. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

11.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO HIGHLAND CITY'S STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITION. A PLAN SHALL BE SUBMITTED TO HIGHLAND CITY FOR REVIEW AND ACCEPTANCE TWO WEEKS PRIOR TO CONSTRUCTION.

11.3. CONTRACTOR SHALL IMMEDIATELY REMOVE AND REPLACE DEVICES WHICH ARE DAMAGED, DO NOT FUNCTION PROPERLY, OR ARE DETERMINED BY CONSTRUCTION INSPECTOR TO BE UNSUITABLE FOR THEIR PURPOSE. TRAFFIC CONTROL DEVICES MAY BE REMOVED ONLY UPON APPROVAL OF CONSTRUCTION INSPECTOR.

11.4. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11.5. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE.

11.6. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER OR DESIGNEE.

11.7. HIGHLAND CITY MUST APPROVE ALL PROJECT HAUL ROUTES.

12. MATERIAL

12.1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING:

A. HIGHLAND CITY STANDARD SPECIFICATION AND DRAWINGS

B. APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS

12.2. THE CONTRACTOR SHALL BE REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE HIGHLAND CITY DIRECTOR OF PUBLIC WORKS.

12.3. ASPHALT GUARANTEE - THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER UDOT AND CITY STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

12.4. TEMPORARY ASPHALT - IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN HIGHLAND CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

12.5. CONSTRUCT EARTH FILLS FOR ROADS, EMBANKMENTS, AND STRUCTURES IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS.

12.6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL, BASE AGGREGATE AND HOT MIX ASPHALT COMPACTION TESTING. A CERTIFIED TECHNICIAN MUST BE ONSITE AT ALL TIMES DURING FILL OPERATIONS. COPIES OF SOIL COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT OF CURBS AND/OR BASE AGGREGATE. COPIES OF BASE AGGREGATE COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT OF BASE HOT MIX ASPHALT.

12.7. WHERE DITCH OR WATERWAY STABILIZATION MATTING OF ANY TYPE IS SPECIFIED, INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MATTING SHALL BE PLACED ON BOTTOM AND SIDE SLOPES TO PROVIDE EITHER 1.0' STABILIZED DEPTH, UNLESS OTHERWISE INDICATED ON PLANS.

12.8. ONCE BEGUN, ROAD CONSTRUCTION SHALL BE CONTINUED UNTIL FULL DEPTH OF AGGREGATE BASE AND PAVING AS SHOWN ON THE TYPICAL SECTION ARE PLACED, INCLUDING THE FINISHED SURFACE COURSE. AGGREGATE BASE COURSE AND HOT MIX ASPHALT BASE COURSE SHALL NOT REMAIN UNCOVERED FOR MORE THAN (5) FIVE WORKING DAYS.

12.9. OFF-SITE BORROW MATERIAL TO BE IMPORTED FOR EMBANKMENT CONSTRUCTION AND SUPPORT OF PAVEMENT IS TO MEET THE MINIMUM SUBGRADE SOIL SPECIFICATIONS IN THE HIGHLAND CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS. CBR TESTING OF OFF-SITE BORROW MATERIAL SHALL BE COMPLETED AND THE TEST RESULTS SUBMITTED TO AND APPROVED BY HIGHLAND CITY PRIOR TO DELIVERY OF THE MATERIAL. THE PAVING DESIGN SECTIONS SHOWN ON THE APPROVED PLANS SHALL BE REVIEWED AND EVALUATED USING THE CBR TESTING RESULTS OF THE BORROW MATERIAL. ANY CHANGES TO THE PAVEMENT DESIGN SECTIONS BASED ON THE CBR TEST RESULTS SHALL BE INCORPORATED THROUGH THE RED-LINE REVISION PROCESS.

12.10. ALL BACKFILL SHALL CONFORM TO APWA, HIGHLAND CITY STANDARD PLANS AND SPECIFICATIONS.

12.11. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HIGHLAND CITY AND APWA STANDARDS AND SPECIFICATIONS. IN INSTANCES OF A CONFLICT IN STANDARDS, THE CORRESPONDING MUNICIPALITY STANDARDS GOVERN.

12.12. ALL ROADWAY MATERIALS SHALL BE COMPACTED AS PER THE GEOTECHNICAL REPORT.

12.13. ASPHALT AND SOIL TESTING - THE CONTRACTOR SHALL PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY HIGHLAND CITY PUBLIC WORKS OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE HIGHLAND CITY PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY HIGHLAND CITY PUBLIC WORKS.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY	CHECKED BY	DATE
JBA	DWH	10/17/25

CONSOR NORTH AMERICA, INC.
3302 N. MAIN STREET
DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT	PROJECT NUMBER	SHEET
MITCHELL HOLLOW TRAIL	D241185UT.00	GN-02

GENERAL NOTES

Oct 17, 2025 - 12:01pm
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Trail Title Sheet.dwg

13. REMOVALS

13.1. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

13.2. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. EROSION CONTROL / GRADING NOTES

14.1. PLACE STRAW BALES AND/OR SEDIMENT FENCES ALONG GRADING LIMITS OF THE SITE IN AREAS AS INDICATED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE THE SEDIMENTATION AND EROSION CONTROL SYSTEMS AS INDICATED HEREON IN ADDITION TO WHATEVER MEASURES MAY BE NECESSARY TO PREVENT SEDIMENTATION FROM BEING TRANSPORTED TO DOWNSTREAM PIPES AND CHANNELS.

14.2. GRADE SITE AS FOLLOWS

A. STRIP AND STOCKPILE TOPSOIL WITHIN LIMITS OF DISTURBANCE.

B. CONSTRUCT TEMPORARY DIVERSION SWALES WHERE NECESSARY.

15. CONSTRUCTION INSPECTIONS

15.1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY HIGHLAND CITY. HIGHLAND CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO STANDARDS AND SPECIFICATIONS.

15.2. INSPECTIONS AND ONSITE VISITS SHALL NOT BE CONSTRUED AS A GUARANTEE BY HIGHLAND CITY OF THE CONTRACTOR'S CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY HIGHLAND CITY SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.

15.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

16. CLEARING AND GRUBBING

16.1. CLEAR AND GRUB SITE AS NECESSARY. CONTRACTOR SHALL RETAIN VEGETATION IN AREAS WHERE NO GRADING IS PROPOSED.

16.2. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED.

17. UTILITIES

17.1. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT IN PLACE ALL UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN.

17.2. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, NATURAL GAS, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

17.3. CONTRACTOR SHALL POTHOLE UTILITIES AS NEEDED TO VERIFY THAT PIPE INVERTS WILL WORK AS DESIGNED PRIOR TO ORDERING PRE-CAST MANHOLES, CLEANOUT BOXES OR CATCH BASINS.

17.4. UNLESS OTHERWISE NOTED ON THE PLANS, THE EXISTING UTILITIES AND THEIR LOCATIONS ARE TAKEN FROM RESEARCH DATA OF AVAILABLE RECORDS AND NOT ACTUAL FIELD VERIFICATIONS.

17.5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES THAT ARE TO REMAIN IN PLACE. AND DAMAGE DONE BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND/OR REPLACED SATISFACTORILY BY THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

18. STORM DRAIN

18.1. PIPE ELEVATIONS SHOWN ON STORM DRAIN PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.

18.2. INLET GRATES IN SUMPS SHALL BE CONSTRUCTED LEVEL AT ELEVATION GIVEN IN STRUCTURE SCHEDULE. INLETS ON GRADE SHALL BE ADJUSTED SO THAT SLOPE OF GRATE MATCHES FINISHED FLOW LINE OF CURB. TOP ELEVATION SHALL APPLY TO CENTERLINE OF GRATE AT FLOW LINE OF CURB. CROSS SLOPE OF THE GRATE SHALL MATCH THE ROAD CROSS SLOPE.

18.3. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM THE UTAH DEPARTMENT OF PUBLIC HEALTH.

19. SIGNING AND STRIPING NOTES

19.1. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH APWA STANDARD SPECIFICATIONS AND MUTCD.

19.2. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH APWA STANDARD SPECIFICATIONS.

19.3. RECTANGULAR RAPID FLASHING BEACONS SHALL MEET THE REQUIREMENTS ESTABLISHED IN THE MUTCD "INTERIM APPROVAL FOR OPTIONAL USE OF RECTANGULAR RAPID FLASHING BEACONS (1A-11)" (JULY 16,2008)

19.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO PROPOSED STRIPING. METHOD OF REMOVAL SHALL BE BY WATERBLASTING, UNLESS OTHERWISE APPROVED BY ENGINEER.

19.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC. ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION IF NECESSARY TO PERFORM ROAD WORK AND IMPROVEMENTS IDENTIFIED IN THE PLANS.

20. RIGHT OF WAY NOTES

20.1. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE PROJECT THROUGHOUT THE PERIOD OF CONSTRUCTION. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN A WRITTEN AGREEMENT FROM THE PROPERTY OWNERS IMPACTED BY THIS ACCESS. UPON REQUEST, THE CONTRACTOR SHALL PROVIDE A COPY OF THESE WRITTEN AGREEMENTS TO HIGHLAND CITY.

20.2. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM HIGHLAND CITY 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

20.3. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

21. PERMITS FEES AND AGREEMENTS

21.1. CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT HIGHLAND CITY PUBLIC WORKS (801-772-4515) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN HIGHLAND CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

21.2. CONSTRUCTION SITES SHALL BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (801-538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY JBA | CHECKED BY DWH

CONSOR NORTH AMERICA, INC.
36 SOUTH STATE POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

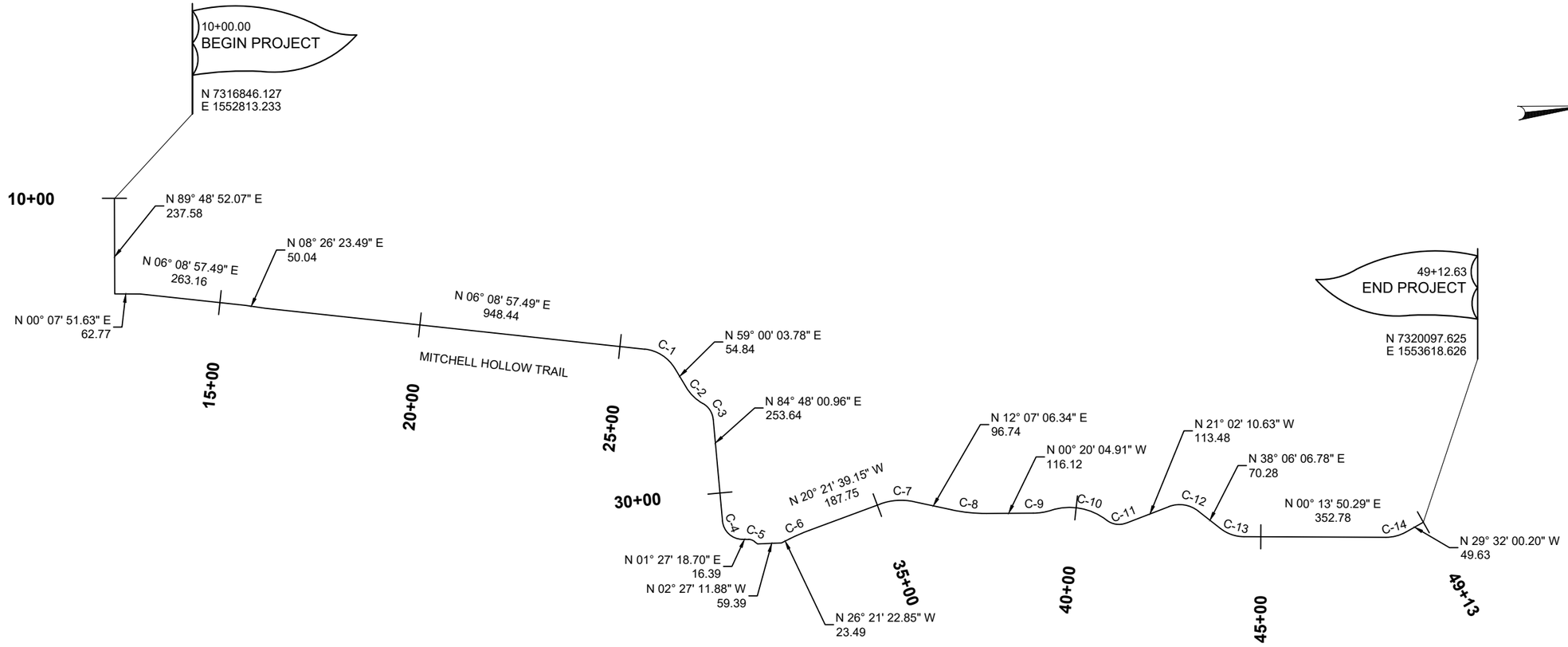
consor

PROFESSIONAL ENGINEER

PROJECT	PROJECT NUMBER	
MITCHELL HOLLOW TRAIL	D241185UT.00	GENERAL NOTES

SHEET GN-03

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Trail Title Sheet.dwg Oct 17, 2025 - 12:01pm



CURVE DATA										
CURVE ID	ALIGN	Δ	RADIUS	LENGTH	TAN	PC STATION	PT STATION	PI STATION	NORTHING	EASTING
C-1	MITCHELL HOLLOW TRAIL	N32° 34' 30.64"E	100.000	92.244	49.70	25+62.00	26+54.24	26+11.69	7318212.329	1553194.035
C-2	MITCHELL HOLLOW TRAIL	N44° 03' 25.86"E	112.000	58.424	29.89	27+09.08	27+67.50	27+38.97	7318281.562	1553309.262
C-3	MITCHELL HOLLOW TRAIL	N56° 57' 24.45"E	50.000	48.596	26.41	27+67.50	28+16.10	27+93.91	7318330.752	1553336.656
C-4	MITCHELL HOLLOW TRAIL	N43° 07' 39.83"E	50.000	72.732	44.51	30+69.74	31+42.47	31+14.24	7318360.166	1553659.880
C-5	MITCHELL HOLLOW TRAIL	N19° 38' 55.00"E	25.000	15.877	8.22	31+58.86	31+74.74	31+67.08	7318429.253	1553661.635
C-6	MITCHELL HOLLOW TRAIL	N23° 21' 31.00"W	500.000	52.320	26.18	32+67.28	33+19.60	32+93.47	7318547.222	1553648.009
C-7	MITCHELL HOLLOW TRAIL	N04° 07' 16.41"W	150.000	85.031	43.69	35+07.35	35+92.38	35+51.04	7318788.749	1553558.374
C-8	MITCHELL HOLLOW TRAIL	N05° 53' 30.71"E	400.000	86.939	43.64	36+89.12	37+76.06	37+32.77	7318968.722	1553597.017
C-9	MITCHELL HOLLOW TRAIL	N08° 59' 21.04"W	150.000	45.315	22.83	38+92.19	39+37.50	39+15.02	7319151.315	1553595.951
C-10	MITCHELL HOLLOW TRAIL	N10° 07' 20.61"E	150.000	145.383	78.97	39+37.50	40+82.88	40+16.47	7319248.330	1553565.094
C-11	MITCHELL HOLLOW TRAIL	N08° 25' 33.88"E	50.000	51.422	28.25	40+82.88	41+34.31	41+11.13	7319332.947	1553630.939
C-12	MITCHELL HOLLOW TRAIL	N08° 31' 58.07"E	75.000	77.412	42.55	42+47.78	43+25.19	42+90.34	7319504.941	1553564.792
C-13	MITCHELL HOLLOW TRAIL	N19° 09' 58.53"E	95.000	62.793	32.59	43+95.48	44+58.27	44+28.07	7319619.379	1553654.530
C-14	MITCHELL HOLLOW TRAIL	N14° 39' 04.96"W	100.000	51.948	26.57	48+11.05	48+63.00	48+37.63	7320031.324	1553656.188

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY	CHECKED BY	DATE
JBA	DWH	10/17/25

CONSOR NORTH AMERICA, INC.
36 E. SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW TRAIL

PROJECT	PROJECT NUMBER	HORIZONTAL CONTROL
	D241185UT.00	

SHEET HC-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Horizontal Control.dwg Oct 17, 2025 - 12:01pm

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY: JBA
CHECKED BY: DWH
DATE: 10/17/25

CONSOR NORTH AMERICA, INC.
38 E. CIVIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

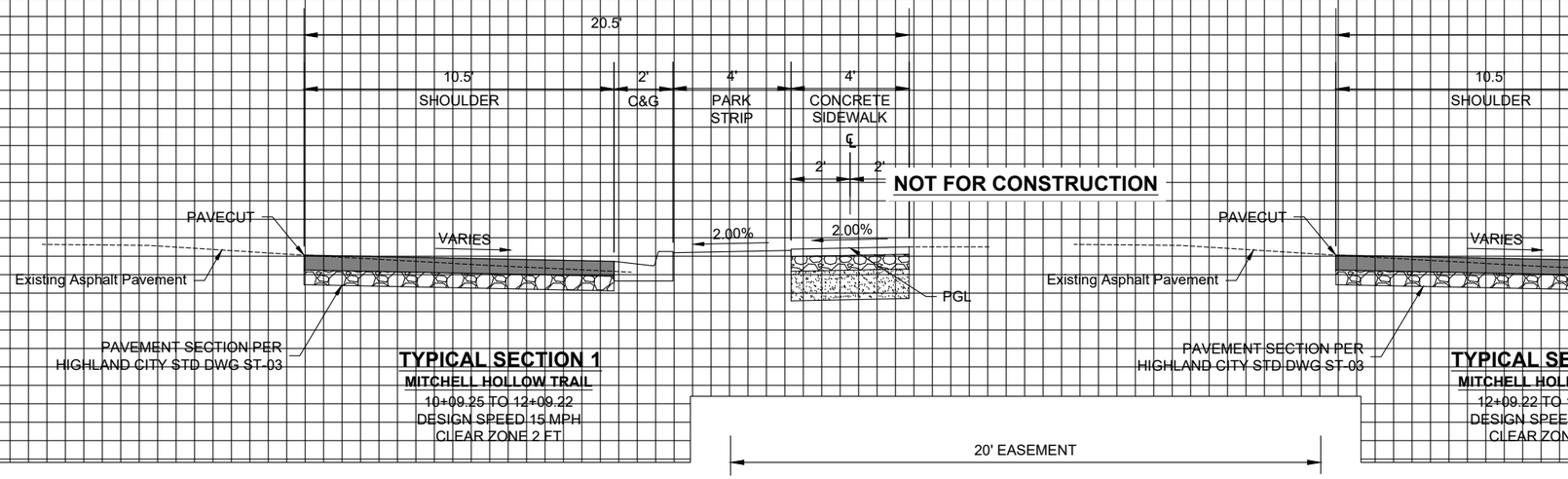
consor

PROFESSIONAL ENGINEER

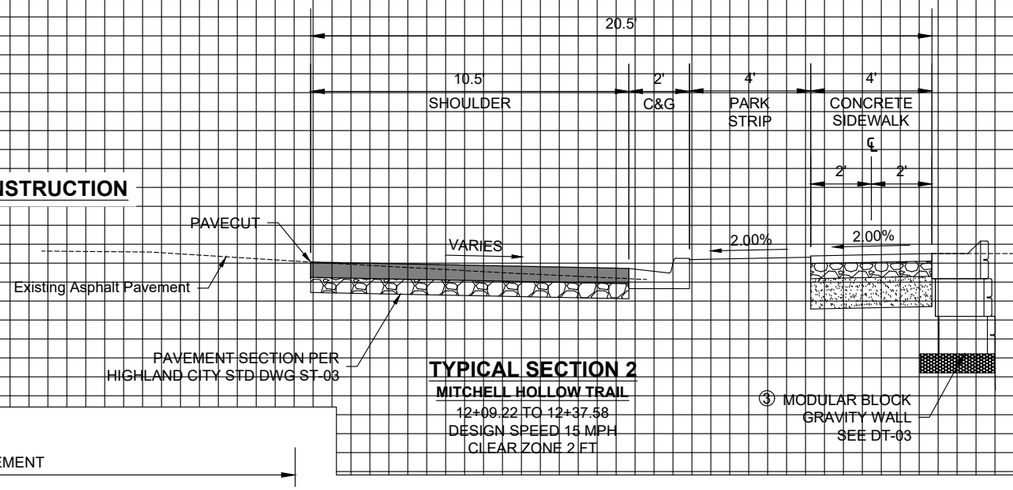
PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
CROSS REFERENCE

SHEET: CR-01

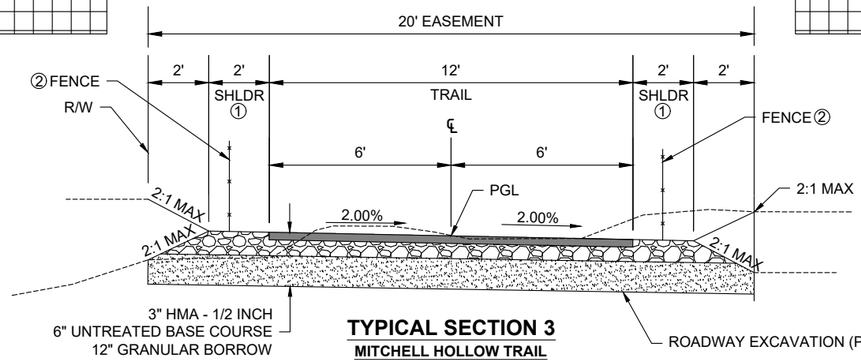
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Cross Reference.dwg Oct 17, 2025 - 12:01pm



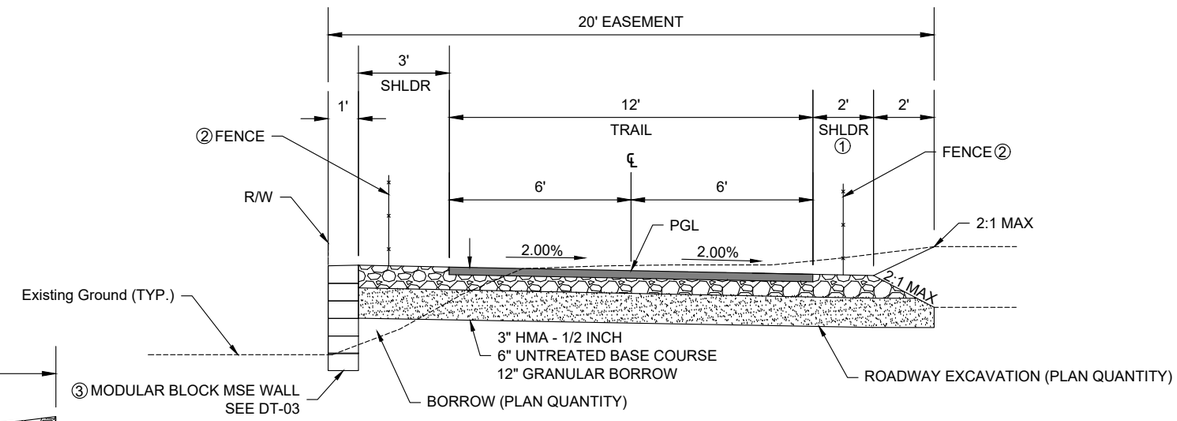
TYPICAL SECTION 1
MITCHELL HOLLOW TRAIL
10+09.25 TO 12+09.22
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



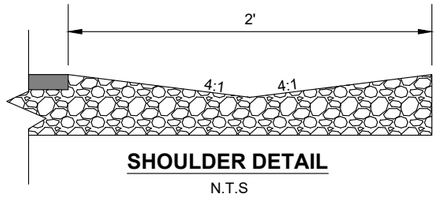
TYPICAL SECTION 2
MITCHELL HOLLOW TRAIL
12+09.22 TO 12+37.58
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 3
MITCHELL HOLLOW TRAIL
13+00.32 TO 13+05.00
14+44.00 TO 15+10.00
20+90.00 TO 27+00.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 4
MITCHELL HOLLOW TRAIL
13+05.00 TO 14+44.00
15+10.00 TO 16+30.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



SHOULDER DETAIL
N.T.S

NOTES:

1. SEE SHOULDER DETAIL WHEN CUT CONDITION APPLIES.
2. SEE PP SHEET SERIES FOR WHERE FENCE/SAFETY RAIL APPLIES.
3. FOR WALL EXTENTS SEE WPP SHEET SERIES.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 SENTRY POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

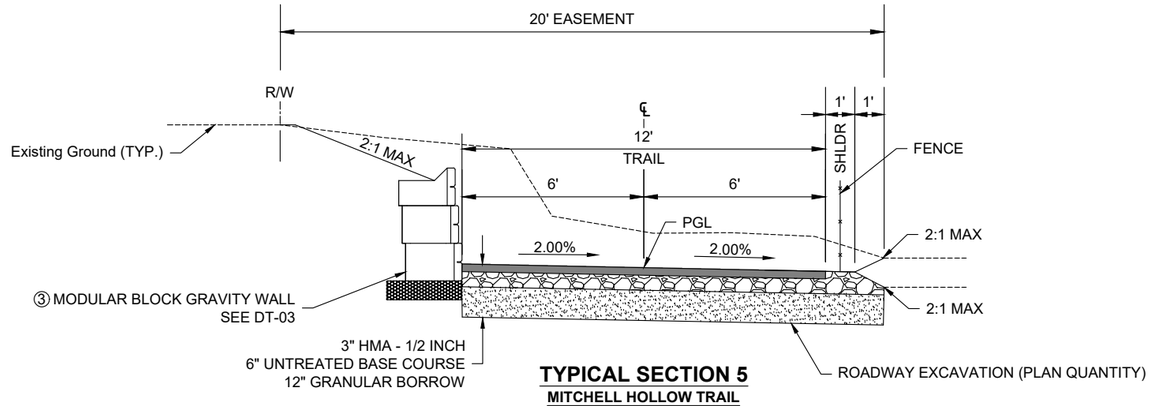
consor

PROFESSIONAL ENGINEER

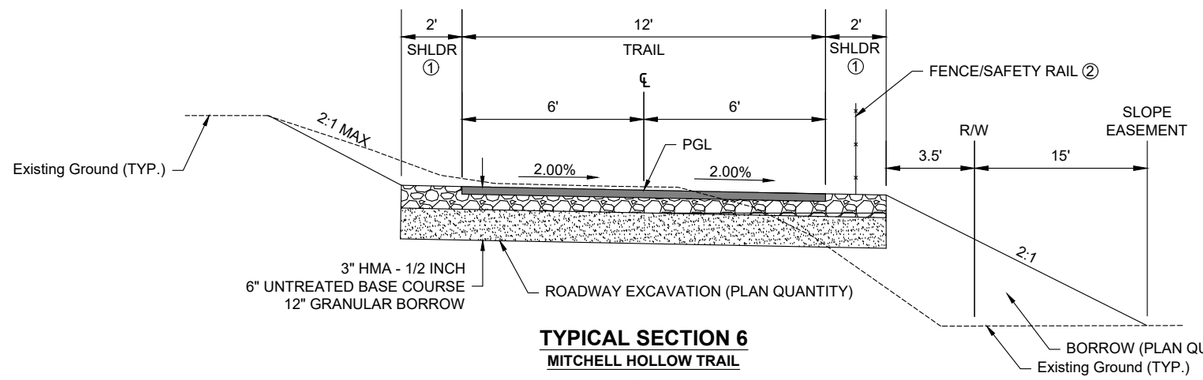
PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
TYPICAL SECTION

SHEET TS-01

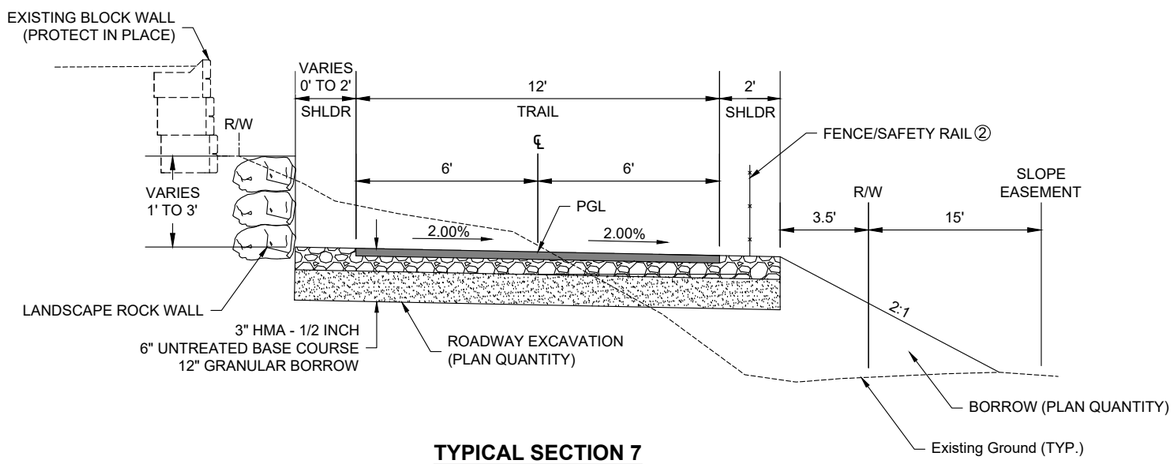
Oct 17, 2025 - 12:02pm
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Typical Section.dwg



TYPICAL SECTION 5
MITCHELL HOLLOW TRAIL
16+40.00 TO 20+90.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 6
MITCHELL HOLLOW TRAIL
27+00.00 TO 27+55.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 7
MITCHELL HOLLOW TRAIL
27+55.00 TO 27+93.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT

NOTES:

① SEE TS-01 FOR SHOULDER DETAIL WHEN CUT CONDITION APPLIES.
② SEE PP SHEET SERIES FOR WHERE FENCE/SAFETY RAIL APPLIES.
③ FOR WALL EXTENTS SEE WPP SHEET SERIES.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
36 E. SEGO CONTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

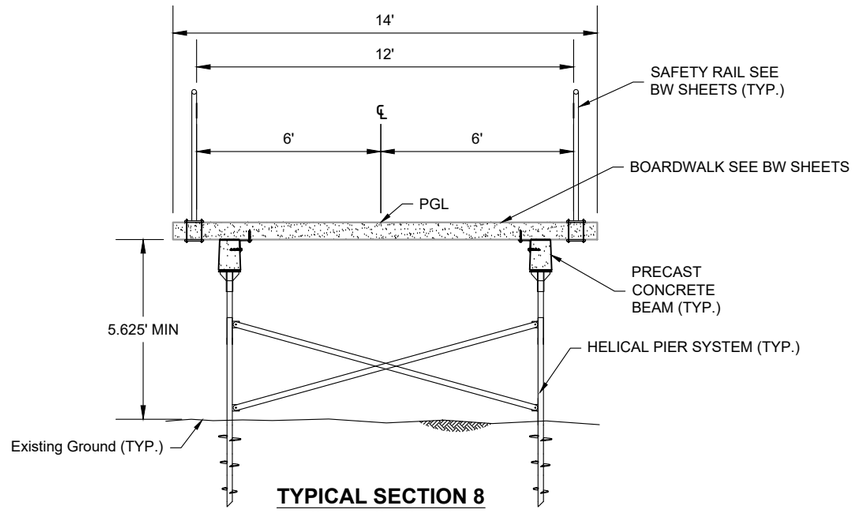
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
TYPICAL SECTION

SHEET TS-02

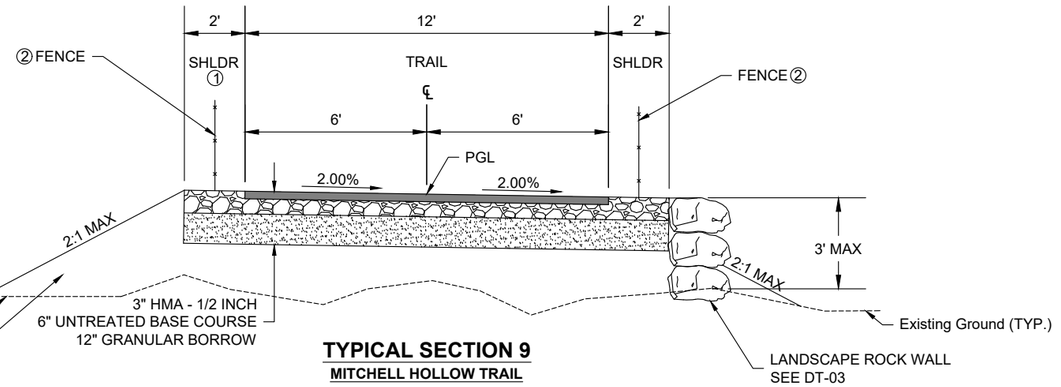
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Typical Section.dwg Oct 17, 2025 - 12:02pm



TYPICAL SECTION 8

MITCHELL HOLLOW TRAIL

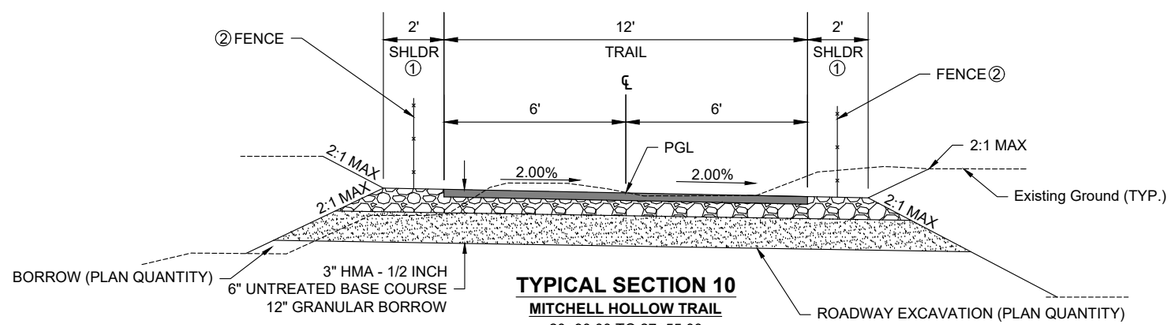
27+93.00 TO 29+16.00
41+37.00 TO 42+70.00
DESIGN SPEED 15 MPH



TYPICAL SECTION 9

MITCHELL HOLLOW TRAIL

42+70.00 TO 44+47.37
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 10

MITCHELL HOLLOW TRAIL

20+90.00 TO 27+55.00
29+16.00 TO 31+75.20
48+02.00 TO 49+12.63
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT

NOTES:

① SEE TS-01 FOR SHOULDER DETAIL WHEN CUT CONDITION APPLIES.
② SEE PP SHEET SERIES FOR WHERE FENCE/SAFETY RAIL APPLIES.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
3301 C. CONTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

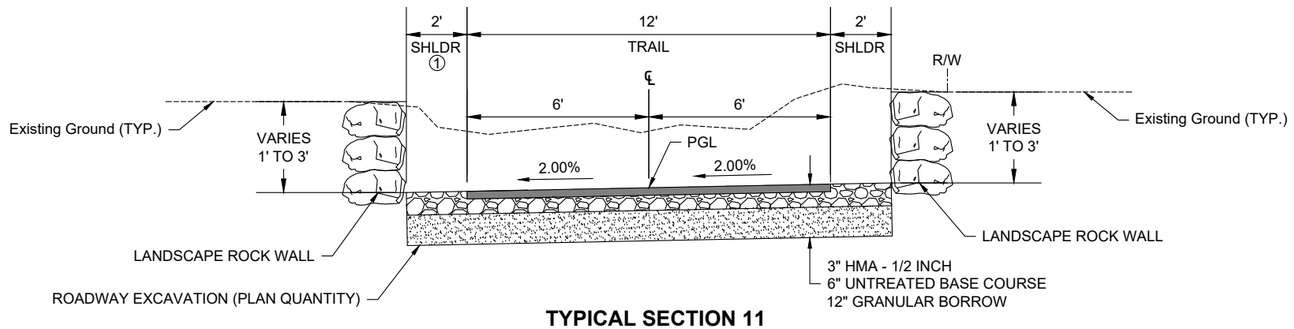
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
TYPICAL SECTION

SHEET TS-03

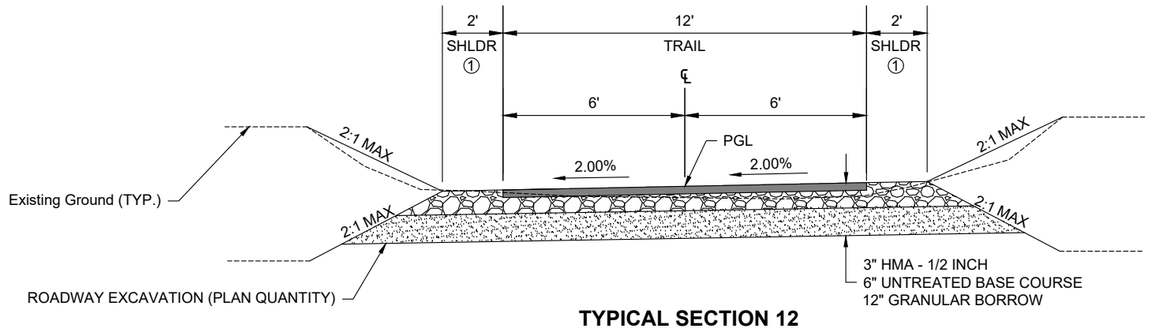
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Typical Section.dwg Oct 17, 2025 - 12:02pm



TYPICAL SECTION 11

MITCHELL HOLLOW TRAIL

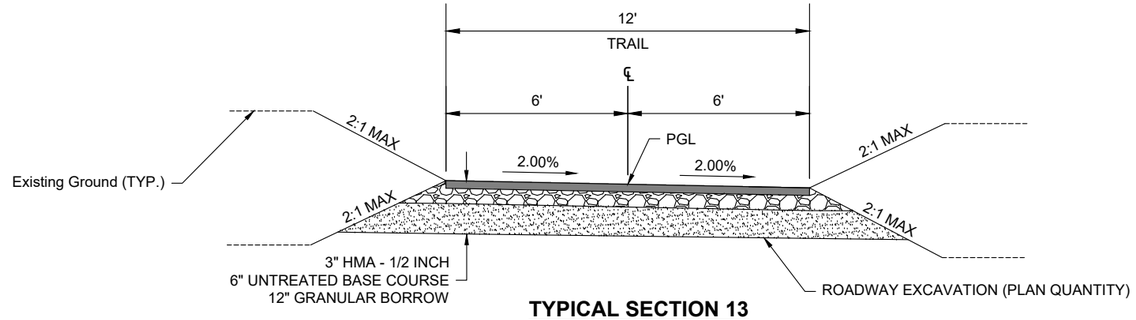
32+51.97 TO 32+90.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 12

MITCHELL HOLLOW TRAIL

32+90.00 TO 41+37.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT



TYPICAL SECTION 13

MITCHELL HOLLOW TRAIL

44+47.37 TO 48+02.00
DESIGN SPEED 15 MPH
CLEAR ZONE 2 FT

NOTES:

① SEE TS-01 FOR SHOULDER DETAIL WHEN CUT CONDITION APPLIES.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 SOUTH POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

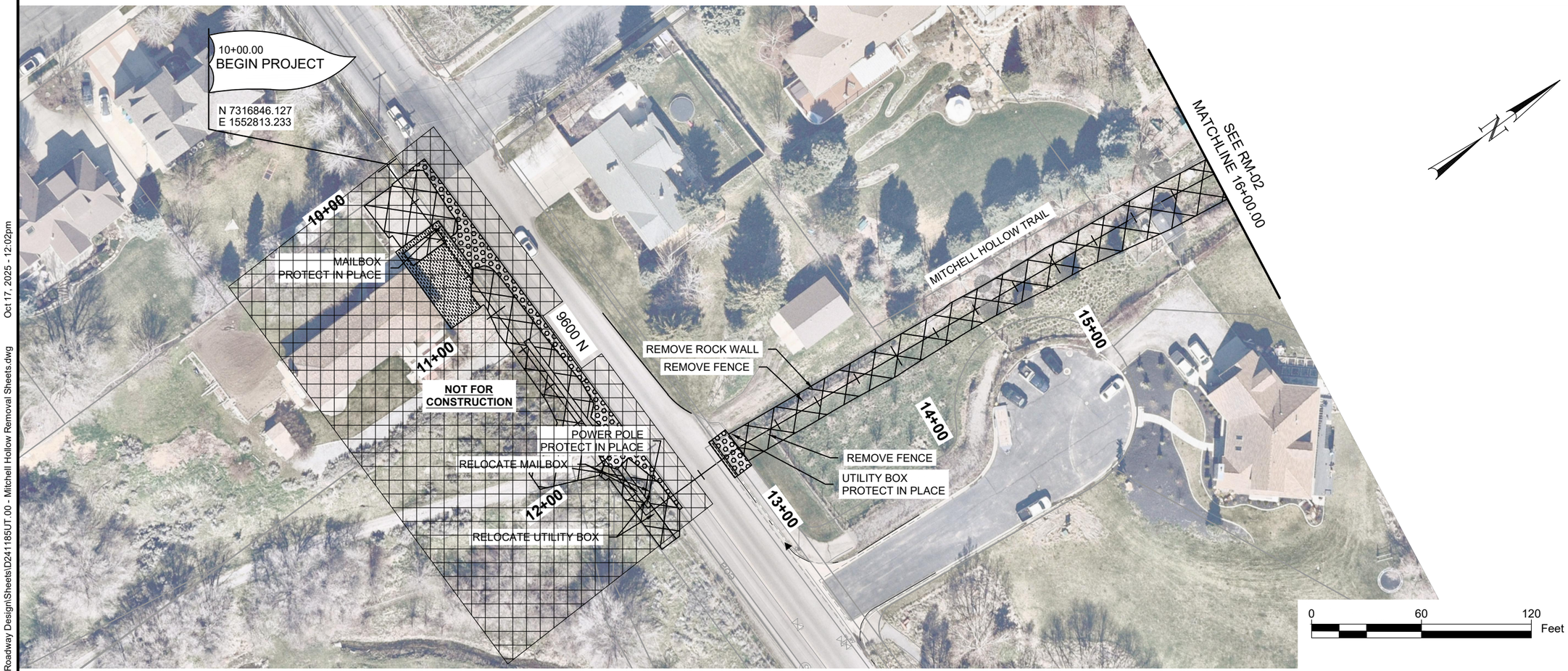
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
TYPICAL SECTION

SHEET TS-04

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Typical Section.dwg Oct 17, 2025 - 12:02pm



LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE

NOTES:

1. LUMEN NOTES:
   1.1 LUMEN EMERGENCY CONTACT: SIGIFREDO MARTINEZ (SIGIFREDO.MARTINEZ@LUMEN.COM)
   1.2 LUMEN CUT CABLE REPAIR HOT LINE (800)-788-3600. PRESS #2 PROMPT THEN #9 TO GET AN OPERATOR 24/7.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY JBA | CHECKED BY DWH

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
REMOVAL

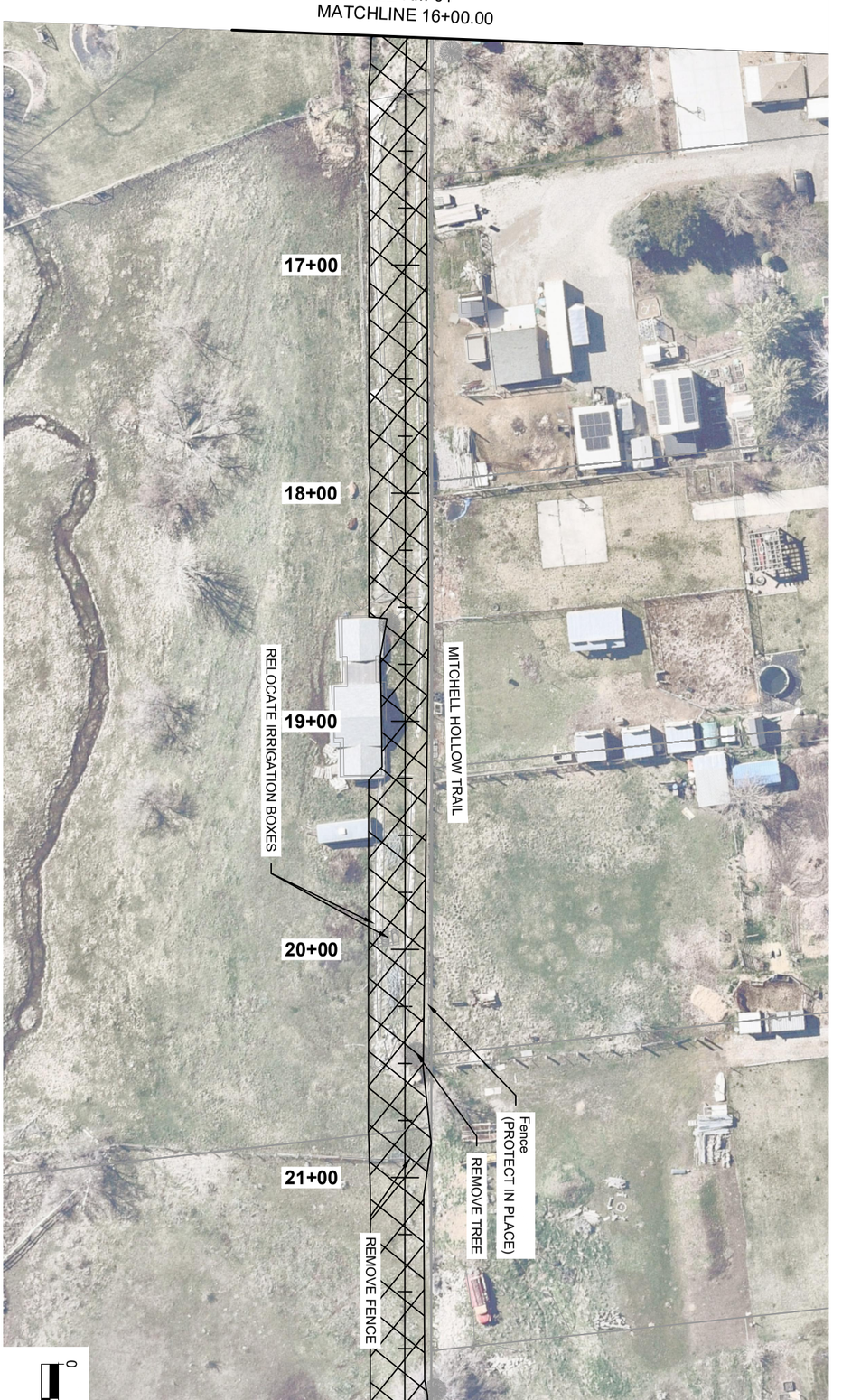
SHEET RM-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Removal Sheets.dwg Oct 17, 2025 - 12:02pm

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE

SEE RM-01
MATCHLINE 16+00.00



MATCHLINE 22+00.00
SEE RM-03

0 60 120 Feet

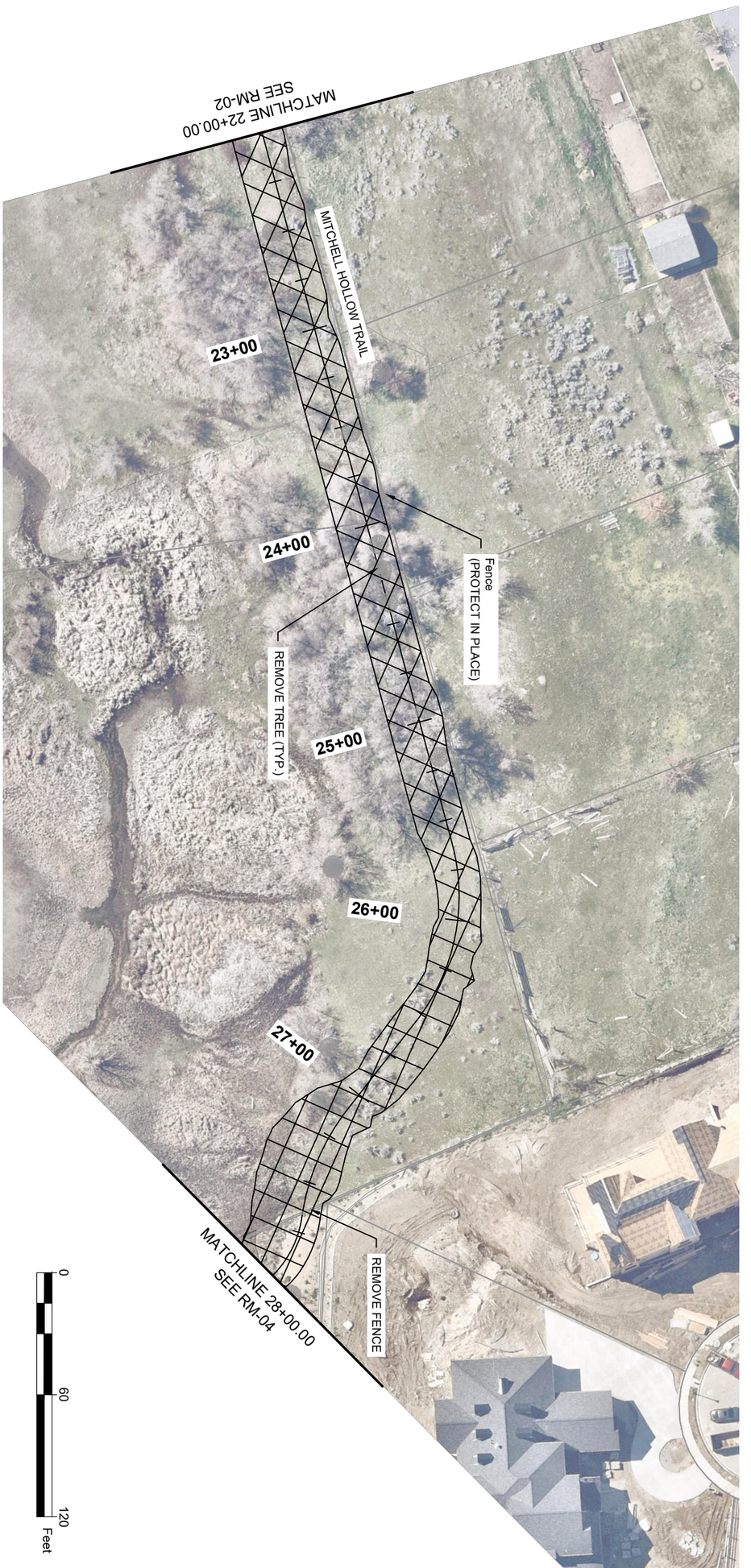
N

PROJECT	MITCHELL HOLLOW TRAIL	CONSOR NORTH AMERICA, INC. 38 E SCENIC POINTE DR., SUITE 300 DRAPER, UT 84020 Tel. 888-451-6822	PUBLIC WORKS DEPARTMENT 5400 W. CIVIC CENTER DRIVE HIGHLAND CITY, UT 84003 Tel. 801-772-4515				
PROJECT NUMBER	D241185UT.00	PROFESSIONAL ENGINEER	HIGHLAND CITY	DATE 10/17/25	DRAWN BY JBA	CHECKED BY DWH	NO. REVISIONS BY DATE
	REMOVAL						

SHEET RM-02
Page 308 of 353

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE



PROJECT	MITCHELL HOLLOW TRAIL
PROJECT NUMBER	D241185UT.00
	REMOVAL

SHEET RM-03
Page 309 of 353

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

PROFESSIONAL ENGINEER

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE	DRAWN BY	CHECKED BY
10/17/25	JBA	DWH

NO.	REVISIONS	BY	DATE

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY JBA | CHECKED BY DWH

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL

PROJECT NUMBER: D241185UT.00

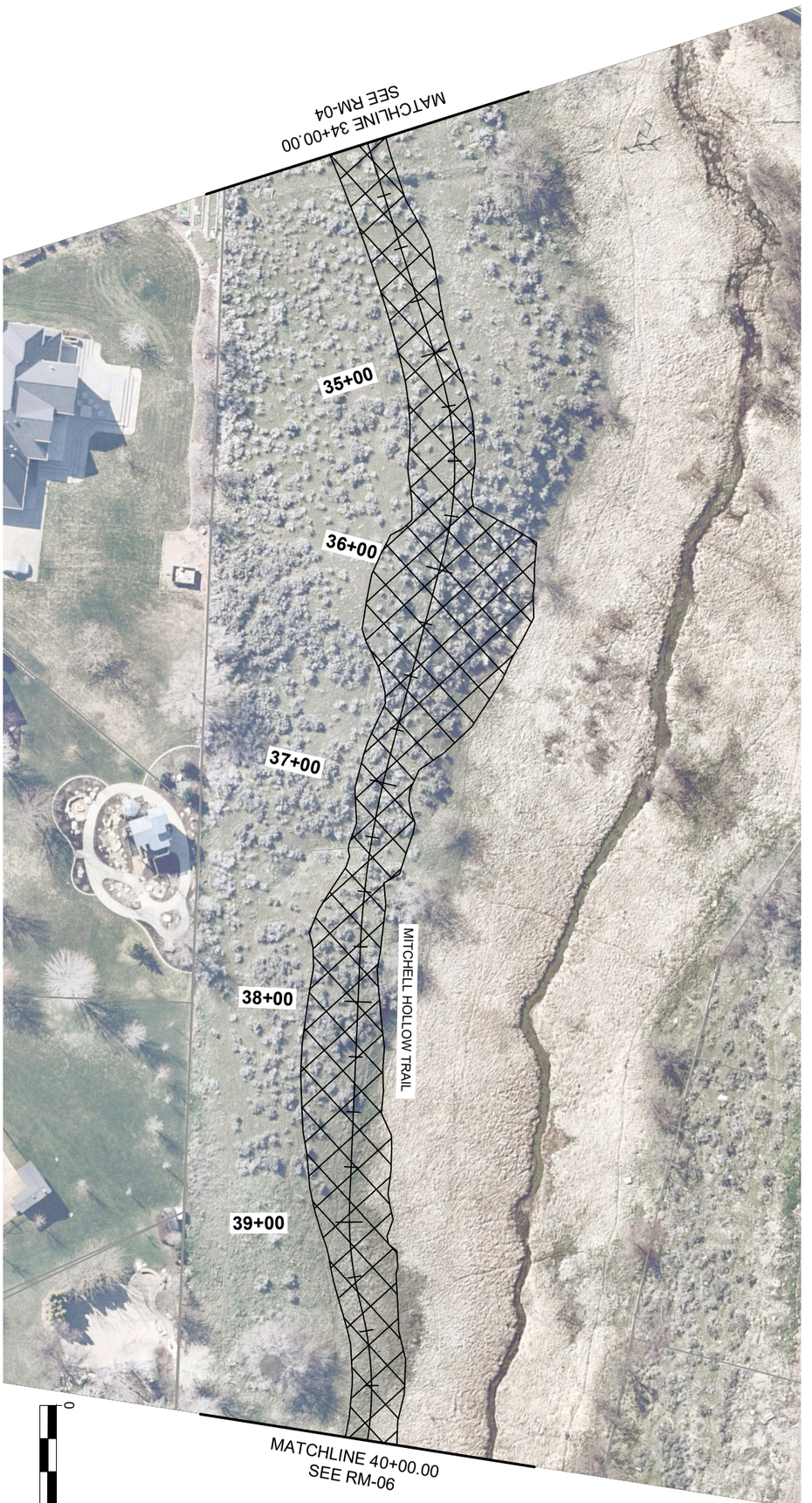
REMOVAL

SHEET RM-04

Oct 17, 2025 - 12:02pm
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Removal Sheets.dwg

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE



PROJECT	MITCHELL HOLLOW TRAIL	CONSOR NORTH AMERICA, INC. 38 E SCENIC POINTE DR., SUITE 300 DRAPER, UT 84020 Tel. 888-451-6822	PUBLIC WORKS DEPARTMENT 5400 W. CIVIC CENTER DRIVE HIGHLAND CITY, UT 84003 Tel. 801-772-4515		
PROJECT NUMBER	D241185UT.00	PROFESSIONAL ENGINEER	DATE 10/17/25	DRAWN BY JBA	CHECKED BY DWH
	REMOVAL				NO. REVISIONS BY DATE

SHEET RM-05
Page 311 of 353

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE

SEE RM-05
MATCHLINE 40+00.00



0 60 120 Feet

N

PROJECT	MITCHELL HOLLOW TRAIL
PROJECT NUMBER	D241185UT.00
	REMOVAL

consor
CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822
PROFESSIONAL ENGINEER

HIGHLAND CITY
PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

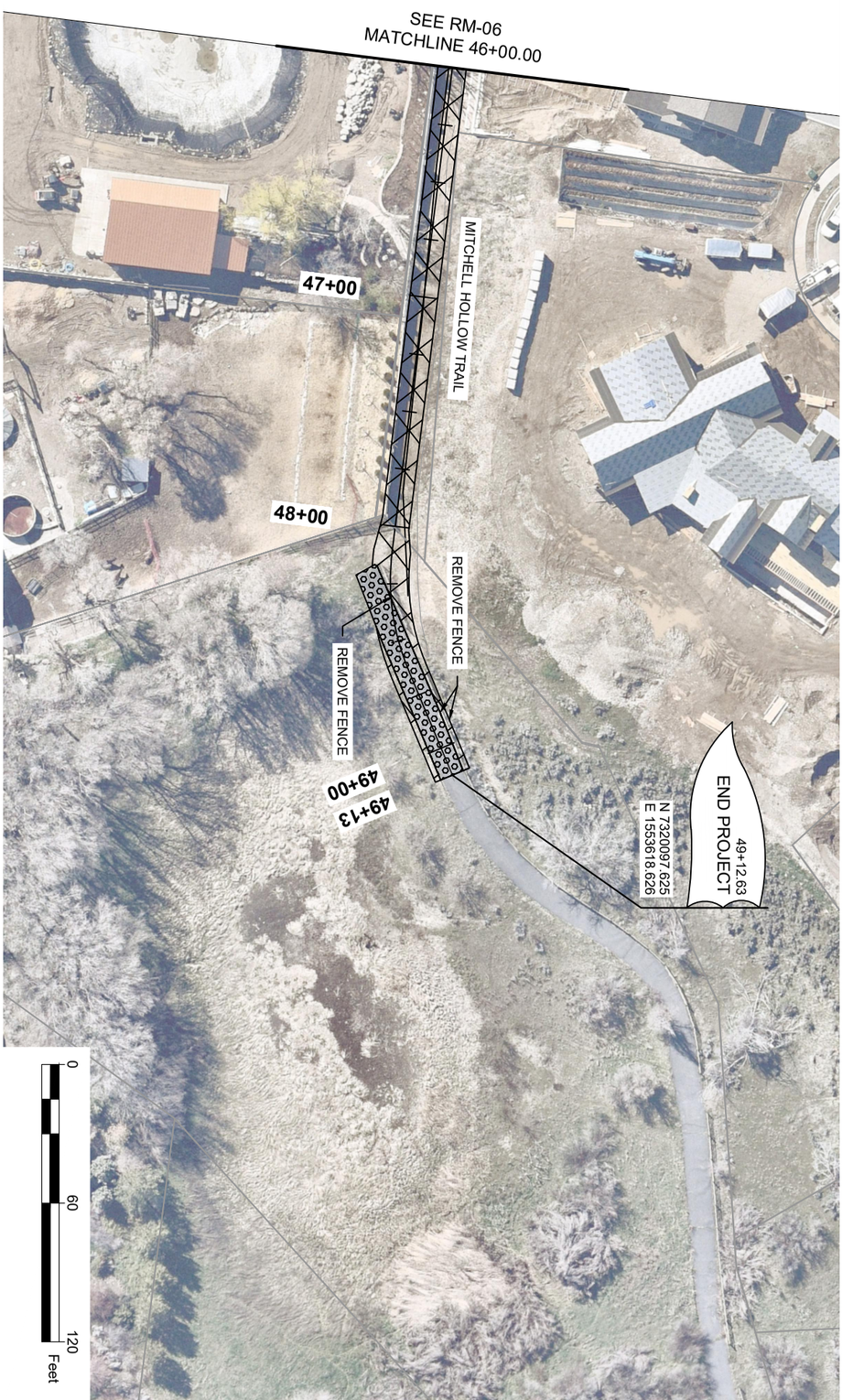
DATE	DRAWN BY	CHECKED BY
10/17/25	JBA	DWH

NO.	REVISIONS	BY	DATE

SHEET RM-06
Page 317 of 353

LEGEND

- CLEARING AND GRUBBING
- REMOVE ASPHALT
- REMOVE CONCRETE



PROJECT	MITCHELL HOLLOW TRAIL
PROJECT NUMBER	D241185UT.00
	REMOVAL

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

PROFESSIONAL ENGINEER

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

DATE	DRAWN BY	CHECKED BY
10/17/25	JBA	DWH

NO.	REVISIONS	BY	DATE

SHEET RM-07
Page 313 of 353

10+00.00
BEGIN PROJECT

N 7316846.127
E 1552813.233

BEGIN CONCRETE CURB AND GUTTER
10+09.25
REFER TO HIGHLAND CITY STD DWG ST-04

PI SERVICE LATERAL PER HIGHLAND CITY
STD DWG PI-00 & PI-01, WITH A SINGLE METER

BEGIN MODULAR BLOCK MSE WALL 1
13+05.00 LT 10.00

BEGIN FENCE
13+05.00 LT 8.00

SW END SIGN
12+95.62 LT 22.98
SEE DT-03

BEGIN CONCRETE SIDEWALK
10+09.25
SEE APWA PLAN 231

2" THICK - 3/4" WASHED AGGREGATE

CONCRETE DRIVEWAY
SEE UDOT STD DWG GW 3A

2" THICK - 3/4" WASHED AGGREGAT

CONCRETE DRIVEWAY
UDOT STD DWG GW 3A

BEGIN MODULAR BLOCK GRAVITY WALL 1
12+09.22 RT 4.00

SEE DT-02

SOLAR RRFB
12+28.66 LT 3.21

END CONCRETE SIDEWALK
12+30.00
SEE APWA PLAN 231

PEDESTRIAN ACCESS RAMP
12+43.22
SEE UDOT STD DWG PA SERIES

END MODULAR BLOCK GRAVITY WALL 1

BEGIN MODULAR BLOCK MSE WALL 2
15+10.00 LT 10.00

END MODULAR BLOCK MSE WALL 1
14+44.00 LT 10.00

SEE PP-02
MATCHLINE 16+00.00

MITCHELL HOLLOW TRAIL

NOT FOR CONSTRUCTION

SOLAR RRFB
13+02.02 RT 7.49

BEGIN FENCE
13+01.12 RT 7.00

BEGIN TRAIL
12+88.84

PEDESTRIAN ACCESS RAMP
12+88.84
SEE UDOT STD DWG PA SERIES

END CONCRETE CURB AND GUTTER
12+43.63
REFER TO HIGHLAND CITY STD DWG ST-04

10+00 11+00 12+00 13+00 14+00 15+00

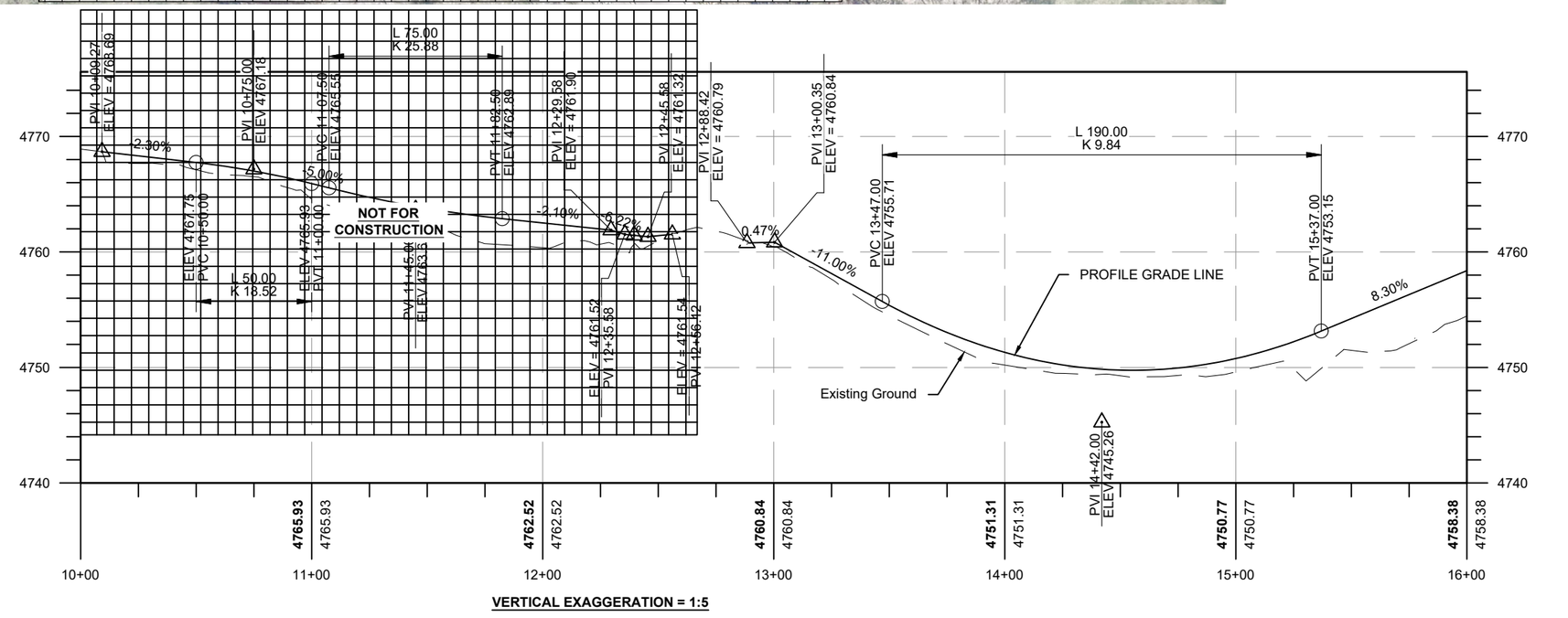
TCE TCE TCE TCE TCE TCE

FILL FILL FILL FILL FILL

UPDATED 9600 N PI

48.9'

0 60 120 Feet



VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY BJG | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL

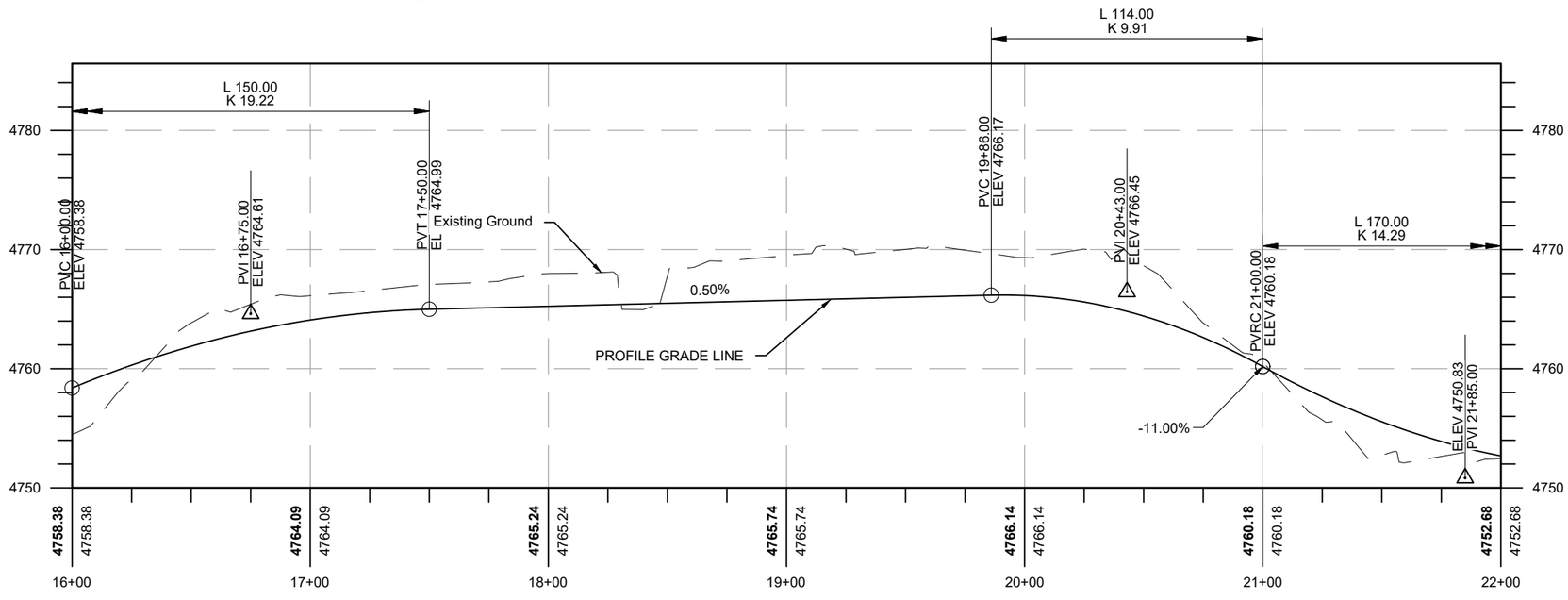
PROJECT NUMBER: D241185UT.00

PLAN & PROFILE

SHEET PP-01

A:_V-TPD\Projects\UT\Highland City\2024\D2241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:03pm





VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY BJG | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
tel. 888-451-6822

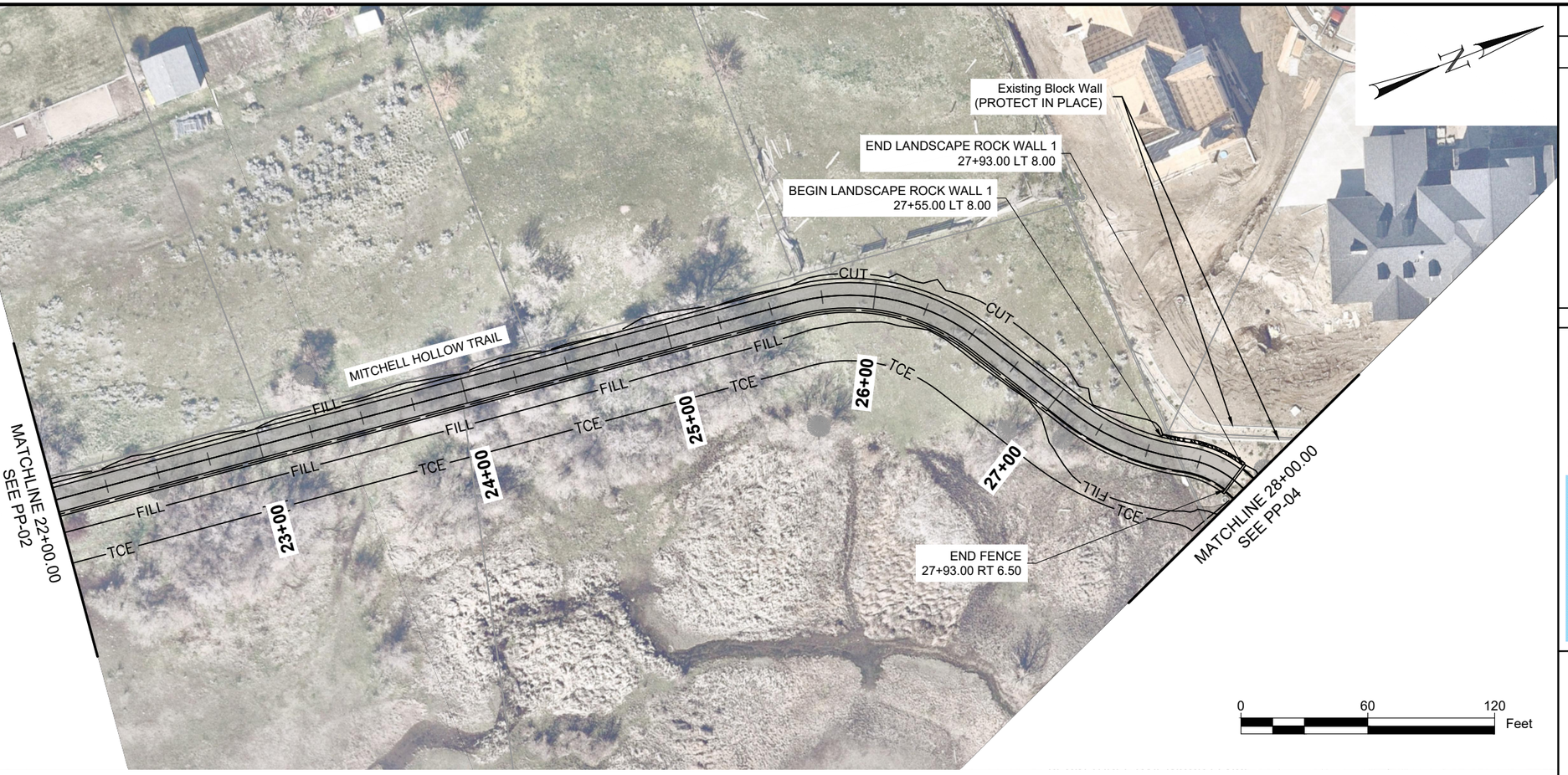
consor

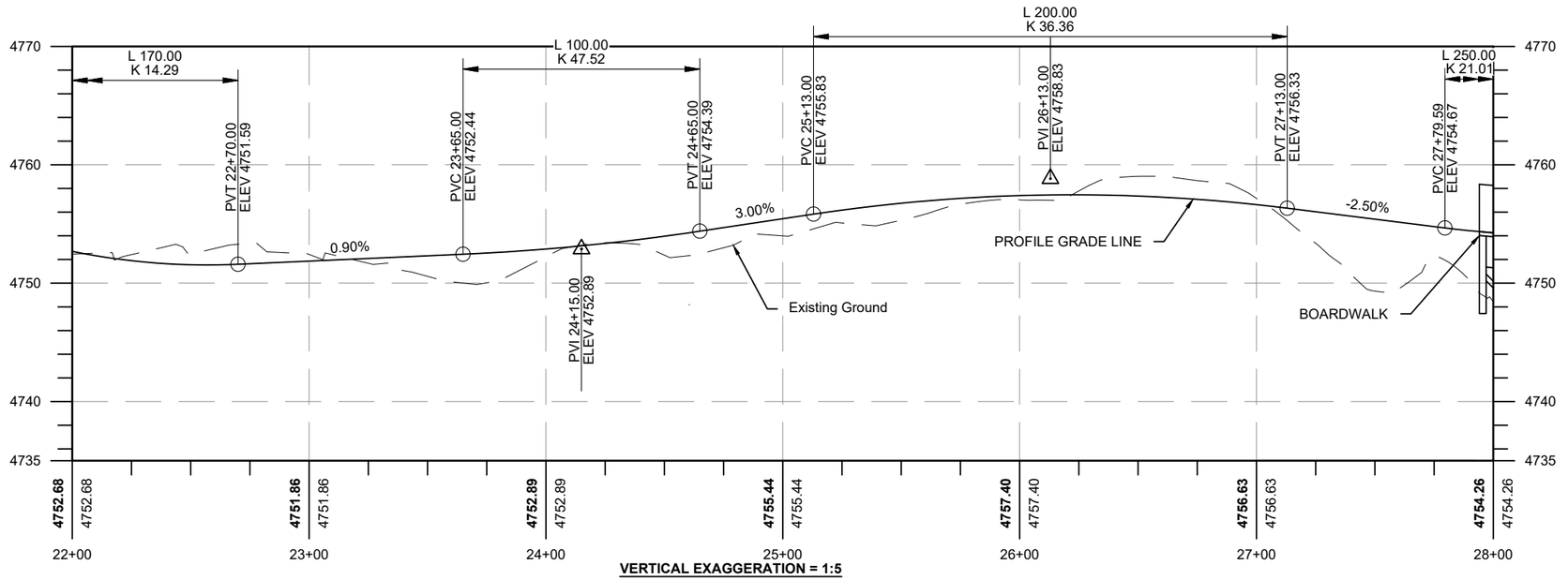
PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
PLAN & PROFILE

SHEET PP-02

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:03pm





VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY BJG | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

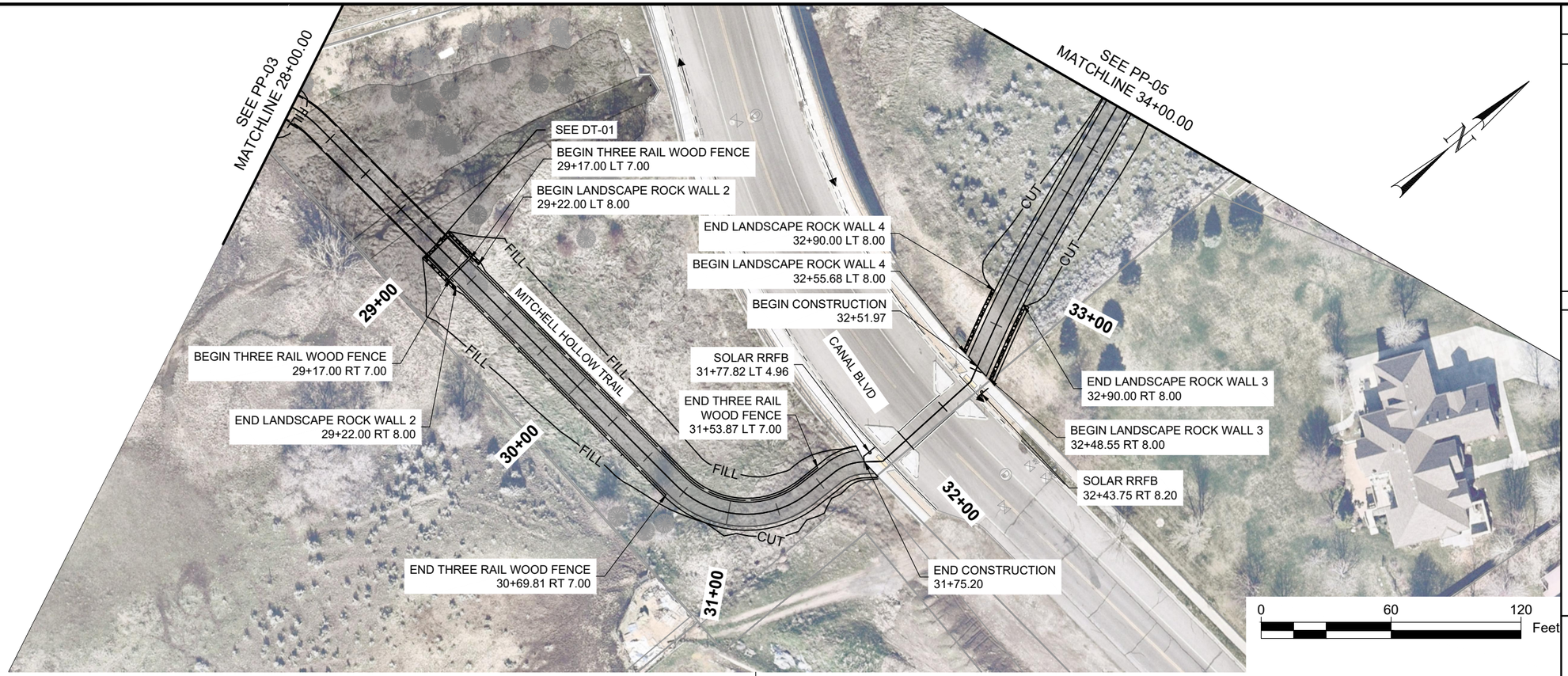
PROJECT: MITCHELL HOLLOW TRAIL

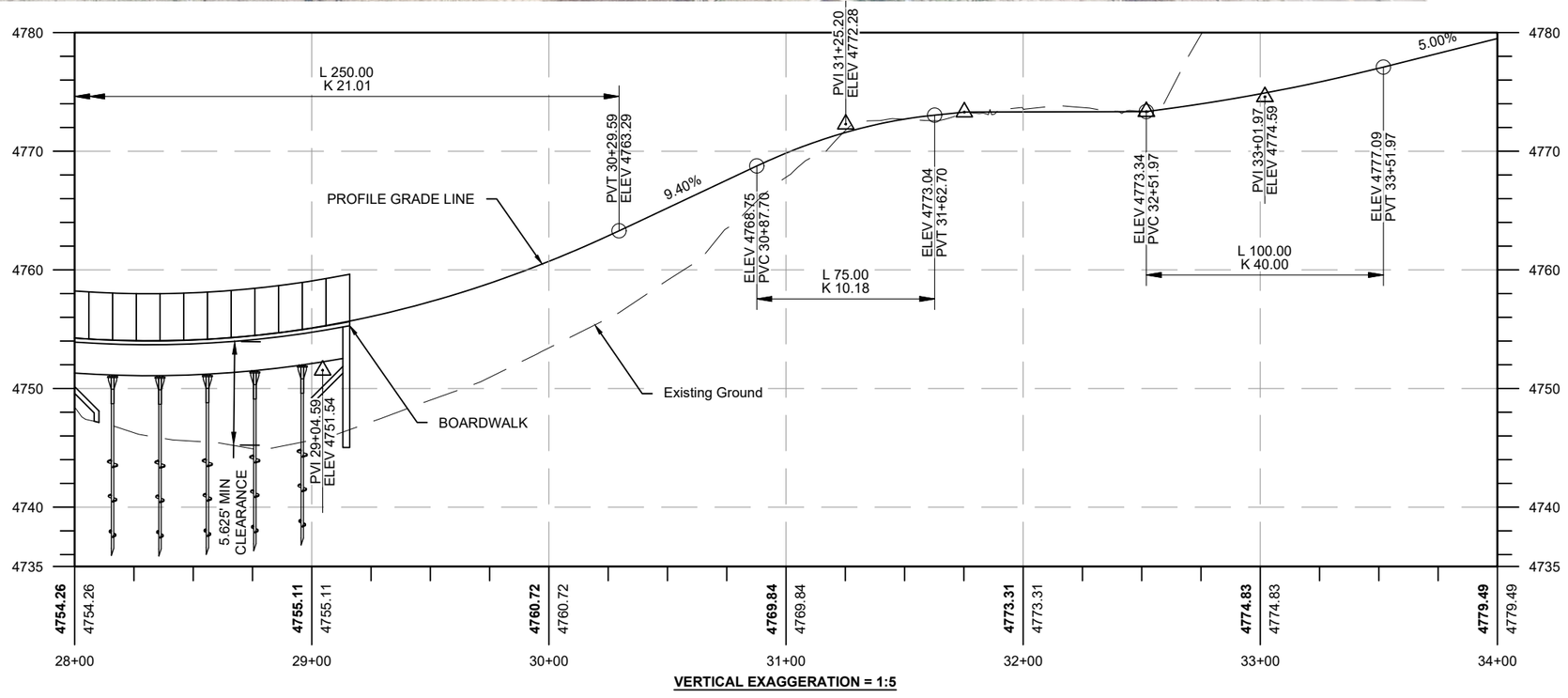
PROJECT NUMBER: D241185UT.00

PLAN & PROFILE

SHEET PP-03

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:03pm





VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

CHECKED BY RMP
DRAWN BY BJG
DATE 10/17/25

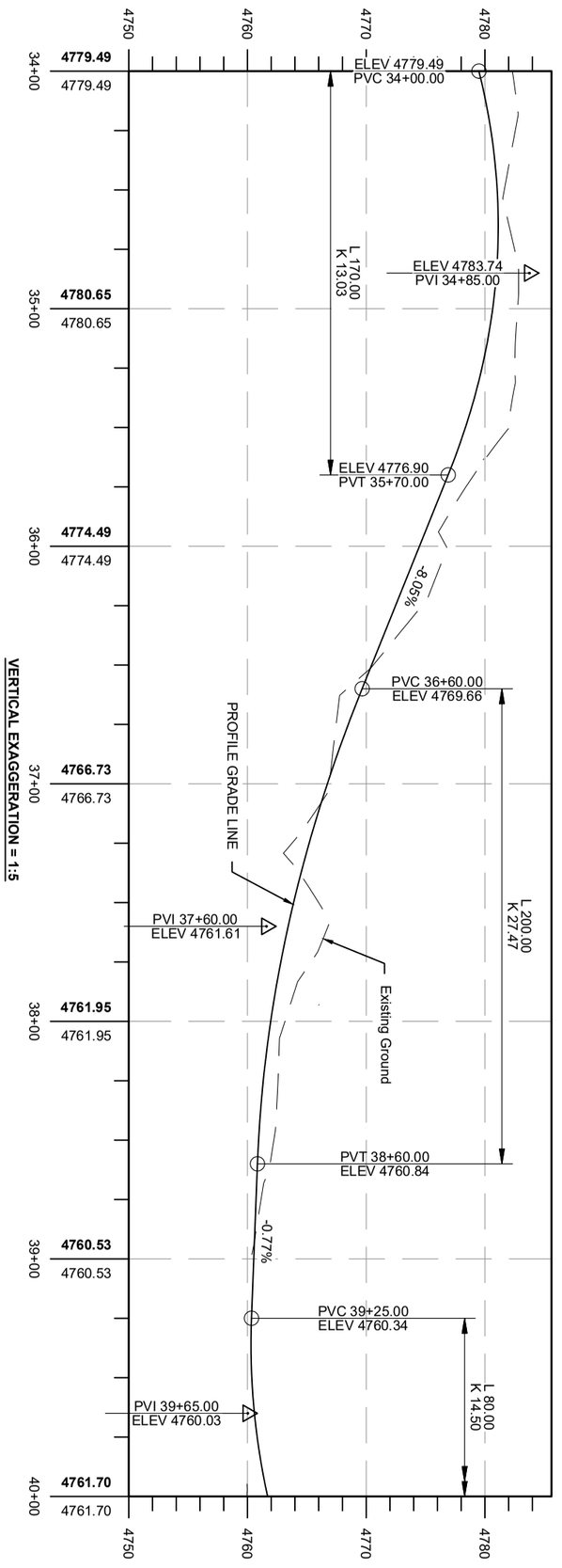
CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
tel. 888-451-6822

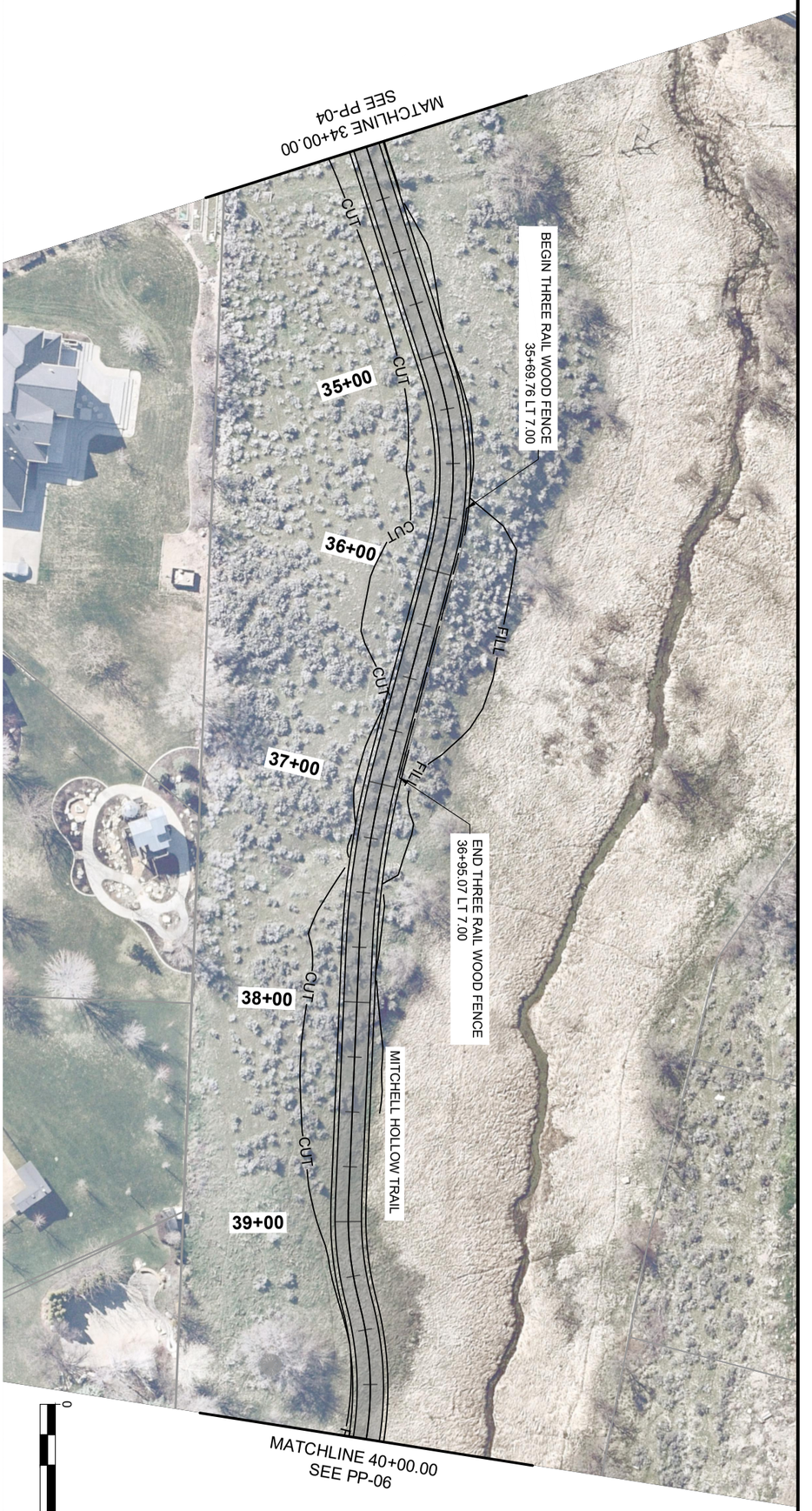
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
PLAN & PROFILE
SHEET: PP-04

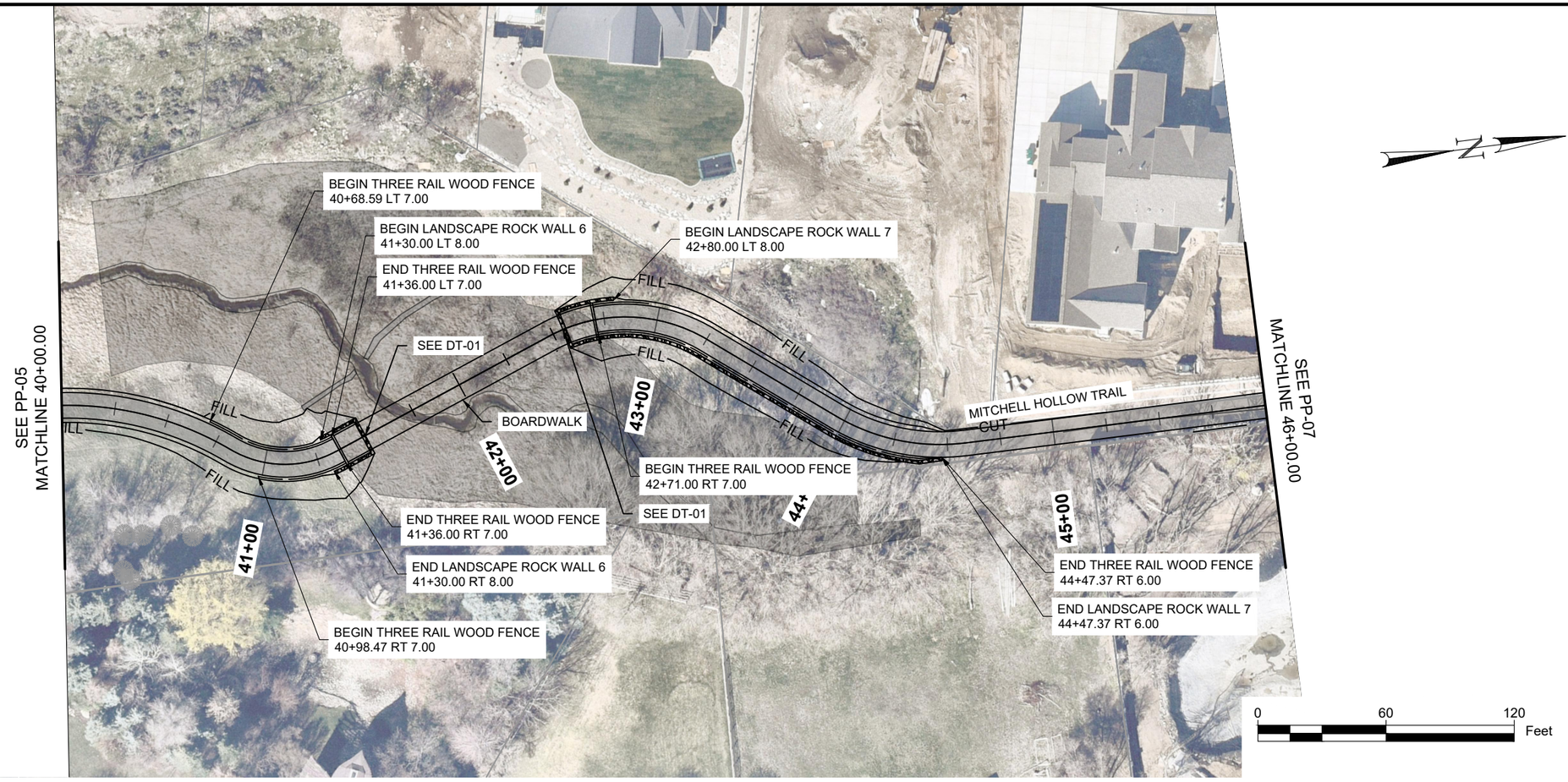
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:03pm

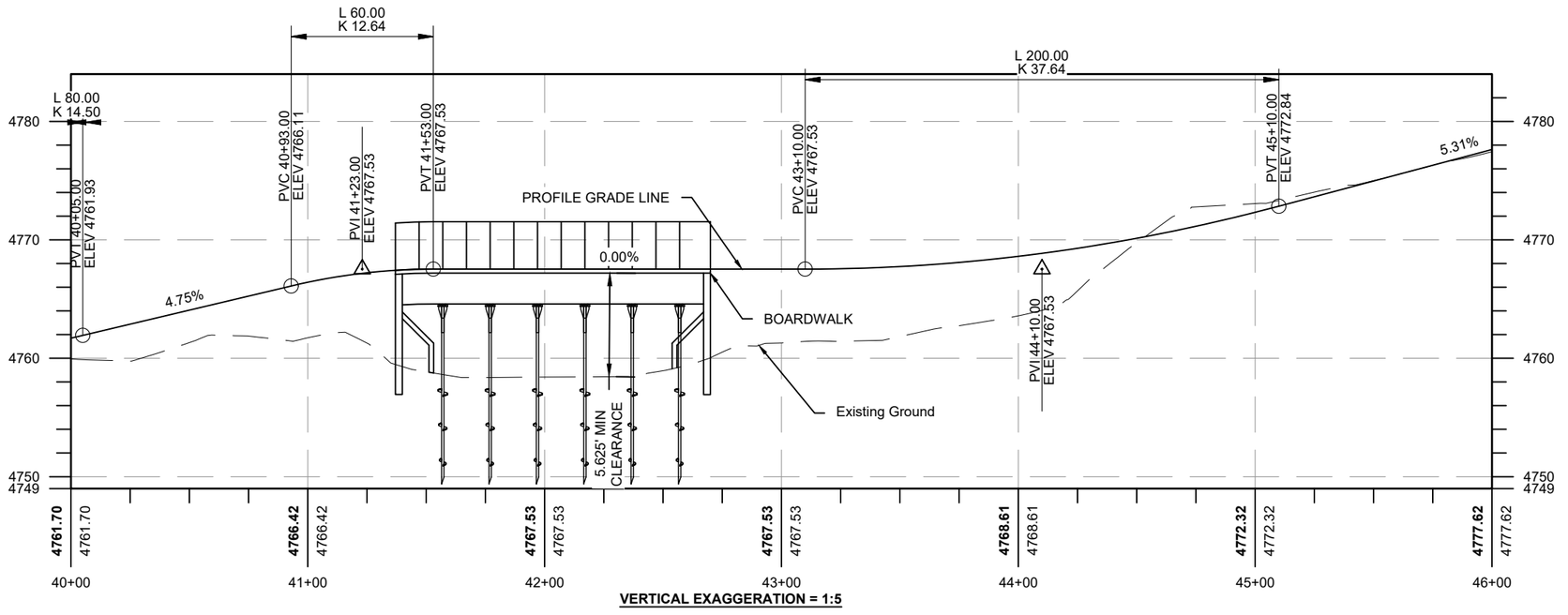




PROJECT	MITCHELL HOLLOW TRAIL	consor	CONSOR NORTH AMERICA, INC. 38 E SCENIC POINTE DR., SUITE 300 DRAPER, UT 84020 Tel. 888-451-6822	PUBLIC WORKS DEPARTMENT 5400 W. CIVIC CENTER DRIVE HIGHLAND CITY, UT 84003 Tel. 801-772-4515	
PROJECT NUMBER	D241185UT.00			HIGHLAND CITY	
	PLAN & PROFILE	PROFESSIONAL ENGINEER		DATE 10/17/25 DRAWN BY BJG CHECKED BY RMP	NO. REVISIONS BY DATE

SHEET PP-05
Page 318 of 353





VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY BJG | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
SHEET: PP-06

PLAN & PROFILE

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:04pm

VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY BJG | CHECKED BY RMP

CONSOR NORTH AMERICA INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-4822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL

PROJECT NUMBER: D241185UT.00

PLAN & PROFILE

SHEET PP-07

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow P&P.dwg Oct 17, 2025 - 12:04pm

VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 01/29/2024 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
39 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

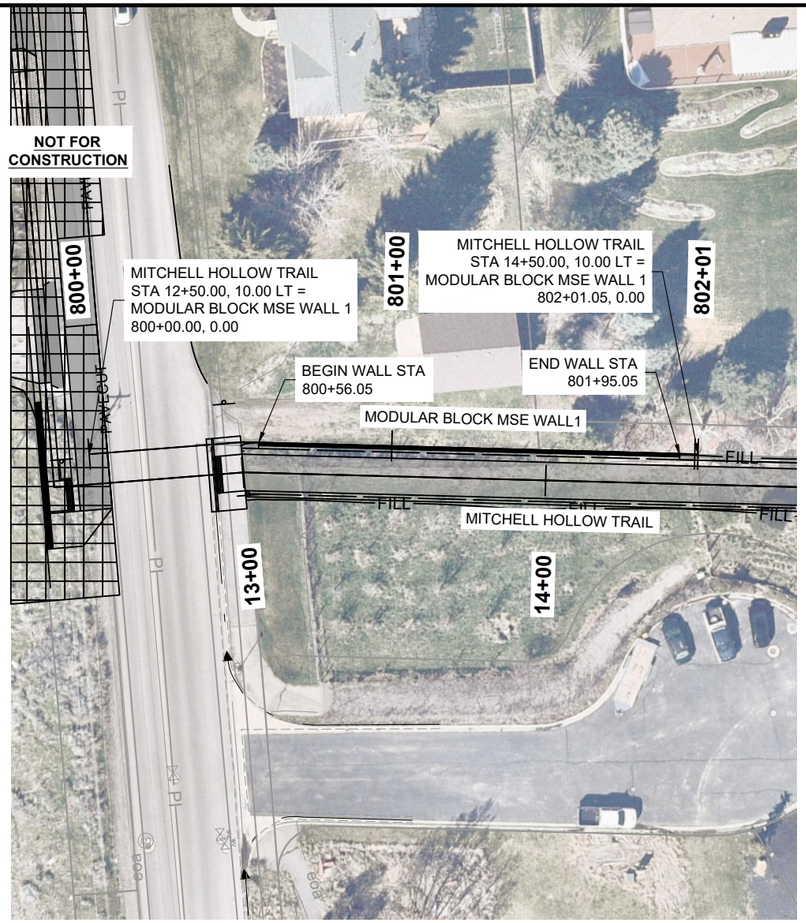
PROFESSIONAL ENGINEER

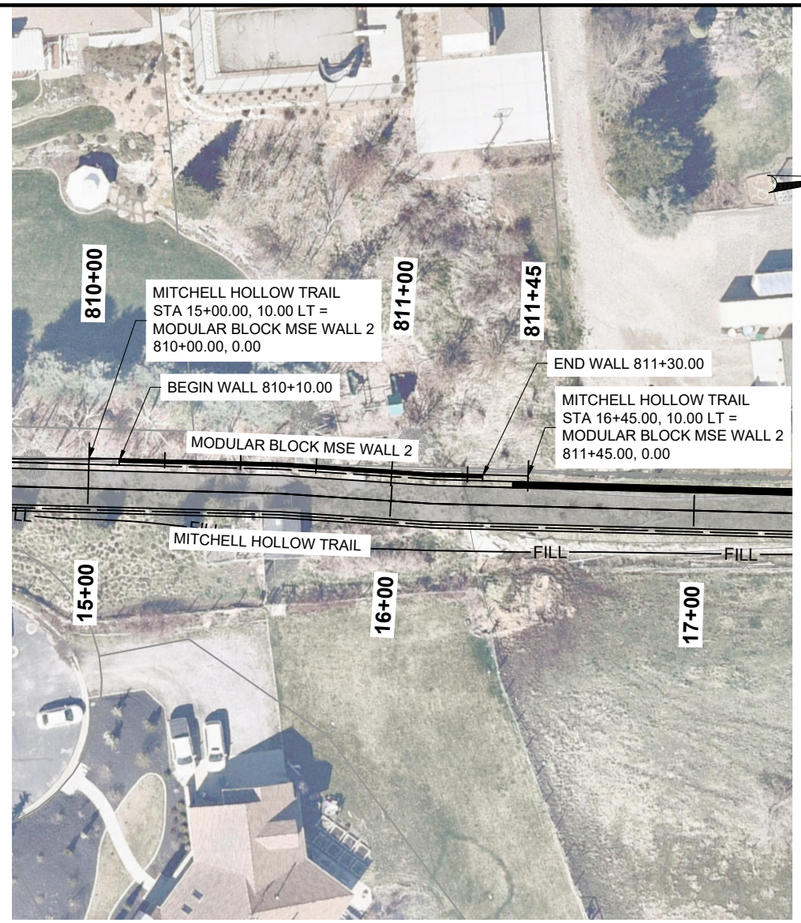
PROJECT	MITCHELL HOLLOW TRAIL
PROJECT NUMBER	D241185UT.00
	WALL PLAN & PROFILE

SHEET WPP-01

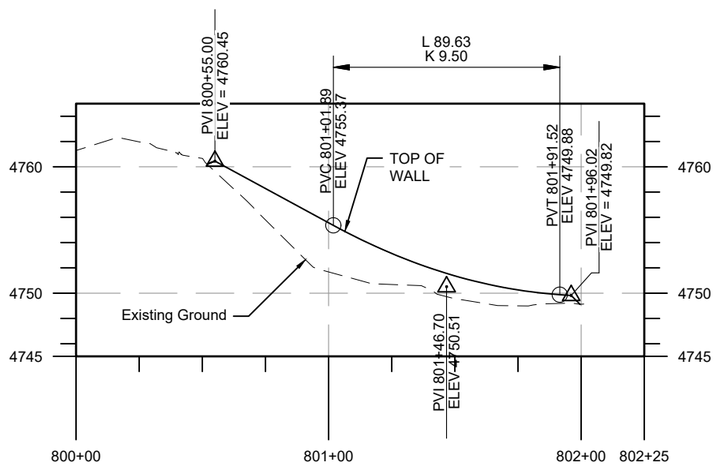
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow WALL - P&P - 02.dwg Oct 17, 2025 - 12:04pm

NOT FOR CONSTRUCTION

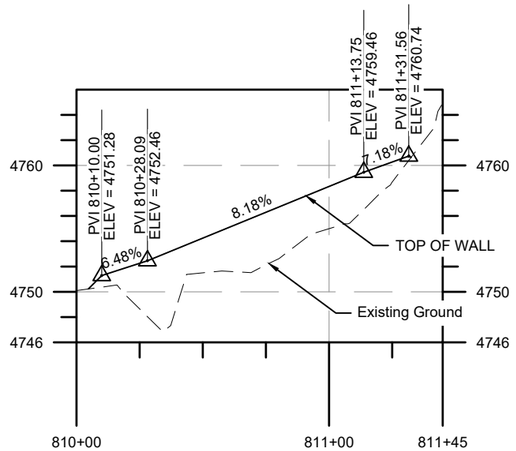




0 50 100 Feet



NOTE:
BACK OF WALL PROFILE SHOWN. WALL WILL RETAIN SOIL UNDER TRAIL. SEE TYPICAL SECTION 3.



NOTE:
BACK OF WALL PROFILE SHOWN. WALL WILL RETAIN SOIL UNDER TRAIL. SEE TYPICAL SECTION 3.

VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY CD
CHECKED BY RMP
DATE 01/29/2024

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-8622

consor

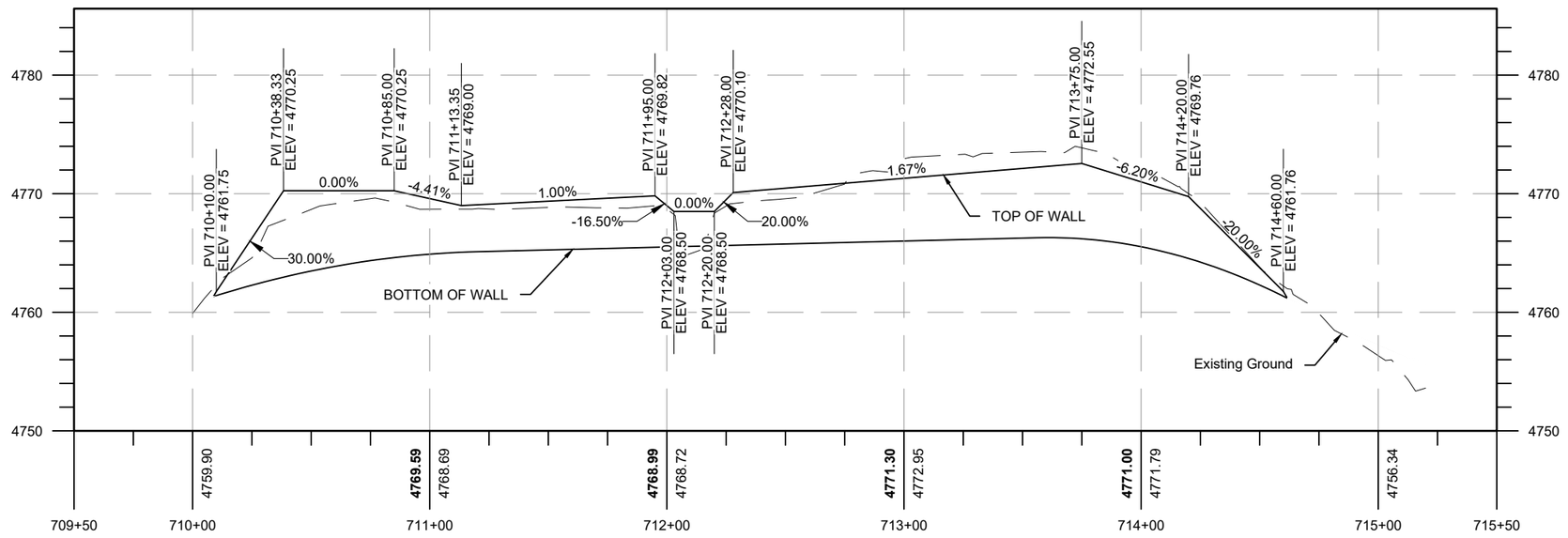
PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
SHEET: WPP-02

WALL PLAN & PROFILE

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow WALL - P&P - 02.dwg Oct 17, 2025 - 12:04pm





VERTICAL EXAGGERATION = 1:5

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 01/29/2024 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
38 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

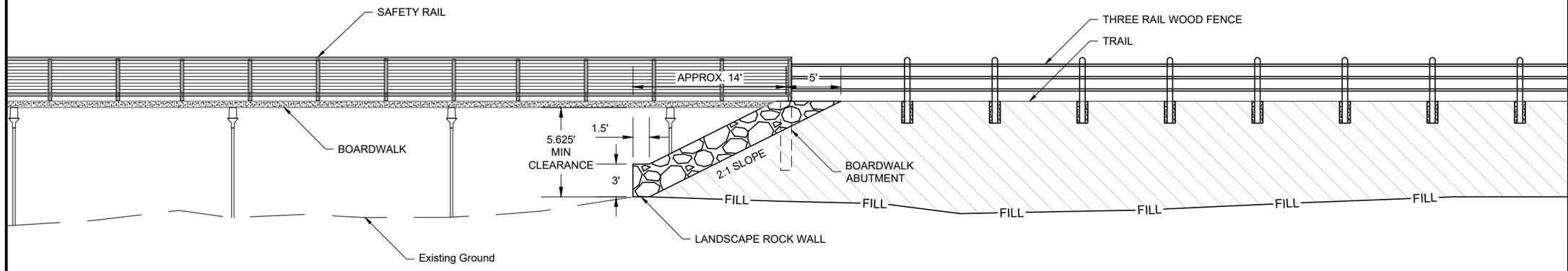
consor

PROFESSIONAL ENGINEER

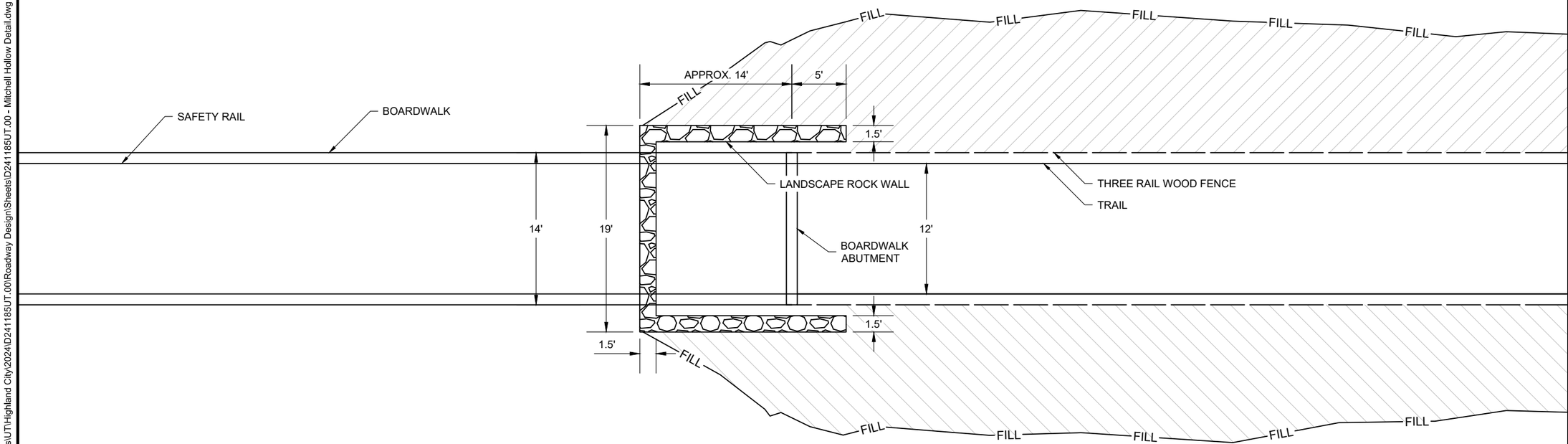
PROJECT	PROJECT NUMBER	SHEET
MITCHELL HOLLOW TRAIL	D241185UT.00	WPP-03

WALL PLAN & PROFILE

A:_V-TPD\Projects\UT\Highland City\2024\D2241185UT.00\Roadway Design\Sheets\D2241185UT.00 - Mitchell Hollow WALL - P&P.dwg Oct 17, 2025 - 12:05pm



LANDSCAPE ROCK WALL AT BOARDWALK ABUTMENTS ELEVATION VIEW



NOTES:

1. BOARDWALK DRAWN FOR REFERENCE ONLY.

LANDSCAPE ROCK WALL AT BOARDWALK ABUTMENTS PLAN VIEW

REVISIONS | NO. | BY | DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

CHECKED BY: RMP
DRAWN BY: CD
DATE: 10/17/25

CONSOR NORTH AMERICA, INC.
38 EXECUTIVE PARK DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

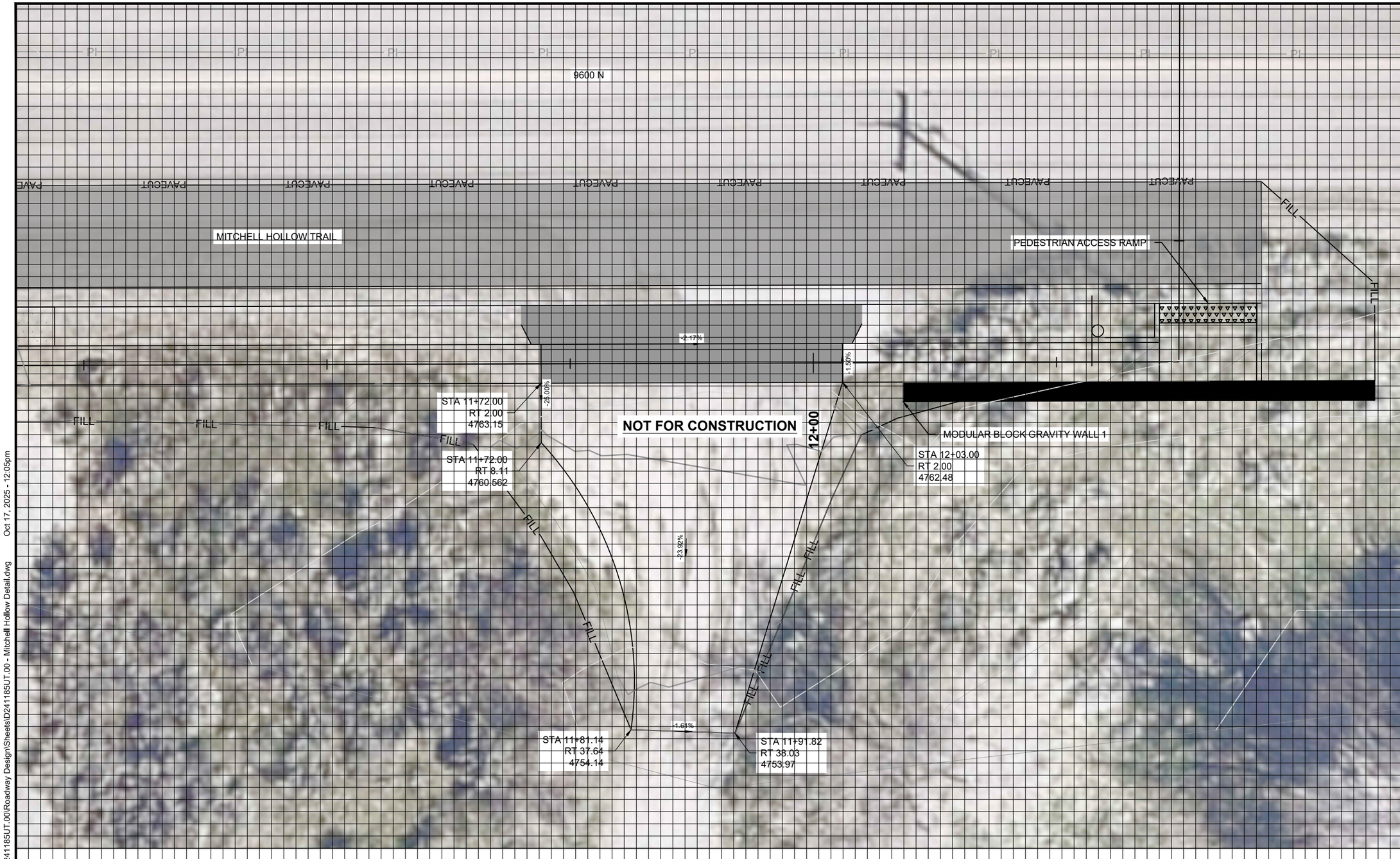
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
DETAIL

SHEET: DT-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Detail.dwg Oct 17, 2025 - 12:05pm



DRIVEWAY DETAIL
MITCHELL HOLLOW TRAIL

NOTES:

1. NEGATIVE SLOPE INDICATES DOWNWARD SLOPE.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
36 SOUTH STATE POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-457-6822

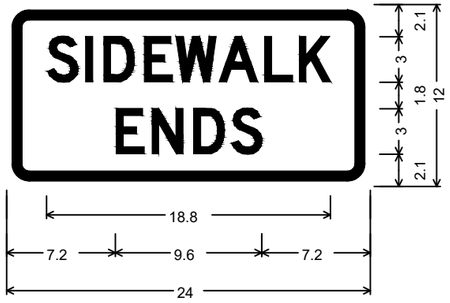
consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
DETAIL

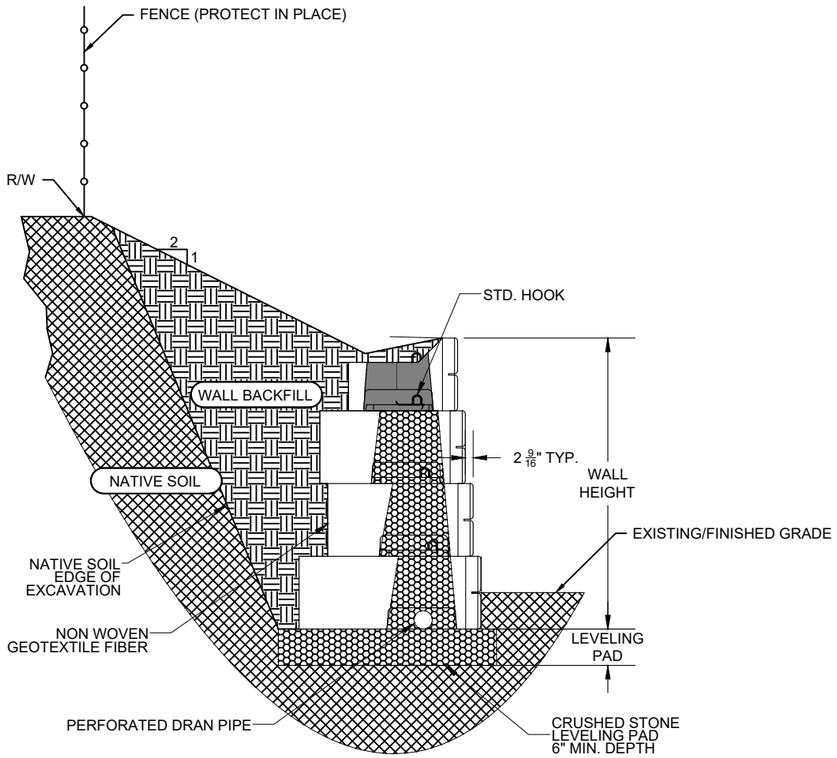
SHEET DT-02

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Detail.dwg Oct 17, 2025 - 12:05pm



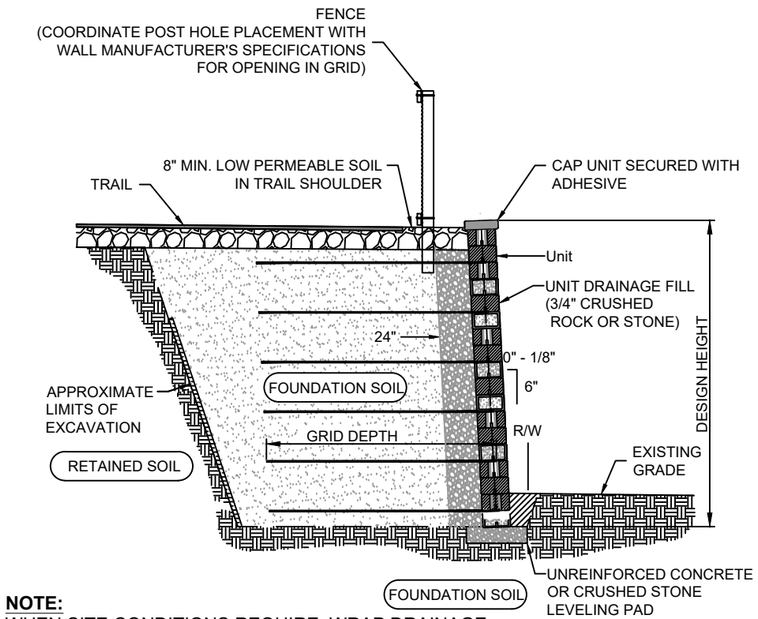
R9-9_24x12 (MOD);
1.5" Radius, 0.6" Border, 0.4" Indent, Black on White;
"SIDEWALK", D 2K specified length;
"ENDS", D 2K;

SIDEWALK END SIGNING DETAIL



MODULAR BLOCK GRAVITY WALL TYPICAL SECTION

MODULAR BLOCK GRAVITY WALL 2 SHOWN, MODULAR BLOCK GRAVITY WALL 1 SIMILAR
USE VERTI-BLOCK MODULAR BLOCK UNITS OR APPROVED EQUAL. MEET ALL
REQUIREMENTS OF UDOT STD SPECIFICATION 02839.



NOTE:
WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

MODULAR BLOCK MSE WALL TYPICAL SECTION

USE KEYSTONE COUNTRY MANOR MODULAR BLOCK UNITS OR APPROVED EQUAL.
MEET ALL REQUIREMENTS OF UDOT STD SPECIFICATION 02835.

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DATE 10/17/25 | DRAWN BY CD | CHECKED BY RMP

CONSOR NORTH AMERICA, INC.
36 EXCHANGE POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW TRAIL

PROJECT

D241185UT.00

PROJECT NUMBER

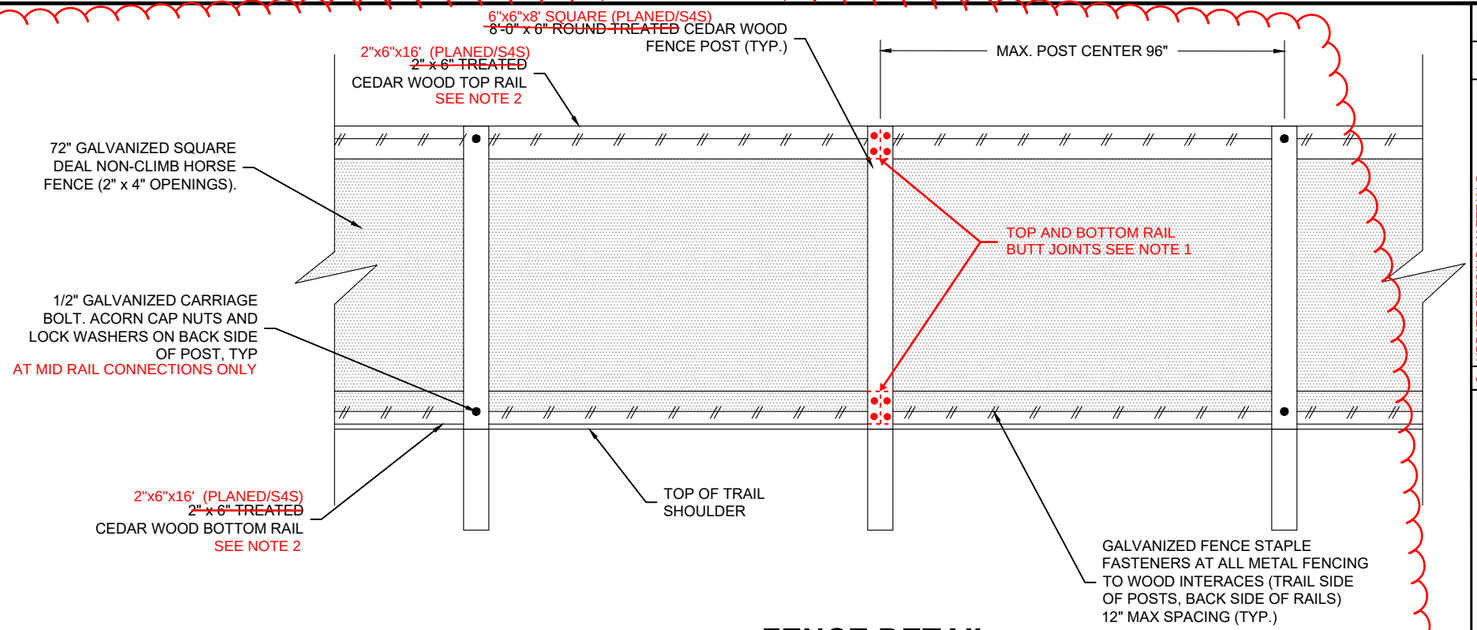
DETAIL

SHEET DT-03

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Detail.dwg Oct 17, 2025 - 12:05pm

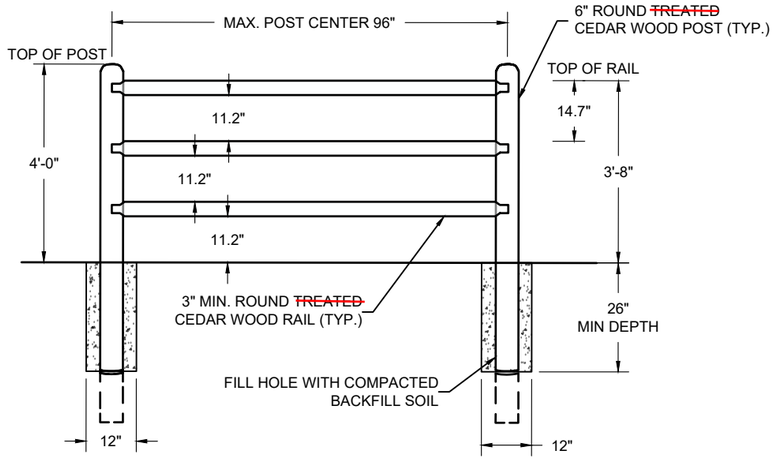
NOTES:

1. LOCATE ALL RAIL BUTT JOINTS AT A POST. AT ALL RAIL BUTT JOINTS, USE FOUR (4) 1/2" GALVANIZED CARRIAGE BOLTS WITH ACORN CAP NUTS AND LOCK WASHERS ON BACK SIDE OF POST
2. AT CONTRACTORS OPTION, TOP AND BOTTOM RAILS MAY USE 8' SECTIONS. IF SECTION LENGTHS ARE REDUCED TO 8', USE FOUR (4) 1/2" GALVANIZED CARRIAGE BOLTS WITH ACORN CAP NUTS AND LOCK WASHERS ON BACK SIDE OF POST AT ALL POST CONNECTIONS.



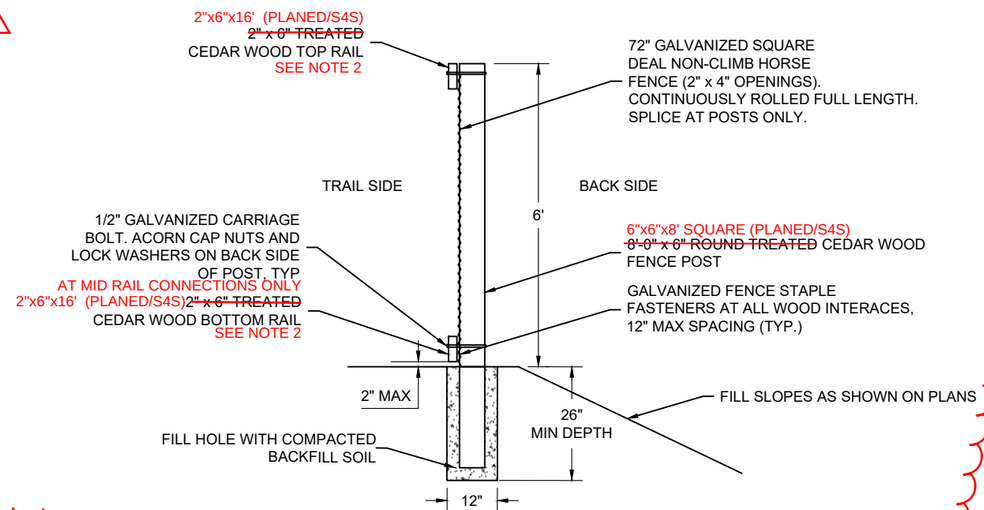
FENCE DETAIL

BACK SIDE SHOWN



THREE RAIL WOOD FENCE DETAIL

2



FENCE SECTION

NO.	REVISIONS	BY	DATE
2	UPDATE FENCING MATERIALS		

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

CHECKED BY RMP
DRAWN BY CD
DATE 10/17/25

CONSOR NORTH AMERICA, INC.
36 E SCENIC POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

PROJECT: MITCHELL HOLLOW TRAIL
PROJECT NUMBER: D241185UT.00
SHEET: DT-04
DETAIL

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow Detail.dwg Oct 17, 2025 - 12:05pm

GENERAL NOTES

1. USE COATED DEFORMED CARBON STEEL BARS CONFORMING TO AASHTO M111 OR ASTM A775, AND AASHTO M31 GRADE 60, UNLESS SHOWN OTHERWISE.
2. USE STRUCTURAL STEEL CONFORMING TO AASHTO M270 GRADE 50, UNLESS SHOWN OTHERWISE.
3. CHAMFER EXPOSED CONCRETE CORNERS 3/4 INCH UNLESS SHOWN OTHERWISE.
4. PROVIDE 2 INCH MINIMUM CONCRETE COVER TO REINFORCING STEEL UNLESS SHOWN OTHERWISE.
5. VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION. PROTECT EXISTING UTILITIES IN PLACE UNLESS SHOWN OTHERWISE.
6. COAT OR GALVANIZE MISCELLANEOUS STEEL PLACED IN STRUCTURAL CONCRETE, UNLESS SHOWN OTHERWISE.
7. DO NOT SCALE DRAWINGS. HORIZONTAL DIMENSIONS ARE PLAN. VERTICAL DIMENSIONS ARE PLUMB.
8. CONSTRUCTION OF THE BOARDWALK PIERS, ABUTMENTS, AND SOIL PREPARATION SHALL BE PER THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT INCLUDING AND HEREBY MADE PART OF THESE CONTRACT DOCUMENTS.
9. FROST ZONE:
   THE DEPTH OF THE FROST ZONE AS THIS SITE SHALL BE CONSIDERED TO BE 3.5 FEET (42 INCHES). ALL STRUCTURAL FOUNDATIONS SHALL BEAR AT THIS DEPTH OR DEEPER BELOW THE GROUND SURFACE TO MITIGATE THE EFFECTS OF SEASONAL FREEZE-THAW CYCLES.
10. SIZE OF HELICAL PIERS TO MEET THE LRFD DESIGN LOADS AND THE ALLOWABLE BEARING AND LATERAL RESISTANCE PER THE GEOTECHNICAL REPORT.

DESIGN DATA

H-10 AND 90 PSF PEDESTRIAN LOADING IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 9TH EDITION 2020 AND THE UDOT STRUCTURES DESIGN AND DETAILING MANUAL, 2022.

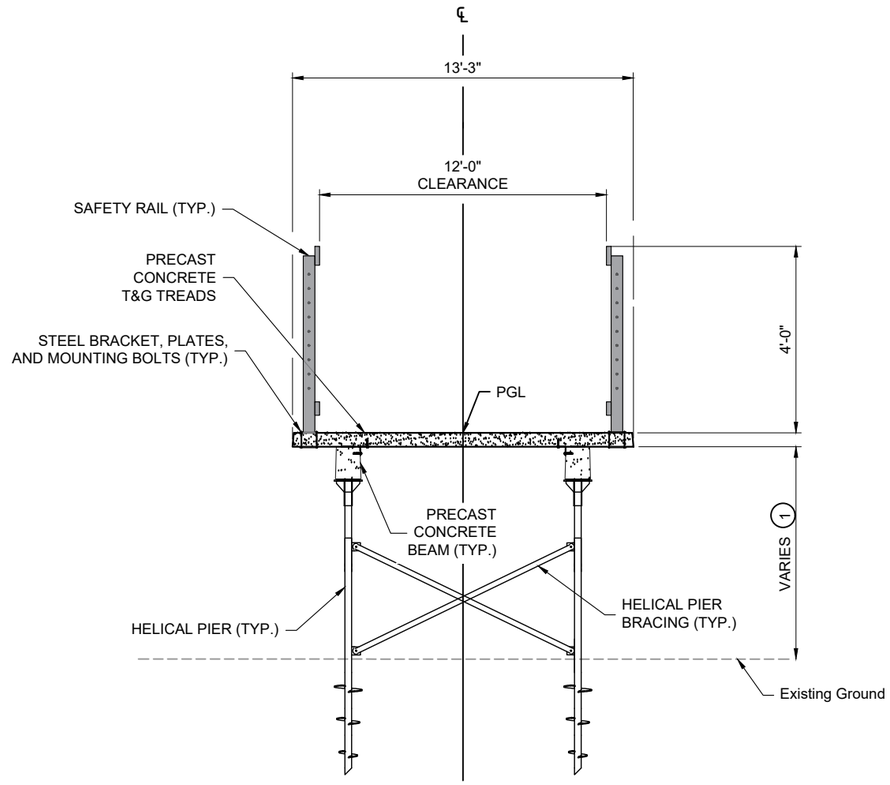
STRUCTURAL CONCRETE			
ALL LOCATIONS UNLESS SHOWN OTHERWISE	145 PCF	f'c = 4.0 KSI	n = 8 CLASS AA(AE)
PRECAST CONCRETE	145 PCF	f'c = 4.0 KSI	n = 8 CLASS AA(AE)

CONCRETE WEIGHT FOR LOADS 150 PCF UNLESS SHOWN OTHERWISE

REINFORCING STEEL	
ALL LOCATIONS UNLESS SHOWN OTHERWISE	fy = 60 KSI
STRUCTURAL STEEL:	Fy = 50 KSI (GRADE 50) UNLESS SHOWN OTHERWISE.

HELICAL PIERS

1. DESIGN ALL HELICAL PIERS TO SUPPORT THE NOMINAL COMPRESSION AND LATERAL LOAD(S) AS SHOWN ON THE PROJECT PLANS. THE OVERALL LENGTH, HELIX CONFIGURATION AND MINIMUM EFFECTIVE TORSIONAL RESISTANCE OF A HELICAL PIER WILL BE SUCH THAT THE REQUIRED GEOTECHNICAL CAPACITY IS DEVELOPED BY THE HELIX PLATE(S) IN AN APPROPRIATE BEARING STRATUM(S).
2. DESIGN ALL STEEL STRUCTURE PIER COMPONENTS WITHIN THE LIMITS PROVIDED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). EITHER ALLOWABLE STRESS DESIGN (ASD) OR LOAD AND RESISTANCE FACTOR DESIGN (LRFD) ARE ACCEPTABLE METHODS OF ANALYSIS.
3. EXCEPT WHERE NOTED OTHERWISE ON THE PROJECT PLANS, INSTALL ALL PIERS TO PROVIDE A MINIMUM FACTOR OF SAFETY AGAINST ULTIMATE COMPRESSION RESISTANCE OF 2.0, A MAXIMUM AXIAL DEFLECTION AT DESIGN COMPRESSION LOAD OF 0.5 INCHES, AND TO SATISFY THE DEFLECTION CRITERIA AS STATED ON THE PLANS OR DRAWINGS.
4. EXCEPT WHERE NOTED OTHERWISE ON THE PROJECT PLANS, EACH PIER SHALL BE DESIGNED TO MEET A CORROSION SERVICE LIFE OF 50 YEARS.
5. THE ANCHORAGE DESIGN SHALL TAKE INTO ACCOUNT SUCH PIER SPACING, SOIL STRATIFICATION, CORROSION AND STRAIN COMPATIBILITY ISSUES AS ARE PRESENT FOR THE PROJECT.



BOARDWALK CROSS SECTION DETAIL

NOTES:

(1) MINIMUM OF 5'-7.5" OVER WETLANDS

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY FJB | CHECKED BY —

DATE

CONSOR NORTH AMERICA, INC.
38 E. CENTRAL POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW BOARDWALK

PROJECT

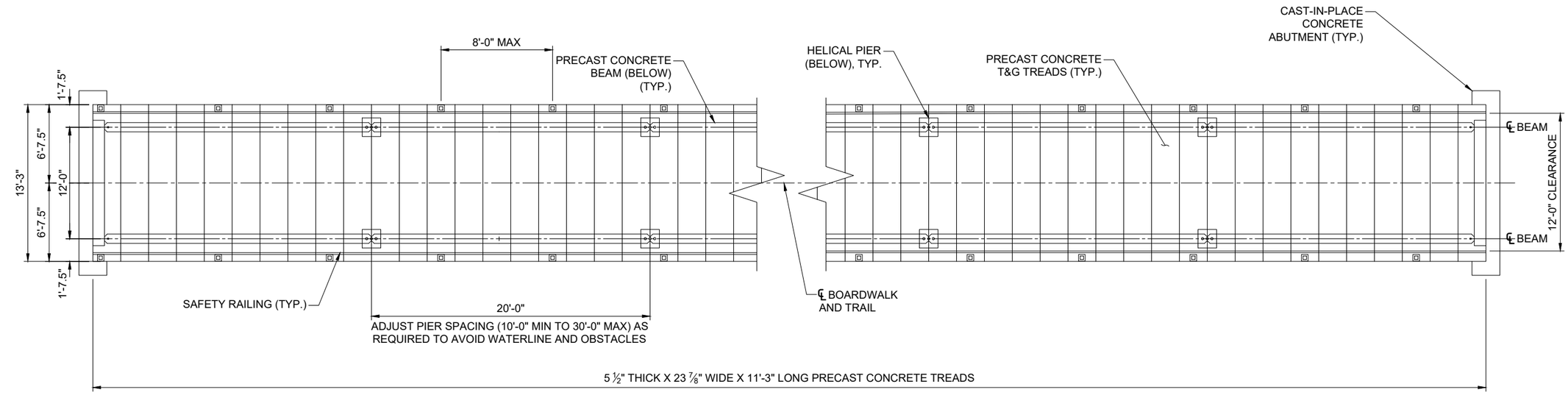
D241185UT.00

PROJECT NUMBER

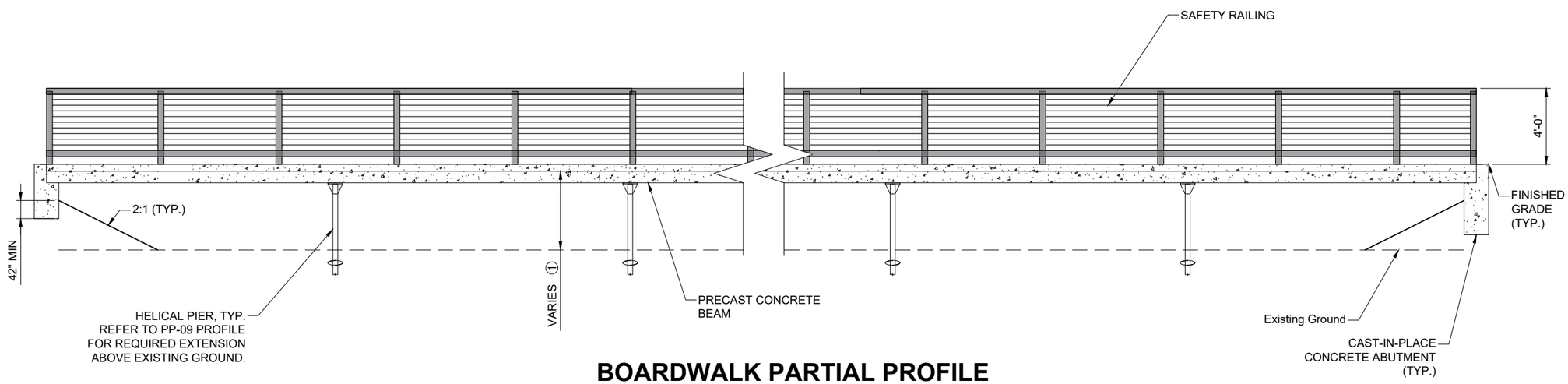
BOARDWALK

SHEET BW-01

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow BW_PROJECT.dwg Oct 17, 2025 - 12:05pm



BOARDWALK PARTIAL PLAN



BOARDWALK PARTIAL PROFILE

NOTES:

① MINIMUM OF 5'-7.5" OVER WETLANDS

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY FJB | CHECKED BY ---

DATE

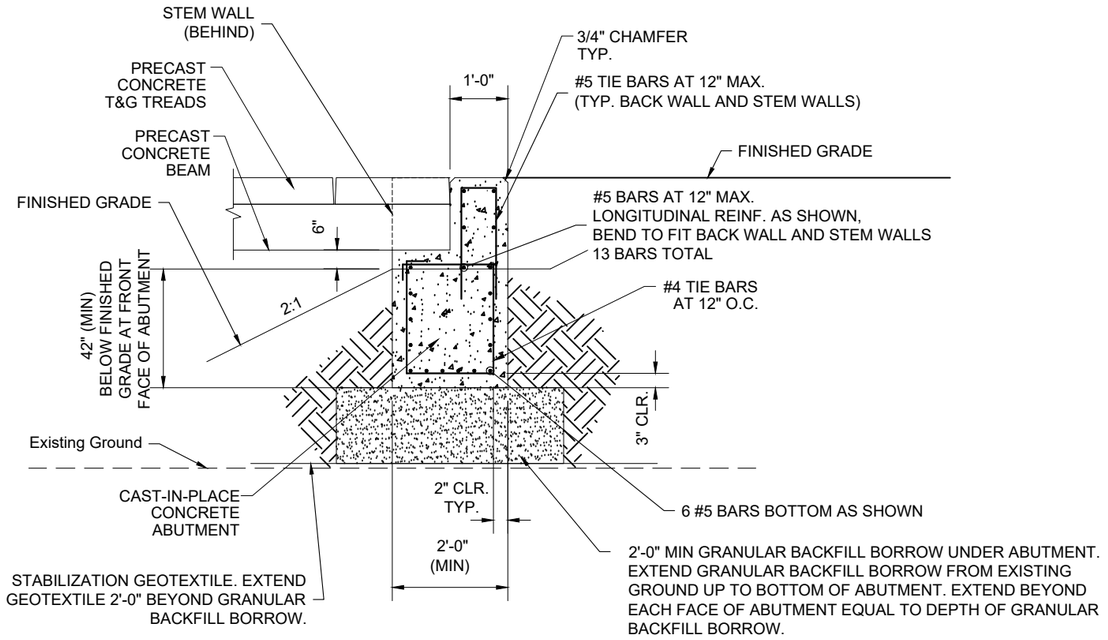
CONSOR NORTH AMERICA, INC.
38 E. 500 S., 2ND POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

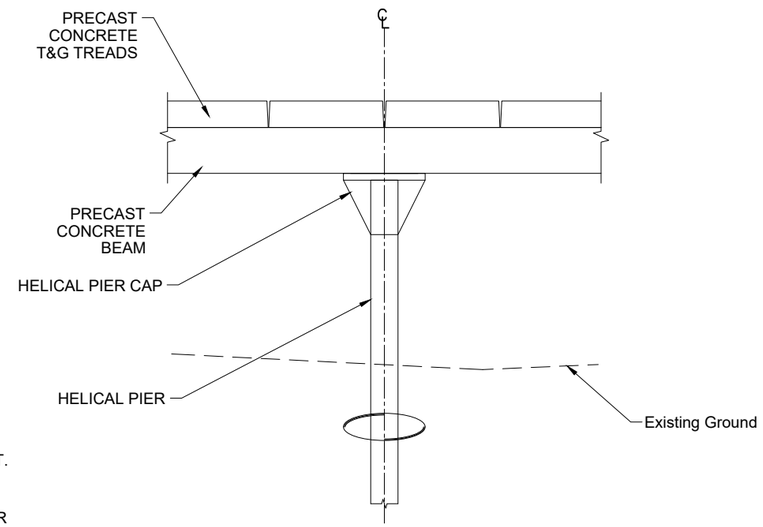
PROFESSIONAL ENGINEER

PROJECT	MITCHELL HOLLOW BOARDWALK
PROJECT NUMBER	D241185UT.00
SHEET	BW-02
	BOARDWALK

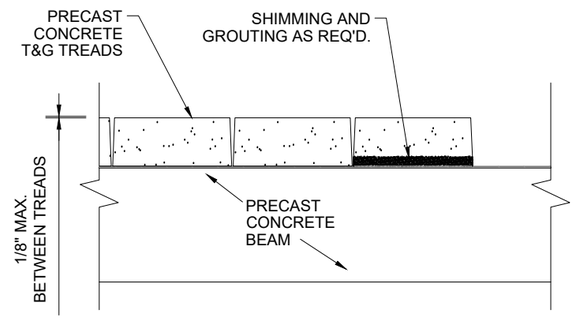
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow BW_PROJECT.dwg Oct 17, 2025 - 12:05pm



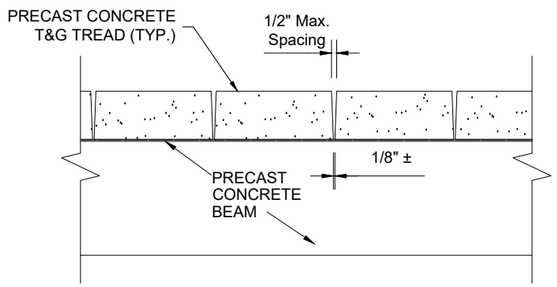
TYPICAL BOARDWALK ABUTMENT DETAIL



TYPICAL BOARDWALK PIER DETAIL



TYPICAL SHIM/GROUT DETAIL (UNDER TREAD)



TYPICAL TREAD SPACING DETAIL

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY FJB | CHECKED BY --- | DATE

CONSOR NORTH AMERICA, INC.
38 E. 500 S., 2ND POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

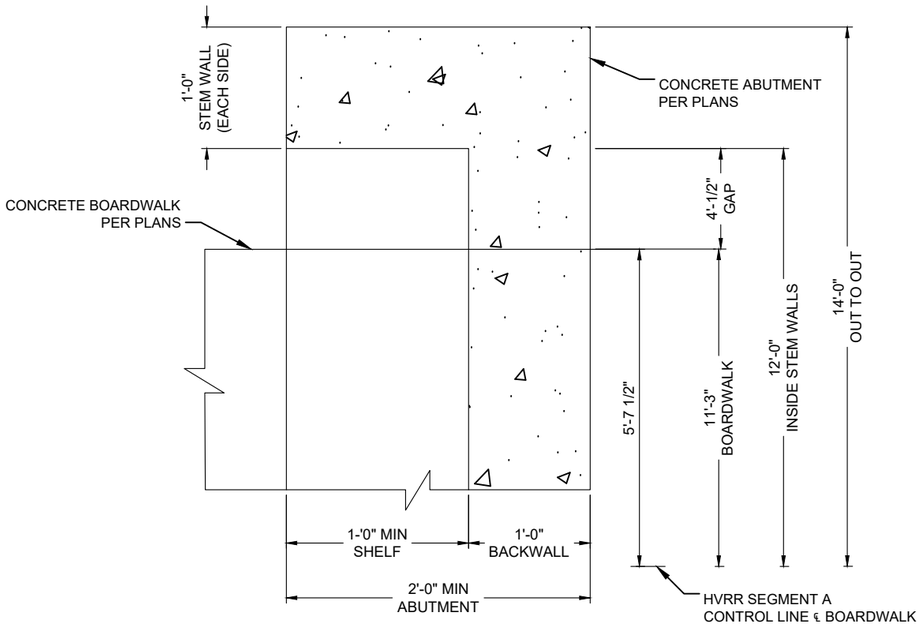
consor

PROFESSIONAL ENGINEER

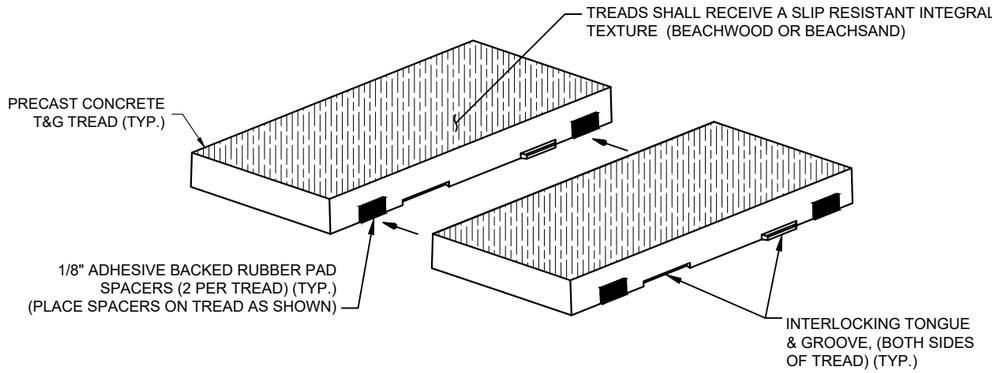
PROJECT: MITCHELL HOLLOW BOARDWALK
PROJECT NUMBER: D241185UT.00
BOARDWALK

SHEET BW-03

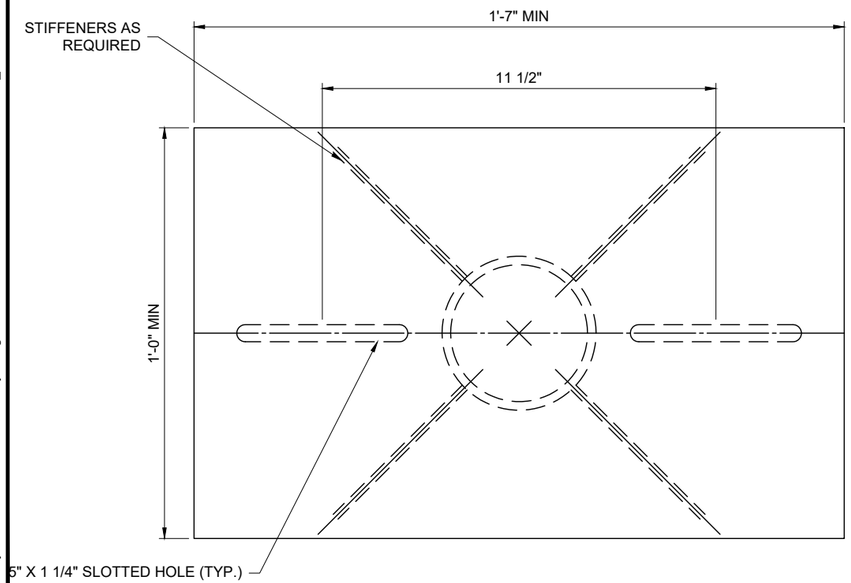
A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow BW_PROJECT.dwg Oct 17, 2025 - 12:05pm

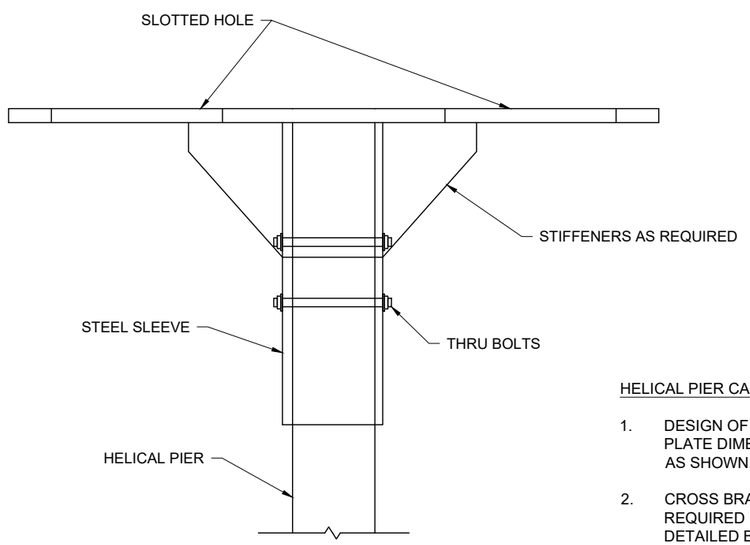


STEMWALL AND BACKWALL DETAIL



TYPICAL TREAD RUBBER SPACING DETAIL





HELICAL PIER CAP NOTES:

1. DESIGN OF HELICAL PIER CAP IS BY OTHERS. PLATE DIMENSIONS AND SLOTTED HOLES SHALL BE AS SHOWN.
2. CROSS BRACING OF HELICAL PIERS MAY BE REQUIRED FOR STABILITY AND SHALL BE DETAILED BY HELICAL PIER ENGINEER.
3. IF STEEL SLEEVE EXCEEDS 4 1/2" O.D., CONTACT PRECAST BOARDWALK MANUFACTURER FOR ADDITIONAL COORDINATION.

HELICAL PIER CAP DETAIL

NO. | REVISIONS | BY | DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY FJB | CHECKED BY ---

DATE

CONSOR NORTH AMERICA, INC.
38 EAST RIVO ALPINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-6822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW BOARDWALK

PROJECT

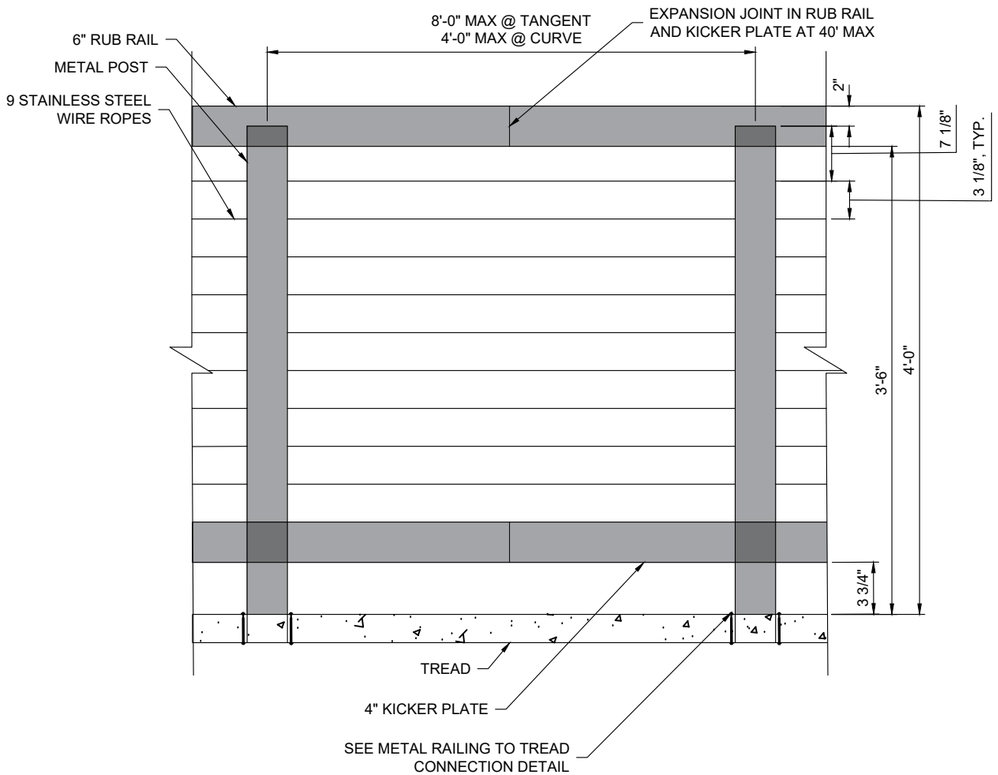
D241185UT.00

PROJECT NUMBER

BOARDWALK

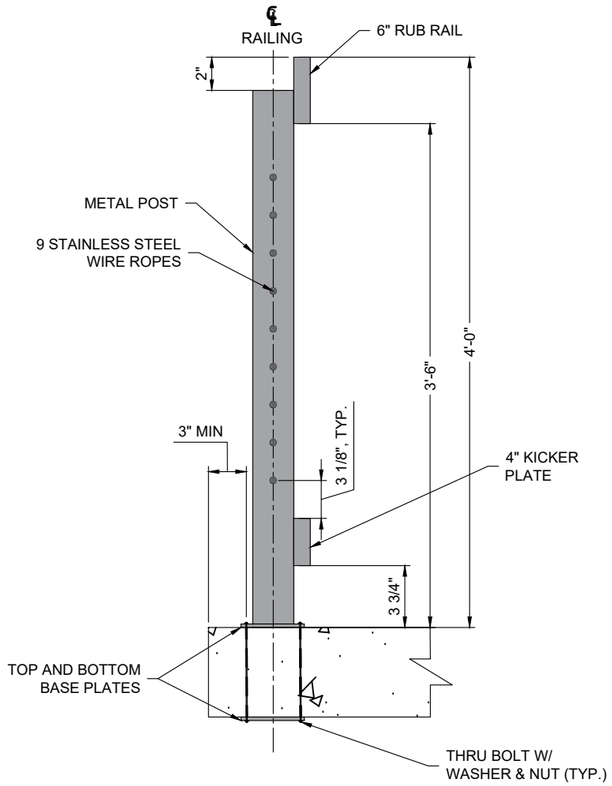
SHEET BW-04

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow BW_PROJECT.dwg Oct 17, 2025 - 12:05pm



SAFETY RAIL DETAIL

FENCE DETAIL SIMILAR WITH POST FOUNDATIONS IN
PLACE OF METAL RAILING TO TREAD CONNECTION



SAFETY RAIL SECTION DETAIL

NO.	REVISIONS	BY	DATE

PUBLIC WORKS DEPARTMENT
5400 W. CIVIC CENTER DRIVE
HIGHLAND CITY, UT 84003
Tel. 801-772-4515

HIGHLAND CITY

DRAWN BY FJB | CHECKED BY --- | DATE

CONSOR NORTH AMERICA, INC.
38 E. 9800 S. POINTE DR., SUITE 300
DRAPER, UT 84020
Tel. 888-451-4822

consor

PROFESSIONAL ENGINEER

MITCHELL HOLLOW BOARDWALK

PROJECT

D241185UT.00

PROJECT NUMBER

BOARDWALK

SHEET BW-05

A:_V-TPD\Projects\UT\Highland City\2024\D241185UT.00\Roadway Design\Sheets\D241185UT.00 - Mitchell Hollow BW_PROJECT.dwg Oct 17, 2025 - 12:05pm

CITY COUNCIL AGENDA REPORT
ITEM #5d

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Chris Trusty, City Engineer/Public Works Director
SUBJECT:	Utah County Interlocal Agreement for Mitchell Hollow Trail
TYPE:	General City Management

PURPOSE:
The City Council will consider the approval of an interlocal agreement between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.

STAFF RECOMMENDATION:
Staff recommends approving the interlocal agreement (ILA) between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.

PRIOR COUNCIL DIRECTION:
On June 4, 2024, the City Council approved an award to Consor for the design of the Mitchell Hollow Trail project. Subsequently, the Council approved a change order with Consor on the design contract on April 15, 2025. The City's FY2026 budget includes funding for this trail as previously approved by Council.

BACKGROUND:
The City has been awarded through Mountainland Association of Governments (MAG) $2,527,050 to construct the Mitchell Hollow Trail. Of the total project costs, the City's portion will be 6.77%. The City has been proceeding with the design of the trail with the intention to construct this summer as funds are available now. While the project is awarded through MAG, the funding source for this particular project is Utah County, which is being formalized through this interlocal agreement.

The City attorney has reviewed and approved of the agreement as to form and compliance with law.

FISCAL IMPACT:
Funding for this project is included in GL# 40-40-76 Trails within the Parks Capital Fund for the FY2026 budget. Revenue for this project is being provided by Utah County through this interlocal agreement.

MOTION:
I move that City Council approve the Interlocal Agreement between Utah County and Highland City for he funding of improvements to the Mitchell Hollow Trail.

ATTACHMENTS:

1. Proposed ILA
2. Resolution - Utah County 4800 W ILA 2025

Agreement No. 2026-

INTER-LOCAL COOPERATION AGREEMENT
between
UTAH COUNTY and
HIGHLAND CITY

For A Project Known As

Mitchell Hollow Trail – 6800 West to 10100 North

THIS AGREEMENT, made and entered into this (chose day) day of January 2026, by and between **UTAH COUNTY (Program Manager)**, a political subdivisionof the State of Utah, with principle offices located at 100 East Center ST, Suite 2300, Provo, Utah 84606 and **HIGHLAND CITY (Project Sponsor)**, a political subdivision of the State of Utah, with principle offices located at 5400 West Civic Center Drive, Highland, Utah 84003.

RECITALS:

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, pursuant to Utah Code Ann. § 59-12-1903 (2008) (now Utah Code Ann. § 59-12-2218), the County adopted Ordinance No. 2008-26 to enact a sales and use tax ("3rd Quarter Tax") of 0.25% upon certain transactions described therein; and

WHEREAS, the Program Manager and the Project Sponsor desire to facilitate the construction of a roadway project known as **Mitchell Hollow Trail – 6800 West to 10100 North (Approved Project**) which consists of a new paved trail along Mitchell Hollow from 6800 West to 10100 North in Highland; and

WHEREAS, the Mountainland Metropolitan Planning Organization ("MPO") Regional Planning Committee determined that the Approved Project should receive a portion of the revenues of the 3rd Quarter Tax not to exceed $2,527,050 in 2025 and

WHEREAS, the Program Manager and the Project Sponsor held duly noticed public meetings wherein this Agreement was considered and an Authorizing Resolution was presented for approval by the respective legislative bodies.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, the Program Manager and the Project Sponsor hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the Program Manager and the Project Sponsor for the purpose of outlining the respective rights and responsibilities of the Program Manager and the Project Sponsor in the construction of the Approved Project.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Utah County Public Works Director shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. MULTIPLE JURISDICTIONS.

If a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter in to this interlocal agreement and interface with the Program Manager as the Project Sponsor. Multiple jurisdictions and/or agencies interactions will be outlined within a separate interlocal agreement between said jurisdictions and/or agencies. This agreement shall be referenced in this agreement as an Exhibit.

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations

identified herein are completed, but in no event, longer than 3 years from the execution date.

Section 5. NO SEPARATE LEGAL ENTITY.

The Program Manager and the Project Sponsor do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 6. TERMS.

1) **Project Scope –** A new paved trail along Mitchell Hollow from 6800 West to 10100 North in Highland.

2) **Project Initiation** - The Project Sponsor will designate a qualified project engineer from its staff or hire a project engineer from the Project Sponsors consultant pool or the prequalified UDOT pool, who will be responsible for project delivery. The designated project engineer will be responsible for the completion of the project.

3) **Project Development** - The Project Sponsor and the designated project engineer, will design, acquire the necessary Right of Way ("ROW"), bid out and manage the construction of the Approved Project.

   a) **Design Standard -** The design and construction of the Approved Project will meet or exceed Highland City standards.

   b) **Environmental Work -** The Project Sponsor will acquire the appropriate clearances and permits through the design process. The Project Sponsor can follow its own adopted environmental process or follow the Recommended Environmental Guidance / Mountainland & Utah County Programmed Projects document (including designating with the Program Manager the type of environmental work to be completed). The Project Sponser must also follow any National Environmental Policy Act (NEPA) requirements required (Endangered Species Act, Clean Water Act, etc.).

   c) **Design Work -** The Project Sponsor will involve the Program Manager at the following design milestones:

      (1) Kickoff Meeting,

      (2) 30% Scope and Schedule Review,

(3) 60% On Site Plan Review, and

(4) 90% Plans, Specifications and Estimate.

d) **Final Design Approval** - Once project design is complete the Project Sponsor will review the final design with the Program Manager. Both parties shall agree that the project is ready for the construction phase.

e) **ROW Acquisition** - The Project Sponsor will be responsible to acquire all necessary ROW adhering to state and local laws. The Project Sponsor can follow their own adopted ROW acquisition process or follow the Recommended Right of Way Acquisition Guidance / Mountainland & Utah County Programmed Projects guidance document.

f) **Procurement -** Advertising of the Approved Project will follow the Project Sponsors established procurement policies. All construction bids will include a 10% construction contingency. The Project Sponsor will provide a copy of the notice of award to the Program Manager.

4) **Project Signage/Contact Info -** It is recommended that the Project Sponsor install signage informing the public of the following:
   a) Project name.
   b) Project description.
   c) Start and completion dates (general).
   d) Contact name, phone number, website address, email.
   e) Use the sentence "This project funded with Mountainland Transportation Funding".
   f) List project sponsors and their logos (Project Sponsor, Mountainland, Utah County).
   g) Generally, one sign at each access point to the project shall be installed.
   h) Signs should be at least 4' x 6', or large enough for passing motorists to read.
   i) Signs should be installed prior to construction and stay in place through construction.

5) **Construction Process -** The Project Sponsor will manage the construction process.
   a) The Program Manager will be notified of any changes that affect the scope of the project or costs that exceed the construction contingency.

6) **Project Completion** - Program Manager staff will be notified and allowed to attend the final inspection of the completed project.

7) **Project Hold** - The Program Manager has the authority to place a project on hold during the Project Development process or withhold reimbursement of invoices during the Construction Process if the Program Manager deems that the project is not within the Approved Project scope or budget. The Program Manager shall notify the Project Sponsor of the hold in writing and will work with the Project Sponsor to rectify the issues promptly. If the Project Sponsor and Program Manager cannot bring the Approved Project back into scope or if additional funding is needed above what the Program Manager or the Project Sponsor can provide, the issues will be brought to the Mountainland MPO committees for their review, recommendations, and approvals.

8) **Total Project Cost** - Both the Program Manager and Project Sponsor acknowledge that the Approved Project has been authorized by the Mountainland MPO Regional Planning Committee (Utah County Commission must also approve if county funds are used) to be funded at an amount not to exceed $2,527,050.00 (Total Project Cost) for the direct costs of the Approved Project.

   a) **Matching Funds -** The Project Sponsor is required to pay a match or portion of the Total Project Cost. This amount is 6.77% of the Total Project Cost. The use of Project Sponsor equipment and/or Project Sponsor employee time for the project shall not be reimbursable, but can be claimed by the Project Sponsor as a soft match toward the required 6.77% matching funds required from the Project Sponsor. The Project Sponsor is required to pay the difference between the required match and the value of the soft match, if any.

   b) **Multi-Year Funding** - Some projects require funding across multiple fiscal years. Reimbursement for Approved Project activities can only be made up to the available amount identified in a single fiscal year. Any balance from a prior year where available funds have not been expended for the Approved Project are then advanced to the next fiscal year and are added to the funds available that fiscal year. Fiscal years for County Transportation Sales Tax Funds begin on January 1st. The Approved Project has been approved for $2,527,050 in 2026.

   c) **Reimbursement -** The Project Sponsor, if desiring reimbursement for the direct costs of the Approved Project, will provide the Program Manager with quarterly or bi-annual itemized invoices detailing actual costs for the ROW acquisition, design, utility relocation, construction, or other approved elements of the project. Appropriate backup materials shall also be supplied. The Program Manager agrees to reimburse the Project Sponsor within 30 days of receiving acceptable itemized invoices establishing the

validity of the direct costs of the Approved Project. The maximum amount of reimbursement from the Program Manager to the Project Sponsor shall not exceed $2,355,969.00 (Total Project Cost less Matching Funds). Any costs which exceed $2,355,969.00 shall be the sole responsibility of the Project Sponsor. The Program Manager will review and approve monthly each itemized invoice and will reimburse the total invoice amount less the required matching funds.

d) **Cost Overruns -** The Program Manager maintains an account for cost overruns. The Project Sponsor may request additional funds above the approved Total Project Cost with supporting documentation demonstrating the need for additional funds. The Program Manager may approve up to 10% of the Total Project Cost up to a maximum of $500,000. The MPO Regional Planning Committee can approve higher amounts (Utah County Commission must also approve if county funds are used). The addition of these contingency funds would require a modification to this agreement. If no additional funds are awarded or the project still requires additional funds, the Project Sponsor will be responsible to fund the overrun.

e) **Surplus Funds -** Any surplus funds remaining after the completion of the Approved Project will be returned to the Mountainland or Utah County fund balance to be reallocated to other projects selected through the MPO project selection process. Note that Mountainland and Utah County selects and funds projects, not sponsors. Surplus funds cannot be moved to a new project not already approved though the MPO project selection process. Any surplus funds paid by the Project Sponsor shall be returned to the Project Sponsor.

9) **Ownership and Maintenance of Approved Project** - The Project Sponsor shall own and be responsible for maintenance, repair and replacement of the completed project.

10) **Inspection of Approved Project** - The Program Manager and its designees, upon reasonable notice, reserve the right to enter upon the Approved Project to inspect the same to verify compliance with this Agreement.

11) **Other Expenses -** Except as otherwise expressly stated herein, all expenses not identified as a part of the Approved Project or executed prior to the Agreement shall be the sole responsibility of the Project Sponsor.

12) **No Third-Party Rights** - The obligations of the parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Project Sponsor

and Program Manager. This Agreement is not intended to nor shall it be construed to benefit any third party.

13) **Recitals -** The Recitals portion of this Agreement constitutes a part of this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the Program Manager and the Project Sponsor, and shall remain on file for public inspection during the term of this Agreement.

Section 8. AMENDMENTS.

1) **Amending this Agreement** - This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

2) **Change Orders** - Changes can occur throughout a project. Changes that are outside the scope outlined in this contract must be amended as stated above. Minor changes and adjustments that fall within the original project scope can be addressed with a change order. A change order does not require amending this agreement. A change order is defined as that additional effort necessary by reason of changed conditions which are radical, unforeseen, and completely beyond the control of the Project Sponsor. The Project Sponsor shall create the change order and keep records of them. Any additional costs incurred can be covered by the construction contingency or by added local funding and should be addressed in the change order. If additional costs are more than the construction contingency and available local funds, the Project Sponsor shall contact the Program Manager to review funding options.

Section 9. EXTRA WORK

Extra work shall be undertaken only when previously authorized in writing by the Program Manager, and is defined as additional work which is neither shown nor defined in this Agreement. Extra work includes additional improvements adjacent to the Approved Project or in other locations that the Project Sponsor desires to complete as a package of projects. Extra work can be for utility projects, facilities that tie into the Approved Project, project betterments, or other work desired by the Project Sponsor. No costs incurred by extra work can be billed to the Approved

Project. Any invoices submitted by the Project Sponsor shall clearly detail costs incurred by the Approved Project and list separately costs incurred by the extra work.

Section 10. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 11. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 12. INDEMNIFICATION.

The Project Sponsor shall indemnify and hold the Program Manager harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Approved Project or any part thereof. The Project Sponsor shall further indemnify and hold the Program Manager harmless from and against any and all claims arising from any breach or default in the performance of any obligation on the Project Sponsor's part to be performed under the terms of this Agreement, or arising from any act or negligence of the Project Sponsor, or any of the Project Sponsor's agents, employees, contractors, subcontractors, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Both the Project Sponsor and Program Manager agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. The Project Sponsor's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 13. ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized and passed on this _____ day of January 2026,

Board of Commissioners
UTAH COUNTY, UTAH

_____
Brandon B. Gordon, Commission Chair

ATTEST:
Aaron Davidson
Utah County Clerk

_____
Deputy Clerk/ Auditor

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE LAW:
Jeff Gray
Utah County Attorney

By: _____
Deputy Utah County Attorney

HIGHLAND CITY

Authorized by Resolution No. ,
this _____ day of January 2026,

HIGHLAND CITY
UTAH COUNTY, UTAH

_____
Mayor

ATTEST:

_____
City Recorder

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: _____
City Attorney

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR THE MITCHELLHOLLOW TRAIL BETWEEN UTAH COUNTY AND HIGHLAND CITY

WHEREAS, Highland City, as a Utah Municipality, is authorized to enter into contracts for the benefit and welfare of Highland City and its residents, including pursuant to Utah Code § 10-1-202.

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code, as amended, ("Act") permits local governmental units including cities, counties, interlocal agencies, and other political subdivision of the State of Utah to enter into agreements for mutual advantage and to exercise joint cooperative action;

WHEREAS, Utah County and Highland City desire to establish the terms and conditions by which the parties would cooperate in the facilitation of a regional trail improvement project for a trail known as the Mitchell Hollow;

WHEREAS, Utah County will fund $2,355,960toward the completion of this projects;

WHEREAS, Highland City desires to facilitate trail improvements along the Mitchell Hollow wash;

WHEREAS, Utah County desires to support and participate in the costs of the trail improvement projects;

WHEREAS, the parties desire to establish the terms and conditions by which Utah County will participate in the costs of the described road projects by reimbursing Highland City the costs of the projects;

NOW THEREFORE, BE IT RESOLVED by the Highland City Council as follows:

1. The City Council approves of the Interlocal Cooperation Agreement BETWEEN Utah County and Highland City for Trail Project with Highland City, which agreement is attached hereto as Exhibit A.

2. The City Council authorizes the Mayor and City Staff, as necessary, to execute and carry out the Interlocal Agreement according to the terms set forth therein.

3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the agreement referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

4. This resolution shall take effect immediately upon adoption.

RESOLVED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, this _____ day of _____, 2026.

_____
Mayor

ATTESTED:

_____
City Recorder

EXHIBIT A

Form of Interlocal Cooperation Agreement

CITY COUNCIL AGENDA REPORT
ITEM #5e

DATE:	January 20, 2026
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Chris Trusty, City Engineer/Public Works Director
SUBJECT:	Surplus of Excess Water Meters
TYPE:	General City Management

PURPOSE:
The City Council will consider surplussing 300 1-inch water meters.

STAFF RECOMMENDATION:
Staff recommends placing 300 water meters on surplus to allow for their resale.

PRIOR COUNCIL DIRECTION:
With the approval of the city council, the city began installing meters in the summer of 2023.

BACKGROUND:
As the city nears the completion of the PI meter project, we have a surplus of meters that were over-ordered. Some of these meters will be kept by the PI department for future use. The culinary water department would like to purchase the remaining 3/4 inch meters for their future use. This leaves the city with 300 1-inch meters that we do not feel will be of use to the City and, as such, would like to either return them to the supplier or declare them as surplus. Purchasing the meters in bulk allowed the city to purchase the meters at a reduced rate, and with restocking fees, it is likely the City could receive more money by selling them to other cities at current prices. By placing them on surplus, we could do this. If we have no interested entities, we could still return them to the supplier and receive a partial refund.

Staff currently plans to post the meters on the Public Surplus website and give notice on the Highland City website directing residents to that site. All items will be sold "as-is" and with no warranty, guarantee or representation of any kind expressed or implied as to the condition, utility, or usability of the item. All known deficiencies of the item will be disclosed as part of the listing information.

FISCAL IMPACT:
Revenue from the sale will go to the Pressurized Irrigation Fund, GL# 53-39-95 Other Non-Operating Revenue.

MOTION:
I move that City Council approve the resolution declaring the indicated items as surplus and authorize the sale or disposal of these items as the City Administrator deems best for the City.

ATTACHMENTS:

1. Resolution
2. Picture of Meters

A RESOLUTION OF HIGHLAND CITY, UTAH
DECLARING SURPLUS PROPERTY FOR SELLING, CONVEYING OR DISPOSING

WHEREAS, the Highland City Council has been made aware of items that are no longer needed; and

WHEREAS, the Highland City Council has established a process for disposing of personal public property which is:

1. The City Administrator shall be responsible for the coordination and disposal of personal public property; and
2. Each department head shall identify assets for disposal and will determine the market value of the asset taking into account the replacement cost and depreciation rate for the item; and
3. The City Administrator shall select the best disposal option; and
4. The City Council shall authorize by resolution the surplus and subsequent sale of all personal public property valued over $300; and
5. Notice shall be given to the public on the Highland City website after the items have been declared surplus and at least fourteen days prior to the disposition.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of Highland, Utah, as follows:

SECTION 1. The Council hereby authorizes the City Administrator to sell, convey or dispose of the equipment as listed below following City policy as set forth above:

300 1-inch Meters

SECTION 2. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the agreement referenced herein for the grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Highland City Council this 20th day of January 2026.

HIGHLAND CITY, UTAH

_____

Brittney P. Bills
Mayor

ATTEST:

_____

Stephanie B. Cottle
City Recorder

300 1-inch meters







