HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, November 18, 2025

Approved January 20, 2026

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.

Stuart 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 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

Welcome to the Highland City Council Meeting

November 18, 2025

Please Sign the Attendance Sheet

Scan for Agenda

HIGHLAND CITY

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HIGHLAND CITY

6:10 PM REGULAR SESSION

Call to Order – Mayor Kurt Ostler
Invocation – Council Member Scott L. Smith
Pledge of Allegiance – Council Member Kim Rodela

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HIGHLAND CITY

UNSCHEDULED PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non-agenda items.

- Please state your name clearly.
- Limit your comments to three (3) minutes.

3

CONSENT ITEMS *(5 minutes)*

2a. Approval of Meeting Minutes: September 16, 2025
General City Management

2b. Ratification of Large Purchases
General City Management

4

Motion to Approve

I move 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

5

HIGHLAND CITY

TEXT AMENDMENT – WELL DRILLING CONDITIONAL USE CONSOLIDATION

Development Code Update (Legislative)

Item 3a – Public Hearing/Ordinance
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

6

Background

- Part of ongoing process to clean-up and consolidate code/zoning regulations
- During 2024/2025, amendments establishing the land use authority table, staff noted that the City's public utility zone and supplemental regulations regarding public facilities (section 3-622) needed to be addressed more in depth at a future point.

7

Background

- City has a Public Utility zone intended to be used for public utilities such as power substations & water storage tanks
- City also regulates public utilities in section 3-622, specifying "Any above ground device or structure of a culinary water, irrigation, reservoir, or private utility system not owned or operated by Highland City or controlled on Highland City owned property, which is intended to regulate the function of a storage device or distribution line or which receives or transmits a signal, shall only be located within the Public Utility Zone (Article 3-4.10 in this Code) and shall be required to obtain a Conditional Use Permit prior to installation."
- These regulations do not apply to lot-specific utilities

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Purpose of Amendment

- Intent is to make the public utility zone useful and conform to the existing regulations for utilities
- R-1-40, R-1-30, and R-1-20 zones allow well drilling as a conditional use.
- Because drilling and operating water wells would be an "above ground device or structure of a culinary water, irrigation, reservoir, or private utility system," city code directs that such uses should be in the public utility zone

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Proposed Amendment

- Removes well drilling as conditional use within R-1-40, R-1-30, and R-1-20 zones
- Specifically adds well drilling to the public utility zone
- City's goal is to rezone all property (city-owned and otherwise) that is used for public utilities/wells to the public utility zone and regulate them similarly
- Existing uses would be grandfathered/non-conforming, but new uses or changes/improvements to existing uses need to satisfy public utility zone regulations

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Review and Recommendation

- Public notice of Planning Commission hearing posted/mailed October 9, 2025
- Public notice of City Council hearing posted/mailed November 6, 2025
- No comments received in person or in writing
- Planning Commission held a public hearing on October 28 and unanimously recommended approval of the proposed amendments
- Staff recommends approval

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Motion to Approve

I move that City Council ADOPT the ordinance amending several sections of the Development Code regarding well drilling.

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HIGHLAND CITY

LONE PEAK PUBLIC SAFETY DISTRICT INTERLOCAL AGREEMENT AMENDMENT

General City Management

Item 3b – Action/Resolution
Presented by – Erin Wells, City Administrator
Rob Patterson, City Attorney/Planning & Zoning Administrator

13

Background

- Changes to the interlocal agreement being brought based on the discussions over the past many months by the Lone Peak Public Safety Board and Alpine and Highland City Councils.
- This changes focuses on clarifying how the allocation formula can be changed.
- This is the first of two steps for planned ILA changes.
- Next change will be to the formula itself.

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Current ILA Language

- "Other funding alternatives or allocation methods may be adopted by the Governing Board with four members voting in favor."
- While this does not prohibit Alpine and Highland from jointly agreeing on a formula change, the Board felt it best to clarify this process first.

15

Proposed Changes

- **Board may recommend** a change to the formula, but that change won't take effect until the **cities approve** a change to the interlocal agreement.
- Clarifies the interlocal agreement can be amended through a change adopted by each City Council.
- General cleanup to the language regarding the assessment.

16

Summary

- Lone Peak Board may recommend changes to funding allocations, but the Board does not have authority to implement those changes without City approval.
- The Cities retain sole decision-making authority on the allocation formulae.

17

Next Steps – If Approved

- November 19 – Lone Peak Board considers recommending an amendment to the ILA for the fire assessment to switch to taxable value.
- December 2 – Highland Council ILA amendment consideration
- January 13 – Alpine Council ILA amendment consideration

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Formula Change Options to be Considered by Lone Peak November 19

- Option 1: formula change FY27
  - No transition
- Options 2 & 3 : transition to new formula over two fiscal years
  - 2 - Transition
  - 3 - Transition with Fund Balance

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Option 2 - Transition

- Transition to new formula over two fiscal years
  - 50/50 pickup
  - In FY27, if difference between old and new assessment is $300,000 for Alpine, Alpine pays $150,000 more than old assessment amount
  - Highland pays $150,000 more than new assessment amount
  - In FY28, taxable value assessment fully implemented

20

Option 3 - Transition with Fund Balance

- Transition to new formula over two fiscal years
  - 50/50 pickup
  - In FY27, if difference between old and new assessment is $300,000 for Alpine, Alpine pays $150,000 more than old assessment amount
  - $150,000 gap made up for using Lone Peak fund balance
  - Highland pays $300,000 less than old assessment
  - Highland receives $278,571.83 from Lone Peak fund balance as a payout
  - In FY28, taxable value assessment fully implemented

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Option 3 - Payout Details

- FY26 funding split between for city assessments
  - Alpine - 35%, Highland - 65%
- The split of fund balance can be thought of the same way.
- ($150,000 * 35%) / 65% = $278,571.83

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Summary – ILA Changes to Formula

- Option 1: shifts assessment to taxable starting FY27
- Option 2: transition to new formula over two fiscal years with Alpine easing into payments and Highland covering the gap
- Option 3: transition to new formula over two fiscal years with Alpine easing into payments. Gap is made up from fund balance and Highland receives a payment from fund balance requisite to the funding contributions.

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Motion to Approve

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.

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HIGHLAND CITY

COUNCIL VACANCY APPOINTMENT PROCEDURES
General City Management

Item 3c – Action
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

25

Background

- On December 11, Council will meet to appoint someone to fill Councilmember Bills's vacated seat
- Vacancy appointments are generally governed by state law (UCA 20A-1-510)
- State allows city council to, consistent with state law, adopt procedures governing the appointment, interview, and voting process for filling vacancies
- In 2023, city council adopted a vacancy appointment policy to govern interviews and voting

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Current Policy and Process

- Candidates invited to give 2-minute introduction
- Each councilmember and mayor asks 1 question
- Councilmembers (excluding mayor) nominate by secret ballot 2 candidates for further consideration
- Additional round of questions from council/mayor
- Each councilmember votes by secret ballot for one candidate to be appointed
- Majority vote results in appointment
- If no majority vote, candidates are narrowed to top 2, then a second and final round of voting takes place between those 2
- If tie during any vote, mayor votes. If tie remains, use coin-flip

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Staff-Proposed Updates

- Clarify policy applies to mayoral vacancy
- Clean-up language if mayor is absent from vote
- Defines who may vote by reference to state law (councilmembers can vote on replacement)
- Mayor sets order of questions
- No nomination process if 4 or fewer candidates
- State that councilmembers cannot vote for themselves to fill vacancy

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Staff-Proposed Updates

- Clarify that normally, voting is by secret ballot. But if current councilmember is seeking appointment and participating in voting, then must be non-secret ballot (open voting) or ballots may be secret but must be marked to distinguish who voted for whom
- Vote to appoint only requires majority, not necessarily minimum of 3 votes
- Appointments effective immediately upon majority vote

29

Councilmember Cortney Proposed Updates

- Allow mayor, certified council-member-elect, and certified mayor-elect to participate in questioning and nomination of candidates
- Specifically allow for discussion period, if desired, after last set of questions and before voting
- Eliminate secret ballot for voting, but keep secret ballot for nominations

30

Staff Recommendation

- Staff recommends updating the policy with at least the changes recommended by staff, as they help ensure the policy conforms to state law, is streamlined, and covers some corner cases with appointments
- Other changes, including Councilmember Cortney's proposed changes, can be proposed by the Council based on the Council's policy preferences. Staff does not have a recommendation on such changes.

31

Motion to Approve – Staff Recommendation

I move that City Council adopt the resolution amending the council vacancy appointment procedures as recommended by staff. [Council may specify different or additional changes to be adopted]

32

Motion to Approve – Council Member Cortney Recommendation

I move that the City Council adopt the resolution amending the council vacancy appointment procedures as presented by Councilmember Cortney. [Council may specify different or additional changes to be adopted]

33

Motion to Approve – No Change

I move that the City Council reject the proposed amendments to the council vacancy appointment

34

HIGHLAND CITY

2026 CITY COUNCIL MEETING SCHEDULE

General City Management

Item 4a – Expedited
Presented by – Stephannie Cottle, City Recorder

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2026 City Council Meeting Schedule

Regular Meeting	Date
January	6, 20
February	3, 17
March	3, 17
April	21
May	5, 19
June	2, 16
July	7, 21
August	4, 18
September	1, 15
October	6, 20
November	10
December	1

Regular meetings of the City Council are held in the Council Chambers, 5400 West Civic Center Drive, Highland, UT commencing at 6:00 p.m. generally on the first and third Tuesdays of each month (or as noted above). Meetings may be cancelled if circumstances warrant.

Exceptions:
- No meeting on April 7^{th} – Alpine School District Spring Break (April 6^{th} – 10^{th})
- One meeting in November and December due to the Holidays
- Meeting in November will be on November 10^{th} due to Election day on November 3^{rd}
- Meeting in December will be on December 1^{st}

Corrections:
- Meetings may be cancelled… "if circumstances warrant."

36

Motion to Approve

I move that the City Council ADOPT the ordinance approving the 2026 Regular Meeting Schedule.

37

HIGHLAND CITY GENERAL PLAN UPDATE

General Plan Amendment (Legislative)

Item 5a – Discussion
Presented by – Jay Baughman, Assistant City Administrator/Community Development Director
Rob Patterson, City Attorney/Planning & Zoning Administrator

38

General Plans Generally

- Utah Code 10-9a-401: To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:
  - (a) present and future needs of the municipality; and
  - (b) growth and development of all or any part of the land within the municipality.

39

General Plans Generally

- Many optional elements – almost anything the city wants can be put into a general plan
- 4 required elements
  - Land use – future land plan, projections and standards for population density and building intensity
  - Transportation – existing and proposed streets, connections between different uses
  - Water – impacts on water demand and infrastructure, methods of reducing water use for future and existing development, opportunities to reduce water waste
  - Moderate income housing – adoption of at least 3 strategies and implementation plans for the strategies

40

General Plans Generally

- UCA 10-9a-405 "Except as provided in Section 10-9a-406, the general plan is an **advisory guide** for land use decisions, the impact of which **shall be determined by ordinance**."
  - General plan is not zoning
  - General plan does not give anyone entitlement to develop or build
- UCA 10-9a-406: "After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

41

General Plans Generally

- Utah Code 10-9a-302: "(1) The planning commission shall review and make a recommendation to the legislative body for: (a) a general plan and amendments to the general plan;"
- This occurred at the October 28 Planning Commission Meeting
  - Recommended document is what is being presented tonight
  - Includes changes recommended by the Commission

42

Background

- City's current general plan was adopted in 2008
  - Amended in part several times to address transportation issues, parkway detail updates, and moderate income housing strategies as required by state law
- 2023-24 – RFP issued and proposals received for consultants to assist the City in comprehensively updating its general plan
- April 2024 – Landmark Design, with LRB and Hales Engineering, chosen as the City's consultants

43

Information Gathering & Outreach - 2024

- May 2024 - Website and social pinpoint launched
- June 2024 - CC, PC, staff, & consultants field trip
- Aug & Oct 2024 - Resident advisory board meetings
- Sept & Oct 2024 - General plan open houses
- Boards and booths at city events (open house in may, Fling) and city hall/library
- 2024 Resident survey – included questions on Longhorn property, future use of residential lots on SR-92, density for senior housing, detached ADUs, flag lots

44

City Leadership Workshops - 2025

- CC/PC - January 2025 – draft vision statement, guiding principles, and future land use
- CC/PC – March 2025 – Water element
- CC/PC – April 2025 – Transportation
- CC/PC – May 2025 – Land use
- CC/PC – June 2025 – Land use & economic development
- CC/PC – July 2025 – Land use & housing; public facilities and services
- CC/PC – Aug 2025 – Parks, recreation, and trails

45

Draft General Plan

- General Plan
  - Introduction, History, and Context
  - Land Use & Placemaking (Required)
  - Transportation (Required)
  - Housing (Required)
  - Water Use & Preservation (Required)
  - Parks, Open Space, Trails & Recreation (Optional)
  - Environment & Sustainability (Optional)
  - Public Facilities and Services (Optional)

46

Draft General Plan

- Appendices
  - Appendix A: Engagement Report
  - Appendix B: Existing Conditions (Demographics)
  - Appendix C: Economic Development Analysis
- Transportation Master Plan

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What Now?

- Please review and provide feedback to staff and entire Council by **November 24**
  - Minor changes (typos, grammar, clarity) staff will automatically incorporate into plan
  - Major changes (visions, recommendations, goals, implementation strategies) will be incorporated if 4 commissioners voice support by email, otherwise changes will be presented for discussion on December 2
- Goal is to have Council **adopt** the plan during **December 2** meeting

48

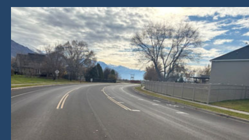
CANAL BOULEVARD TRAFFIC CALMING AND SPEED LIMIT

Item 6a – Communication
Presented by – Chris Trusty, City Engineer/Public Works Director

49

Canal Blvd Traffic Calming Implementation

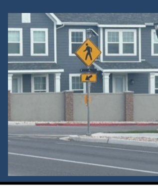
- Optical Speed Bars
- Median Island at Trail Crossing
- Bike Lanes



50

Canal Blvd Traffic Calming Implementation

Canal Blvd East
- Optical Speed Bars
- Driver Feedback Signs
- RFBB at Featherstone



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East West Collectors Comparison

	Canal Blvd West	Canal Blvd Mid	Canal Blvd East
Speed Limit	30 MPH	30 MPH	30 MPH
Average Speed	30.5 MPH (0.5 over)	34.25 MPH (4.25 over)	36.0 MPH (6 over)
85th % speed	35.5 MPH (18% over)	38.0 MPH (27% over)	39.75 MPH (30% over)
% trips > 10 mph over	3.6%	8.3%	20%
# daily trips	1,154	2,717	10,175
# accidents	5	10	46
# accidents/ 1,000 trips	4.3	3.7	4.5
length	1 mile	0.72 miles	0.85 miles
# accidents/ mile	5.0	13.9	54.1

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Speed Limits Guidelines

SPEED LIMIT POLICY
-Speed limits are set based on an evaluation of the road width, traffic counts, road geometry, number of driveways and 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 Collector
Approximate Traffic Count	~1000	1,000-2,000	2,000-10,000	>10,000
Standard Road Width	56	56	66	74
Ideal Location for Schools & Parks	Neighborhood Parks	Neighborhood Parks	Yes	No
Allowable Road Geometry	Curvilinear	Curvilinear	Straight	Straight
Preferred Driveway Access	Yes	Yes	No	No
Statutory Speed Limit	25	25-30	30-35	35-40

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Speed Limits Recommendations

	Current Speed Limit	USLIMITS2 Recommended Speed Limit	Staff Recommended Speed Limit	Notes/ Comments
11800 North*	35	35	35	Limited access/ wide road
11200 North*	25	35	25	Narrow Road
10400 North	35	35	35	Install traffic calming
Canal Blvd East	30	35	**35**	High traffic count
Canal Blvd Mid	30	30	30	Limited access; wide
Canal Blvd West	30	30	30	Limited access; wide; curvy
9600 North	25	30	25	Narrow road/ high access

* Crash data not included in USLIMITS2 evaluation for these streets

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HIGHLAND CITY

QUARTERLY FINANCE REPORT

Item 6b – Communication
Presented by – David Mortensen, Finance Director

55

Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
General Fund:				
Revenue	3,150,052	13,757,892	23%	Majority of Property Tax comes in December, B&C roads payment lag
Expenditures	3,825,440	13,929,119	27%	Annual payments made early in the year (insurance and transfers out)
Net Revenue over Expenditures	(675,389)	(171,227)		
Cemetery Fund:				
Revenue	44,860	385,463	12%	Large plot buy-back occurred at beginning of the year offsetting revenues
Expenditures	78,049	474,038	16%	Transfer to General Fund not yet recorded
Net Revenue over Expenditures	(33,189)	(88,575)		
Library Fund:				
Revenue	46,054	441,748	10%	Majority of Property Tax comes in December
Expenditures	141,143	451,748	31%	Annual payments made early in the year (insurance, IT, indirect overhead)
Net Revenue over Expenditures	(95,089)	(10,000)		

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Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
Parks Tax Fund:				
Revenue	54,236	189,000	29%	
Expenditures	-	180,000	0%	
Net Revenue over Expenditures	54,236	9,000		
Building & Development Fund:				
Revenue	226,134	939,563	24%	Building permits 23%, plan check fees 22% of budget
Expenditures	287,564	1,129,923	25%	
Net Revenue over Expenditures	(61,430)	(190,360)		
Debt Service Fund:				
Revenue	954,679	954,679	100%	Annual debt service transfers recorded at beginning of year
Expenditures	937,424	954,679	98%	Debt service principle and portion of interest paid at beginning of year
Net Revenue over Expenditures	17,255	-		

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Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
Parks Capital Improvement Fund:				
Revenue	236,178	2,933,883	8%	Grant revenue at 0%
Expenditures	588,406	3,173,965	19%	
Net Revenue over Expenditures	(352,229)	(240,082)		
Roads Capital Improvement Fund:				
Revenue	656,135	6,246,481	11%	Grant revenue at 0%
Expenditures	3,109	6,801,400	0%	
Net Revenue over Expenditures	653,026	(554,919)		
Buildings Capital Improvement Fund:				
Revenue	42,000	115,512	36%	
Expenditures	534,796	585,985	91%	Parks maintenance building nearly complete
Net Revenue over Expenditures	(492,797)	(470,473)		

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Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
Town Center Exaction Fund:				
Revenue	388	-		Interest earnings
Expenditures	-	-		
Net Revenue over Expenditures	388	-		
Sewer Fund:				
Revenue	793,392	3,363,567	24%	Sewer service charges at 24% and Impact fees at 18% of budget
Expenditures	498,055	3,616,567	14%	TSSD September charge paid in October
Net Revenue over Expenditures	295,336	(253,000)		
Pressurized Irrigation Fund:				
Revenue	881,129	3,165,021	28%	PI services charges at 28%
Expenditures	1,122,695	3,165,021	35%	Annual payments made early in the year, adjustment needed for grant exp.
Net Revenue over Expenditures	(241,566)	-		

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Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
Storm Sewer Fund:				
Revenue	259,681	949,888	27%	Storm sewer collection fees at 26%, permit fees at 32%, interest at 33%
Expenditures	262,695	1,144,696	23%	
Net Revenue over Expenditures	(3,015)	(194,808)		
Culinary Water Fund:				
Revenue	544,462	2,002,848	27%	Culinary service charges at 28%
Expenditures	618,693	2,002,848	31%	Annual payments made early in the year, adjustment needed for grant exp.
Net Revenue over Expenditures	(74,231)	-		
Transportation Fund:				
Revenue	324,983	1,236,389	26%	Utility transportation fee at 26%
Expenditures	64,519	1,249,104	5%	Prof and tech services at 0%, road fee projects at 3% of budget
Net Revenue over Expenditures	260,463	(12,715)		

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Highland City
Financial Report
Fiscal Year: 2026
Quarter: 1 (Ending September 30, 2025)
Percent of Fiscal Year Elapsed: 25%

Category	Year-to-Date Actual	FY26 Budget	Percent of Budget	Notes
Internal Service IT Fund:				
Revenue	57,418	57,400	100%	IT service transfers made at beginning of year
Expenditures	27,566	57,400	48%	Server replacement at beginning of year
Net Revenue over Expenditures	29,853	-		

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FUTURE MEETINGS/EVENTS

- November 19, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- November 20, Pump Station Ribbon Cutting, 2:00 pm, 6000 W 10150 N
- November 24, Christmas Lighting Event, 5:00 pm, City Hall/Splash Pad
- December 2, City Council Meeting, 6:00 pm, City Hall
- December 3, Deadline for Council Vacancy Applications
- December 8, Parks Building Open House, 5:00 pm, Parks Building
- December 10, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- December 10, Council Christmas Party, 5:15 pm, Carver's - Sandy
- December 11, City Council Vacancy Appointment Meeting, 6:00 pm, City Hall
- December 12, Library Senior Event, 11:00 am, City Hall
- December 13, Wreaths Across America 10:00 am, Highland City Cemetery

62

Motion to Adjourn to Closed Meeting

I move that 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.

63

CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

The regular City Council meeting will adjourn immediately following the end of the closed meeting.

64

Neighborhood Petition to Name the Park Behind (North) of Charlie Greenland's home, "Charlie Greenland Park."

To:
City Council of Highland, Utah.

From:
Neighborhood surrounding the park

Date:
November 2025

We, the undersigned, respectfully petition the Highland City Council to:

Consider naming the park located directly behind (north) of Charlie Greenland's home (located at 6608 W. 10250 N. Highland UT 84003, "Charlie Greenland Park."

Reason for Petition:

Charlie Greenland is a pillar of Highland, Ut. Not only has he lived here since birth (he was born where Freedom Elementary School currently stands), he loves and continually serves this community. He works to preserve the history of this area through the Highland historical society. I am sure there are many things he as done and continues to do that I am not privy to, but I know (and I am sure many on the city council know) that he absolutely loves this community. It would be a small thank you the city could provide to him for a lifetime of service.

Proposed Solution:

Name the Park, "Charlie Greenland Park"

Signatures:

NAME	ADDRESS	SIGNATURE
Stuart Segura	10211 N. 6650 W	[signature]
Rob Taylor	10149 N 6650 W	[signature]
Sahily Perron	10257 N. 6620 W	[signature]
Ann Kranenburg	10241 N 6680 W	Ann Kran
Kelsey Sitwink	10309 N. 6680 W.	[signature]

~~[signature]~~

NAME	ADDRESS	SIGNATURE
BOB EVANS	10282 N 6680 W HIGHLAND, UT 84003	[signature]
MIRANDA MORRIS	10335 N 6680 W HIGHLAND UT 84003	[signature]
RICHARD VERNON	Highland, UT 84003 10348 N 6680 W	[signature]
Jared Jamber	10363 N. 6680 W Highland, UT 84003	[signature]
Barbara Anders	6667 W 10380 N Highland, UT 84003	[signature]
Angie Smith	6653 W. 10380 N. Highland, UT 84003	[signature]
SHAD WOODLAND	6654 W 10380 N HIGHLAND, UT 84003	[signature]
Madeline Krey	6591 W. 10380N. Highland, UT. 84003	[signature]
Gordon Roylance	10306 N 6630 W Highland, UT 84003	[signature]
Kenyon Bowman	10322 N 6630 W Highland UT 84003	[signature]
Jennifer Holladay	10291 N 6630 W Highland UT 84003	[signature]
Tony Fenton	10277 N. 6630 W. Highland, UT 84003	[signature]
Ethan Nicholson	10262 6630 W Highland, UT 84003	[signature]
Catherine Wonnacott	10211 N 6650 W Highland UT 84003	Catherine Wonnacott
DUNCAN WONNACOTT	10211 N 6650 W HIGHLAND UT 84003	[signature]
Jane Francis	10211 N 6650 W Highland UT 84003	Jane Francis
ROB ANDREWS	10133 N 6650 W	[signature]

NAME	ADDRESS	SIGNATURE
Fawn Peyrod	10154 N 6650 W Highland 84003	Fawn Peyrod
Jacy Ostler	10285 N. 6680 W.	Jacy Ostler
Reece Olsen	6568 W 10380 N Highland UT	[illegible]
Kim Rodela	6565 W. 10380 N. Highland, UT	[illegible] Rodela
Claude Jones	6556 W 10380 N Highland, UT 84003	Claude L. Jones
Dawson Thornley		Dawson T.
L D Dixon	10366 N 6530 W Highland, UT 84003	L D Dixon
ROGER A. DIXON	"	Roger A. Dixon
Terry Cutler	10329 N 6530 W Highland, UT 84003	[illegible]
Mike Brodie	6543 W 10300 N Highland, UT 84003	[illegible]
Reg Garrett	6548 W 10300 N Highland, UT 84003	[illegible]
Vanessa Miner	6592 W 10250 N Highland, UT 84003	V. Miner
Ryan Ewer	10261 N 6630 W Highland, UT 84003	[illegible]
[illegible]	6622 W 10250 N Highland UT 84003	Bryce A Owen
Liz Mouritsen	6583 W 10250 N Highland, UT 84003	[illegible]
Lisa W. Smith	6568 W. 10250 N. Highland	Lisa W. Smith
Tyler Miner	6592 W 10250 N Highland, UT 84003	[illegible]

NAME	ADDRESS	SIGNATURE
Heather Hess	Highland 6558 W 10300 N	Heather Hess
Jared Geurts	6572 W 10300W Highland	[illegible]
Kaylene Geurts	6572 W 10300 N Highland,	Kaylene Geurts
Randall Bedde	10314 N 6580W Highla	[illegible]
Novalea Beddes	10314 N 6580 W Highland	N L Beddes
Travis Walker	6532 W 10380 N Highland	Travis Walker