



HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

TUESDAY, MAY 19, 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

Respect Statement: Mayor Brittney P. Bills

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. Twin Bridges Entrance Improvements

Resident Paul Watterson will present to City Council the planned entryway improvements to Twin Bridges and update the Council on the financing and donations.

b. New Employee Introduction

Erin Wells, City Administrator, will present new employees to the City Council.

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

April 29, 2026

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. ACTION: 2026 Road Maintenance Package *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider a bid award for the City's 2026 Road Maintenance Package.

- b. **ACTION: Project Award - Culinary Tank Lids** *General City Management*
Chris Trusty, City Engineer/Public Works Director
 The City Council will consider bid award to Baker Construction for the tank lid project in the amount of \$58,080 which include a 10% contingency.
- c. **ACTION: Central Utah Water Conservancy District and Yoppify Grant Partnership and Memorandum of Agreement** *General City Management*
Erin Wells, City Administrator
 The City Council will consider entering into a Memorandum of Agreement (MOA) with Central Utah Water Conservancy District (CUWCD) for grant funding for the City's Yoppify communications platform.

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. **ACTION: 10400 North Sidewalk Project** *General City Management*
Chris Trusty, City Engineer/Public Works Director
 The City Council will consider a bid award for the 10400 North improvement project.
- b. **ACTION: Waste Management Contract Renewal** *General City Management*
Jay Baughman, Assistant City Administrator/Community Development Director
 The City Council will consider a one-year renewal of the Solid Waste Services Agreement with Waste Management. The Council will take appropriate action.
- c. **ACTION: Wildfire Cooperative Agreement** *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
 The City Council will consider entering into a Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands regarding the State's assumption of certain wildfire response costs.

6. COMMUNICATION ITEMS

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

- a. **E-bike Rules & State Law Change**
Doug Cortney, Council Member
Brian Gwilliam, Police Chief
- b. **Highland Fling Fireman's Spray and Vendor Fees**
Kim Rodela, Council Member
Brooke Boyd, Civic Events Coordinator
- c. **Pressurized Irrigation Water & City Property Watering Update**
Chris Trusty, City Engineer/Public Works Director
- d. **Central Utah Rebate Program**
Chris Trusty, City Engineer/Public Works Director
- e. **2026 Splash Pad Plans**
Chris Trusty, City Engineer/Public Works Director
- f. **Community Development Update ([Current Projects](#))**
Rob Patterson, City Attorney/Planning & Zoning Administrator

7. WORK SESSION

- a. **Detached Accessory Dwelling Units Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
 The City Council will hold a work session to discuss detached accessory dwelling units and related regulations.
- b. **Pressurized Irrigation Rates General City Management**
Chris Trusty, City Engineer/Public Works Director
 The City Council will begin discussions about future pressurized irrigation rates due to metering.

8. 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://pnm.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 14th day of May 2026

Stephannie B. Cottle, CMC|UCC, City Recorder

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



HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Wednesday, April 29, 2026

Waiting Formal Approval

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

6:00 PM WORK SESSION

Call to Order: Mayor Brittney P. Bills

Invocation: Council Member Scott L. Smith

Pledge of Allegiance: Council Member Liz Rice

Respect Statement: Mayor Brittney P. Bills

The meeting was called to order by Mayor Brittney P. Bills as a regular session at 6:04 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 Liz Rice.

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 Recorder Stephannie Cottle, City Engineer/Public Works Director Chris Trusty, Library Director Karen Liu

OTHERS PRESENT: Jon Hart, Kurt Ostler, Wesley Warren

1. 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. Highland City FY 2026-2027 Budget

The City Council will discuss the Highland City FY2026-2027 Budget.

City Administrator Wells opened the budget discussion by explaining that while staff drives the budget preparation effort, they recognize this is the Council's budget and it should reflect the direction received from Council Members. Ms. Wells emphasized that staff's role is to provide information and options, while Council provides policy direction for implementation.

General Fund Changes:

Alpine Highway Fence: Ms. Wells reported that staff agreed with Council feedback to move the \$80,000 Alpine Highway fence budget from the Council department to Planning and Zoning within the general fund, as it makes more sense administratively. Council Member Smith asked about the remaining funds from the original \$240,000 three-year grant program, noting only \$95,000 had been used. Ms. Wells explained that the original resolution established \$80,000 per year for three years without rollover, though Council could modify this policy if demand exceeded the annual allocation. Assistant City Administrator Jay Baughman confirmed that approximately \$150,000 remains available.

Traffic Monitoring Software: Ms. Wells confirmed that Council directed staff to pursue the \$30,000 traffic monitoring software budget. Council Member Campbell asked about pedestrian traffic monitoring capabilities, and City Engineer Chris Trusty noted the current options don't include pedestrian monitoring, but he could research alternatives. Council Member Cortney mentioned seeing pedestrian-specific camera systems at a Utah League of Cities and Towns (ULCT) conference that cost about \$2,500 each and keep video data local while only transmitting analysis data. Council Members Smith and Campbell emphasized the importance of pedestrian traffic monitoring given citizen concerns. Ms. Wells committed to better incorporating pedestrian traffic considerations into the city's traffic calming toolbox.

GPS and Air Tags for Equipment: Based on Council feedback, staff left funding for GPS testing on city equipment, particularly snowplows, though initial vendor feedback was not encouraging. Staff will continue researching options for limited implementation rather than aggressive rollout. Air tags will remain on equipment already equipped. Council Member Smith asked about the tracking range of an air tag. City Engineer/Public Works Director Trusty explained air tags work within 40-50 feet of iPhones, making them effective in populated areas but not in remote locations.

Community Events Coordinator Position: Ms. Wells reported that based on feedback from the Council, staff understood the majority preferred transitioning the head community events position from part-time to full-time rather than adding hours to existing positions. This change would result in a budget increase of \$47,000 including benefits. The general fund maintains a \$24,000 net revenue even with this change, plus \$100,000 in ongoing revenue currently allocated to building security improvements that could be moved to fund balance if needed.

The benefits of full-time staffing include increased stability (addressing recent turnover), better support for youth council programs, opportunities for teen-targeted events, elevation of the Highland Fling event, potential partnerships with the library on senior programming, and serving as liaison with the Alpine Highlands Chamber of Commerce for sponsorship opportunities.

Council Member Smith strongly supported this change, noting the revolving door of part-time staff and the importance of institutional knowledge for community building. Council Members Campbell and Rodela echoed this support. Ms. Wells noted the current part-time employee is interested in the full-time position and, therefore, external hiring will not be necessary.

Library Fund and Property Tax Increase: Ms. Wells first explained the background of the historical \$417,000 transfer from the general fund to the library fund; State law requires dedicated library tax funds to receive motor vehicle taxes, but due to an error over 10 years, the library fund did not receive this revenue. A former Council Member brought this to staff's attention, leading to the creation of a separate library fund. While there's no statutory obligation to repay the missed revenue, it represents a policy decision. Based on Council feedback expressing discomfort with the large general fund impact, this repayment was removed from the budget. However, going forward, the library fund properly receives motor vehicle tax revenue automatically. Ms. Wells then noted the budget includes a property tax increase of approximately \$172,000 to support library operations without the general fund transfer. This would result in about \$27.55 per year for the average Highland household

(less than the originally estimated \$30 due to commercial property absorption). The increase would fund:

- Keeping pace with TLC (shared catalog) demands from American Fork and Pleasant Grove libraries
- Continuing the Highland Senior Hub program after grant funding ends in June
- Adding a part-time employee to help with all programming, addressing staff shortages that have forced postponement of popular programs like Fairy Tale Ball and STEAM Club
- Sustaining Libby (digital library) services facing increased costs due to higher usage and federal grant cuts

Ms. Wells noted that Highland library patrons use the library significantly more than the state average for both electronic and physical materials, despite being at the bottom for per-capita funding. Property tax provides more stable, ongoing revenue than general fund transfers, which staff would not recommend for permanent positions.

Council Member Smith provided historical context, noting Highland's last property tax increase was in fiscal year 2008 for the library's certified tax rate. In 2010, during the recession, the Council implemented a rare property tax decrease averaging \$60 per household, which also reduced library funding by approximately \$9 per household annually. He calculated that about \$600,000 in library funding has been foregone since the 2010 reduction. Smith expressed strong support for the increase, emphasizing the library's community benefit and noting that property taxes are federally deductible while city fees are not.

Council Member Rice stated that while she supports the library, she had spoken with over 100 residents in the past two weeks, with only three supporting the tax increase. She expressed concerns about property tax increases given ongoing school district issues but acknowledged the measure would likely pass 4-1.

Council Member Cortney asked about the cost breakdown for the two position changes. Ms. Wells confirmed the events coordinator position costs \$47,000 but needed to follow up on the exact library position costs.

Ms. Wells presented two options for the library property tax increase:

- Option 1: \$172,000 increase resulting in \$27.55 per average household and \$12,000 net revenue for the library
- Option 2: \$187,000 increase resulting in \$30 per average household and \$27,000 net revenue for the library

Ms. Wells explained that since property tax doesn't account for inflation and Highland's major development (Ridgeview) is nearly complete, this would be a temporary fix requiring future consideration. Option 2 would extend the timeline before another increase becomes necessary.

Council Member Campbell expressed concern about justifying increases beyond outlined needs, preferring to stick with what was presented to the public. After philosophical discussion and debate of the merits of each of the two options, Council consensus supported Option 1, with Council Member Rice dissenting. Responsive to input provided by Council Member Smith regarding status of the City's debt, Ms. Wells confirmed that fiscal year 2027 will be the last payment on the buildings bond, and fiscal year 2028 will be the last payment on the parks bond.

Building Capital and Security Improvements

The budget maintains \$100,000 for security improvements to city facilities. Ms. Wells clarified that decisions have not been made and options are still being researched before returning to Council. Council Member Campbell asked about ADA improvements, and Ms. Wells explained the city was unable to qualify for ADA grants this year but is preparing for next year's application. She also addressed Council Member Rice's concern about handicap parking visibility, confirming that repainting parking spaces is planned.

Enterprise Funds:

Culinary Water: The budget retains \$33,000 for potential chlorination implementation once well projects complete this summer. Council directed staff not to begin chlorination until either state-mandated or Council determines it's necessary through ongoing monitoring.

Utility Revenue Increases: Additional utility data allowed staff to increase expected revenue projections for pressurized irrigation and culinary water funds, with PI funds going toward future capital projects needed for upcoming meter implementation.

Texas Instruments (TI) Well Study: The budget includes \$30,000 to study the potential impact of Texas Instruments' proposed well on Highland's water system. Ms. Wells reported that TI's consultant called recently to explain they're being more thorough in their analysis after the neighborhood meeting revealed many unanswered questions. The study would determine aquifer impacts, drawdown effects, recharge expectations, and potential costs for Highland to address any impacts.

There was a brief discussion about the possibility of performing certain elements of the study in-house. Council Member Rice questioned spending \$30,000 on a study, preferring to understand what specific information would be provided. Mr. Trusty explained the study would examine aquifer impacts and potential remediation needs and costs. Council Members expressed interest in ensuring TI contributes funding for any necessary well improvements given their \$11 billion project's potential impact on Highland's water system.

Other Budget Adjustments

Highland Fling Revenue and Expenses: Ms. Wells revisited the calculations for Highland Fling revenue and expenses within the general fund. Based on historical data, they reduced the projected revenue from \$40,000 to \$20,000, and the projected expenses from \$80,000 to \$60,000. This adjustment maintains the intended net cost impact for the Fling, ensuring alignment with previous council discussions to increase funding for the event while reflecting realistic financial expectations.

IT Inventory and Cost Allocation: Staff discovered an additional computer during IT inventory, causing slight adjustments across multiple funds based on per-employee IT cost allocation. Changes were generally \$200-300 per fund.

Interest and Fund Balance Adjustments Several funds required interest revenue adjustments due to changing fund balances, and some funds needed increased fund balance usage to cover capital projects after interest reductions and IT cost increases.

Storm Sewer Fund: Ms. Wells reported that responsive to a question she was asked by Council Member Cortney, double-counting of a \$74,000 sewer improvement initiative was found in the budget and was ultimately removed from storm sewer expenses.

Outstanding Items

Ms. Wells noted several items still being finalized:

- Council wage study
- Employee pay plan (4% holding amount budgeted)
- Cemetery fund decisions pending next week's discussion
- IT cost increases due to hardware price inflation and potential computer lifecycle extension from 4 to 5 years

Public Comments

Resident Wesley Warren emphasized the connection between well-funded libraries and public safety, noting

studies showing that libraries create educated, well-behaved populations that reduce demands on public safety services. He supported library funding as essential for maintaining Highland's status as the safest city in the state.

Resident Kurt Ostler expressed frustration with numerous studies in the budget, questioning their ultimate utility while acknowledging the necessity of the Texas Instruments water study. He emphasized the importance of understanding aquifer impacts and ensuring TI contributes to any necessary Highland infrastructure improvements.

Council Member Smith expressed his support for the study regarding the impact of Texas Instruments' proposed well on Highland's water system. He addressed his concern about the potential need for the city to come up with funds to adjust the city's wells due to Texas Instruments' large project, which could require Highland to deepen its wells. He suggested that since Texas Instruments is undertaking a significant multibillion-dollar project, it would be appropriate for them to contribute financially to necessary well improvements. Smith emphasized the importance of conducting the study to gather data that could strengthen the city's position in negotiating with Texas Instruments. This would ensure that any impact from the new well is mitigated effectively, preventing issues such as disruptions to the city's culinary water supply, like making sure toilets can flush adequately. He also stressed the importance of extensive public education efforts, particularly for the library tax increase, recommending strong participation from the Library Board and Friends of the Library at the May 13 open house.

Truth in Taxation Process

Mr. Baughman outlined the extensive new requirements under House Bill 326 for property tax increases. The process requires multiple specific announcements and meetings, with the final truth and taxation hearing on August 18 being the only business allowed that evening. Key dates include:

- May 5: Intent statements and formal announcements (appearing four times on agenda as required)
- May 13: City Open House with budget and tax increase information
- May 19 or June 2: Property tax impact schedule announcement
- June 16: Public hearing and interim budget adoption
- August 18: Truth and taxation hearing and final budget adoption

All meetings must be carefully separated from other city business, and extensive documentation is required. The budget must remain prominently displayed on the city's website throughout the process.

2. 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 7:41 pm Council Member Scott L. Smith MOVED that the City Council recess the regular meeting to convene in a closed meeting in the Executive Conference Room to discuss the character, professional competence, or physical or mental health of an individual, as provided by Utah Code Annotated §52-4-205.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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 CLOSED MEETING adjourned at 7:57 pm.

ADJOURNMENT

Council Member Doug Corney 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 7:58 pm.

I, Stephannie B. Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 29, 2026. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie B. Cottle, CMC, UCC
City Recorder



CITY COUNCIL AGENDA REPORT

ITEM #4a

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Chris Trusty, City Engineer/Public Works Director
SPONSORED BY: City Staff
SUBJECT: 2026 Road Maintenance Package
TYPE: General City Management

PURPOSE:

The City Council will consider a bid award for the City's 2026 Road Maintenance Package.

STAFF RECOMMENDATION:

Staff recommends awarding items 2-5 and 11-16 of schedule A of the 2026 road maintenance package to Geneva Rock in the amount of \$961,868.49 which include a 10% contingency and schedule B items 6 and 7 and schedule C items 8 and 9 to Holbrook Asphalt in the combined amount of \$604,473.86 which includes a 10% contingency.

PRIOR COUNCIL DIRECTION:

On June 17, 2025, City Council approved the FY26 budget, allocating funding for the annual roads preservation project.

BACKGROUND:

As part of the city's annual road preservation program, city staff evaluated certain roads with the city to solicit proposals from qualified contractors to perform this work. We had five proposals submitted. Staff would like to award each schedule independently to provide the best product and costs to the city. Geneva was the lowest price for schedule A and Holbrook was the lowest price for schedules B and C. Staff are recommending to not include item 1 in the bid award, which includes a total reconstruction of 6400 West from 10250 North to 10400 North and along 10250 North, not because we don't want to see the work done, but because TSSD will be making upgrades to the sewer trunk line in 6400 West and in 10400 North and we feel it would be best to not add further to traffic inconveniences in that area at the same time. Once the sewer work is completed by fall 2026, staff doesn't believe there will be enough time for the project to be completed before our paving deadline October 15. In addition, staff anticipates being in the process of updating the road plan by then which will provide an updated priority schedule at that time. Further, staff is recommending not awarding item 10 of the bid as there is currently construction in that area that would not be optimal conditions for placing the high density mineral bond.

A map of the planned work areas is attached to this report.

FISCAL IMPACT:

The cost of this project is \$1,566,342, which includes a 10% contingency. Part of the money staff is

recommending using comes from prior fiscal year fund balance in an effort to get more improvements done on more roads. Ultimately, as is typical with the City's road construction projects, work on, and subsequently payment of these projects will span over two fiscal years and budget adjustments will be required.

The planned funding structure is outlined below unless staff is otherwise instructed by Council.

	Roads Capital 41-40-71	Utility Transportation Fee 56-40-70	Total
Estimted Unrestricted Fund Balance + FY26 Remaining Budget	\$1,630,783	\$1,555,639	\$3,186,444
Reserve for Future Expenses	\$347,500	\$586,500	\$934,000
Available for project	\$1,283,283	\$969,139	\$2,252,411
Project Split	\$613,305	\$953,037	\$1,566,342

MOTION:

I move that City Council APPROVE awarding the 2026 Roads Project to the following contractors:

Schedule A items 2-5, 11-16 to Geneva Rock in the amount of \$961,868.49.

Schedules B and C items 6-9 to Holbrook Asphalt in an amount up to \$604,473.86.

ATTACHMENTS:

1. Bid Tabulation 2026 ROADS Preservation
2. 202605-005_00_2026 Road Preservation Project

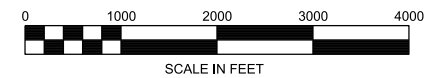
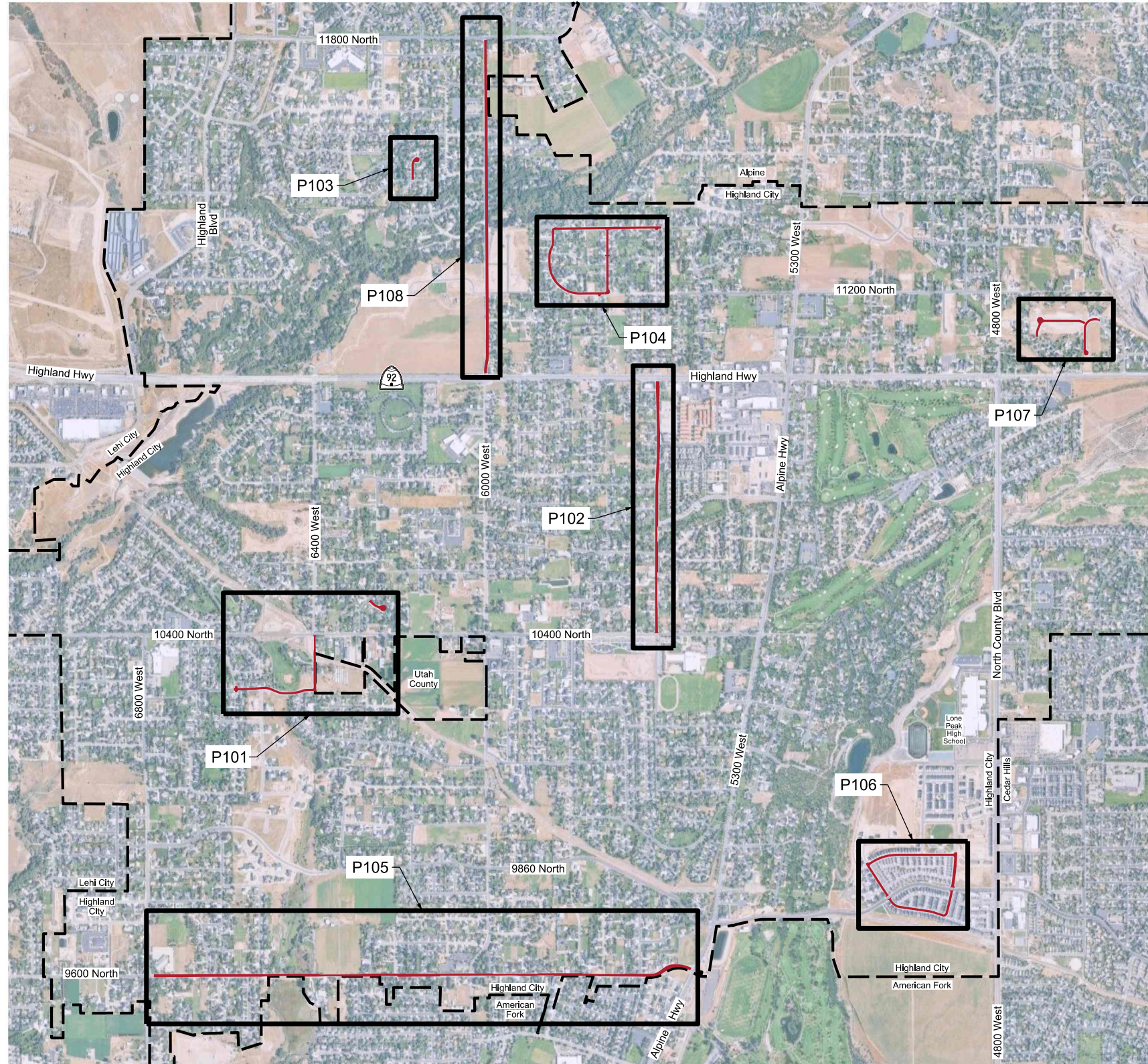
Highland City - 2026 Roads Maintenance Project
 Bid Tabulation
 Printed: 4.21.2026

UNIT PRICE SCHEDULE - BASE BID				BLACK FOREST PAVING		GENEVA		HOLBROOK		KILGORE		MILLER	
Item #	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SCHEDULE A Bid RECONSTRUCTION													
1	10250 NORTH AND 6400 WEST	LS	1	\$240,500.00	\$ 240,500.00	\$221,244.50	\$ 221,244.50			\$237,000.00	\$ 237,000.00	\$189,188.75	\$189,188.75
2	10480 NORTH CUL-DE-SAC	LS	1	\$56,200.00	\$ 56,200.00	\$50,264.80	\$ 50,264.80			\$52,250.00	\$ 52,250.00	\$75,569.60	\$75,569.60
3	5600 WEST	LS	1	\$631,000.00	\$ 631,000.00	\$508,171.10	\$ 508,171.10			\$548,500.00	\$ 548,500.00	\$615,750.20	\$615,750.20
4	GRANITE CIRCLE	LS	1	\$59,000.00	\$ 59,000.00	\$73,301.50	\$ 73,301.50			\$69,650.00	\$ 69,650.00	\$82,864.10	\$82,864.10
5	5710 WEST	LS	1	\$137,500.00	\$ 137,500.00	\$143,563.50	\$ 143,563.50			\$142,000.00	\$ 142,000.00	\$220,659.80	\$220,659.80
11	DIRECTED ADDITIONAL ASPHALT PATCHING	SF	4,750	\$6.80	\$ 32,300.00	\$5.00	\$ 23,750.00			\$6.10	\$ 28,975.00	\$32,062.50	\$32,062.50
12	GEOTEXTILE - STABILIZATION	SF	1,500	\$2.34	\$ 3,510.00	\$5.25	\$ 7,875.00			\$6.50	\$ 9,750.00	\$2,625.00	\$2,625.00
13	GEOGRID - TENSAR NX-750	SF	1,500	\$4.35	\$ 6,525.00	\$11.00	\$ 16,500.00			\$11.25	\$ 16,875.00	\$17,475.00	\$17,475.00
14	OVER-EXCAVATION	CU YD	500	\$48.85	\$ 24,425.00	\$27.00	\$ 13,500.00			\$41.80	\$ 20,900.00	\$21,500.00	\$21,500.00
15	GRANULAR BORROW (IMPORT)	CU YD	500	\$40.70	\$ 20,350.00	\$50.00	\$ 25,000.00			\$58.00	\$ 29,000.00	\$24,750.00	\$24,750.00
16	GRANULAR BORROW (EXCESS PULVERIZED PAVEMENT)	CU YD	500	\$37.35	\$ 18,675.00	\$25.00	\$ 12,500.00			\$42.00	\$ 21,000.00	\$12,150.00	\$12,150.00
SCHEDULE A TOTAL					\$ 1,229,985.00		\$ 1,095,670.40				\$ 1,175,900.00		\$1,294,594.95
SCHEDULE B BONDED MATRIX OVERLAY													
6	9600 NORTH	1	LS			\$270,000.00	\$ 270,000.00	\$238,538.16	\$ 238,538.16	\$251,500.00	\$ 251,500.00	\$294,366.24	\$294,366.24
7	6000 WEST	1	LS			\$240,000.00	\$ 240,000.00	\$211,348.66	\$ 211,348.66	\$223,000.00	\$ 223,000.00	\$260,813.24	\$260,813.24
SCHEDULE B TOTAL					\$ -	\$ -	\$ 510,000.00	\$ -	\$ 449,886.82	\$ -	\$ 474,500.00	\$ -	\$555,179.48
SCHEDULE C HIGH DENSITY MINERAL BOND													
8	11350 NORTH, 5830 WEST AND 11200 NORTH	1	LS			\$52,000.00	\$ 52,000.00	\$45,303.18	\$ 45,303.18	\$48,000.00	\$ 48,000.00	\$66,212.34	\$66,212.34
9	ELMFIELD WAY, WILLOWBANK DR., AND FEATHERSTONE DR.	1	LS			\$62,000.00	\$ 62,000.00	\$54,331.68	\$ 54,331.68	\$57,500.00	\$ 57,500.00	\$79,407.84	\$79,407.84
10	MAGNOLIA DR., AND SNOWFLAKE DR.	1	LS			\$29,000.00	\$ 29,000.00	\$24,801.27	\$ 24,801.27	\$26,000.00	\$ 26,000.00	\$36,230.91	\$36,230.91
SCHEDULE C TOTAL					\$ -	\$ -	\$ 143,000.00	\$ -	\$ 124,436.13	\$ -	\$ 131,500.00	\$ -	\$181,851.09
TOTAL SCHEDULE A, B & C					\$ 1,229,985.00	\$ -	\$ 1,748,670.40	\$ -	\$ 574,322.95	\$ -	\$ 1,781,900.00	\$ -	\$ 2,031,625.52

2026 ROAD PRESERVATION PROJECT



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
GENERAL SHEETS	
G100	TITLE AND INDEX OF SHEETS
PROJECT SHEETS	
TS101	TYPICAL SECTION
DT101	DETAILS
P101	10250 NORTH, 6400 WEST, AND 10480 NORTH CUL-DE-SAC
P102	5600 WEST
P103	GRANITE CIRCLE
P104	11350 NORTH, 5830 WEST, 11200 NORTH AND 5710 WEST
P105	9600 NORTH
P106	ELMFIELD WAY, WILLOWBANK DR, AND FEATHERSTONE DR.
P107	MAGNOLIA DR, AND SNOWFLAKE DR.
P108	6000 WEST



DESIGNED BY: M.K. SMITH
 DRAWN BY: J. BUSBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO.: 2006-005
 DATE: 11/18/2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801 374-5771 PROVO



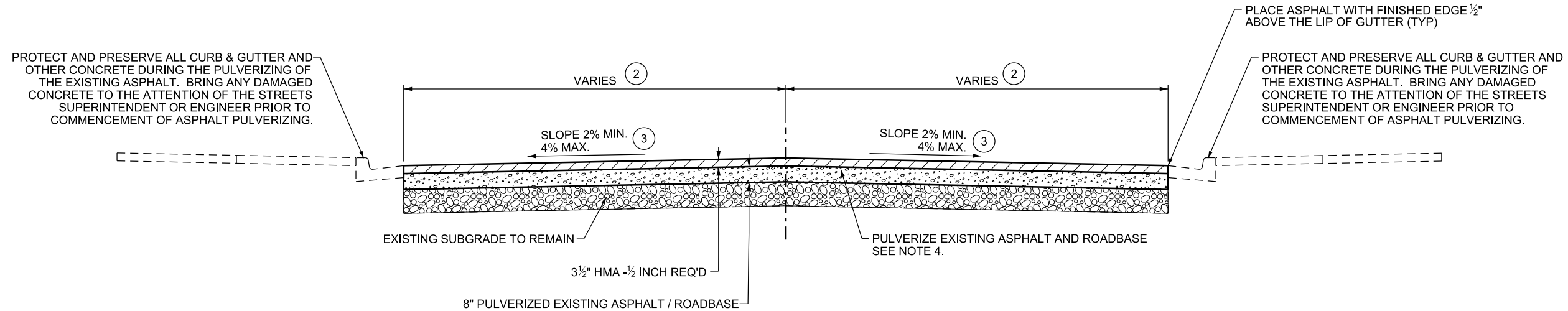
2026 ROAD PRESERVATION PROJECT

TITLE AND INDEX OF SHEETS

SEAL

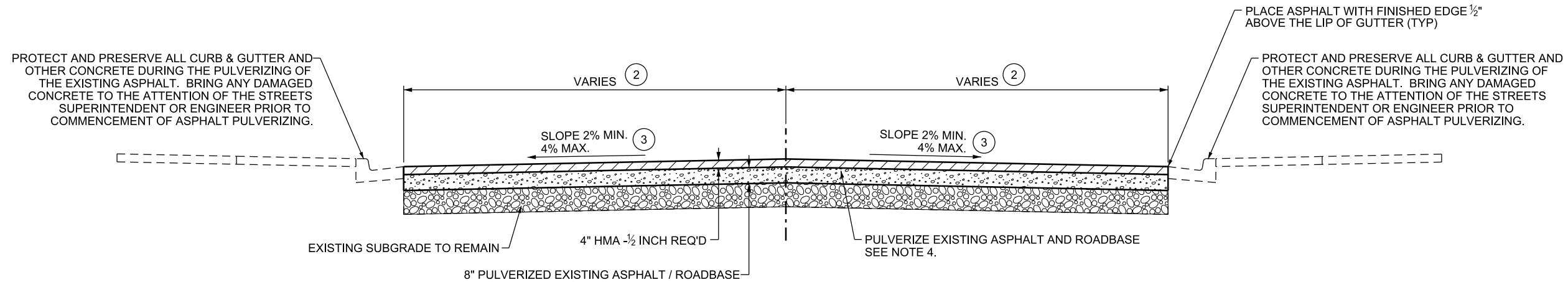


DRAWING NO.
G100



TYPICAL SECTION 1

10250 North	11350 North
6400 West	5830 West
10480 North Cul-de-sac	11200 North
Granite Circle	5710 West



TYPICAL SECTION 2

5600 West

NOTES:

- ALL PULVERIZED ASPHALT AND ROADBASE IS TO BE MOISTURIZED AND COMPACTED TO 95% COMPACTION. SEE HIGHLAND STANDARD DWG ST-02. SHAPE TO THE LINES AND GRADES SHOWN, AND RECOMPACT. REMOVE EXCESS PULVERIZED PAVEMENT. SALVAGE AND REUSE AS GRANULAR BORROW. DISPOSE OF ANY UNUSED EXCESS.
- SEE PLAN SHEETS FOR LIMITS OF ROADWAY RECONSTRUCTION ASPHALT PATCHING.
- THE PREFERRED MAXIMUM CROSS SLOPE IS 3%. CROSS SLOPES STEEPER THAN 3% WILL ONLY BE ALLOWED WITH PRIOR APPROVAL OF THE ENGINEER.
- THE CITY WILL CONSIDER THE PAVEMENT SECTION BELOW AS AN ACCEPTABLE EQUIVALENT.
 - PULVERIZE EXISTING ASPHALT AND BASE TO A MINIMUM DEPTH OF 8 INCHES BELOW FINISH GRADE, SHAPE, RECOMPACT AND HAUL OFF EXCESS.
 - PAVE WITH 3 1/2" OF HMA 1/2" (ALL STREETS EXCEPT 5600 WEST), OR 4" OF HMA 1/2" (5600 WEST ONLY) PER PLAN.

1-APR-2026 DGN File: L:\2026\005_Highland 2026 Road Preservation\Cad\Sheet_Files\202605-005_TS101.dgn

DESIGNED BY: M.K. SMITH
 DRAWN BY: J. BUSBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO.: 2026-005
 DATE: 04/01/2026

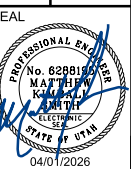


1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801 374-5771 PROVO



2026 ROAD PRESERVATION PROJECT

TYPICAL SECTION



DRAWING NO. **TS101**

DESIGNED BY: M.K. SMITH
 DRAWN BY: J. BUSBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO.: 2006-005
 DATE: 11/18/2018



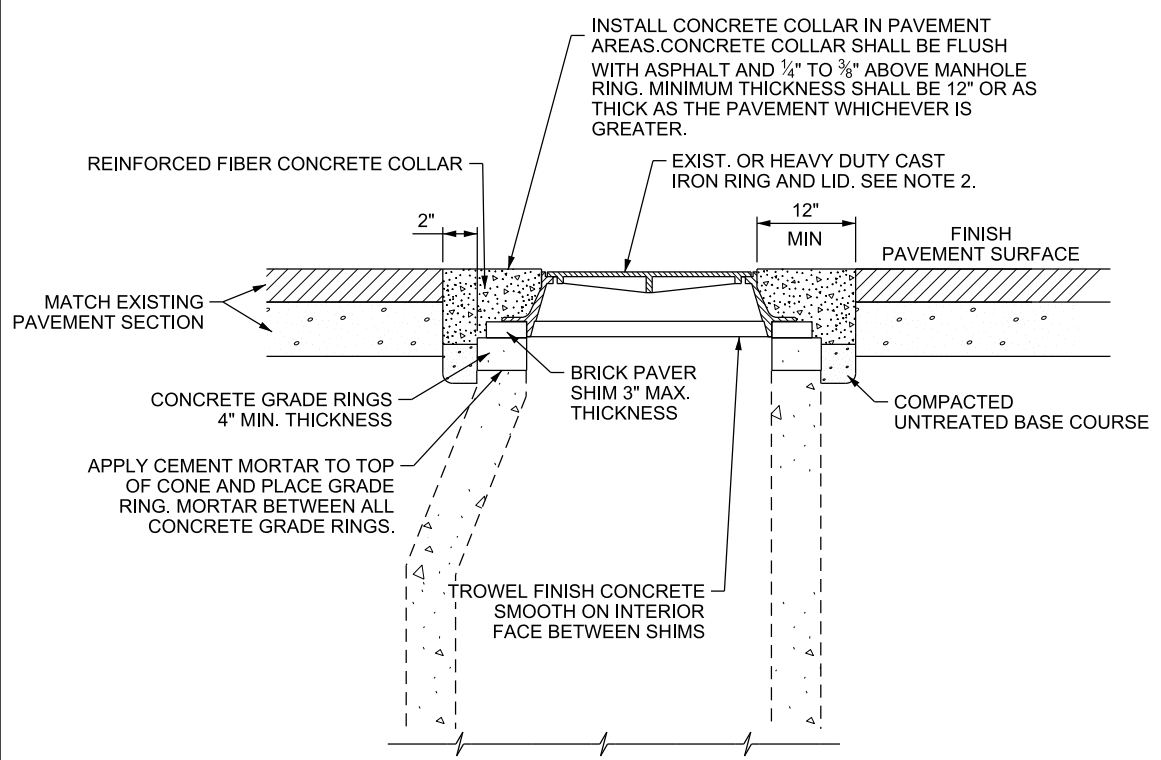
1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801 374-5771 PROVO



2026 ROAD PRESERVATION PROJECT

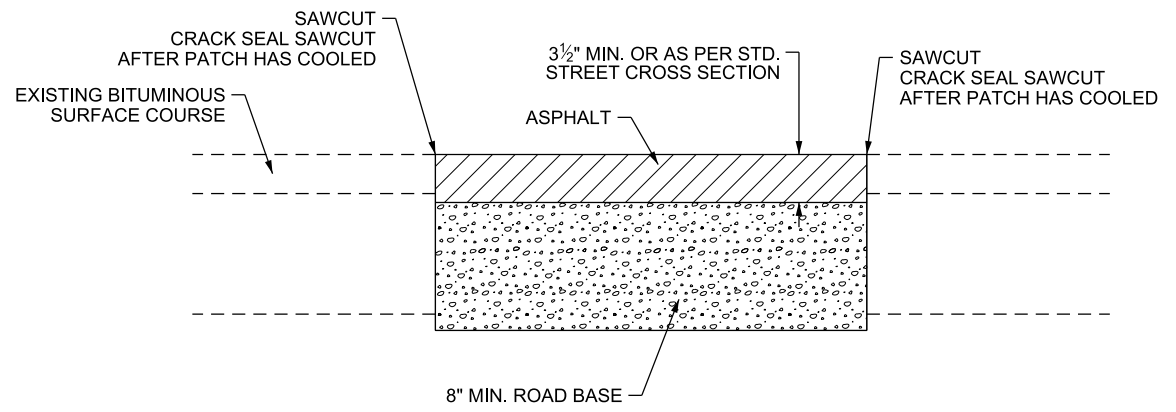


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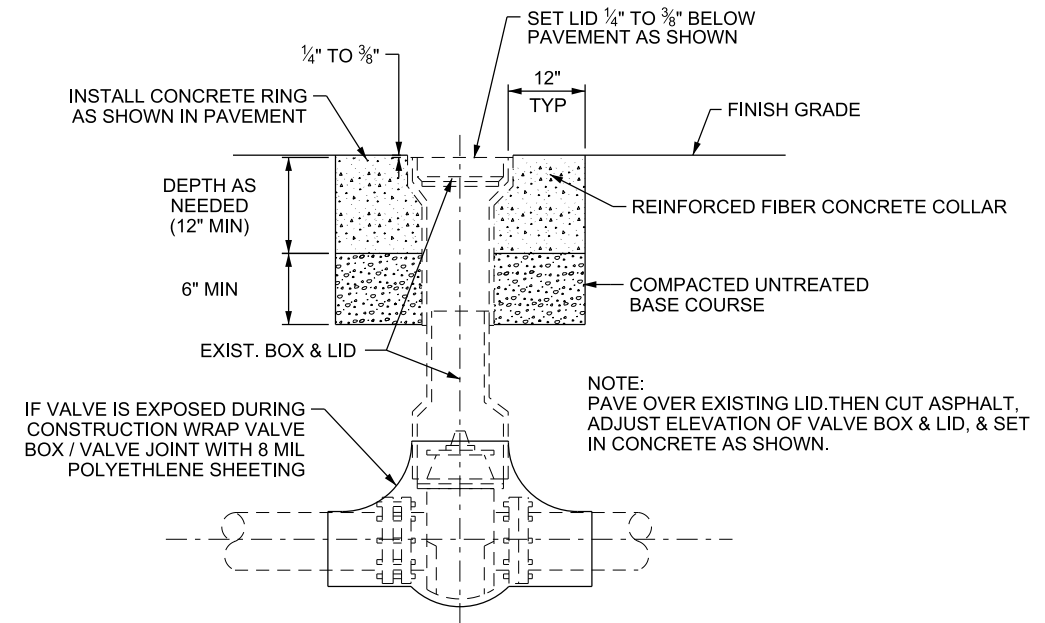


ADJUST MANHOLE TO GRADE

- RECONSTRUCT MANHOLE AND VALVE BOX NOTES:
1. PAVE OVER EXISTING LID. THEN CUT ASPHALT. ADJUST ELEVATION OF MANHOLE LID AND FRAME TO GRADE AND SET IN CONCRETE AS SHOWN.
 2. NOTIFY THE ENGINEER OF ANY FOUND BROKEN OR DAMAGED RINGS AND/OR LIDS BEFORE STARTING CONSTRUCTION. REPLACE WITH AMERICAN FORK CITY FURNISHED RING/LID AS DIRECTED BY THE ENGINEER.
 3. MANHOLE GRADE RINGS SHALL BE A MINIMUM OF 4" THICK. CONCRETE SHALL BE CLASS 4000.
 4. FOR MANHOLES, WHERE PROFILE GRADES EXCEED 5% USE PRECISION CUT PLASTIC FORM INSTEAD OF SHIMS TO ENSURE LID MATCHES ROADWAY SLOPE, AND USE PRECISION COVER SYSTEMS, INC. RISERS AND LIDS.
 5. CAST IRON RING SHALL BE ADJUSTED PRECISELY TO SLOPE AND CROSS SLOPE OF THE ROAD. BRICK PAVERS MAY BE USED AS SHIMS AND SHALL BE FULLY GROUTED. METAL SPACER RINGS SHALL NOT BE USED.
 6. CAST IRON RING SHALL BE 1/4" TO 3/8" BELOW THE PAVEMENT SURFACE. CLEATS ON THE LID SHALL NOT EXTEND ABOVE THE PLANE OF THE ASPHALT.
 7. CONCRETE COLLAR SHALL BE CLASS 4000, WITH FIBER MESH.



ASPHALT PATCHING



ADJUST VALVE BOX TO GRADE

1-APR-2026
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**10250 NORTH, 6400 WEST - ROADWAY RECONSTRUCTION
SCHEDULE A- LUMP SUM WORK ITEMS**

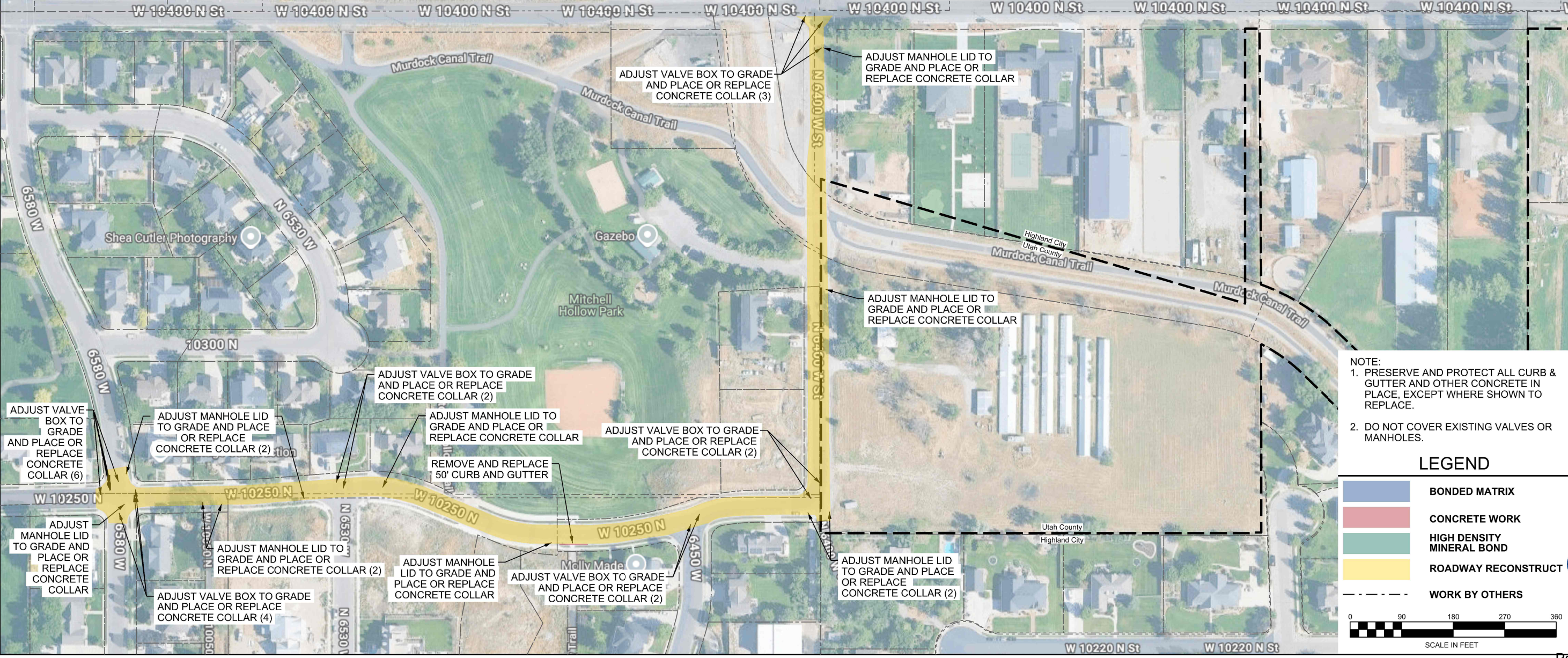
No.	ITEM	QUANTITY	UNIT
A.1	PULVERIZE PAVEMENT	75,064	SQ. FT.
A.2	1/2 HMA 3 1/2" THICK	1,665	TONS
A.3	REMOVE CURB AND GUTTER	50	FEET
A.4	24 INCH CURB AND GUTTER	50	FEET
A.5	ADJUST VALVE BOX TO GRADE	14	EACH
A.6	ADJUST MANHOLE LID TO GRADE	12	EACH

CONTINGENCY ITEMS

AC.1	DIRECTED ADDITIONAL ASPHALT PATCHING	2,500	SQ. FT.
AC.2	GEOTEXTILE - STABILIZATION	750	SQ. YD.
AC.3	GEOGRID - TENSAR TRIAX NX-750	750	SQ. YD.
AC.4	OVER-EXCAVATION	250	CU. YD.
AC.5	GRANULAR BORROW (IMPORT)	250	CU. YD.
AC.6	GRANULAR BORROW (EXCESS PULVERIZED PAVEMENT)	250	CU. YD.

**10480 NORTH CUL-DE-SAC - ROADWAY RECONSTRUCTION
SCHEDULE A- LUMP SUM WORK ITEMS**

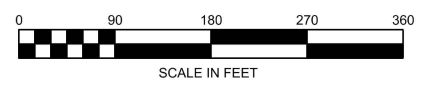
No.	ITEM	QUANTITY	UNIT
A.1	PULVERIZE PAVEMENT	14,664	SQ. FT.
A.2	1/2 HMA 3 1/2" THICK	325	TONS
A.3	ADJUST VALVE BOX TO GRADE	1	EACH
A.4	ADJUST MANHOLE LID TO GRADE	2	EACH



- NOTE:
- PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 - DO NOT COVER EXISTING VALVES OR MANHOLES.

LEGEND

	BONDED MATRIX
	CONCRETE WORK
	HIGH DENSITY MINERAL BOND
	ROADWAY RECONSTRUCT
	WORK BY OTHERS



DESIGNED BY: M. K. SMITH
 DRAWN BY: J. HILSBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 2026R-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801-374-5771 PROJVO



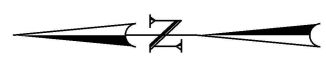
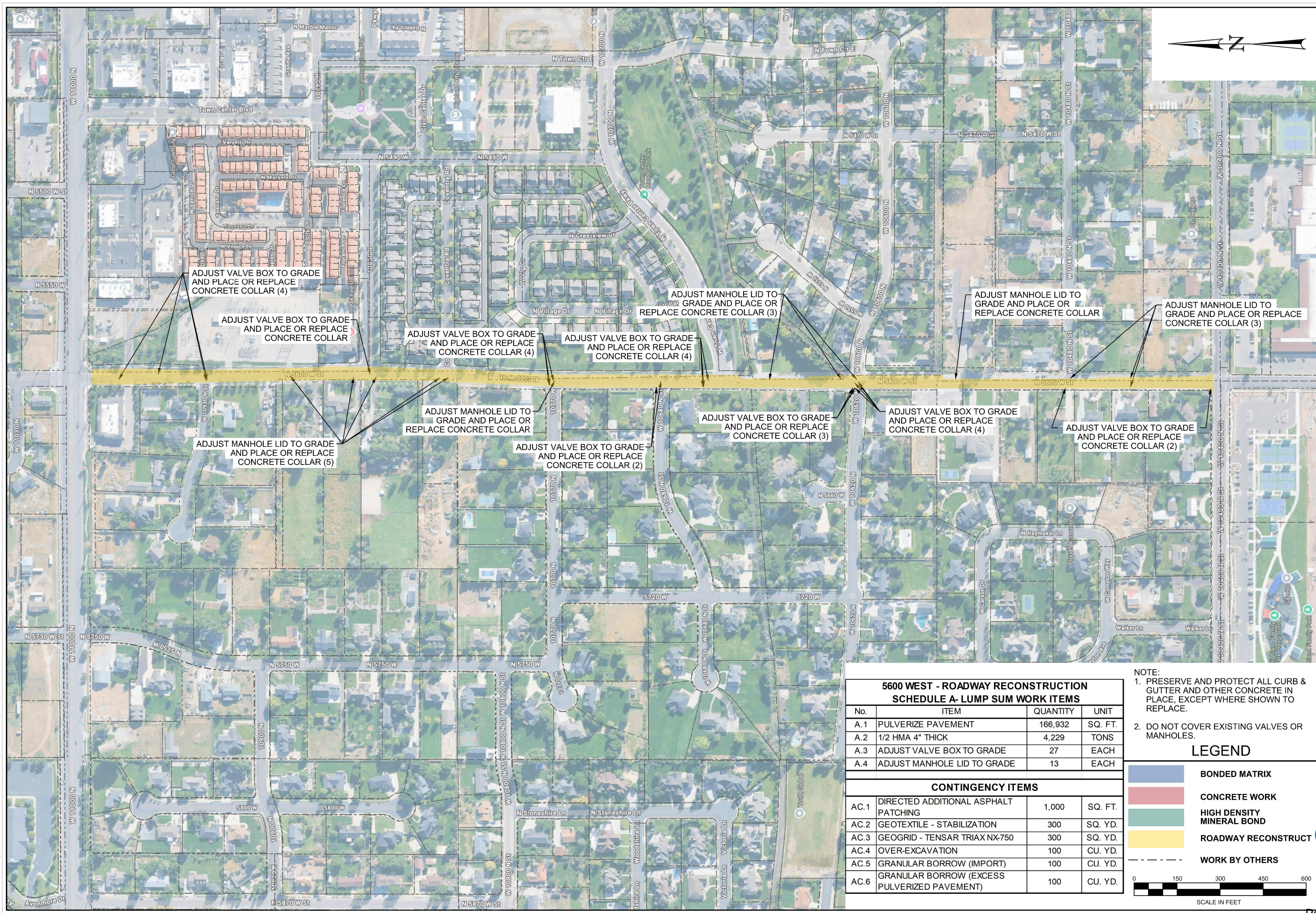
2026 ROAD PRESERVATION PROJECT
**10250 NORTH, 6400 WEST,
 AND 10480 NORTH CUL-DE-SAC**



DRAWING NO. **P101**

1-APR-2026 Highland 2026 Road Preservation/Canal/Sheet/Files/2026R-005_P101.dgn

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\CartSheet_Files\202605-005_P102.dgn



DESIGNED BY: M. K. SMITH
 DRAWN BY: J. BERRY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 202605-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801 374-5771 PROVO



2026 ROAD PRESERVATION PROJECT
5600 WEST

**5600 WEST - ROADWAY RECONSTRUCTION
 SCHEDULE A- LUMP SUM WORK ITEMS**

No.	ITEM	QUANTITY	UNIT
A.1	PULVERIZE PAVEMENT	166,932	SQ. FT.
A.2	1/2 HMA 4" THICK	4,229	TONS
A.3	ADJUST VALVE BOX TO GRADE	27	EACH
A.4	ADJUST MANHOLE LID TO GRADE	13	EACH

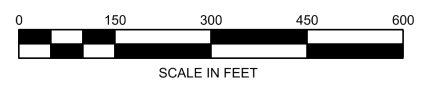
CONTINGENCY ITEMS

AC.1	DIRECTED ADDITIONAL ASPHALT PATCHING	1,000	SQ. FT.
AC.2	GEOTEXTILE - STABILIZATION	300	SQ. YD.
AC.3	GEOGRID - TENSAR TRIAX NX-750	300	SQ. YD.
AC.4	OVER-EXCAVATION	100	CU. YD.
AC.5	GRANULAR BORROW (IMPORT)	100	CU. YD.
AC.6	GRANULAR BORROW (EXCESS PULVERIZED PAVEMENT)	100	CU. YD.

- NOTE:
 1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

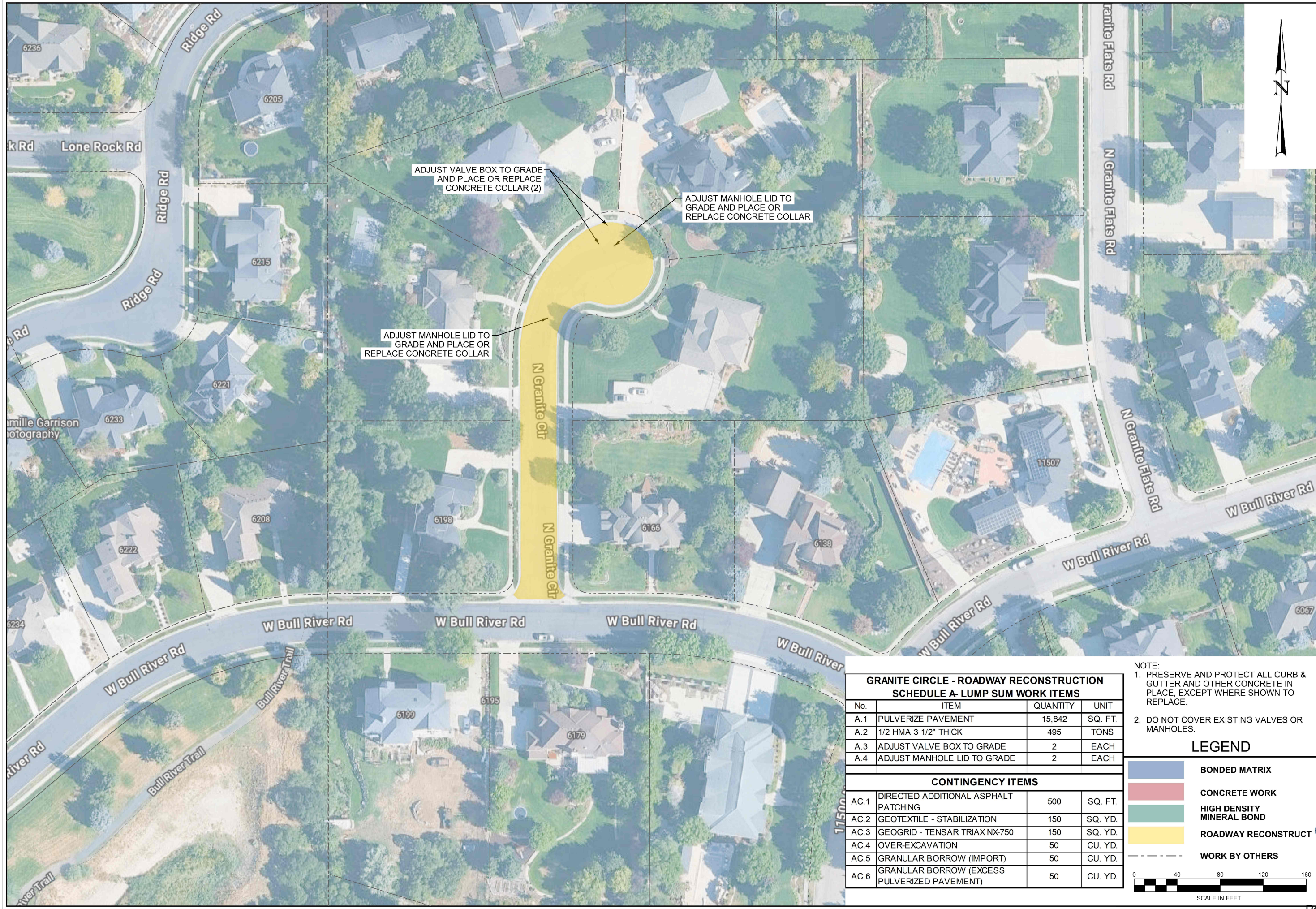
LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS



DRAWING NO. **P102**

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\Cart\Sheet_11500605-005_P1103.dgn



DESIGNED BY: M. K. SMITH
 DRAWN BY: J. HILSBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 2026RS-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801-374-5771 PROVO



2026 ROAD PRESERVATION PROJECT

GRANITE CIRCLE

**GRANITE CIRCLE - ROADWAY RECONSTRUCTION
 SCHEDULE A- LUMP SUM WORK ITEMS**

No.	ITEM	QUANTITY	UNIT
A.1	PULVERIZE PAVEMENT	15,842	SQ. FT.
A.2	1/2 HMA 3 1/2" THICK	495	TONS
A.3	ADJUST VALVE BOX TO GRADE	2	EACH
A.4	ADJUST MANHOLE LID TO GRADE	2	EACH

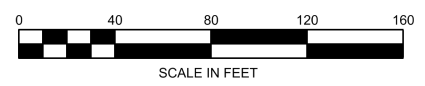
CONTINGENCY ITEMS

AC.1	DIRECTED ADDITIONAL ASPHALT PATCHING	500	SQ. FT.
AC.2	GEOTEXTILE - STABILIZATION	150	SQ. YD.
AC.3	GEOGRID - TENSAR TRIAX NX-750	150	SQ. YD.
AC.4	OVER-EXCAVATION	50	CU. YD.
AC.5	GRANULAR BORROW (IMPORT)	50	CU. YD.
AC.6	GRANULAR BORROW (EXCESS PULVERIZED PAVEMENT)	50	CU. YD.

- NOTE:
1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

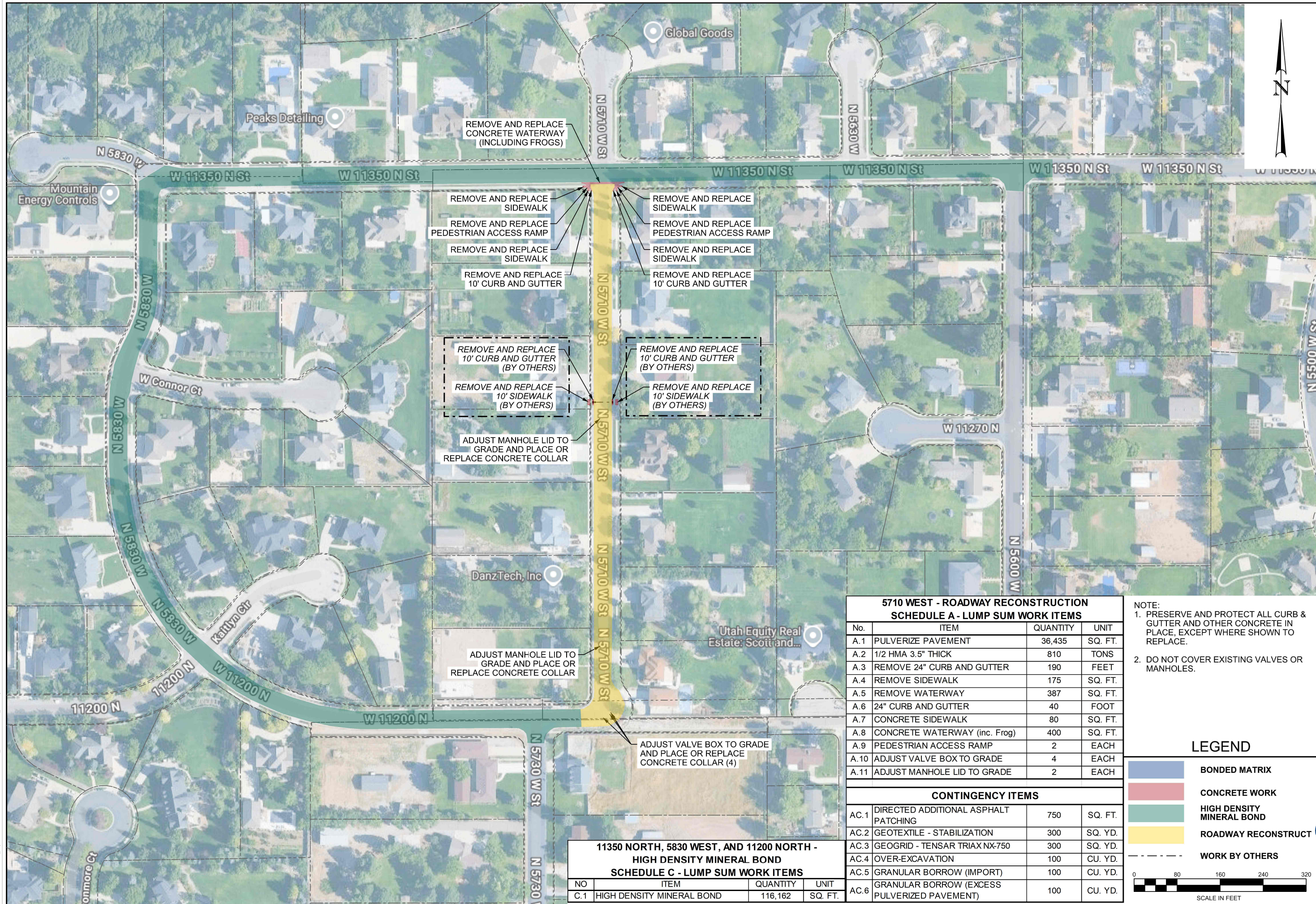
LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS



DRAWING NO. **P103**

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\CartSheet_Files\202605-005_P104.dgn



DESIGNED BY: M. K. SMITH
 DRAWN BY: J. JENSEN
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 202605-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801-374-5771 PROJVO



2026 ROAD PRESERVATION PROJECT
**11350 NORTH, 5830 WEST,
 11200 NORTH AND 5710 WEST**



DRAWING NO. **P104**

**5710 WEST - ROADWAY RECONSTRUCTION
 SCHEDULE A - LUMP SUM WORK ITEMS**

No.	ITEM	QUANTITY	UNIT
A.1	PULVERIZE PAVEMENT	36,435	SQ. FT.
A.2	1/2 HMA 3.5" THICK	810	TONS
A.3	REMOVE 24" CURB AND GUTTER	190	FEET
A.4	REMOVE SIDEWALK	175	SQ. FT.
A.5	REMOVE WATERWAY	387	SQ. FT.
A.6	24" CURB AND GUTTER	40	FOOT
A.7	CONCRETE SIDEWALK	80	SQ. FT.
A.8	CONCRETE WATERWAY (inc. Frog)	400	SQ. FT.
A.9	PEDESTRIAN ACCESS RAMP	2	EACH
A.10	ADJUST VALVE BOX TO GRADE	4	EACH
A.11	ADJUST MANHOLE LID TO GRADE	2	EACH

CONTINGENCY ITEMS

AC.1	DIRECTED ADDITIONAL ASPHALT PATCHING	750	SQ. FT.
AC.2	GEOTEXTILE - STABILIZATION	300	SQ. YD.
AC.3	GEOGRID - TENSAR TRIAX NX-750	300	SQ. YD.
AC.4	OVER-EXCAVATION	100	CU. YD.
AC.5	GRANULAR BORROW (IMPORT)	100	CU. YD.
AC.6	GRANULAR BORROW (EXCESS PULVERIZED PAVEMENT)	100	CU. YD.

**11350 NORTH, 5830 WEST, AND 11200 NORTH -
 HIGH DENSITY MINERAL BOND
 SCHEDULE C - LUMP SUM WORK ITEMS**

NO	ITEM	QUANTITY	UNIT
C.1	HIGH DENSITY MINERAL BOND	116,162	SQ. FT.

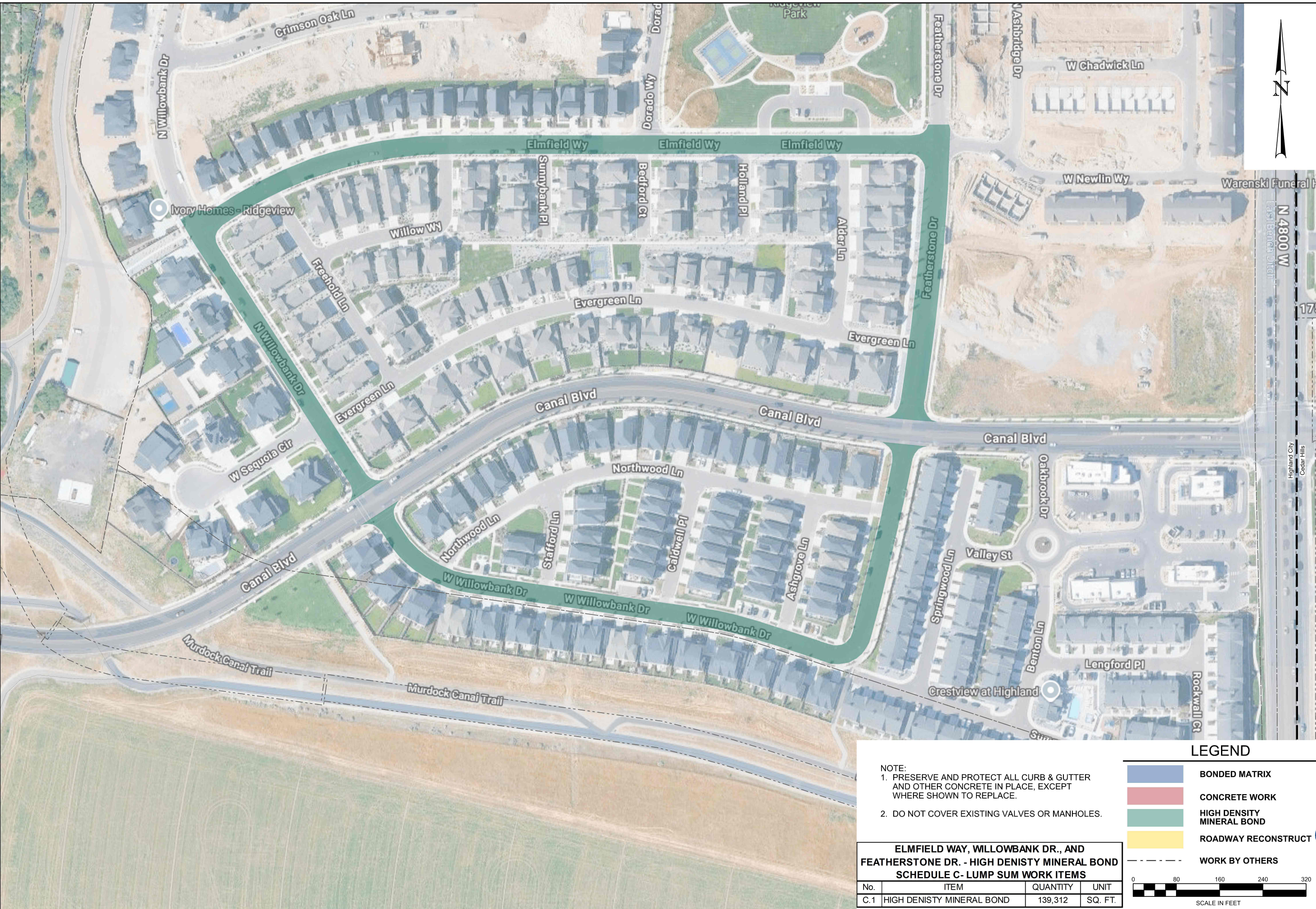
NOTE:
 1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS

0 80 160 240 320
 SCALE IN FEET

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\CartSheet_Files\202605-005_P1106.dgn



- NOTE:
1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

ELMFIELD WAY, WILLOWBANK DR., AND FEATHERSTONE DR. - HIGH DENISTY MINERAL BOND SCHEDULE C- LUMP SUM WORK ITEMS

No.	ITEM	QUANTITY	UNIT
C.1	HIGH DENISTY MINERAL BOND	139,312	SQ. FT.

LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS

0 80 160 240 320
 SCALE IN FEET

DESIGNED BY: M. K. SMITH
 DRAWN BY: J. BERRY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 202605-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801-374-5771 PROVO

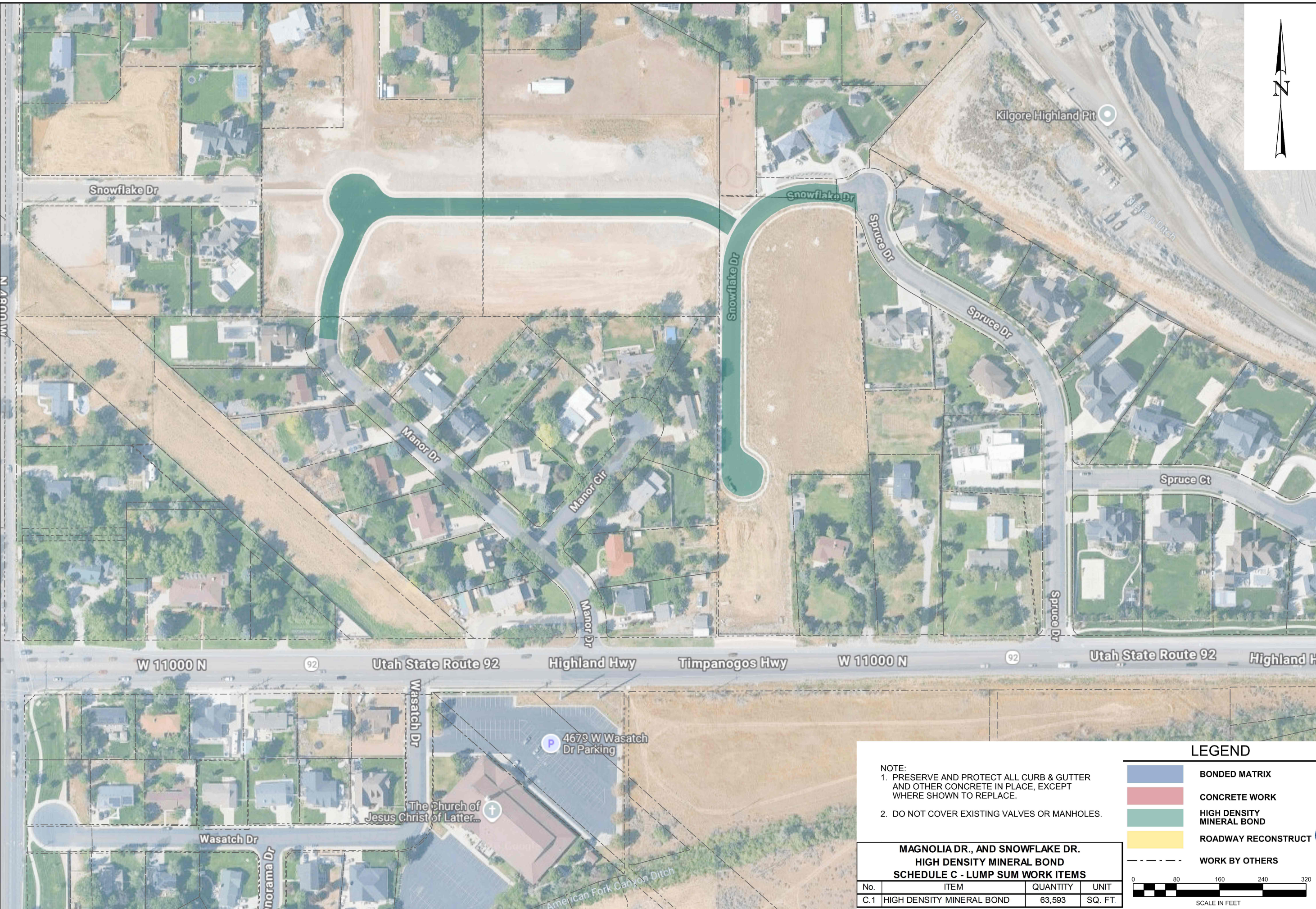


2026 ROAD PRESERVATION PROJECT
ELMFIELD WAY, WILLOWBANK DR., AND FEATHERSTONE DR.



DRAWING NO. **P106**

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\CartSheet_Files\202605-005_P107.dgn



- NOTE:
 1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

**MAGNOLIA DR., AND SNOWFLAKE DR.
 HIGH DENSITY MINERAL BOND
 SCHEDULE C - LUMP SUM WORK ITEMS**

No.	ITEM	QUANTITY	UNIT
C.1	HIGH DENSITY MINERAL BOND	63,593	SQ. FT.

LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS

0 80 160 240 320
 SCALE IN FEET

DESIGNED BY: M. K. SMITH
 DRAWN BY: J. HUBBY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 202605-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801-374-5771 PROVO

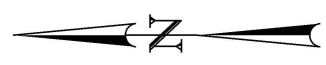
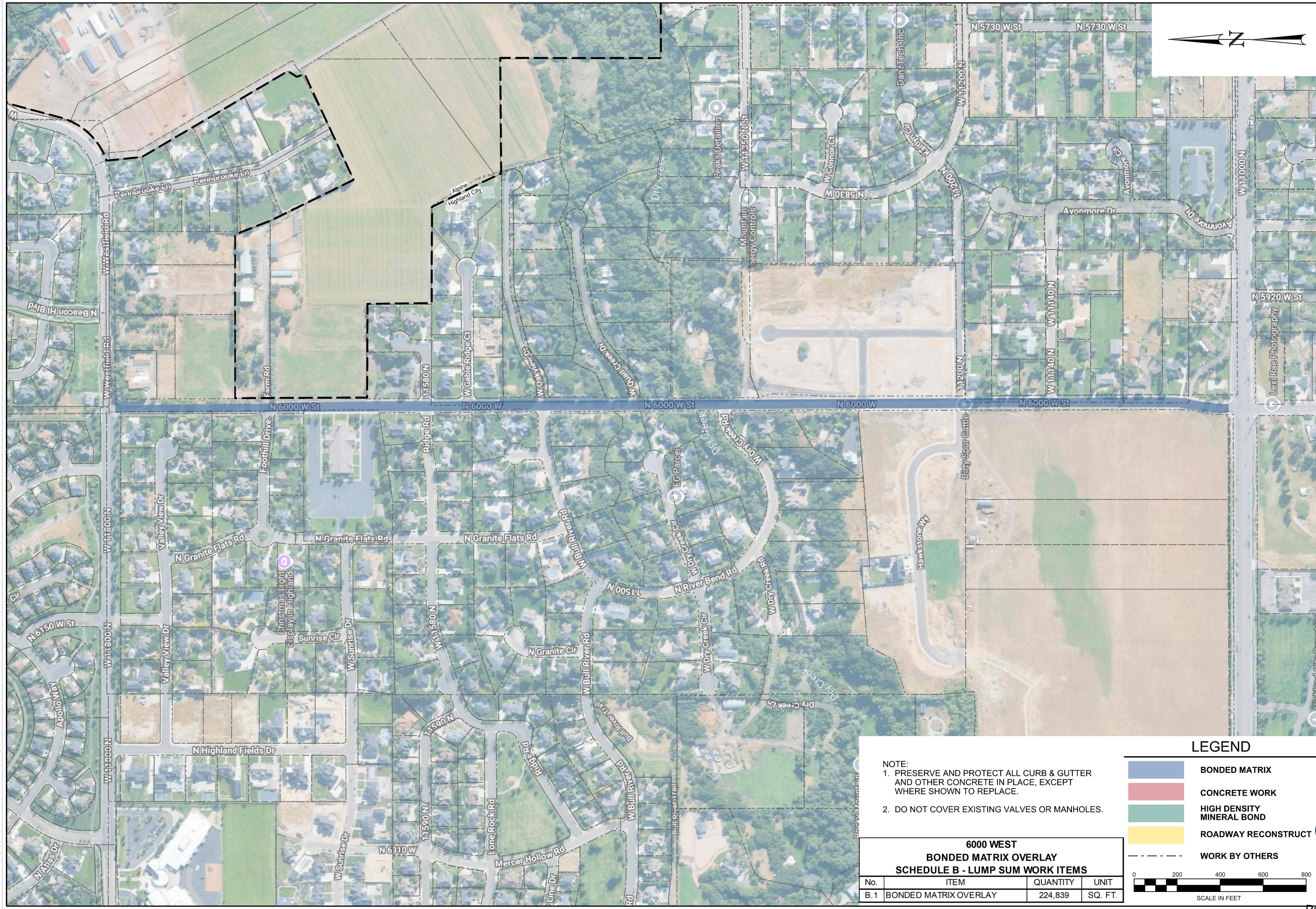


2026 ROAD PRESERVATION PROJECT
**MAGNOLIA DR.,
 AND SNOWFLAKE DR.**

SEAL

 DRAWING NO.
P107

1-APR-2026
 DGN File: L:\2026\005 - Highland 2026 Road Preservation\CartSheet_Files\202605-005_P108.dgn



- NOTE:
1. PRESERVE AND PROTECT ALL CURB & GUTTER AND OTHER CONCRETE IN PLACE, EXCEPT WHERE SHOWN TO REPLACE.
 2. DO NOT COVER EXISTING VALVES OR MANHOLES.

LEGEND

- BONDED MATRIX
- CONCRETE WORK
- HIGH DENSITY MINERAL BOND
- ROADWAY RECONSTRUCT
- WORK BY OTHERS

0 200 400 600 800
 SCALE IN FEET

**6000 WEST
 BONDED MATRIX OVERLAY
 SCHEDULE B - LUMP SUM WORK ITEMS**

No.	ITEM	QUANTITY	UNIT
B.1	BONDED MATRIX OVERLAY	224,839	SQ. FT.

DESIGNED BY: M. K. SMITH
 DRAWN BY: J. BERRY
 CHECKED BY: S.A. HENDRICKS
 PROJECT NO: 202605-005
 DATE: 1-APR-2026



1435 WEST 820 NORTH
 PROVO, UTAH 84601
 801 374-5771 PROJVO



2026 ROAD PRESERVATION PROJECT
6000 WEST

SEAL
 PROFESSIONAL ENGINEER
 No. 62981
 MAINTENANCE
 STATE OF UTAH
 04/01/2026

DRAWING NO.
P108



CITY COUNCIL AGENDA REPORT

ITEM #4b

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Chris Trusty, City Engineer/Public Works Director
SPONSORED BY: City Staff
SUBJECT: Project Award - Culinary Tank Lids
TYPE: General City Management

PURPOSE:

The City Council will consider bid award to Baker Construction for the tank lid project in the amount of \$58,080 which include a 10% contingency.

STAFF RECOMMENDATION:

Staff recommends awarding the bid to Baker Construction in the amount of \$58,080 for the tank lid project.

PRIOR COUNCIL DIRECTION:

On June 17, 2025, Council approved the city budget which allocated \$42,000 to be used on the tank lid project.

BACKGROUND:

City staff solicited proposals from qualified contractors to place a 1-foot cap of earthen materials on top of the upper Viewpoint and Beacon Hills tanks. The intent is to provide added protection to the tank lids which are currently exposed to the elements and possible vandalism. The cover over the lids should also provide some additional insulation to help keep water temperatures in the tank lower. The city will provide the earth materials from current stockpiles. The costs for this project includes the hauling of the materials to the tank site and place and evenly distribute the material on top of the tank using equipment no heavier than a skid steer. Bids received to complete this work for both tanks from Baker Construction was \$52,800 and \$74,400 from KW Robinson.

FISCAL IMPACT:

The City Council had budgeted \$42,000 in GL#55-40-50 Capital Expenses Projects for the tank lid project. Staff would recommend to City Council that this project be funded through this GL for the \$42,000 budgeted amount and through savings from GL55-40-41 System repairs for the remaining balance of \$16,080.

MOTION:

I move that City Council award the bid for the Highland City Tank Lid Project to Baker Construction in an amount up to \$58,080.

ATTACHMENTS:

1. Tank 1 Estimate
2. Tank 2 Estimate

ESTIMATE

BakerX Construction
747 Shavey Ln
Springville, UT 84663

300bxc@gmail.com
+1 (801) 318-6575



Bill to
Dave Highland City

Estimate details

Estimate no.: 1307
Estimate date: 04/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		fill	American fork tank 1	800	\$32.00	\$25,600.00
					Total	\$25,600.00

Accepted date

Accepted by

ESTIMATE

BakerX Construction
747 Shavey Ln
Springville, UT 84663

300bxc@gmail.com
+1 (801) 318-6575



Bill to
Dave Highland City

Estimate details

Estimate no.: 1308
Estimate date: 04/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		fill	American Fork tank 2	800	\$34.00	\$27,200.00
					Total	\$27,200.00

Accepted date

Accepted by



CITY COUNCIL AGENDA REPORT

ITEM #4c

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Erin Wells, City Administrator
SPONSORED BY: City Staff
SUBJECT: Central Utah Water Conservancy District and Yoppify Grant Partnership and Memorandum of Agreement
TYPE: General City Management

PURPOSE:

The City Council will consider entering into a Memorandum of Agreement (MOA) with Central Utah Water Conservancy District (CUWCD) for grant funding for the City's Yoppify communications platform.

STAFF RECOMMENDATION:

Staff recommends approving the MOA.

PRIOR COUNCIL DIRECTION:

On January 20, 2026, Council approved the mid-year budget adjustments which included funding for Yoppify.

BACKGROUND:

Yoppify is the City's communication tool that staff uses for two-way texting; mass communication including: email, text, and phone notifications; geographically targeted messages; and a web chat/AI tool. The City has been using the system since 2023 as a part of the PI meter rollout project. For the first three years, the system was funded entirely through a grant at the state level. That funding has now expired.

In discussing the funding change with Yoppify, they proposed a partnership between the City and CUWCD which would continue grant funding for the City. CUWCD will pick up a large portion of the City's bill for Yoppify and, in exchange, the City will use the tool for water conservation efforts and to share information with CUWCD. Highland will still ultimately control the messaging content and frequency and customer information shared with CUWCD be anonymized. The City will also be able to continue to use Yoppify for things beyond water conservation. A more detailed summary of the agreement is below:

Funding Share:

- Year One: City 20%, CUWCD 80%
- Year Two: City 30%, CUWCD 70%
- Year Three: City 40%, CUWCD 60%

- Maximum contribution from CUWCD in years 1–3: \$74,823
- Years Four and Five: End of pilot program where CUWCD will decide whether to continue with the program. If so, the cost share moving forward would be City 50%, CUWCD 50%.

Highland Obligations:

- Provide water-use and customer data to Yoppify and anonymized data to CUWCD
- Send regular notifications to residents, including leak alerts, high-water-use notifications, and messaging about conservation and rebate programs

Yoppify Obligations:

- Use meter data for leak detection, excessive use detection, water analytics, conservation messaging targeting, and data dashboards
- Create workflows and templates for conservation messaging

CUWCD Obligations:

- Provide information on conservation, rebate programs, and educational materials
- Administers rebate programs

FISCAL IMPACT:

The City's cost of this software in year one is \$7,452. Funding for this expense is included in GL 10-53-40 within the approved tentative FY27 budget.

MOTION:

I move that City Council approve the Memorandum of Agreement with Central Utah Water Conservancy District and authorize the City Administrator to execute the agreement.

ATTACHMENTS:

1. Central Utah Memorandum of Agreement
2. Yoppify & Central Utah Partnership Proposal

MEMORANDUM OF AGREEMENT
BETWEEN THE
CENTRAL UTAH WATER CONSERVANCY DISTRICT
AND
HIGHLAND CITY

This Agreement made and entered into this May 1, 2026, between Highland City, hereinafter referred to as the “*City*”, 5400 W Civic Center Dr, Highland, Utah 84003, and the Central Utah Water Conservancy District, 1426 E 750 N Ste 400, Orem, Utah 84097, hereinafter referred to as the “*District*”.

A. THE DISTRICT AGREES TO THE FOLLOWING:

1. To provide funding for the City Yoppify Pilot Project (Project) (Attachment A) directly to Yoppify, LLC (Yoppify). Funds provided are not to exceed **\$74,823** (maximum cost), to Yoppify for the direct use of the Project and all associated costs. The Project will include 3 years of associated services beginning on the contract date, May 1, 2026, through October 31, 2029 (contract period). Up to the maximum cost, the District agrees to pay 80% for the Project to Yoppify in year one, 70% in year two, and 60% in year three. This would require the City to pay or obtain a 20% local cost share in year one, 30% in year two, and 40% in year three. Costs incurred by the City after the contract period or over the maximum cost are the sole fiscal responsibility of the City. However, the City may request additional funding from the District, which the District may consider at its discretion.
2. To provide the City through Yoppify with conservation messaging and content to be used with the Project and in various campaigns such as rebate program promotion, proactive leak detection, high water use engagement, and water use awareness.
3. To consider access and funding to conservation programs tailored to City residents. These programs may be specific to the City, and any funding provided directly to any City residents is separate from any Project funding described in this Agreement.
4. Contact for this Agreement, and the person designated to represent the District for the purposes of this Agreement, is:

Amanda Strack, Water Conservation Manager
Central Utah Water Conservancy District
1426 E 750 N Ste. 400
Orem, Utah 840

B. CITY AGREES TO THE FOLLOWING:

1. To contract with Yoppify for the services described in the Project outlined in attachment A.
2. Contribute additional funding in years one, two, and three of the contract period. Year 1 would require a 20% cost share of \$7,452, year 2 would require a 30% cost share of \$10,638 and year 3 would require a 40% cost share of \$13,464. Totaling \$31,554 for the contract period.
3. To utilize Yoppify's communication platform to provide residents with water service notifications that align with the District's water conservation objectives; to include District rebate program promotion, proactive leak detection, high water user engagement, and water use awareness.
4. To allow Yoppify to share with the District non-personalized water use data, water conservation campaign analytics, leak detection and mitigation data, and general information to help support the District's conservation objectives.
5. Any costs incurred outside of the scope identified in Attachment A at the request of the City must be paid to Yoppify by the City and are not eligible for funding by the District as part of this Agreement.
6. Administration of the Project, and the chief contact for City, is:

Erin Wells, City Administrator
Highland City
5400 W Civic Center Dr.
Highland, Utah 84003

C. THE DISTRICT AND CITY AGREE:

1. That the terms of this Agreement can be renegotiated at the request of either party.
2. That either party may terminate this Agreement by giving ninety (90) days written notice to the other party. Any costs incurred during the contract period before the termination date will be paid by both the District and the City according to the cost breakdown in attachment A.
3. All notices, requests, demands, and other communications required or allowed by this Agreement shall be in writing and shall be given by personal delivery or by certified mail, with return receipt requested, to the following addresses or to such other addresses as the parties may designate in writing:

If to District, to:

Central Utah Water Conservancy District

Attn: General Manager

1426 E 750 N Ste. 400

Orem, Utah 84097

If to Highland City to:

Highland City

Attn: City Administrator

5400 Civic Center Dr.

Highland, -UT 84003

4. All the funding, covenants, terms, provisions, and conditions in this Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties.
5. This Agreement, including all attachments, constitutes the entire agreement of the parties and supersedes all prior understandings, representations, or agreements of the parties regarding the subject matter in this document.
6. The District and the City each represent and warrant that it has the authority to enter into this Agreement. In addition, each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities shown.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date written below.

HIGHLAND CITY

By: _____ Date:

Title:

By: _____ Date:

Title:

CENTRAL UTAH WATER CONSERVANCY DISTRICT

By: _____ Date:

Amanda Strack

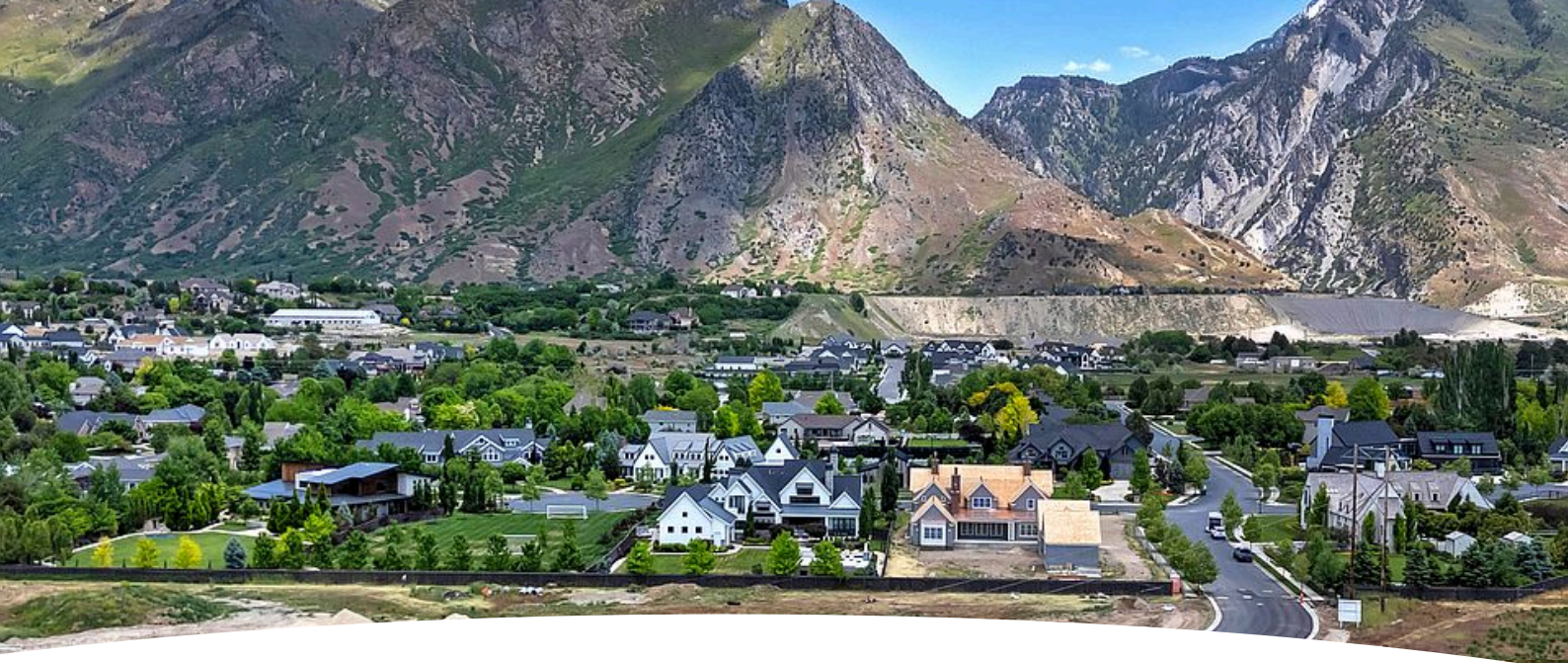
Title: Water Conservation Manager

By: _____ Date:

Gene Shawcroft, P.E.

Title: General Manager/CEO

ATTACHMENT A



Strategic Water Conservation for **Highland City**

Funded in Partnership with CUWCD (v. 12.02.2025)

* Proposal from Central Utah Water Conservancy District

The proposed pilot project from CUWCD aims to leverage Yoppify's platform to deliver targeted conservation initiatives, maximize resource efficiency, and enhance water management for Highland City.

* Notice of Confidentiality

This document contains proprietary and confidential information intended solely for the recipient. This document is provided with the understanding that they will not be shared, replicated, distributed, or disclosed to third parties or used for any purpose other than evaluating this solution.



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CUWCD Partnership

Central Utah Water Conservancy District (CUWCD) has contracted with Yoppify to conduct a pilot program focused on enhancing water use awareness and conservation throughout its service area. CUWCD selected Yoppify through a competitive Request for Proposal (RFP) process, recognizing Yoppify's capability to effectively engage communities and promote efficient water use.

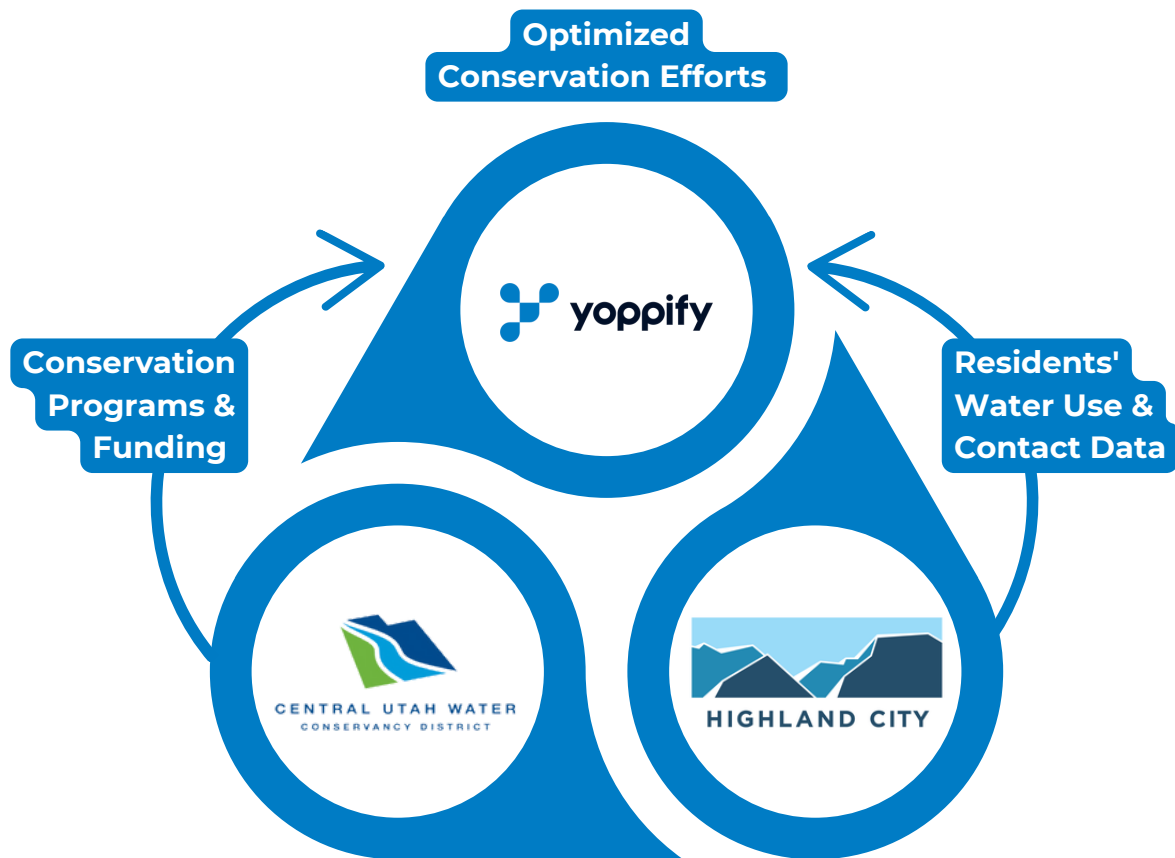
The pilot program will test and refine strategies to boost community involvement and awareness of water conservation. CUWCD values collaboration with communities like Highland City that are committed to responsible water management and sustainable practices.

This initiative aligns with CUWCD's mission to improve conservation outcomes and public awareness of efficient water use. This document outlines the proposed project and anticipated community benefits.



385-200-9677
info@yoppify.com

01



Bridging Gaps for Optimized Conservation:

Highland and CUWCD share a common goal: improving water conservation. However, each faces barriers that can be addressed through collaboration.

CUWCD offers funding and conservation programs but doesn't have access to individual water use data or direct contact with residents. Highland has this valuable information but may lack the staff capacity and resources to fully implement conservation initiatives.

By combining CUWCD's programs with Highland's data, the Yoppify platform enables targeted, high-impact outreach. This partnership ensures that conservation efforts are more effective and that the right resources reach the residents who need them most.



Program Highlights

Duration: CUWCD and Highland will participate in a three-year pilot project to enhance water conservation and public awareness.

Financial Support: CUWCD will provide cost-share funding. Detailed funding information is provided in the pricing section.

Services: Highland will have access to Yoppify's platform and related services.

Program Objectives

This program aims to boost water use awareness and conservation in Highland City. Objectives for the program include:

- **Leak Detection & Mitigation:** Establish an automated leak detection and categorization system, classifying alerts by severity. Residents receive timely notifications along with instructional resources for leak mitigation.
- **Water Use Awareness:** Identify households exhibiting excessive or frequent irrigation patterns. Provide personalized conservation guidance, including landscape consultations to reduce unnecessary water usage.
- **Landscape Identification:** Aggregate and analyze internal and external data, identifying optimal candidates for landscape conversion initiatives to maximize conservation outcomes.

Leak Detection and Mitigation

Leak Level	Moderate		11-21 gph
	Significant		22-49 gph
	Major		50+ gph

Program Summary

Yoppify’s proactive, automated approach to leak notification helps residents resolve leaks more quickly, conserves water and reduces the burden on city staff. It’s a scalable solution that supports multiple conservation priorities.

- **Data Integration:** Yoppify connects with Highland’s AMI system to merge real-time water use data with resident contact details from the city billing database. Once integrated, the platform automatically detects potential leaks and classifies them as low, medium or high based on customized usage pattern algorithms.
- **Custom Workflows:** Each leak severity level triggers a notification workflow defined by Highland and CUWCD. Workflows can include a sequence of messages with built-in pauses to give residents time to address the leak before additional messages are sent.

Roles and Responsibilities

- **Yoppify** will stage and dispatch leak-alert notifications according to the severity thresholds and workflow criteria defined in collaboration with CUWCD and Highland City.
- **Highland City** will commit to sending those alerts on a regular cadence (e.g., daily, weekly, etc.) and provide needed data.
- **CUWCD** will guide both the city’s implementation approach and the overall project objectives to ensure that workflows and messages support CUWCD’s conservation priorities as well as Highland’s public awareness goals.

Water Use Awareness Overview



Program Summary

The Yoppify platform helps to drive water use awareness by identifying households exceeding optimal irrigation or consumption thresholds and delivering relevant guidance and conservation programs to help residents save water.

- **Data Integration:** Yoppify connects with Highland's AMI system, then layers in external weather data sources to pinpoint locations irrigating too frequently or using water above predefined thresholds.
- **Custom Workflows:** Based on each household's profile and usage patterns, the platform automatically generates individualized recommendations ranging from simple irrigation schedule adjustments to invitations for landscape consultations.

Roles and Responsibilities

- **Yoppify** will analyze integrated usage and weather data to flag households to receive notifications through the agreed communication channels and messages.
- **Highland City** will send regular notifications and provide the data needed to identify participants.
- **CUWCD** will help define excessive use thresholds, collaborate on conservation messaging, and supply guidance materials that align with CUWCD's broader water use awareness initiatives.

Landscaping Conversion Administration



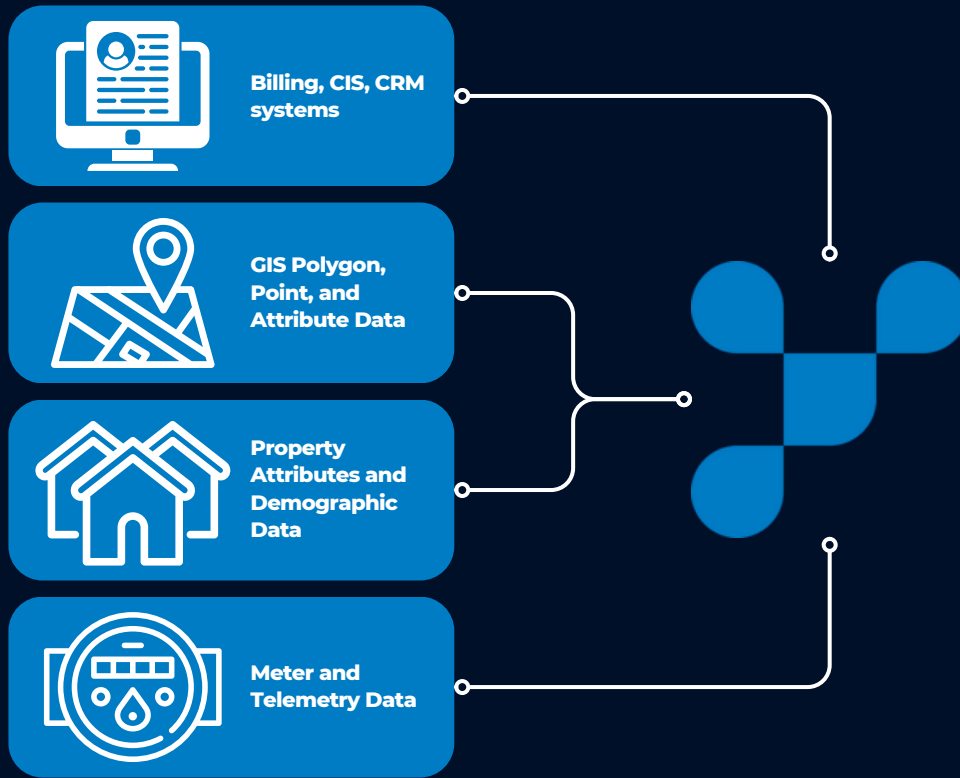
Program Summary

Yoppify leverages advanced data aggregation and analysis to identify prime candidates for landscaping conversion projects, streamlining outreach and supporting Highland City and CUWCD's long-term water conservation goals.

- **Data Integration:** Yoppify takes data from Highland's AMI system and external sources (e.g., parcel maps, property characteristics, local climate data) to score properties based on landscape area, irrigation usage, and suitability for conversion projects.
- **Custom Workflows:** Once high priority candidates are identified, the platform stages a sequence of communications that invite homeowners to scheduling onsite assessments and sharing rebate or incentive details. Follow up messages help homeowners through the project with built-in reminders for key milestones (e.g., scheduling, project completion).

Roles and Responsibilities

- **Yoppify** will aggregate and normalize multi-source data, generate candidate lists, and stage targeted outreach campaigns through the agreed communication channels.
- **Highland City** will provide necessary data access and send regular notifications to residents.
- **CUWCD** will help to define eligibility criteria and incentive structures for turf conversions, review and approve candidate lists, and fulfill rebate applications.



Data Integration and Sharing

A variety of data sources may be used to support the pilot project, including city water use records, AMI meter data, leak alerts, Utah Water Savers participants, and publicly available demographic and property information. CUWCD’s aerial imagery analytics add valuable insights into landscape characteristics, helping to better estimate irrigation needs and identify appropriate conservation programs.

Any pilot project data that may be shared with CUWCD will be reviewed and authorized by Highland, ensuring the city maintains control over what program data is shared.

Shared analytics will consist of high level, anonymized insights, such as aggregated water usage trends, conservation program participation rates, and geographic distribution of engagement. In cases when residents participate in CUWCD programs and consent to share water use data, the Yoppify platform can facilitate this access.

By doing this, CUWCD can evaluate the effectiveness of the program and related conservation initiatives pursued in the community.

Yoppify Feature Overview:

Geographic Messaging

Target specific areas on a map for precise communication. Circle an area or click individual locations to send messages directly to impacted residents. Whether it's a service disruption, road closure, or emergency alert, geographic messaging improves the efficiency and effectiveness of your communications.

Situational Messaging

Send targeted messages based on criteria other than geography. Whether it's a delinquent notice, leak alert, service issue, or another important update, you can easily message lists of account numbers, predefined tags, or based on data sources like water usage.

Channel Prioritization

Maximize your reach using the contact information you have. Our channels include text, email, automated voice call, postcard, and letter. Prioritize these channels to utilize the best method of contact for each resident, ensuring your message reaches them efficiently and effectively.

Advanced Analytics & Tracking

View a detailed conversation history for each contact and monitor the success or failure of every message sent. Additional data dashboards can be created to give you deeper insights based on the data sources your city provides.

Templates & Yopp AI

Streamline your messaging with Yoppify's pre-written templates, designed to make communication quick and easy. Additionally, leverage Yopp AI to transform your messages into powerful community announcements, ensuring your communication is impactful and engaging.

Two-way Communication Enabled

Yoppify's two-way communication feature allows your city to manage incoming texts, emails, and web chats in a central communication hub. Choose to actively manage messages in real-time, allow residents to leave messages for future response, or disable two-way communication completely based on your needs.

Web Chat & Resource Hub

Residents can update their contact information, submit custom forms to the city, start a web chat, or view additional information about city notices. By offering the option to subscribe to updates about projects, you can reduce customer inquiries and prevent message fatigue.

Discover the benefits of Yoppify's **friendly tech solutions.**



Web Portals



Web Chat



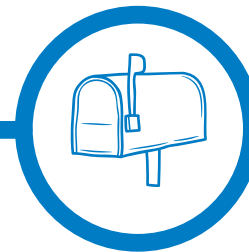
Emails



Texts



Phone Calls



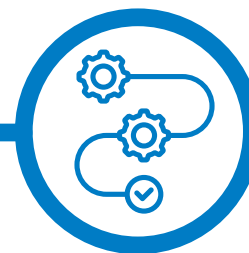
Mailers



Contact Validation



Data Connectors



Task Automation

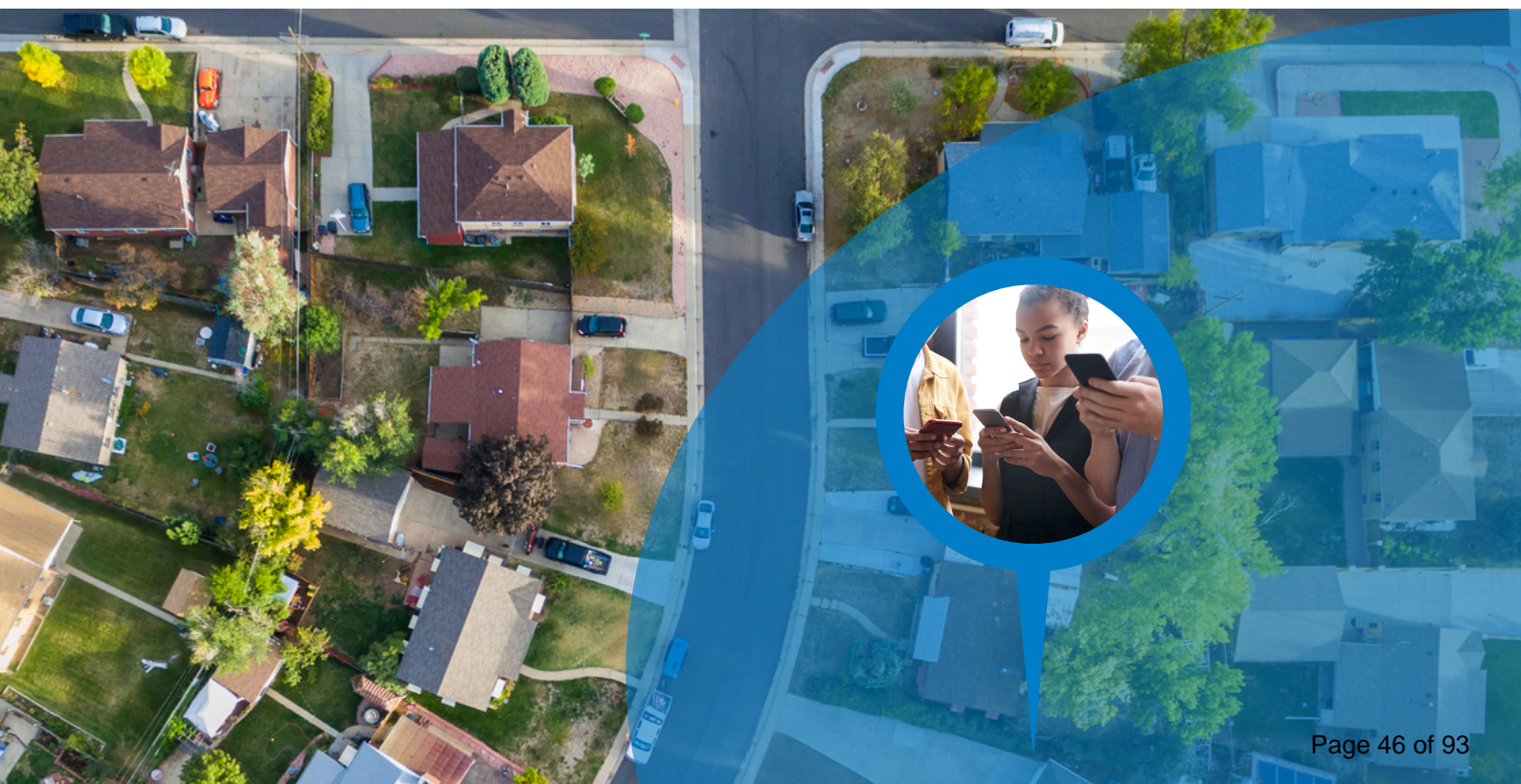
Support for City Initiatives

Utility Billing: (Shutoff & Delinquent Notices)

Easily respond to billing inquiries or meter reading discrepancies in a central communication hub. Use text, email, automated voice calls, postcards, or printed letters to message residents about delinquent accounts, potential leaks, or other information related to their utility service. Digital notifications can replace traditional mailed letters, cutting postage and printing costs while delivering faster, more reliable communication.

Emergency Notifications:

Ensure timely communication and efficient resolution of critical city concerns. Send messages to specific geographic areas or to residents with specific demographic data. Yoppify lets you proactively send messages about service disruptions, sewer backups, water boil advisories, compliance notices, infrastructure maintenance, water use, and more.



Support for City Initiatives

Water Conservation:

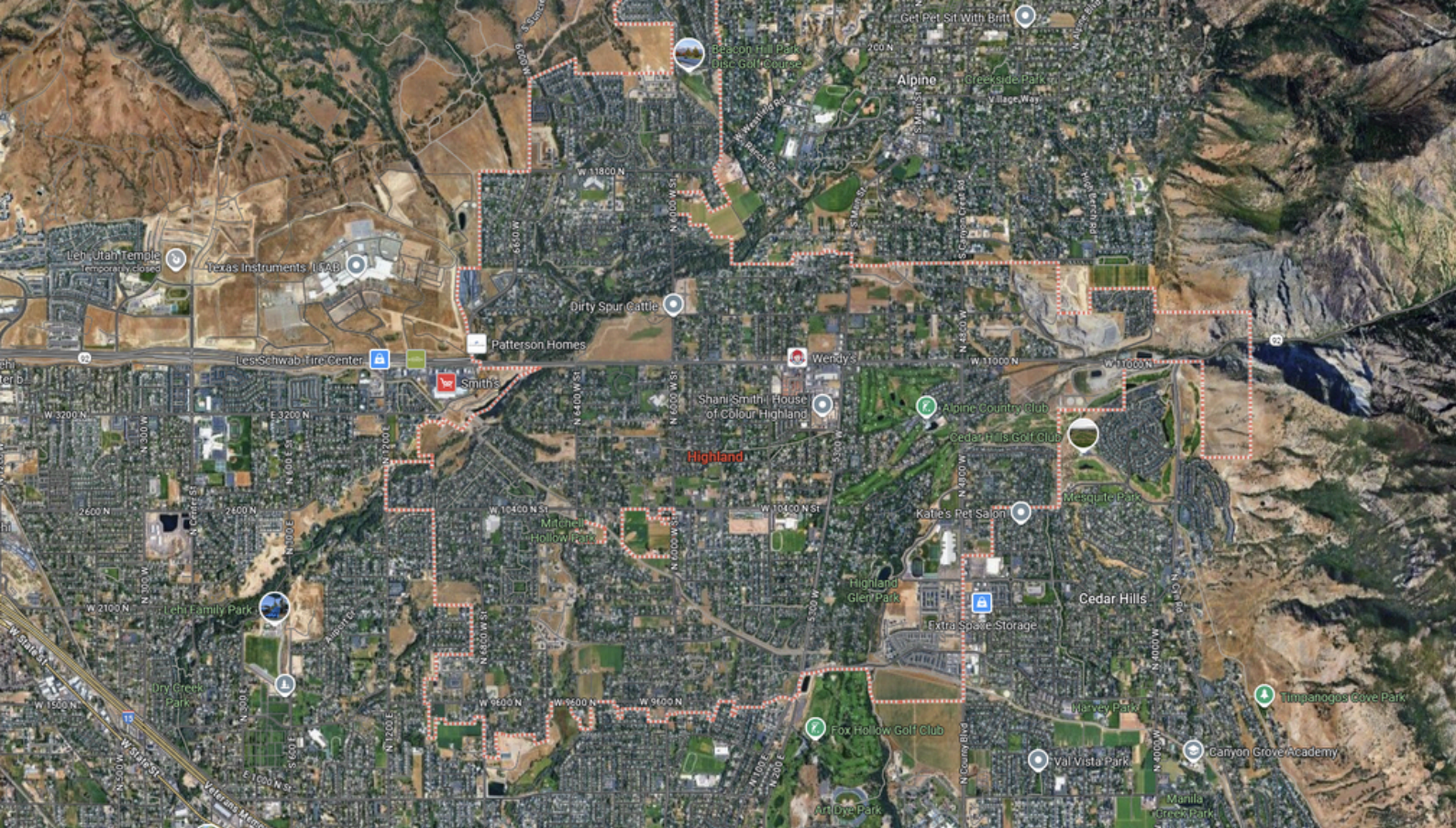
Provide residents with personalized, actionable water use insights, drive engagement with your AMI web portal, and deliver targeted promotions for programs and rebates. By utilizing data integrations, you can proactively notify residents about critical issues like leaks or unusually high water use—no login required.

Web Portal Engagement:

Send timely alerts to residents about meter events. For example, water leaks or unusual water use. Messages can encourage residents to log in to their portal, engage, and take immediate action.

Consolidating Workflows:

Yoppify can help Highland streamline operations by consolidating communication, notification processes, and data analytics into one centralized hub. Instead of managing messages in one place, resident info in another, and water use data somewhere else, Yoppify brings it all together—making it easier to access the right information, send timely updates, and manage outreach from a single platform. This not only saves time but improves coordination across departments.



More Solutions

You can rely on Yoppify for more than just the solutions outlined in this proposal. Additional use cases include:

- Communication about service disruptions, road projects, and infrastructure maintenance
- Facilitating online public forms and processes
- Backflow inspection programs
- Drought response communication
- Change in trash routes or service
- Stormwater management updates
- Power updates
- And more

By leveraging Yoppify's comprehensive platform and services, you can transform your operations, enhance customer engagement, and achieve meaningful results across multiple areas.

Cost-Share & Pricing

This document provides pricing estimates for a three-year project period, along with projected costs after the initial pilot phase. Upon completion of the initial three-year period, CUWCD will evaluate the program to assess its effectiveness in meeting the objectives of both Highland City and CUWCD. Should the program prove successful, CUWCD may extend its cost-share support.

Annual Cost	Pilot Period				
	Year 1	Year 2	Year 3	Year 4	Year 5+
Yoppify Platform <ul style="list-style-type: none"> Customization Implementation Training Messaging Credits 	\$22,609	\$22,609	\$22,609	\$22,609	\$22,609
Core Enhancements <ul style="list-style-type: none"> AI Message Generator AI Text-to-speech Two-way Conversations Broadcast Limit (6000) 	\$3,250	\$3,250	\$3,250	\$3,250	\$3,250
Advanced Services <ul style="list-style-type: none"> Data Integrations Workflows and Analytics Professional Services 	\$11,400	\$9,600	\$7,800	\$6,000	\$6,000
Total Service Costs	\$37,259	\$35,459	\$33,659	\$31,859	\$31,859
Highland City Cost Share	\$7,452	\$10,638	\$13,464	\$15,929	\$15,929
CUWCD Cost Share	\$29,807	\$24,821	\$20,195	\$15,929	\$15,929

The project scope and pricing reflect the tailored configuration, integrations, and professional services required to deliver the outcomes CUWCD has requested. Depending on the features the city would pursue independently, additional professional services and data source integrations may be necessary.



385-200-9677
info@yoppify.com

Messaging Breakdown

Digital Messaging

Messaging Channel	Credits Required
Web Chat	Included with package
Email	Included with package
Text Message	Included with package
Automated Call	Included with package

*A text segment is 160 characters in length when using standard characters. When using special symbols, emojis, and non-Latin characters, each segment is 70 characters in length.

Printed Mailers

Messaging Channel	Cost
Postcard (4x6)	\$1.06 per postcard (first class, full color, two sides)
Letter (8.5x11)	\$1.38 per letter (first class, full color, one side, dual window envelope)

*These rates include current postage and printing fees. Rates will be updated periodically to reflect changes in postage costs. Postcards and letters are billed monthly.

Proactive Communication made Simple.



385-200-9677
info@yoppify.com



CITY COUNCIL AGENDA REPORT

ITEM #5a

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Chris Trusty, City Engineer/Public Works Director
SPONSORED BY: City Staff
SUBJECT: 10400 North Sidewalk Project
TYPE: General City Management

PURPOSE:

The City Council will consider a bid award for the 10400 North improvement project.

STAFF RECOMMENDATION:

Staff recommends awarding the bid for the 10400 North Sidewalk Project to Black Forest Paving in the amount of \$389,122.25 which includes a 10% contingency.

PRIOR COUNCIL DIRECTION:

On June 17, 2025, Council approved the city budget which included \$430,000 in GL 41-40-70 Capital Road Projects, of which \$130,000 had been allocated for this project.

On July 15, 2025, City Council approved an Interlocal Agreement with Utah County for a \$1,000,000 grant for the street improvement portions of this project.

On October 7, 2025, Council approved a design award to Cross Engineering Services for the design of this project.

BACKGROUND:

The 10400 North 6000 West project will improve a previously unimproved section of roadway. It consists of installing approximately 1,650 feet of curb and gutter and asphalt along the north side of 10400 North from 5788 West to 6000 West and on the east side of 6000 West from 10400 North to 10485 North. It will also include installing storm inlets and sumps to provide necessary storm water collection. This will tie the curb and gutter into the existing curb and gutter along both streets.

The apparent low bidder for this project was Black Forest Paving with a bid of \$353,747.50. A tabulation of all the bids is included in the attachments.

Highland City received a grant through Utah County for \$1,000,000 to be used to partially fund this project. Unfortunately, the grant funds can only be used for street improvements and cannot be used to install sidewalks along 6000 West. However, the approved FY2026 City budget did include \$430,000 for improvements along 10400 North and 6000 West which, because of the grant, could then be used to fund the sidewalk portion of this project.

Of the \$353,747.50 bid from Black Forest, \$26,372 is for sidewalk, which isn't covered in the grant. The total allocation of the grant money would include the non-sidewalk portion of this project. A breakdown of the grant funding is shown below.

\$28,100.00 - 10400 West design costs
\$360,113.05 - 10400 North with sidewalk costs removed
\$337,900.00 - 6800 West FY26 budget
\$726,113.05 - TOTAL
\$273,886.95 - Unused portion of grant

The agreement with the County allowed for other potential uses for this money on road projects. Staff will approach Utah County with other projects to apply this remaining grant money towards.

FISCAL IMPACT:

The cost of this project is \$389,122.25. Funding for this expense is included in GL 41-40-70 Capital Road Projects within the FY26 budget.

MOTION:

I move that City Council award the bid for the 10400 North Improvement project to Black Forest Paving in the amount of \$389,122.25.

ATTACHMENTS:

1. 2026 Strausberg Intersection-10400 Road Improvement Project
2. 2026-02-20 Highland 10400 N Road Improvements Plans

Highland City - 2026 Strausburg Intersection
 Bid Tabulation
 Printed: 4.21.2026

UNIT PRICE SCHEDULE - BASE BID				Acme Construction		Pronghorn Construction		Lyndon Jones Construction		Beck Construction		Landmark Excavating Inc.		Black Forest Construction		Geneva Rock Product POINT		Lynne Roberts Sons Inc.		Stapp Construction, Inc	
Item #	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SCHEDULE A Bid																					
1	MOBILIZATION	LS	1	\$95,000.00	\$ 95,000.00	\$40,000.00	\$ 40,000.00	\$62,000.00	\$ 62,000.00	\$100,000.00	\$ 100,000.00	\$71,430.00	\$71,430.00	\$22,500.00	\$22,500.00	\$75,000.00	\$75,000.00	\$48,600.00	\$48,600.00	\$72,735.00	\$72,735.00
2	TRAFFIC CONTROL	LS	1	\$30,000.00	\$ 30,000.00	\$35,000.00	\$ 35,000.00	\$28,500.00	\$ 28,500.00	\$55,000.00	\$ 55,000.00	\$137,500.00	\$137,500.00	\$11,500.00	\$11,500.00	\$4,000.00	\$4,000.00	\$39,980.00	\$39,980.00	\$19,620.00	\$19,620.00
3	CONSTRUCTION SURVEYING	LS	1	\$5,860.00	\$ 5,860.00	\$8,000.00	\$ 8,000.00	\$6,400.00	\$ 6,400.00	\$7,250.00	\$ 7,250.00	\$9,715.00	\$9,715.00	\$5,000.00	\$5,000.00	\$12,500.00	\$12,500.00	\$11,950.00	\$11,950.00	\$10,675.00	\$10,675.00
4	SILT BARRIER	LF	700	\$3.95	\$ 2,765.00	\$5.00	\$ 3,500.00	\$2.25	\$ 1,575.00	\$7.70	\$ 5,390.00	\$5.10	\$3,570.00	\$3.35	\$2,345.00	\$3.50	\$2,450.00	\$5.75	\$4,025.00	\$7.85	\$5,495.00
5	SWPPP BMPS	LS	1	\$9,690.00	\$ 9,690.00	\$4,500.00	\$ 4,500.00	\$2,500.00	\$ 2,500.00	\$10,000.00	\$ 10,000.00	\$7,060.00	\$7,060.00	\$2,250.00	\$2,250.00	\$4,100.00	\$4,100.00	\$2,950.00	\$2,950.00	\$6,415.00	\$6,415.00
6	SAWCUT ASPHALT	LF	850	\$5.00	\$ 4,250.00	\$2.00	\$ 1,700.00	\$1.60	\$ 1,360.00	\$1.30	\$ 1,105.00	\$2.00	\$1,700.00	\$3.35	\$2,847.50	\$2.75	\$2,337.50	\$7.00	\$5,950.00	\$2.50	\$2,125.00
7	EXPOSE & ROTATE EXISTING SUMP TOP CONE	LS	1	\$1,570.00	\$ 1,570.00	\$2,500.00	\$ 2,500.00	\$650.00	\$ 650.00	\$1,960.00	\$ 1,960.00	\$6,490.00	\$6,490.00	\$2,800.00	\$2,800.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$2,640.00	\$2,640.00
8	RELOCATE EXISTING SIGNS	EA	5	\$392.00	\$ 1,960.00	\$600.00	\$ 3,000.00	\$270.00	\$ 1,350.00	\$500.00	\$ 2,500.00	\$515.00	\$2,575.00	\$415.00	\$2,075.00	\$325.00	\$1,625.00	\$575.00	\$2,875.00	\$470.00	\$2,350.00
9	RELOCATE WATER METER BOX	LS	1	\$5,770.00	\$ 5,770.00	\$1,000.00	\$ 1,000.00	\$12,000.00	\$ 12,000.00	\$9,770.00	\$ 9,770.00	\$3,080.00	\$3,080.00	\$6,100.00	\$6,100.00	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$2,130.00	\$2,130.00
10	INSTALL WATER SERVICE - CAP EXISTING	LS	1	\$10,490.00	\$ 10,490.00	\$5,000.00	\$ 5,000.00	\$7,860.00	\$ 7,860.00	\$7,945.00	\$ 7,945.00	\$5,490.00	\$5,490.00	\$3,100.00	\$3,100.00	\$8,750.00	\$8,750.00	\$7,950.00	\$7,950.00	\$7,820.00	\$7,820.00
11	RELOCATE RPZ BACKFLOW PREVENTOR	LS	1	\$5,240.00	\$ 5,240.00	\$6,000.00	\$ 6,000.00	\$3,000.00	\$ 3,000.00	\$4,140.00	\$ 4,140.00	\$7,850.00	\$7,850.00	\$3,900.00	\$3,900.00	\$1,600.00	\$1,600.00	\$1,995.00	\$1,995.00	\$1,795.00	\$1,795.00
12	RELOCATE COMM PEDESTALS	EA	3	\$492.00	\$ 1,476.00	\$1,000.00	\$ 3,000.00	\$100.00	\$ 300.00	\$819.00	\$ 2,457.00	\$7,650.00	\$22,950.00	\$220.00	\$660.00	\$10,000.00	\$30,000.00	\$400.00	\$1,200.00	\$622.00	\$1,866.00
13	REMOVE EXISTING FENCE	LF	65	\$12.10	\$ 786.50	\$6.00	\$ 390.00	\$10.40	\$ 676.00	\$26.00	\$ 1,690.00	\$13.00	\$845.00	\$22.00	\$1,300.00	\$20.00	\$1,300.00	\$17.50	\$1,137.50	\$10.50	\$682.50
14	RELOCATE FIRE HYDRANT - CAP EXISTING TEE	LS	1	\$16,150.00	\$ 16,150.00	\$8,000.00	\$ 8,000.00	\$10,830.00	\$ 10,830.00	\$14,188.00	\$ 14,188.00	\$12,900.00	\$12,900.00	\$9,500.00	\$9,500.00	\$12,250.00	\$12,250.00	\$14,500.00	\$14,500.00	\$8,295.00	\$8,295.00
15	DEMO EXIST MOUNTMENTS SIGN	LS	1	\$3,140.00	\$ 3,140.00	\$750.00	\$ 750.00	\$656.00	\$ 656.00	\$575.00	\$ 575.00	\$3,105.00	\$3,105.00	\$3,000.00	\$3,000.00	\$1,850.00	\$1,850.00	\$1,150.00	\$1,150.00	\$322.00	\$322.00
16	ADJUST EXIST MANHOLES & VALVES TO GRADE	LS	1	\$2,040.00	\$ 2,040.00	\$5,000.00	\$ 5,000.00	\$4,918.00	\$ 4,918.00	\$1,050.00	\$ 1,050.00	\$7,010.00	\$7,010.00	\$5,050.00	\$5,050.00	\$1,250.00	\$1,250.00	\$1,395.00	\$1,395.00	\$3,045.00	\$3,045.00
17	CLEAR AND PREP ROAD SHOULDER & SOUTHWEST PARK CORNER	SY	1,585	\$2.10	\$ 3,328.50	\$10.00	\$ 15,850.00	\$11.90	\$ 18,861.50	\$12.00	\$ 19,020.00	\$2.80	\$4,438.00	\$11.80	\$18,702.00	\$4.50	\$7,132.50	\$20.00	\$31,700.00	\$10.00	\$15,850.00
18	PROF-ROLL, SCARIFY, & COMPACT SUBGRADE	SY	1,650	\$18.50	\$ 30,525.00	\$30.00	\$ 49,500.00	\$2.00	\$ 3,300.00	\$7.25	\$ 11,962.50	\$2.60	\$4,290.00	\$2.00	\$3,300.00	\$3.00	\$4,950.00	\$9.50	\$15,675.00	\$16.00	\$26,400.00
19	8-INCH THICK COMPACTED ROADBASE	CY	367	\$72.20	\$ 26,497.40	\$80.00	\$ 29,200.00	\$59.10	\$ 21,689.70	\$68.00	\$ 24,956.00	\$69.00	\$25,323.00	\$50.00	\$18,350.00	\$50.00	\$18,350.00	\$100.00	\$36,700.00	\$65.50	\$24,038.50
20	4-INCH HMA	SF	14,760	\$2.35	\$ 34,686.00	\$2.75	\$ 40,590.00	\$3.50	\$ 51,660.00	\$4.75	\$ 70,110.00	\$4.00	\$59,040.00	\$2.35	\$34,686.00	\$2.90	\$42,804.00	\$3.50	\$51,660.00	\$2.85	\$42,066.00
21	5-FOOT WIDE CONCRETE SIDEWALK W/BASE	SF	3,470	\$7.30	\$ 25,331.00	\$11.50	\$ 39,905.00	\$8.00	\$ 27,760.00	\$10.00	\$ 34,700.00	\$9.50	\$32,965.00	\$7.60	\$26,372.00	\$9.00	\$31,230.00	\$13.00	\$45,110.00	\$10.00	\$34,700.00
22	INSTALL END-OF-SIDEWALK SIGN	EA	1	\$577.00	\$ 577.00	\$800.00	\$ 800.00	\$636.30	\$ 636.30	\$730.00	\$ 730.00	\$756.00	\$756.00	\$620.00	\$620.00	\$300.00	\$300.00	\$515.00	\$515.00	\$1,395.00	\$1,395.00
23	INSTALL APWA221.1 16-FOOT WIDE DRIVEWAY	EA	1	\$1,970.00	\$ 1,970.00	\$1,200.00	\$ 1,200.00	\$3,908.00	\$ 3,908.00	\$3,200.00	\$ 3,200.00	\$917.00	\$917.00	\$3,750.00	\$3,750.00	\$3,300.00	\$3,300.00	\$1,750.00	\$1,750.00	\$3,850.00	\$3,850.00
24	ST-04 24-INCH CURB & GUTTER W/BASE	LF	715	\$30.00	\$ 21,450.00	\$41.00	\$ 29,315.00	\$39.40	\$ 28,171.00	\$38.00	\$ 27,885.00	\$48.00	\$34,320.00	\$32.20	\$23,023.00	\$40.00	\$28,600.00	\$39.00	\$27,885.00	\$36.00	\$25,740.00
25	INSTALL ST-08 ADA RAMP	EA	1	\$2,170.00	\$ 2,170.00	\$4,000.00	\$ 4,000.00	\$2,200.00	\$ 2,200.00	\$4,210.00	\$ 4,210.00	\$2,755.00	\$2,755.00	\$2,400.00	\$2,400.00	\$4,000.00	\$4,000.00	\$2,450.00	\$2,450.00	\$2,735.00	\$2,735.00
26	RESTORE FENCE IN SOUTHWEST PARK CORNER	LF	48	\$38.20	\$ 1,833.60	\$40.00	\$ 1,920.00	\$49.00	\$ 2,352.00	\$85.00	\$ 4,080.00	\$58.00	\$2,784.00	\$72.00	\$3,456.00	\$75.00	\$3,600.00	\$45.00	\$2,025.00	\$92.00	\$4,416.00
27	8-INCH WHITE CROSSWALK STRIPING	LF	210	\$2.95	\$ 619.50	\$13.00	\$ 2,730.00	\$3.25	\$ 682.50	\$3.60	\$ 756.00	\$3.90	\$819.00	\$3.20	\$672.00	\$7.00	\$1,470.00	\$13.50	\$2,835.00	\$3.50	\$735.00
28	12-INCH STOP BAR	LF	50	\$16.25	\$ 812.50	\$20.00	\$ 1,000.00	\$17.90	\$ 895.00	\$20.00	\$ 1,000.00	\$21.50	\$1,075.00	\$17.40	\$870.00	\$14.00	\$700.00	\$70.00	\$3,500.00	\$19.50	\$975.00
29	RESTORE 4-INCH WHITE SHOULDER STRIPING	LF	715	\$1.45	\$ 1,036.75	\$2.75	\$ 1,966.25	\$1.60	\$ 1,144.00	\$1.80	\$ 1,287.00	\$1.90	\$1,358.50	\$1.60	\$1,144.00	\$2.50	\$1,787.50	\$1.60	\$1,144.00	\$1.75	\$1,252.50
30	RESTORE DOUBLE-YELLOW CENTER STRIPING	LF	620	\$2.95	\$ 1,829.00	\$3.75	\$ 2,325.00	\$3.25	\$ 2,015.00	\$3.60	\$ 2,232.00	\$3.90	\$2,418.00	\$3.20	\$1,984.00	\$2.50	\$1,550.00	\$1.90	\$1,178.00	\$14.00	\$8,880.00
31	STREET LIGHT (INCLUDES CONDUIT)	EA	3	\$13,000.00	\$ 39,000.00	\$24,000.00	\$ 72,000.00	\$23,800.00	\$ 71,400.00	\$17,000.00	\$ 51,000.00	\$17,620.00	\$52,860.00	\$16,300.00	\$48,900.00	\$20,350.00	\$61,050.00	\$28,950.00	\$86,850.00	\$18,190.00	\$54,570.00
32	15-INCH DIAMETER RCP	LF	18	\$357.00	\$ 6,426.00	\$300.00	\$ 5,400.00	\$144.00	\$ 2,592.00	\$108.00	\$ 1,944.00	\$194.00	\$3,492.00	\$225.00	\$4,050.00	\$275.00	\$4,950.00	\$250.00	\$4,500.00	\$310.00	\$5,580.00
33	SD-01 CURB INLET COMBO BOX	EA	1	\$14,890.00	\$ 14,890.00	\$10,000.00	\$ 10,000.00	\$6,700.00	\$ 6,700.00	\$9,180.00	\$ 9,180.00	\$12,420.00	\$12,420.00	\$7,800.00	\$7,800.00	\$10,000.00	\$10,000.00	\$9,950.00	\$9,950.00	\$11,800.00	\$11,800.00
34	4X4 PRECAST INLET W/BICYCLE SAFE GRATE	EA	1	\$9,860.00	\$ 9,860.00	\$8,000.00	\$ 8,000.00	\$6,275.00	\$ 6,275.00	\$8,105.00	\$ 8,105.00	\$11,990.00	\$11,990.00	\$4,600.00	\$4,600.00	\$9,850.00	\$9,850.00	\$8,900.00	\$8,900.00	\$10,910.00	\$10,910.00
35	SD-01 SUMP	EA	2	\$22,500.00	\$ 45,000.00	\$9,500.00	\$ 19,000.00	\$21,040.00	\$ 42,080.00	\$18,250.00	\$ 36,500.00	\$14,660.00	\$29,320.00	\$10,300.00	\$20,600.00	\$14,000.00	\$28,000.00	\$26,000.00	\$52,000.00	\$19,295.00	\$38,590.00
36	U-02 4-INCH DIAMETER PVC SCH40 SPARE CONDUIT	LF	125	\$23.75	\$ 2,968.75	\$50.00	\$ 6,250.00	\$8.30	\$ 1,037.50	\$30.50	\$ 3,812.50	\$31.00	\$3,875.00	\$34.00	\$4,250.00	\$28.00	\$3,500.00	\$16.00	\$2,000.00	\$28.50	\$3,562.50
37	PARKSTRIP IRRIGATION & SOD PER CITY	SF	2,680	\$4.65	\$ 12,462.00	\$5.75	\$ 15,410.00	\$6.95	\$ 18,626.00	\$5.00	\$ 13,400.00	\$4.30	\$11,524.00	\$8.50	\$22,780.00	\$4.30	\$11,524.00	\$7.50	\$20,100.00	\$5.50	\$14,740.00
38	RESTORE IRRIGATION & SOD IN PARK	LS	1	\$1,940.00	\$ 1,940.00	\$10,000.00	\$ 10,000.00	\$11,000.00	\$ 11,000.00	\$14,000.00	\$ 14,000.00	\$7,735.00	\$7,735.00	\$6,000.00	\$6,000.00	\$3,100.00	\$3,100.00	\$2,100.00	\$2,100.00	\$13,610.00	\$13,610.00
39	DEMOBILIZATION	LS	1	\$4,720.00	\$ 4,720.00	\$6,000.00	\$ 6,000.00	\$3,125.00	\$ 3,125.00	\$25,000.00	\$ 25,000.00	\$14,440.00	\$14,440.00	\$2,000.00	\$2,000.00	\$19,500.00	\$19,500.00	\$5,500.00	\$5,500.00	\$9,200.00	\$9,200.00
TOTAL SCHEDULE A AND B					\$ 486,120.50		\$ 492,521.25		\$ 472,685.50		\$ 594,090.00		\$641,184.50		\$ 353,747.50		\$464,760.50		\$ 668,819.50		\$ 503,404.75

CIVIL ENGINEER'S SITE & UTILITY NOTES

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA STANDARDS & SPECIFICATIONS, AND HIGHLAND CITY PUBLIC WORKS STANDARD PLANS AND CONSTRUCTION SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE GOVERNING AUTHORITY.

2. CONTACT:
A: THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AND INSPECTION, AS APPLICABLE TO THE PROJECT.

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CENTRACOM INTERACTIVE / 435-427-3331 / A.FAATZ@CENTRACOM.COM
LUMEN/CENTURYLINK / 385-479-7345 / JAMES.CHIDESTER@LUMEN.COM
HIGHLAND CITY / 801-772-4515 / GHOMER@HIGHLANDUT.GOV
ENBRIDGE GAS UTAH / 801-324-3970 / MAPREQUESTGIS@ENBRIDGE.COM
RMP (POWER) / 801-886-7007 / RMPPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM

3. PERMITS, FEES AND AGREEMENTS
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS, AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT HIGHLAND CITY PUBLIC WORKS, STATE, AND COUNTY REGARDING PERMITS AND INSPECTIONS REQUIRED FOR WORK CONDUCTED WITHIN THE 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.

4. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES
CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES. A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE KEPT ONSITE AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND MUST CHANGE AS CONDITIONS WARRANT. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS.

5. SAFETY
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT, AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

6. TEMPORARY TRAFFIC CONTROL
TEMPORARY TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF MUTCD PART 6 "TEMPORARY TRAFFIC CONTROL" AND CITY CONSTRUCTION SPECIFICATIONS. ALL TRAFFIC LANE CLOSURES AND PEDESTRIAN ROUTE CLOSURES MUST BE APPROVED BY HIGHLAND CITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR MUST ALSO CONFORM TO CITY, UDOT, COUNTY, OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL. MAINTAIN EMERGENCY ACCESS TO THE SITE AND ACCESS TO SURROUNDING FIRE HYDRANTS AT ALL TIMES.

7. SURVEY CONTROL
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH UTILITY AND SITE IMPROVEMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS, REFERENCE MARKS, AND PROPERTY MARKERS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR FOR MONUMENT LOCATIONS. ALL ELEVATIONS SHALL BE REFERENCED TO THE BENCHMARK ELEVATION AS PROVIDED ON THE APPROVED PLANS.

8. QUALITY CONTROL
WHERE TWO OR MORE STANDARDS ARE SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE HIGHLAND CITY PUBLIC WORKS SPECIFICATION FIRST AND THE MOST STRINGENT REQUIREMENT SECOND. REFER UNCERTAINTIES AND REQUIREMENTS TO THE PROJECT ENGINEER FOR CLARIFICATION.

9. DUST CONTROL
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

10. DEWATERING
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

THE CONTRACTOR MUST KEEP ALL EXCAVATIONS FREE FROM GROUNDWATER BY DEWATERING. THE CONTRACTOR MUST DISPOSE OF WATER SO AS NOT TO CAUSE A MENACE TO PUBLIC HEALTH, OR BECOME A NUISANCE. THE GROUNDWATER SHALL BE DRAWN DOWN TO 12" BELOW THE MINIMUM EXCAVATION. DEWATERING SHALL CONTINUE UNTIL FILL HAS BEEN PLACED AND COMPACTED A MINIMUM OF 24" ABOVE THE STATIC GROUNDWATER LEVEL. THE CONTRACTOR SHALL CONFORM TO BEST MANAGEMENT PRACTICES FOR REMOVING GROUNDWATER AS PER THE UPDES PERMIT.

11. PROJECT LIMITS
THE CONTRACTOR IS 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.

12. DAMAGE TO EXISTING UTILITIES
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAYS AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

13. UTILITY LOCATIONS
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOILING IN ORDER TO IDENTIFY POTENTIAL CONFLICTS, AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION SHOWN ON THE DRAWINGS WAS OBTAINED FROM PUBLIC UTILITIES' MAPS AND MUST BE ASSUMED AS APPROXIMATE; REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION, GAS, TELEPHONE, FIBER OPTIC, CABLE, AND/OR PRIVATE UTILITY LOCATIONS.

14. UTILITY RELOCATIONS
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY, OR USER, A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

15. FIELD CHANGES
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC WORKS.

16. 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 THE PUBLIC WORKS DIRECTOR OR CITY ENGINEER.

17. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS
THE PUBLIC WORKS DEPARTMENT AND CITY ENGINEER MUST APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED, THE CONTRACTOR MUST NOTIFY ALL AFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC WORKS MAY REQUIRE LONGER NOTICE PERIODS.

18. WATER AND SEWER SEPARATION
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND PUBLIC WORKS APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

19. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS
PUBLIC WORKS MUST INSPECT ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER PUBLIC WORKS REQUIREMENTS. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS.

THE CONTRACTOR MUST PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND PUBLIC WORKS REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE PUBLIC WORKS DIRECTOR OR INSPECTOR. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A PUBLIC WORKS REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE PUBLIC WORKS ENGINEER OR INSPECTOR.

20. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS
PUBLIC WORKS MUST INSPECT AND APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING PUBLIC WORKS REQUIREMENTS. A 42-INCH MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE REQUIRED AS PER PUBLIC WORKS STANDARDS DRAWINGS AND CONSTRUCTION SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE, PLUS A MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS, AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINE INSTALLATIONS AND TESTING TO BE ACCOMPLISHED IN ACCORDANCE WITH PUBLIC WORKS STANDARDS AND SPECIFICATIONS, INCLUDING UTAH DIVISION OF DRINKING WATER STANDARDS, AWWA SPECIFICATIONS, AND ALL OTHER APPLICABLE UPWS, ASTM, AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT.

ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-99. THE SPECIFICATION SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION, AND MICROBIOLOGICAL TESTING OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO THE UTAH DIVISION OF DRINKING WATER. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH POTABLE WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR CULINARY PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGIC TESTS INDICATE THE WATER TO BE FREE FROM CONTAMINATION.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES, AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS, AND PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES, AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS, AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTERS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND FIRE DEPARTMENT REQUIREMENTS.

21. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS
NO CHANGE IN DESIGN OF UTILITY LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF CITY PUBLIC WORKS OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

NO SUBSTITUTES IN PIPE DIAMETER DIFFERENT FROM THOSE SHOWN ON THIS PLAN WILL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE CITY PUBLIC WORKS, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC WORKS STANDARDS, AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC WORKS STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX, AND GROUTED OR SEALED. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED WATERTIGHT.

CONTRACTOR SHALL NOT ALLOW ANY SURFACE WATER, GROUNDWATER OR DEBRIS TO ENTER THE NEW, OR EXISTING PIPE DURING CONSTRUCTION.

22. TRENCH BACKFILL
PIPE BEDDING AND TRENCH BACKFILL SHALL CONFORM TO PUBLIC WORKS STANDARDS. PLACE BACKFILL IN 8-INCH MAXIMUM LIFTS AND COMPACT TO 95% MAXIMUM DRY DENSITY AS PER ASTM D1557. THE PIPE SHALL BE LAID ON 6-INCH MINIMUM SAND BED. THE BACKFILL MATERIAL FOR THE PIPE ZONE SHALL BE A-1 SOILS, FREE FROM STONES, CLODS AND OTHER DELETERIOUS MATERIALS.

THE BOTTOM OF ALL UTILITY TRENCHES SHALL BE COMPACTED THOROUGHLY PRIOR TO PLACING PIPE. IF ROCK IS ENCOUNTERED AT DESIGN GRADE, OR A SOFT OR SOGGY BOTTOM IS ENCOUNTERED, THE TRENCH BOTTOM SHALL BE OVEREXCAVATED AND SUITABLE MATERIAL PLACED AND COMPACTED TO BOTTOM OF TRENCH GRADE.

COMPACTION REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE PROJECT ENGINEER, CITY ENGINEER, AND/OR OWNER'S REPRESENTATIVE BY THE MATERIALS TESTER, WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT, IN ACCORDANCE WITH EARTHWORK SPECIFICATIONS AND PUBLIC WORKS SPECIFICATIONS.

23. SITE CONSTRUCTION
ALL EXISTING ASPHALT TO BE CUT SHALL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE. CONTRACTORS SHALL HAVE VISITED AND BECOME FAMILIAR WITH THE PROJECT SITE.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE SITE CLEANUP INCLUDING DEBRIS, SCRAP, AND WASTE FROM SUBCONTRACTORS, AND INSTALLERS.

BEFORE BEGINNING ANY CUTTING OR DEMOLITION, THE CONTRACTOR SHALL HAVE REVIEWED THE SITE AND CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE CONTINUING.

CONTRACTOR SHALL PROVIDE PAVEMENT MARKINGS JUST PRIOR TO PROJECT COMPLETION. PAINT STRIPING SHALL CONSIST OF PAINTED LINES AND SYMBOLS IN ACCORDANCE WITH MUTCD STANDARDS & SPECIFICATIONS.

24. CONCRETE
ALL WORK SHALL CONFORM TO ACI AND ADA STANDARDS & SPECIFICATIONS. FINE BROOM FINISH REQUIRED ON EXTERIOR FLATWORK.

CONCRETE COVER	
CASE	COVER (IN)
COLUMNS GIRDEBS AND BEAMS	1 1/2
CONCRETE PLACED AGAINST EARTH	3
CONCRETE PLACED IN FORMS, EXPOSED TO WEATHER OR EARTH	2
SLABS OR WALLS NOT EXPOSED TO EARTH OR WEATHER	1

REINFORCING MATERIAL TABLE				
REINFORCING ELEMENT	ASTM	Fy (KSI)	Fu (KSI)	COMMENTS
TYPICAL REINFORCING	A706	60	80	**
WELDED & FIELD BENT	A706	60	80	-
WELDED WIRE, SMOOTH	A185	65	75	-
WELDED WIRE, DEFORMED	A497	70	80	-

** OR SEISMICALLY QUALIFIED ASTM A615 REBAR PER ACI 318-05 SECTION

CONCRETE MIX TABLE											
CONCRETE MIX TYPE	INTENDED USE	28 DAY STRENGTH, f'c (KSI)	CONCRETE WEIGHT	MAX W/C RATIO, INCLUDING FLY ASH	MIN CEMENT MATERIAL (#/CY), INCLUDING FLY ASH	MAX AGGREGATE SIZE (IN)	SLUMP LIMITS (IN)	TOTAL AIR CONTENT (%) +/- 1 1/2%	CEMENT TYPE	REQUIRED ADMIXTURES	OTHER REQUIREMENTS
2	GRADE BEAMS, PILASTERS	4	NWC	0.45	517	1	4	6	II/V	AIR ENTRAINING	FLY ASH REQD
3	ALL CONCRETE EXPOSED TO WEATHER, OR DEICERS (SLABS AND WALLS)	5	NWC	0.4	564	1	4	6	II/V	AIR ENTRAINING, WATER REDUCING	FLY ASH REQD
4	INTERIOR SLABS ON GRADE	4	NWC	0.45	517	1	4	NOT PERMITTED	II/V	-	FLY ASH REQD
5	ALL CONCRETE OTHERWISE NOT SPECIFIED	4	NWC	0.45	517	1	4	6	II/V	AIR ENTRAINING	FLY ASH REQD

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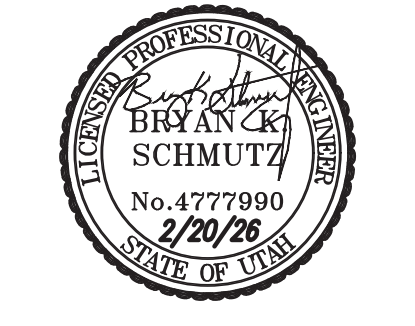
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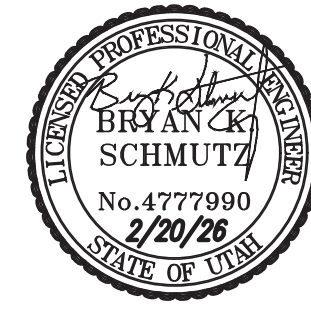
DATE	REVISION DESCRIPTION

NO

CIVIL NOTES
 2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003



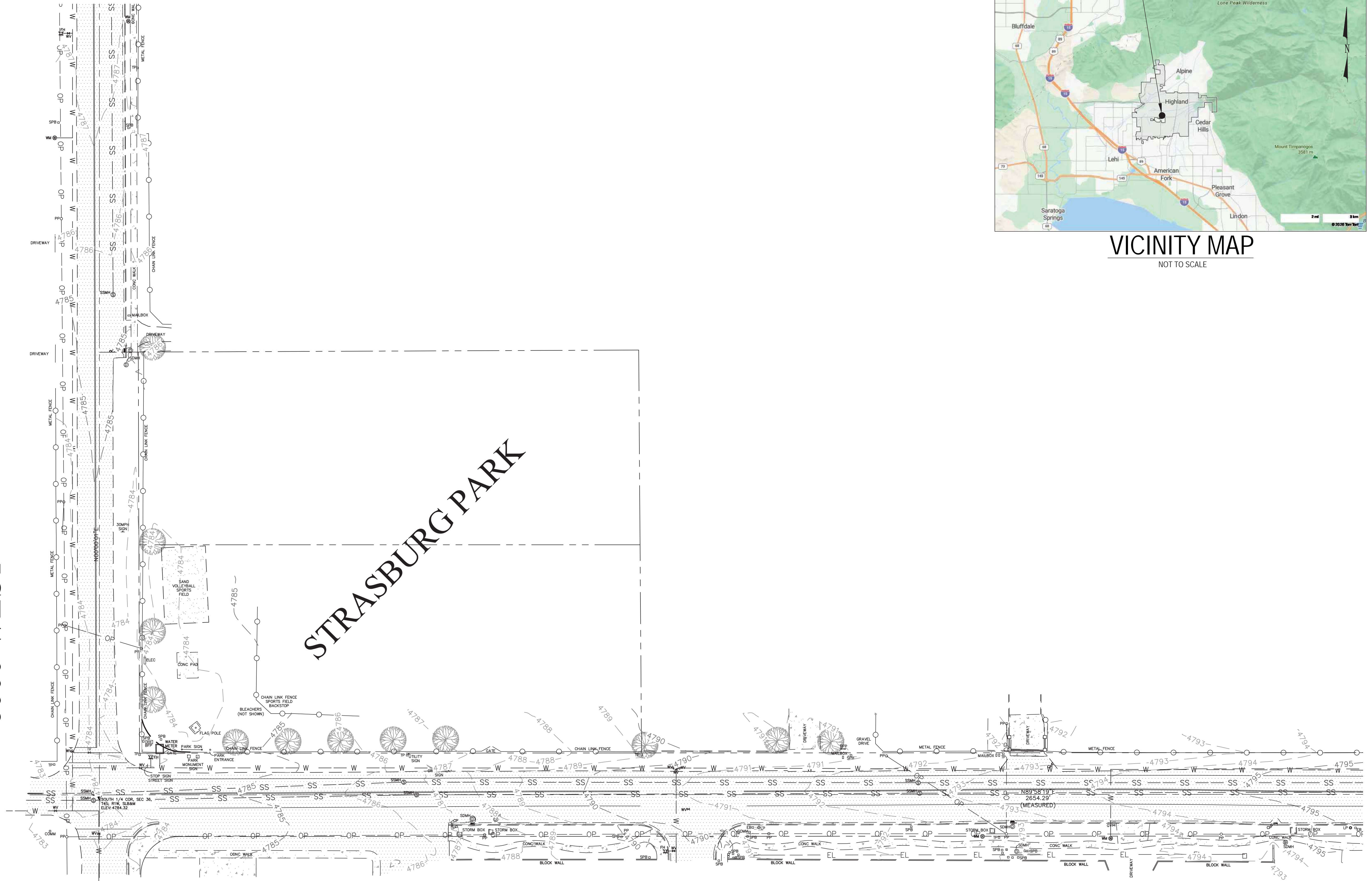
PROJECT NO.
25-11-10
SHEET NUMBER
C-002

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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) TWO (2) WORKING DAYS' NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTIONS ARE TO BE SCHEDULED THROUGH THE PUBLIC WORKS SECRETARY EITHER VERBALLY (801-772-4515), OR BY EMAIL (PUBLICWORKS@HIGHLANDCITY.ORG). HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY THROUGH THURSDAY (7:00 A.M. TO 5:30 P.M.). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M. ANY WORK PERFORMED WITHOUT THE PROPER APPROVALS OR INSPECTIONS TAKING PLACE WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE AND RE-DONE WITH THE PROPER APPROVALS OR INSPECTIONS. MATERIAL REPLACEMENT OR RE-DESIGN MAY BE REQUIRED AT THE DISCRETION OF THE CITY INSPECTOR AND AT THE EXPENSE OF THE CONTRACTOR. ALL CONSTRUCTION SHALL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS STAMPED "APPROVED FOR CONSTRUCTION, HIGHLAND PUBLIC WORKS" WITH A DATE APPROVED FOR CONSTRUCTION, HIGHLAND PUBLIC WORKS" WITH A DATE WITH A DATE AND SIGNATURE. THESE PLANS ARE TO BE ON-SITE AT ALL TIMES AND AVAILABLE TO THE CITY INSPECTOR FOR REVIEW. IF THE PLANS ARE NOT ON SITE, A STOPPAGE OF WORK WILL BE ISSUED UNTIL THE PLANS ARE AVAILABLE. ANY CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER AND DESIGN ENGINEER. THIS APPROVAL WILL BE GIVEN IN WRITING BY THE CITY ENGINEER TO THE CONTRACTOR AND THE DEVELOPER. UNTIL SUCH WRITTEN AUTHORIZATION IS RECEIVED, THERE HAS BEEN NO APPROVAL GRANTED TO CHANGE THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS FOUND ON THE APPROVED DRAWINGS, AS SOON AS THEY ARE DISCOVERED, TO THE CITY ENGINEER AND THE DESIGN ENGINEER. A WRITTEN ADDENDUM, WRITTEN BY THE CITY ENGINEER, WILL BE ISSUED TO THE CONTRACTOR AND THE DEVELOPER NOTIFYING THEM OF THE CHANGE TO THE PLANS. THERE WILL BE NO COST TO THE CITY FOR THESE CHANGES. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE THAT MAY OCCUR FROM THE PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY APPROVALS FOR WORK THAT IMPACTS OR IS LOCATED ON ADJACENT PROPERTIES OR WATER CONVEYANCE FACILITIES ARE OBTAINED IN WRITING AND PROVIDED TO THE CITY PRIOR TO BEGINNING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (IE NO CONCRETE). THE PARK STRIP SHALL BE FILLED WITH NATIVE TOPSOIL, LEVEL WITH TOP OF CURB. NO ROCKS GREATER THAN THREE (3) INCHES. HIGHLAND CITY DEFINES THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS. 	<p>QUALITY CONTROL AND TESTING:</p> <p>A. BASE</p> <ol style="list-style-type: none"> ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY. ALL COMPACTION TESTING SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE MOVING TO THE NEXT PHASE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ASPHALT, SIDEWALK, CURB, GUTTER, ETC. ALL TESTING WILL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND A CERTIFIED TESTER. COMPACTION SHALL MEET THE 95% MODIFIED PROCTOR REQUIREMENTS. THE CITY INSPECTOR HAS THE AUTHORITY TO DIRECT THE LOCATION OF TESTING OR TO CALL FOR ADDITIONAL TESTS IF DEEMED NECESSARY. <p>B. SUBBASE</p> <ol style="list-style-type: none"> ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY. ALL SUBBASES (OR SUBGRADE IF NO SUBBASE IS USED) WILL HAVE A PROOF ROLLING TEST WITH A CITY INSPECTOR ON SITE. PROOF ROLLING TESTS WILL CONSIST OF DRIVING OVER THE SUBBASE/SUBGRADE WITH A FULLY LOADED FOUR THOUSAND (4,000) GALLON WATER TRUCK TO CHECK FOR ANY TYPE OF DEFLECTION IN THE MATERIAL. THE CITY INSPECTOR SHALL HAVE THE DISCRETION TO REQUEST THE REMOVAL OF MATERIAL AND THE AMOUNT AT LOCATIONS OF FAILURES. THE FAILED MATERIAL SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR AND RETESTED. <p>C. TRENCH COMPACTION</p> <ol style="list-style-type: none"> ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN. COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET OF EACH UTILITY AND EVERY TWO (2) FEET OF VERTICAL LIFT. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES. <p>D. SIDEWALKS AND CURB & GUTTER</p> <ol style="list-style-type: none"> ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN. SIDEWALKS - COMPACTION TESTS ARE REQUIRED EVERY FOUR HUNDRED (400) LINEAR FEET PER LIFT. CURB AND GUTTER-COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET PER LIFT. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES. 	<p>TRAFFIC NOTES:</p> <ol style="list-style-type: none"> ALL CONSTRUCTION SIGNAGE, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC RIGHTS-OF-WAY THAT WERE WARRANTED IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED. IF IT IS DETERMINED BY THE PUBLIC WORKS DEPARTMENT THAT A SCHOOL ZONE IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE, AND IT IS DETERMINED THAT THERE IS A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE SCHOOL SHALL BE NOTIFIED, AND THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED CROSSING GUARD. THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THOSE CHILDREN ARE LIKELY TO BE PRESENT AND/OR AS REQUESTED BY THE SCHOOL. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNPOSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT, AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKERS AND VISITORS. 	 <p>CROSS ENGINEERING SERVICES 1920 Knox Abbot Dr., Ste. 2C Cayce, SC 29033 Office: (803) 236-7123 Cell: (801) 391-2391</p> <p>THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROVIDED AS SHOWN. NO OTHER RIGHTS RESERVED INCLUDING COPYRIGHT. © 2007 ALL RIGHTS RESERVED</p>
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<p>DATE</p> <p>REVISION DESCRIPTION</p>			
NO			
<p>CITY NOTES</p> <p>2/20/2026</p> <p>HIGHLAND 10400 N ROAD IMPROVEMENTS 10400 NORTH 6000 WEST HIGHLAND, UT 84003</p> 			
			PROJECT NO. 25-11-10
			SHEET NUMBER C-003

Prepared for:
 Highland City
 Chris Trusty, City Engineer
 5400 W. Civic Center Drive
 Highland City, UT 84003

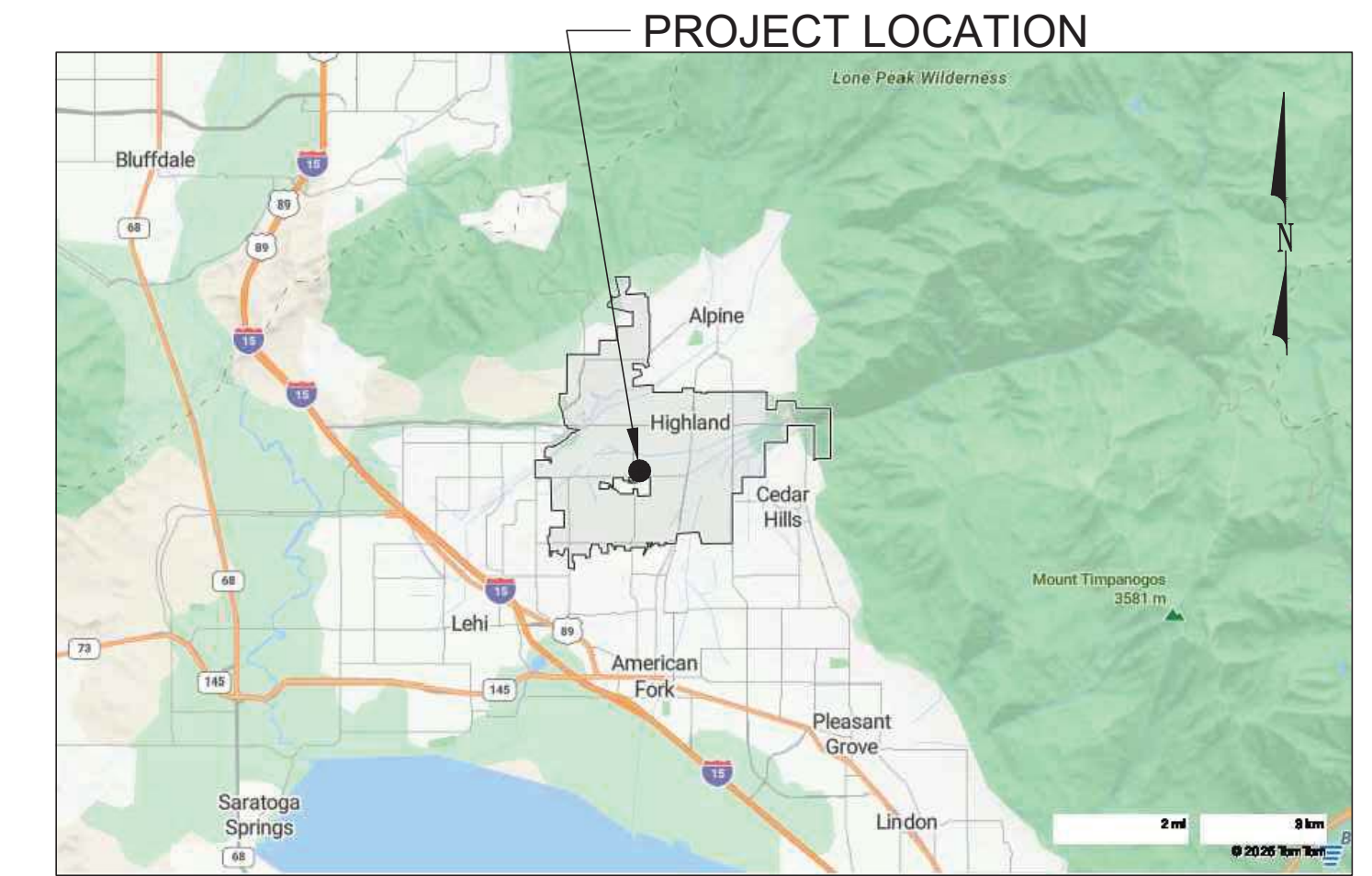
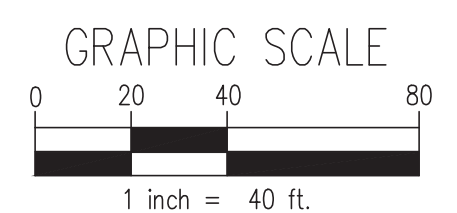
Prepared by:
 Cross Engineering Services
 1920 Knox Abbot Dr., Ste. 2C
 Cayce, SC 29033
 Office: (803) 236-7123
 Cell: (801) 391-2391

6000 WEST



10400 NORTH

5950 WEST

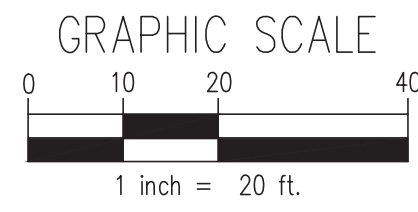
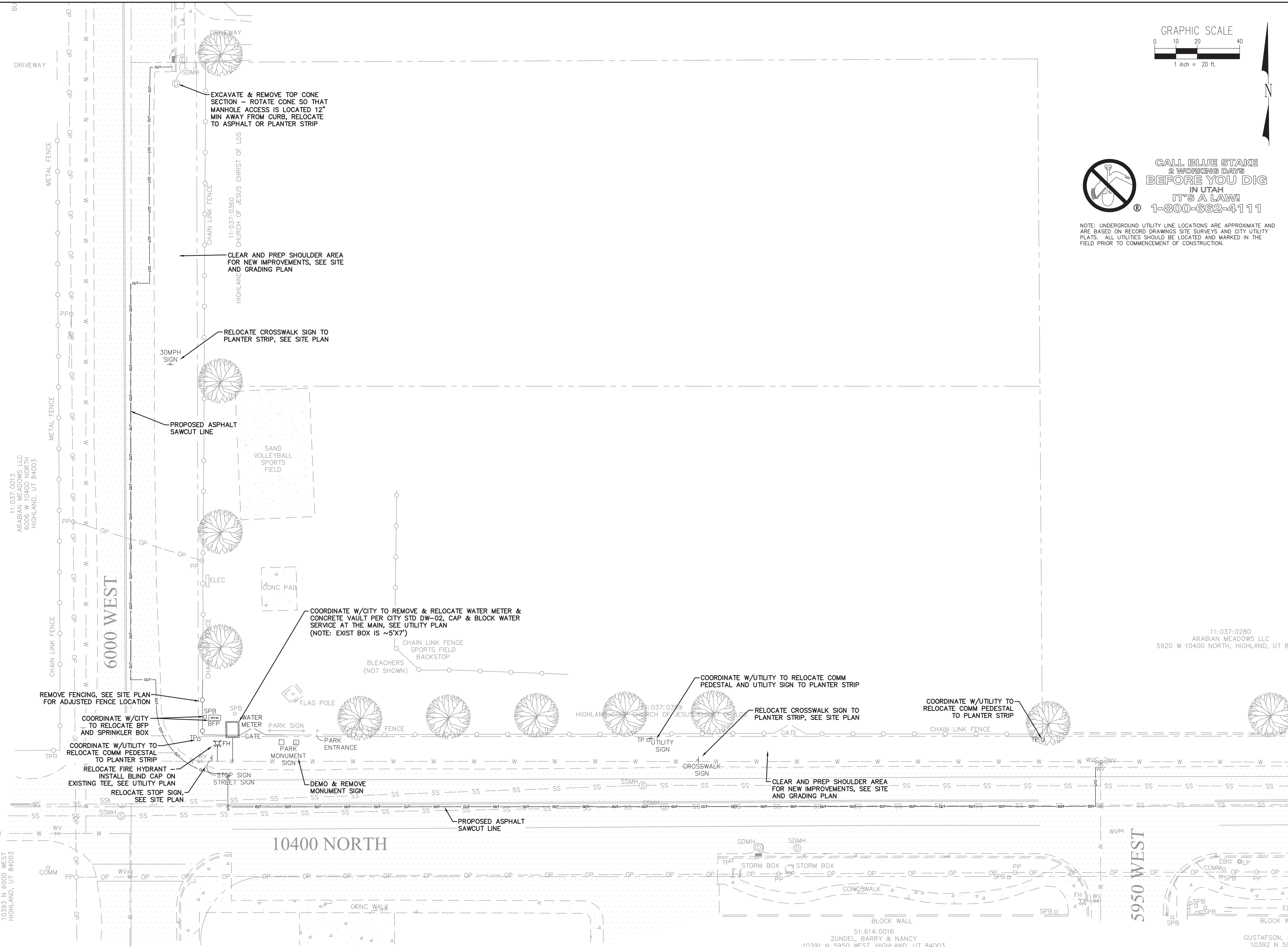


VICINITY MAP
 NOT TO SCALE

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DATE	
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OVERALL TOPOGRAPHIC SURVEY
2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

PROJECT NO.	25-11-10
SHEET NUMBER	C100



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CROSS ENGINEERING SERVICES
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DEMOLITION PLAN
2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

PROJECT NO.
25-11-10
SHEET NUMBER
C101

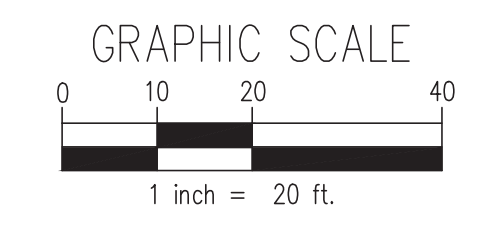
11-037-0013
ARABIAN MEADOWS LLC
6006 W 10400 NORTH
HIGHLAND, UT 84003

11-037-0280
ARABIAN MEADOWS LLC
5920 W 10400 NORTH, HIGHLAND, UT 84003

12-006-0036
BUHLER, CAROL W
10391 N 5950 WEST
HIGHLAND, UT 84003

BLOCK WALL
51-614-0016
ZUNDEL, BARRY & NANCY
10391 N 5950 WEST, HIGHLAND, UT 84003

GUSTAFSON, J
10392 N 5950



STRIPING NOTES
 1. SIGNING AND STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND ANY ADDENDUMS THERE TO.
 2. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED AND APPLIED IN TWO COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
 3. PAVEMENT THAT IS DAMAGED DUE TO REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY.
 4. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTION SERVICES AND ARRANGE INSPECTIONS 48 HOURS PRIOR TO BEGINNING OF PAINT STRIPING.

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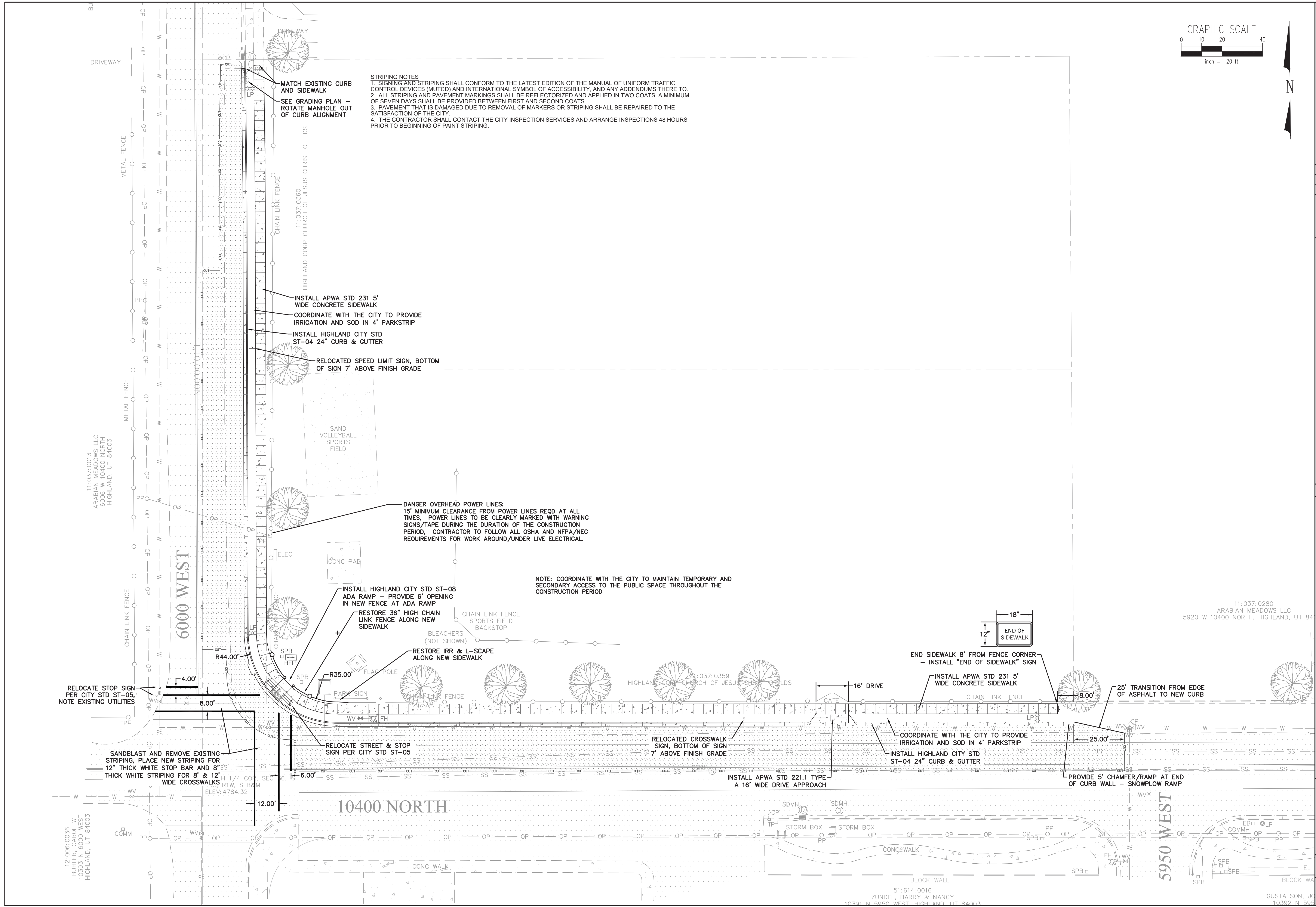
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SITE PLAN
 2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
 10400 NORTH 6000 WEST
 HIGHLAND, UT 84003



PROJECT NO.
25-11-10
 SHEET NUMBER
C102



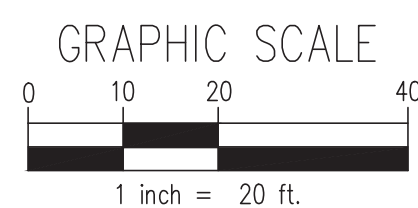
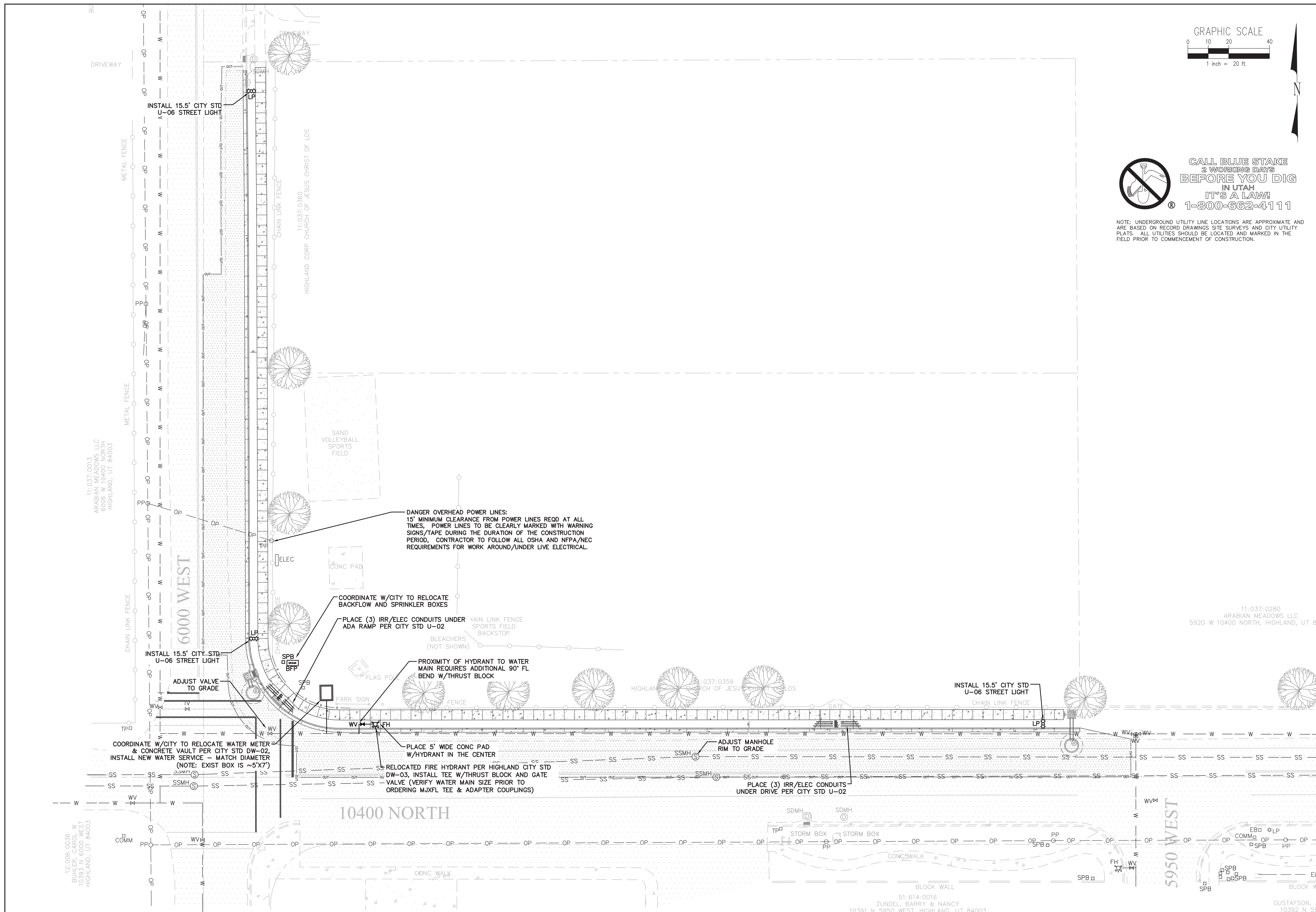
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 ARABIAN MEADOWS, LLC
 6006 W 10400 NORTH
 HIGHLAND, UT 84003

11-037-0280
 ARABIAN MEADOWS, LLC
 5920 W 10400 NORTH, HIGHLAND, UT 84003

12-006-0036
 BUIHLER, CAROL ANN
 10391 N 5950 WEST
 HIGHLAND, UT 84003

BLOCK WALL
 51:614:0016
 ZUNDEL, BARRY & NANCY
 10391 N 5950 WEST, HIGHLAND, UT 84003

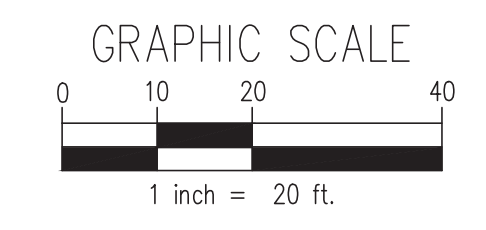
GUSTAFSON, JON
 10392 N 5950



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DATE	
REVISION DESCRIPTION	
NO.	
<p>UTILITY PLAN</p> <p>2/20/2026</p> <p>HIGHLAND 10400 N ROAD IMPROVEMENTS 10400 NORTH 6000 WEST HIGHLAND, UT 84003</p>	
<p>PROJECT NO. 25-11-10</p> <p>SHEET NUMBER C103</p>	

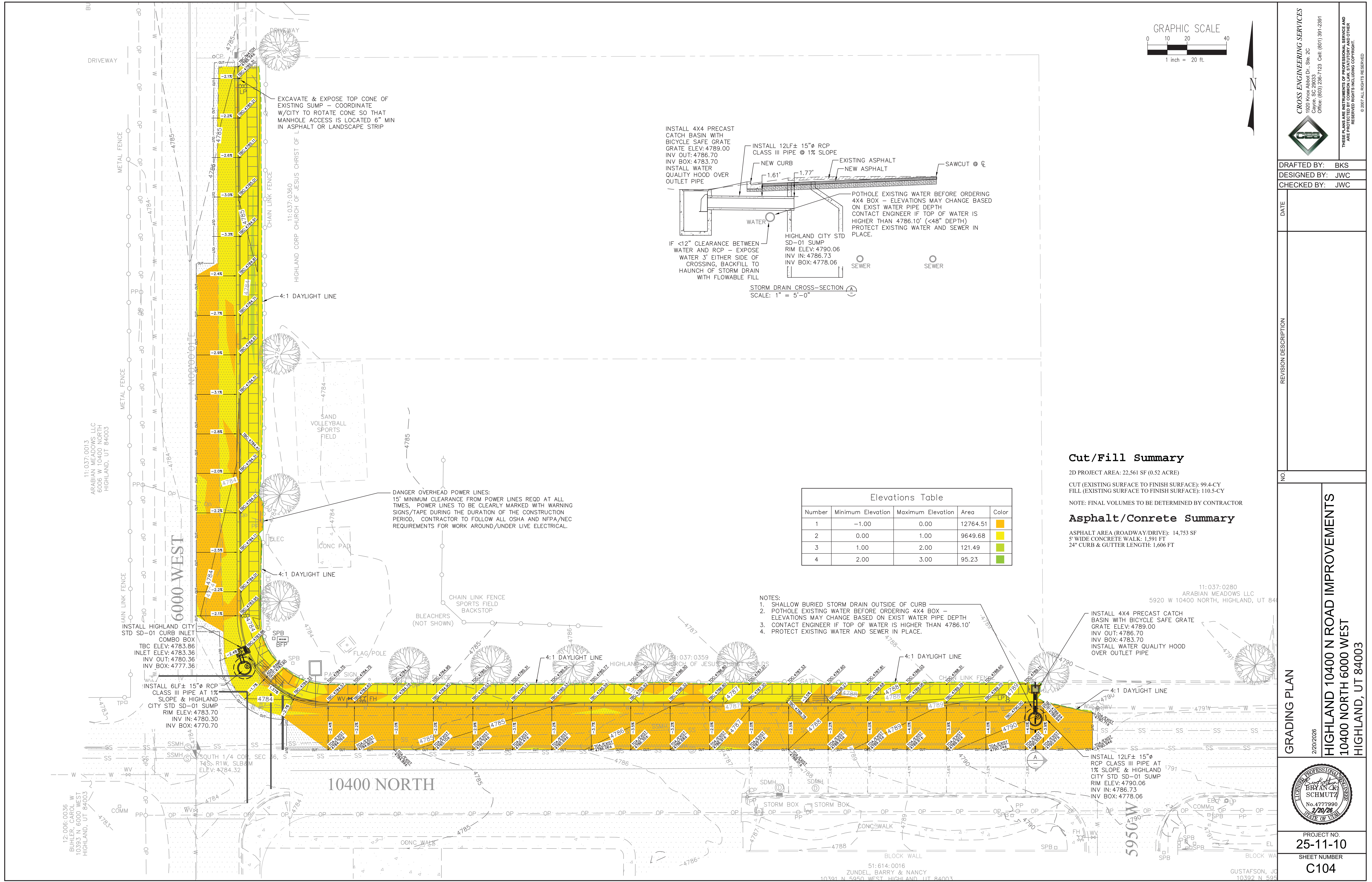


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GRADING PLAN
 2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

PROJECT NO:
25-11-10
 SHEET NUMBER
C104



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-1.00	0.00	12764.51	Orange
2	0.00	1.00	9649.68	Yellow
3	1.00	2.00	121.49	Light Green
4	2.00	3.00	95.23	Dark Green

Cut/Fill Summary

2D PROJECT AREA: 22,561 SF (0.52 ACRE)
 CUT (EXISTING SURFACE TO FINISH SURFACE): 99.4-CY
 FILL (EXISTING SURFACE TO FINISH SURFACE): 110.5-CY
 NOTE: FINAL VOLUMES TO BE DETERMINED BY CONTRACTOR

Asphalt/Concrete Summary

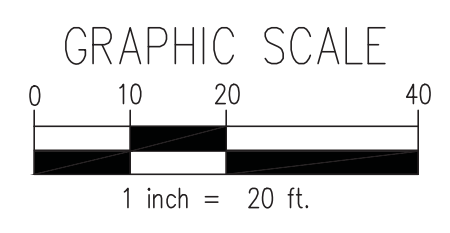
ASPHALT AREA (ROADWAY/DRIVE): 14,753 SF
 5' WIDE CONCRETE WALK: 1,591 FT
 24" CURB & GUTTER LENGTH: 1,606 FT

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GRADING PLAN LEGEND
 TOC = TOP OF CONCRETE
 TOA = TOP OF ASPHALT
 TBC = TOP BACK OF CURB
 FG = FINISH GRADE
 F.F.E. = FINISHED FLOOR ELEV
 RIM = CB GRATE/MH LID
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL
 LIP = LIP OF GUTTER
 WW = WATER WAY INVERT
 TOP = TOP OF SLOPE
 TOE = TOE OF SLOPE

BENCH MARK ELEVATION:
 SOUTH 1/4 COR, SEC 36, T4S, R1W, SLB&M
 INTERSECTION OF 10400 N & 6000 W
 ELEV: 4784.32 (CONTRACTOR TO VERIFY)

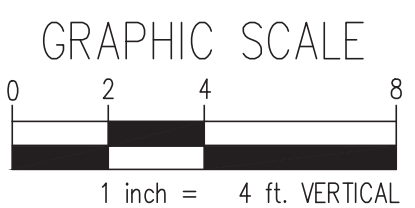
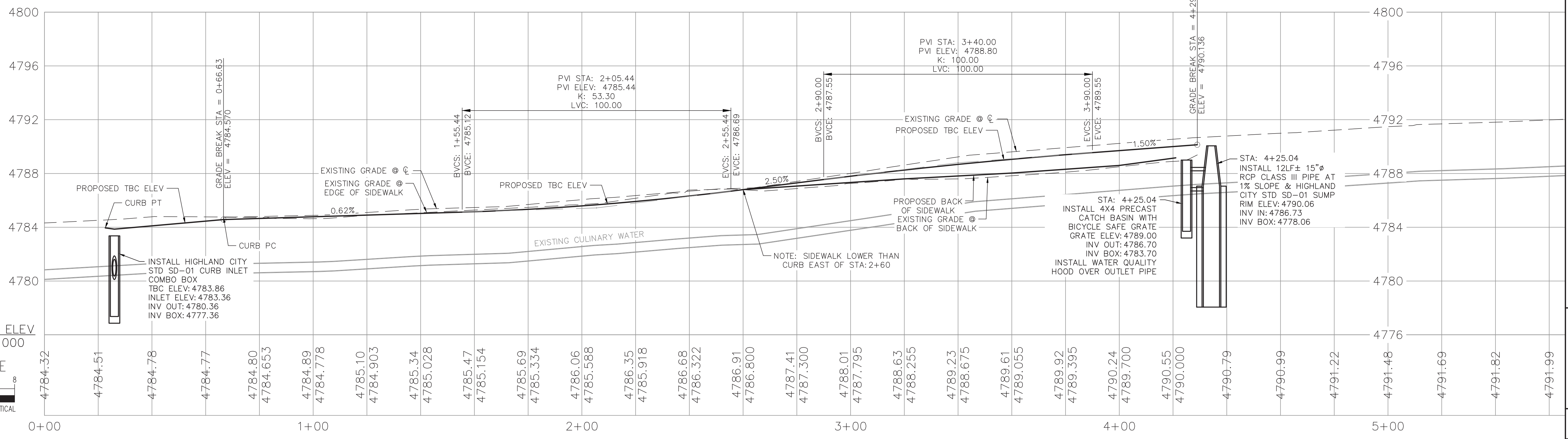
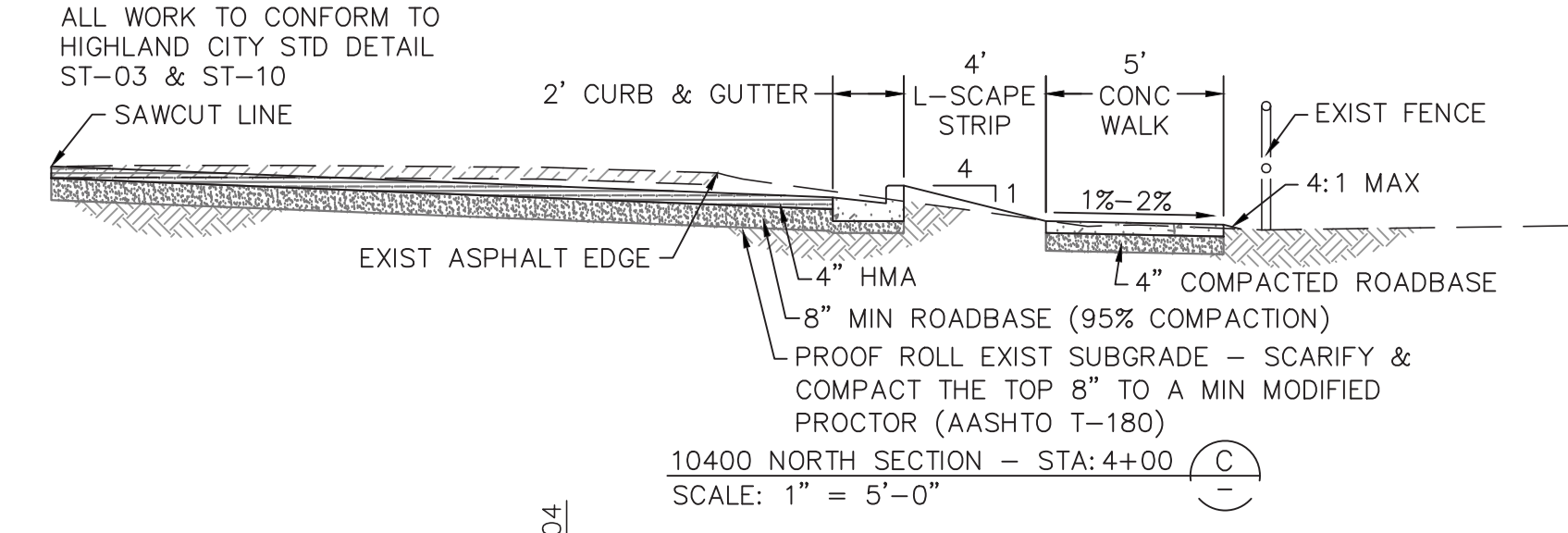
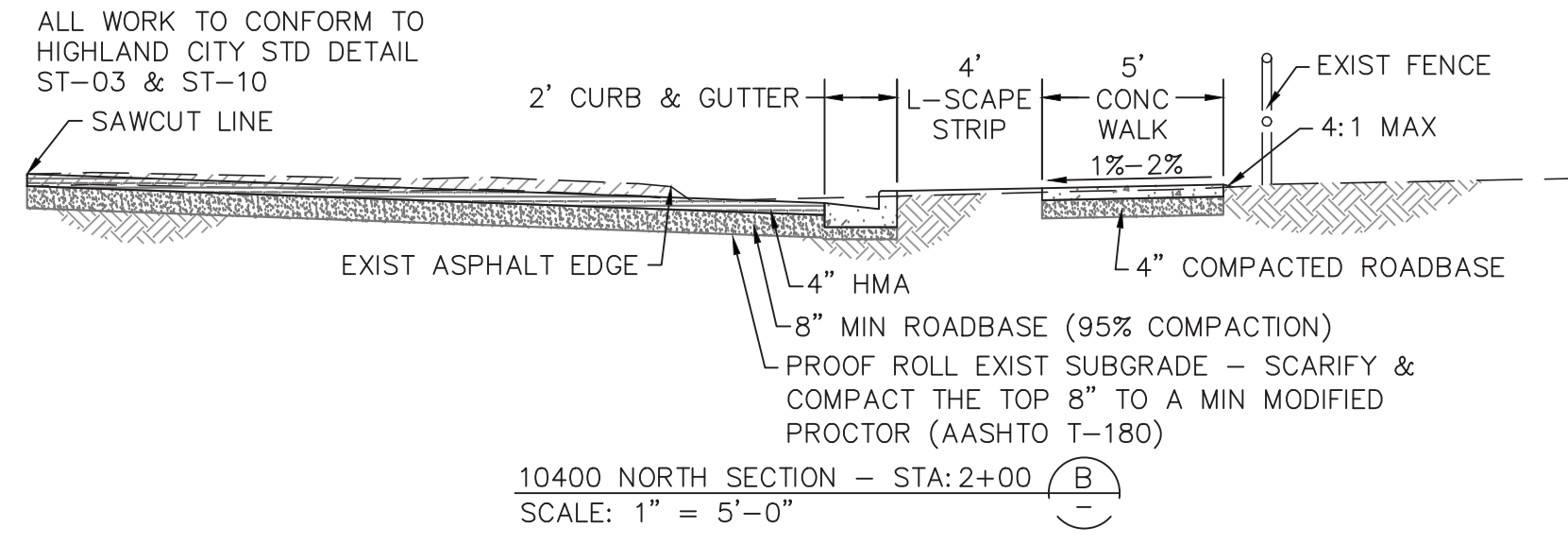
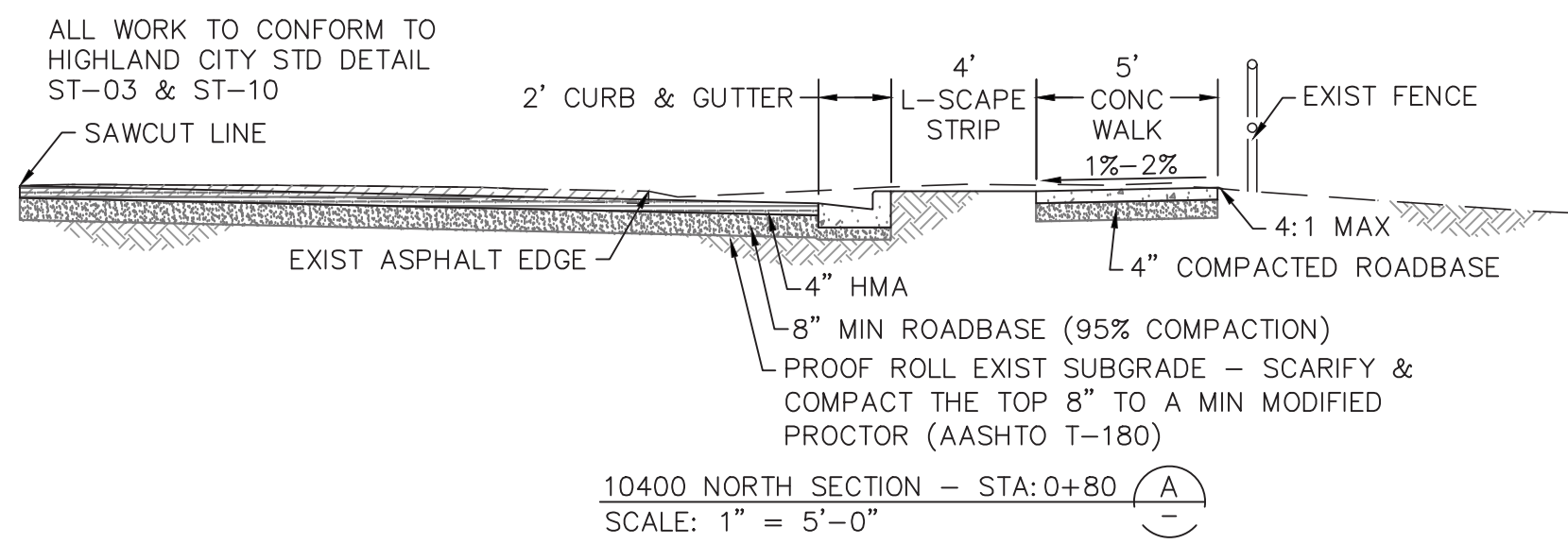
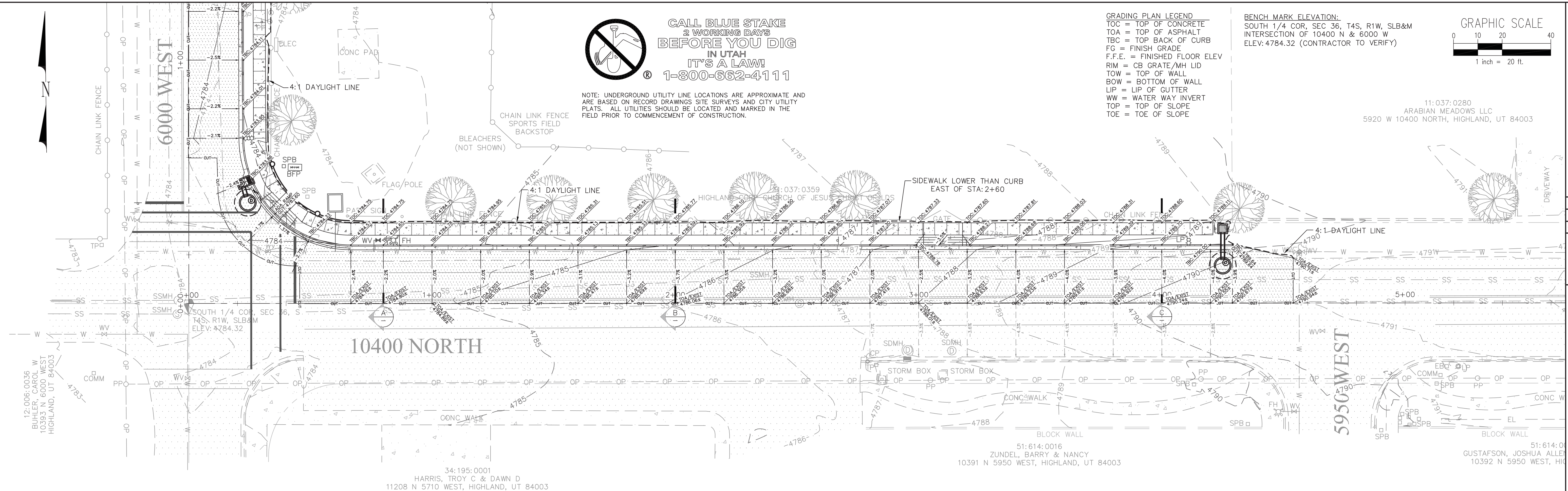


11:037:0280
 ARABIAN MEADOWS LLC
 5920 W 10400 NORTH, HIGHLAND, UT 84003

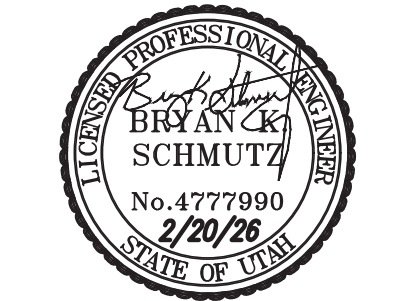
CROSS ENGINEERING SERVICES
 1920 Knox Abbott Dr., Ste. 2C
 Cayce, SC 29033
 Office: (803) 236-7123 Cell: (801) 391-2391

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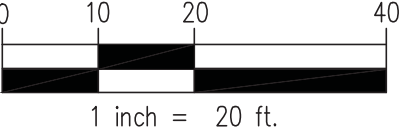


10400 N PLAN & PROFILE (0+00 TO 5+00)
 2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
 10400 NORTH 6000 WEST
 HIGHLAND, UT 84003



PROJECT NO.
25-11-10
 SHEET NUMBER
C105

GRAPHIC SCALE

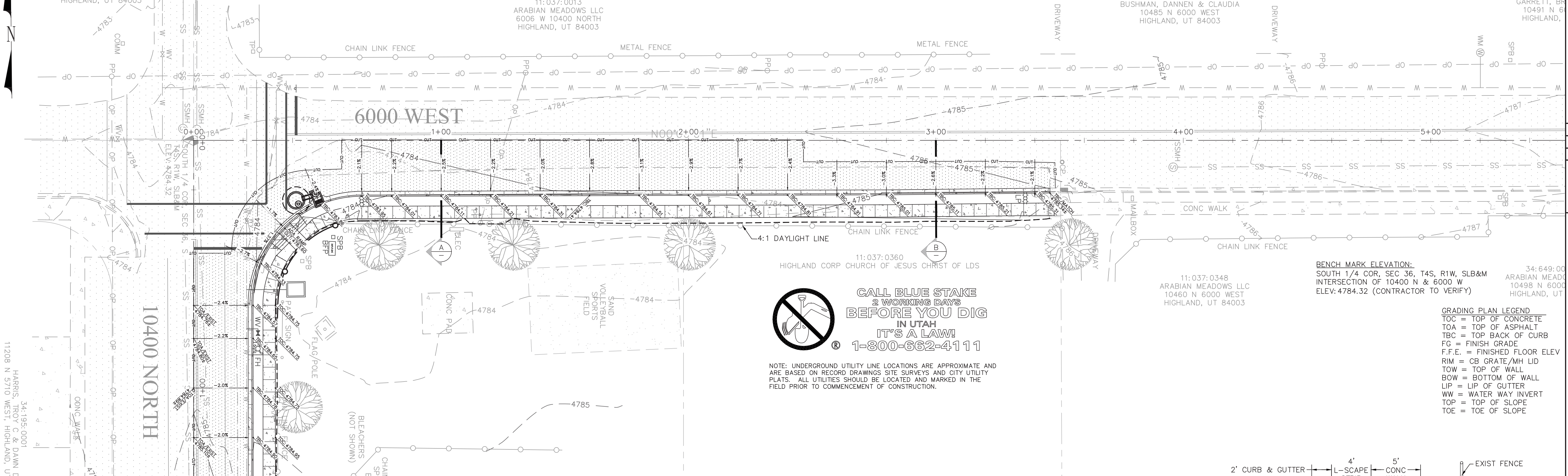


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BUHLER, CAROL W
10393 N 6000 WEST
HIGHLAND, UT 84003

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ARABIAN MEADOWS LLC
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HIGHLAND, UT 84003

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BUSHMAN, DANNEN & CLAUDIA
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HIGHLAND, UT 84003

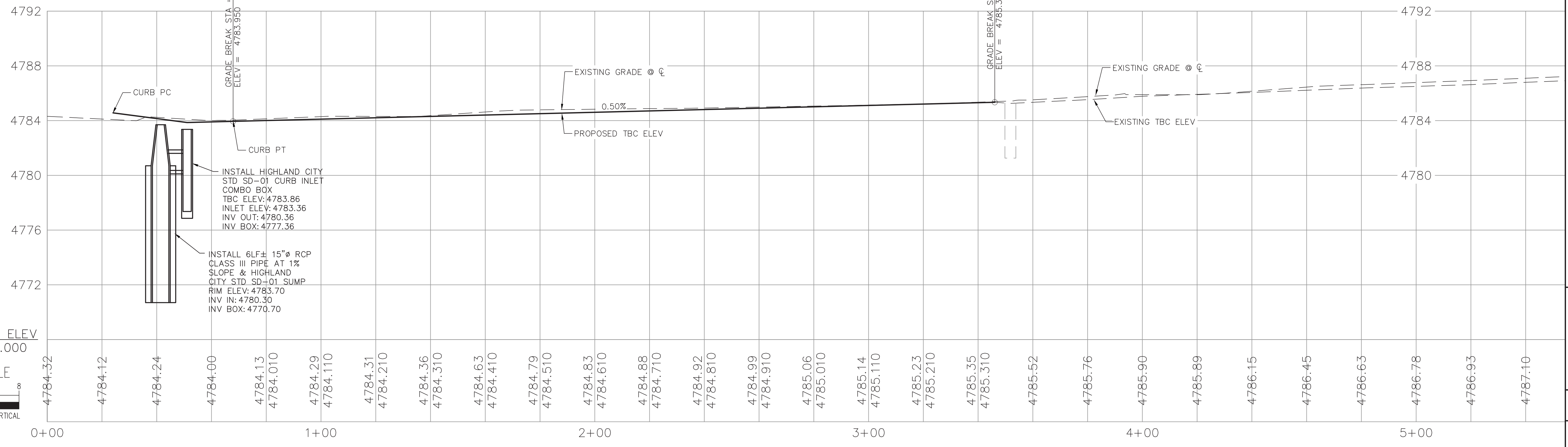
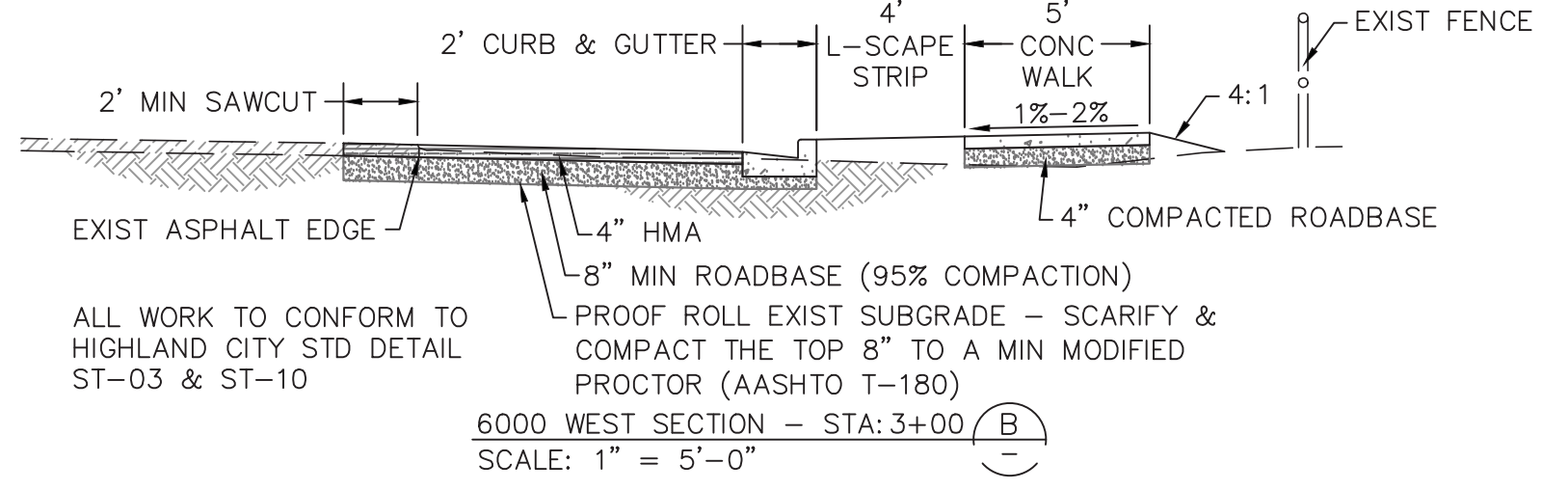
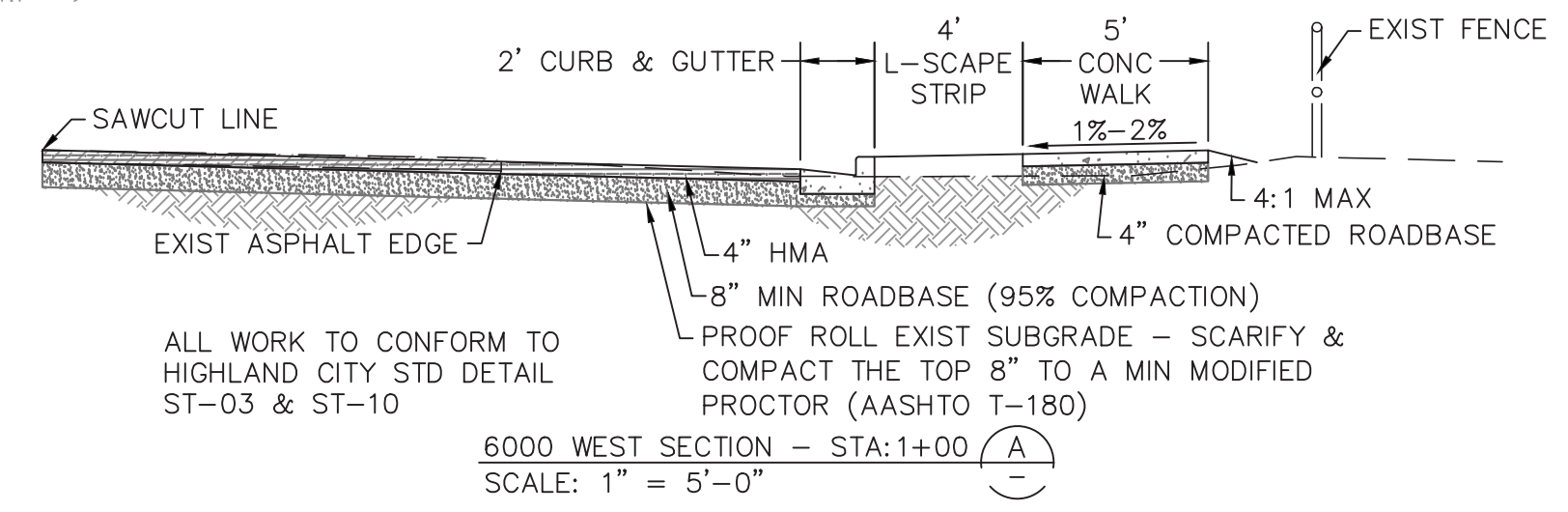
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HIGHLAND, UT



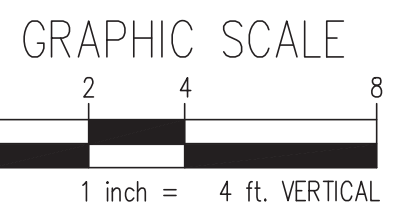
11208 N 5710 WEST, HIGHLAND, UT
HARRIS, TROY C & DAWN L
34-195-0001

BENCH MARK ELEVATION:
SOUTH 1/4 COR, SEC 36, T4S, R1W, SLB&M
INTERSECTION OF 10400 N & 6000 W
ELEV: 4784.32 (CONTRACTOR TO VERIFY)

GRADING PLAN LEGEND
TOC = TOP OF CONCRETE
TOA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
FG = FINISH GRADE
F.F.E. = FINISHED FLOOR ELEV
RIM = CB GRATE/MH LID
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
LIP = LIP OF GUTTER
WW = WATER WAY INVERT
TOP = TOP OF SLOPE
TOE = TOE OF SLOPE



DATUM ELEV
4768.000

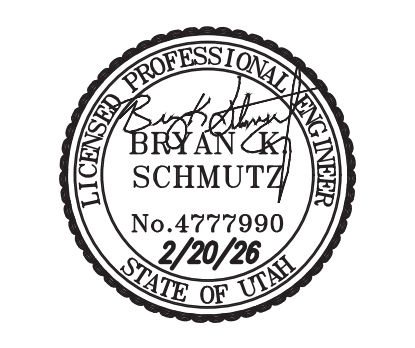


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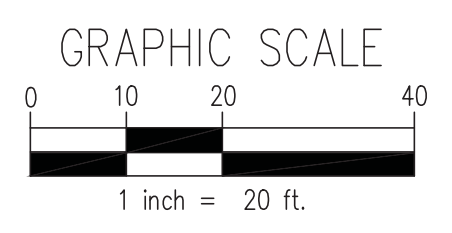
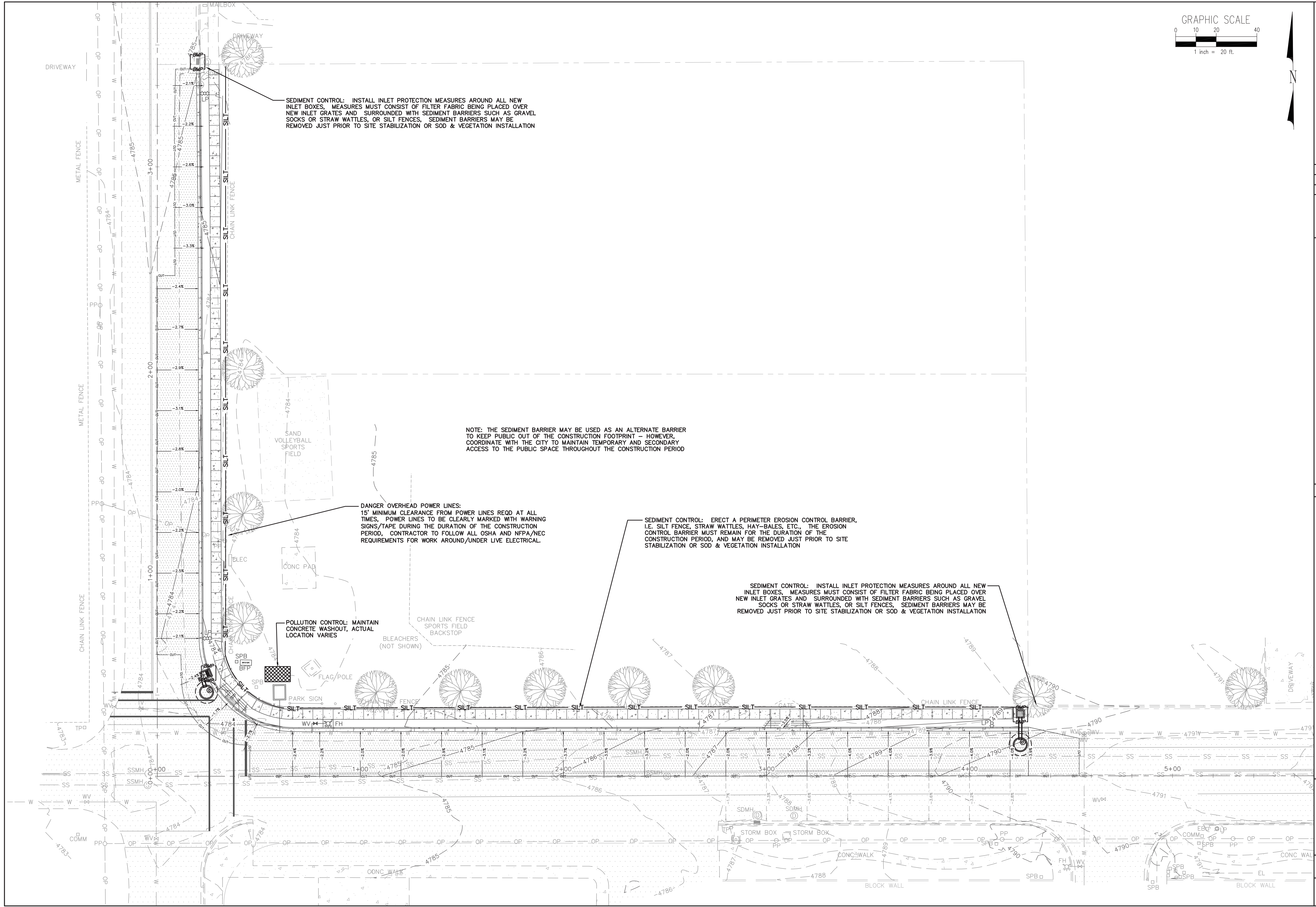
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DATE	REVISION DESCRIPTION

6000 W PLAN & PROFILE (0+00 TO 5+00)
2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003



PROJECT NO.
25-11-10
SHEET NUMBER
C106



SEDIMENT CONTROL: INSTALL INLET PROTECTION MEASURES AROUND ALL NEW INLET BOXES. MEASURES MUST CONSIST OF FILTER FABRIC BEING PLACED OVER NEW INLET GRATES AND SURROUNDED WITH SEDIMENT BARRIERS SUCH AS GRAVEL SOCKS OR STRAW WATTLES, OR SILT FENCES. SEDIMENT BARRIERS MAY BE REMOVED JUST PRIOR TO SITE STABILIZATION OR SOD & VEGETATION INSTALLATION

NOTE: THE SEDIMENT BARRIER MAY BE USED AS AN ALTERNATE BARRIER TO KEEP PUBLIC OUT OF THE CONSTRUCTION FOOTPRINT - HOWEVER, COORDINATE WITH THE CITY TO MAINTAIN TEMPORARY AND SECONDARY ACCESS TO THE PUBLIC SPACE THROUGHOUT THE CONSTRUCTION PERIOD

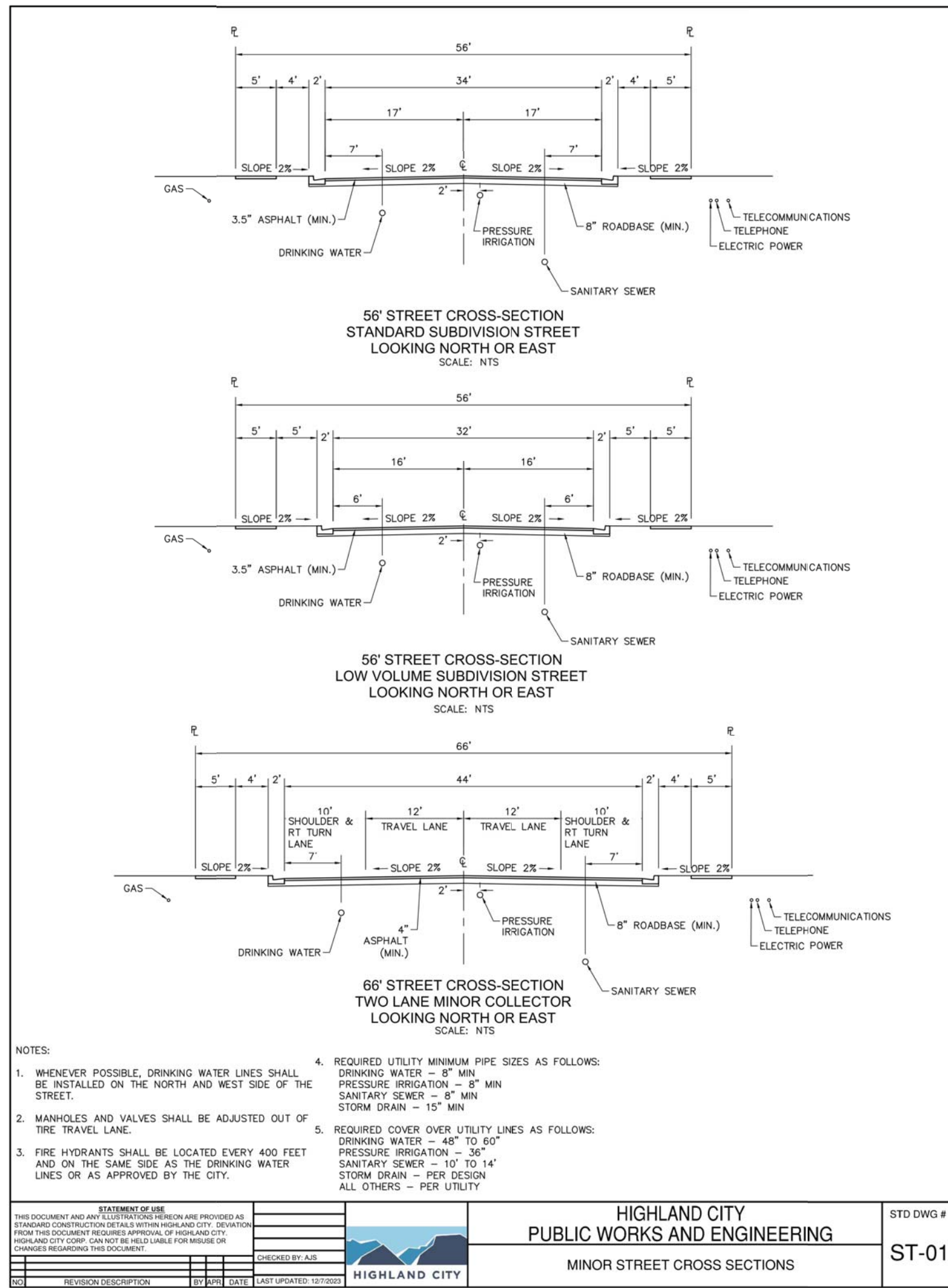
DANGER OVERHEAD POWER LINES: 15' MINIMUM CLEARANCE FROM POWER LINES REQD AT ALL TIMES. POWER LINES TO BE CLEARLY MARKED WITH WARNING SIGNS/TAPE DURING THE DURATION OF THE CONSTRUCTION PERIOD. CONTRACTOR TO FOLLOW ALL OSHA AND NFPA/NEC REQUIREMENTS FOR WORK AROUND/UNDER LIVE ELECTRICAL.

SEDIMENT CONTROL: ERECT A PERIMETER EROSION CONTROL BARRIER, I.E. SILT FENCE, STRAW WATTLES, HAY-BALES, ETC., THE EROSION CONTROL BARRIER MUST REMAIN FOR THE DURATION OF THE CONSTRUCTION PERIOD, AND MAY BE REMOVED JUST PRIOR TO SITE STABILIZATION OR SOD & VEGETATION INSTALLATION

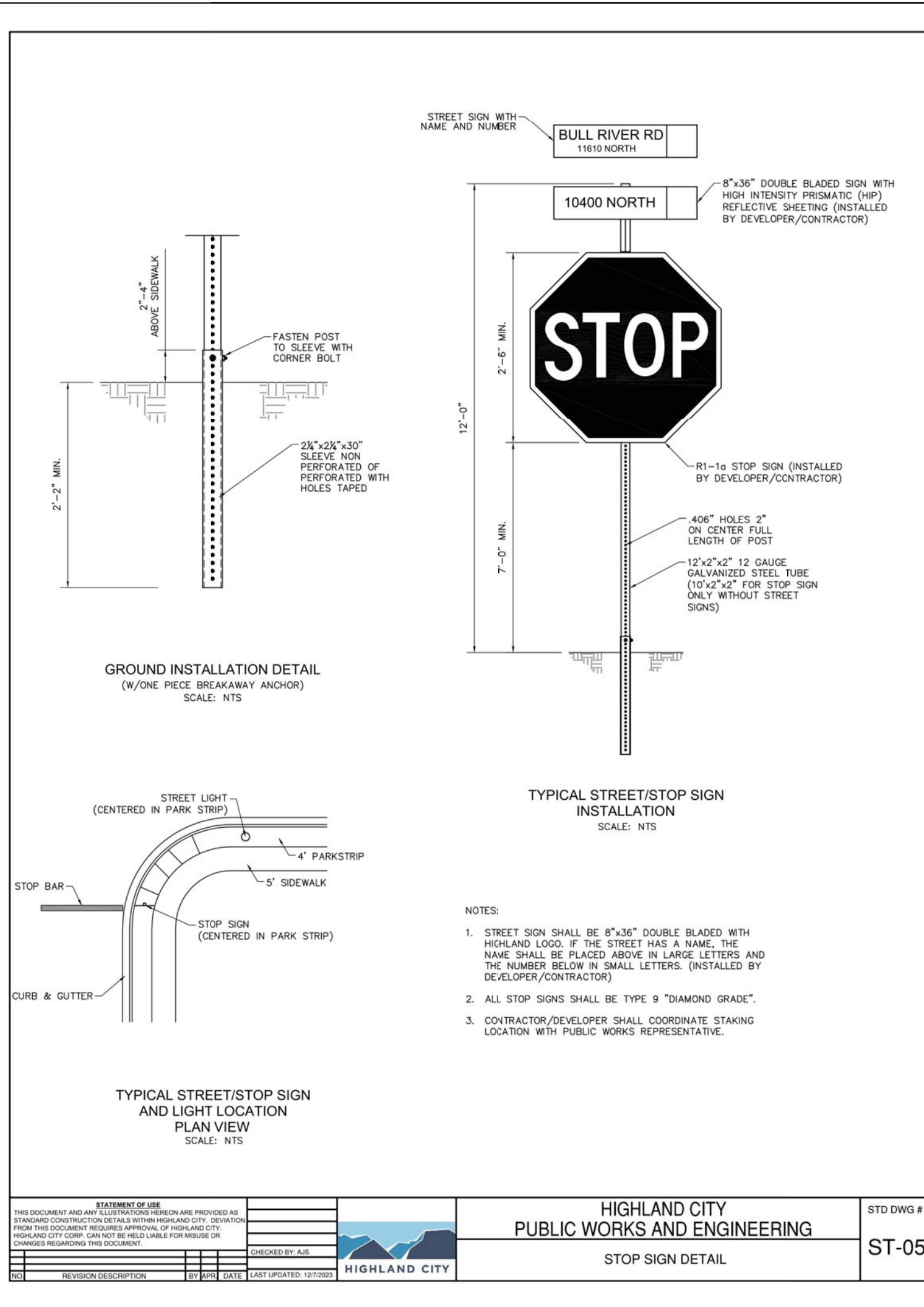
SEDIMENT CONTROL: INSTALL INLET PROTECTION MEASURES AROUND ALL NEW INLET BOXES. MEASURES MUST CONSIST OF FILTER FABRIC BEING PLACED OVER NEW INLET GRATES AND SURROUNDED WITH SEDIMENT BARRIERS SUCH AS GRAVEL SOCKS OR STRAW WATTLES, OR SILT FENCES. SEDIMENT BARRIERS MAY BE REMOVED JUST PRIOR TO SITE STABILIZATION OR SOD & VEGETATION INSTALLATION

POLLUTION CONTROL: MAINTAIN CONCRETE WASHOUT, ACTUAL LOCATION VARIES

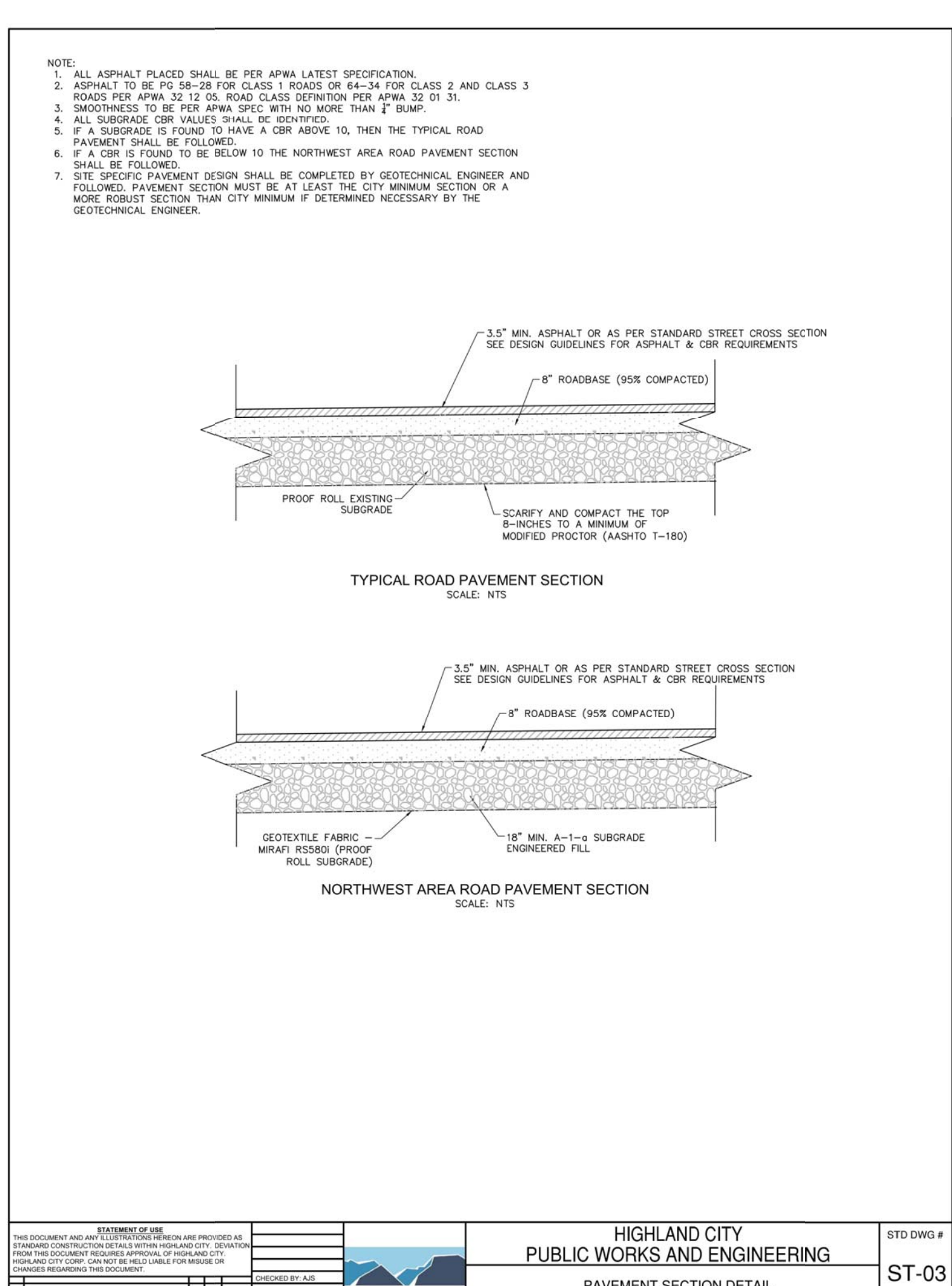
<p>CROSS ENGINEERING SERVICES 1920 Knox Abbot Dr., Ste. 2C Cayce, SC 29033 Office: (803) 236-7123 Cell: (801) 391-2391</p>	
<p>DRAFTED BY: BKS DESIGNED BY: BKS CHECKED BY: JWC</p>	
DATE	
REVISION DESCRIPTION	
NO	
<p>EROSION CONTROL PLAN (SWPPP)</p> <p>2/20/2026</p> <p>HIGHLAND 10400 N ROAD IMPROVEMENTS</p> <p>10400 NORTH 6000 WEST</p> <p>HIGHLAND, UT 84003</p>	
<p>PROJECT NO. 25-11-10 SHEET NUMBER C107</p>	



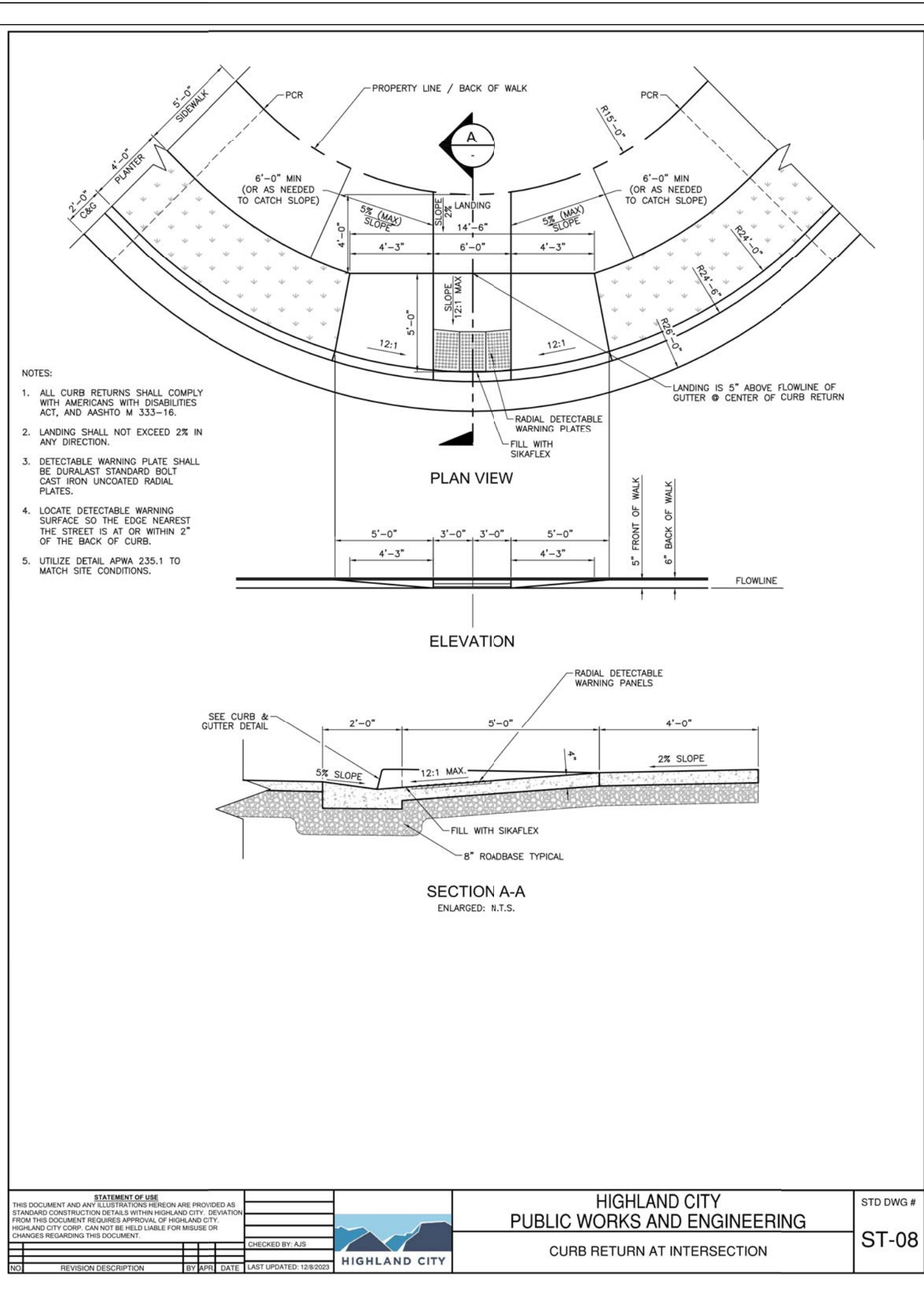
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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	



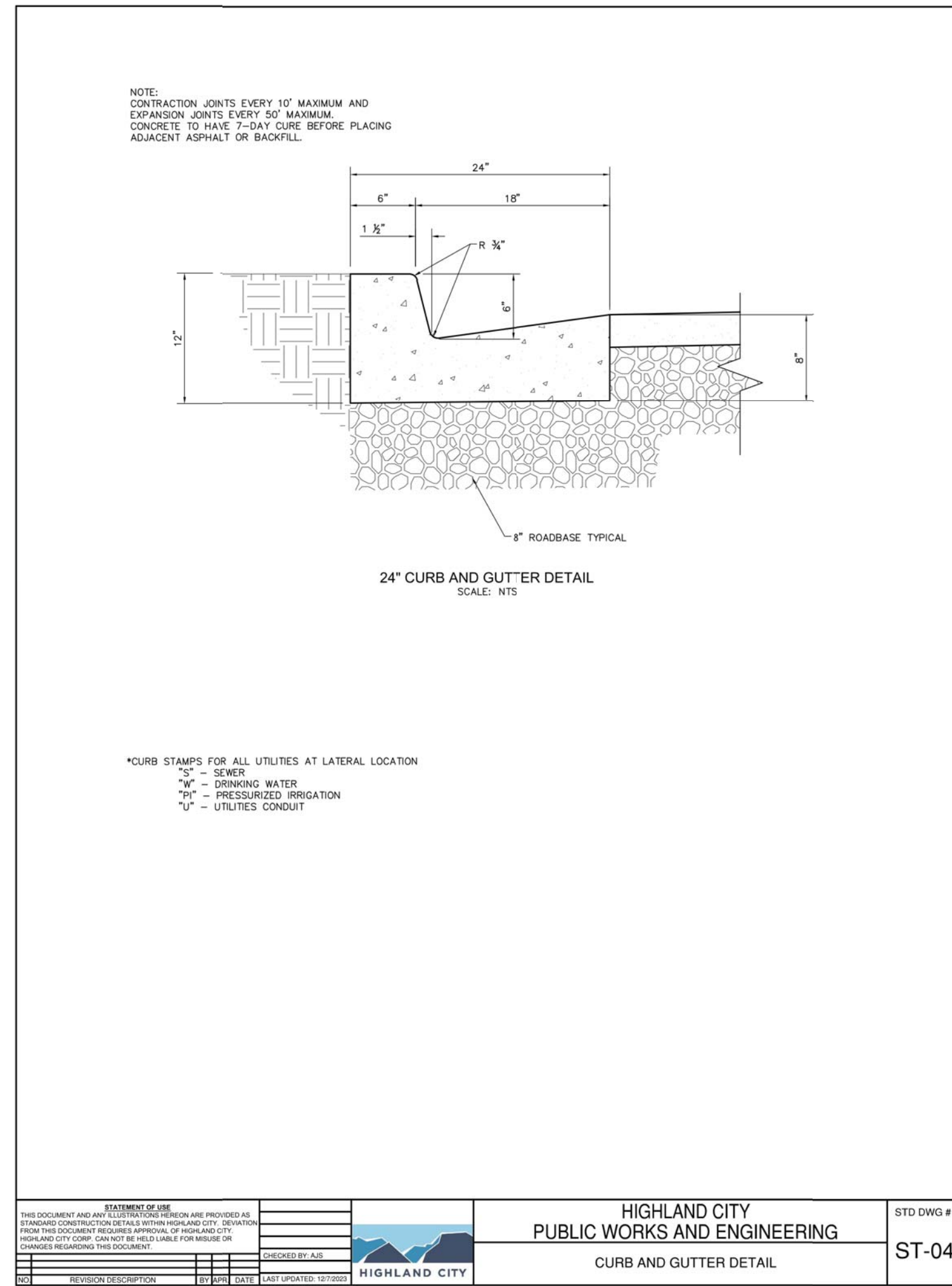
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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	



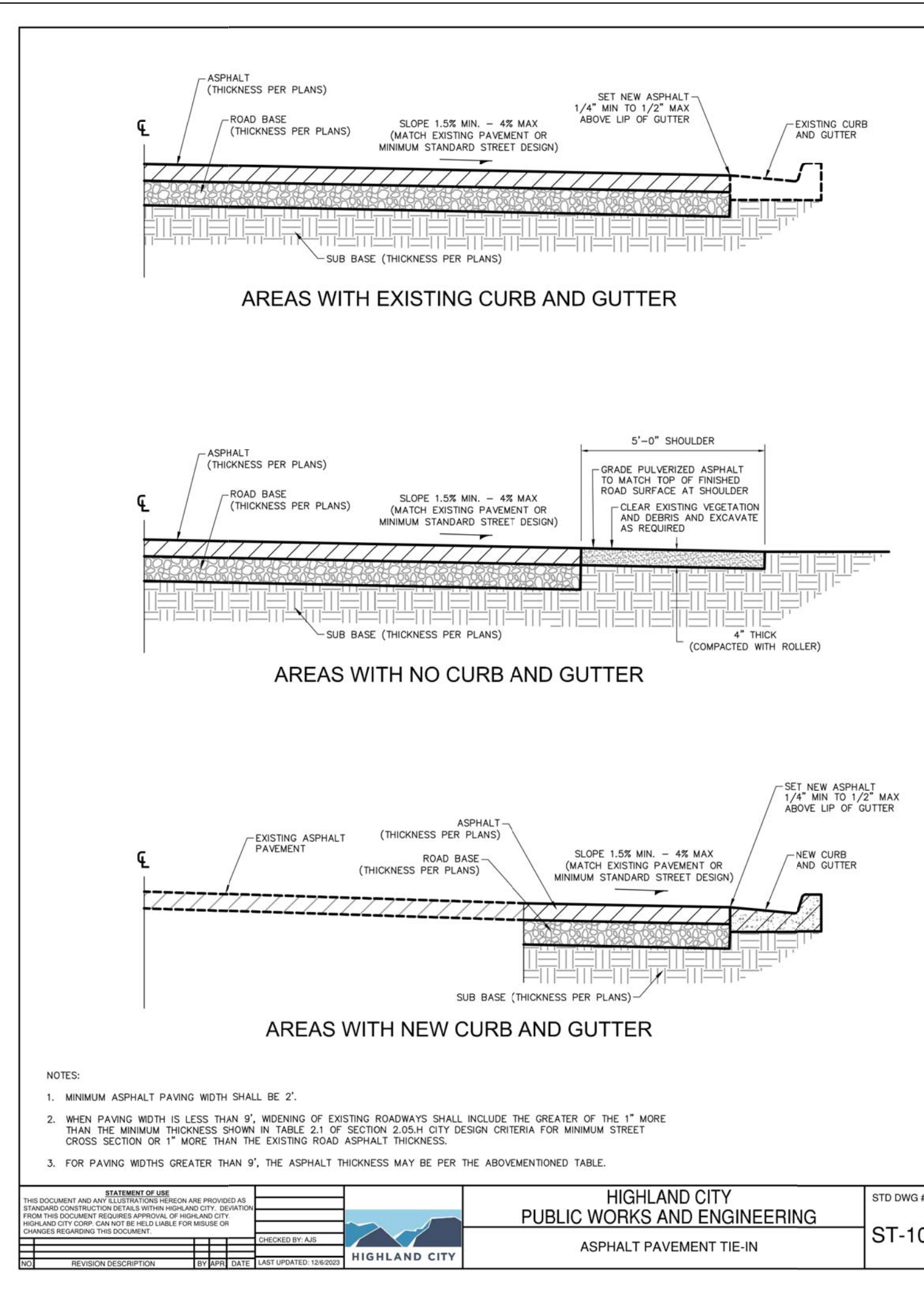
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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	



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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	



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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	



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DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	

CIVIL DETAIL SHEET 1/4

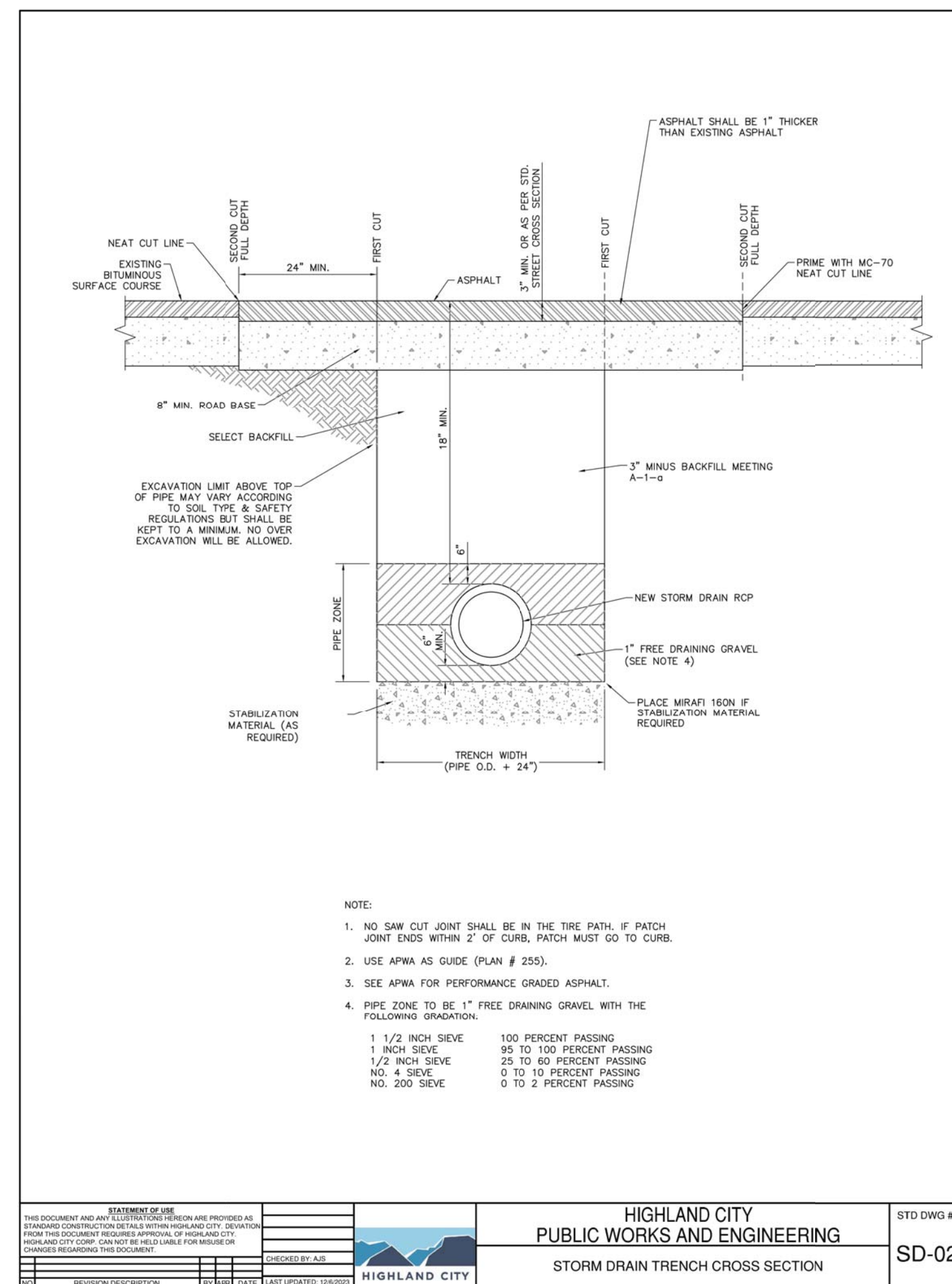
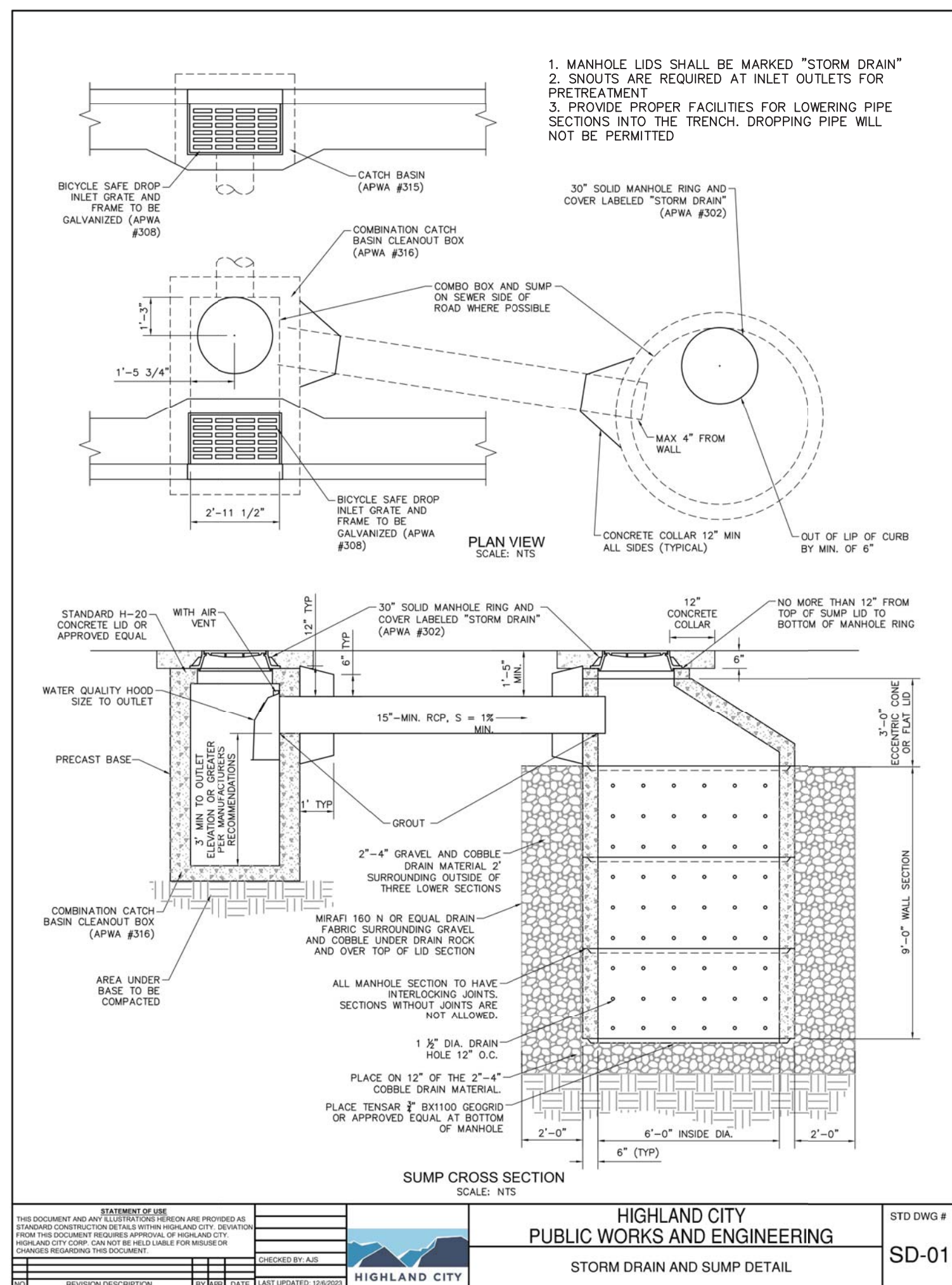
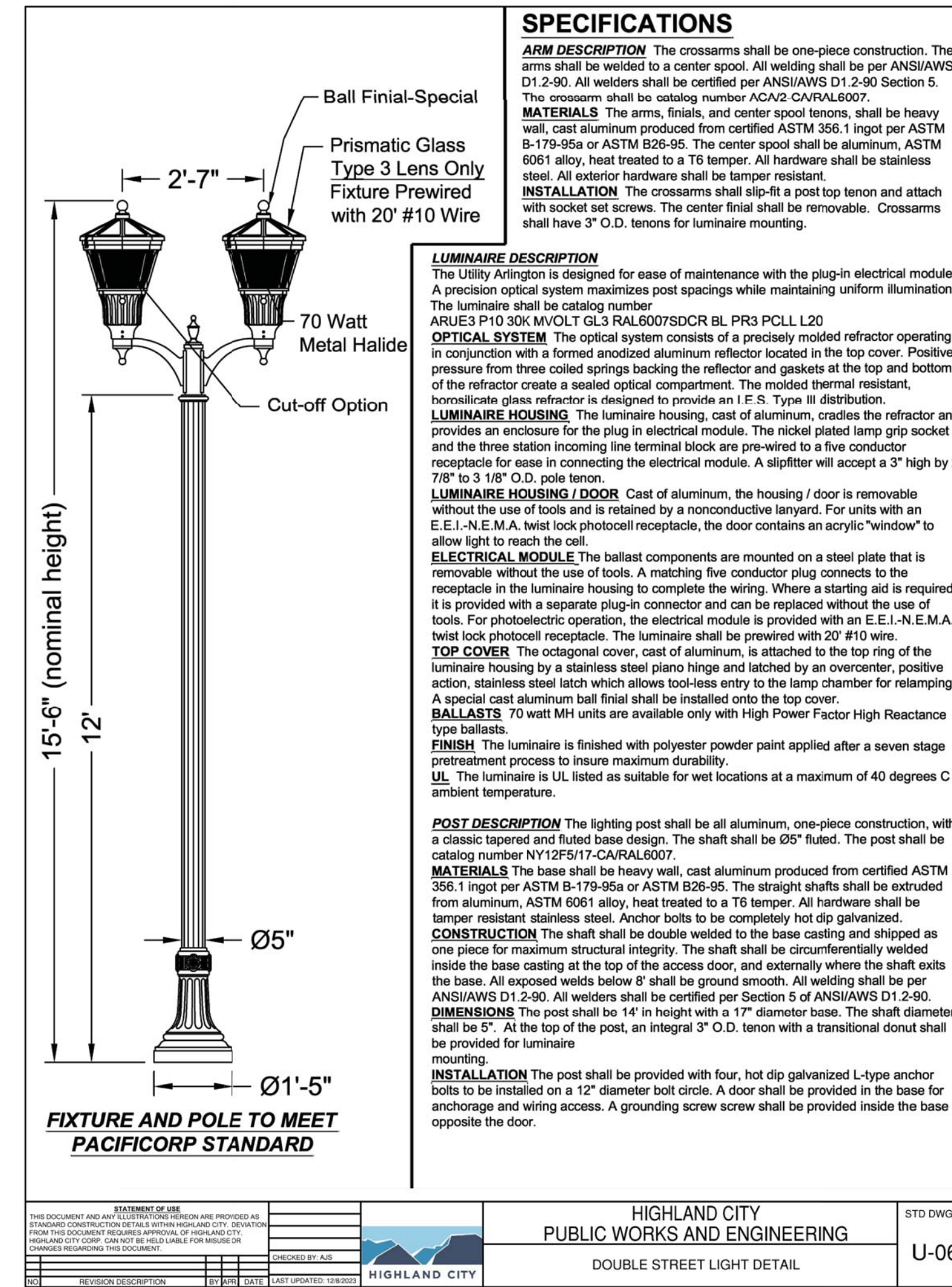
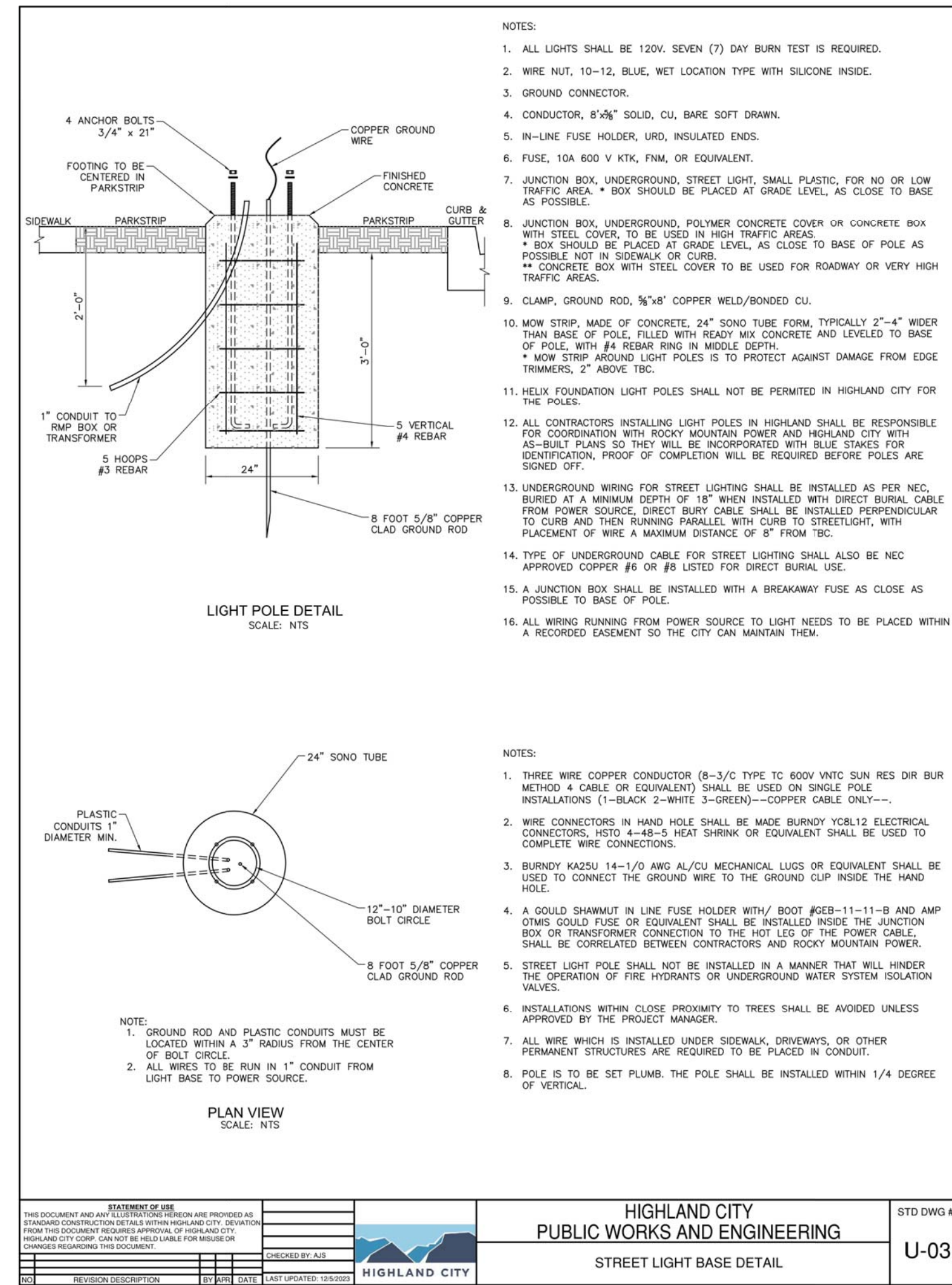
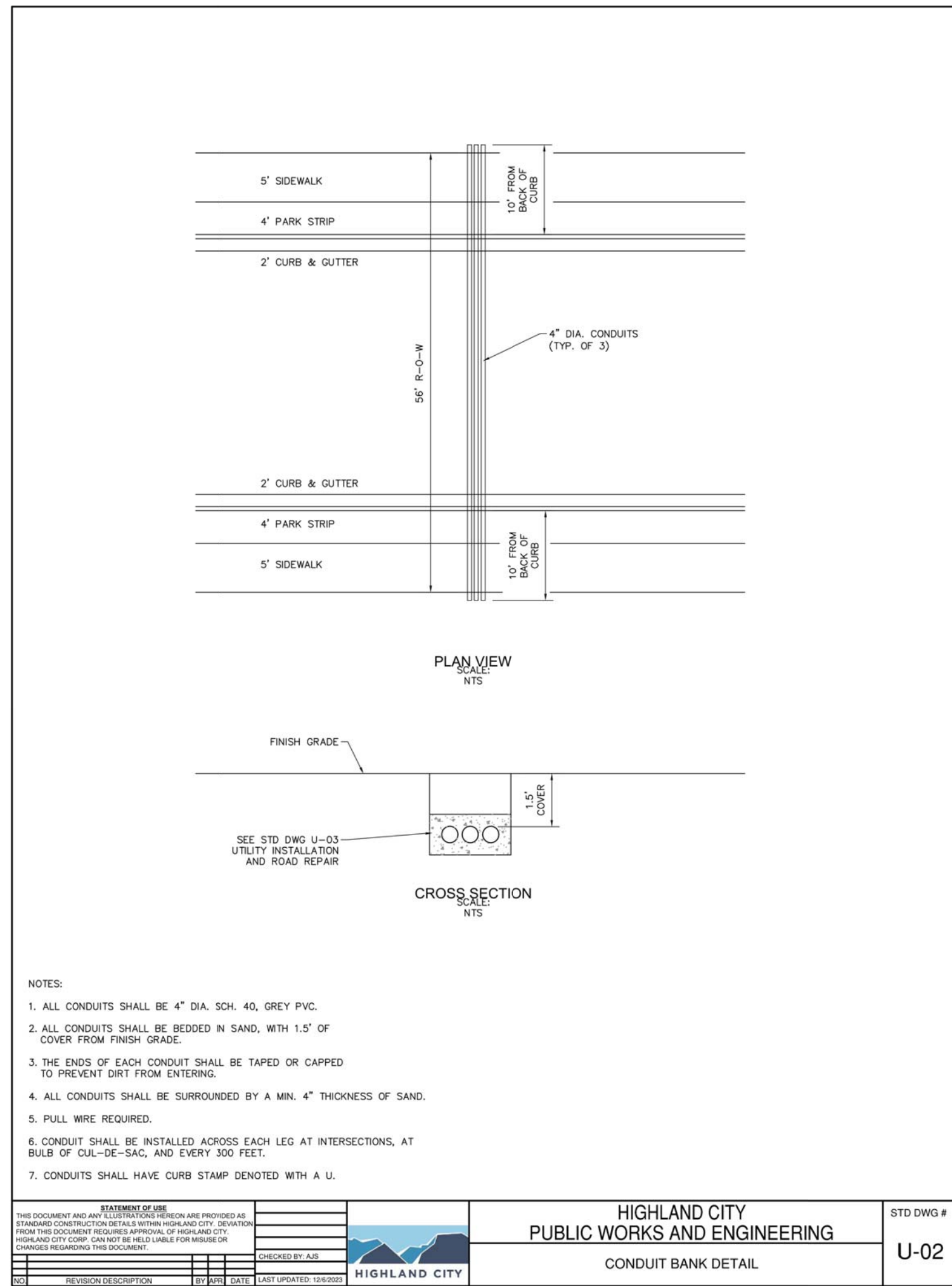
2/20/2026
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

BRYAN J. SCHMUTZ
No. 4777990
2/20/26
STATE OF UTAH

DRAFTED BY: BKS	DATE	DESIGNED BY: BKS	REVISION DESCRIPTION
CHECKED BY: JWC		NO	
PROJECT NO. 25-11-10		SHEET NUMBER C108	

CROSS ENGINEERING SERVICES
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Cary, NC 27503
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CIVIL DETAIL SHEET 2/4

HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

2/20/2026

PROJECT NO. 25-11-10
SHEET NUMBER C109

STATE OF UTAH
Professional Engineer
BRYAN J. SCHMUTZ
No. 4777990
2/20/26

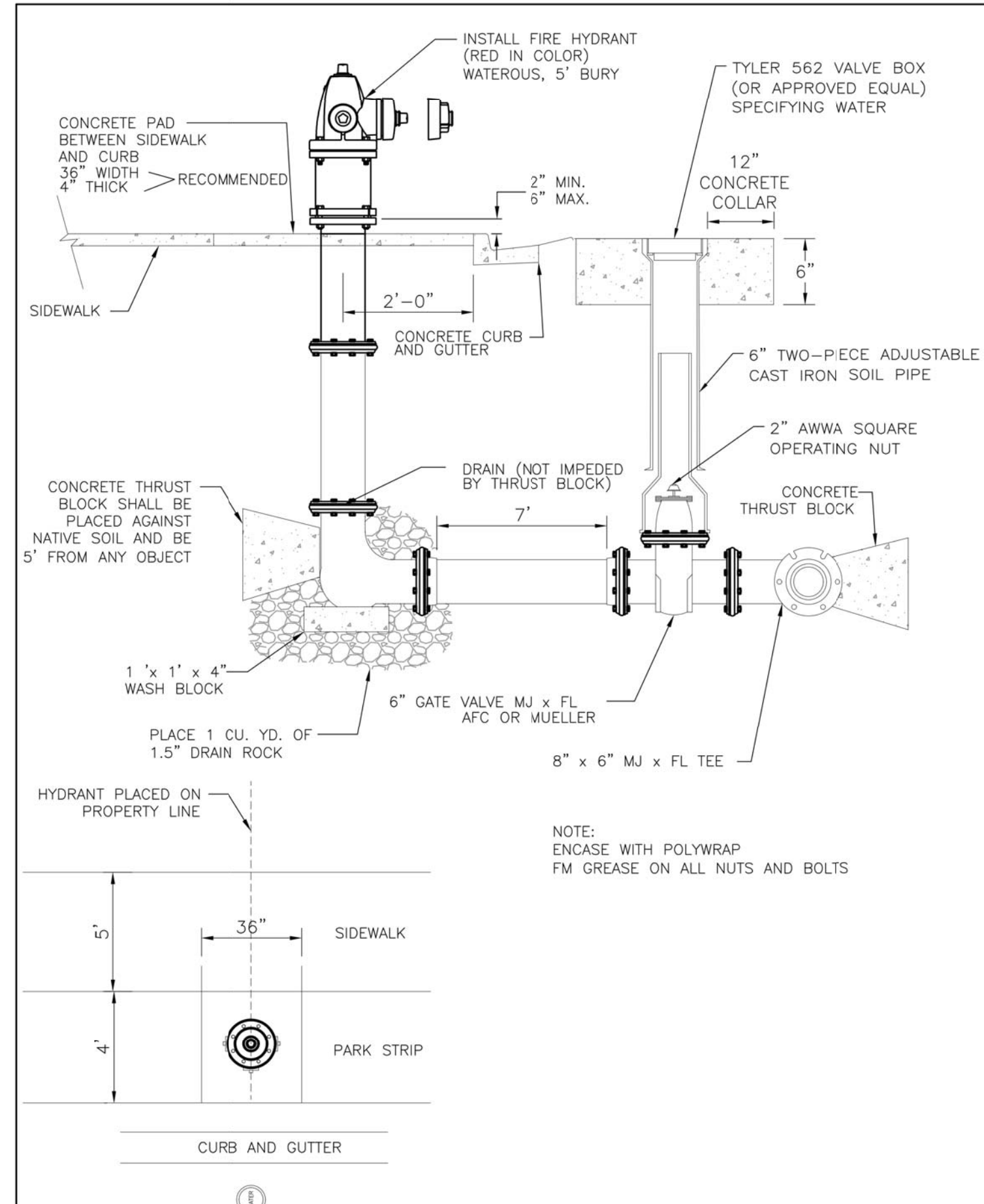
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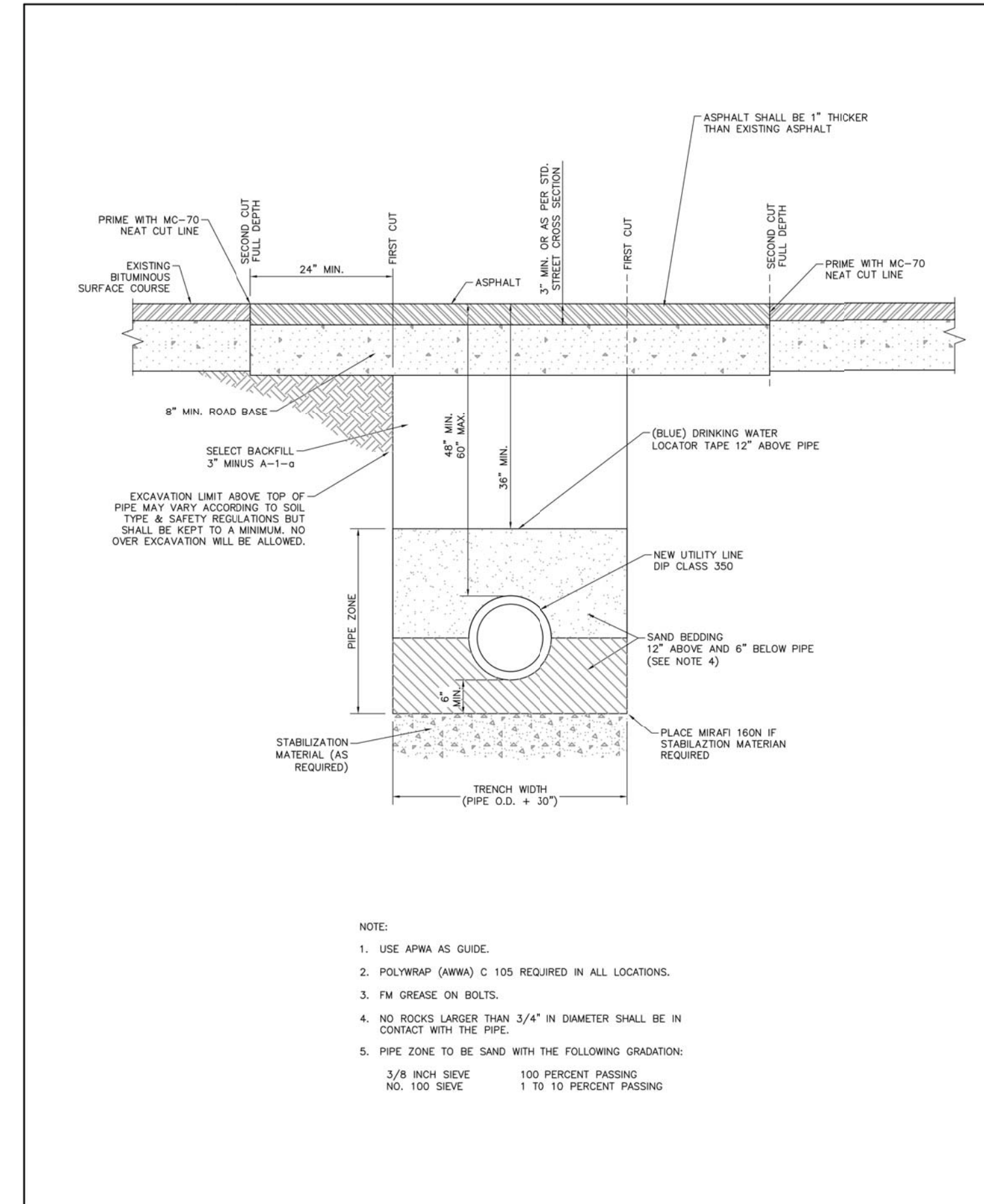
DRINKING WATER NOTES:

- ALL SURFACES, COATINGS, PIPES, FITTINGS, PROTECTIVE MATERIALS, SEALING MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/APSP STANDARD 61 OR OTHER STANDARDS APPROVED BY THE UTAH DIVISION OF DRINKING WATER.
- IF ANY DISCREPANCIES EXIST BETWEEN HIGHLAND CITY STANDARDS OR SPECIFICATIONS AND THE UTAH DIVISION OF DRINKING WATER (DW) RULES, THE DW RULES SHALL TAKE PRECEDENCE.
- CONTACT HIGHLAND CITY AT LEAST 72 HOURS IN ADVANCE OF ALL WATER SHUTDOWNS.
- CONTRACTOR SHALL POT HOLE UTILITIES AT ALL CROSSINGS SUFFICIENTLY IN ADVANCE OF LAYING PIPE TO ALLOW FOR ADJUSTMENTS OF NEW PIPELINE GRADE TO AVOID CONFLICTS.
- CONTRACTOR TO PROVIDE TEMPORARY BLOW OFF VALVES, HYDRANT & FITTINGS TO CITY FOR APPROVAL BEFORE BEGINNING FLUSHING.
- DEFLECTIONS IN PIPE JOINTS SHALL NOT EXCEED 5 DEGREES FOR DUCTILE IRON PIPE, 1 DEGREE FOR PVC PIPE OR MANUFACTURER'S PUBLISHED DEFLECTIONS.
- PROVIDE CONCRETE THRUST BLOCKS AND JOINT RESTRAINTS ON ALL BENDS, FITTINGS & VALVES, UNLESS SPECIFIED OTHERWISE. ALL FITTINGS THAT REQUIRE CONCRETE BEDDING SHOULD BE COMPLETELY WRAPPED PRIOR TO THE POURING OF THE CONCRETE THRUSTING BLOCK.
- ELEVATIONS OF EXISTING WATER LINES ARE UNKNOWN. CONTRACTOR SHALL POT HOLE EXISTING WATER LINES AT CONNECTIONS TO VERIFY LOCATION AND ELEVATION. MODIFICATIONS TO CONNECTION DETAILS MAY BE REQUIRED, BASED ON THE INFORMATION OBTAINED.
- MAIN WATER LINES
 - THE SURFACE AND/OR SUB-BASE SHALL BE AT ITS FINAL DESIGN ELEVATION BEFORE THE INSTALLATION OF THE WATER MAINS.
 - ALIGNMENT AND ELEVATION (FROM THE) STAKING SHALL BE PROVIDED EVERY TWENTY-FIVE (25) FEET BY A SURVEYOR LICENSED IN THE STATE OF UTAH PRIOR TO THE INSTALLATION OF THE WATER MAIN. ANY EXCEPTIONS MUST BE APPROVED IN WRITING BY THE CITY ENGINEER OR DESIGNER.
 - PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH, DROPPING PIPE WILL NOT BE PERMITTED.
 - THE PIPE SHALL BE PLUGGED AT THE END OF EACH WORK DAY, OR PERIOD OF WORK SUSPENSION.
 - CONTRACTOR TO COMPLY WITH STATE OF UTAH ADMIN CODE R317-3-2 SEWERS. DRINKING WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
- VALVES
 - ALL VALVES SHALL BE FLANGED TO THE MAIN, INCLUDING FIRE HYDRANT BRANCH LINES.
 - VALVE BOXES AND COVERS SHALL BE PROPERLY ALIGNED AND FULLY SERVICEABLE.
 - VALVE STANDS SHALL BE CONCRETE COLLARED.
 - VALVE LIDS SHALL BE LABELED WATER.
- THRUST BLOCKS
 - THE CAVITY OF THE THRUST BLOCK SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE.
 - ENGINEERED THRUST BLOCKS, STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED FOR NON-TYPICAL CONDITIONS AND WHEN NOT BEARING AGAINST UNDISTURBED SOILS.
 - THE CITY INSPECTOR SHALL BE ON SITE FOR THE POUR OF THE THRUST BLOCK.
 - A CONCRETE WEDG TICKET OR BATCH TICKET SHALL BE REQUIRED.
- LOADING AND TESTING
 - WATER LINE LOADING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - ALL WATER LINES MUST PASS A HYDROSTATIC PRESSURE TEST OF TWO HUNDRED (200) POUNDS PER SQUARE INCH (PSI), OR ONE-HUNDRED TWENTY-FIVE (125) PERCENT OF THE WORKING PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
 - LEAKAGE AND PRESSURE TESTING MUST BE COMPLETED AFTER DISINFECTION PROCEDURES AND TESTING.
 - ALL DRINKING WATER PIPING SHALL BE DISINFECTED USING AN APPROVED DISINFECTION METHOD IN ACCORDANCE WITH THE "AMERICAN WATER WORKS ASSOCIATION STANDARD FOR DRINKING WATER MAINS" (AWWA C651). DISINFECTING MATERIALS SHALL CONSIST OF LIQUID CHLORINE, SODIUM HYPOCHLORITE SOLUTION, OR CALCIUM HYPOCHLORITE GRANULES OR TABLETS.
 - HEAVILY CHLORINATED WATER SHALL NOT BE DISCHARGED ONTO THE GROUND. UPON COMPLETION OF DISINFECTION, SODIUM BISULFATE (NAHSO3) SHALL BE APPLIED TO THE HEAVILY CHLORINATED WATER TO NEUTRALIZE THROUGHTOUT THE CHLORINE RESIDUAL REMAINING. WATER SHALL BE NEUTRALIZED TO LESS THAN 1 PPM TOTAL CHLORINE RESIDUAL.
 - AFTER APPROVAL OF DISINFECTION, CONTRACTOR SHALL FLUSH THE NEW SYSTEM AND MAINTAIN A FLOW OF 2.5 FPS UNTIL THE CHLORINE RESIDUAL IS A MAXIMUM OF 0.3 PPM UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - ONE WEEK AFTER FINAL FLUSHING AND BEFORE CONNECTING TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART, SHALL BE COLLECTED FROM THE PIPELINE EVERY 1200 FEET, MINIMUM, OR AT EACH FIRE HYDRANT. ALL SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL, CHEMICAL AND PHYSICAL QUALITY IN ACCORDANCE WITH "STANDARD METHODS FOR EXAMINATION OF WATER AND WASTEWATER" AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS. IF THE INITIAL DISINFECTION FAILS TO PROVIDE SATISFACTORY BACTERIOLOGICAL RESULTS OR SHOWS THE PRESENCE OF COLIFORM, THEN THE LINE SHALL BE RE-CHLORINATED, FLUSHED, AND RE-TESTED UNTIL SATISFACTORY RESULTS ARE OBTAINED AT THE EXPENSE OF THE CONTRACTOR.
- METERS AND SERVICE TAPS
 - WATER METER SERVICE CANS SHALL BE PLACED IN THE PARK STRIPS.
 - BEFORE SERVICES ARE TAPPED, CUT STAKES MUST BE INSTALLED WITH FIVE (5) FEET OF THE FINAL CAN PLACEMENT. CUT STAKES SHALL SHOW THE TOP BACK OF THE CURB LOCATION AND ELEVATION. STAKING FOR CURB-DE-SAC AND BULB/KNUCKLE STREETS WILL REQUIRE A RADIUS POINT TO BE STAKED.
 - THE CONTRACTOR WILL TAP MAINS AND SET METERS TO ESTABLISHED GRADES.
 - SERVICE LATERAL SHALL BE A MINIMUM OF TEN (10) FEET OFFSET FROM SEWER LATERALS.
 - PUBLIC WORKS DEPARTMENT - WATER DIVISION WILL SUPPLY AND INSTALL THE WATER METERS.
- FIRE HYDRANTS
 - HYDRANTS SHALL BE PLACED IN THE PARK STRIP AND ON PROPERTY LINES.
 - HYDRANTS SHALL BE PLACED A MINIMUM OF 5' FROM OTHER OBJECTS, WITH THRUSH BLOCK PLACED AGAINST NATIVE SOILS.

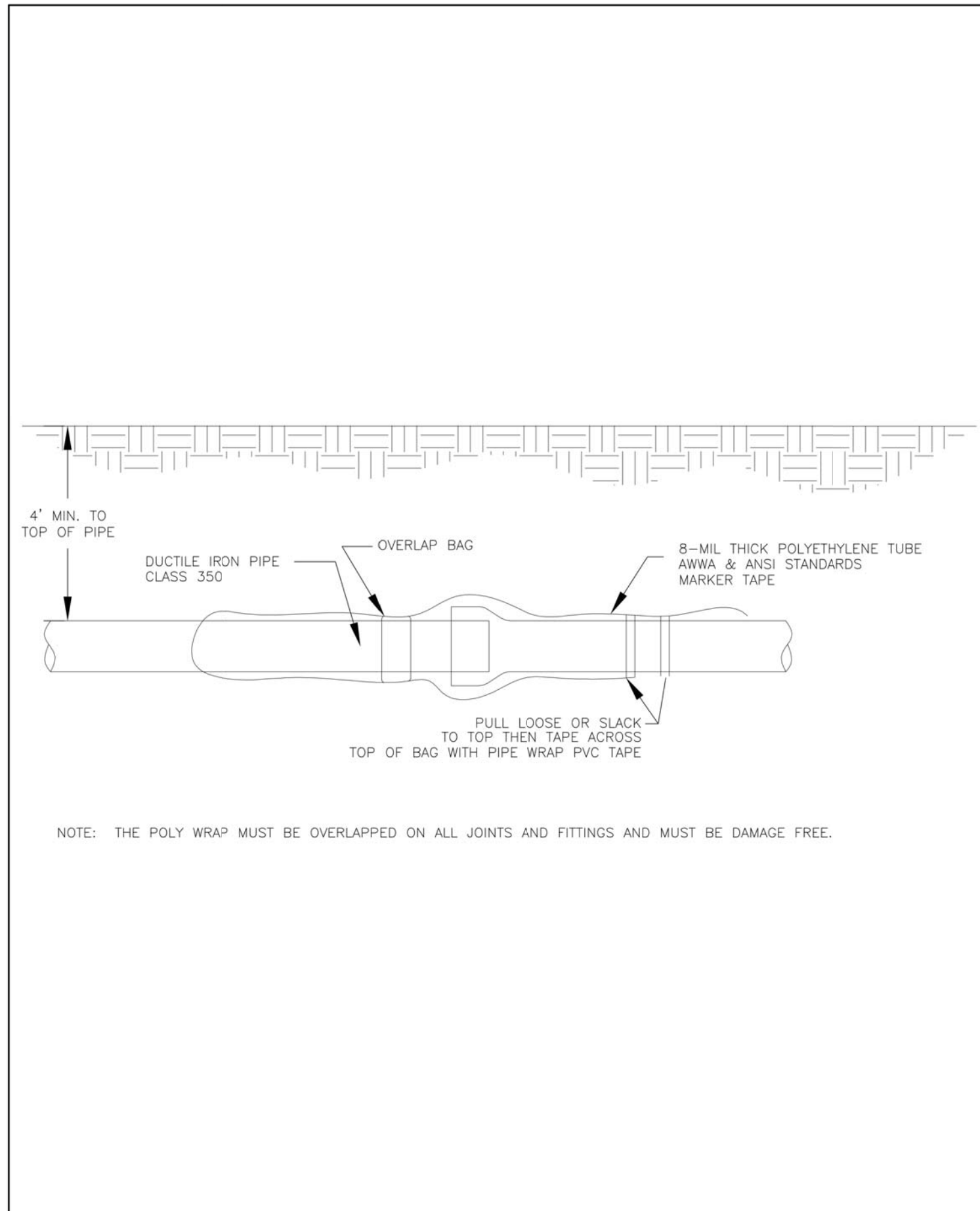
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NO.	REVISION DESCRIPTION	DATE	LAST UPDATED VERSION	



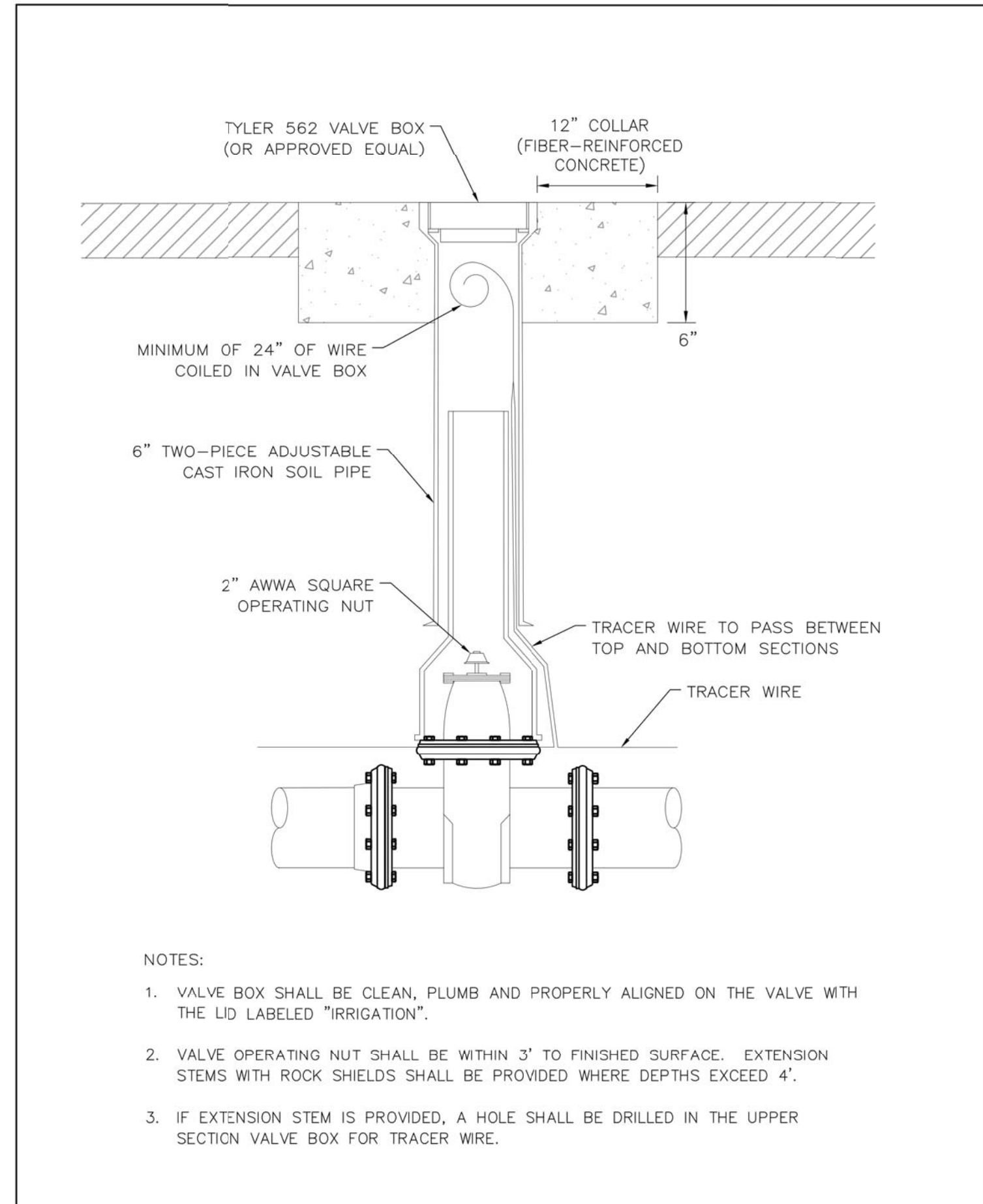
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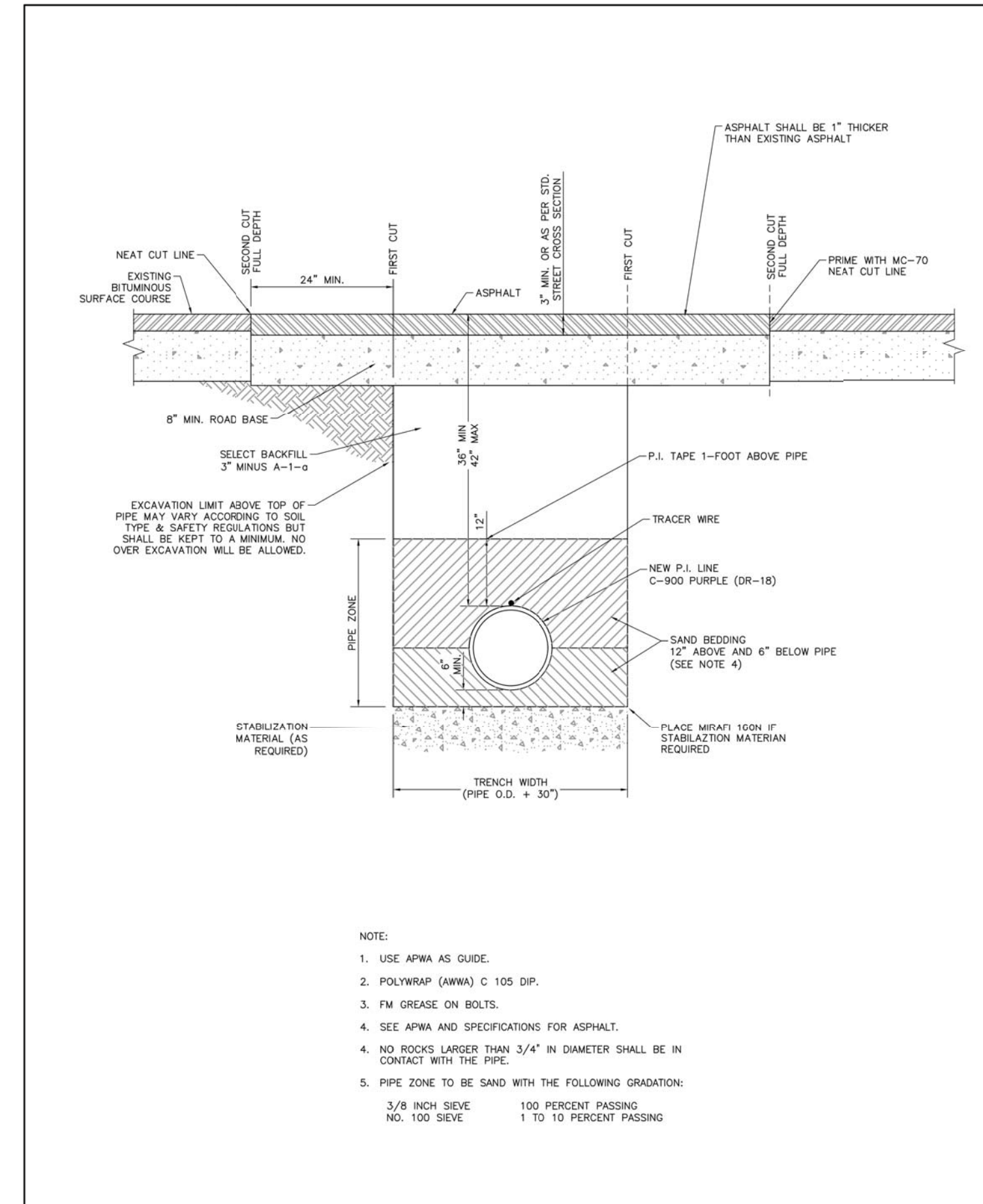
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CROSS ENGINEERING SERVICES
1920 Knox Abbot Dr., Ste. 202
Cayce, SC 29033
Office: (803) 236-7123 Cell: (803) 391-2361

DRAFTED BY: BKS
DESIGNED BY: BKS
CHECKED BY: JWC

DATE

REVISION DESCRIPTION

NO.

CIVIL DETAIL SHEET 3/4

2/20/2026

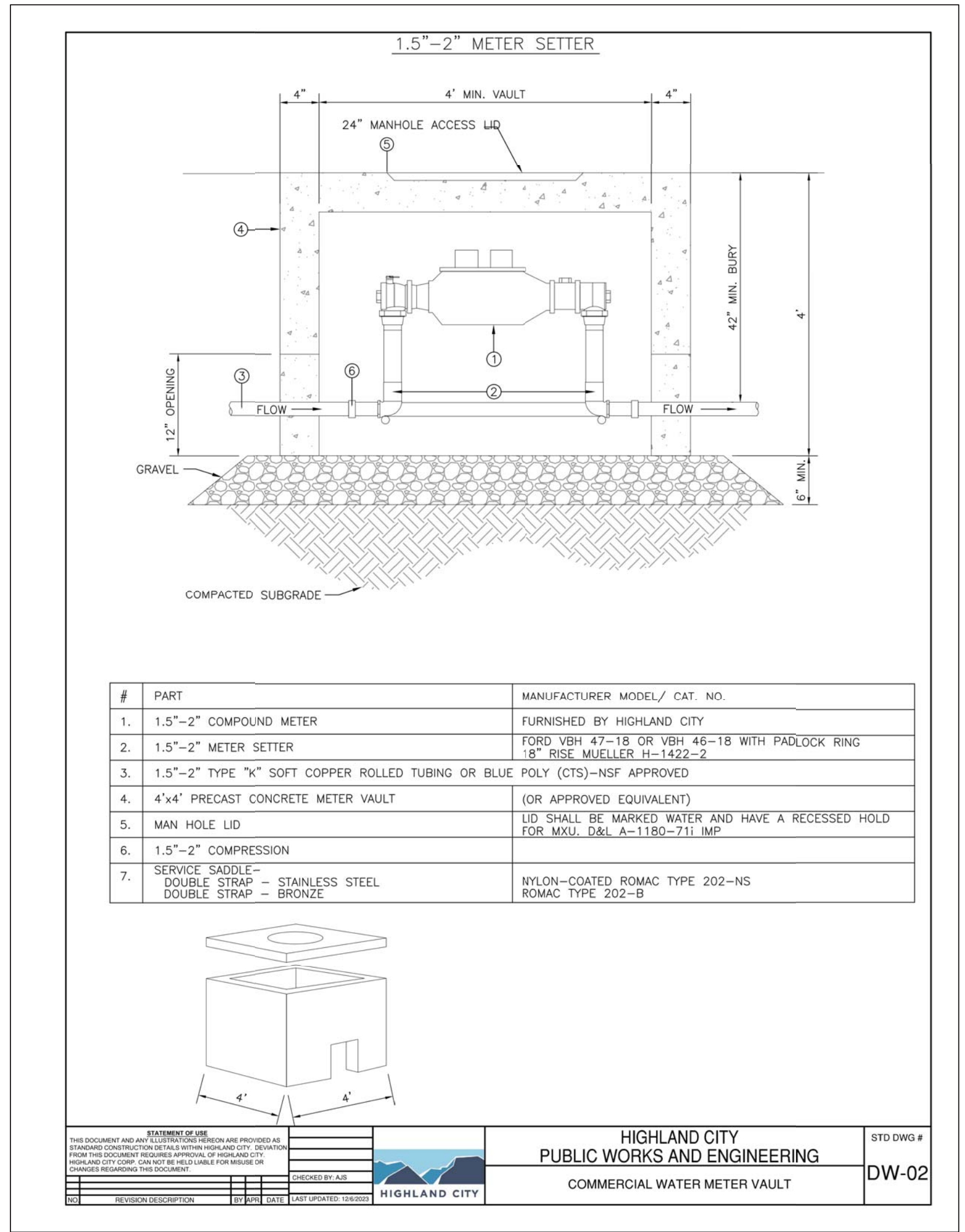
HIGHLAND 10400 N ROAD IMPROVEMENTS
10400 NORTH 6000 WEST
HIGHLAND, UT 84003

PROJECT NO.
25-11-10

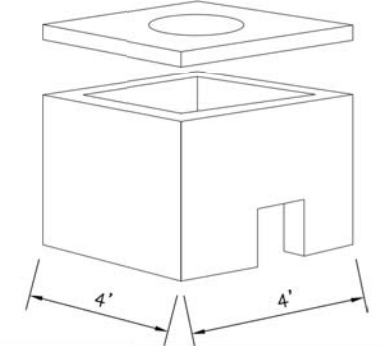
SHEET NUMBER
C110

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
BRYAN J. SCHMUTZ
No. 4777990
2/20/26

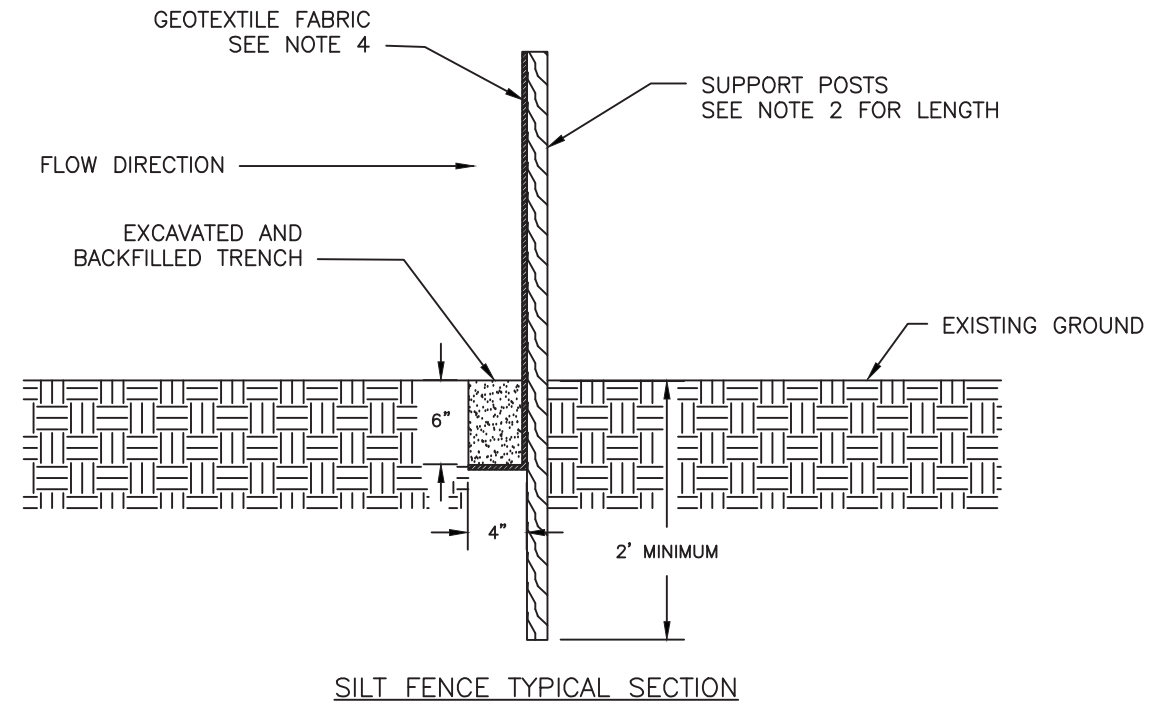
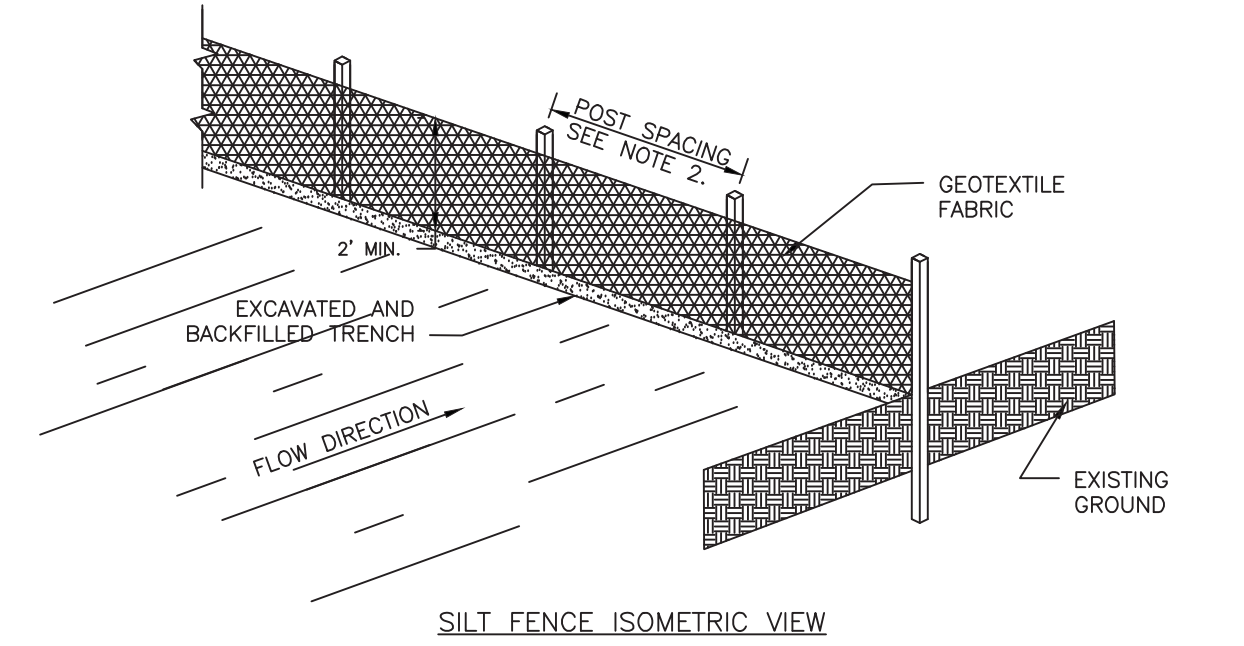
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#	PART	MANUFACTURER MODEL/ CAT. NO.
1.	1.5"-2" COMPOUND METER	FURNISHED BY HIGHLAND CITY
2.	1.5"-2" METER SETTER	FORD VBH 47-18 OR VBH 46-18 WITH PADLOCK RING "B" RISE MUELLER H-1422-2
3.	1.5"-2" TYPE "X" SOFT COPPER ROLLED TUBING OR BLUE POLY (CTS)-NSF APPROVED	
4.	4"x4" PRECAST CONCRETE METER VAULT (OR APPROVED EQUIVALENT)	
5.	MAN HOLE LID	LID SHALL BE MARKED WATER AND HAVE A RECESSED HOLD FOR MXL DKL A-1180-711 IMP.
6.	1.5"-2" COMPRESSION	
7.	SERVICE SADDLE - DOUBLE STRAP - STAINLESS STEEL	NYLON-COATED ROMAC TYPE 202-NS
		ROMAC TYPE 202-B



STATE OF UTAH
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 DESIGNED BY: ASJ
 CHECKED BY: ASJ
 HIGHLAND CITY
 COMMERCIAL WATER METER VAULT
 STD DWG # DW-02

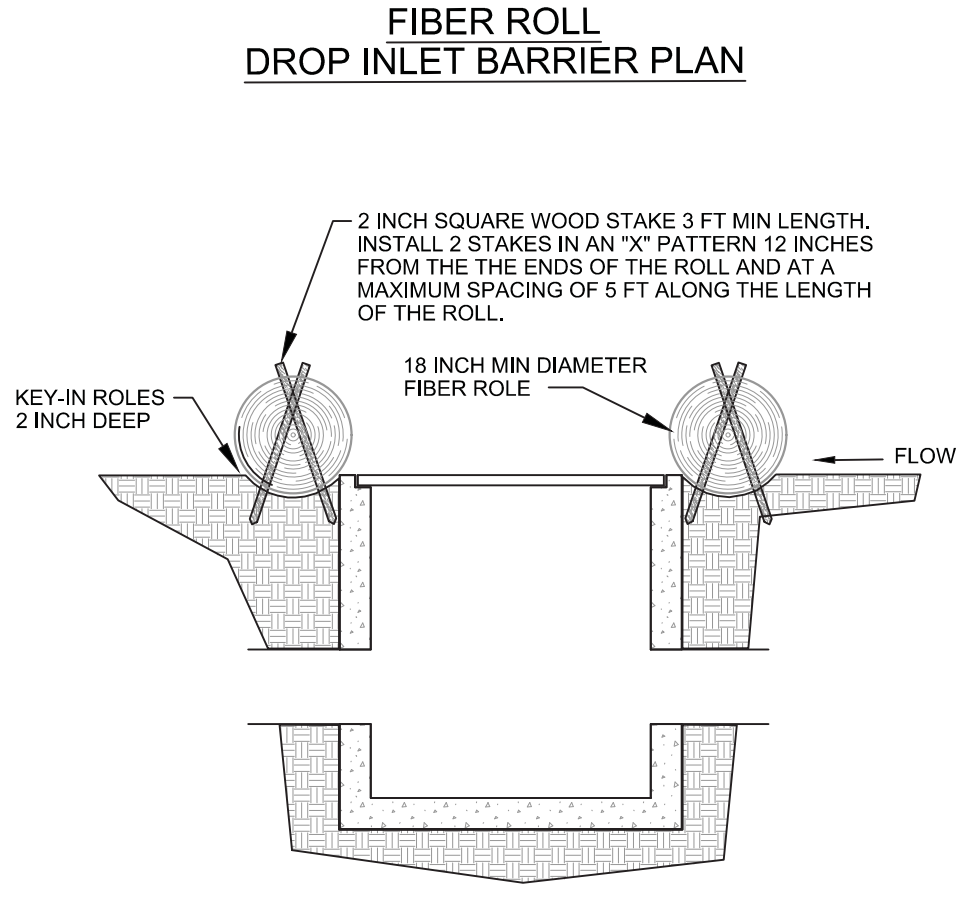
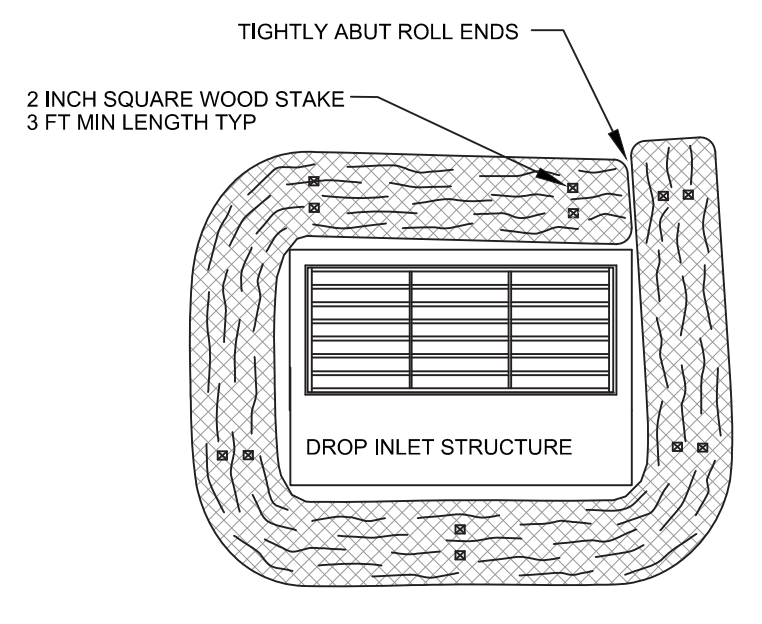


- NOTES:
- THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
 - WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
 - THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
 - THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

TEST REQUIREMENT	METHOD	VALUE *
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS.
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS.
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MINIMUM PERMITTIVITY	ASTM D 4491	0.05 SEC ⁻¹
MAXIMUM PERMITTIVITY	ASTM D 4491	0.135 SEC ⁻¹ OR 10 gpm/sq ft at 50 mm constant head.
MINIMUM ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED AFTER 500 HOURS OF EXPOSURE	ASTM D 4355	70%

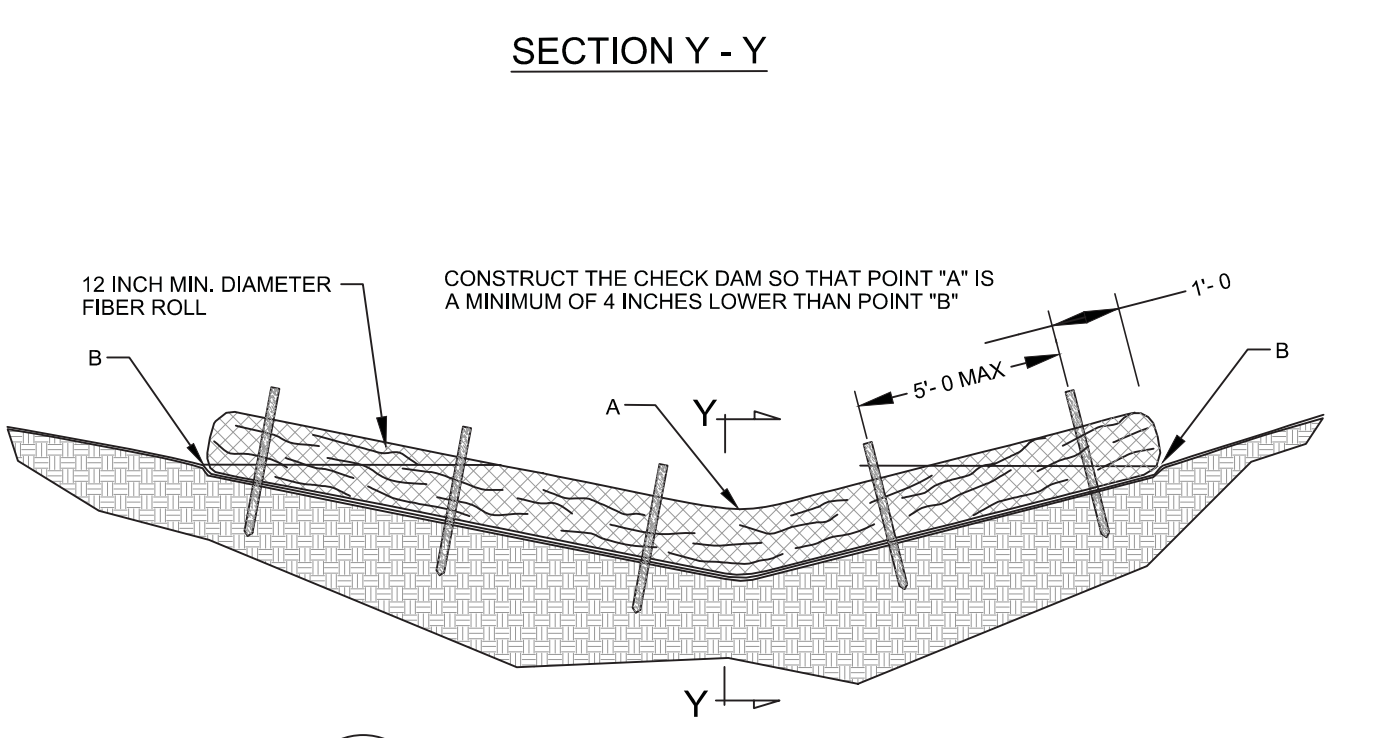
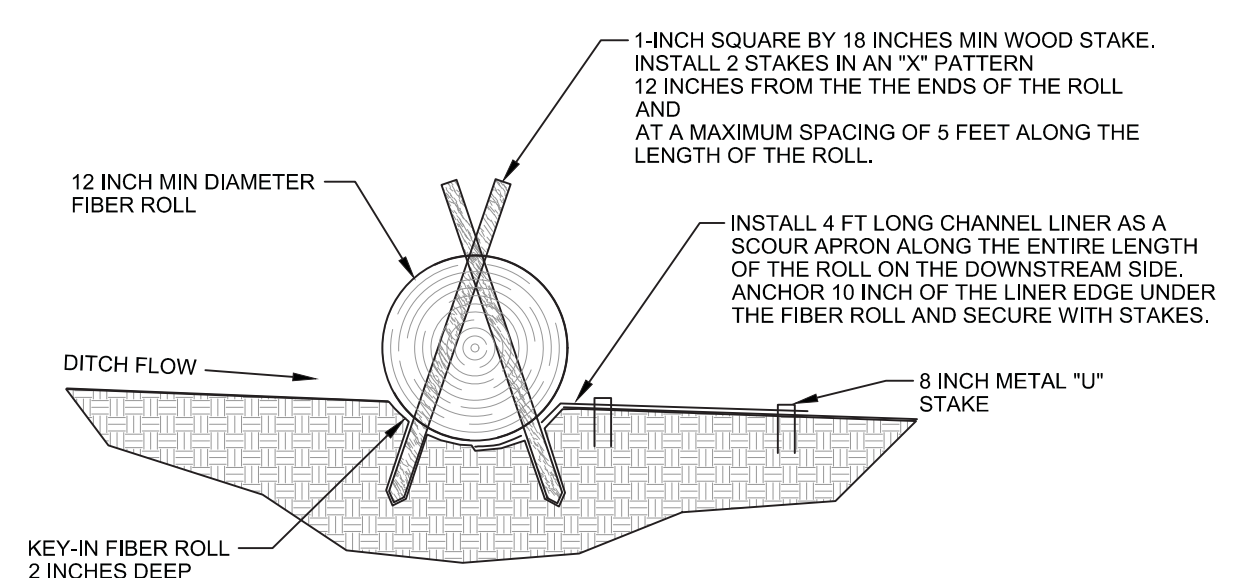
* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

1 SILT FENCE DETAIL
 C111 NO SCALE

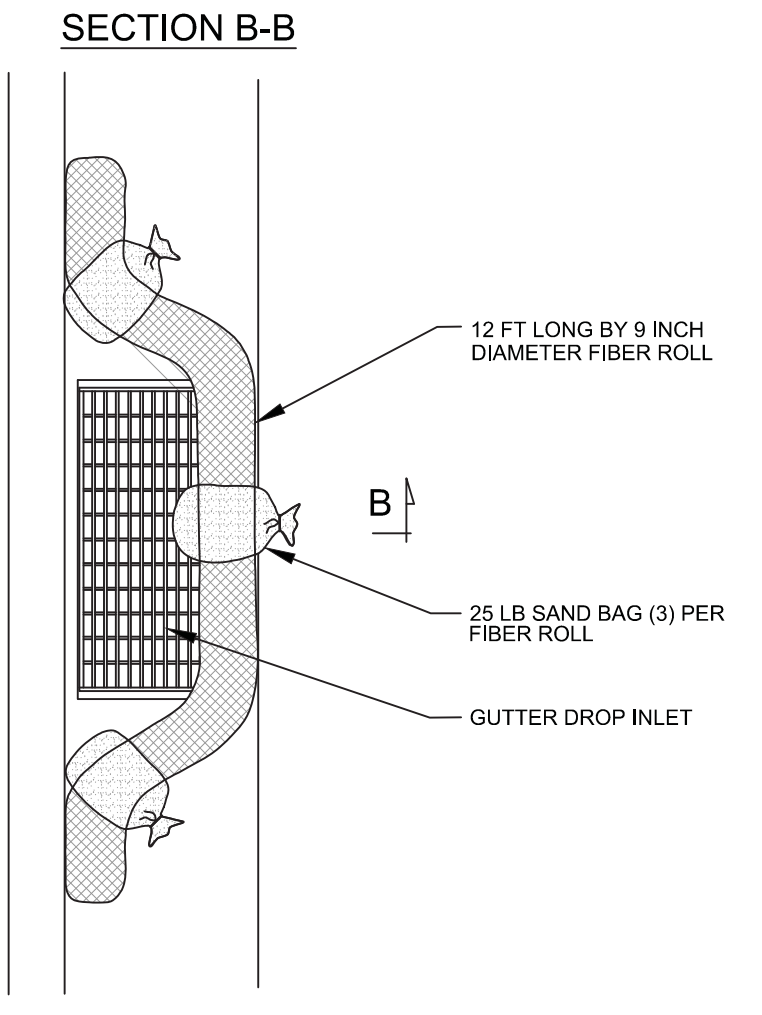
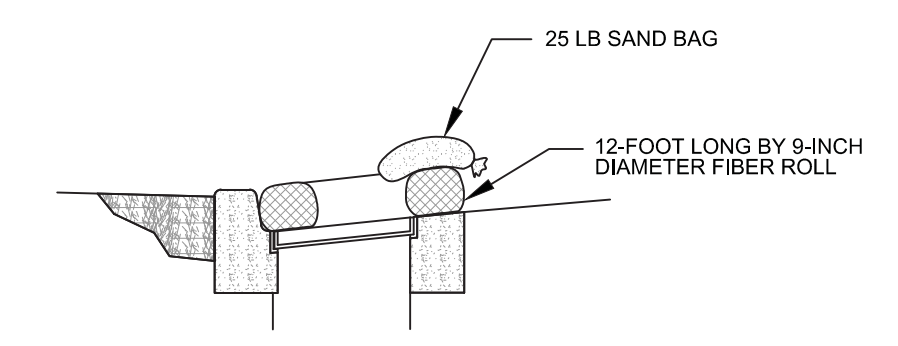


- NOTES:
- KEY-IN FIBER ROLLS 2 INCH DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
 - OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18 INCHES.
 - CONSTRUCT ROLLS IN MEDIAN AREAS SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 - MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 - REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE CITY, OR REMOVE FROM PROJECT.

2 INLET PROTECTION DETAIL
 C111 NTS



3 FIBER ROLL CHECK DAM DETAILS
 C111 NTS



- NOTES FOR GUTTER INLET BARRIER:
- PLACE FIBER ROLL AND SAND BAGS AS SHOWN AROUND GUTTER INLETS AND AVOID PLACING THE BARRIER IN THE TRAVEL LANE.
 - USE GUTTER INLET BARRIERS ONLY WHERE THERE IS THE POTENTIAL OF SEDIMENT FROM NON-STABILIZED AREAS GETTING INTO THE INLET.
 - MAINTAIN A PROPERLY FUNCTIONING GUTTER INLET BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 - REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE CITY, OR REMOVE FROM PROJECT.

4 GUTTER INLET PROTECTION DETAIL
 C111 NTS

CROSS ENGINEERING SERVICES
 1920 Knox Abbot Dr., Ste. 202
 Cary, NC 27503
 Office: (803) 236-7123 Cell: (801) 391-2391
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DRAFTED BY: BKS
 DESIGNED BY: BKS
 CHECKED BY: JWC

DATE: _____
 REVISION DESCRIPTION: _____
 NO: _____

CIVIL DETAIL SHEET 4/4
 2/20/2026
 HIGHLAND 10400 N ROAD IMPROVEMENTS
 10400 NORTH 6000 WEST
 HIGHLAND, UT 84003

PROJECT NO. 25-11-10
 SHEET NUMBER C111

BY: BRYAN SCHMUTZ
 No. 47779900
 2/20/26
 STATE OF UTAH



CITY COUNCIL AGENDA REPORT

ITEM #5b

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Jay Baughman, Assistant City Administrator/Community Development Director
SPONSORED BY: City Staff
SUBJECT: Waste Management Contract Renewal
TYPE: General City Management

PURPOSE:

The City Council will consider a one-year renewal of the Solid Waste Services Agreement with Waste Management. The Council will take appropriate action.

STAFF RECOMMENDATION:

Staff recommends renewing the contract with Waste Management for one year, extending from July 1, 2026 through June 30, 2027.

PRIOR COUNCIL DIRECTION:

At the March 31, 2020 City Council Meeting, the City Council approved a five-year contract with Waste Management that would run from July 1, 2020 to June 30, 2025. Following the expiration of that contract last year, on May 6, 2025, the City Council approved a one-year extension of the contract with the option for five one-year renewals thereafter.

BACKGROUND:

In early 2020, the City sent a Request for Proposal (RFP) to the major garbage haulers in our area. Proposals were received from three haulers: ACE, Republic Services, and Waste Management. At the March 31 City Council Meeting, the Council accepted Waste Management's proposal to begin Solid Waste Services for a contract period of five years. The terms of the agreement with Waste Management allow for a 12-month extension at the end of those five years. Per the terms of the agreement, any extension will be on the same terms as the current agreement.

Waste Management's increase to FY2027 hauling rates is 4.8% and has been included in the Tentative Budget. Per staff's estimates, the City will not need to increase rates to residents as a result of Waste Management rate increase.

Overall, City staff have been pleased with Waste Management's performance for our residents and as a contract partner. Staff recommends continuing to utilize Waste Management as our hauling partner.

FISCAL IMPACT:

The Waste Management portion of the garbage operation costs, identified as "hauling contract" (10-73-50) in the garbage fund budget for fiscal year 2026, was \$1,115,850. In fiscal year 2027, it is in the tentative budget as \$1,170,527.

MOTION:

I move that City Council renew the Solid Waste Service Agreement with Waste Management for a period of one year to begin services on July 1, 2026 through June 30, 2027.

ATTACHMENTS:

1. 2026 Highland - Waste Management Contract Extension



WM
222 S. Mill Ave, Ste 301
Tempe, AZ 85281
C: 801.716.0210

April 30, 2026

Erin Wells
Assistant City Administrator
Highland City
5400 W. Civic Center Dr.
Highland, UT 84004

Re: Agreement Extension and Annual Rate Adjustments

Dear Ms. Wells,

It has been a pleasure serving the citizens of Highland during the past year. WM sincerely values your patronage and looks forward to continuing our partnership. Per the terms of the Agreement, WM requests extension of the Agreement effective July 1, 2026 – June 30, 2027. Based on the current methodology outlined in the agreement, the rates will be adjusted effective July 1, 2026.

Summary of Adjustments

- Per Section 2 of the Agreement, the term of this Agreement may be extended for additional terms of twelve (12) months each, if the Parties agree to such extension in writing prior to the expiration of the Agreement under the then-current term. The Parties agree to extend for an additional term of twelve (12) months, effective July 1, 2026 – June 30, 2027.
- CPI – Per Section 4.c of the agreement, the annual percent change in the Consumer Price Index (WST) for the 12-month period ending the previous December 31 (compared to the average CPI for the next previous 12-month period ending December 31) was 4.8%. This percentage increase will be applied to all service components in the rate exhibit.
- Annual Recycling Adjustment - Per Section 4.d. of the agreement, at least 60 days before each adjustment date, WM will provide City with its calculations for the Recycling Adjustment (if any) to the Recycling Rate for the upcoming agreement year. Last year's recycling adjustment of \$0.65 was reversed from the current recycling rate. This year's recycling adjustment of \$0.48 will be applied per recycle container, with a processing fee adjustment of 10% to reflect market conditions in recycling and fuel. Commodity markets experienced one of the steepest downturns in recent history during 2025. These conditions have persisted into early 2026, with no meaningful recovery projected in the near term. As a result, the value recovered from recyclables no longer offsets the cost to collect, process, and market the materials. In short, recycling has become a net-cost service. While commodity revenue has declined, operating and compliance costs continue to rise. WM has invested in automation, advanced sorting technologies, and AI-enabled systems to improve efficiency and control costs. However, rising labor costs,



WM
222 S. Mill Ave, Ste 301
Tempe, AZ 85281
C: 801.716.0210

higher transportation expenses, such as fuel, increased maintenance requirements, and expanding regulatory compliance obligations have outpaced efficiency gains. The cost of processing recyclables now exceeds the revenue generated from their sales. A negotiated rate adjustment is appropriate and justified to realign the agreement with current conditions, preserve reliable recycling services, and support long-term program stability.

Attached is the Rate Exhibit, Consumer Price Index and recycle adjustment data which demonstrates how we calculated the annual adjustments.

We appreciate your business and the working relationship we have developed over the past years. We look forward to working with you well into the future. Our goal continues to be to provide the highest quality, environmentally responsible service to Highland City. If you have any additional questions, I can be reached at (801) 716-0210.

Sincerely,

Blake Leonelli

Blake Leonelli
Public Sector Solutions



WM
 222 S. Mill Ave, Ste 301
 Tempe, AZ 85281
 C: 801.716.0210

Rate Exhibit
 7/1/2026

Service	Current Rates	CPI-U WST 4.8%	CPI Total	Recycling Adjustment	Total Rate 2026
Residential Trash - 1st Cart	\$ 7.61	\$ 0.37	\$ 7.98		\$ 7.98
Residential Trash - 2nd Cart	\$ 3.84	\$ 0.18	\$ 4.02		\$ 4.02
Residential Recycle - 1st Cart	\$ 6.97	\$ 0.33	\$ 7.31	\$ 0.48	\$ 7.79
Residential Recycle - Additional Cart	\$ 6.97	\$ 0.33	\$ 7.31	\$ 0.48	\$ 7.79
Rolloff (Disposal Not Included)	\$ 172.38	\$ 8.27	\$ 180.65		\$ 180.65

Commercial Dumpsters				
Container Size	Trash Frequency Per Week	Current Rates	CPI-U WST 4.8%	Total Rate 2026
2 YD	1	\$ 45.35	\$ 2.18	\$ 47.53
	2	\$ 90.72	\$ 4.35	\$ 95.07
	4	\$ 181.43	\$ 8.71	\$ 190.14
	5	\$ 226.80	\$ 10.89	\$ 237.68
	6	\$ 272.15	\$ 13.06	\$ 285.21
3 YD	1	\$ 68.03	\$ 3.27	\$ 71.29
	2	\$ 136.07	\$ 6.53	\$ 142.60
	4	\$ 272.15	\$ 13.06	\$ 285.21
	5	\$ 340.19	\$ 16.33	\$ 356.52
	6	\$ 408.22	\$ 19.59	\$ 427.81
4 YD	1	\$ 90.72	\$ 4.35	\$ 95.07
	2	\$ 181.43	\$ 8.71	\$ 190.14
	4	\$ 362.88	\$ 17.42	\$ 380.29
	5	\$ 453.58	\$ 21.77	\$ 475.35
	6	\$ 544.30	\$ 26.13	\$ 570.42
6 YD	1	\$ 136.07	\$ 6.53	\$ 142.60
	2	\$ 272.15	\$ 13.06	\$ 285.21
	4	\$ 544.30	\$ 26.13	\$ 570.42
	5	\$ 680.38	\$ 32.66	\$ 713.04
	6	\$ 816.45	\$ 39.19	\$ 855.64
8 YD	1	\$ 181.43	\$ 8.71	\$ 190.14
	2	\$ 362.88	\$ 17.42	\$ 380.29
	4	\$ 725.71	\$ 34.83	\$ 760.54
	5	\$ 907.16	\$ 43.54	\$ 950.71
	6	\$ 1,088.59	\$ 52.25	\$ 1,140.85

Ancillary Fees	Current Rates	CPI-U WST 4.8%	Total Rate 2026
Container Exchange Fee	\$ 59.67	\$ 2.86	\$ 62.54
Overage Fee	\$ 33.16	\$ 1.59	\$ 34.75
Reactivation Fee	\$ 33.16	\$ 1.59	\$ 34.75
Container Re-Delivery Fee	\$ 33.16	\$ 1.59	\$ 34.75
Replacement Container Fee	\$ 99.48	\$ 4.77	\$ 104.25
Contamination Fee	\$ 33.16	\$ 1.59	\$ 34.75
Smart Truck	\$ 11.56	\$ 0.55	\$ 12.12



WM
 222 S. Mill Ave, Ste 301
 Tempe, AZ 85281
 C: 801.716.0210

Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value

Series Id: CUUR0000SEHG,CUUS0000SEHG
Not Seasonally Adjusted
Series Title: Water and sewer and trash collection services in
Area: U.S. city average
Item: Water and sewer and trash collection services
Base Period: DECEMBER 1997=100
Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386		
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745		
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842		
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204	234.760	239.509
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567	242.969	246.345
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456	250.331	254.588
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365	259.202	263.748
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464	270.076	276.337
2023	281.461	283.663	284.166	285.052	286.322	287.457	289.005	290.975	291.279	291.683	292.694	292.915	284.687	291.425
2024	297.079	298.751	299.183	300.178	299.987	300.652	302.106	303.311	305.117	306.336	308.015	308.234	299.305	305.520
2025	310.239	313.344	313.925	314.820	315.585	316.851	318.244	319.403	319.867	x	321.363	322.728	314.127	320.321

x : Data unavailable due to the 2025 lapse in appropriations

January - 2025 through December 2025 Average	316.943
January - 2024 through December 2024 Average	302.412
Change in 12-Month CPI Measure	14.530
Percent Change in 12-Month CPI	4.8%



WM
 222 S. Mill Ave, Ste 301
 Tempe, AZ 85281
 C: 801.716.0210

Residential		UT0008 - Salt Lake MRF		Material Stream Value Source - select below	
Contract Name Towns of Highland, UT				Material Stream Composition	
Contract Metrics		Variables	\$ Impact / Home / Month	Source / Formula	
Tons / Month / Recycle	A	47		Diversion Report or OPUS / Onboard Computing - Recycling Routes	
Billable Units / Month - Homes	B	3,898		W/M Billing System (MAS) for Contract	
Services / Month	C	2.17		BI-Weekly Services (26/12)	
Homes Serviced / Month	D	8,445.67		B * C	
Tons / Service	E	0.006		A / D	
Lbs / Home / Service	F	11.22		E * 2000	
Lbs / Home / Month	G	24.32		F * D	
Material Stream Value					
Avg. Commodity Value / Tons Sold - Current	H	\$ 86.87		Material Stream Composition	
Avg. Commodity Value / Ton Sold - Prior	I	\$ 110.70		Material Stream Composition	
Change / Ton	J	\$ (23.82)		H - I	
Change / Lb	K	\$ (0.012)		J / 2000	
Impact / Home / Month	L		\$ 0.29	K * G	
Processing Cost (Variable)					
Variable Processing Cost / Inbound Ton (Current)	M	81.77		Financials / OneStream / for selected MRF	
Variable Processing Cost / Inbound Ton (Prior)	N	77.06		Financials / OneStream / for selected MRF	
Change / Ton	O	\$ 4.71		M - N	
Change / Lb	P	\$ 0.0024		O / 2000	
Impact / Home / Month	Q		\$ 0.06	P * G	
Residual Cost (Disposal)					
Disposal Cost / Inbound Ton - Current	R	11.07		Financials / OneStream / for selected MRF	
Disposal Cost / Inbound Ton - Prior	S	5.71		Financials / OneStream / for selected MRF	
Change / Ton	T	\$ 5.36		R - S	
Change / Lb	U	\$ 0.0027		T / 2000	
Impact / Home / Month	V		\$ 0.07	G * U	
Fixed Costs					
Fixed Cost / Inbound Ton - Current	W	56.50		Financials / OneStream / for selected MRF	
Fixed Cost / Inbound Ton - Prior	X	51.21		Financials / OneStream / for selected MRF	
Change / Ton	Y	\$ 5.29		W - X	
Change / Lb	Z	\$ 0.0026		Y / 2000	
Impact / Home / Month	AA		\$ 0.06	G * Z	
Total Impact / Home / Month			\$ 0.48	L + Q + V + AA	



CITY COUNCIL AGENDA REPORT

ITEM #5c

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: Lone Peak Fire Department
SUBJECT: Wildfire Cooperative Agreement
TYPE: General City Management

PURPOSE:

The City Council will consider entering into a Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands regarding the State's assumption of certain wildfire response costs.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the execution of the Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands.

PRIOR COUNCIL DIRECTION:

On January 20, 2026, the City Council adopted the then-current Wildland-Urban Interface (WUI) Code adopted by the state, which is the 2006 version. One of the primary reasons Council adopted this code was because, due to new state law, all Utah cities must adopt and enforce the WUI code in order to be eligible for state assistance with wildfire fighting costs. Because the City adopted the WUI code, the City is eligible to enter into the agreement presented with this item, which is the agreement wherein the state formally agrees to pay wildfire fighting costs on certain conditions.

BACKGROUND:

Under Utah Code 65A-8-203, the State authorizes executing cooperative agreements with local governments for the local government to receive financial and management assistance from the state for the local government's efforts in fighting wildfires. In short, this code section and the proposed wildfire cooperative agreement provide that:

- The state will cover costs associated with fighting a wildfire that is on state or federal land or that meets other criteria (by request from local government or by order of the state forester), except the majority of costs of an initial attack
- The city will provide certain reports to the state
- The city will ensure its firefighters are trained to wildfire standards and have proper equipment per wildfire standards
- The city will fulfill a "participation commitment" to reduce the risk of wildfires, which commitment may be direct payments or expenditures by the City or in-kind activities. The city will coordinate with the Utah Division of Forestry, Fire, and State Lands on the scope of the City's participation commitment annually.
- The term of the agreement is 5 years, though either side can terminate it earlier if desired. So if

the City later determines that the participation commitment is excessive, the City could withdraw.

- The city must designate the positions that will enforce WUI code. Currently, staff proposes the building official and code compliance officer, though that may change as the city gets more active with regard to educating and helping people comply with WUI.

Given Highland City's proximity to state and federal land and the risk of wildfires on such land, it seems financially prudent to enter into this agreement. It reduces the City's financial impact in the event of a wildfire and encourages the City and the Lone Peak Fire Department to engage in proactive efforts to mitigate wildfire risk. Alpine City is also in process of entering into the same agreement, so both cities (and through the cities, Lone Peak Fire) will be eligible for state assistance with wildfires.

With HB 48 (2025) and HB 41 (2026), Utah State has amended some requirements for the City to remain eligible for participation in this cooperative agreement. In future Council meetings, staff will present for review and adoption (1) an update to the WUI code previously adopted by the City updating it to the 2024 version and (2) a WUI map where the WUI code will be enforced within Highland City. These will help ensure the City remains eligible for the funding authorized by the wildfire cooperative agreement.

FISCAL IMPACT:

The City will bear some fiscal impact through its assessments to Lone Peak, because Lone Peak Fire will be equipping and training firefighters and engaging in wildfire mitigation and prevention. The City may also directly cover some of those costs, whether in staff time or in expenditures for training and education of residents and staff, proactive mitigation efforts, and WUI code enforcement. It is unclear currently what the scope or amount of the City's participation commitment will be, but as that information is gathered, staff will keep Council informed.

There is a fiscal benefit to the City, as this agreement ensures the State will cover the vast majority of wildfire fighting costs that the City may incur. So given the scope of wildfire fighting costs, and the direct benefit to Highland residents of wildfire mitigation involved with the City's participation commitment, it seems likely that the City's costs will be substantially less than the benefits received by the City.

MOTION:

I move that City Council approve and authorize the mayor to execute the cooperative agreement with the Utah Division of Forestry, Fire and State Lands.

ATTACHMENTS:

1. Highland 2026 CA

COOPERATIVE AGREEMENT

This Cooperative Agreement (the “Agreement”) is made and entered into this ____ day of _____ 2026 (the “Effective Date”), by and between the Utah Division of Forestry, Fire and State Lands (“FFSL”) and _____ (the “Participating Entity”). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a “Party” or, collectively, as the “Parties.”

RECITALS

- A. Pursuant to Utah Code Section 65A-8-203, this Agreement is required for a county, municipality, or certain other Eligible Entities and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
- B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
- C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-121 and R651-122.
- D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
- E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

AGREEMENT

I. Definitions

For the purposes of this Agreement:

- 1. “Annual Participation Commitment Report” means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
- 2. “Annual Participation Commitment Statement” means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.
- 3. “Catastrophic Wildfire” means wildland fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.

4. “Cooperative Agreement” means the same as the term is defined in Utah Administrative Code R652-1-200.
5. “Delegation of Fire Management Authority” means the acceptance by FFSL of responsibility for:
 - i. Managing a wildfire; and
 - ii. The cost of fire suppression, as described in Utah Code Section 65A-8-203.
6. “Direct Expenditure” means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. “Direct Payment” means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as identified in Utah Code Section 65A-8-203.
8. “Director” means the division director of FFSL.
9. “Eligible Entity” means the same as the term is defined in Utah Code Section 65A-8-203.
10. “Extended Attack” means actions taken in response to wildland fire after Initial Attack.
11. “Firefighter” means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
12. “Initial Attack” means actions taken by the first resources to arrive at any wildland fire incident, including—without limitation—size-up, patrolling, monitoring, holding action, or aggressive suppression action.
13. “In-Kind Activity” means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, <https://www.independentsector.org/>.
14. “Minimum Billing Threshold” means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
15. “Participation Commitment” means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code Sections 65A-8-202 and 65A-8-202.5.
16. “Participating Entity” means an Eligible Entity with a valid Cooperative Agreement.

II. Term.

1. The term of this Agreement shall be five (5) years from the Effective Date.

III. Participation Commitment.

1. Annual Statement.
 - a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year during the term of this Agreement.
 - b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions it intends to take that address the wildfire threat. Within sixty (60) days of receipt of an Annual Participation Commitment Statement, the Participating Entity shall send the completed annual plan to FFSL for review and approval.
 - c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
 - d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, this Agreement will terminate at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.
2. Fulfillment.
 - a. The Participating Entity shall meet its Participation Commitment, as determined by FFSL, pursuant to Utah Administrative Code R652-122.
 - b. The Participating Entity shall meet its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three that are mutually agreed upon by the Parties.
3. Consultation.
 - a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.
4. Accounting.
 - a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

- b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
 - c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
 - d. With the Director's approval, or approval of a designee, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
 - e. The Participating Entity must receive written approval from the Director, or designee, before pursuing carry-over for a specific action or activity under this Section III(4).
 - f. Amounts reported annually in excess of Participation Commitment do not carry-over without written approval from the Director, or designee, under this Section III(4).
5. Reporting.
- a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
 - b. The Participating Entity shall provide an annual accounting of its activities and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
 - c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4) of this Agreement in UWRAP.
 - d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
 - e. FFSL may reject records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.
6. Calculation.
- a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Administrative Code R652-122.
 - b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
 - c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdiction. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdiction. The

Fire Cost Average may include State-paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdiction.

- d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.
7. Appeals.
 - a. Where permitted by Utah Administrative Code R652-122 and within ninety (90) days of the occurrence, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting to the Director a written appeal that states the reasons for the appeal.

IV. Initial Attack.

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. Pursuant to Utah Code Sections 65A-8-202–202.5 and in accordance with this Agreement, FFSL shall determine reasonable and effective wildfire IA by verifying that the Participating Entity has adequate resources and equipment to manage IA.
4. The Participating Entity shall have financial responsibility for all IA costs within its jurisdiction, other than aviation costs.
5. FFSL shall have financial responsibility for all IA aviation costs.

V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for a wildland fire shall occur simultaneously with one of the following events:
 - a. The involvement of state-owned or federally-owned lands in the wildland fire;
 - b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
 - c. The request of the Participating Entity with jurisdiction through its local fire official on scene with authority to do so; or
 - d. The decision of the Director, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. Deployment of aviation assets on pre-planned dispatch, as established by the State, does not cause an automatic Delegation of Fire Management Authority.

VI. Extended Attack.

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report (“CTR”) or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

VII. Wildland Fire Response Training and Certification.

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity’s jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity’s jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory “closed fire season,” as defined in Utah Code Section 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

VIII. Wildland Fire Response Equipment Standards.

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity’s jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

IX. Wildland Fire Cost Recovery Actions.

1. Pursuant to Utah Code Title 65A and Utah Administrative Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting in a negligent, reckless, or intentional manner, the Participating

Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular wildland fire (“Cost Recovery Action”), except for when Delegation of Fire Management Authority has occurred. FFSL may assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. The Participating Entity shall notify FFSL once it has initiated a Cost Recovery Action.
3. If the Participating Entity recovers from a Cost Recovery Action, the Participating Entity shall provide to FFSL documentation verifying wildland fire costs by the Participating Entity and the legal costs incurred for the Cost Recovery Action.
4. The Participating Entity may retain costs recovered up to and not exceeding its incurred wildland fire costs—including legal fees in pursuing the Cost Recovery Action. All other recovered costs shall be tendered to FFSL for distribution amongst other entities with incurred suppression costs.
5. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity’s Historic Fire Cost Average and Participation Commitment.
6. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

X. Probation Status.

1. At the end of each calendar year, FFSL shall review the Participating Entity’s compliance with the terms of this Agreement.
2. If the Participating Entity is out of compliance, FFSL shall place the Participating Entity on “Probation Status” and provide the Participating Entity with a “Probation Notice” including:
 - a. Notice of the Probation Status;
 - b. The reason for the Probation Status;
 - c. The action(s) the Participating Entity must take to remedy the Probation Status; and
 - d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity’s failure to fulfill its Participation Commitment for the previous calendar year:
 - a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
 - b. FFSL shall credit the Participating Entity’s Participation Commitment expenditures and actions toward the Participating Entity’s outstanding obligation before it may credit the expenditures and actions toward the current obligation;
 - c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the

- Probation Notice time frame if the underlying noncompliance is not timely remedied; and
- d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
 - a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame;
 - b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame; and
 - c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
 5. For the duration of the Probation Status, this Agreement remains valid.

XI. Revocation.

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity no later than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code Section 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
 - a. Providing written notice to FFSL of its intent to revoke this Agreement; or
 - b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121 and the Participating Entity pays FFSL all outstanding wildland fire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildland fire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the Director within thirty (30) days of the notice of revocation being provided.

XII. Renewal, Amendment, and Compliance with Applicable Laws.

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no renewal limit.
3. The terms of this Agreement may be amended at any time by written agreement, signed by the Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Administrative Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

XIII. Community Wildfire Preparedness Plan.

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan (“CWPP”) or, subject to FFSL’s approval, equivalent wildland fire preparedness plan.
2. Following adoption, the Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan at least every five (5) years initial adoption from initial adoption.
3. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP or equivalent wildland fire preparedness plan.

XIV. Wildland Urban Interface.

1. The Participating Entity has adopted the Utah Wildland Urban Interface Code, as defined in Utah Code Section 65A-8-401.
2. The Participating Entity shall annually report on enforcement of the wildland urban interface building standards adopted by the Participating Entity.
3. If the State adopts a different version of the Code, the Participating Entity shall adopt within two years the same version of the Code.
4. The Participating Entity designates the following position as responsible to enforce the WUI code: _____.
5. The Participating Entity shall provide to FFSL the map of the zone where the wildland urban interface building standards are enforced. If the Participating Entity makes changes to the map they shall provide to FFSL the current map within 90 days of adoption.
6. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property.

7. If the Participating Entity chooses to perform lot assessments under the High Risk Wildland Urban Interface program, they must do so in accordance with policy established by FFSL.

XV. Miscellaneous.

1. This Agreement is governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and hold harmless FFSL and the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of the Participating Entity's performance of this Agreement to the extent caused by any intentional wrongful act or negligence of the Participating Entity, its agents, employees, officers, or partners, without limitation; provided, however, the Participating Entity shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of FFSL. In the event there is a conflict between this provision and Utah Code Sections 65A-8-101-403 or other provisions of State law, State law shall govern. The Parties are governmental entities under the Utah Governmental Immunity Act (the "Immunity Act"). Nothing contained herein shall be construed in any way to modify the limits of liability set forth in the Immunity Act or the basis for liability as established in the Immunity Act. Nothing contained herein shall be construed as a waiver by any Party of any defenses or limits of liability available under the Immunity Act and other applicable law. The Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.
4. The Participating Entity agrees to abide by the following federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order 2019-1, dated February 5, 2019, which prohibits unlawful harassment in the workplace. The Participating Entity further agrees

to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of the Participating Entity's employees.

5. The Participating Entity may not assign, sell, transfer, subcontract, or sublet rights, or delegate any right or obligation under this Agreement, in whole or in part, without the prior written approval of FFSL.
6. A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. No waiver of any term of this Agreement is valid unless in writing.
7. The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.
8. This Agreement may only be modified by the mutual written agreement of the Parties. If modified, the modification will be attached and made part of this Agreement.
9. This Agreement, constitutes the entire agreement between the Parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.
10. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

SIGNATURES ON FOLLOWING PAGE

UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS

FFSL Area Manager Signature Name Date

State Forester/Division Director Signature Name Date

PARTICIPATING ENTITY

Chief Executive Signature Name Date

**APPROVED AS TO FORM
UTAH ATTORNEY GENERAL'S OFFICE**


[Connor Arrington \(Jan 15, 2026 13:27:10 MST\)](#) **Connor Arrington** 01/15/2026

Assistant Attorney General Signature Name Date



CITY COUNCIL AGENDA REPORT

ITEM #7a

DATE: May 19, 2026
TO: Honorable Mayor and Members of the City Council
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: City Council
SUBJECT: Detached Accessory Dwelling Units
TYPE: Development Code Update (Legislative)

PURPOSE:

The City Council will hold a work session to discuss detached accessory dwelling units and related regulations.

STAFF RECOMMENDATION:

Staff recommends that the City Council give direction on the regulations and policies the Council would like to have adopted regarding accessory dwelling units, both detached and internal (attached).

PRIOR COUNCIL DIRECTION:

In 2023 and 2026, the City Council amended or adopted a moderate income housing strategy that includes the goal of allowing detached ADU, directing in 2026 that the City would "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."

On May 5, 2026, the City Council directed for the discussion of detached ADUs to be presented and discussed at a work session.

BACKGROUND:

Below are the proposed regulations for detached ADUs. Because there are several regulations that apply to both internal ADUs and detached ADUs, it is proposed that the regulations be broken down into 3 sections: Generally applicable ADU regulations, internal ADU regulations, and detached ADU regulations.

- **General ADU regulations - apply to both internal and detached ADUs**

- ADU must be registered and recorded
- Short-term rentals must have business license and comply with business regulations
- Only one ADU, whether internal or detached, allowed per lot
- Property must be owner-occupied
- ADU conforms to building, fire, health, and safety codes. Constructing ADU requires building permit and is subject to building official and fire marshal inspection (state law)
- ADU requires certificate of occupancy (historically, COOs are not issued for internal

ADUs, but staff is proposing this to make the ADU creation clearer, especially as accessory buildings with dwelling units will be a different use classification than non-habitable buildings).

- No separate utilities - all ADUs must be connected to home utilities
- ADU cannot be constructed unless property is served by adequate utilities and facilities and city has capacity in utility systems. Allows septic tanks to continue, and new ADUs to connect to an existing septic tank, with County Health Department approval. This would allow the City to monitor ADU development and prohibit additional ADUs in an area of the City if utilities serving the area becomes overwhelmed or constrained.
- ADU and primary dwelling unit have separate addresses (or A/B type designations). This is a recommendation from police and fire, as they prefer to have some marker that identifies that there are two separate units on the property that may have occupants. Building department also supports this.
- With the separate addresses, the owner can work with USPS to obtain separate mailboxes for the ADU and the primary dwelling.
- Any required parking lost due to ADU must be replaced.
- ADU cannot be subdivided or sold separately from the property/home.

• **Proposed Internal ADU regulations - See [Utah Code 10-21-303](#)**

- IADUs limited to single-family lots with at least 6,000 square feet (cannot further restrict per state law)
- IADUs must provide 1 off-street parking space for the IADU (cannot require more per state law)
- IADUs cannot change appearance of home from single-family home, avoid duplex appearance
- IADUs must have entrance from back or side of home

• **Proposed Detached ADU regulations - See [Utah Code 10-21-304](#)**

- Allow DADUs on single-family lots with at least 11,000 square feet (cannot further restrict per state law)
- DADUs must be in accessory buildings that meet current accessory building regulations (lot coverage)
- DADUs must be in accessory buildings that meet the setbacks applicable to the home (not the setbacks for accessory buildings), though the rear setback can be reduced to 20' if the accessory building is limited to 1 story/15 feet height.
- DADUs can be built to the same maximum height as the home, but cannot exceed the existing home's height.
- Allow accessory building to be converted to DADU, if building conforms or made to conform with DADU regulations, accessory building regulations, and building codes
- DADU living area is limited to 1,250 square feet on lots less than 1 acre, and 1,500 square feet on lots of 1 acre or more. This is further limited by the lot coverage limitation for accessory buildings.
- Accessory building can have other areas/rooms that are not part of DADU, subject to accessory building regulations
- Accessory building with DADU cannot exceed footprint of main dwelling

- 1 parking space required for DADU less than 650 square feet, 2 parking spaces for DADUs 650+ square feet (cannot require more per state law)
- Accessory building with DADU must be complimentary to main dwelling

FISCAL IMPACT:

No readily quantifiable fiscal impact.

MOTION:

N/A

ATTACHMENTS: