

AGENDA
HIGHLAND CITY COUNCIL MEETING
February 2, 2016

6:00 p.m. Closed Executive Session
7:00 p.m. Regular City Council Session
Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

6:00 P.M. CLOSED EXECUTIVE SESSION

The City Council will hold a closed executive session for the purpose of discussing:

- The purchase, exchange, or lease of real property and reasonably imminent litigation;
 - The sale of real property; including any form of water right or water shares;
 - The character, professional competence, or physical or mental health of an individual.
- Pursuant to Section 52-4-205(1) of the Utah State Code Annotated.

7:00 P.M. REGULAR SESSION

CALL TO ORDER – Mayor Mark Thompson

INVOCATION – Mayor Mark Thompson

PLEDGE OF ALLEGIANCE – Ed Dennis

APPEARANCES

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

REPORTS/PRESENTATIONS:

- 1. PRESENTATION: Utah Valley Women**
- 2. REPORT: Water Advisory Board – Tavis Timothy, Chairman**

CONSENT

- 3. MOTION: Approval of Meeting Minutes for the City Council Regular Session – January 5, 2016**
- 4. MOTION: Approval of Meeting Minutes for the City Council Work Session – January 12, 2016**
- 5. MOTION: Approval of Meeting Minutes for the City Council Work & Regular Session – January 19, 2016**
- 6. MOTION: Ratification of the Mayors Appointment to the Planning Commission – Ronald V. Campbell**
- 7. MOTION: Ratification of the Mayors Appointment to the Highland Library Board – Ed Dennis**

8. **ORDINANCE: Adopting A Temporary Land Use Regulation To Prohibit The Application And Approval Of Final Plats For Development** – North of 11800 North
9. **ORDINANCE: Speed Limit Change** – Highland Blvd. South of 11800 North

ACTION ITEMS

10. **MOTION: Approval for a Preliminary Plat Application, a 60 Lot Single Family Subdivision Approximately 36.61 Acres, Located At The Corner Of 11800 North And Highland Boulevard.– Highland Oaks**
11. **ORDINANCE: Amending Article 4.7 Town Center Overlay Of The Highland City Development Code To Remove Residential Uses** - Town Center Flex Use District
12. **DISCUSSION AND MOTION: Water Maintenance Plan** – Culinary Water
13. **ORDINANCE: Amending Article 12.24. City Parks and Cemetery** – Banning E-Cigarettes in Public Parks

MAYOR/ CITY COUNCIL & STAFF COMMUNICATION ITEMS

14. Park Maintenance Building – Justin Parduhn, O&M Director
15. Speed Signal Information – Justin Parduhn, O&M Director
16. 2016-2017 Fiscal Year Budget Calendar – Gary LeCheminant, Finance Director

ADJOURNMENT

(These items are for information purposes only.)

Description	Requested/Owner	Due Date	Status
Road Capital Improvement Plan for FY 15-16 <i>Prioritize and Communicate to Residents</i>	City Council	Estimated June 2016	Study Underway
Determine Park Use for Recreation	City Council Parks Staff	2016	Staff to make Recommendations
HW Bldg. – PW Storage Status	City Council Mayor/PW	End of 2015	In Progress
Speed Sign Information Collected	Council Justin		In Progress
Salt Storage Bldg.	Council Justin	February 2016	Engineer Reviewing

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder does hereby certify that on this **28th day of January, 2016**, the above agenda was posted in three public places within Highland City limits. Agenda also posted on State (<http://pnn.utah.gov>) and City websites (www.highlandcity.org).

JOD'ANN BATES, City Recorder

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

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

**MINUTES
HIGHLAND CITY COUNCIL MEETING**

Tuesday, January 5, 2016

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

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Ed Dennis
Councilmember Rod Mann

STAFF PRESENT: Nathan Crane, City Administrator/Community Develop. Director
Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD’Ann Bates, City Recorder
Justin Parduhn, Public Works O&M Director
Brian Gwilliam, Chief of Police
Tim Merrill, City Attorney

OTHERS: Scott Vikari, Carter Groom, Heather Groom, Brookelynn Harris, Miranda Mugleston, Mike Schoenfeld, Jessie Schoenfeld, Tanya Colledge, Jennifer Moulder, Christine Anderson, Ben Anderson, Stuart Anderson, Julie Brinkerhoff, Stephannie Cottle, JoAnn Scott, Michelle Dekorver, Devirl Barfuss, and Steven Rowley.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:00 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Councilmember Dennis LeBaron and those assembled were led in the Pledge of Allegiance by Carter Groom, a scout.

APPEARANCES:

There were no appearances.

PRESENTATION

1. Council Thank You

Mayor Thompson took a moment to thank Jessie Schoenfeld for her service on the City Council and presented her with a plaque.

2. 2014-2015 Audit Report – Keddington & Christensen Auditors

DRAFT

1 Steven Rowley, representing Keddington & Christensen Auditors, presented the Financial
2 Statement Audit Report, as well as the State Supplemental Reports and Governmental Standards
3 Reports. Mr. Rowley stated that changes had been made to pension liability standards, which
4 will now be kept on the books.

5
6 There was only one instance of non-compliance with the State standards, and that involved the
7 failure to upload the meeting minutes to the Utah Public Notices website within the required
8 timeframe. He assured the Council that this did not impact the financial statements.

9
10 **3. 3rd Party Insurance Information** – Tim Merrill, City Attorney

11
12 Mr. Merrill stated that questions had arisen regarding when and how the City can cover third
13 parties under its insurance policy. The policy covers the City, volunteers, past and present
14 employees, elected or appointed officials, and members of committees, wards or commissions;
15 but only when those individuals are acting on behalf of or for the City. It is possible to add third
16 parties as an additional insured under the policy, but the City does not determine who is eligible.

17
18 There was a discussion regarding the Timpanogos Chorale, the organization that initiated these
19 considerations. Although the City provides a rehearsal space, they are not involved with the
20 organization, and therefore the members are not considered volunteers. Brian Braithwaite
21 commented that the Chorale approached the City regarding this because they would receive a
22 discounted rate when renting at the middle school if they were under the City's insurance policy.

23
24 **CONSENT ITEMS:**

25
26 **4. MOTION: Approval of Meeting Minutes for the City Council Regular Session –**
27 **November 17, 2015**

28
29 **5. MOTION: Approval of Meeting Minutes for the City Council Work Session –**
30 **December 1, 2015**

31
32 **6. MOTION: Approval of Meeting Minutes for the City Council Regular Session –**
33 **December 1, 2015**

34
35 **7. MOTION: Ratifying the Mayor's appointment to the Planning Commission – Kurt**
36 **Ostler**

37
38 **8. MOTION: Ratifying the Mayor's Appointment to the Water Advisory Board – Jim**
39 **Horrocks and Drew Sparks**

40
41 **9. RESOLUTION: Appointment of the City Treasurer and Re-Appointment of the**
42 **City Recorder – Stephannie Cottle, City Treasurer and JoD'Ann Bates, City Recorder**

43
44 **10. MOTION: Approval of Reimbursement and Authorizing the Mayor to sign an**
45 **Agreement with Millhaven Homes for Installation of Curb, Gutter, Replacement**

DRAFT

1 **and Relocation of a Culinary Water Line** – 9600 North, Flats at Fox Hollow
2 Subdivision

3
4 **11. RESOLUTION: Adjusting City Fee Schedule** – City Facility Rentals

5
6 **MOTION: Dennis LeBaron moved the City Council approve the Consent Items on the**
7 **agenda.**

8
9 **Brian Braithwaite seconded the motion.**

10 **Unanimous vote, motion carried.**

11
12 **ACTION ITEMS:**

13
14 **12. MOTION: Speed and Warrant Study** – Highland Blvd. and 11800 North

15
16 ***Background:** With the recent accident at the intersection of Highland Boulevard and 11800*
17 *North, a concern has been raised in relation to the safety and operation of this intersection. In*
18 *June 2015, the Council authorized the hiring of two firms to complete an Operation Safety*
19 *Report (OSR). An OSR report reviews the intersection design, traffic speeds, sight issues, crash*
20 *history, etc., and provides a report with recommendations. Two firms were hired to complete this*
21 *work; Project Engineering Consultants (PEC) and InterPlan. Both studies were also reviewed*
22 *by the City Engineer.*

23
24 Nathan Crane reviewed the studies provided, and stated that the traffic volume, accidents, future
25 growth and other factors did not meet the minimum threshold for the installation of a traffic
26 signal. Mr. Crane clarified that Highland Boulevard would be expanded at some point in the
27 future, but that would be a project of the County.

28
29 Mr. Crane presented the results of the speed analysis, which showed the average speed of
30 southbound traffic on Highland Boulevard to be 47 mph, and northbound average traffic as 45
31 mph. The City has attempted to increase enforcement in the area and installed flashing speed
32 limit signs. The study indicated that traffic calming measures would not be appropriate for the
33 collector street.

34
35 Brian Braithwaite felt that the main problem with the intersection was the layout and grade of the
36 streets involved. He suggested that something be done to improve the line-of-site. Mayor
37 Thompson, however, did not feel that a speed reduction or a signal would solve the issue. Mr.
38 Crane commented that the study indicated that a three-way stop would not work in this situation
39 either.

40
41 Miranda Mugleston addressed the Council and stated that the accidents at this intersection have
42 involved inexperienced drivers. She suggested that even small actions such as lowering the
43 speed limit would help prevent some of these accidents.

44
45 Jennifer Moulder came forward and addressed the Council. She stated that there are at least 40
46 children in her neighborhood, who are expected to walk to the Ridgeline bus stop. However, it's

DRAFT

1 dangerous to cross the street to get there, so most parents drive their children to the stop sign or
2 the elementary school. Mrs. Moulder had sent emails to Nathan Crane and several Council
3 Members, but had received no response.

4
5 Tanya Colledge stated that she also lives in the neighborhood near this intersection and had
6 concerns that the Council was not being proactive enough with this issue. When asked what she
7 would like the Council to do, Mrs. Colledge stated that she doesn't care what the remedy is, just
8 as long as something is done.

9
10 Mayor Thompson reminded the residents that this was not the only dangerous intersection in the
11 City. The Council uses the analytical studies to determine which areas have higher priority. It is
12 important to review these situations with an unemotional approach.

13
14 Stuart Anderson came forward and stated that he shared Mr. Braithwaite's opinion about the
15 layout of the intersection. He felt that the solution for this area was physical, whether that was
16 changing the grade, creating a roundabout, or a similar solution.

17
18 Julie Brinkerhoff stated that she currently lives in Sky Estates, but had recently resided in
19 Highland Hills. She suggested that the reason the study did not show a lot of pedestrian traffic is
20 because of the children being driven to school in the mornings rather than walking. Mrs.
21 Brinkerhoff commented that the wrong choice for this area would be to do nothing at all. She
22 agreed that the Council needs to be proactive in how they address the problem.

23
24 The Council then deliberated the possibility of lowering the speed limit as well as increasing
25 enforcement. It was determined that the limit would be changed to 35 mph and the area
26 monitored to see if there is any improvement. They decided not to make any physical changes to
27 the intersection at this time in anticipation for a future traffic signal.

28
29 **MOTION: Rod Mann moved the City Council approve a speed limit reduction along**
30 **Highland Boulevard south of 11800 West to 35 mph, and direct staff to establish a process**
31 **for collecting information and providing it to the police department regularly, as well as**
32 **making it available to the public. Staff will report back to the City Council by the first**
33 **meeting of March.**

34
35 **Tim Irwin seconded the motion.**
36 **Unanimous vote, motion carried.**

37
38 Mayor Thompson called for a break until 9:20 p.m.

39
40 **13. MOTION: Authorization to Select Zions Bank Public Finance Group – Utility Rate**
41 **Study**

42
43 **Background:** *In previous conversations, City Council directed staff to conduct a Utility Rate*
44 *Study so that the true cost of the city utilities would be better understood and to ensure*
45 *appropriate billing was taking place. For Fiscal Year 2015, staff budgeted for the completion of*
46 *the study out of the enterprise funds (Sewer 52-40-32, Pressurized Irrigation 53-40-31, Storm*

DRAFT

1 Sewer 54-40-32, and Culinary Water 55-40-31). In November, a Request for Proposal was sent
2 out for the study and six firms submitted proposals. Staff reviewed the submitted proposals and
3 came up with two finalists. We conducted interviews with those finalists and came to a
4 unanimous decision that Zions Bank would be the best selection for this study.

5
6 Due to some miscommunication, there were no representatives from Zions Bank present at the
7 meeting. Erin Wells stated that those representatives would attend the work session the
8 following week.

9
10 In response to a question from Ed Dennis, Erin Wells explained the reason behind choosing a
11 proposal that was not the lowest bid, as required by City ordinance. She stated that they could
12 select a higher bid if there were mitigating situations, and those reasons need to be identified in
13 the motion.

14
15 There was a discussion regarding the language that should be included in the motion.

16
17 **MOTION: Brian Braithwaite moved the City Council authorize the Mayor to sign the**
18 **agreement with and approve the selection of Zions Bank Public Finance Group for a Utility**
19 **Rate Study based on the following findings:**

- 20
21 **1. A cost not exceeding \$39,356.**
22 **2. Prior transaction with JUB Engineering did not meet the standards expected.**
23 **3. Bowen Collins did not have both the engineering and financial qualities that the**
24 **Council believes Zions can bring to the project.**
25 **4. Lewis and Young were not able to meet the time frame needed for the project.**

26
27 **Dennis LeBaron seconded the motion.**

28 **Unanimous vote, motion carried.**

29
30 **14. NOMINATION/VOTE: Mayor Pro-Tempore – City Council**

31
32 **Background:** *In all municipalities, the Mayor shall be the chairman and reside at the meetings*
33 *for the governing body. In the absence of the Mayor or because of his inability or refusal to act,*
34 *the governing body may elect a member of the governing body to reside over the meetings as*
35 *Mayor Pro Tempore. Council Member Tim Irwin had been serving as Mayor Pro Tempore*
36 *during 2015. Traditionally, the City Council selects a Mayor Pro Tempore at the beginning of*
37 *each year. This action is done pursuant to Utah Code, Annotated 10-3b-302(2)*

38
39 **MOTION: Tim Irwin nominated Rod Mann as the Mayor Pro-Tempore.**
40 **Brian Braithwaite seconded the nomination.**

41
42 **MOTION: Ed Dennis nominated Brian Braithwaite.**
43 **Motion dies due to lack of second.**

44
45 **Unanimous vote, motion carried.**
46

DRAFT

MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS

(These items are for information purposes only and do not require action or discussion by the City Council)

Mayor Thompson initiated a discussion regarding the intersection of SR92 and 6400 South, stating that the City had been in contact with UDOT requesting the installation of a traffic signal. The comment was made that the residents had approached the City with their concerns for this intersection two years ago, but the issue was not addressed.

15. Parks Storage Building Update – Justin Parduhn, Public Works O&M Director

Justin Parduhn informed the Council that the department had moved out of the HW building and the equipment had been disbursed to various locations throughout the City. The only thing left to coordinate was the demolition of the building.

16. Highland City Website Update – Erin Wells, Assistant to the City Administrator

Erin Wells stated that the approved logo and style guide had been delivered to the website team and they were in the process of redesigning the main page. They expected the website to be ready in two or three months.

ADJOURNMENT

MOTION: Rod Mann moved the City Council adjourn.

Tim Irwin seconded the motion.

Unanimous vote. Motion carried.

Meeting adjourned at 10:20 p.m.

JoD'Ann Bates, City Recorder

Date Approved: February 2, 2016

MINUTES
Highland City Council Work Session

January 12, 2016
Highland City Multi-Purpose Room,
5400 West Civic Center Drive, Highland, Utah 84003

Present: Mayor Mark S. Thompson
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Ed Dennis
Councilmember Rod Mann
Councilmember Tim Irwin

STAFF PRESENT: Nathan Crane, City Administrator, Community Develop. Director
Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD’Ann Bates, City Recorder
Justin Parduhn, Public Works O & M Director

Others: Matt Millis of Zions Bank, Ryan Kitchen of PEPG, Larry Becknell of PEPG and Tim Biel of PEPG.

The meeting was called to order by Mayor Mark Thompson as a work session at 6:15 pm. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

UTILITY RATE STUDY PRESENTATION AND POLICY DISCUSSION

Matt Millis from Zions Bank Public Finance presented information regarding their Utility User Rate Analysis. He stated that they were currently in the stages of gathering the data needed to make an accurate analysis, but he presented the information that they had collected at that time. Mr. Millis explained the process, and stated that they would prefer this be done by March 15, 2016.

Mr. Millis had four questions to ask of the Council in order to accelerate the process, and to provide information that is accurate. The first question was whether the cost of the water gained through the canal enclosure should be paid for through the Pressurized Irrigation Enterprise Fund or the General Fund. There was a discussion regarding this subject, taking into consideration the possibility of using the extra shares to pay for park space. Mayor Thompson did not consider this use appropriate, as the PI shareholders would then be the ones paying for a park. The Council also considered the transfer of shares between the two funds, but they questioned whether that would be approved by the auditors.

DRAFT

1 Mr. Millis handed the Councilmembers a questionnaire and asked them to respond to this issue
2 there. The subsequent questions would also be listed and answered on the questionnaire.

3 Mr. Millis continued by addressing the issue of pumping water to the buildings at higher
4 elevations in Highland City, and the additional power costs associated with it. He asked how the
5 Council would like to see those costs allocated. Mayor Thompson stated that the Water
6 Advisory Board's position on this was to allocate those costs to those receiving the water, rather
7 than requiring the expense to be paid by all citizens.

8 There was a discussion regarding the resident's potential reaction to a fee increase, and staff's
9 efforts to keep the public informed. Mr. Millis suggested that an annual fee increase with a
10 timeframe would be appropriate.

11 Tim Irwin joined the meeting.

12 The discussion then turned to the amount of cash the City would like to have in reserve, and Mr.
13 Millis stated that they should have the equivalent of 275 days of operating expenses on hand that
14 could be used in emergency situations. Highland City currently does not have any cash in
15 reserve. There was a recommendation that the City consider bonding.

16 Based on the discussions of the meeting and the completed questionnaires, Zions Bank would
17 come up with three scenarios for the City Council to choose from at a later date.

18 **ROAD CAPITAL IMPROVEMENT STUDY OPTIONS**

19 Representing PEPG were Larry Becknell, Ryan Kitchen, and Tim Biel. The presentation began
20 with an explanation of the difference between rehabilitating roads and reconstruction. This
21 company would rehabilitate the roads, which is less expensive for the City but would still
22 provide 20-year roads. Mr. Kitchen then explained the core analysis and how that works in the
23 process of rehabilitating the roads.

24 The Council asked what their recommendation would be for a residential street rehabilitation.
25 They continued to discuss the factors involved in making an assessment, including the damages
26 from construction traffic or other large vehicles.

27 The Council discussed the information given during the presentation, and felt that this company
28 would be more thorough than others, as they would be gathering their own information rather
29 than using what was previously generated by JUB Engineers.

30 **SNOWBIRD PROPOSED DEVELOPMENT**

31 Mayor Thompson informed the Council that he had sent them each an email relevant to the
32 information brought to the City by Roger Nicholson regarding the proposed Snowbird
33 Development. Mr. Nicholson's greatest concern was with the possibility of stirring up the old

DRAFT

1 mine tailings. Mayor Thompson felt that this was a legitimate concern, as there was a potential
2 for ground water pollution if construction were not properly done. This would be a large risk for
3 Highland City. The Council deliberated on the appropriate action, and it was decided that they
4 would present the information to the Board of Adjustment and explain their situation. Hopefully
5 this would at least slow down the process and assure that everything is done correctly before
6 construction. They also discussed getting the neighboring cities involved in the process.

7 **RESIDENT SURVEY**

8 Erin Wells created a survey for Highland residents with the intention of gaining their insight into
9 upcoming issues. Tim Irwin questioned the validity of the results of such a survey, and felt that
10 the survey would not be of importance to them. There was a discussion regarding this, and the
11 Council decided to proceed with advertising the online survey.

12 Erin Wells then presented the survey questions to the Council, and they discussed those that
13 should be altered or adjusted. There were also a few items that were added to the questionnaire
14 regarding parks and open space or recreation areas.

15 Work Session adjourned at 9:48 p.m.

DRAFT

REGULARLY SCHEDULED CITY COUNCIL MEETING

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Ed Dennis
Councilmember Rod Mann

STAFF PRESENT: Nathan Crane, City Administrator/Community Develop. Director
Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD'Ann Bates, City Recorder
Justin Parduhn, Public Works O&M Director
Brian Gwilliam, Chief of Police
Tim Merrill, City Attorney

OTHERS: Devirl Barfuss, Ty Christensen, Brian Cook, Cole VanAusdal, Deena VanAusdal, Curtis VanAusdal, Tanner West, Becky West, Stewart West, Brooke Woolley, Jason Woolley, Jared Godwin, Mykel Godwin, Daxton Godwin, Shaunna Godwin, Laura Mabey, Betsy Mabey, Tate Malers, Marci Modersitzski, Marc Modersitzski, Jullyne Muggleston, Larry Becknell, Scott Sandstrom, Ty Owen, Allison Owen, MaKay Owen, Caitlin Thomos, Mason Fairbanks, Lindsey Worthen and Chris Dayton. .

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:04 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Tim Irwin and those assembled were led in the Pledge of Allegiance by McKay Owen, a scout.

APPEARANCES:

Scott Sandstrom addressed the Council on behalf of Preserve and Protect American Fork Canyon, and expressed their concern for the potential expansion of Snowbird. Not only did they worry about the possibility of water contamination, but the increase in traffic and the reduction of available recreation space for the local residents.

PRESENTATIONS:

1. Oath of Office – Highland Youth Council

DRAFT

1 Mayor Thompson read the names of the 2016 Youth Council and asked them to come to the
2 front of the room. The 2016 Youth Council Members include: Aaron Burns, Aubrey Cannon,
3 Blake Cannon, Brittany Jones, Brook Woolley, Brooklynn Harris, Cole VanAusdal, David
4 Westwood, Emmerson Dayton, Jessica Spencer, Laura Mabey, Lindsey B. Draper, Marinda
5 Mugleson, Mykel Godwin, Rebecca Cutler, Tanner West, and Kate Modersitzski, with advisors
6 Sarah Cutler and Chris Dayton.

7
8 City Recorder, JoD'Ann Bates administered the Oath of office.
9

10 **2. Utah Valley Women**

11
12 There were no representatives from Utah Valley Women present. The item was continued to the
13 next meeting
14

15 **3. Highland Urban Deer Program – Brian Cook**

16
17 Brian Cook updated the Council on the progress of the Urban Deer Program and stated that
18 Highland City was currently in the maintenance phase of the program. The annual roadkill
19 report average has decreased from 72 animals to six since the implementation of this plan.
20
21

22 **CONSENT ITEMS:**

24 **4. MOTION: Modification of a Contract for Transcription Services of City Council 25 Meeting Minutes – C. Price Transcription LLC**

27 **5. MOTION: Selection of Consultant to Prepare a Road Reconstruction Capital Plan - 28 *Pulled by Brian Braithwaite***

30 **6. RESOLUTION: Potential Expansion of the Snowbird Ski Resort Project – American 31 Fork Canyon 32 *Pulled by Brian Braithwaite***

33
34 **MOTION: Dennis LeBaron moved the City Council approve Consent Item #4 on the
35 agenda.**

36
37 **Tim Irwin seconded the motion.**
38 **Unanimous vote, motion carried.**

40 **PULLED CONSENT ITEMS:**

41
42 **(#5) MOTION: Selection of Consultant to Prepare a Road Reconstruction Capital Plan -
43 *Pulled by Brian Braithwaite***

DRAFT

1
2 Brian Braithwaite expressed a concern that the reconstruction plan discussed previously did not
3 include all of the roads the City would like to examine. Nathan Crane responded that if they
4 wanted to include all roads with a PCI value between 55 and 61.9, it would create an additional
5 cost of \$19,805. The Council felt that this initial expense would save money for the City in the
6 future.

7
8 **MOTION: Dennis LeBaron moved the City Council approve the Selection of the**
9 **Consultants in the amount of \$109,065 to prepare the Road Reconstruction Plan.**

10
11 **Tim Irwin seconded the motion.**
12 **Unanimous vote, motion carried.**

13
14 **(#6) RESOLUTION: Potential Expansion of the Snowbird Ski Resort Project – American**
15 **Fork Canyon**
16 ***Pulled by Brian Braithwaite***

17
18 Brian Braithwaite suggested that the resolution be reworded to better convey their serious
19 concerns about the expansion, and ask them to clearly define the requirements from the
20 contractor. Snowbird owns the land in question, and they do have rights as the property owner,
21 but they should use those rights within the boundaries of controlling problems that could occur.
22 There was a discussion regarding possible language that could be added to the resolution.

23
24 **MOTION: Brian Braithwaite moved the City Council approve the Resolution regarding**
25 **the potential expansion of the Snowbird Ski Resort with the approved discussed changes.**

26
27 **Ed Dennis seconded the motion.**
28 **Unanimous vote, motion carried.**

29
30
31 **ACTION ITEMS:**

32
33 **7. City Council To Represent Highland City – Utah Valley Dispatch Board**

34
35 Background: *Highland City is a member of the Utah Valley Dispatch Special Service District*
36 *which was created in 2008 by Utah County and member cities to provide emergency dispatch*
37 *services in a more efficient manner. Each member agency has representation on the Board with*
38 *the County having three board members. The Board has determined the most appropriate*
39 *method to charge for dispatch services, an executive director has been hired and they have*
40 *established administrative operating procedures that provides for and an economically practical*
41 *way to continue dispatch services. With the change of City Administrators it is recommended*
42 *that a City Council Member be appointed to the district in continuing to ensure the interests of*
43 *Highland are represented.*

DRAFT

1 Mayor Thompson stated that a Councilmember needed to be appointed to the Utah Valley
2 Dispatch Board. In the past, Highland City has been represented but not by a voting member of
3 the Council. The Board would meet once per month in Lehi City in the morning. It was
4 confirmed that their time on the Board would run with their term in office.

5
6 **MOTION: Tim Irwin moved the City Council approve a Resolution appointing Ed Dennis
7 as the City Representative to the Utah Valley Dispatch Special Service District.**

8
9 **Brian Braithwaite seconded the motion.**

10 **Unanimous vote, motion carried.**

11
12
13 **8. Authorize Staff to bid HA5 Surface Treatment Road Maintenance Projects in the
14 amount not to exceed \$211,623.58 - Type III Slurry Seal Treatment not to exceed
15 \$12,885 and \$41,976.43 for Crack Sealing – 2016 Spring Surface Treatments**

16
17 *Background: These projects will be completed spring/summer of 2016. Staff has identified
18 \$224,508.58 worth of surface treatment projects. This will allow for approximately 6.22 miles of
19 road to be cracked sealed and treated with HA5 and .31 miles of Type III Slurry Seal. The
20 projects were identified by using the Road Maintenance Plan prepared by JUB and staff
21 inspection/knowledge of the roads. Emphasis was placed on newer streets where surface
22 treatments are the best form of maintenance. Streets that need major patching or repair were
23 not included. This will complete years two and three in the Road Maintenance Plan as well as a
24 small portion of year four. All streets will be treated with HA5 except for a small .31 mile
25 section coming off the hill out of the Viewpointe subdivision that will have a Type III Slurry
26 which has some heavier aggregate in it to help with traction on the steep slope.*

27
28 Ed Dennis asked if the engineering study would be addressing the future maintenance. It was
29 confirmed that Highland would still be using J-U-B Engineering's five-year road maintenance
30 plan.

31
32 **MOTION: Brian Braithwaite moved the City Council authorize staff to bid HA5 Surface
33 Treatment Road Maintenance Projects in the amount not to exceed \$211,624. - Type III
34 Slurry Seal Treatment not to exceed \$12,885 and \$41,977 for Crack Sealing.**

35
36 **Dennis LeBaron seconded the motion.**

37 **Unanimous vote, motion carried.**

38
39
40 **9. Authorization to Proceed with Construction of Sewer and Road Improvements –
41 10400 North**

DRAFT

1 The bid presented to the City was separated into two portions, the first being the upgrade of the
2 sewer line which would cost \$464,107. This would be funded through the Sewer Impact Fees,
3 and needs to be done in order to accommodate upcoming development in the area around 10400
4 North. The second portion of the bid involves sections of roadwork that needs to be done, and
5 this would be done with any funds left over after the sewer upgrade. There was a discussion
6 regarding the potential roads to be improved.

7
8 **MOTION: Rod Mann moved the City Council to approve the authorization to proceed**
9 **with Construction of Sewer and Road Improvements along 10400 North for amount not to**
10 **exceed \$618,817.50 and direct staff to proceed with the planning to use Geneva Rock for**
11 **6000 West from 10400 North south to the canal with the expectation that staff will come**
12 **back with a cost for approval.**

13
14 **Ed Dennis seconded the motion.**
15 **Unanimous vote, motion carried.**

16
17
18 **10. Revising Section 10.5 of the Personnel Policy and Procedures Manual – Severance for**
19 **At Will Employees**

20
21 ***Background:** In the fall of 2015, the City Council requested that staff revise the severance*
22 *policy related to at-will employees.*

23
24 Nathan Crane stated that staff had concerns with the current language in the Personnel Policy
25 and Procedures Manual regarding severance pay. The first item they wanted to address was the
26 length of time the severance would be provided, which is currently six months. Staff proposes to
27 change that to 12 weeks. The second concern is that the current provision requires severance
28 under anything except gross negligence by an employee, so the proposal defines what that mean.
29 There is also proposed language identifying when severance would apply, and what City
30 positions it would apply to.

31
32 The Council discussed the possibility of created a tiered system, such as equating the number of
33 additional severance weeks to the number of years served. Nathan Crane confirmed that the
34 current policy requires someone to be employed for one year before severance pay is applicable.
35 It was also requested that several City positions, including Administrator’s Assistant, be clearly
36 defined in the policy.

37
38 **MOTION: Tim Irwin moved the City Council Approve the Revision of Section 10.5 of the**
39 **Personnel Policy and Procedures Manual for At Will Employees as revised.**

40
41 **Dennis LeBaron seconded the motion.**
42 **Unanimous vote, motion carried.**

DRAFT

1 **MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS**

2 *(These items are for information purposes only and do not require action or discussion by the City Council)*

3
4 **11. Revenue from Open Space Purchase and Questar Lease – Gary LeCheminant,**
5 **Finance Director**

6
7 Gary LeCheminant stated that there had been discussion about putting the funds acquired from
8 the open space purchase to be put back into the open space fund. The Council preferred that
9 these funds be used for capital expenditures in those open space areas rather than maintenance or
10 repair, and they discussed how to put restrictions on the funds to assure that this happened. Staff
11 would take the information from this discussion and return to the City Council with a proposal.

12
13 **ADJOURNMENT**

14
15 **MOTION: Tim Irwin moved to adjourn.**

16
17 **Brian Braithwaite seconded the motion.**
18 **Unanimous vote. Motion carried.**

19
20 **Meeting adjourned at 9:13 p.m.**

21
22
23 _____
24 JoD'Ann Bates, City Recorder

25 Date Approved: February 2, 2016



CITY COUNCIL AGENDA REPORT

DATE: Tuesday, February 2, 2016

Item #6

TO: Members of the City Council

FROM: Mayor Mark S. Thompson

BY: JoD'Ann Bates, City Recorder

SUBJECT: Ratifying the Appointment of Ronald V. Campbell to the Highland City Planning Commission.

STAFF RECOMMENDATION:

Mayor Mark S. Thompson is recommending that the Highland City Council ratify the Appointment of Ronald V. Campbell to the Highland City Planning Commission.

BACKGROUND:

Ronald V. Campbell and his wife have been a Highland residents for over 4 years. Ronald has served on numerous Councils and Committees. He has been a general contractor and understand the role of the Planning Commission and has worked with the Pleasant Grove Planning Commission regarding a small land development. Mayor Thompson feels the experience and background Ronald has will be an asset to the Planning Commission.

This appointment will enable the Planning Commission to continue with meetings and recommendations to the City Council.

FISCAL IMPACT:

Planning Commissioners are paid \$56 per meeting attended and is budgeted from GL 10-52-15.

ATTACHMENTS:



Highland City • 5400 W. Civic Center Dr., Suite 1 • Highland, UT 84003
(801) 756-5751 • Fax (801) 756-6903

Highland City Volunteer Statement of Interest

The residents of Highland have great pride in their City. The City utilizes many volunteers in numerous capacities to improve the overall quality of life in our town.

In order to encourage this participation, Mayor Richie is requesting statement of interests from those who are willing to serve. As vacancies or needs arise within the City, the Mayor and the Community Enhancement Coordinator will review the statements, conduct interviews and make a selection(s).

If you are interested in serving as a volunteer within Highland City, please submit this Statement of Interest to the City Offices.

Name Ronald V Campbell Date December 7, 2015
Phone number [REDACTED] Email address [REDACTED]@gmail.com
Residence address [REDACTED]

Please fill out the following form or attach a resume type document listing expertise, experience, interests, etc.

How long have you resided in Highland City? Four

Occupation Retired/Part-time with Grabber Construction Products

Education Bachelor's degree from BYU (Psychology) plus graduate work at University of San Francisco (MBA program)

Are you able to meet in the evenings? Yes Semi-monthly Yes Monthly Yes

List any background and experience you have that you think would be helpful to the Committee or Commission you would like to serve: I have served on numerous boards of directors and advisory councils throughout my career.

I have had two Governor appointments to the State Rehabilitation Council for Utah. I am currently serving on this council.

I worked with the planning commission and city council for a small land development project in Pleasant Grove and found the role of the planning commssion to be critical as they represent the city council in land use planning matters.

Please state why you would like to serve: As a resident of Highland who understands the critical role of the planning commission, I hope to help the commission achieve a delicate balance between land use and it's related impacts on infrastructure, housing, transportation, environmental protection and preservation.

If not selected for an immediate opening, do you wish to be considered for the next opening? Yes

Additional comments: I have been a general contractor (in Maryland) and I fully understand the planning commission's critical role. Please see attached resume. Thank you.

Please select your interest:

Standing Committees

Arts Council

Beautification

Highland Fling

Tree Commission

Youth Council

Planning Commission

Ad Hoc Committees

Economic Development

Open Space

Parks

Transportation



CITY COUNCIL AGENDA REPORT

DATE: Tuesday, February 2, 2016 **Item #7**

TO: Members of the City Council

FROM: Mayor Mark S. Thompson

BY: JoD'Ann Bates, City Recorder

SUBJECT: Ratifying the Appointment of Council Member Ed Dennis to the Highland City Library Board.

STAFF RECOMMENDATION:

Mayor Mark S. Thompson is recommending that the Highland City Council ratify the Appointment of Council Member Ed Dennis to the Highland City Library Board.

BACKGROUND:

4.12.060 - Library board.

The library board is created, pursuant to Utah Code Annotated Sections 9-7-401 through 9-7-410, consisting of nine citizens, one of whom shall be a councilmember. The library board shall make recommendations concerning use of the library, the amount of fines and fees, and the operation and care of the library. The board may make rules and regulations concerning day to day use of the library and materials to be made available, which do not need specific council approval, but are consistent with the policies made by the council.

The term of each board member shall be for three years, which terms are staggered, such that three appointments are available each year. Board members shall not serve more than two full terms in succession.

4.12.010 - Boards, commissions, and committees authorized.

Members shall be appointed by the mayor with the advice and consent of the city council. Vacancies on any board, commission, or committee shall be filled for the unexpired term in the same manner as the original appointments. As long as they remain eligible for the position, board, commission, or committee, members may continue to serve until their successor has been qualified and appointed.

This appointment will enable the Highland Library Board to continue with meetings with City Council Representation.

FISCAL IMPACT:

ATTACHMENTS:



CITY COUNCIL AGENDA REPORT

DATE: February 2, 2016

Item #8

TO: Honorable Mayor and Members of the City Council

FROM: Nathan Crane, AICP
City Administrator/Community Development Director

SUBJECT: ORDINANCE - ADOPTING A TEMPORARY LAND USE REGULATION TO PROHIBIT THE APPLICATION AND APPROVAL OF FINAL PLATS FOR DEVELOPMENT NORTH OF 11800 NORTH.

STAFF RECOMMENDATION:

Adopt an ordinance establishing a temporary land use regulation to prohibit the application and approval of final plats north of 11800 North.

BACKGROUND:

Utah Municipal Code Section 10-9a-504 allows the City Council to enact a temporary land use regulation if the Council finds a compelling, countervailing public interest or the area is unregulated. The temporary land use regulation may prohibit any new development approvals. The maximum amount of time a temporary land use regulation can be in effect is six months. Temporary land use regulations do not apply to projects that have been submitted and are under review. The temporary land use regulation will expire on August 2, 2016.

The City Council should conduct a public meeting and determine if the proposed temporary land use regulation is in the best interest of the community.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Proposed Ordinance

ORDINANCE NO. O-2016-***

AN ORDINANCE OF HIGHLAND CITY, UTAH
ESTABLISHING A SIX-MONTH TEMPORARY LAND USE REGULATION PROHIBITING THE
APPLICATION AND APPROVAL OF FINAL PLATS NORTH OF 11800 NORTH.

WHEREAS, the City Council finds that there is a compelling public interest to review infrastructure costs related to development north of 11800 North; and

WHEREAS, pursuant to 10-9a-504 UCA, the City Council of Highland finds that a temporary moratorium on approval of final plats north of 11800 North is in the best public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Highland that a six month moratorium on applications for new residential development to Article 4.7 Town Center Overlay of the Highland City Development Code is established effective February 3, 2016.

PASSED AND ADOPTED by the Highland City Council, February 2, 2016.

HIGHLAND CITY, UTAH

Mark S. Thompson, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

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



CITY COUNCIL AGENDA REPORT

DATE: February 2, 2016

Item #9

TO: Honorable Mayor and Members of the City Council

FROM: Nathan Crane, City Administrator/Community Development Director.

SUBJECT: ORDINAINCE: SPEED LIMIT CHANGE FOR HIGHLAND BOULEVARD SOUTH OF 11800 NORTH

STAFF RECOMMENDATION:

Adopt an ordinance lowering the speed limit on Highland Boulevard from 40 mph to 35 mph.

BACKGROUND:

At the January 5, 2016 City Council meeting, the Council directed staff to reduce the speed limit on Highland Boulevard from 40 mph to 35 mph south of 11800 North. The attached ordinance implements this change.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

1. Proposed Ordinance

ORDINANCE NO. 2016****

AN ORDINANCE OF THE CITY COUNCIL OF HIGHLAND CITY, UTAH PROVIDING FOR THE ESTABLISHMENT OF THE SPEED LIMIT ON HIGHLAND BOULEVARD SOUTH OF 11800 NORTH

WHEREAS, the City Council has completed a speed warrant study; and

WHEREAS, the City Council finds that it is in the public interest to reduce the speed limit on Highland Boulevard.

BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH:

SECTION 1: The establish the speed limit on Highland Boulevard between Timpanogos Highway (SR-92) and 11800 North as 35 miles per hour.

SECTION 2: This Ordinance shall take effect upon its passage and first publication.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY, 2016.

Mark S. Thompson, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

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



CITY COUNCIL REPORT

Item #10

DATE: February 2, 2016

TO: Mayor and City Council

FROM: Nathan Crane, AICP
City Administrator/Community Development Director

SUBJECT: MOTION: APPROVAL FOR A PRELIMINARY PLAT APPLICATION FOR A 60 LOT SINGLE FAMILY SUBDIVISION. THE PROPERTY IS APPROXIMATELY 36.61 ACRES AND IS LOCATED AT THE CORNER OF 11800 NORTH AND HIGHLAND BOULEVARD.

BACKGROUND:

The property is 35.50 acres and is owned by Cherylin and Kipley Siggard and Karin and Ronald Carling. The applicant is Rob Gulbrandsen.

The property is not included in the General Plan Land Use Map. The property is included in the Highland City Annexation Plan that was adopted in 2007.

The property was annexed and zoned R-1-20 on September 1, 2015.

SUMMARY OF REQUEST:

1. The applicant is requesting preliminary plat approval for a 60 lot single family residential subdivision. The proposed density is 1.6 units per acre. Lot sizes range from 20,000 square feet to 26,194 square feet.
2. Access to the site is from 11800 North and Highland Boulevard.

CITIZEN PARTICIPATION:

Notice of the October 29, 2015 Development Review Committee Meeting was mailed to all property owners within 500' of the proposed plat on October 20, 2015. Two citizens attended the meeting. They expressed concern about the fence between Highland Oaks and Sterling Pointe. One email was also received.

Notice of the Planning Commission meeting was published in the Daily Herald on January 10, 2016. Notice of the meeting was also mailed to all property owners within 500' on August 10, 2015. No comments have been received.

Notification of the City Council meeting is not required.

ANALYSIS:

- The property is designated as low density residential on the General Plan.
- Sky Estates and Sterling Pointe abut the project on the north side. The site is zoned PD-1. Sterling Pointe is an age restricted community for seniors. The density of the Sky Estates single family development is 2.3. The property to the south is zoned R-1-40 and is the Dry Creek Highlands. This subdivision is an R-1-40 subdivision. The property to the east is in Utah County. The property to the west is the Mercer Hollow subdivision and is zoned R-1-40. This area was originally part of the Highland Hills Development.
- The applicant is proposing that the Home Owner's Association own and maintain all of the landscaping includes the parkway areas, the detention pond, and the two parcels along the east boundary dedicated to Highland City.
- Water will be dedicated as required by the Development Code prior to final plat recordation.

FINDINGS:

The proposed subdivision plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-20 District and the Highland city Development Code.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on January 26, 2016. The Planning Commission discussed circulation and traffic impacts. Several residents expressed concerns with existing and planned drainage. The Commission voted 6-1 to recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat dated January 22, 2015.
2. Final civil engineering plans to be reviewed and approved by the City Engineer.
3. Prospective homebuyers shall be informed by an affidavit of the proximity of agricultural uses.
4. Written approval from Rocky Mountain Power is required for the landscape plan prior to approval of the final civil construction plans.
5. Add a note to the final plat regarding Rocky Mountain Power easement restrictions for lots with the power line easement.
6. The conservation easement shall be recorded with the final plat.
7. All required public improvements shall be installed as per City Engineer's approval.

Section 5-8-105.4.c states:

(c) Dead-end streets, intended as access to future development parcels, shall be a maximum of one lot depth in length. With Planning Commission approval, any dead-end street longer than one lot

depth shall have a minimum of a 40-foot radius temporary turnaround area with an all-weather surface and shall not exceed 600 feet in length. Any street exceeding 600 feet shall have at least two points of independent access.

This requirement is also reflected in the Engineering Design Standards.

Subsequent to the Planning Commission meeting, staff added an additional stipulation to address the above requirement:

8. Any street exceeding 600 feet shall have at least two points of independent access.

RECOMMENDATION AND PROPOSED MOTION:

I move that the City Council accept the findings and **APPROVE** the preliminary plat for Highland Oaks, subject to the seven stipulations recommended by the Planning Commission and stipulation #8 recommended by staff.

ALTERNATE MOTION:

I move that the City Council recommend denial of the preliminary plat subject to the following findings (The Council should draft appropriate findings that demonstrate the proposed plat does not meet the standards established in the Development Code).

ATTACHMENTS:

- Attachment 1 – Proposed Preliminary Plat and Landscape Plan
- Attachment 2 – Letter from Peggy Clark

HIGHLAND OAKS

OVERALL PRELIMINARY PLAT

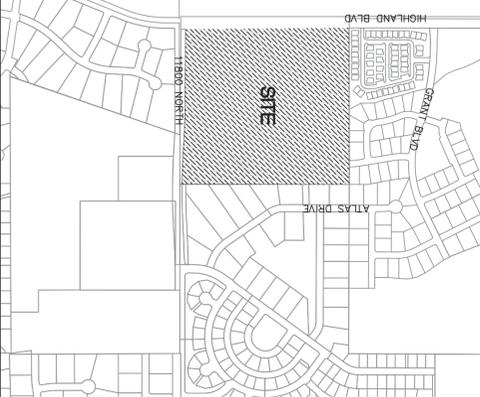
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

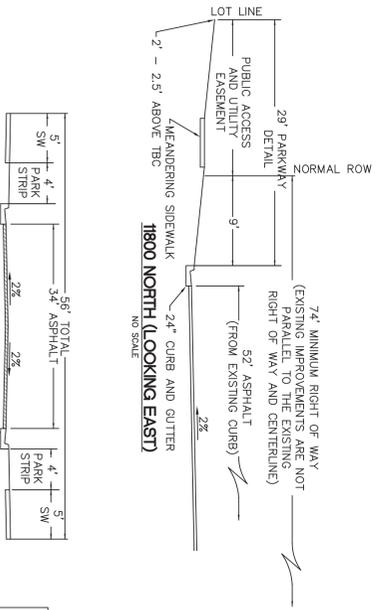
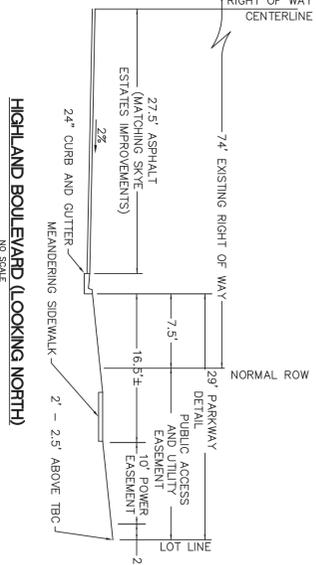
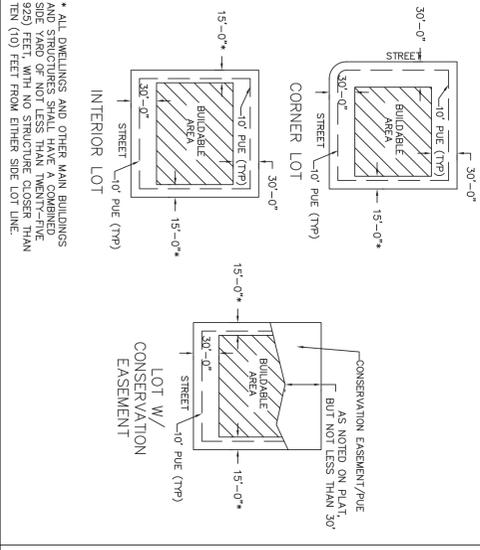
CURVE #	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	222.86'	496.300'	S83°30'58"E	222.84'
C2	217.87'	496.300'	S97°08'16"E	217.87'
C4	244.62'	5037.00'	N88°22'05"W	244.60'
C5	284.00'	5037.00'	N89°55'07"W	284.00'
C6	1.46'	5037.00'	S86°54'50"W	1.46'
C7	237.83'	450.00'	S1°48'19"E	235.17'
C8	235.62'	450.00'	S10°00'00"W	235.94'
C9	78.18'	150.00'	N29°51'50"	77.30'
C10	78.23'	150.00'	N29°52'54"	77.35'
C11	65.88'	150.00'	N16°33'28"E	64.70'
C12	78.37'	150.00'	N29°56'00"	77.48'
C13	16.83'	20.00'	N65°45'18"E	16.34'
C14	162.91'	52.00'	N48°35'28"W	104.00'
C15	14.30'	20.00'	S20°39'31"W	14.00'
C16	65.85'	52.00'	S77°45'19"W	61.29'
C17	80.35'	52.00'	N25°02'03"W	72.99'
C18	17.01'	52.00'	N31°46'11"E	16.94'
C19	223.12'	422.00'	S07°39'39"	220.53'
C20	74.72'	422.00'	S04°53'50"E	74.62'
C21	97.35'	422.00'	S23°30'37"E	97.13'
C22	250.28'	478.00'	N15°07'08"W	247.43'
C23	11.56'	478.00'	N29°22'29"W	11.56'
C24	116.53'	478.00'	N21°44'47"W	116.24'
C25	118.08'	478.00'	N07°41'07"W	117.78'
C26	4.08'	478.00'	N02°21'48"W	4.08'
C27	36.25'	23.00'	N44°54'45"W	32.61'
C28	252.73'	478.00'	S07°39'39"	248.80'
C29	76.71'	478.00'	S04°25'20"E	76.63'
C30	97.20'	478.00'	S20°56'13"E	97.03'
C31	28.00'	478.00'	S28°26'27"E	28.00'
C32	220.98'	422.00'	N15°07'08"W	218.44'
C33	87.84'	422.00'	N24°10'33"W	87.39'
C34	117.88'	422.00'	N10°13'48"W	117.50'
C35	15.43'	422.00'	N01°10'23"W	15.43'
C36	23.89'	15.00'	N44°56'26"E	21.24'
C37	31.48'	20.00'	S07°02'23"	28.33'
C38	227.37'	52.00'	S54°51'31"W	84.92'
C39	2.33'	52.00'	N01°03'17"W	2.23'
C40	102.39'	52.00'	N58°41'23"W	86.63'
C41	71.22'	52.00'	S25°40'00"W	65.78'
C42	51.54'	52.00'	S47°57'46"E	49.45'
C43	24.82'	20.00'	N35°05'29"W	23.09'
C44	21.62'	20.00'	N37°08'17"E	20.58'
C45	194.25'	52.00'	S44°54'49"E	99.45'
C46	21.62'	20.00'	S15°54'49"	20.58'
C47	14.09'	20.00'	N47°01'46"	13.80'
C48	87.38'	52.00'	S13°57'44"W	77.46'
C49	68.99'	52.00'	S27°21'20"E	64.04'
C50	37.87'	52.00'	N48°58'07"E	37.04'
C51	7.53'	20.00'	N10°57'24"E	7.48'
C52	23.43'	15.00'	N45°03'34"W	21.19'
C53	92.99'	178.00'	S17°59'23"W	91.94'
C54	22.12'	178.00'	S08°34'58"W	22.10'
C55	70.88'	178.00'	S21°32'58"W	70.41'
C56	69.83'	122.00'	N16°33'28"E	68.89'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C59	92.83'	178.00'	2952'10"	S15°06'01"W	91.78'
C61	92.83'	178.00'	2952'10"	S15°06'01"W	91.78'
C62	63.59'	122.00'	2951'50"	N15°06'33"E	62.87'
C63	26.66'	122.00'	1231'08"	N23°46'54"E	26.60'
C64	28.84'	122.00'	1332'40"	N08°56'58"E	28.77'
C65	23.58'	15.00'	90°00'00"	N44°49'22"W	21.21'
C66	16.82'	20.00'	48°11'23"	S68°04'57"W	16.33'
C67	250.83'	52.00'	278°22'46"	S00°10'38"W	69.33'
C68	16.82'	20.00'	48°11'23"	S69°43'41"E	16.33'
C69	53.38'	52.00'	S84°03'47"	N17°33'47"E	51.07'
C70	65.16'	52.00'	S17°59'23"W	N17°47'43"	60.98'
C71	60.12'	52.00'	66°14'19"	S25°43'11"W	56.82'
C72	72.18'	52.00'	79°31'40"	N87°23'49"W	66.52'
C73	23.58'	15.00'	90°00'00"	N45°10'38"E	21.21'
C74	92.78'	178.00'	2951'50"	N15°06'33"E	91.23'
C75	63.63'	122.00'	2952'54"	S15°06'01"W	62.91'
C76	33.74'	122.00'	15°50'42"	S22°07'07"W	33.63'
C77	29.89'	122.00'	14°02'12"	S07°10'40"W	29.81'
C78	101.88'	178.00'	32°47'49"	N16°33'28"E	100.50'
C79	27.81'	191.81'	81°8'21"	N04°38'06"E	27.78'
C80	74.08'	178.00'	23°50'44"	N21°02'01"E	73.55'
C81	63.66'	122.00'	2953'46"	S18°00'30"W	62.94'
C82	24.97'	121.98'	11°43'51"	S19°16'40"W	24.93'
C83	22.04'	122.00'	102°11'11"	S08°14'12"W	22.01'
C84	219.66'	11693.35'	1°04'35"	S88°08'04"E	219.66'
C85	291.34'	6590.01'	2°31'59"	N87°48'34"W	291.31'
C86	33.88'	478.00'	4°03'41"	S11°03'01"E	33.88'
C87	16.94'	478.00'	2°01'49"	S14°05'46"E	16.94'
C88	33.81'	422.00'	4°35'23"	S12°15'52"E	33.80'
C89	17.28'	422.00'	2°20'33"	S15°43'50"E	17.25'
C91	69.43'	136.54'	29°08'02"	S04°33'09"W	68.68'
C92	35.00'	103.56'	19°22'00"	S28°27'44"W	34.84'
C94	61.93'	78.69'	45°05'44"	S21°37'09"E	60.35'
C110	29.84'	11693.35'	0°08'46"	S87°40'10"E	29.84'
C111	189.82'	11693.35'	0°55'48"	S88°12'27"E	189.82'
C112	16.64'	122.00'	7°48'51"	S23°02'58"W	16.63'
C115	26.50'	178.00'	8°31'46"	N04°26'31"E	26.47'
C116	66.28'	178.00'	21°00'04"	N19°22'28"E	65.90'

VICINITY MAP



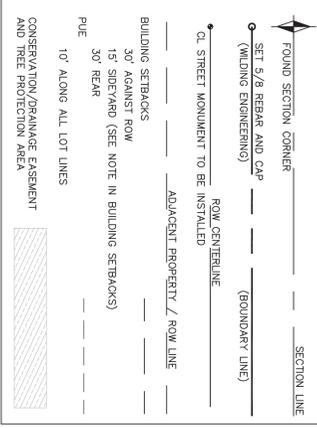
TYPICAL BUILDING SETBACKS



MONUMENT TABLE

A	N:19818.49
B	E:18731.70
C	N:19819.76
D	E:19278.84
E	N:19822.88
F	E:18929.49
G	N:19820.42
H	E:19143.66
I	N:19815.52
J	E:19793.81
K	N:19504.23
L	E:19835.42
M	N:19813.22
N	E:19577.66

LEGEND



QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY LINES AND EASEMENTS. QUESTAR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THIS PLAT. QUESTAR'S OBLIGATION IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAT. QUESTAR'S OBLIGATION DOES NOT EXTEND TO ANY OTHER INFORMATION PROVIDED BY ANY OTHER PARTY. QUESTAR'S OBLIGATION DOES NOT EXTEND TO ANY OTHER INFORMATION PROVIDED BY ANY OTHER PARTY. QUESTAR'S OBLIGATION DOES NOT EXTEND TO ANY OTHER INFORMATION PROVIDED BY ANY OTHER PARTY.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND NECESSARY FOR THE PROVISION OF PUBLIC UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR REPAIR SUCH FACILITIES SHALL NOT BE UNREASONABLY INTERFERED WITH BY THE OWNER OF THE LOTS IDENTIFIED HEREIN. THE OWNER OF THE LOTS IDENTIFIED HEREIN SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION TO THE UTILITIES WITHIN THE LOTS IDENTIFIED HEREIN. THE OWNER OF THE LOTS IDENTIFIED HEREIN SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION TO THE UTILITIES WITHIN THE LOTS IDENTIFIED HEREIN.

SURVEYORS CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186128 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HAVE PERSONALLY RECONSIDERED THE FIELD NOTES AND CALCULATIONS OF THE SURVEY OF THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOGS, BOOKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE ABOVE, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN ON THIS PLAT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }
ON THIS _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

LEIN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE REBORING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
PLANNING COMMISSION APPROVAL
COMMUNITY DEVELOPMENT DIRECTOR _____

CONDITIONS OF APPROVAL

THESE ARE THE CONDITIONS OF APPROVAL FOR THIS SUBDIVISION. ANY VIOLATION OF THESE CONDITIONS SHALL BE CAUSE FOR THE CANCELLATION OF THIS SUBDIVISION. THE SUBDIVISION SHALL BE SUBJECT TO A PUBLIC UTILITY EASEMENT THAT IS 10 FEET ALONG ALL LOT LINES. A GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PROVIDED BY WILDING ENGINEERING, ALL A CONSTRUCTION SHALL COMPLY WITH THE FINDINGS IN THIS REPORT.

HIGHLAND OAKS

OVERALL PRELIMINARY PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SCALE: 1" = 100 FEET

WILDLING ENGINEERING

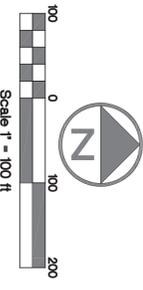
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDLINGENGINEERING.COM

OWNERS AGENT
HIGHLAND OAKS
BOB GUBRANDSEN
PHONE: 801-259-5300

DESIGN ENGINEER:
WILDING ENGINEERING
MIKE CARLTON
PHONE: 801-553-8112
14721 S HERITAGE CREST WAY, BLUFFDALE, UTAH 84065

CONTRACT LIST

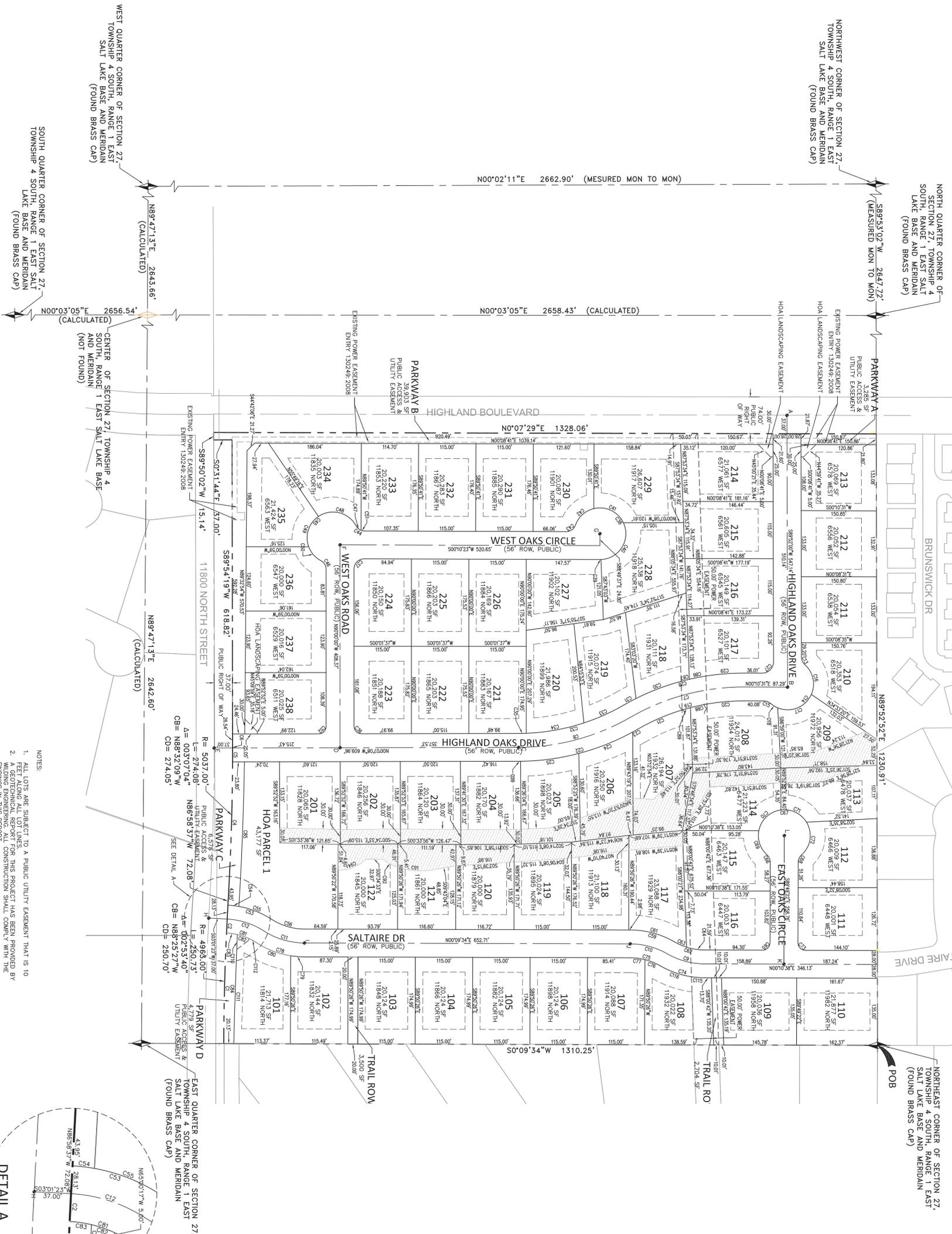
- ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT THAT IS 10 FEET ALONG ALL LOT LINES.
- A GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PROVIDED BY WILDING ENGINEERING, ALL A CONSTRUCTION SHALL COMPLY WITH THE FINDINGS IN THIS REPORT.



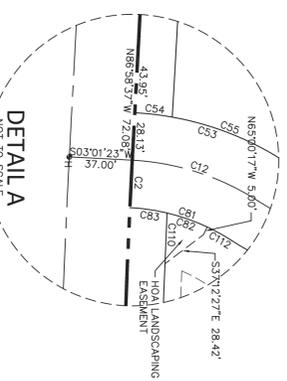
HIGHLAND OAKS

OVERALL PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SHEET 2 OF 2



- NOTES
1. ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT THAT IS 10 FEET ALONG ALL LOT LINES.
 2. A GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PROVIDED BY THE CONSULTING ENGINEER. FINDINGS IN THIS REPORT.



LOT	FRONTAGE	DEPTH	AREA
101	50.00	115.00	5750.00
102	50.00	115.00	5750.00
103	50.00	115.00	5750.00
104	50.00	115.00	5750.00
105	50.00	115.00	5750.00
106	50.00	115.00	5750.00
107	50.00	115.00	5750.00
108	50.00	115.00	5750.00
109	50.00	115.00	5750.00
110	50.00	115.00	5750.00
111	50.00	115.00	5750.00
112	50.00	115.00	5750.00
113	50.00	115.00	5750.00
114	50.00	115.00	5750.00
115	50.00	115.00	5750.00
116	50.00	115.00	5750.00
117	50.00	115.00	5750.00
118	50.00	115.00	5750.00
119	50.00	115.00	5750.00
120	50.00	115.00	5750.00
121	50.00	115.00	5750.00
122	50.00	115.00	5750.00
201	121.60	115.00	13974.00
202	120.50	115.00	13857.50
203	120.50	115.00	13857.50
204	120.50	115.00	13857.50
205	118.33	115.00	13607.95
206	115.00	115.00	13225.00
207	115.00	115.00	13225.00
208	115.00	115.00	13225.00
209	107.24	98.00	10508.72
210	129.15	115.00	14846.25
211	129.15	115.00	14846.25
212	132.98	115.00	15288.18
213	133.02	115.00	15291.22
214	115.00	115.00	13225.00
215	115.00	115.00	13225.00
216	115.00	115.00	13225.00
217	115.37	115.00	13256.15
218	115.14	115.00	13230.86
219	115.14	115.00	13230.86
220	115.00	115.00	13225.00
221	115.00	115.00	13225.00
222	115.00	115.00	13225.00
223	115.00	115.00	13225.00
224	115.00	115.00	13225.00
225	115.00	115.00	13225.00
226	115.00	115.00	13225.00
227	150.99	115.00	17315.85
228	148.36	98.00	14538.08
229	148.36	98.00	14538.08
230	148.36	98.00	14538.08
231	115.00	115.00	13225.00
232	115.00	115.00	13225.00
233	115.00	115.00	13225.00
234	127.04	98.00	12441.92
235	142.47	115.00	16378.45
236	142.47	115.00	16378.45
237	123.41	115.00	14181.15
238	123.41	115.00	14181.15

LEGEND

- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (BUILDING ENGINEERING)
- ROW CENTERLINE
- CL STREET MONUMENT TO BE INSTALLED
- ADJACENT PROPERTY / ROW LINE
- BUILDING SETBACKS
- 30' AGAINST ROW
- 15' SIDEYARD (SEE NOTE IN BUILDING SETBACKS)
- 50' REAR
- 10' ALONG ALL LOT LINES
- CONSERVATION/DRAINAGE EASEMENT AND TREE PROTECTION AREA



WILDING ENGINEERING
14721 South Heritage Crest Way
Burrpore, Utah 84005
WWW.WILDINGENGINEERING.COM

HIGHLAND OAKS

OVERALL PRELIMINARY PLAT

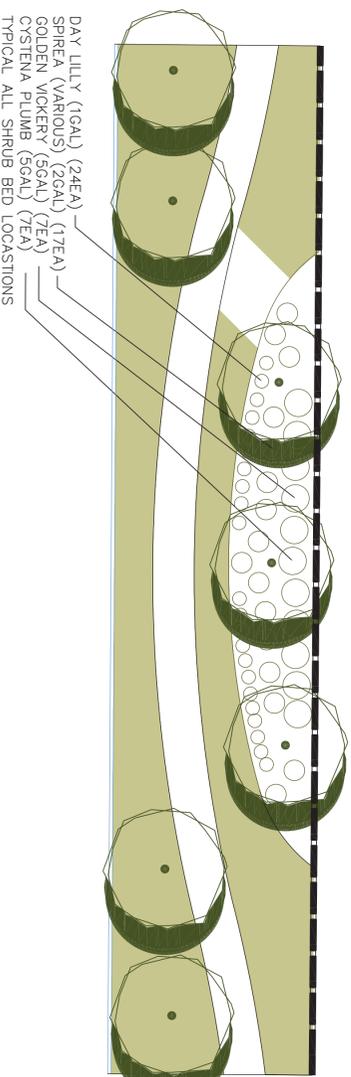
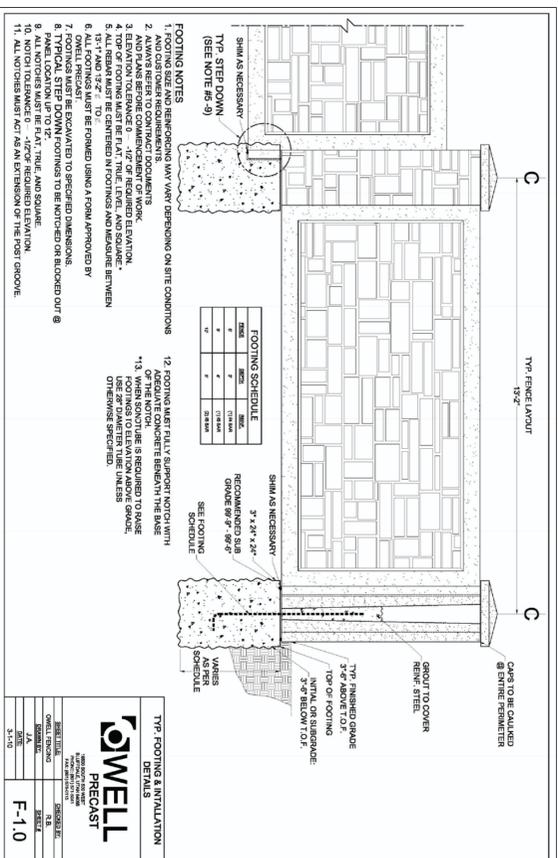
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SCALE: 1" = 100 FEET

HIGHLAND OAKS

LANDSCAPING PLAN

THEME WALL



WILDLING
ENGINEERING

14721 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDLINGENGINEERING.COM

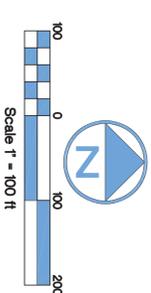
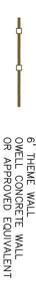
DRAWING NOTES:

- The Parkway is designed as a 29 foot wide strip with a 6 foot meandering sidewalk, landscaping and fence.
- The length of the parkway will be sod, planted grass, trees, and shrub beds. The trees will be spaced at an average of 30 feet apart and no more than 7.5 feet from the curb. The shrubs will be spaced at an average of 15 feet apart and no more than 4 feet from the curb. All trees and shrubs shall be installed with a 2" diameter root collar for maintenance. This will allow for moving equipment to maneuver around trees.
- All trees will be at least 2 inch caliper and be properly stacked. Trees will be guaranteed by the developer for 18 months after planting. Tree species are to be approved by Highland City.
- The back side of the parkway shall have a 6 foot high fence constructed of brick, pre-cast concrete, wrought iron or block approved by the city.
- The entrance ways to subdivisions will be bordered by 20 foot by 15 foot concrete walls. The walls shall conform to the clear sight requirements with vegetation in the clear sight are not capable of growing over 2 feet in height.
- Fencing shall be placed 24" to 30" above curb on a consistent grade following the grade of the curb.
- Landscape berms will fill in larger grass areas to elevate the grass areas above the sidewalk. Shrub beds will be created to present a display.

Sprinkling System

- The majority of the parkway will be watered with the Hunter 1:20 pop-up.
- Sprinkler heads will be spaced at 30 foot intervals.
- Each will cover a 30 foot arc.
- Planter areas will be controlled by a separate valve system. Planters will be watered by drip system and sprinkler heads (Rain Bird 1800 heads or equivalent). Sprinkler head spacing will be at 15 foot intervals around the planters.
- Sprinkler heads which back onto the curb shall not be cover type. All valve boxes shall be installed away from the curb, preferably on the back side of the sidewalk.

LEGEND



NO.	REVISION	DATE

HIGHLAND OAKS

LANDSCAPING PLAN

HIGHLAND, UTAH

DRAWN

CHECKED

PROJECT #

DATE

11/23/15

SCALE

1" = 100'

SHEET

LANDSCAPE

ENGINEER'S STAMP

Nathan Crane

From: clarkp3x9@gmail.com
Sent: Saturday, December 05, 2015 1:46 PM
To: PlanningCommission; Nathan Crane
Cc: clarkp3x9@gmail.com
Subject: Hearing on item PP-15-04/ Gulbrandsen plat proposal

I am a homeowner in the Sterling Point multi-family development and my residence abuts the north property boundary for plat proposal PP-15-04 now before your board.

I have some concerns that I hope the Planning Commission will address as you take the plat proposal as submitted under advisement.

1. Have all the safety factors been addressed and professional recommendations requested and received by the Planning Commission regarding the actual location of the ingress/egress roads for PP-15-04, particularly the proposed roadway directly onto Highland Blvd? As I am sure the Commission is aware the intersection of W 11800 N and Highland Blvd is currently under a City study because of numerous accidents and even a fatality at this intersection. PP-15-04 is at the juncture of these two major thoroughfares. Is the Commission ensuring that the safety committee looking at this dangerous intersection is also considering the impact of PP-15-04 roadways, and have they suggested to the Commission, an opinion as to the safest location for ingress/egress to not only that community but how the new roadways will impact Sterling Point, Skye Estates and other communities above/below the proposed roadways? As housing development continues to the north and south along the Highland Blvd and 11800 arteries, increased traffic flow will impede all traffic safely entering these roadways from any housing community in the area. As proposed, there will be only approximately 200 feet between W. Brunswick Dr. and the PP-15-04 road that intersects Highland Blvd. Is the Planning Commission fully considering all safety implications of the actual locations for the roads as proposed prior to plat approval?
2. The natural elevation of the topography within PP-15-04 is being continually raised by the developer. While I understand the final grade has not been achieved, the proposed lots on the north common boundary of PP-15-04 with Sterling Point has raised in elevation well over four feet. The grade change also begins approximately three feet beyond the property boundary, encroaching into the Sterling Point property. Not only is this a significant change in how the adjacent land looked when I purchased my residence and what I felt would be my final view from my own patio and windows after PP-15-04 was developed; most importantly it changes the natural topography with regards to soil erosion and water runoff onto Sterling Point property. Runoff from rains this past summer resulted in some near flooding into Sterling Point basements, due in part to the manmade soil down slope from PP-15-04 to the now lower natural terrain levels within Sterling Point. Sterling Point homeowners need to be ensured that the final elevation and grade slope of PP-15-04 lots that have the potential to cause drainage issues and soil erosion within and onto Sterling Point property are addressed in the plat development.
3. It is my understanding that there are no plans by the developer or any City requirement to build a development boundary fence between PP-15-04 and the common north boundary along Sterling Point. I would like to see the Planning Commission require the developer to build such a boundary fence for two reasons. 1.) If the final elevation of the topography remains at an artificially raised

level with a banked graded earth slope, soil erosion and water runoff onto Sterling Point property will occur. The property boundary along the common north line is currently more than halfway down the new artificial slope. Thinking or hoping five individual lot homeowners within PP-15-04 will adequately (or even at all) address issues that require resolution of potential soil erosion and water drainage and then installing a boundary fence more than halfway down a sloping grade is not in the best interests of any property owner or the City. I believe it is reasonable to assume some lot homeowners would ignore the slope and if they fence at all, will fence the back of their lot before the slope begins; making part of their property a “no man’s land” beyond their visual eyesight and now becoming a legal problem for the home owner, Sterling Point, and the City and still not resolving soil erosion and drainage issues. Requiring the developer install a boundary fence at the onset of the project along the north property line that adequately addresses issues with things like retaining walls and any other recommendations by soil/landscape engineers would eliminate these potential long range problems and legal ramifications for all parties right from the start. 2.) When approval by the City was given for the development of Sterling Point, a different type of community was approved. Sterling Point is a senior multi-family development and as owners within that community we individually can not take it upon ourselves to fence the property line in question. The usage and expectations between the two communities is totally different and it is reasonable to expect a physical barrier be placed between the two communities.

4. Many communities in the United States take into consideration maintaining the vistas and views of existing dwellings when approving plans for new construction or remodeling that may obstruct these views. Many owners within Sterling Point paid a premium for their “view” lots. While not expecting current views to be maintained totally unobstructed, lot boundaries and actual dwelling locations on the fringe lots of PP-15-04 that would have significant impact to the premium view lots within Sterling Point could be drawn and approved in such a manner as to lessen the negative impact within Sterling Point.

I appreciate the Planning Commissions willingness to accept public comment and consideration of my concerns.

Respectfully,

Peggy Clark
6557 W. Brunswick Dr
Highland, UT
clarkp3x9@gmail.com



CITY COUNCIL REPORT

Item #11

DATE: February 2, 2016

TO: Mayor and City Council

FROM: Nathan Crane, AICP
City Administrator/Community Development Director

SUBJECT: ORDINANCE: A REQUEST BY THE HIGHLAND CITY COUNCIL TO AMEND ARTICLE 4.7 TOWN CENTER OVERLAY OF THE HIGHLAND CITY DEVELOPMENT CODE TO REMOVE RESIDENTIAL USES FROM THE TOWN CENTER FLEX USE DISTRICT.

BACKGROUND:

The property is designated as Mixed Use on the General Plan Land Use Map. The property is zoned Flex Use within the Town Center Overlay District. The Town Center Overlay District was adopted in 1999.

The Town Center Overlay District originally allowed a defined number of residential units (342). All of those units have either been built or recently vested except for 14 units that still remain.

The City has studied this issue for the past six months. Staff has determined that the remaining 14 units would not result in a viable project and recommends any new projects be considered, if determined appropriate, through a zoning text amendment and a development agreement.

A development code amendment is a legislative process.

SUMMARY OF REQUEST:

1. The Highland City Council is requesting to amend the Town Center Overlay District to eliminate the remaining potential residential units.

CITIZEN PARTICIPATION:

The City Council and Planning Commission held work sessions on October 6, 2016 and October 27, 2016 to discuss the Town Center Overlay District. Staff met with the majority property owner on November 23, 2015. Staff explained the direction of the City Council and Planning Commission. In addition, the Planning Commission staff report was mailed to all property owners with vacant property within the Flex Use District.

Notice of the Planning Commission meeting was published in the Daily Herald on January 10, 2016. No comments have been received.

Notice of the City Council meeting was published in the Daily Herald. No comments have been received.

ANALYSIS:

- The purpose of the Town Center Overlay District is to: provide a central area where commercial, retail, and residential can be blended in a walk able environment; provide higher density housing; provide commercial, civic, and retail opportunities; and to promote clarity, flexibility, and cooperation in long term planning; and working for the success and future of the Town Center.
- The purpose of the Flex District is to encourage a mixed use town center-like development.
- The flex district only has 14 remaining units available for development and it is staff’s opinion that such units would not result in a viable project.
- There are only three remaining parcels in the Flex district – one owned by the City and two others owned by private property owners.
- Any new projects can be considered, if determined appropriate, through a zoning text amendment and a development agreement.

FINDINGS:

The proposed ordinance amendment meets the following findings:

- Any significant development of residential units would require a text amendment.
- The remaining 14 units in the zone should be eliminated.
- The Flex District of the Highland City Development Code needs to be amended.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on January 26, 2016. A representative for one of the property owners spoke in opposition to the amendment. The Commission voted 6-1 to recommend **APPROVAL** of the amendment.

RECOMMENDATION AND PROPOSED MOTION:

The City Council should hold a public hearing accept the findings and **ADOPT** the attached ordinance.

I move that the City Council accept the findings and **ADOPT** the ordinance amending the Town Center Overlay District as recommended by the Planning Commission (or with amendments).

ALTERNATE MOTION:

I move that the City Council denial of the text amendment, for the following reasons (The Council should draft appropriate findings.)

ATTACHMENTS:

- Attachment 1 – Proposed Ordinance
- Attachment 2 – Table 3-47A
- Attachment 3 – Town Center Overlay Zoning Map

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE ARTICLE 4.7 TOWN CENTER OVERLAY DISTRICT AS SHOWN IN FILENAME TA-15-04.

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the "Commission") and the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held a public hearing on this Ordinance on January 26, 2016; and

WHEREAS, the City Council held a public hearing on this Ordinance on February 2, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That the Highland City Development Code, Article 4.7 Town Center Overlay District is hereby amended to remove residential; live work; residential; mixed use attached, residential; multi-family attached from Ground Floor Uses and residential; live work attached; and residential exclusively attached residential from upper floor uses are hereby prohibited.

SECTION 2. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

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

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, February 2, 2016.

HIGHLAND CITY, UTAH

Mark S. Thompson, Mayor

ATTEST:

Jo'DAnn Bates, City Recorder

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

HIGHLAND CITY DEVELOPMENT CODE

TABLE 3-47A	TOWN CENTER ZONE, BY DISTRICT			
	Commercial Retail	TC MU Residential	TC Flex Use	TC Civic
LAND USE	TOWN CENTER GROUND FLOOR USES			
1 Story Retail	P	C	C	P
2 Story Retail	P	P	P	P
Flex Use Retail	NP	P	P	NP
Convenience; gasoline or similar	P	NP	NP	NP
Food; bakery	P	P	P	NP
Food; doughnut shop, candy store	P	P	P	NP
Food; grocery store, organic foods	P	P	P	NP
Food; ice cream, yogurt parlor	P	P	P	NP
Food; nut or cheese store	P	P	P	NP
Food; food and beverage retail stores	P	P	P	NP
Food; meat markets	P	P	P	NP
Medical; doctor's office, dentist	*P	P	P	NP
Medical; hearing center and sales	*P	P	P	NP
Medical; optometrist, eye products	*P	P	P	NP
Medical; physical therapy, pharmacy	*P	P	P	NP
Medical; psychologist, psychiatrist	*P	P	P	NP
Office; architect, engineers, surveyors	*P	P	P	NP
Office; attorney	*P	P	P	NP
Office; certified public accountants	*P	P	P	NP
Office; computer software engineer/developer	*P	P	P	NP
Office; certified public accountants	*P	P	P	NP
Office; Insurance (not claims adjustors)	*P	P	P	NP
Office; real estate, mortgage, title, or similar	*P	P	P	NP
Public/private cultural arts center	N	P	P	P
Residential; live work attached	NP	*C	*C NP	NP
Residential; mixed use attached	NP	*C	*C NP	NP
Residential; multi-family attached	NP	*C	*C NP	NP
Residential; senior housing (age restricted)	NP	P	P	NP
Residential; senior independent living	NP	P	P	NP
Residential; senior continuing care retirement	NP	P	P	NP
Restaurant, full service, catering, delicatessen	P	P	P	NP
Restaurant, drive-thru	P	C	C	NP
Retail; art and craft galleries and studios for the teaching of arts and crafts	P	P	P	NP
Retail; auto parts (new, re-manufactured & accessories)	P	P	P	NP
Retail; Auto, ATV, motorcycle sales	P	*P	*P	NP
Retail; book store	P	P	P	NP
Retail; clothes, shoes, accessories	P	P	P	NP
Retail; computers, software sales/repair	P	P	P	NP
Retail; electronics sales/rentals of DVD's, CD's, games and videos	P	P	P	NP
Retail; florist, indoor nursery or plant sales	P	P	P	NP
Retail; hobby, craft supplies and stores	P	P	P	NP
Retail; home furnishings, appliances	P	P	P	NP
Retail; home improvement, hardware	P	P	P	NP
Retail; jewelry, watches, or similar	P	P	P	NP
Retail; office supplies and furnishings	P	P	P	NP
P = Permitted				
C = Conditional Use Required				
* = Special Conditions Apply				
NP = Not Permitted, May be Considered				
*NP = Not Permitted				

HIGHLAND CITY DEVELOPMENT CODE

TABLE 3-47A	TOWN CENTER ZONE, BY DISTRICT			
		Commercial Retail	TC MU Residential	TC Flex Use
LAND USE				
TOWN CENTER GROUND FLOOR USES CONTINUED				
Retail, pet products, grooming and care	P	P	P	NP
Retail, sporting goods and recreation	P	P	P	NP
Retail, variety, stamp, coin and collectibles	P	P	P	NP
Retail, wireless phone sales and similar	P	P	P	NP
Service, automobile Service, repair	P	*C	*C	NP
Service, barber shop, beauty salon	P	P	P	NP
Service, copy center	P	P	P	NP
Service, sports & fitness center	*P	*P	*P	NP
Service, dry cleaning, Laundry	P	P	P	NP
Service, financial institutions	P	P	P	NP
Service, hotel (min. 2 stories)	C	C	C	NP
Service, movie rentals, sales, cinema	P	P	P	NP
Service, nail salon, pedicure, day spa	*C	*C	*C	NP
Service, therapeutic massage	*C	*C	*C	NP
Service, travel agency sales	P	P	P	NP
Temporary outdoor sales events	*P	*P	*P	NP
Temporary outdoor farmer's market	C	C	C	C
TOWN CENTER UPPER FLOOR USES				
Office, architect, engineers, surveyors	*P	P	P	NP
Office, attorney, law firm	*P	P	P	NP
Office, certified public accountants	*P	P	P	NP
Office, computer software engineer/developer	*P	P	P	NP
Office, certified public accountants	*P	P	P	NP
Office, Insurance (not claims adjustors)	*P	P	P	NP
Office, real estate, mortgage, title, or similar	*P	P	P	NP
Medical, doctor's office, physical therapy	*P	P	P	NP
Medical, dentist office, optometrist, audiologist	*P	P	P	NP
Medical, psychologist, psychiatrist	*P	P	P	NP
Residential, mixed use attached	NP	*C	*C	NP
Residential, live work attached	NP	*C	*C	NP
Residential, exclusively attached residential	NP	*C	*C	NP
Retail, all uses permitted for "Ground Floor"	P	P	P	NP
Service, all uses permitted for "Ground Floor"	P	P	P	NP
TOWN CENTER CIVIC BUILDINGS				
Ancillary structures for municipal/safety bldgs.	P	P	P	P
Ancillary structures for parks and open space	P	P	P	P
Civic/municipal buildings	P	P	P	P
Civic utility structures	*C	*C	*C	*C
Public open space	P	P	P	P
Public parks and public trails	P	P	P	P
Public safety buildings and uses	P	P	P	P
Public outdoor amphitheater	P	P	P	P
P = Permitted C = Conditional Use Required * = Special Conditions Apply NP = Not Permitted, May be Considered *NP = Not Permitted				

SR-92 (11000 N)

5600 W

TOWN CENTER BLVD.

PARKWAY WEST

PARKWAY EAST

CIVIC CENTER DRIVE

TOWN SQUARE WEST

TOWN SQUARE EAST

10700 N

SR-74 (Alpine Hwy)

Town Center Land Use Map

-  Town Center Flex-Use District
-  Town Center Commercial Retail District
-  Town Center Residential District
-  Town Center Mixed Use Residential District
-  Town Center Civic District
-  Open Space District
-  Parking Access Points
-  Designated Parking (Generally)



May, 2010



CITY COUNCIL AGENDA REPORT

Item #12

DATE: February 2, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Justin Parduhn
Public Works Director

SUBJECT: DISCUSSION & MOTION: CULINARY WATER MAINTENANCE PLAN

STAFF RECOMMENDATION:

The City Council reviews the drinking water maintenance plan.

WATER ADVISORY BOARD RECOMMENDATION:

During the January 19th, 2016 Water Advisory Board meeting the plan was reviewed and recommended to City Council.

BACKGROUND:

Staff over the course of the last year has prepared maintenance plans for all of the City owned infrastructure. These maintenance plans are designed to prolong the life of existing infrastructure by ensuring proper maintenance is scheduled and completed. The maintenance plans are based on manufacturer recommendations as well as staff experience. Actual system components may have longer life spans and some may have shorter life spans than provided in the plan. However, staff believes it is fiscally responsible to plan and fund maintenance of critical infrastructure. This planning will allow the City to better understand and save for these future expenditures. Hansen, Allen and Luce has assisted City staff in preparing the maintenance plans.

Master plans and capital improvement plans have been previously completed. Once the maintenance plan is finalized the rate analysis for the utility can be completed. The rate analysis will ensure that the enterprise funds are properly financed to address current and long term projects and maintenance.

The purpose of the Drinking Water Maintenance Plan (Plan) is to prolong the life of the existing infrastructure and provide reliable potable water to residents of Highland City. Construction of the water system was begun in 1950's and has been expanded to include new areas as development has occurred within the City.

ANNUAL MAINTENANCE ITEMS:

Concrete Storage Tanks

There are four concrete storage tanks that service the system. There are two large Main City Zone tanks each with two million gallons of storage. The smaller tanks provide storage for the Northwest

Upper Zone (600,000 gallons) and the View Pointe Zone (250,000 gallons). The tanks are conventional reinforced tanks and were constructed in 2004 and 2005. The concrete construction requires very little maintenance. Xypex admixture was utilized in the construction of the Beacon Hills Tanks to minimize leaks.

The concrete roofs of the tanks are exposed. The City has determined to provide a sealant on the roofs that did not utilize the Xypex as they are now 10 years old. A Xypex sealant will provide protection from spalling and other freezing/thaw issues. Staff will keep records on the sealant to determine its effectiveness and performance over time.

Pump Station Maintenance

The typical design life of a pump station is approximately 45-50 years. The City's well pump stations are between 58 and 28 years old. The booster pump stations are nine years old. The common maintenance items on the booster pump stations are replacement of the seals in the pumps every five years. City staff are capable of replacing and maintaining the seal kits. A well maintained pump will not need to be replaced for over 25 years.

Included in the booster pump station maintenance is the building. Over time roofing, HVAC, and electrical components require maintenance. Staff will annually inspect these items for replacement/maintenance needs.

Well Maintenance

Well #2 has recently had a new pump installed, the intake lowered 100 feet and a new motor and drive installed. Well #3 recently had a new motor and soft start drive installed. It is recommended that at a maximum well pumps be removed and the well inspected by camera every 10-15 years depending on use, specific capacity, and pump performance.

Galvanized Service Replacement

Due to the rusting of older galvanized steel pipe service, the City is required to replace approximately five a year. A new poly-line is installed between the meter and the main line. City staff are able to provide the replacements.

Hydrant Replacement

Water Department Staff have identified the need to replace three fire hydrants per year. Hydrants have a typical service life of 50-years. Hydrants require replacement due to age or damage. The hydrants that have been identified to be replaced, due to age, were placed into the system during the 50's and 60's and no longer meet current fire codes. The City also replaces hydrants when they have been damaged.

PRV Maintenance

It is important to regularly maintain the PRV's that reduce pressure between the different zones. PRV's require yearly maintenance to remain affective and trouble free.

SCADA System Maintenance

The City SCADA System was installed in 2008. The SCADA System, remotely through radios, provides real time data at the pump stations, wells and storage ponds. The SCADA also alerts the operators when pumps have failed or high/low pressures occur at pump stations. SCADA also reports high/low

levels in the storage tanks. SCADA is often responsible for reporting issues after hours. Annual maintenance for the SCADA includes replacing radios, and other electrical components that do not operate correctly.

Battery Replacement in Residential Meters

The City in 2007 installed radio meters at all services. The radios provide monthly totals for all residences and business. The batteries have a 10-year warranty and then a prorated warranty for years 11 through 20. As the batteries are nearing 10 years old in over 3,600 meters, replacement should be planned.

CAPITAL EXPENDITURES:

Replacement of Booster Pump Station Interior Components

The typical useable life of a pump station is 45-50 years. The City's stations are 9 years old. A capital expenditure to replace the pumps, worn valving, electrical and ventilation equipment needs to be anticipated. Provided costs do not include replacement of the structures.

Replacement of Well House

The typical useable life of a pump station is 45-50 years. Some of the City's well stations are nearing their design life. A capital expenditure to replace the pumps, worn valving, electrical and ventilation equipment needs to be anticipated. Also for the oldest of buildings a complete replacement should be planned.

Replacement of VFD's in Booster Stations

Variable Frequency Drives (VFD's) are another electrical component that requires replacement after 10-15 years. These components assist in providing a longer life for motors.

Replacement of SCADA System

Along with annual maintenance on the SCADA, it should be anticipated after 25 years, that the system will need to be replaced. As advances in electronics and radios continues the existing systems devices become obsolete and will be more costly to maintain that upgrade.

Chlorination Equipment

The City currently does not provide a chlorine residual in the drinking water system. In the 2012 Master Plan chlorination equipment was proposed in the Capital Facility Plan. The equipment could be installed during a well house replacement or a retrofit. A separate building or room is required to house the chlorine.

Lower Zone Modification

Pressures to the south of the Murdock Canal are in excess of 120 psi. The previous Master Plan's identified construction of PRV's to lower the overall pressure in the area. Lowering the pressure will decrease the wear on the distribution system and make repairs less difficult. Costs identified are only for the PRV's and not for the master planned tank and booster station.

FISCAL IMPACT:

Annual maintenance costs are estimated at \$40,000 to \$127,000 per year over the next 10 years. It is estimated that costs will increase as the system ages. Estimated capital expenditures range from \$30,000 to \$400,000 and

are spread over the next 30 years.

ATTACHMENTS:

1. Maintenance Plan

2016

Highland City Drinking Water Maintenance Plan



Highland City
Public Works Department
1/1/2016

Table of Contents

CHAPTER 1 MAINTENANCE PLAN	3
<i>I.</i> <i>INTRODUCTION</i>	<i>3</i>
<i>II.</i> <i>MAINTENANCE PLAN</i>	<i>3</i>
<i>III.</i> <i>MAINTENANCE PLAN DESCRIPTION</i>	<i>3</i>
<i>a.</i> <i>System Inspections</i>	<i>3</i>
<i>b.</i> <i>Warranty of Equipment</i>	<i>4</i>
<i>c.</i> <i>Storage Tank Maintenance</i>	<i>4</i>
<i>d.</i> <i>Pump Station Maintenance</i>	<i>4</i>
<i>e.</i> <i>Well Maintenance</i>	<i>5</i>
<i>f.</i> <i>Distribution System Maintenance</i>	<i>5</i>
<i>g.</i> <i>SCADA System Maintenance</i>	<i>6</i>
<i>h.</i> <i>Battery Replacement in Meters</i>	<i>6</i>
<i>IV.</i> <i>10-YR ANNUAL MAINTENANCE COST ESTIMATES</i>	<i>6</i>
<i>V.</i> <i>CAPITAL OPERATION EXPENDITURES DESCRIPTIONS</i>	<i>6</i>
<i>a.</i> <i>Replacement of Booster Station Interior Components</i>	<i>6</i>
<i>b.</i> <i>Replacement of Well House</i>	<i>6</i>
<i>c.</i> <i>Replacement of VFD's in Booster Stations</i>	<i>7</i>
<i>d.</i> <i>Replacement of SCADA System</i>	<i>7</i>
<i>e.</i> <i>Chlorination Equipment</i>	<i>7</i>
<i>f.</i> <i>Lower Zone Modification</i>	<i>7</i>
<i>VI.</i> <i>CAPITAL OPERATION EXPENDITURES COST ESTIMATES</i>	<i>7</i>

DRAFT

Chapter 1 Maintenance Plan

I. Introduction

The purpose of the Drinking Water Maintenance Plan (Plan) is to prolong the life of the existing infrastructure and provide reliable potable water to residents of Highland City. Construction of the drinking water system was begun in 1958 through the Highland Drinking Water Company. During the fall of 2004 the membership of the Water Company voted to dissolve the Company and transfer all assets and obligations to the City of Highland. Since 2005 the City has operated and maintained the system. Drinking water facilities have been constructed as necessary to meet the needs of the developing City. The system utilizes only wells as the source for the system.

This plan identifies annual maintenance and capital expenditures required for wells, pump stations, storage tanks, and the piping system. Estimated costs for planning purposes are provided.

It is anticipated that an annual summary will be prepared by Staff to outline the year's accomplishments, expenditures and any updates or adjustments to costs.

II. Maintenance Plan

Highland City Public Works performs routine preventative maintenance to ensure the drinking water system functions properly. Appropriate preventative maintenance ensures that more expensive replacement projects are deferred to the future. The City's maintenance program intends to preserve the system at a reasonable cost for the citizens of Highland. To this end, the following areas are further described and included in the Plan:

- System Inspection
- Storage Tank Maintenance
- Pump Station Maintenance
- Well Maintenance
- Distribution System Maintenance
- SCADA System Maintenance

III. Maintenance Plan Description

To adequately plan resources for the maintenance of the Drinking Water system the following are annual requirements.

a. System Inspections

System operators provide inspections of the system throughout the year. Daily inspections are provided at the pump stations and at the well houses that are in operation. Well houses, that are not in operation during the winter, are

inspected a minimum of twice a week. The tanks should be leak tested every five years to inspect for leaks. Wells are inspected when pumps have been removed. Pumps are inspected on a daily basis through visual and SCADA data. Meter boxes are also inspected regularly.

b. Warranty of Equipment

When a piece of equipment is found to be in need of replacement, warranty periods should be reviewed to determine if funds may be recovered. Information of all warranted equipment shall be provided in a central filing area.

c. Storage Tank Maintenance

There are four concrete storage tanks that service the system. There are two large Main City Zone tanks each with two million gallons of storage. The smaller tanks provide storage for the Northwest Upper Zone (600,000 gallons) and the View Pointe Zone (250,000 gallons). The tanks are conventional reinforced tanks and were constructed in 2004 and 2005. The concrete construction requires very little maintenance. Xypex admixture was utilized in the construction of the Beacon Hills Tanks to minimize leaks.

The concrete roofs of the tanks are exposed. The City has determined to provide a sealant on the roofs that did not utilize the Xypex as they are now 10 years old. A Xypex sealant will provide protection from spalling and other freezing/thaw issues. Staff will keep records on the sealant to determine its effectiveness and performance over time.

d. Pump Station Maintenance

The typical design life of a pump station is approximately 45-50 years. The City's well pump stations are between 58 and 28 years old. The booster pump stations are nine years old. The common maintenance items on the booster pump stations are replacement of the seals in the pumps every five years. City staff are capable of replacing and maintaining the seal kits. A well maintained pump will not need to be replaced for over 25 years.

Included in the pump station maintenance is the building. Over time roofing, HVAC, and electrical components require maintenance. Staff will annually inspect these items for replacement/maintenance needs.

e. Well Maintenance

Well #2 has recently had a new pump installed, the intake lowered 100 feet and a new motor and drive installed. Well #3 recently had a new motor and soft start drive installed. It is recommended that at a maximum well pumps be removed and the well inspected by camera every 10-15 years depending on use, specific capacity, and pump performance.

During inspection of the well it is recommended that level sensors be installed to observe the groundwater levels and trends. It is also anticipated that while the pump column has been removed that the pump be set an additional 100-feet due to the decrease in the regional groundwater levels.

The high quality groundwater has not required a lot of rehab of the actual well casings in the past. In 2007 a Bacteriological Inspection was performed for all of the wells and biofouling was not present. It is recommended that each year the specific capacity of the well be evaluated to identify potential problems.

f. Distribution System Maintenance

Distribution system maintenance costs typically consist of replacement of galvanized services, hydrant replacements, and Pressure Reducing Valve (PRV) maintenance.

i. Galvanized Service Replacement

Due to the rusting of older galvanized steel pipe service, the City is required to replace approximately five a year. A new poly-line is installed between the meter and the main line. City staff are able to provide the replacements.

ii. Hydrant Replacement

Water Department Staff have identified the need to replace three older fire hydrants per year. The hydrants require replacement due to age or damage.

iii. PRV Maintenance

It is important to regularly maintain the PRV's that reduce pressure between the different zones. PRV's require yearly maintenance to remain affective and trouble free.

g. SCADA System Maintenance

The City SCADA System was installed in 2008. The SCADA System, remotely through radios, provides real time data at the pump stations, wells and storage ponds. The SCADA also alerts the operators when pumps have failed or high/low pressures occur at pump stations. SCADA also reports high/low levels in the storage tanks. SCADA is often responsible for reporting issues after hours. Annual maintenance for the SCADA includes replacing radios, and other electrical components that do not operate correctly.

h. Battery Replacement in Meters

The City in 2007 installed radio meters at all services. The radios provide monthly totals for all residences and business. The batteries have a 10-year warranty and then a prorated warranty for years 11 through 20. As the batteries are nearing 10 years old in over 3,600 meters, replacement should be planned.

IV. 10-Yr Annual Maintenance Cost Estimates

Table 1 was prepared to provide the City with typical annual maintenance costs for budgeting purposes. Costs were provided through past budgets and from past projects within the City. The costs are in 2016 dollars and include a 3% inflation rate, but do not provide for major system repairs.

V. Capital Operation Expenditures Descriptions

The following are descriptions of the necessary capital operation expenditures for the Drinking Water system. These items are necessary for replacement of the pump station pumps and other projects to improve the operation of the system.

a. Replacement of Booster Station Interior Components

The typical useable life of a pump station is 45-50 years. The City's stations are 9 years old. A capital expenditure to replace the pumps, worn valving, electrical and ventilation equipment needs to be anticipated. Provided costs do not include replacement of the structures.

b. Replacement of Well House

The typical useable life of a pump station is 45-50 years. Some of the City's well stations are nearing their design life. A capital expenditure to replace the pumps, worn valving, electrical and ventilation equipment needs to be anticipated. Also for the oldest of buildings a complete replacement should be planned.

c. Replacement of VFD's in Booster Stations

Variable Frequency Drives (VFD's) are another electrical component that requires replacement after 10-15 years. These components assist in providing a longer life for motors.

d. Replacement of SCADA System

Along with annual maintenance on the SCADA, it should be anticipated after 25 years, that the system will need to be replaced. As advances in electronics and radios continues the existing systems devices become obsolete and will be more costly to maintain that upgrade.

e. Chlorination Equipment

The City currently does not provide a chlorine residual in the drinking water system. In the 2012 Master Plan chlorination equipment was proposed in the Capital Facility Plan. The equipment could be installed during a well house replacement or a retrofit. A separate building or room is required to house the chlorine.

f. Lower Zone Modification

Pressures to the south of the Murdock Canal are in excess of 120 psi. The previous Master Plan's identified construction of PRV's to lower the overall pressure in the area. Lowering the pressure will decrease the wear on the distribution system and make repairs less difficult. Costs identified are only for the PRV's and not for the master planned tank and booster station.

VI. Capital Operation Expenditures Cost Estimates

Table 2 was prepared to provide the City with typical capital operation expenditure costs for budgeting purposes. Costs were provided by suppliers, from past projects within the City and Master Planning Studies. The costs are in 2016 dollars.

**TABLE 1
ANNUAL MAINTENANCE COST ESTIMATE**

REPAIR TYPE	2016 COST	2017 COST	2018 COST	2019 COST	2020 COST	2021 COST	2022 COST	2023 COST	2024 COST	2025 COST	2026 COST
Concrete Sealing for Exposed Tank Roof	\$ 5,000	\$ 30,000									
Well Maintenance	\$ 60,000		\$ 63,600		\$ 67,416		\$ 71,461				
Viewpointe Pump Station Maintenance	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,194	\$ 1,230	\$ 1,267	\$ 1,305	\$ 1,344
Beacon Hill Pump Station Maintenance	\$ 1,200	\$ 1,236	\$ 1,273	\$ 1,311	\$ 1,351	\$ 1,391	\$ 1,433	\$ 1,476	\$ 1,520	\$ 1,566	\$ 1,613
Replacement of Galvanized Services	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524	\$ 6,720
Hydrant Replacements	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	\$ 20,159
PRV Maintenance	\$ 400	\$ 412	\$ 424	\$ 437	\$ 450	\$ 464	\$ 478	\$ 492	\$ 507	\$ 522	\$ 538
SCADA System	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610	\$ 2,688
Meter Battery Replacement		\$ 4,200	\$ 9,800	\$ 14,000	\$ 18,200	\$ 22,400	\$ 26,600	\$ 30,800	\$ 35,000	\$ 39,200	\$ 43,400
Total	\$ 89,600	\$ 59,538	\$ 99,498	\$ 40,881	\$ 113,304	\$ 50,918	\$ 127,435	\$ 61,055	\$ 66,163	\$ 71,297	\$ 76,460

**TABLE 2
OPERATION CAPITAL EXPENDITURE COST ESTIMATE**

EXPENDITURE	NUMBER/TYPE	YEAR ANTICIPATED	COST PER UNIT	TOTAL COST
Well House #1 Replacement	Building, Valves, Pump, Electrical & HVAC	2025	\$400,000	\$400,000
Well House #2 Replacement	Building, Valves, Pump, Electrical & HVAC	2019	\$400,000	\$400,000
Well House #3 Replacement	Building, Valves, Pump, Electrical & HVAC	2021	\$400,000	\$400,000
Well House #4 Replacement	Valves, Pump, Electrical & HVAC	2035	\$150,000	\$150,000
Well House #5 Replacement	Valves, Pump, Electrical & HVAC	2030	\$150,000	\$150,000
View Pointe Booster Station	Valves, Pumps, Electrical & HVAC	2045	\$50,000	\$50,000
Beacon Hill Booster Station	Valves, Pumps, Electrical & HVAC	2045	\$60,000	\$60,000
View Pointe Booster Station Dedicated Generator	1	2017	\$65,000	\$65,000
Chlorination	Intsall Chlorination Systems at Well House #4 & #5	2030+	\$80,000	\$160,000
SCADA System Upgrade	1	2030	\$30,000	\$30,000
VFD Replacement in Booster Stations	1	2027	\$60,000	\$60,000
PRV Placement in Lower Zone	1	2018	\$220,000	\$220,000



CITY COUNCIL AGENDA REPORT

Item #13

DATE: February 2, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Erin Wells
Assistant to the City Administrator

SUBJECT: ORDINANCE – AUTHORIZE AMENDMENT OF CITY CODE TO BAN ELECTRONIC CIGARETTES FROM PUBLIC PARKS

STAFF RECOMMENDATION:

City Council discuss whether city code should be amended to ban electronic cigarettes in City parks.

BACKGROUND:

The use of electronic cigarettes (e-cigarettes) is on the rise as an alternative to traditional tobacco uses such as conventional cigarettes. Because the product is fairly new and clinical studies about the safety of e-cigarettes have not been submitted to the U.S. Food and Drug Administration (FDA), the safeness of the product has not been determined. (U.S. Food and Drug Administration, 2015). There are three main concerns with e-cigarettes:

1) Health safety

Some studies of e-cigarettes have found chemicals that pose a respiratory risk such as diacetyl, acetoin, pentanedione, and acetoin. (Allen, et al., 2015)

Some studies have shown e-cigarettes to have carcinogens and toxins such as formaldehyde and acetaldehyde (National Institute on Drug Abuse, 2015).

In addition, many e-cigarettes also contain nicotine which is a heavily addictive substance. (National Institute on Drug Abuse, 2015)

2) Unregulated composition

The makeup of e-cigarettes is not currently regulated. As such, there is nothing to ensure the quality or composition of e-cigarettes. Further, each e-cigarette brand and type is unique in its composition and as such, users can not be certain how much of the chemicals discussed above are actually contained in each e-cigarettes cartridge. (National Institute on Drug Abuse, 2015)

3) Appeal to youth

E-cigarettes are flavored and many of their flavors could be appealing to youth such as chocolate, strawberry, and mint. In addition, there are no age restrictions on the purchase of e-cigarettes. As such there is concern that if youth begin the use of e-cigarettes, it could lead to the use of other tobacco products. (U.S. Food and Drug Administration, 2015)

The current Municipal Code does not ban any tobacco use in parks and instead relies on Utah County's Regulation Banning smoking in Outdoor Public Places. (Utah County Health Department, 2008)

Utah County is planning on creating similar ban on electronic cigarettes in the future. In the meantime, they are working with individual cities to encourage them to pass bans in their respective cities. At this time, a few Utah County cities including Spanish Fork, Lehi, Orem, Springville, and Santaquin have instituted similar bans.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

1. Proposed Ordinance

WORKS CITED

- Allen, J. G., Flanigan, S. S., LeBlanc, M., Vallarino, J., MacNaughton, P., Stewart, J. H., et al. (2015, December 8). *Flavoring Chemicals in E-Cigarettes: Diacetyl, 2,3-Pentanedione, and Acetoin in a Sample of 51 Products, Including Fruit-, Candy-, and Cocktail-Flavored E-Cigarettes*. Retrieved January 28, 2016, from Environmental Health Perspectives: <http://ehp.niehs.nih.gov/15-10185/#tab2>
- National Institute on Drug Abuse. (2015, August 1). *DrugFacts: Electronic Cigarettes (e-Cigarettes)*. Retrieved January 28, 2016, from National Institute on Drug Abuse: <http://www.drugabuse.gov/publications/drugfacts/electronic-cigarettes-e-cigarettes>
- U.S. Food and Drug Administration. (2015, September 4). *FDA Warns of Health Risks Posed by E-Cigarettes*. Retrieved 1 28, 2016, from U.S. Food and Drug Administration: <http://www.fda.gov/ForConsumers/ConsumerUpdates/ucm173401.htm>

ORDINANCE NO. 2016-**

AN ORDINANCE OF HIGHLAND CITY, UTAH AMENDING THE HIGHLAND CITY MUNICIPAL CODE BY BANNING SMOKING INCLUDING ELECTRONIC CIGARETTES PUBLIC PARKS

WHEREAS, there are health and safety concerns regulated to the use of electronic cigarettes; AND

WHEREAS, the risks may be passed onto others who are nearby from the chemical vapor expelled by the smoker

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. The Highland City Municipal Code 12.24 is hereby amended as follows:

12.24.060 - Smoking.

Smoking is not permitted on public parks, public trails or public open space. Smoking means and includes possessing, carrying, or holding a lighted pipe, cigar, or cigarette of any kind, e-cigarette, or any other lighted smoking equipment, or the lighting or emitting or exhaling or smoking of a pipe, cigar, cigarette of any kind, e-cigarette, or of any other lighted smoking equipment.

12.24.0760 - Penalty for violation of this chapter.

Use of the parks and cemetery beyond the closing time of eleven p.m. or before the opening time of five a.m. shall be a Class C misdemeanor punishable by both fine and imprisonment as provided for by state law. Any person who shall do those acts prohibited in Sections 12.24.020 and 12.24.030 shall be guilty of a Class B misdemeanor and shall be punishable by a fine of seven hundred fifty dollars or six months in jail or both such fine and imprisonment. Any person who shall do those acts prohibited in Sections 12.24.060 shall be guilty of an infraction and shall be punishable with a fine not to exceed one hundred dollars (\$100.00), but not by imprisonment. Police officers shall have discretion to issue a "warning" if they deem it is in the best interest of the city for the first offense. If the violator shall be a corporation, the corporation may be fined one thousand dollars. Each and every day that a violation of this chapter continues shall constitute a separate offense.

SECTION 2. That the Mayor, the City Administrator, the City Recorder, and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

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

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, February 2, 2016.

HIGHLAND CITY, UTAH

Mark Thompson, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

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