



# HIGHLAND CITY COUNCIL AGENDA

May 3, 2016

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

## **7:00 P.M. REGULAR SESSION - CITY COUNCIL CHAMBERS**

Call to Order – Mayor Mark Thompson

Invocation – Council Member Rod Mann

Pledge of Allegiance – Council Member Dennis LeBaron

## **PRESENTATIONS** (10 min.)

1. **UTAH TRUST: Trust Accountability Program** – Brent Oakeson
2. **PROCLAMATION: Lone Peak Police Department** – Mayor Thompson

## **APPEARANCES** (10 min.)

**Time has been set aside for the public to express their ideas, concerns, and comments.**

*(Please limit your comments to three minutes each.)*

## **CONSENT** (5 min.)

3. **MOTION: Approval of Meeting Minutes for the City Council Work Session** – April 13, 2016
4. **MOTION: Approval of Meeting Minutes for the City Council Work & Regular Session** – April 19, 2016
5. **RESOLUTION: Setting a Public Hearing for the FY 2016-2017 Budget** – May 17, 2016
6. **MOTION: Final Plat Approval** – Highland Oaks a 60 lot single family subdivision located at the corner of Highland Blvd. and 11800 North

## **DISCUSSION AND DIRECTION** (20 min.)

### **7. Utility Rate Study**

## **MAYOR/ CITY COUNCIL & STAFF COMMUNICATION ITEMS** (10 min.)

### **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.

## **ADJOURNMENT**

*(These items are for information purposes only.)*

<b>Description</b>	<b>Requested/Owner</b>	<b>Due Date</b>	<b>Status</b>
Road Capital Improvement Plan for FY 15-16 <i>Prioritize and Communicate to Residents</i>	City Council	Estimated June 2016	Study Underway
Election Policy	City Council Jody	August 2016	In Progress
Council Policy and Procedures	City Council Jody	August 2016	In Progress
Determine Park Use for Recreation	City Council Parks Staff	2016	In Progress
HW Bldg. – PW Storage Status	City Council Mayor/PW	2016	In Progress

### **ELECTRONIC PARTICIPATION**

Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

### **CERTIFICATE OF POSTING**

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

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



**PROCLAMATION  
EXPRESSING APPRECIATION TO  
OFFICER BROCK SUSOV  
LONE PEAK POLICE DEPARTMENT**

WHEREAS, Highland City recognizes the importance of the Lone Peak Police Department; and

WHEREAS, Highland City appreciates Officer Brock Susov and the time he works utilizing his qualifications, institutional knowledge and expertise for the betterment and safety of the residents of Highland City; and

WHEREAS, Lone Peak Police Department serves the communities and residents within the boundaries of Highland City and Alpine City; and

WHEREAS, On April 15, 2016, Officer Brock Susov was dispatched to a house fire located in Alpine, Utah, and being the first to respond, noticed the seriousness of the situation; and

WHEREAS, Officer Brock Susov in coordination with dispatch services were able to locate a female unable to exit the basement of the home. Officer Brock Susov entered the window well of the home and was able to force the window open, enabling him to assist the female out of the home and to safety.

NOW, THEREFORE, I, Mark S. Thompson, Mayor of Highland City do hereby proclaim appreciation to Officer Brock Susov, an Employee of the Lone Peak Police Department, for his attentiveness, unselfish dedication, and expertise in prevention measures on April 15, 2016.

Dated this 3<sup>rd</sup> day of May, 2016

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Mark S. Thompson



**PROCLAMATION  
EXPRESSING APPRECIATION TO  
OFFICER BRANDON FARNSWORTH  
LONE PEAK POLICE DEPARTMENT**

WHEREAS, Highland City recognizes the importance of the Lone Peak Police Department; and

WHEREAS, Highland City appreciates Officer Brandon Farnsworth and the time he works utilizing his qualifications, institutional knowledge and expertise for the betterment and safety of the residents of Highland City; and

WHEREAS, Lone Peak Police Department serves the communities and residents within the boundaries of Highland City and Alpine City; and

WHEREAS, On April 15, 2016, Officer Brandon Farnsworth was dispatched to a house fire located in Alpine, Utah, and being the first to respond, noticed the seriousness of the situation; and

WHEREAS, Officer Brandon Farnsworth in coordination with dispatch services were able to locate a female unable to exit the basement of the home. Officer Brandon Farnsworth entered the window well of the home and was able to force the window open, enabling him to assist the female out of the home and to safety.

NOW, THEREFORE, I, Mark S. Thompson, Mayor of Highland City do hereby proclaim appreciation to Officer Brandon Farnsworth, an Employee of the Lone Peak Police Department, for his attentiveness, unselfish dedication, and expertise in prevention measures on April 15, 2016.

Dated this 3<sup>rd</sup> day of May, 2016

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Mark S. Thompson

MINUTES  
HIGHLAND CITY COUNCIL  
WORK SESSION  
Tuesday, April 13, 2016

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

**PRESENT:** Mayor Mark S. Thompson, conducting  
Councilmember Brian Braithwaite  
Councilmember Dennis LeBaron  
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  
Tavis Timothy, City Engineer  
Janae Wahnschaffe, Library Director

**EXCUSED:** Councilmember Tim Irwin

**OTHERS:** None.

The meeting was called to order by Mayor Mark S. Thompson as a work session at 6:06 p.m.  
The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

**2016-2017 FISCAL YEAR BUDGET DISCUSSION:**

Nathan Crane stated there were two things that needed to be discussed. 1) The 2016-2017 Preliminary Budget and 2) the Utility Rate Study.

Gary LeCheminant indicated he would like to first address the General Fund. Gary had passed out a spreadsheet showing 5 years of budget history. He indicated the \$200,000 legal settlement was not currently in the line item so the numbers would change some. Other main things in the budget to be aware of is the medical when up 10% and they are waiting for some final information on that item. There has been 3% merit increase included in the cost. Without the legal payment this budgets revenue is ahead of its expenses. Property forecast revenue has been increased so he raised that number and sales tax was also increased a small amount.

# DRAFT

1  
2 Discussion continued with the Council regarding how the sale and property tax is calculated and  
3 what portion the City receives.

4 Councilman Ed Dennis inquired if Gary could add a column that would show estimated actuals  
5 to the budget spreadsheet.  
6

7 Gary LeCheminant indicated he does look at those trends and those estimated actuals can be  
8 added. Gary continued stating he looked at the utility franchise tax and it looks like it will come  
9 in close to where it was last year so that figure was left. This year there is no transfer back to the  
10 General Fund for the cost of watering of our parks like last year. This budget will show in  
11 revenue in the PI fund and an expense in the general fund so there will not have to be a transfer  
12 back. Gary continued that one of the most important issues with the impact fees is the park  
13 impact fee, 39% of the fees collected qualify to go towards the bond. Gary showed the bond  
14 payments due over the next year and how he will be calculating the bond payments with the  
15 allowable 39%.  
16

17 Nathan Crane indicated they are working with Zion to verify the numbers they are using they are  
18 also looking at doing a minor amendment to the impact fees that can help with the allocation.  
19

20 Councilman Brian Braithwaite voiced a concern that he feels Zions Bank is not giving the city  
21 the correct amount of what they can use the impact fees for and feels it should be higher.  
22

23 Discussion continued regarding the bond payments and the use of the park impact fees for capital  
24 improvement park projects and how it effects the General Fund.  
25

26 Gary LeCheminant shows and describes the amount of property taxes collected and where they  
27 are allocated. He showed the percentage of the total General Fund Revenue by type with the two  
28 main revenues being sales and property taxes, with a slight increase in Building Permits.

29 Gary moved on to show the 2016 benefits and salaries increase which is due to a proposed 3%  
30 pay increase and a proposed 10% insurance increase. He continued to show the same  
31 information as a % of total expenses.

32 Gary continued with a graph indicating the rate of sale and property tax income since 2000 to  
33 present. Gary concluded with data regarding the increase and amounts paid into the PSD (Public  
34 Service District) budgets from 2000-2015.  
35

36 Councilman Brian Braithwaite explained a portion of the increase was due to grants the PSD  
37 received at one point that they are no longer receiving.  
38

39 Mayor Thompson stated that the other component that would make the spike was when they lost  
40 the ambulance transfers. He feels that at that point in time they should have sold the ambulance  
41 and reduced their expense instead of keeping that vehicle and asking for more funds.  
42

43 Discussion continued regarding revenue versus growth in regards to the cost of PSD services and  
44 the level of service that is expected.

# DRAFT

1  
2 Nathan Crane reminded the council that there are 3 board members of Highland Council that sit  
3 on the board and the way the PSD works is that once the board approves the budget there is  
4 nothing the cities can do. If there is something they want to do to improve those numbers, now  
5 is the time to work through those board members for any change.  
6

7 Discussion continued regarding different avenues the city can take regarding Public Safety  
8 budget, services and possible ways to help cover the increasing costs of the Public Safety budget.  
9

10 Nathan Crane inquired if there were any specific questions anyone had based on what was  
11 discussed.  
12

13 Councilman Rod Mann commented his biggest concern was the PDS budget.  
14

15 Councilman Ed Dennis inquired regarding the lack of revenue issues and was wondering if they  
16 were going to discuss ways to generate more revenues.  
17

18 Discussion continued regarding how increasing commercial revenue is not a silver bullet, it will  
19 help but is not the full answer. The discussion included the need for utility rate increase and a  
20 possible property tax increase and the process it would require.  
21

22 Nathan Crane indicated that based on tonight's discussion staff will proceed and move forward  
23 in putting together the tentative budget for the Councils review. If there are any other concerns  
24 he asked the Council Members please contact the staff so they can address those ahead of time.  
25

26 Councilman Dennis LeBaron asked regarding the amount of funds that will be used for road  
27 repair.  
28

29 Nathan Crane indicated they increased the pothole and crack sealing budget by \$50 thousand so  
30 total put into the major capital is \$258 thousand. In the past they have taken most of the B&C  
31 roads funds and put towards major capital, which is resurfacing, surface treatments, and  
32 reconstruction. In the last budget they had talked about what they can afford and if they want to  
33 spend \$500 thousand they have to take \$250 thousand out of reserves to reach that goal. What  
34 they have done is split the B&C road funds up to cover everything they can cover. In the past  
35 they were covering expenses that B&C road funds would cover. Revenues have come in higher  
36 so the expenses so they were able to cover the costs, allowing them to take out less than  
37 expected. Doing it this way is helping the city be more transparent and showing what we are  
38 using and where it is coming from.  
39  
40

## **UTILITY RATE STUDY DISCUSSION:**

41  
42  
43 Nathan Crane stated the staff had sat down and reviewed some projects and feels it's important  
44 to go over how they got from point A to point B. One concern was what do we do with the State

# DRAFT

1 property, he feels they have a few option to discuss and will get to that. He indicated there are  
2 two things he feels is important: 1) Roads. We have had many discussions that we have not put  
3 enough money in roads for maintenance. He feels that he doesn't want us to be in the same  
4 situation they are with roads today with other utilities 5 or 10 years down the road. He feels  
5 maintenance is a very high priority with him. 2) Residence Input. They have put together a  
6 short survey and public information campaign, before they get into that discussion he would like  
7 to turn the time over the Tavis Timothy, City Engineer, to go over Capitol and Maintenance  
8 plans. Tavis is also going to review the state projects and costs.

9  
10 Tavis Timothy, City Engineer indicated the starting point is the master plan between 2006 and  
11 2008 the sewer and pressurized irrigation master plans were approved. The different master  
12 plans were produced in 2012 – 2013 the Drinking Water Master Plan was updated which took  
13 into account the state property which took into account a lower growth rate than the state plan in  
14 2014. With the master plans as the base line the city looked at impact fee, plans and rates for the  
15 new growth and the utility rate analysis comes from those documents. That analysis looks at the  
16 new growth for a span of 10 years.

17  
18 Councilman Rod Mann stated when impact fees were set up it was his understanding they were  
19 set up for the different utility areas.

20  
21 Tavis Timothy agreed that there are different zones and different impact fees. Culinary water is  
22 the same across the city, PI didn't change much across the city but sewer had a higher impact in  
23 some areas. For those plans they looked at operation maintenance, existing facilities, and age of  
24 infrastructure, what had been proposed over the last 8-10 years and gave that to Zions and they  
25 looked over the information and incorporated that into the rate study.

26  
27 Councilman Ed Dennis stated that it makes sense but when you match that up with the fact that  
28 we won't generate that much revenue.

29  
30 Mayor Thompson stated we have gone through a lot of detail to get to this point and establish  
31 fees for our utility as close as we can get. The road program had a lot of holes in the plan that  
32 was proposed, and now we have a second opinion and he feels we have good information to  
33 move forward with the rate study.

34  
35 Discussion continued regarding the previous road study and current applications.

36  
37 Councilman Rod Mann stated the roads had deteriorated and they were chasing them and he  
38 feels that the utilities are in good shape right now and they are getting ahead of it before it stars  
39 to fail, being ahead of the game instead of behind the game.

40  
41 Tavis Timothy for the most part Councilman Mann is correct. His opinion is that staff has done  
42 as well as they can with the budget that they have. They maintain things but there are some  
43 items that can only be maintained for so long before something has to be done.

# DRAFT

1 Justin Parduhn, O&M Director agrees that they need to plan for the future and need to be  
2 prepared.

3  
4 Tavis Timothy stated they went through and broke out and analyzed state versus existing city  
5 versus city growth projects. For the sewer they found 4 projects: 1) Lift station, 2) Forced Main,  
6 and 3&4) Trunk line. The master plan shows the lift station and the forced main are alright  
7 through build out. However, with the new growth through the state it changes the percentages  
8 from 75% new growth to 25% existing city. Those two projects are mostly state driven and their  
9 total is approximately 1.1 million. The other one is an existing gravity line in Canal Blvd.  
10 which is currently an 8" line, it is getting to capacity and needs to be improved. The master plan  
11 for that line shows needing to be a 10" line but with the new growth it would be a 12". Again  
12 50% of this project is driven by the state and would cost approximately 1.5 million.

13  
14 Councilman Brian Braithwaite stated this is the fuzzy math that comes with impact fees. If they  
15 develop the line too early, the developer later can argue "you didn't up the line for us, you did it  
16 for you and we are just using the excess capacity". The upgraded line needs to be fairly close to  
17 what they are actually having into the line and the correlation is clear. For us to arbitrarily raise  
18 it too soon it can be a problem if they do not come in very soon.

19  
20 Tavis Timothy indicated the best way to collect impact fees is a project in the ground. You  
21 know the actual costs and you know the capacity. Developers appreciate that more than  
22 forecasting what it will cost.

23  
24 Nathan Crane indicated that what they were thinking is if they remove all the state property  
25 projects from the utility rate is totals approximately \$3 million, then they negotiate the culinary  
26 and sewer impact fee with the developer and either drop or reduce the impact fee.

27  
28 Councilman Brian Braithwaite indicated he feels if those are taken out he can talk to any resident  
29 and say there is nothing in there that isn't needed.

30  
31 Discussion continued regarding the fees and the possible decrease that could occur if those  
32 projects were taken out.

33  
34 Nathan Crane stated what staff is looking for is direction on the chlorination of the water.

35  
36 Justin Parduhn stated it had always been in the master plan but was to be done down the road. It  
37 has been verified that if there are issues we would be forced to go in that direction. This is  
38 source related and if you can prove you have had 12 months of good reports and good samples  
39 then the state logs that in their file and the city is good to go. If there is a problem and the state  
40 can go back to the logs and show that the sources have been good and it's just in the distribution  
41 system then at that point they would only require us to go to the minimum standard. He feels it  
42 is not as serious as they had made it out to be. Justin indicated he and Tavis would like to visit  
43 with the state some more in order to fine tune the understanding.

# DRAFT

1 Discussion continued regarding the testing and sampling procedures with the testing of wells.

2  
3 Erin Wells stated she wanted to clarify the discussion that the Council and Staff have been  
4 having in that they would like to take out the State property and push the chlorination to a later  
5 time and not include it at this point.

6  
7 Justin Parduhn indicated the only other item they had in the rate study that is questionable was  
8 another zone split on the culinary water line. It is something that had always been talked about  
9 and is in the rate study at \$235,000. in 2018. He indicated to a certain extent, it's more of a  
10 benefit to the residents.

11  
12 Councilman Dennis LeBaron stated he is in favor of pushing that out of the rate study.

13  
14 Mayor Thompson stated he feels this has been a good discussion and feels they don't want to say  
15 that they have dropped things out, because it encourages people to say "what else can you drop".  
16 We try to get as low as we can, project what that cost is going to be and then go after that cost.  
17 The things that can wait they need to take a close look close at and pushing them out.

18  
19 Nathan Crane commented they can do a phased approach. The issue with that is there is a peak  
20 at the end and it will take longer to get there. Nathan indicated what they would like to do is go  
21 forward address the State property and chlorination and bring back the fee and get the survey  
22 out.

23  
24 Councilman Rod Mann inquired about the survey, and asked what kind of information was going  
25 to be provided in order to receive intelligent responses.

26  
27 Erin Wells stated she believes that some of the issue the city had in the past was the residents did  
28 get the proper information and did not understanding the issues properly. Erin handed out a  
29 draft survey. (Attached) Erin explained that she outlined the five main reasons as to why we are  
30 asking for a rate increase. First statement is to give them some background information to assist  
31 in their understanding. Second, would be a question asking them, given the information would  
32 you support the increase. If the say yes, she would like to know what reasons they are agreeing  
33 with the rate increase so we can push that information. If they say no, they would like to also  
34 know the reason for their decision. She came up with a few basic answers and asked for any  
35 input for other reasons.

36  
37 Councilman Rod Mann suggested including some graphs or charts to make it more visual. He  
38 feels it helps people understand the information better.

39  
40 Mayor Thompson stated he hates analogies, he feels that with the analogy at the beginning of  
41 this survey, we are telling people they don't understand the issue. He feels residents understand  
42 that utilities cost money and those services need to be maintained and he feels they also  
43 understand the consequences if we do nothing. He feels the length is good and suggested keeping  
44 it to one page.

# DRAFT

1  
2 Discussion continued regarding getting groups together informing them and get some help  
3 getting the information out.

4  
5 Nathan Crane indicated that PEPG has gathered their coring information and they are ready  
6 come back to the council for work session to discuss their preliminary results. They have  
7 tentatively scheduled to have them come on the 19<sup>th</sup> at 6:30 pm prior to the regular City Council  
8 Meeting and asked for council feedback.

9  
10 Discussion ensued regarding times and availability. Council requested the work session being at  
11 6:30 pm and the regular session start at 7:30 pm on April 19, 2016.

12  
13 Councilman Dennis LeBaron inquired if staff was aware the Historical Committee had requested  
14 \$800 for them in next year's budget. He also asked if they were to be treated like the Arts  
15 Council in that they raise their own money.

16  
17 Nathan Crane indicated that nothing had not been brought to his attention regarding that request.  
18  
19  
20

21 **Work Session adjourned at 8:59 p.m.**  
22  
23  
24

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25 JoD'Ann Bates, City Recorder  
26  
27

28 Date Approved: May 3, 2016  
29

30 Attached: Presentations and handouts

MINUTES  
HIGHLAND CITY COUNCIL MEETING  
Tuesday, April 19, 2016

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

**6:30 PM – WORK SESSION**

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

**STAFF PRESENT:** Nathan Crane, City Administrator/Comm. Develop. Dir.  
Erin Wells, Assistant to the City Administrator  
JoD’Ann Bates, City Recorder  
Justin Parduhn, Public Works O&M Director

**EXCUSED:** Councilmember Tim Irwin  
Gary LeCheminant, Finance Director

**OTHERS:** Ryan Kitchen, Tim Biel, Heather Hamilton.

The meeting was called to order by Mayor Mark S. Thompson as a Work Session at 6:40 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

**Road Reconstruction Master Plan:**

Public Works O&M Director, Justin Parduhn, introduced Ryan Kitchen of PEPG and Tim Biel of CME who would be reporting on their analysis of the City streets. They have been working closely with the TAC Committee and are ready to share their findings with the City Council.

Ryan Kitchen explained that Mr. Biel and his team have taken core samplings of the existing roads that have been classified as C, D, or F roads and stated that Mr. Biel would be going into more detail about those findings. In their conversations with the TAC committee they discussed the need for a list prioritizing the roads that need to be repaired first, and they have created a rating system. Mr. Kitchen explained that the rating system was based on the results from the core samplings, the project cost, and road classification.

# DRAFT

1 Councilman Rod Mann asked if future impact would be visualized on the final report, and Mr.  
2 Kitchen confirmed that it would be.

3 Councilman Brian Braithwaite asked if the prioritized list would be discussed with the TAC  
4 Committee or if they would just be giving their recommendations. Mr. Kitchen stated that they  
5 would create a table showing the roads and what repairs are needed. They would then present  
6 those findings to the Committee, thereby generating a discussion with the Committee.

7  
8 Tim Biel explained that his primary responsibility in this project has been to examine the actual  
9 pavement, either by looking at the surface or taking core samples. Mr. Biel reported that all of  
10 the coring had been completed and all of the information from the field had been collected. His  
11 team was finalizing a spreadsheet depicting their findings.

12  
13 Mr. Biel stated that the original expectation was that the roads classified as D and F would need  
14 to be reconstructed, which would be a very costly project. However, they have discovered that  
15 the majority of these segments are not failing structurally but environmentally. This means that  
16 the cracks in the roads can be fixed through crack sealing and seal coating rather than complete  
17 reconstruction. Of the 200 sections examined, 31 roads were reclassified upward because they  
18 were in good enough condition to be removed from the D and F categories.

19  
20 Councilman Brian Braithwaite asked for clarification, and Mr. Biel explained that most of the  
21 roads have one area that is failing, but that does not mean that the road is failing structurally.  
22 Some of these small areas can be fixed with patching or other methods, but they would not have  
23 to be completely reconstructed. Mr. Biel added that they found a few roads that had deteriorated  
24 beyond their original classification.

25  
26 While marking the cores, Mr. Biel made a quick judgement of the condition of the roads and  
27 determined that 140 of the segments need to be crack sealed to keep them from getting worse,  
28 and half of those need to be seal coated. Additionally, 44 roads need something more than  
29 patching and seal coating, but not necessarily complete reconstruction. He suggested that the top  
30 inch or two of surface be replaced. Mr. Biel confirmed that only seven segments needed to be  
31 reconstructed.

32  
33 Mr. Biel then discussed the different options for repair. There was a discussion about the use of  
34 sand in crack sealing, which is primarily used to hold the sealant up to the surface and reduces  
35 costs. Mr. Biel then presented photographs depicting the most common issues he found, and he  
36 explained how they would be repaired.

37  
38 Mr. Biel informed the Council that they would be receiving a completed spreadsheet with their  
39 findings as soon as it was compiled. They would also be giving the prioritized list of roads once  
40 it was finalized with the TAC Committee.

41  
42 The Work Session concluded at 7:19 p.m.

# DRAFT

## 7:30 PM REGULAR CITY COUNCIL SESSION

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

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

**EXCUSED:** Councilmember Tim Irwin  
Gary LeCheminant, Finance Director

**OTHERS:** Devirl Barfuss, Lucie Holman, Michael, Jacob Holman, John Holman, James Holman, Natalie Moore, Tim Anderson, Sandi Bromley, Windy Reay, Laura Shuldberg, Robert Brower, Becca Summers, Paul Burgon, LeDell Burgon, Doug VanWoerkom, Cole Peck, Scott Austin, Kevin Birrell, Heidi Conover, Dain Hodson, Rachel Hodson, RaCail Hays, Terry Jasper, Colby Birrell, Jana Allen, Curtis Leavitt, Kristen Bradshaw, Nicole Pasquini, Ed Kilgore, Stephanie Sobotka, Kelly Sobotka, Kurt Osler, Janet Webb, Erroll, Webb, Jeff Conley, Shauna Horne, Paul Horne, Janet Mendenhall, Brenda Armstrong, Ron Campbell, Tracie Whitlock, Ross Wolfley, Rachel Shumway, Andrea Bunnell, Angie Nydegger, Dana Burrows, Ethan Shumway, Shirley Burrows, Michael Burns, Kathryn Schramm, Dan Reeves, San Roundy, Gary Cooper, Steve Maddox, Mardell Cheney, Jaron Nicols, Weston Ricks, Anthony Fry, Parker Allen, Matthew Moore, Max Larson and Stephen Babb.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:32 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 Council Member Ed Dennis and those assembled were led in the Pledge of Allegiance by Matthew Moore, a scout.

### APPEARANCES:

Steven Babb, president of the Homeowners Association of Pheasant Hollow, expressed that a few of the neighbors' concerns regarding some misleading and false information contained in the Highland Insider from April. The article in question addressed the Murdock Connector. Mr. Babb explained the false statements contained in the second sentence of the article, as well as

# DRAFT

1 information regarding the law requiring legislative signoff on any changes to the development  
2 center land. Mr. Babb claimed that Highland City has not met the requirements of that law.  
3 There was another sentence in the article stating that the City would continue to work with State  
4 legislators and the affected neighborhoods. Mr. Babb stated that no one from the City Council or  
5 staff has approached the HOA board, himself, or any of the neighbors about this issue yet. He  
6 was concerned with the lack of transparency in this issue. Mr. Babb requested that the language  
7 of the Highland Insider be corrected and clarified, and he invited the Council to contact him to  
8 discuss the issues surrounding the connector.

9  
10 Windy Reay stated that she resides off of 10670 North and came forward to address a safety  
11 concern. There are about 40 students of Highland Elementary that have to cross 6400 West to  
12 get to school every day, but there is no cross walk. Mrs. Reay also explained that there is a lack  
13 of continuous sidewalk in the area. Mrs. Reay brought three young boys from her neighborhood  
14 to share their experiences with crossing this road.

15  
16 Parker Allen told the Council that just that morning his younger sister was almost hit by a car  
17 while crossing the street. A bus had slowed down to let her cross, but the car in the next lane did  
18 not see her.

19  
20 Matthew Moore explained that there have been some close calls with the young kids who don't  
21 know how to cross safely.

22  
23 Max Larson stated that he rides his bike to school every morning, and they have to wait on the  
24 side of the road for the cars to pass because they rarely slow down.

25  
26 Mrs. Reay commented that there would be 10 to 12 new kindergartners going to Highland  
27 Elementary from their neighborhood in the next two years. She requested that this safety  
28 concern be addressed quickly.

29  
30 Ethan Shumway stated that he and a few of his neighbors were present to speak about Item 8,  
31 which was not listed as a public hearing. Mayor Thompson stated that they would be opening  
32 that item to the public, and asked that they save their comments for that discussion.

33  
34 Sandy Bromley added to the comments made regarding the children crossing at 6400 West. Mrs.  
35 Bromley drives her children to school and has witnessed some near accidents with children  
36 crossing. She stated that it would be a tragedy if a child were to be hit before the City was able  
37 to get a crosswalk at that location.

38  
39 Laura Shulberg also expressed a concern about the crossing area. She confirmed that the speed  
40 limit of 6400 West is 35 mph.

41  
42 Staff indicated that they would have the City Engineer look into this location to see what could  
43 be done to increase safety, and if a crosswalk is warranted here. A comment was made that the  
44 sidewalk may need to be completed before a crosswalk could be installed.

# DRAFT

1 Kurt Ostler explained some of the dangerous situations he has seen on 6400 West.  
2  
3

## 4 **CONSENT ITEMS:**

5  
6 **1. Approval of Meeting Minutes for the City Council Regular Session of April 5, 2016**  
7

8 **2. Infrastructure Reimbursement Agreement for Highland Oaks**

9 *Pulled by Dennis LeBaron*

10  
11 **MOTION: Councilman Ed Dennis moved the City Council approve the consent items as**  
12 **listed on the agenda as #1.**

13  
14 **Councilman Rod Mann seconded the motion.**

15 **Unanimous vote, motion carried.**  
16  
17

## 18 **PULLED ITEMS:**

19  
20 **Infrastructure Reimbursement Agreement for Highland Oaks**

21 *Pulled by Dennis LeBaron*  
22

23 Councilman Dennis LeBaron asked for clarification about how this amount was calculated. City  
24 Attorney, Tim Merrill, explained that the City incurred certain costs to reimburse the holder of  
25 the agreement with DAE Westbrook. They calculated the reimbursement amount by including  
26 the land acquisition costs, culinary and pressurized irrigation from 11800 North along Highland  
27 Boulevard. The City will recuperate the acquisition costs for the land through a citywide impact  
28 fee for transportation, and the culinary and pressurized irrigation will be reimbursed by DAE  
29 Westbrook.  
30

31 **MOTION: Councilman Dennis LeBaron moved the City Council approve the**  
32 **Reimbursement Agreement for Highland Oaks.**

33  
34 **Councilman Ed Dennis seconded the motion.**

35 **Unanimous vote, motion carried.**  
36  
37

## 38 **ACTION ITEMS:**

39  
40 **3. PUBLIC HEARING: Holdman Annexation – 11550 North 6000 West**  
41

42 *BACKGROUND: Tom Holdman has submitted an application for the annexation of*  
43 *approximately 7.25 acres of land located at 11530 North 6000 West. This property currently is*  
44 *an unincorporated parcel island with incorporated parcels on all sides. An annexation of an*

# DRAFT

1 island or peninsula does not require a petition of surrounding property owners. The Council  
2 adopted a resolution on March 15, 2016 indicating its intent to annex this property. The  
3 Resolution allows the applicant and staff to complete the notification and review requirements  
4 outlined in State Code. After adoption of the resolution, the City Recorder follows the  
5 notification process pursuant Utah Code 10-2-425. The notification process has been completed  
6 pursuant to Utah Code and there have been no responses. The final notification process is the  
7 City Council is to hold a Public Hearing to receive any comments regarding the intended  
8 annexation. Future City Council approval and action on an Ordinance will need to be done in  
9 order to officially accept the annexation.

10  
11 City Recorder, JoD'Ann Bates, presented the background information for this item and stated  
12 that the item has been advertised in the newspaper for three weeks as required by ordinance. She  
13 explained that this item was only a public hearing and no motion would be necessary.

14  
15 Councilman Rod Mann clarified that the item was only to address the annexation at this time,  
16 and development approval would occur at a later date. Ms. Bates added that the property would  
17 come into the City with an R-1-40 zone, but a rezone application can be filed after annexation.

18  
19 Mayor Thompson opened the hearing to the public. There were no public comments. Mayor  
20 Thompson closed the public hearing.

21  
22 As the item was for a public hearing only, no motion was required.

#### 23 24 25 **4. PUBLIC HEARING: Surplus of Real Property – Spring Creek Park**

26  
27 *BACKGROUND: In October of 2007, Highland City acquired 12 acres of property located at*  
28 *10029 North 6300 West from Alpine School District. At that time it was the City's intent to*  
29 *develop this property as a park. Unfortunately due to budget constraints, there have not been*  
30 *sufficient funds to allow for its development. The Highland City Council is now exploring the*  
31 *potential of selling this property for residential development and utilizing generated revenue to*  
32 *develop the Mountain Ridge Park property. The Mountain Ridge Park property is located on*  
33 *10400 north, west of the Junior High and is approximately 17 acres in size. The City Council*  
34 *directed staff to proceed with the notifications and public hearing for the Surplus of Real*  
35 *Property. Further action will require a Resolution and direction for the type of disposal of the*  
36 *property. The proposed property is 12 acres located at approximately 9960 North Mountain*  
37 *View Dr. (6300 West). Once declared surplus, the property will be disposed of at the discretion*  
38 *of the Highland City Council and is proposed to help pay for some of the development of the*  
39 *Mountain Ridge Park.*

40  
41 Ms. Bates presented the background information and stated that this item would also only be a  
42 public hearing, and no motion was required. The purpose of the discussion was to determine that  
43 selling the Spring Creek Park property to help pay for the development of the Mountain Ridge  
44 Park was a viable option. She stated that the cost to develop a park is roughly \$5 per square foot,

# DRAFT

1 and the estimated cost to develop Spring Creek Park would be \$2.6 million. Highland City does  
2 not currently have funds to develop Spring Creek or Mountain Ridge parks. Ms. Bates stated  
3 that the City has been exploring other ways to address parks and open space issues, and one of  
4 those is to surplus this property. She confirmed that they are also considering private  
5 partnerships to help fund capital projects.

6  
7 Councilman Brian Braithwaite commented that the general plan calls for a certain amount of  
8 park space for a certain number of residents, and right now the City doesn't have enough park  
9 space to meet that requirement. He stated that the City Council could choose to revisit this  
10 portion of the general plan if the desires of the City have changed in that regard. Councilman  
11 Braithwaite also commented that there are still other financial options to be explored, such as  
12 borrowing money or raising taxes. The Council wants to make good decisions for the  
13 community, which is why they need to hear comments from the public.

14  
15 Councilman Ed Dennis commented on the challenge of balancing wants and needs when it  
16 comes to finances. He encouraged the public to share their ideas for park funding, reminding  
17 them that the City was also considering a utility rate increase and trying to fund road  
18 maintenance.

19  
20 Councilman Rod Mann stated that he came up with a rough estimate of the revenue that would  
21 be coming to Highland from the new CVS stores, which was approximately \$30,000 per year.  
22 He shared this information to give some perspective on the volume of stores the City would need  
23 to bring in to fund a \$2.6 million project.

24  
25 Councilman Dennis LeBaron asked if staff had information from the surrounding cities regarding  
26 their park to residency ratio, and staff confirmed that they did not have that information.  
27 Councilman Ed Dennis stated that national studies have been conducted for this, but it also  
28 depends on what the City defines as open space. Currently the City does not include things like  
29 easements, trails, or space from larger lots in their open space calculation.

30  
31 Mayor Thompson opened the public hearing at 8:06 p.m.

32  
33 Angie Nydegger stated that she was a resident of Highland City and a representative of the La  
34 Roca Football Club, a competitive soccer company. She stated that they currently have 33 teams  
35 in the Highland area, but finding field space has always been an issue. They have tried to work  
36 with the school districts but other sports clubs need the field space as well. Ms. Nydegger  
37 explained that the company would like to construct an indoor facility for year round training, and  
38 they would be interested in purchasing or leasing a portion of the subject property in order to do  
39 that.

40  
41 Kathryn Schramm, a longtime resident and former City Councilmember of Highland City, stated  
42 that she owns property directly to the north of the subject property. Ms. Schramm clarified that  
43 the City conducted resident surveys before they adopted the general plan in 2006, and the  
44 majority of the residents did not want more land devoted to parks and open space because they

# DRAFT

1 felt that their large properties served that purpose. Ms. Schramm's biggest concern was with the  
2 lack of parking at all parks. If this park were to be developed the cars would line the streets on  
3 three sides of this property and into the neighborhood. She was in favor of the subject property  
4 being sold to fund other parks, and suggested that more park funds be used to repair the damage  
5 done to the Heritage Park restrooms. Ms. Schramm wanted to be sure that the City Council  
6 made decisions that would benefit all residents of Highland and not just one neighborhood.

7  
8 Anthony Fry, a local resident, stated that he was not opposed to having his rates raised in order  
9 for this park to be developed. He understands that the residents have a responsibility to help  
10 beautify the City, State, and nation. Mr. Fry explained that he has lived in areas with only  
11 houses, and he does not want to live like that again.

12  
13 Weston Ricks echoed Mr. Fry's comments and explained that he has lived in Colorado and  
14 Maryland with a lot of high density, and he has enjoyed living somewhere with more open space.  
15 Although the City considers the subject property undeveloped, Mr. Ricks and other neighbors  
16 still use this property as a park. He suggested that they consider simplifying the development  
17 and just create a nice lawn for public use, feeling that other amenities were not necessary.

18  
19 RaCail Hayes commented that this open space is important to the younger generation, and she  
20 did not feel that it was right for the City to take that away from them simply because the City  
21 couldn't afford to develop it at this time. She recommended that the City leave the property as it  
22 is and allow the residents to continue to use it. Mrs. Hayes stated that she would not be opposed  
23 to a rate increase to help pay for this park.

24  
25 Kelly Sabotka thanked the City Council for their service to the community and their time in  
26 hearing these comments. Mr. Sabotka understood that the City paid about \$3 million for the  
27 subject property, but the most recent appraisal of the property valued it at \$2 million. He felt that  
28 selling the property at this much of a loss was irresponsible. Mr. Sabotka felt that one of the  
29 fundamental problems in Highland City was the lack of money, which prevents them from  
30 improving the things that they want to, such as roads and parks. Those two subjects are  
31 important to Mr. Sabotka, and he confirmed that he was willing to pay more in taxes to help pay  
32 for these improvements.

33  
34 Kristen Bradshaw stated that she has had a lot of different thoughts about this space, and some of  
35 the comments made previously have changed her opinion, specifically regarding parking issues.  
36 However, she still feels very strongly that any green space the City owns right now should be  
37 valued and not sold. Mrs. Bradshaw agreed with the comments made by Mr. Sabotka, believing  
38 that it was unwise to sell a property for so much less than what they paid for it. In an email  
39 exchange with Councilman Rod Mann, Mrs. Bradshaw was told that the sale of this property  
40 would not quite cover the cost to develop the Mountain Ridge Park, which was also a concern.  
41 A few years ago, the residents were asked to vote for or against a raise in taxes to fix roads, as  
42 well as whether to allow businesses to be open on Sundays. Mrs. Bradshaw voted in favor of  
43 both of these items, but she was not part of the majority. This is unfortunate because the City is  
44 in need of additional revenue, and commercial properties could do that for the City.

# DRAFT

1 Jacob Holman, a 15-year-old Highland resident, began his comment by reading a quote  
2 explaining that green space lowers crime rates and violence in the surrounding neighborhoods.  
3 He believed that green space was a good place for a community to come together and strengthen  
4 relationships. Mr. Holman moved here from New York City where green space and community  
5 parks are valued and it is understood that they have a positive impact on the community. He also  
6 commented that it is not easy and even impossible to get back green space once it has been sold  
7 and something else has been developed there. Mr. Holman also brought up the poor air quality  
8 in Utah, and believed that having more trees and open space would help to battle this health  
9 hazard.

10  
11 Nicole Pasquini explained that this issue has brought her neighborhood together, and she found  
12 that the neighbors are not only passionate about green space but the condition of Highland City  
13 in general. When Mrs. Pasquini purchased her home, it was her understanding that the green  
14 space behind her home would always be green space. This park is enjoyed by the residents on a  
15 daily basis, even though it is undeveloped. She recommended that the City leave the property as  
16 it is and focus on getting the City's finances in order. Mrs. Pasquini was also in favor of a tax  
17 increase, as well as bringing more businesses into Highland.

18  
19 Tim Anderson thanked the City Council for opening this item to the public. Mr. Anderson  
20 agreed with comments made previously about simplifying the potential development of the park.  
21 They could just install a sprinkler system and grass to make a large open lawn. He also  
22 suggested that they ask the community to volunteer in the development, as the neighborhood is  
23 very service-oriented.

24  
25 Janet Mendenhall stated that she has been anticipating a beautiful park behind her property, but if  
26 this property is sold that opportunity would be lost forever. She also commented that if the  
27 Mountain Ridge Park were developed from the sale of this land, there would be three parks on  
28 the same highway. None of those parks would be in the center of a subdivision like this one is.

29  
30 Lucie Holman asked the Council to take note of how many residents showed up for this item and  
31 how passionate they were about public space and community bonding. She was happy to see  
32 such unity within the community.

33  
34 Robert Brower asked if the City had considered looking for private donations and offered  
35 naming rights or other similar honors. He believed that there would be families in the City that  
36 would be willing to donate to this cause. Mr. Brower also stated that once the land was sold they  
37 City would not be able to get it back, and the community needed to consider the needs of future  
38 residents of Highland City.

39  
40 Michael Burns stated that he was in the business of real estate, and as such his natural bias leans  
41 toward development. However, he has witnessed similar situations where families will sell their  
42 property to help get them out of their current financial situation, but this does not address the  
43 underlying problem. Mr. Burns explained that the real issues need to be addressed to solve the  
44 problems with parks and open space.

# DRAFT

1 Mayor Thompson closed the public hearing at 8:54 p.m.

2  
3 Mayor Thompson thanked the residents for their comments and commended them for being  
4 courteous to each other and the Council. He explained that if the City were to fund the parks  
5 through an increase in taxes, they would need to collect \$600 from every household annually,  
6 which is not out of reach but not everyone would be willing to pay that amount.

7  
8 Councilman Rod Mann added that a developed park would require a higher ongoing  
9 maintenance cost, and this needs to be factored into these decisions. However, selling the  
10 property would provide a revenue source without any ongoing costs.

11  
12 Brenda Armstrong asked why the subject property was being considered for surplus rather than  
13 the Mountain Ridge property. There were no residents present in support of the Mountain Ridge  
14 Park, but most of the neighborhood had come to support the Spring Creek Park.

15  
16 Councilman Rod Mann stated that it may not have been his suggestion, but he was amenable to  
17 the idea.

18  
19 Kurt Ostler stated that he did not live close to the subject property, but he asked the City Council  
20 to consider whether they would regret selling this land, or if they really did not need it in the  
21 community. He also wanted to be sure that a community park, wherever it was located, was a  
22 benefit to all Highland residents.

23  
24 As the item was for a public hearing only, no motion was required.

25  
26 Mayor Thompson called for a five minute recess at 9:04 p.m.

27  
28  
29 **5. PUBLIC HEARING/ORDINANCE: Edge Homes request a land use amendment of the**  
30 **General Plan from “School” to “Single Family Residential”**

31  
32 *BACKGROUND: The property is 19.58 acres and is owned by Alpine School District. The*  
33 *property is zoned R-1-40 Single Family Residential. The property was originally planned for a*  
34 *school. However, the site is no longer needed. The General Plan land use designation for the*  
35 *property is “School.” A request to change the land use designation to Low Density Residential*  
36 *is being considered as separate agenda item.*

37  
38 City Administrator, Nathan Crane, presented the background information regarding a request to  
39 amend the general plan land use designation of the subject property from School to Low Density  
40 Residential. The property is currently zoned R-1-40. The Planning Commission held two public  
41 hearings for this item and has recommended approval.

42  
43 Mayor Thompson opened the public hearing at 9:13 p.m. There were no public comments.  
44 Mayor Thompson closed the public hearing and brought the discussion back to the Council.

# DRAFT

1 **MOTION: Councilman Ed Dennis moved the City Council Adopt an Ordinance to**  
2 **amending the General Plan future land use map designation of approximately 19.58 acres**  
3 **located at 9725 North 6800 West from School to Low Density Residential as recommended**  
4 **by the Planning Commission.**

5  
6 **Councilman Dennis LeBaron seconded the motion.**

7  
8 **Those voting aye: Brian Braithwaite, Dennis LeBaron, Ed Dennis and Rod Mann.**  
9 **Motion carried unanimously.**

## 10 11 12 **6. PUBLIC HEARING/ORDINANCE: Creation of and R-1-30 Residential District**

13  
14 *BACKGROUND: Over the last several months, the City Council and Planning Commission have*  
15 *reviewed a number of requests for R-1-20. Concern has been raised regarding whether or not*  
16 *R-1-20 should be used throughout the City.*

17  
18 *R-1-40 (Single Family Residential) District: The R-1-40 District is a density based district and*  
19 *not a lot size district. The number of lots permitted on property is determined by dividing the*  
20 *number of acres by 40,000 square feet. In other words one lot is allowed for every 40,000*  
21 *square feet of land area. Subdivisions are allowed to have up to 25% of the lots between 20,000*  
22 *to 30,000 square feet. All other lots are required to be greater than 30,000 square feet. As a*  
23 *result, there are lots in the R-1-40 District that vary from 20,000 square feet to over an acre.*

24  
25 *In addition, past City Councils have approved open space subdivisions. Generally, the minimum*  
26 *lot size is 14,000 square feet with a minimum average of 16,000 square feet for the subdivision.*  
27 *Thirty percent of the land area is required to be open space and densities do not exceed 1.4 units*  
28 *per acre. Based on a preliminary analysis done in 2013 the average density of all open space*  
29 *subdivisions are 1.6 units per acre. Further study would be needed to confirm these numbers.*

30  
31 *R-1-20 (Single Family Residential) District: The objective of the R-1-20 District is outlined in*  
32 *Section 3-4201 and summarized as follows:*

- 33  
34
- 35 • *Support medium low density residential environment within the City.*
  - 36 • *Create transitional areas between higher density zones in adjacent cities and*  
37 *development in Highland.*
  - 38 • *Establish transition between higher densities in Highland and lower densities where*  
39 *practical.*
  - 40 • *Better manage land use on properties not suited to lower density zones.*
  - 41 • *Create areas for people who do not want large animals or large lots.*

42 *The minimum lot size in the R-1-20 District is 20,000 square feet. The R-1-20 District has not*  
43 *been used extensively within Highland. The primary areas it has been used is the south side of*  
44 *9600 North, the Alpine Country Club and other non-conforming areas. Non-conforming areas*

# DRAFT

1 *are lots that do not meet the minimum lot size. Many of these lots were approved in the County*  
2 *prior to incorporation of the City.*

3  
4 Mr. Crane presented the background information listed above and explained that staff has  
5 received several requests for the use of the R-1-20 zone within the past eight months, and this  
6 has caused a number of concerns. The R-1-20 zone was originally intended to be applied to  
7 certain areas, such as properties south of 9600 north and existing subdivisions that were being  
8 incorporated into Highland City. The City Council instructed staff to prepare the R-1-30  
9 ordinance in attempts to strike a balance between the R-1-20 and R-1-40 zones.

10  
11 The proposed density of the R-1-30 would be one unit per 30,000 square feet, with a lot width  
12 requirement of 125 feet. The Planning Commission has also recommended a minimum lot depth  
13 of 120 feet. Mr. Crane confirmed that all permitted uses, conditional uses and accessory building  
14 requirements would be the same as those in the R-1-20 and R-1-40 ordinances. In regards to lot  
15 sizes, Mr. Crane explained that 25% of the lots within a development can be between 20,000 and  
16 25,000 square feet, and the remaining lots must exceed 25,000 square feet.

17  
18 Councilman Brian Braithwaite asked if the general plan needed to be amended with the adoption  
19 of this ordinance. Mr. Crane stated that adoption of the ordinance would create a new district in  
20 the development code and it would fit into the general plan designation of Low Density  
21 Residential, so the general plan could not have to be amended. He also stated that this was the  
22 reason they kept the minimum lot size as 20,000 square feet.

23  
24 Councilman Ed Dennis did not see this proposal as being significantly different from R-1-20,  
25 and it seemed that the overall density would be relatively the same.

26  
27 Mayor Thompson opened the public hearing at 9:22 p.m.

28  
29 Cole Peck agreed with Councilman Ed Dennis' comments and concerns for the similarities  
30 between R-1-20 and R-1-30. Mr. Peck has previously written and sent a letter to the Council  
31 expressing his opinion on the matter, and clarified that he was in favor of using an R-1-20 zone  
32 in the City as long as quality homes were built on the lots.

33  
34 There were no further public comments. Mayor Thompson closed the public hearing and  
35 brought the discussion back to the Council.

36  
37 Councilman Ed Dennis wanted to discuss what the City would gain by adopting the R-1-30 zone  
38 with the proposed minimum lot size of 20,000 square feet. The calculations given by Mr. Crane  
39 did not factor in roads and other amenities, so Councilman Ed Dennis asked for more precise  
40 calculations. Councilman Rod Mann asked if the average lot in an R-1-30 development would  
41 remain at 30,000 square feet, even with the minimum of 20,000 square feet, and Mr. Crane  
42 explained that the calculations are not based on an average. As previously stated, 75% of the lots  
43 in a development would have to be larger than 25,000 square feet.

# DRAFT

1 Councilman Ed Dennis used the example of the proposal for the next agenda item, explaining  
2 that the density they are proposing is for an R-1-20 zone, but the proposal would almost meet the  
3 requirements of an R-1-30 zone. He didn't feel that the City would be gaining much by adopting  
4 the ordinance as proposed.

5  
6 A comment was made that if a development were 10 acres in size, a developer could get a  
7 maximum of 21 lots in an R-1-20 zone, 14 in an R-1-30 and 10 in an R-1-40 zone. Mr. Crane  
8 confirmed that this would be the density calculation they would use when a project first came  
9 before them.

10  
11 Councilman Dennis LeBaron commented that even this small increase in density would help  
12 with the City's revenue issues. He also stated that he considers half-acre lots as large lots.

13  
14 Councilman Ed Dennis expressed that the City already had two viable zoning options, and the  
15 proposed zone would not offer a significantly different option. He proposed that the City utilize  
16 the R-1-20 zone more frequently. Councilman Brian Braithwaite had a different opinion, feeling  
17 that the City should stay with the R-1-40 wherever possible.

18  
19 **MOTION: Councilman Rod Mann moved the City Council Adopt an Ordinance of the**  
20 **Highland City Development Code to add Article 4.25 R-1-30 Residential Zone as**  
21 **recommended by the Planning Commission.**

22  
23 **Councilman Dennis LeBaron seconded the motion.**

24 **Those voting aye: Brian Braithwaite, Dennis LeBaron, Rodd Mann**

25 **Those voting nay: Ed Dennis**

26  
27 **The motion carried.**

28  
29  
30 **7. PUBLIC HEARING/ORDINANCE: Request by Edge Homes for Re-Zone from R-1-40**  
31 **to R-1-20 – 9725 North 6800 West**

32  
33 *BACKGROUND: The applicant is requesting to rezone the property from R-1-40 Single Family*  
34 *Residential to R-1-20 Single Family Residential.*

35  
36 Mr. Crane reminded the Commission that this was a legislative action, so the City Council has  
37 complete discretion over this decision. He then presented the vicinity map and identified the  
38 subject property. For this application, staff took into account roads and other amenities and  
39 found that the project could yield a maximum of 32 lots. The concept plan shows 28 lots, with  
40 20,000 square foot lots in the main block and larger lots along the south and east to act as a  
41 transition between the small lots and the acre lots to the south. Mr. Crane confirmed that the lots  
42 to the south had large animal rights. The applicant held a neighborhood meeting on February 9<sup>th</sup>,  
43 and the Planning Commission has held two public hearings on this item. All of the written  
44 comments staff had received were included in the staff report. At both Planning Commission

# DRAFT

1 meetings the vote was equally divided for and against this proposal, and as such the Commission  
2 has not provided a recommendation to the City Council.

3  
4 Mayor Thompson opened the public hearing at 9:39 p.m.

5  
6 Curtis Leavitt with Edge Homes thanked the Council for their time in considering their  
7 application. Mr. Leavitt stated that they took note of the comments and concerns from both the  
8 Planning Commission and the public and incorporated them into their application. Primarily,  
9 they wanted to be sure that the City ordinances were met. This projects lies at the edge of  
10 Highland City next to Lehi City, and the objective in rezoning to the R-1-20 was to create a  
11 transitional area between the large lots in Highland and the smaller lots in Lehi. The large lots  
12 proposed for the south portion of the property would act as a buffer between the lots with animal  
13 rights and the smaller lots on the development.

14  
15 Mr. Crane added that they had considered rezoning only a portion of the property to R-1-20 and  
16 leaving the rest as R-1-40 to match the proposed site plan.

17  
18 Ron Campbell, a member of the Highland Planning Commission, stated that the motion made by  
19 the Planning Commission was not to divide the subdivision into two different zones, but to deny  
20 the application that was presented to them. He believed that the application may have had a  
21 better chance of being passed if the proposal had been a split zoning.

22  
23 Mr. Leavitt added a comment that they are only seeking seven lots more than what would be  
24 allowed with the R-1-40 designation, and they are not taking the maximum allowed in an R-1-  
25 20.

26  
27 Jaron Nichols, with Edge Homes, believed that the subject property is uniquely qualified for the  
28 R-1-20 zone because of its location between large Highland lots and smaller Lehi lots. The  
29 proposed development would work as a transition between higher and lower density. Mr.  
30 Nichols noted that the City has now adopted the R-1-30 ordinance, so if the Council felt it was  
31 more appropriate to rezone to the R-1-30 zone, they would be willing to work with that.

32  
33 Councilman Ed Dennis agreed that this development would be a good transition between  
34 Highland and Lehi properties, and stated that he was in favor of the proposal.

35  
36 Councilman Brian Braithwaite commented that they would receive complaints about animal  
37 rights in any case, so while it is an issue, it is not the main issue with this development.

38  
39 Mardell Cheney, a resident of Highland for 25 years, stated that he lives just southwest of the  
40 subject property. He and his neighbor were hoping that a road would be installed in this area that  
41 would allow access to the back portions of their lots in case they decide to subdivide. If this  
42 development were to be approved, the back of this property would only have access to Lehi City  
43 roads.

# DRAFT

1 The Councilmembers suggested several different options for access to his lot.  
2

3 Kathryn Schramm asked if the impact fees would be the same for all of the lots, or if they would  
4 vary based on their size. Mr. Crane responded that the impact fees would be the same except for  
5 those for the pressurized irrigation system which is based on the landscape area of the lot.  
6

7 Scott Austin stated that he lives to the east of Mr. Cheney, and he had the same concerns with  
8 access. Currently, Mr. Austin has horses on his property, so he is concerned about the  
9 complaints he will receive from these proposed lots. He also stated that the church property had  
10 built their fence in the wrong location, making the subject property smaller than it should have  
11 been.  
12

13 Councilman Dennis LeBaron asked if the developer had attempted to accommodate a road for  
14 access to these properties. Mr. Austin stated that he had not been approached by the developer.  
15

16 Mr. Leavitt explained that they had met with Mr. Cole Peck and asked him if he would be  
17 willing to put a stub road through his property to open up that corridor, but he declined.  
18

19 Gary Cooper, the owner of the property to the east in Lehi City, expressed a concern that every  
20 time this proposal comes before a new body there is a different plan presented. Mr. Cooper also  
21 had concerns for the acreage, which is 23 square feet smaller than it should be because the  
22 church put their fence in the wrong location. As for the proposed site plan, Mr. Cooper felt that  
23 if they were going to rezone this to R-1-20 they should make all of the lots smaller.  
24

25 Cole Peck confirmed that he was not amenable to having a road come through his property, as he  
26 had no intention of subdividing. Mr. Peck planned to build a large shop on his property that  
27 could house his horse trailer and other equipment. He also intended to have large animals. As  
28 mentioned in previous comments, there was also the concern with the boundary between the  
29 church and this subdivision. Mr. Peck requested that this be corrected.  
30

31 Attorney Merrill addressed the issue of the boundary dispute and stated that if the church has  
32 made a mistake, it would have to be resolved between the property owners. Mayor Thompson  
33 commented that the school district owned both properties, so unless there was a recorded  
34 easement there should not be an issue here.  
35

36 Steve Maddox, owner of Edge Homes, explained that he is a resident of Highland in an area  
37 where his is the lone owner of horses in his neighborhood, and he does received complaints.  
38 Because of this experience, he is committed to having a buffer between lots with animal rights  
39 and smaller lots. Mr. Maddox clarified that the purchase contract between Edge Homes and the  
40 school district defined the acreage of the property as 19.35 acres, and they have no intention of  
41 litigating or pursuing legal action against the LDS church. Mr. Maddox has built many other  
42 homes in Highland City, and stated that he intends to build only some of the homes in this  
43 development.  
44

# DRAFT

1 There were no further public comments. Mayor Thompson closed the public hearing and  
2 brought the discussion back to the Council.

3  
4 Councilman Brian Braithwaite stated that the discussion was to consider approving a rezone to  
5 R-1-20, not R-1-30. He did not believe that the mitigating circumstances had enough credibility  
6 to warrant a rezone, and stated that the zoning should remain at R-1-40. He commented that  
7 there are many areas within Highland City where there are R-1-40 lots directly adjacent to R-1-  
8 20 lots without any buffering, and he did not see the importance of providing a transitional area  
9 here. Councilman Dennis LeBaron responded to this statement by asking what the difference is  
10 between the recently approved Highland Oaks development, which was rezoned to R-1-20, and  
11 this proposal.

12  
13 Councilman Ed Dennis felt that this proposal would be a good transition between low and high  
14 density. He added that the City still does not have a definition for a “large lot”, and he believed  
15 that there were people who want to live in Highland City but not in a large lot. Councilman Ed  
16 Dennis was in favor of the proposal.

17  
18 Councilman Rod Mann stated that the difference between this proposal and Highland Oaks is  
19 that this was previously part of Highland and it was zoned R-1-40. The Highland Oaks property  
20 was annexed into Highland and then a rezone was requested.

21  
22 Mayor Thompson stated that he was uncomfortable leaving unresolved issues for future  
23 Councils, including the potential for the larger lots in this development to be subdivided by  
24 future owners. If this property was rezoned to R-1-30 it would end the discussion of dividing  
25 lots in the future.

26  
27 **MOTION: Councilman Ed Dennis moved the City Council Adopt an Ordinance amending**  
28 **the Official Zoning Map Rezoning the 19.58 acres located at 9725 north 6800 west from R-**  
29 **1-40 to R-1-20 for the lots to the north and retain R-1-40 zoning to the 4 lots on the south as**  
30 **proposed.**

31  
32 **Councilman Rod Mann seconded the motion.**

33  
34 **Those voting aye: Rod Mann and Ed Dennis**

35 **Those voting nay: Dennis LeBaron, Brian Braithwaite and Mayor Thompson**

36 **Motion denied.**

37  
38 **MOTION: Councilman Dennis LeBaron moved the City Council Adopt an Ordinance**  
39 **amending the Official Zoning Map Rezoning the 19.58 acres located at 9725 north 6800**  
40 **west from R-1-40 to R-1-30.**

41  
42 **Councilman Ed Dennis seconded the motion.**

43  
44 **Those voting aye: Dennis LeBaron and Ed Dennis**

# DRAFT

1 **Those voting nay: Rod Mann, Brian Braithwaite and Mayor Thompson**  
2 **Motion denied.**

3  
4  
5 **8. MOTION: Preliminary Plat Approval for Perry Homes – 5960 West 12500 North**

6  
7 *BACKGROUND: A Development Agreement for the Beacon Hills Development was approved in*  
8 *August of 2003. This agreement outlines the City and Developer obligations as it relates to the*  
9 *development of the project. Included is the number of lots, density, open space, etc. Beacon Hills*  
10 *was approved under the Open Space Subdivision option. A preliminary plat for the entire*  
11 *Beacon Hills development was approved in 2003. The approval for Plat G has since expired.*

12  
13 Mr. Crane presented the background information for this item and the vicinity map. The  
14 property is zoned R-1-40, and the Beacon Hills development was approved with the Open Space  
15 designation as part of the development agreement. Mr. Crane reminded the Council that this  
16 development was approved in 2003, and two phases were left to be developed. Staff's main  
17 concern was for the accesses on the north and south ends of the development, as they wanted to  
18 ensure future connectivity.

19  
20 Mr. Crane stated that the Planning Commission held a public hearing and recommended  
21 approval subject to the five stipulations listed in the staff report. Mr. Crane explained that the  
22 first conditions required the applicant to install two flashing speed limit signs once utility  
23 improvements have been completed. He stated that this could be altered and required the speed  
24 sign installation as part of Phase One.

25  
26 Councilman Ed Dennis initiated a discussion about mitigation efforts that could be imposed to  
27 reduce the traffic impact on the Angel's Gate development and Lighthouse Drive. Mr. Crane  
28 commented that the City Council would have to consider that as part of the budgetary process, as  
29 this burden could not be placed on the applicant. The Council discussed the possibility of  
30 installing medians, but Mayor Thompson stated it has not been proven that medians slow traffic.  
31 As this financial burden could not be placed on the applicant, the Council questioned whether the  
32 residents would be willing to help pay for that expense.

33  
34 Mr. Crane asked the Council to give their opinion of the proposed plat and leave the traffic issue  
35 for another discussion. Councilman Ed Dennis commented that the plat met all of the ordinance  
36 requirements, but they wanted to be sure that they included all necessary stipulations regarding  
37 traffic and other potential issues.

38  
39 Ethan Shumway wanted to be sure that the developer was obligated to install the speed signs at a  
40 time that was appropriate. He stated that this has been a good process, and the neighbors do not  
41 intend to prohibit any development here. Mr. Shumway suggested that a timeline for the speed  
42 sign installation be included in the stipulation. In regards to other traffic mitigation efforts, Mr.  
43 Shumway believed that the residents would be open to providing financial support for that. The  
44 neighbors also would like a commitment from the Council that when a development is

# DRAFT

1 considered for the property to the south they would explore including an access that runs  
2 somewhat parallel to Lighthouse Drive.

3  
4 Mayor Thompson expressed his concern for having long, straight roads in residential areas, as  
5 people tend to speed in those locations.

6  
7 Jeff Conley commented that they had put forth a petition regarding the speed signs, and they  
8 received 36 signatures. This reflected the solidarity of the neighborhood.

9  
10 Sam Roundy suggested that homes be turned away from long, straight roadways so the residents  
11 won't care as much about the high speeds. With Lighthouse Drive, all of the homes are facing  
12 the street, which is why the speed is such a concern.

13  
14 Rachel Shumway expressed her concern about access for the new development. Mrs.  
15 Shumway's home faces Lighthouse Drive, and speeding is a constant problem. She confirmed  
16 that other neighborhoods access this road, and the addition of this development would only  
17 increase the traffic. In regards to the development, Mrs. Shumway explained that construction  
18 began more than nine months ago, but the lot is still just a large hole. The construction workers  
19 also have no regard for where they park their vehicles and they have not been good neighbors.

20  
21 Dan Reeves of Perry Homes addressed some of the comments made by the public. He has  
22 agreed to pay for two digital speed signs, and would be willing to install those in the timing that  
23 the Council feels most appropriate. As for the concerns with the construction crew, Mr. Reeves  
24 confirmed that he would address this issue internally.

25  
26 Hearing no further comment, Mayor Thompson closed the public hearing.

27  
28 Councilman Rod Mann commented that speed signs have been known to make a significant  
29 difference, so he suggested that they install the signs and see if this resolves the issue. If matters  
30 have not improved after some time, then the Council should consider further mitigation efforts.

31  
32 Councilman Brian Braithwaite recommended that the first stipulation be changed to include a  
33 reasonable timeframe for the sign installation.

34  
35 **MOTION: Councilman Brian Braithwaite moved the City Council accept the findings and**  
36 **approve a preliminary plat for Beacon Hills Plat G subject to the five (5) stipulations**  
37 **recommended by the Planning Commission with the change adding a time frame for the**  
38 **signs to be implemented within three months after final plat approval.**

39  
40 **Councilman Ed Dennis seconded the motion.**

41 **Unanimous vote, motion carried.**

# DRAFT

1 **9. PUBLIC HEARING/ORDINANCE: Amend Accessory Building Setbacks**

2  
3 *BACKGROUND: The proposed amendment changes the street side yard setback requirements*  
4 *for accessory buildings from ten feet (10') to twenty feet (20').*  
5

6 Mr. Crane explained that the amendment would change the street side yard setbacks of an  
7 accessory building from 10 feet to 20 feet. He confirmed that this would really only effect  
8 corner lots.  
9

10 **MOTION: Councilman Rod Mann moved the City Council Adopt an Ordinance amending**  
11 **article 4.1 R-1-40 Residential Zone, Section 3-4109 accessory buildings, and Article 4.2 R-1-**  
12 **20 Residential Zone Section 3-4209 Accessory Buildings, amending the street side yard**  
13 **setback requirements for accessory buildings from ten feet (10') to twenty feet (20').**  
14

15 **Councilman Ed Dennis seconded the motion.**

16  
17 **Those voting aye: Ed Dennis, Dennis LeBaron, Brian Braithwaite and Rod Mann.**

18 **Those voting nay: None**

19 **Motion carried unanimously.**  
20  
21

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

23 *(These items are for information purposes only and do not require action or discussion by the City Council)*  
24

25 No discussion was held.  
26  
27

28 **CLOSED EXECUTIVE SESSION**

29  
30 **MOTION: Councilman Rod Mann moved the City Council move into a Closed Executive**  
31 **Session.**  
32

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

34 **Unanimous vote. Motion carried.**  
35  
36

37 **ADJOURNMENT**

38  
39 **MOTION: Councilman Dennis LeBaron moved the City Council adjourn.**  
40

41 **Councilman Brian Braithwaite seconded the motion.**

42 **Unanimous vote. Motion carried.**  
43

44 **Meeting adjourned at 11:55 p.m.**

# DRAFT

1  
2  
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6

---

JoD'Ann Bates, City Recorder

Date Approved: May 3, 2016



# CITY COUNCIL AGENDA REPORT ITEM # 5

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**DATE:** Tuesday, May 3, 2016  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** JoD'Ann Bates CMC, City Recorder  
**SUBJECT:** RESOLUTION: Setting a Public Hearing on May 17, 2016 for the FY2016-2017 Budget

---

## **STAFF RECOMMENDATION:**

City Council approve the date set for a Public Hearing on the 2016-2017 budget

## **BACKGROUND:**

A working budget for the 2016-2017 FY was distributed to Council Members for their review, comments and concerns during individual meetings with staff the week of March 28, 2016 and a Budget Work Session was held April 13, 2016.

State Code requires the tentative budget be accepted by resolution of the City Council. This is planned for the City Council Meeting on May 17, 2016 and is not included in this resolution. This resolution before the City Council will **only** set the public hearing. The public hearing and acceptance of the tentative budget will both be held on May 17, 2016.

The City will be holding a Public Open House on May 12, 2016 in order to further inform residents regarding the proposed budget.

The City Council may hold other work sessions to discuss the budget if necessary prior to final adoption.

It is anticipated that the final budget for the fiscal year 2016-2017 will be adopted by June 7, 2016.

## **ATTACHMENTS:**

1. Proposed Resolution

RESOLUTION NO. R-2016-\*\*

A RESOLUTION BY THE HIGHLAND CITY COUNCIL  
TO SET A BUDGET PUBLIC HEARING  
ON MAY 17, 2016, AT 7:00 P.M.  
FOR THE TENTATIVE FY2013 BUDGET

**WHEREAS** the week of March 28, 2016 the City Administrator submitted a working budget to the City Council; and

**WHEREAS** the City Council desires to make the tentative budget available for public review and comment at least ten days prior to the public hearing; and

**WHEREAS** the City Council desires to set a public hearing for May 17, 2016, at 7:00 p.m. to receive additional public input on the budget.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Highland City, Utah, as follows:

1. The City Council will hereby conduct a public hearing to review the tentative budget for Fiscal Year 2016-2017 on May 17, 2016, at 7:00 p.m.
2. The City Council plans to accept the tentative budget for Fiscal Year 2016-2017 on May 17, 2016.
3. The City Council plans to adopt the final budget for Fiscal Year 2016-2017 on June 7, 2016.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of **May** 2016.

HIGHLAND CITY, UTAH

ATTEST:

\_\_\_\_\_  
Mark S. Thompson, Mayor

\_\_\_\_\_  
JoD' Ann Bates CMC  
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

## ITEM # 6

---

**DATE:** May 3, 2016  
**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Nathan Crane, AICP  
City Administrator/Community Development Director  
**SUBJECT:** Motion – Final Plat Approval – Highland Oaks a 60 lot single family subdivision located at the southeast corner of Highland Boulevard and 11800 North (FP-16-04).

---

### **STAFF RECOMMENDATION:**

The City Council should hold a public meeting and approve the final plat with staff recommended stipulations.

### **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.

The preliminary plat was approved by the City Council on February 2, 2016.

Final Plat review is an administrative process.

### **SUMMARY OF THE 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:**

Notification of final plat review is not required.

### **ANALYSIS:**

- 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.

#### **PLANNING COMMISSION ACTION:**

The Planning Commission does not review final plats.

#### **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.

#### **FISCAL IMPACT:**

This action will not have a financial impact on this fiscal year's budget expenditures.

#### **RECOMMENDATION AND PROPOSED MOTION:**

The City Council should accept the findings and **APPROVE** the final plat for Highland Oaks, subject to the following stipulations:

1. The final plat shall be in substantial conformance with the final plat dated April 26, 2016.
2. Final civil engineering plans to be reviewed and approved by the City Engineer.
3. Written approval from Rocky Mountain Power is required for the landscape plan prior to approval of the final civil construction plans.
4. Add a note to the final plat regarding Rocky Mountain Power easement restrictions for lots with the power line easement.
5. The conservation easement shall be recorded with the final plat.

6. All required public improvements shall be installed as per City Engineer's approval.
7. The emergency access to Highland Boulevard shall be owned maintained by the HOA. The final design of this area shall be approved prior to approval of the final civil plans.
8. Water shall be dedicated prior to recordation of the final plat as required by the Development Code.
9. The easement along Highland Boulevard and 11800 North shall be revised to include landscaping. The property shall be owned and maintained by the Home Owner's Association.

I move that the City Council accept the findings and **APPROVE** the final plat for Highland Oaks, subject to the nine stipulations recommended by staff.

**ATTACHMENTS:**

1. Proposed Final Plat

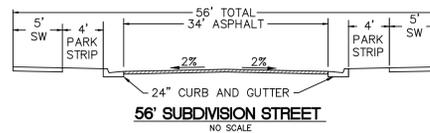
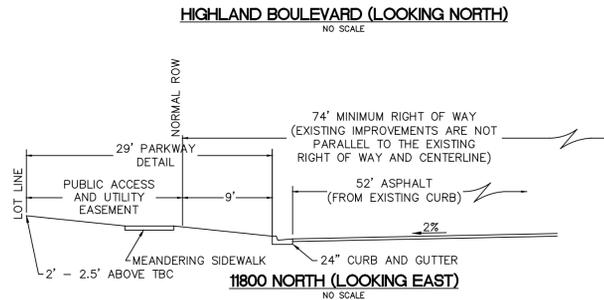
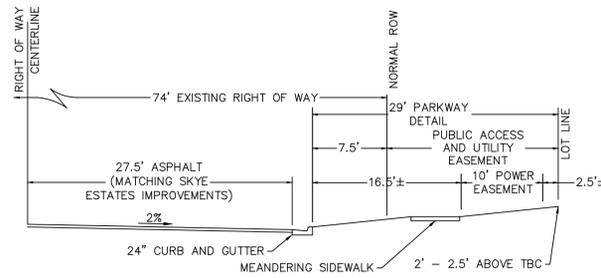
# HIGHLAND OAKS OVERALL FINAL PLAT

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	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	222.86'	4963.00'	234°22'	S88°35'06"E	222.84'
C2	27.87'	4963.00'	019°18'	S87°08'16"E	27.87'
C3	16.82'	20.00'	48°11'23"	S24°16'04"W	16.33'
C4	244.62'	5037.00'	2°46'57"	N88°22'05"W	244.60'
C5	28.00'	5037.00'	019°07"	N89°55'07"W	28.00'
C6	1.46'	5037.00'	0°01'00"	S89°54'50"W	1.46'
C7	237.93'	450.00'	30°17'39"	S14°58'19"E	235.17'
C8	235.62'	450.00'	30°00'00"	N15°07'08"W	232.94'
C9	78.18'	150.00'	29°51'50"	N15°06'33"E	77.30'
C10	78.23'	150.00'	29°52'54"	S15°06'01"W	77.35'
C11	85.86'	150.00'	32°47'49"	N16°33'28"E	84.70'
C12	78.37'	150.00'	29°56'00"	S17°59'23"W	77.48'
C13	16.83'	20.00'	48°13'24"	N65°45'18"E	16.34'
C14	162.91'	52.00'	179°29'56"	N48°36'26"W	104.00'
C15	14.30'	20.00'	40°58'01"	S20°39'31"W	14.00'
C16	65.55'	52.00'	72°13'27"	S77°45'19"W	61.29'
C17	80.35'	52.00'	88°31'48"	N21°52'03"W	72.59'
C18	17.01'	52.00'	18°44'41"	N31°46'11"E	16.94'
C19	223.12'	422.00'	30°17'39"	S14°58'19"E	220.53'
C20	74.72'	422.00'	10°08'41"	S04°53'50"E	74.62'
C21	97.35'	422.00'	13°13'01"	S23°30'37"E	97.13'
C22	250.28'	478.00'	30°00'00"	N15°07'08"W	247.43'
C23	11.58'	478.00'	1°23'19"	N29°25'29"W	11.58'
C24	116.53'	478.00'	13°58'06"	N21°44'47"W	116.24'
C25	118.08'	478.00'	14°09'13"	N07°41'07"W	117.78'
C26	4.08'	478.00'	0°29'23"	S00°21'49"W	4.08'
C27	36.25'	23.00'	90°18'30"	N44°58'45"W	32.61'
C28	252.73'	478.00'	30°17'39"	S14°58'19"E	249.80'
C29	76.71'	478.00'	9°11'41"	S04°25'20"E	76.63'
C30	97.20'	478.00'	11°39'04"	S20°56'13"E	97.03'
C31	28.00'	478.00'	3°21'23"	S28°26'27"E	28.00'
C32	220.96'	422.00'	30°00'00"	N15°07'08"W	218.44'
C33	87.54'	422.00'	11°53'10"	N24°10'33"W	87.39'
C34	117.88'	422.00'	16°00'20"	N10°13'48"W	117.50'
C35	15.53'	422.00'	2°06'30"	N01°10'23"W	15.53'
C36	23.59'	15.00'	90°07'08"	N44°56'26"E	17.25'
C37	31.48'	20.00'	90°10'23"	S44°54'49"E	28.33'
C38	211.12'	52.00'	232°37'09"	N67°56'49"W	93.23'
C39	63.61'	52.00'	70°05'28"	S30°47'21"W	59.72'
C40	44.89'	52.00'	49°27'47"	N23°37'52"E	43.51'
C41	102.61'	52.00'	11°30'54"	N57°37'58"W	86.76'
C42	14.15'	52.00'	15°35'35"	S40°13'13"E	14.11'
C43	16.82'	20.00'	48°11'23"	N23°55'19"W	16.33'
C44	21.62'	20.00'	61°55'49"	N31°08'17"E	20.58'
C45	194.25'	52.00'	214°02'01"	S44°54'49"E	99.45'
C46	21.62'	20.00'	61°55'49"	S59°02'05"W	20.58'
C47	14.09'	20.00'	40°21'46"	N41°55'19"E	13.80'
C48	87.38'	52.00'	96°16'56"	S13°57'44"W	77.46'
C49	68.99'	52.00'	76°01'13"	S72°11'20"E	64.04'
C50	37.87'	52.00'	41°43'53"	N48°56'07"E	37.04'

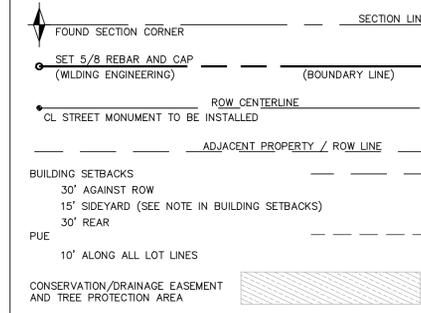
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	7.53'	20.00'	21°34'03"	N10°57'24"E	7.48'
C52	23.53'	15.00'	89°52'52"	N45°03'34"W	21.19'
C53	92.99'	178.00'	29°56'00"	S17°59'23"W	91.94'
C54	22.12'	178.00'	7°07'09"	S06°34'58"W	22.10'
C55	70.88'	178.00'	22°48'50"	S21°32'58"W	70.41'
C56	69.83'	122.00'	32°47'49"	N16°33'28"E	68.89'
C57	92.83'	178.00'	29°52'10"	S15°06'01"W	91.78'
C58	63.59'	122.00'	29°51'50"	N15°06'33"E	62.87'
C59	26.66'	122.00'	12°31'08"	N23°46'54"E	26.60'
C60	28.84'	122.00'	13°32'40"	N06°56'58"E	28.77'
C61	23.56'	15.00'	90°00'00"	N44°49'22"W	21.21'
C62	16.82'	20.00'	48°11'23"	S66°04'57"W	16.33'
C63	250.83'	52.00'	276°22'46"	S00°10'38"W	69.33'
C64	16.82'	20.00'	48°11'23"	S65°43'41"E	16.33'
C65	53.38'	52.00'	58°49'03"	N71°23'47"E	51.07'
C66	65.16'	52.00'	71°47'43"	S43°17'50"E	60.98'
C67	60.12'	52.00'	66°14'19"	S25°43'11"W	56.82'
C68	72.18'	52.00'	79°31'40"	N81°23'49"W	66.52'
C69	23.56'	15.00'	90°00'00"	N45°10'38"E	21.21'
C70	92.78'	178.00'	29°51'50"	N15°06'33"E	91.73'
C71	63.63'	122.00'	29°52'54"	S15°06'01"W	62.91'
C72	33.74'	122.00'	15°50'42"	S22°07'07"W	33.63'
C73	29.89'	122.00'	14°02'12"	S07°10'40"W	29.81'
C74	101.89'	178.00'	32°47'49"	N16°33'28"E	100.50'
C75	27.81'	191.81'	8°18'21"	N04°38'06"E	27.78'
C76	74.08'	178.00'	23°50'44"	N21°02'01"E	73.55'
C77	63.66'	122.00'	29°53'46"	S18°00'30"W	62.94'
C78	24.97'	121.98'	11°43'51"	S19°16'40"W	24.93'
C79	22.04'	122.00'	10°21'11"	S08°14'12"W	22.01'
C80	219.66'	11693.35'	1°04'35"	S88°08'04"E	219.66'
C81	291.34'	6590.01'	2°31'59"	N87°48'34"W	291.31'
C82	33.88'	478.00'	4°03'41"	S11°03'01"E	33.88'
C83	16.94'	478.00'	2°01'49"	S14°05'46"E	16.94'
C84	33.81'	422.00'	4°35'23"	S12°15'52"E	33.80'
C85	17.25'	422.00'	2°20'33"	S15°43'50"E	17.25'
C86	69.43'	136.54'	29°08'02"	S04°33'09"W	68.68'
C87	35.00'	103.56'	19°22'00"	S28°27'44"W	34.84'
C88	59.08'	78.69'	43°01'16"	S22°39'24"E	57.71'
C89	29.84'	11693.35'	0°08'46"	S87°40'10"E	29.84'
C90	189.82'	11693.35'	0°55'48"	S88°12'27"E	189.82'
C91	16.64'	122.00'	7°48'51"	S29°02'58"W	16.63'
C92	26.50'	178.00'	8°31'46"	N04°26'31"E	26.47'
C93	66.28'	178.00'	21°20'04"	N19°22'26"E	65.90'



### MONUMENT TABLE

A	N:19818.49 E:18731.70
B	N:19819.76 E:19278.84
C	N:19822.88 E:19400.08
D	N:19822.88 E:19400.82
E	N:18670.46 E:18992.45
F	N:18922.95 E:18992.45
G	N:19452.61 E:18994.05
H	N:18659.71 E:19743.66
I	N:18851.52 E:19793.81
J	N:19504.23 E:19795.63
K	N:19812.42 E:19836.42
L	N:19813.22 E:19577.66

### LEGEND



**LOT AREA TABULATIONS**  
AVERAGE LOT AREA: 20,636 SQ FT  
MINIMUM LOT AREA: 20,000 SQ FT  
MAXIMUM LOT AREA: 26,194 SQ FT

**ZONING:**  
PROJECT SITE: R-1-20  
SURROUNDING PROPERTIES: PD & R-1-40

### QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
QUESTAR GAS COMPANY BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### UTILITES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERS WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY Mtn POWER \_\_\_\_\_ CENTURY LINK \_\_\_\_\_ COMCAST \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°09'34" WEST ALONG THE SECTION LINE 1310.25 FEET TO THE NORTHERLY LINE OF LAND CONVEYED TO HIGHLAND CITY CORPORATION AS ENTRY NO. 33631:2003 AND ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) CALLS: (1) 250.73 FEET ALONG THE ARC OF A 4,963.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 88°25'27" WEST 250.70 FEET); (2) NORTH 88°58'37" WEST 72.08 FEET; (3) 274.08 FEET ALONG THE ARC OF A 5,037.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 88°32'09" WEST 274.05 FEET); (4) SOUTH 89°54'19" WEST 618.82 FEET; (5) SOUTH 00°51'44" EAST 37.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG SAID SOUTH LINE SOUTH 89°50'02" WEST 15.14 FEET TO THE EAST LINE OF THE "DEED OF DEDICATION" RECORDED AS ENTRY NO. 154716-2002; THENCE ALONG SAID EAST LINE NORTH 00°07'29" EAST 1328.08 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°52'52" EAST ALONG SAID NORTH LINE 1230.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 36.61 ACRES OR 1,594,907 SF

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW)  
SCOTT W. DERBY

### OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL BELOW)

### ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

APPROVED BY MAYOR \_\_\_\_\_  
APPROVED: \_\_\_\_\_ CITY ENGINEER (SEE SEAL BELOW) ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)  
E:18994.05

### LEIN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING 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\_\_\_\_, HIGHLAND CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PLANNING COMMISSION CHAIR  
COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

### CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTION PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAD APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATION THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF THE PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:

- THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

### HIGHLAND OAKS

### OVERALL FINAL PLAT

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

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL No. 186126 SCOTT W. DERBY	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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- 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 WILDING ENGINEERING. ALL CONSTRUCTION SHALL COMPLY WITH THE FINDINGS IN THIS REPORT.

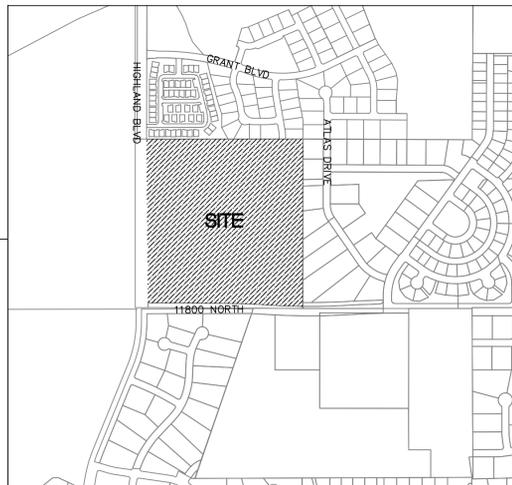
### CONTACT LIST

**OWNERS AGENT**  
HIGHLAND OAKS  
ROB GULBRANDSEN  
PHONE: 801-259-5300

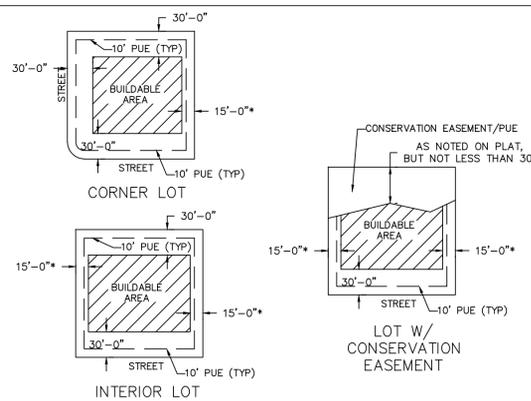
**DESIGN ENGINEER:**  
WILDING ENGINEERING  
MIKE CARLTON  
PHONE: 801-553-8112  
14721 S HERITAGE CREST WAY, BLUFFDALE, UTAH 84065



### VICINITY MAP



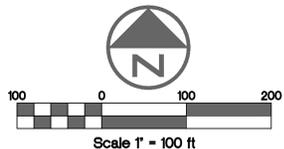
### TYPICAL BUILDING SETBACKS



\* ALL DWELLINGS AND OTHER MAIN BUILDINGS AND STRUCTURES SHALL HAVE A COMBINED SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FE

# HIGHLAND OAKS OVERALL FINAL PLAT

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



NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

S89°53'02"W 2647.72' (MEASURED MON TO MON)

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

N00°02'11"E 2662.90' (MEASURED MON TO MON)

N00°03'05"E 2658.43' (CALCULATED)

N00°03'05"E 2658.54' (CALCULATED)

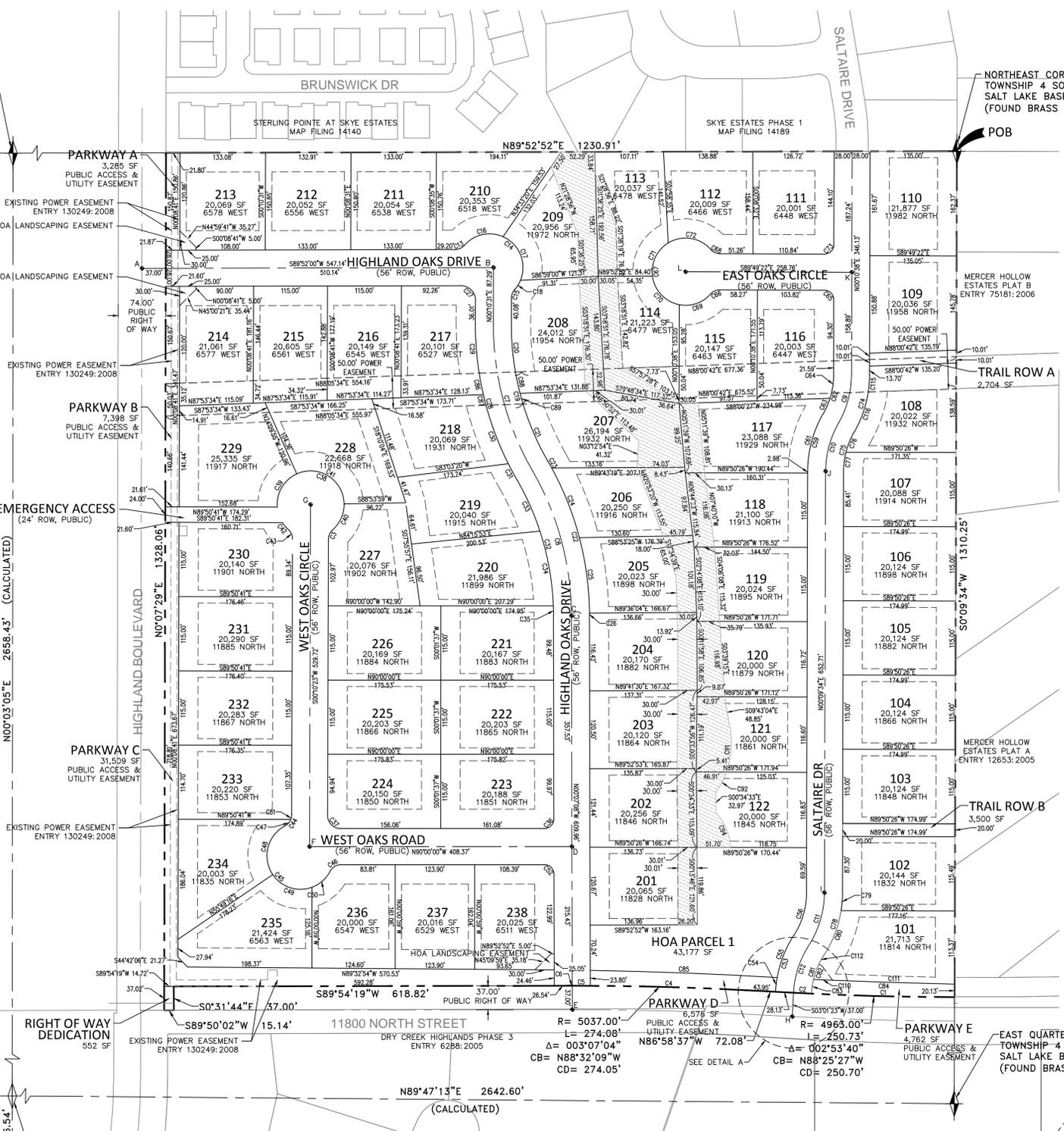
WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

N89°47'13"E 2643.66' (CALCULATED)

SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

N00°03'05"E 2658.54' (CALCULATED)

CENTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (NOT FOUND)



LOT	FRONTAGE @ 30' SETBACK	FRONTAGE REQUIREMENT
101	116.75	115.00
102	115.08	115.00
103	115.00	115.00
104	115.00	115.00
105	115.00	115.00
106	115.00	115.00
107	115.54	115.00
108	141.11	115.00
109	149.75	115.00
110	161.83	115.00
111	126.00	115.00
112	149.63	115.00
113	106.37	98.00
114	112.17	98.00
115	127.96	115.00
116	118.82	115.00
117	120.67	115.00
118	115.00	115.00
119	115.00	115.00
120	116.72	115.00
121	116.60	115.00
122	116.83	115.00
201	120.52	115.00
202	121.58	115.00
203	120.60	115.00
204	120.55	115.00
205	118.33	115.00
206	115.00	115.00
207	128.25	115.00
208	189.68	115.00
209	107.30	98.00
210	129.15	115.00
211	133.00	115.00
212	133.98	115.00
213	133.02	115.00
214	115.00	115.00
215	115.00	115.00
216	115.00	115.00
217	115.37	115.00
218	116.34	115.00
219	115.19	115.00
220	115.00	115.00
221	115.01	115.00
222	115.00	115.00
223	115.00	115.00
224	115.00	115.00
225	115.00	115.00
226	115.00	115.00
227	164.78	115.00
228	161.82	98.00
229	98.00	98.00
230	120.83	115.00
231	115.00	115.00
232	115.00	115.00
233	222.23	115.00
234	111.03	98.00
235	98.00	98.00
236	142.47	115.00
237	123.90	115.00
238	123.41	115.00

### LEGEND

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

**WILDING ENGINEERING**  
14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

**HIGHLAND OAKS OVERALL FINAL PLAT**

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

SCALE: 1" = 100 FEET

- NOTES:
- 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 CONSTRUCTION SHALL COMPLY WITH THE FINDINGS IN THIS REPORT.

