NEXT

HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

Tuesday, May 21, 2019

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

7:00 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann
Invocation – Council Member Kurt Ostler
Pledge of Allegiance – Council Member Brian Braithwaite

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. **ACTION: Approval of Meeting Minutes**
Special City Council Meeting April 25, 2019

b. **ACTION: Designation of Open Space Property for Disposal and Removal of Neighborhood Option Trails in the Beacon Hill the Highlands Subdivision**
City Council should determine whether the property should be disposed and the neighborhood option trails removed. The Council will take appropriate action.

c. **ACTION/RESOLUTION: Utah County Community Development Block Grant Program Interlocal Agreement**
City Council will consider authorizing the Mayor to sign the Utah County Community Development Block Grant Program Interlocal Agreement. The Council will take appropriate action.

d. **ACTION: Approval of Contract with Eckles Paving**
City Council will consider authorizing the Mayor to sign a contract with Eckles Paving for the road patching portion of the 2019 Road Preservation Project for $74,963.04. The Council will take appropriate action.

e. **ACTION: Approval of Contract with M&M Asphalt Services**
City Council will consider authorizing the Mayor to sign a contract with M&M Asphalt Services for construction of the 2019 Road Crack Seal Project for $60,500. The Council will take appropriate action.

f. **ACTION: Approval of Contract with Morgan Pavement and Holbrook Asphalt Co.**
City Council will consider authorizing the Mayor to sign a contract with Morgan Pavement and Holbrook Asphalt Co. for seal coat services as part of the 2019 Road Preservation Project. The Council will take appropriate action.

3. PUBLIC HEARING/ORDINANCE: DEVELOPMENT CODE AMENDMENT

City Council should conduct a public hearing and consider approving an amendment to Section 3-510 of the Development Code relating to the total acreage requirement in the Planned Development (PD) District. The Council will take appropriate action.

4. PUBLIC HEARING/RESOLUTION: ADOPTING THE TENTATIVE HIGHLAND CITY BUDGET FOR FISCAL YEAR 2019-2020

The City Council will conduct a public hearing and consider adopting a resolution approving the tentative budget for fiscal year 2019-2020, and setting a date of June 18, 2019 for approval of the Final Budget for that fiscal year. The Council will take appropriate action.

5. PUBLIC HEARING/ORDINANCE: APPROVAL OF PLANNED DEVELOPMENT

The City Council will consider approving a request from Andrew Simonsen for a Planned Development (PD) District of approximately 2.85 acres named Fairfield Cove. The property is located approximately at 10272 N 4800 W. The planned development will include retail and 9 Residential living units. The Council will take appropriate action.

6. PUBLIC HEARING/ORDINANCE: APPROVAL OF PLANNED DEVELOPMENT

The City Council will consider approving a request from the Boyer Group for a Planned Development (PD) District of approximately 115 acres named Ridgeview. The property is located approximately at 9900 N on North County Boulevard. The planned development will include retail and 699 residential living units. The Council will take appropriate action.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

8. FUTURE MEETINGS

a. Future Meetings

- May 28, Planning Commission Meeting, 7:00 pm, City Hall
- June 4, City Council Meeting, 7:00 pm, City Hall

9. CLOSED SESSION

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

ADJOURNMENT

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

ELECTRONIC PARTICIPATION

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

CERTIFICATE OF POSTING

I Cindy Quick, the duly appointed City Recorder certify that the foregoing agenda was posted in three public places within Highland City limits. The agenda was also posted at the principal office of the public body, on the Utah State website (http://pmn.utah.gov) and on Highland City's website (www.highlandcity.org).

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

Posted and dated this 16th day of May, 2019

Cindy Quick, MMC
City Recorder

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

HIGHLAND CITY

SPECIAL CITY COUNCIL MINUTES
Thursday, April 25, 2019

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

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin (via telephone), Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, Finance Director Gary LeCheminant, City Engineer Todd Trane, Library Director Donna Cardon, City Attorney Tim Merrill, and City Recorder Cindy Quick, Police Chief Brian Gwilliams, Fire Chief Reed Thompson, Parks Superintendent Josh Castleberry

OTHERS: Doug Cortney

7:00 P.M. SPECIAL SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – *Mayor Rod Mann*
Invocation – *City Council Member Kurt Ostler*
Pledge of Allegiance – *Council Member Scott L. Smith*

The meeting was called to order by Mayor Rod Mann as a special session at **7:03 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 Kurt Ostler and those assembled were led in the Pledge of Allegiance by Council Member Scott L. Smith.

1. FISCAL YEAR 2019-2020 BUDGET REVIEW

The City Council will review and discuss the proposed FY 19/20 budget.

City Administrator Nathan Crane presented the following outline of the topics for the budget discussion:

- Quick Review of the General Fund
- Review of Enterprise Funds
- Detailed Review of Public Safety Requests
- New Revenue Request Direction and Discussion
- Council Direction:
  - How much of a funding increase are we proceeding with?
  - Fee vs Tax?

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City Administrator Nathan Crane then presented a chart depicting the average increase since FY15. Any additional revenue received has been going toward public safety, and that had been compressing other departments. When creating the budget for the upcoming fiscal year, staff focused on the following goals:

- Service Organization: People are the Priority
- Realistic review of expenditures
- Not decrease level of service
- Not use previous years' revenue for ongoing expenses
- Increase Trail Maintenance
- Increase Open Space Maintenance

Assistant City Administrator Erin Wells presented a pie chart depicting the General Fund revenue expenditure percentages. 63% of the General Fund revenue comes from taxes. 46% of that comes from sales tax, and 31% from property tax. The remainder of the tax revenue comes from the utility franchise tax, motor vehicle tax, phone tax, and the delinquent property tax. She then presented a chart showing how the General Fund was budgeted to each of the following departments:

- Police Department – 23%
- Transfers (debt service and capital) – 18%
- Emergency Services – 17%
- Garbage – 9%
- Streets and Road – 8%
- Parks and Recreation – 6%
- The remainder were less than 5%

In response to a question from Council Member Scott L. Smith, Finance Director Gary LeCheminant said that the Streets and Roads budget was for normal repairs such as potholes and sidewalks. The road fee monies were in a separate revenue fund. The B&C Road monies were under Transfers.

Finance Director Gary LeCheminant went over the revenue and expenditures, as follows:

- Current Fiscal Year
  - FY 2019 Forecast Rev. $8,881,282
  - FY 2019 Forecast Exp. $8,916,182
- Next Fiscal Year
  - FY 2020 Budget Rev. $8,840,026
  - FY 2020 Budget Exp. $8,841,847
- Year over Year (Forecast to Budget)
  - $41,255 decrease in revenue
  - $74,335 decrease in expenses

Major Revenue Changes included:

- Decline in Building Permit Revenue
  - $160,000
  - Impact on Bond payments
  - 55 new homes next fiscal year
- Library portion of motor vehicle tax
  - $25,000

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- Increase in Tax Revenue
  - $39,000 – Property Tax
  - $101,000 – Sales Tax
  - $200,000 – Utah County Road Tax

City Administrator Nathan Crane went over the Proposed Expenditures, as follows:

- Overall Decrease – ($74,335)
- Medical 4.9% and Dental 0% Increase
  - $14,630 (all funds)
    - $7,168 for General Fund
- 3% Merit Increase**
  - $44,049 Overall
    - $21,584 for General Fund
  - These increases were absorbed and still decreased the budget

City Administrator Nathan Crane noted that the merit increase would be a little less than the number proposed, because they give merit increases on work anniversary rather than the beginning of the budget year. Roughly 39% of salaries come from the General Fund. The remainder come from enterprise funds.

Council Member Ed Dennis was concerned that the costs shown in the budget didn't reflect the anticipated increase to Police and Fire. They weren't looking at a realistic budget. City Administrator Nathan Crane explained that they would be looking at Public Safety separately so that the Council could see the impact to the General Fund without it. Staff did everything they could to free up money for public safety from these other expenditures. These numbers show that the General Fund could balance without the increase, but they would need additional revenue to fund the public safety increase.

City Administrator Nathan Crane continued by presenting the budgetary changes by department, as follows:

- Administration
  - IT Internal Service Fund
- Engineering
  - $5,000 increase – Consulting
- Recorder
  - $36,000 increase – Election
- Transfers
  - $165,000 increase in Bond Payments
- Road Fund
  - $100,000 Road Fund
    - Sidewalks, curb and gutter, etc.

Council Member Brain Braithwaite suggested renaming "Road Fund" to "Transportation Fund" because it covers more than just roads.

Parks Superintendent Josh Castleberry presented the details of the Parks and Open Space Budget, as follows:

- $100,000 Increase – Trail Maintenance
  - Split between general and open space trails
- $106,000 Decrease – PI Fund Paying for Watering of Parks
- Unfunded Needs

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- Play Ground Replacement
- Park Maintenance Equipment Replacement
- Competitive Seasonal Wages

Parks Superintendent Josh Castleberry addressed the need to replace playground equipment. The life expectancy of a playground was 10 years, because after that staff would no longer be able to buy replacement parts. The minimum cost of replacement would be $50,000. The Parks Department also wanted to set up a fund so that they could replace mowing equipment and snow plows when they needed to. They also needed to increase seasonal wages to be competitive with other jobs.

Council Member Scott L. Smith asked how many playgrounds they have in the City, and Parks Superintendent Josh Castleberry said there were 15 playgrounds, and only five of them were small. Only two of the playgrounds were not in open space subdivisions.

Council Member Ed Dennis asked if the PI fund was paying for water the parks. Finance Director Gary LeCheminant explained that the State auditor requires the City to charge itself for using that water. The General Fund pays $100,000 annually to the PI Fund. Notices are sent to the citizens about the payments.

Council Member Brian Braithwaite said that the unfunded items should be included in the five-year plan for parks and recreation. He requested that staff figure out how much they needed to put away annually to cover the costs of playground and maintenance equipment.

Mayor Mann said that they should also put together a trail maintenance plan.

Staff presented an overview of the Streets and Trails Budget, as follows:

- Completed Projects
  - 2018 Road Rehab and Preservation Projects
    - 6000 West, 11350 North, Andrews Drive, etc.
- Planned Projects Next Fiscal Year
  - 2019 Road Rehab and Preservation Projects
    - 6000 West, 6400 West, 9600 North, chip seal and fog coat and several seal coats throughout the city
  - Trail Inventory
  - Trail Maintenance Plan
- Unfunded Needs
  - Snow Plow Replacement
  - Street Equipment Replacement
    - Front end loader, Skid steer (Bobcat)

Council Member Brian Braithwaite said that he had heard nothing but positive comments from the public regarding the roads that had been done. Staff was pleased with the work that had been done. They confirmed that they were working on a five-year plan for trails. Council Member Scott L. Smith commented that they needed to know how the trails were being prioritized, because they had residents frequently asking when their trail would be done. Staff confirmed that they would be analyzing the trails the same way they analyzed roads. City Engineer Todd Trane said that staff had started working on that plan. There was some continued discussion regarding the five-year trail plan and when staff anticipated completing that plan.

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Staff reviewed the unfunded needs of Streets and Trails, and explained the difference between leasing and buying the needed equipment. City Engineer Todd Trane noted that the current loader was more than 15 years old.

City Administrator Nathan Crane continued the presentation by going over the results of the General Fund study. He noted that when they made these projections, the goal was to keep the General Fund Reserve Balance at 20%. The study showed that the City would be in the negative by FY2022 without adding any operations and maintenance expenses or capital expenditures. These are issues that the City will need to address if they want to maintain the same level of service going forward. Items that were not contemplated in the study were:

- General Plan Update
- Increase in Park and Open Space Maintenance
  - Overall
  - Mountain Ridge Park
  - Excluding trail maintenance
- General Fund Vehicle Replacement
  - Parks, Cemetery, Building
- Building Maintenance
  - Heating and Cooling System (systems are reaching the end of their life)
- 6800 West Matching
- Playground Equipment Replacement
- Maintenance Equipment Replacement
- Cemetery Fence
- General Fund Study FY2020-2023
  - $809,00 in Operations and Maintenance
  - $621,227 Capital
- Council should discuss addressing the General Fund deficit as part of any funding increase.

There was a brief discussion regarding the matching funds for the 6800 West project, and it was noted that they would be matching money from MAG. The matching funds would be split between Highland, Lehi, and Utah County. The estimated budget for the project was $2 million, and Highland would need to provide 6% of that amount.

Council Member Scott L. Smith commented that there would be a few large projects coming into Highland, and he asked when those were being factored into the study. City Administrator Nathan Crane said that some of it was factored into the next fiscal year. They talked about the timeline of those projects and how many homes they could expect from each. He noted that they were seeing a drop off in production home builders. Most of the homes being built were single homes or small subdivisions.

Council Member Brian Braithwaite commented that with smaller developments they get fewer impact fees and fewer building permit fees.

City Administrator Nathan Crane said that they needed to get to a point where the City was supported by property tax and sales tax revenue. He then presented a chart outlining the proposed increase to property tax rates to fund the items in the General Fund Study. There were five different options.

Library Director Donna Cardon provided an overview of the library budget, as follows:

- Projected Revenue: 343,048

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- Carryover from previous year: 12,000
- Total 355,048
- Projected Expenses: 355,197

Major changes include:

- Indirect Overhead: 12,343 (includes IT and Insurance)
- Part Time Staff: 131,013 (up 11,798 from current year budget)

Library Director Donna Cardon said that she recently increased staff pay, but they were still under market compared to other libraries in the area.

City Administrator Nathan Crane presented the following conclusions for the General Fund:

- General Fund
  - Cut to accommodate reduced revenues and bond payment increase
  - Fiscal inability to react to changing conditions
  - Additional revenue is needed to maintain level of service
  - Additional revenue is needed to meet current and future needs
  - General fund cannot afford any significant increases without a substantial decrease in level of service in other departments

City Administrator Nathan Crane said that one of the areas in which they were seeing a lot of pressure was parks and open space. The General Fund could not afford a decrease without there being a decrease in the level of service.

City Administrator Nathan Crane then reviewed the enterprise funds, as follows:

- Cash Funding of Infrastructure Projects
- Zion's Review of Funds
  - Reviewed Revenue and Expenditures
  - Reviewed Validity of Planned Projects
  - Included Unfunded Projects to serve Ridgeview Development
- Findings
  - Sewer – Increase of $0.33 per month
  - Storm – Second Increase of $0.70 in 2023 not needed
  - PI – Additional Revenue for Meters
  - Culinary – No change

Staff reviewed the Culinary Water fund, as follows:

- Completed Projects
  - Well #3 Rehabilitation (10400 North and 6400 West)
  - View Point Booster Station Generator
- Planned Projects Next Fiscal Year
  - USDC Offsite Water Main
  - Well House #2 Replacement
- Unfunded Needs
  - Failing Infrastructure Replacement
  - Meter Reading Truck

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There was a discussion regarding the meter reading truck.

Assistant City Administrator Erin Wells briefly went over the overall expenses and cash balance for culinary water, as follows:

- Culinary Fund Budget FY 2020
- Revenue $921,464
- Expense $1,229,413
- Current Cash Balance
  - $2,938,000

Trevor Aston presented the sanitary sewer budget, as follows:

- Completed Projects
  - Pheasant Hollow Pipe Lining
  - Victor Lift Station Generator Replacement
  - Victor/Greens at the Highlands Sewer By-pass Stations
- Planned Projects Next Fiscal Year
  - USDC Offsite Sewer Main (Not Planned for in Rate Study)
  - Pheasant Hollow/ Hidden Oaks Pipe Rehab
- Sewer Fund Budget FY 2020
- Revenue $2,234,690
- Expense $2,367,488
- Current Cash Balance
  - $3,871,000

Council Member Scott L. Smith asked if the residents of Pheasant Hollow would be notified when the pipe lining project would begin, and City Engineer Todd Trane said that they would be given 48-hour notice. The residents should only be out of water for four hours. They discussed the purpose of the project.

Council Member Brian Braithwaite recommended reaching out to TSSD and American Fork to discuss long-term options for the Victor Lift Station Generator Replacement. A gravity-fed solution would be better than a large lift station.

Jeff Murdoch presented information regarding the pressurized irrigation fund, as follows:

- Future Planned Projects (Next 2-5 years)
  - Pressure Irrigation Main for USDC Property (Not planned for in the Utility Rate Study)
  - Upper and Lower Pond Expansions
  - CUP/Murdock Canal Connections
  - Zone Modifications (PRVs)
- Total Estimated Costs - $6 Million
- Unfunded Needs
  - PI Meters
- Press. Irrigation Fund Budget FY 2020
- Revenue $2,396,187
- Expense $2,308,291
- Current Cash Balance
  - $2,618,000

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There was a discussion regarding the capacity of the PI system, and how the Developmental Center would connect into the system.

NOTE: Donna Cardon left the meeting at 8:32 p.m.

Council Member Brian Braithwaite asked why they weren't utilizing more canal water so they wouldn't have to pump so much, and City Engineer Todd Trane responded that they were using all of their resources to avoid pumping. There were several wells they preferred not to use because they were worried about ground water levels with culinary water. He noted that they were working with Utah Valley Central Water and Provo City to fully utilize the shares they have in Deer Creek.

Council Member Kurt Ostler commented that there were concerns from residents about the quality of the irrigation water near the end of the season last year. He asked if there were certain filters that staff recommended the residents use. Jeff Murdoch explained that there were different screen sizes and finer screening to reduce minerals, but they needed to be cleaned or replaced more frequently. Staff believed that this would be a better water year.

There was a discussion regarding the future need for meters on the PI system. The State had been discussing metering requirements, but nothing was passed this year. Council Member Scott L. Smith reminded the Council that they had recently adopted a conservation ordinance, so they would now be eligible for Smart Water Grant money.

Staff reviewed the storm sewer budget, as follows:

- Completed Projects
  - Sump Replacements
- Planned Projects Next Fiscal Year
  - Sump Replacements
  - Unfunded Needs
    - Mercer Hollow Drainage Realignment and Lining
    - Country French Detention Reconstruction

There was a brief discussion regarding the unfunded needs, and City Engineer Todd Trane said that these would be emergency needs in the future.

City Administrator Nathan Crane provided an overview of the proposed public safety increase, as follows:

- Increase in:
  - Administration – $5,651
  - Police – $142,062
  - Fire – $537,013
- Total – $684,726

It was noted that this was less than what was presented earlier because of a decrease in medical expenses. Council Member Tim Irwin thanked them for sharpening their pencils and finding ways to keep the increase down.

City Administrator Nathan Crane said that the primary reason for the increase in the police budget was for employee retention. He presented the following information:

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- Employee Retention
  - $1.50 an hour market adjustment for all officers
  - 3% Merit Increase
  - Retirement
    - 4.9% – Tier 1 vs Tier 2
    - 401K – 5% Matching Contribution

The Council discussed legislation passed regarding the Tier 1 and Tier 2 retirement, and what amount of that the District would be providing.

City Administrator Nathan Crane explained that a lot of the fire department increase comes from staffing. The following is a list of staffing needed:

- Existing Staffing – 9
  - Alpine – 3
  - Cedar Hills – 3
  - Highland – 3
- Proposed Staffing – 8
  - Alpine – 3
  - Highland – 3
  - Dedicated Ambulance – 2
- Full Time Staffing
  - Chief, Assistant Chief, Administrative Assistant
  - 6 Captains
  - 9 Fire Fighters/Paramedics
    - 9 Part Time Shifts (3 firefighter/paramedic positions)

City Administrator Nathan Crane explained that a fire truck and ambulance go to every medical call. If a second call were to come in while the vehicles were out, there should be vehicles at another station that could answer the call. Having adequate personnel and apparatuses would allow the department to keep the stations open while they are out on calls.

Council Member Brian Braithwaite said that they currently didn't have a second ambulance, but they did have a fire truck with ambulance capacity. Fire Chief Reed Thompson added that the second unit out of Alpine is what they call a transport engine.

Council Member Scott L. Smith asked where the ambulance would transport a patient to, and Fire Chief Reed Thompson said that they would be taken to either American Fork or Mountain Point. Occasionally, they would have to transport someone to a facility with special units, which does take more time and they would be left with only one unit to respond to a second call. There were also scenarios where they were using multiple units to respond to something like a large traffic accident. In these cases, they drained all of their resources.

Council Member Kurt Ostler asked about mutual aid, and Fire Chief Reed Thompson said that the nearest mutual aid was between 12 and 15 minutes away, as long as they were at their stations.

Council Member Brian Braithwaite said that the stations needed to have so many people on staff to take care of the needs of the community. Fire Chief Reed Thompson agreed and stated that if they took the dedicated ambulance out of the equation, they would not be able to provide any aid to neighboring communities because it would leave their entire community uncovered.

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Council Member Kurt Ostler asked why it was important to have full-time employees as opposed to part-time. Fire Chief Reed Thompson explained that there wasn't a market for part-time EMTs. They had an open recruitment for the last month and a half, and they had no paramedics apply. They were an advanced EMT/Paramedic organization, so they could not even consider EMT basics that apply. There was also the issue of bringing part-time employees back in to respond to a major incident. It was easier to mandate the full-time staff to do that. Overall, full-time employees proved to be more reliable.

Council Member Scott L. Smith asked if the Lone Peak Public Safety District was responsible for covering American Fork Canyon, and Fire Chief Reed Thompson answered affirmatively. There was some discussion regarding the Cedar Hills station and the costs associated with responding to calls in the canyon. It was noted that last year, they responded to 54 calls in the canyon, and most of those occurred between Memorial Day and Labor Day.

Council Member Brian Braithwaite said that the real question is whether the Council wanted to maintain the current level of service or not. Functionally, the district may not be able to respond effectively if they go down to only one truck. There was also the concern of where they would put that one truck. Fire Chief Reed Thompson said that he did not know of an entity that did not have an ambulance at their station.

There was a discussion regarding response times with and without the second ambulance.

City Administrator Nathan Crane said that there were a number of options to address this increase, as follows:

- Alpine should be involved in the conversation
- Alternative Level of Service
  - No Dedicated Ambulance
  - Operational Concerns and Consequences
  - Eliminate two Part Time Positions
  - Loss In Revenue
    - $176,900 (projected)
  - Estimated Savings
    - District: $280,000
    - Highland: $173,000
- Modified Staffing
  - Conversion of Full Time to Part Time
  - Operational Concerns and Consequences
  - Estimated Savings per Position Conversion
    - District: $100,000
    - Highland: $62,000

Fire Chief Reed Thompson suggested that the City consider contracting with someone else to provide ambulance services, if they were considering decreasing staff and having only one ambulance.

City Administrator Nathan Crane said that with the modified staffing, they would only be saving $62,000. He presented a chart showing the five-year estimate of public safety expenses. They currently did not have funds available to cover the increase for this fiscal year. They were down in revenue and they did not have the ability to cut in other departments. Growth will help cover some of the future costs, but not all of it.

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Council Member Scott L. Smith asked why they needed a new fire marshal, and Fire Chief Reed Thompson said that he was currently covering his duties plus the duties of a fire marshal. He noted that most of the increase in the future comes from employee costs and inflation. The operational expenses remained flat. The five-year estimate did not include any fleet replacement.

City Administrator Nathan Crane reviewed the timeline for the Lone Peak Public Safety District budget approval, as follows:

- May 9 – Tentative Budget
- June 13 – Final Budget
- June 18 – City's Final Budget

Regarding the Lone Peak interlocal entity, City Administrator Nathan Crane explained:

- Alpine is also pursuing a tax increase
- City is contractually obligated to pay the assessment based on final budget
- If the Board approves full request and new funding is not secured the City will still be obligated to meet what was approved
- Executive Team met today to begin looking at options
    - Board Budget Approval
        - July 1– September 1
        - September 1 – October 31
        - October 31 – November 2020

City Administrator Nathan Crane said that Highland and Alpine both pursue a tax increase, they would still need to find a way to fund public increase between July 1st and September 1st. If there is a referendum, that would push them back to October 31st. If the referendum received enough signatures, it would be voted on this year, and there would be no funding received until November 2020.

Assistant City Administrator Erin Wells said that they had three options to fund public safety. The first was to use the fund balance; however, it was not good practice to use reserves for ongoing expenses. Even with general growth, the City would go into the deficit by FY2021. The second option was to cut the existing the budget, which would drastically impact the level of service. Staff calculated that each budget would have to be cut by 13%. Realistically, there were some budgets that they couldn't cut because they were dedicated funds. The third option was to find new revenue through a property tax increase or the creation of a fee. She said that there would need to be a 40% increase to the City's property tax rate, which was only 13% of the overall tax rate. House Bill 235 was recently passed, which allowed cities to dedicate a portion of their property tax to anything. The increase would be tax deductible in some cases. If they were to do a tax increase, that increase would be based on the home values assessed by the County. The average home in Highland would see an increase of $13.52 per month or 162.22 per year. She noted that this was the traditional way to fund public safety.

Assistant City Administrator Erin Wells said that they would have to follow the timeline below if they chose to pursue a tax increase.

- June 18: Adoption of Tentative Budget and Truth in Taxation Meeting Set
- August 6: Truth in Taxation Hearing
- If Referred – 2019 General Election Ballot
    - If it didn't qualify for ballot (1,184 signatures)
        - Tax would go into effect in 2019

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        - Early October
    - If it qualifies for the ballot
        - Upheld – tax rate in effect 2020
        - Rejected – previous certified tax rate in effect

Council Member Ed Dennis asked how they would fund public safety before the tax increase put into effect. City Administrator Nathan Crane said that staff had just started having those discussions today, and they didn't have a good answer yet.

Assistant City Administrator Erin Wells said that they wouldn't know if there was a referendum until mid-August. However, the City needed to pass the budget in June.

Council Member Scott L. Smith asked when the residents would start a referendum. Assistant City Administrator Erin Wells said that when they adopt the budget in June, they would schedule the Truth in Taxation hearing. They would adopt the actual property tax increase until August because of noticing requirements. The residents have a certain timeframe to file a referendum once the Council actually votes on the tax. If the tax is referred, there was a possibility that the City didn't receive funding for a year and a half.

Assistant City Administrator Erin Wells said that if they implemented a fee, it would be $12.68 per home per month. The State Auditor has advised cities that fees should be tied to use. At a recent City Managers Conference, staff spoke with Salt Lake County that had instituted a public safety fee in 2011. The legislature did not like that, so they implemented a law in 2012 saying that districts cannot impose generally assessed fees for law enforcement, fire protection, paramedics, or emergency services. That law was specifically tied to special service districts, and Highland was not a special service district. However, it seemed that the State was sending a message that these types of services should not be paid through fees. Pleasant Grove City was currently being sued for the road fee that they implemented.

City Attorney Tim Merrill said that the tax increase was a more legally defendable position. A fee would be more vulnerable to attack.

City Administrator Erin Wells noted that two of the legislators involved in passing the bill in 2021 were still in the Senate.

Assistant City Administrator Erin Wells presented a list of outreach efforts to educate the public, as follows:

- Stakeholder Meetings
- Open Houses
- Newsletter
- Website
- Social Media
- Constricted timeline
- May 2 – Budget Open House
- May 15 and 16 – Stakeholder Meetings
- May 21 – Adoption of Tentative Budget
- May 22 and 30 – Potential Open Houses
- June 18 – Budget Passed
    - Potential Truth in Taxation Date Set

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Council Member Scott L. Smith understood the arguments against a fee, but there were definitely problems with the property tax increase. When the City proposed a tax increase in 2012, the citizens focused on the 50% increase. It's hard for residents to grasp that this is only 50% of a portion of their property tax. It's also difficult to defend a tax increase when the City has so much money in reserves. If they decided to pursue a tax increase, they really needed to focus on education. Council Member Brian Braithwaite agreed.

Council Member Scott L. Smith said that the public safety increase should be covered by the general fund reserve until the tax money came in.

Council Member Brian Braithwaite said that residents seemed to be more willing to pay for police and fire than they were for things like roads and parks. They may not experience as much push back as expected.

Mayor Mann presented a spreadsheet the certified tax rate revenues for 2014-2018, and his calculations projecting the value of taxable land for this year. They would receive actual number on May 20th, but he wanted the Council to see what they may have this year. Mayor Mann was concerned that there were other needs in the general fund besides public safety.

Council Member Brian Braithwaite said that one of the reasons they received pushback last time was because it was clear where the money would be going. With the new house bill, they could dedicate that entire increase to public safety. He was in favor of keeping things as simple as possible for the residents. Education was key.

Council Member Scott L. Smith suggested that they seriously pursue getting a separate zip code for Highland City so that they could collect online sales tax.

Council Member Ed Dennis recommended implementing a City-wide park fee of $10. That would generate roughly $550,000. That amount should fund all park maintenance, and it would eliminate the need to transfer from the open space fund. Council Member Brian Braithwaite argued that the net gain would be $225,000, because the residents in open space neighborhoods were currently paying $20 per month. Council Member Ed Dennis said that the overall revenue would replace the costs and the transfer, which would put $160,000 back into the general fund.

Council Member Kurt Ostler said that they needed to be careful with parks and open space fees. There was already a lot of angst when it came to trails. Council Member Scott L. Smith thought that a City-wide fee would resolve a lot of the conflict. There was continued discussion regarding parks and open space.

Mayor Mann suggested looking into the Recreation Arts and Parks (RAP) tax, which several surrounding entities had implemented recently.

Council Member Scott L. Smith suggested doing a small tax increase now and doing another increase in the future. Council Member Brian Braithwaite said that they should go for the full amount with property tax, and use the reserves in the interim. He wanted to keep this as simple as possible.

Council Member Ed Dennis asked why they were using a percentage increase for the property tax, and Assistant City Administrator Erin Wills said that the law requires it. This is why education was so important. Mayor Mann requested that the City Council Members reach out to the influencers in the community and go over this information with them. Council Member Brian Braithwaite said that the Council needed a clear path before they spoke with the citizens. It was important for them to all give the same message.

Assistant City Administrator Erin Wells shared some written comments from Council Member Tim Irwin. He would rather fund public safety with a fee or a small tax increase. He feared that it would be difficult to pass a large tax increase.

Council Member Ed Dennis was in favor of a tax, given the legislature's position against fees for public safety. A fee is more practical, but it was also more legally problematic.

City Administrator Nathan Crane said that staff wanted direction from the Council today so that they could tell the community whether it was going to be a tax or a fee.

Council Member Brian Braithwaite suggested pursuing the tax, but making sure the public understood the reasons. It would be devastating to public safety if this wasn't passed.

There was a discussion regarding the timeline for noticing the tax. The notices for the Truth in Taxation meeting would be mailed out by July 22nd. The Council and staff wanted to get the message out to the public before they received the official notice.

The Council continued to debate a tax increase versus a fee, and whether the fire budget could be decreased. They agreed that a fee would be an easier sell but they worried about the legal concerns. They also discussed the potential park fee, and Mayor Mann asked whether there would be the same concerns about tying the fee to use. City Attorney Tim Merrill noted that the County would likely require those two increases be done separately. The Council again emphasized educating the public.

2. ACTION: AUTHORIZATION TO PROCEED WITH FUNDING INCREASE

The City Council will review and discuss funding increase options. The Council will take appropriate action.

City Attorney Tim Merrill noted that this motion would direct staff to move forward with the next step, which is to schedule a Truth in Taxation meeting. This motion would not adopt the tax.

Council Member Ed Dennis felt that the Fire Chief could still "sharpen his pencil" and find other ways to cut the budget.

Council Member Brian Braithwaite MOVED to direct staff to put together materials relative to the City approving a tax increase of $690,000 property tax to cover the increased cost for the Public Safety District. Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed.

3. CLOSED SESSION

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

*At **10:53 PM** Council Member Kurt Ostler MOVED that the City Council recess to convene in a closed session to discuss the purchase, exchange, or lease of real property as provided by Utah Code Annotated § 52-4-205. Council Member Brian Braithwaite Smith SECONDED the motion.*

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed.

ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the CLOSED SESSION and Council Member Ed Dennis SECONDED the motion. All voted in favor and the motion passed unanimously.

*The CLOSED SESSION adjourned at **11:31 PM**.*

Council Member Brian Braithwaite MOVED to adjourn the REGULAR MEETING and Council Member Kurt Ostler SECONDED the motion. All voted in favor and the motion passed unanimously.

*The meeting adjourned at **11:32 PM**.*

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 25, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick

Cindy Quick, MMC
City Recorder

DRAFT

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #2b

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

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

PREPARED BY: Tara Tannahill
Planner & GIS Analyst

SUBJECT: **RESOLUTION** – Designation of Open Space Property for Disposal and Removal of Neighborhood Option Trails in the Beacon Hill the Highlands Plat H Subdivision. *Legislative.*

STAFF RECOMMENDATION:

The City Council should determine if the property should be disposed and the neighborhood option trails removed.

PRIOR REVIEW:

The City Council held a public hearing on May 7, 2019 regarding this request. Subsequent to the meeting the applicant has revised the request to only include the purchase of the 20-foot trail corridor. This report has been revised to only reflect the potential purchase of the trail corridor.

As information, the land between the trail corridor and culinary water tank is needed for maintenance of the tank. The land to the east is sloped and would require construction of a building pad to have the space to maintain the water tank.

BACKGROUND:

The Beacon Hill the Highlands Plat H subdivision was recorded in February 2007 and has 36 lots.

On September 5, 2017 the Council approved an amendment to the Municipal Code to allow a revised petition process for subdivisions over 200 lots. The revision would allow petitions to only consider their specific plat for signatures and notification if the subdivision as a whole is over 200 lots. There are 341 lots in the Beacon Hill the Highlands subdivision with 36 lots in Plat H.

On December 4, 2018 the City Council approved and established a process to determine the value of Open Space Orphaned Parcels. Any disposal of open space or orphaned

parcels shall be valued at 25% of Utah County's assess market value of the residential real estate.

On May 7, 2019 the City Council voted 3 to 2 to continue the item until May 21, 2019 when the City Engineer could be present to discuss request number two by the applicant. The request included the purchase of open space that is on the water tank property.

Chapter 12.30 Removal of Neighborhood Option Trails provides the process for removal of neighborhood option trails. Chapter 12.32 Removal of Open Space Property provides the process for the removal of open space property.

Property disposal is a *legislative* act.

SUMMARY OF REQUEST:

1. The applicant is requesting disposal of open space that abuts lot number 1. The total area is approximately 2,166 square feet for the neighborhood option trail (request 1). The actual size will be determined when the property is surveyed. The applicant has withdrawn request number two and three that was demonstrated in the narrative.

2. The price per square foot for this neighborhood option trail would be $3.19. If the property is purchased, acquiring residents pressurized irrigation rate will be revised to include the purchased area. The applicant is willing to pay this price.

3. The applicant isn't requesting financing from the City.

CITIZEN PARTICIPATION:

A petition has been submitted showing support from 28 of the 36 property owners within the subdivision which represents 77.8% of the property owners in the subdivision. The petition exceeds the minimum requirement of 70%.

A petition has been submitted showing support from 1 of 1 property owners adjacent to the open space which represents 100% of the property owners in the subdivision. The petition exceeds the minimum requirement of 80%.

Notice of the City Council public hearing was sent to all property owners within the Plat H subdivision on April 22, 2019. Notice of the City Council public hearing was published in the April 21, 2019 edition of the Daily Herald. The property sign was posted on February 24, 2019. Staff has not received any comment from any property owners.

ANALYSIS:

- The property within Request 1 does not have any utilities in it. It was planned for a future trail when the Beacon Hills Development was approved. However, it is not shown as trail on the Trail Master Plan.

CONCLUSION:

The City Council will need to determine if the property should be disposed and the neighborhood option trail be removed.

If the Council chooses to dispose of the property, the disposal should be subject to the following stipulation:

1. The property purchase shall be limited to the property within the trail corridor shown as Request 1.

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

ATTACHMENTS:
1. Vicinity Map
2. Open Space Disposal Resolution
3. Trail Map of Area
4. Narrative
5. Email removing request two and three
6. Proposed Plan Map
7. Signature Pages
8. Planning Department Open Space Cost Analysis

Attachment 1:



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 4/8/2019

N

Attachment 2:

RESOLUTION NO. R-2019-06

A RESOLUTION OF HIGHLAND CITY, UTAH DESIGNATING OPEN SPACE PROPERTY FOR DISPOSAL PROPERTY IN THE BEACON HILL THE HIGHLANDS SUBDIVISION

WHEREAS, the Highland City Council has established a process of designating open space property for disposal.

NOW, THEREFORE be it resolved by the City Council of Highland City that the Open Space Property in the Beacon Hill the Highlands Subdivision, outlined and shown in Exhibit "A" is hereby designated for disposal the City Council hereby authorizes the City Administrator to begin the disposal process of the above-mentioned property following State and City Code subject to the following stipulations:

1. (The Council will need to include appropriate stipulations.)

This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of Highland City, Utah, this 16th day of May 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

ATTEST:

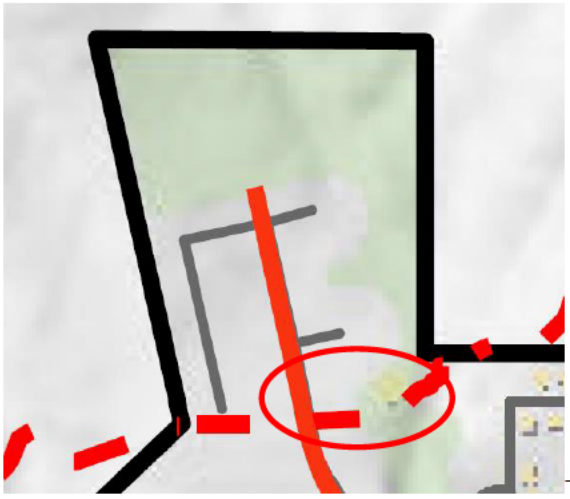
_____
Cindy Quick, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	☐	☐
Ed Dennis	☐	☐
Tim Irwin	☐	☐
Kurt Ostler	☐	☐
Scott Smith	☐	☐

Attachment 3:

TRAILS NETWORK

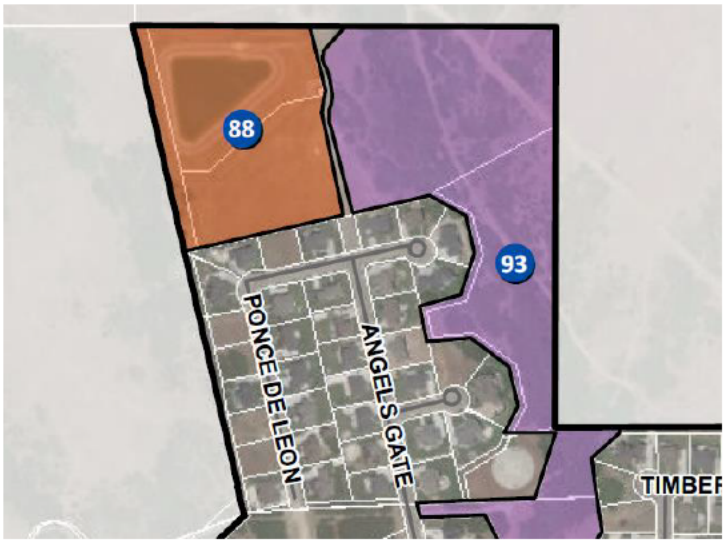
- Main City Trail
- Proposed Main City Trail
- Connector Trail
- Proposed Connector Trail
- Neighborhood Option Trail
- Neighborhood Trail
- Murdock Connector Trail



+

Open Space Maintenance Areas

- Manicured
- Native Trail
- Native
- Xeroscape
- City Not Maintained



ATTACHMENT 4:

Highland City
Community Development Department

This letter constitutes formal application for the disposal of unused property adjacent to Lot 1, 12628 N Angels Gate in the Beacon Hill The Highlands Subdivision. Specifically, we are making three requests:

1) We are seeking to purchase the designated trail space that runs along the perimeter of our fence line, which constitutes a 20ft extension of our property line along the east side.
2) We also want to purchase an additional 40ft beyond the designated trail space that is adjacent to a city water tank. This would mirror the eastern property cutoff line of our neighbors to the south of us.
3) Finally, we want to purchase an additional 20ft extension to our southern property line that runs adjacent to an access road for the city water tank. This would mirror the proximity of our neighbor's property line to the access road on the south side.

We have lived in our home for nearly 4 years now and have never seen any of this land used or accessed by anyone. We plan to make improvements to this additional property by adding grass and landscaping which would significantly beautify this area of our community. Additionally, we plan to move our existing fence and add additional fence line once this purchase is made to enclose our property and separate it from the surrounding area. This request has been unanimously approved by the property owners in our subdivision.

We appreciate your thoughtful consideration of our requests.

Sincerely,

Brian & Jessica Stucki
12628 N. Angel's Gate

Attachment 5:

Date: May 16, 2019
Subject: Removing request two and three from narrative

Email from Jessica Stucki dated May 8, 2019, 4:41 PM

I think at this point we will just move forward at that price 3.19 and see what the city council does with the price for the land for the other neighborhood.

Thanks
Jessica

Email from Jessica Stucki dated May 8, 2019, 4:05 PM

Hi Tara,
I really appreciate all your help with this! I know you have done a lot behind the scenes. I just spoke to the mayor and it looks like we will not be approved for Request 2. So yes we want to move forward with Request 1 to purchase the trail space. Can you let me know what the square footage is for that? I forgot to write down your number last night.

We are going to try to negotiate price based on the discussion from the other group last night. I am supposed to check back in with the Mayor next week to see where that process is at. Let me know what you need from us.

Thanks again,
Jessica Stucki

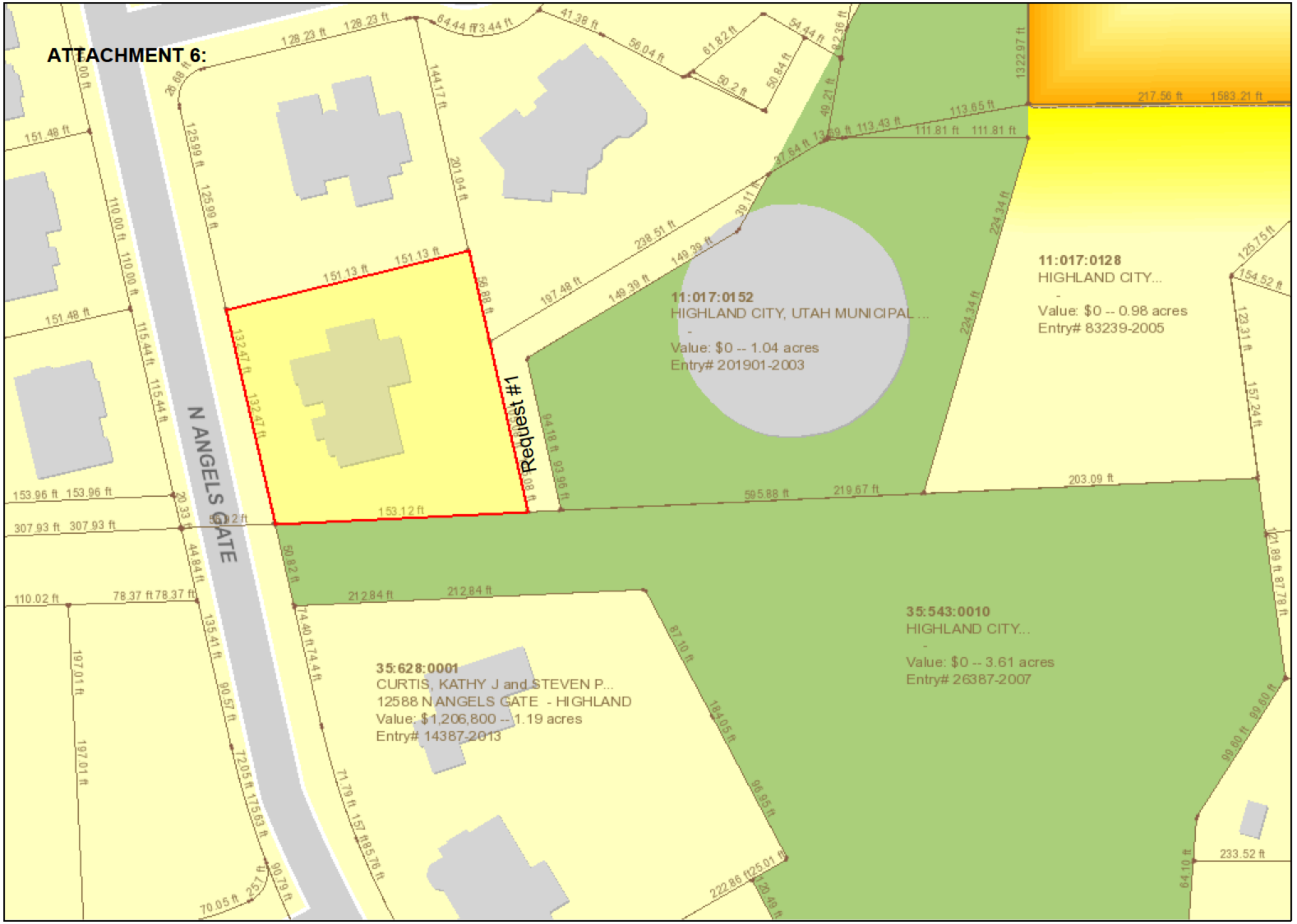
Email from Jessica Stucki dated April 29, 2019

Hi Tara-
Thank you for the information about our request for the land around our home. We looked more into aquiring and developing the land for Request 3. We have decided to remove this Request from our proposal. So we would just like to purchase the land in Request 1 and 2. Also here is an updated picture of the city hearing sign that is posted on our property. Sorry I kept forgetting to email that to you.

Do you need any other information? I really appreciate all your help.

Jessica Stucki

ATTACHMENT 6:



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 4/8/2019

N

ATTACHMENT 7:

OWNER'S PETITION AND INFORMATION: The following owners hereby submit their authorization to participate in the purchase of City owned open space property which is adjacent to their property within the Beacon Hill - The Highlands Subdivision. ***This sheet should be reproduced as needed based on the number of affected property owners.***

Owner's Name: Brian and Jessica Stucki

Owner's Address: 12628 N Angels Gate

Owner's Phone #: [redacted] Email Address: [redacted]

Owner's Signature:

Owner's Name: _____

Owner's Address: _____

Owner's Phone #: _____ Email Address: _____

Owner's Signature: _____

Owner's Name: _____

Owner's Address: _____

Owner's Phone #: _____ Email Address: _____

Owner's Signature: _____

Owner's Name: _____

Owner's Address: _____

Owner's Phone #: _____ Email Address: _____

Owner's Signature: _____



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 at 1-800-366-8532.

Approved this 7th day of Sept. 2006

QUESTAR GAS COMPANY

By: Joyce Jacobsen

Title: Dee Hansen Director

DAE/WESTBROOK L.L.C. 11:008:0007

NOTES:

1. SETBACKS SHALL BE CONSISTENT WITH THE R-1-20 ZONE. EXCEPT IN CASES WHEREIN THE DEPTH OF THE LOT IS LESS THAN 100 FEET. THE REAR SETBACK SHALL BE REDUCED TO 25 FEET. THIS SHALL APPLY TO ONLY THOSE LOTS THAT BACK UP TO OPEN SPACE. EXCLUDING BOULEVARDS.
2. ALL PUBLIC OPEN SPACE WILL BE DEEDED TO THE CITY OF HIGHLAND. THE OPEN SPACE IS PUBLIC PROPERTY AND MAY NOT BE ENCROACHED UPON IN ANY MANNER WITH PRIVATE PROPERTY. THE OPEN SPACE MAY NOT BE IMPROVED MORE THAN ITS EXISTING STATE WHEN YOU PURCHASE YOUR LOT. A MAJORITY OF THIS SUBDIVISION WAS APPROVED WITH NATIVE VEGETATION.
3. EACH HOMEOWNER IS ENTITLED TO ONE TREE PER LOT WHICH WILL BE INSTALLED BY THE CITY. THE TREE SHALL BE PLANTED IN THE PARKSTRIP AND BE PLANTED WITHIN TWO YEARS FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY. ONCE PLANTED MAINTENANCE OF THE TREE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
4. A FENCE THAT ABUTS OPEN SPACE MUST COMPLY WITH HIGHLAND CITY ORDINANCE.
5. ANY PERSON OBTAINING A BUILDING PERMIT WITHIN THIS SUBDIVISION SHALL PROVIDE TO THE CITY A FEE ACCORDING TO THE LINEAR DISTANCE OF THE PROPERTY LINE THAT ABUTS OPEN SPACE OF A TRAIL TO PROVIDE FOR DELINEATION OF THE PROPERTY LINE BETWEEN PRIVATE AND PUBLIC PROPERTY.
6. 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
7. LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARKSTRIP OR SIDEWALK.
8. ALL ROADWAY CENTERLINE MONUMENT COORDINATES ARE GROUND COORDINATES. CONVERT USING GRID FACTOR 0.999712757.
9. FOUNDATION TO BE NO CLOSER THAN 25 FEET FROM FOUNDATION OF ONE HOME TO THE FOUNDATION OF AN ADJACENT HOME.
10. THERE ARE FOUNDATION HEIGHT RESTRICTIONS IN HIGHLAND CITY. THE OWNER/BUILDER SHALL BE REQUIRED TO ADHERE TO THOSE ORDINANCES.

STATE PLANE COORDINATE TABLE
GRID FACTOR = 0.999712757

POINT	NORTH	EASTING	DESCRIPTION
A	776419.03	1916135.50	N ¼ COR SEC 23
B	775939.30	1915726.41	P.O.B.
C	775868.99	1915865.47	BOUNDARY A.P.
D	775129.64	1915868.42	BOUNDARY A.P.
E	774874.95	1915881.76	BOUNDARY A.P.
F	774691.79	1915796.66	BOUNDARY A.P.
G	774998.89	1916034.31	BOUNDARY A.P.
H	775474.49	1916868.78	BOUNDARY A.P.
I	776266.59	1916996.89	BOUNDARY A.P.
J	775223.40	1916031.20	BOUNDARY A.P.
K	775041.90	1915984.18	BOUNDARY A.P.
L	775085.98	1915825.58	BOUNDARY A.P.
M	774913.19	1915566.59	BOUNDARY A.P.
N	774982.56	1915127.96	BOUNDARY A.P.
O	774698.71	1915101.66	BOUNDARY A.P.
P	775178.19	1914984.44	BOUNDARY A.P.
Q	775491.96	1915316.46	BOUNDARY A.P.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	248°45'26"	-50.00	217.08	87.53	N01°36'43"E
C2	42°36'04"	-50.00	37.18	36.33	N81°27'58"W
C3	78°46'54"	-50.00	68.75	63.46	N20°46'29"W
C4	14°48'35"	-50.00	98.23	83.18	N74°53'55"E
C5	68°45'26"	-50.00	12.92	12.89	S41°24'51"E
C6	90°00'00"	15.00	22.50	20.49	S88°23'17"E
C7	90°00'00"	-15.00	29.85	26.87	S32°14'00"W
C8	21°47'08"	-15.00	29.85	26.87	N57°46'00"W
C9	15°03'27"	100.00	38.07	37.79	S88°07'14"W
C10	5°43'41"	100.00	26.28	26.20	S84°45'43"W
C11	63°37'05"	100.00	11.74	11.74	N84°20'43"W
C12	68°51'07"	-68.00	15.50	71.69	S61°12'33"W
C13	133°34'15"	-68.00	63.02	77.96	S05°25'36"W
C14	13°32'28"	-68.00	158.53	124.99	S32°14'00"W
C15	8°14'40"	100.00	23.63	23.58	S27°46'54"E
C16	21°47'08"	100.00	14.19	14.38	S16°53'20"E
C17	90°00'00"	100.00	38.02	37.76	S23°39'34"E
C18	90°00'00"	41.00	73.83	66.47	N32°14'00"E
C19	90°00'00"	15.00	10.17	10.00	N32°14'00"E
C20	89°17'24"	-15.00	29.68	26.68	W31°50'12"E
C21	16°27'08"	15.00	6.43	6.42	S58°14'58"W
C22	30°40'45"	-19.00	10.17	10.05	N44°42'52"E
C23	47°03'56"	-19.00	15.61	15.17	N52°54'25"E
C24	96°26'44"	50.00	84.15	74.56	N77°35'19"E
C25	83°11'48"	50.00	72.60	66.35	S12°35'56"E
C26	94°30'21"	50.00	82.47	73.44	S76°15'01"W
C27	33°00'33"	-19.00	10.98	10.83	N73°02'58"W

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, 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 A POINT WHICH IS SOUTH 540.48 FEET AND WEST 409.20 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 60°09'56" EAST 146.44 FEET; THENCE SOUTH 12°46'00" EAST 140.38 FEET; THENCE SOUTH 18°36'58" WEST 263.76 FEET; SOUTH 75°31'18" WEST 130.68 FEET; THENCE SOUTH 12°36'14" EAST 85.03 FEET; THENCE NORTH 84°12'35" EAST 135.24 FEET; THENCE SOUTH 52°58'56" EAST 172.98 FEET; THENCE SOUTH 13°21'17" EAST 148.95 FEET; THENCE SOUTH 28°29'02" WEST 161.58 FEET; THENCE SOUTH 59°13'23" WEST 149.95 FEET; THENCE SOUTH 12°35'56" EAST 94.18 FEET; THENCE SOUTH 87°32'35" WEST 719.38 FEET; THENCE SOUTH 69°51'09" WEST 28.04 FEET; THENCE NORTH 12°46'00" WEST 867.68 FEET; THENCE NORTH 77°14'00" EAST 831.82 FEET; THENCE NORTH 29°50'04" EAST 20.00 FEET TO THE POINT OF BEGINNING.

AREA = 19.662 ACRES.

Aug 9, 2006 DATE

Barry Andreason SURVEYOR (SEE SEAL BELOW)

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16 DAY OF Oct, A.D. 2006

CITY ATTORNEY

UTILITIES 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 UTILITY 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURE AT THE OWNERS EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES BY THE P.U.E.

Julie Allsopp — UTAH POWER

X see stamp — QUESTAR GAS

Dan Olsen — DIRECT

William Gray — COMCAST

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 8 DAY OF Sept, A.D. 2006

Barry Edwards

Barry Edwards City Adam. Highland City

Derek A. Farnsworth — MANAGER / FSP DEVELOPMENT LLC

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 8th DAY OF February, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11/2010

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF HIGHLAND, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 6th DAY OF December, A.D. 2006

MAYOR

APPROVED ENGINEER (SEE SEAL BELOW)

ATTEST CITY ADMINISTRATOR / CLERK-RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF November, A.D. 2006, BY THE Highland City PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "H"

BEACON HILL
THE HIGHLANDS

SUBDIVISION

HIGHLAND CITY UTAH COUNTY, UTAH

SCALE 1" = 60 FEET

LAND SURVEYOR NO. 166572 BARRY

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL

CORPORATE SEAL

ENT 23265:200
RANDALL A. C
UTAH COUNTY
2007 FEB 27 4:56 PM FEE
RECORDED FOR HIGHLAND

12/38

THIS RIE

Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

Real Property Owner Authorization _____ **% of the** Beacon Hill The Highlands **Subdivision, Highland City**

This document constitutes a petition of the property owners within the Beacon Hill The Highlands **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** Lot 1, 12628 Angels Gate, **within the above referenced subdivision.**

A narrative and map fully explaining this proposed disposal action is attached and a copy provided to each property owner within the subdivision.

	Serial #	Lot #	Subdivision	Address	Property Owner	Signature	Date
1		2		5957 Chatham Circle	Anderson		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
2		3		5941 Chatham Circle	Gardner		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
3		5		5937 Chatham Circle	~~Neish~~ Wong		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
4		6		5954 Chatham Circle	Barton	~~Kathryn Barton~~	3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
5		7		12672 Angels Gate	Gourley	Kim Gourley	3/12/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
6		8		12684 Angels Gate	McBride		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
7		9		12696 Angels Gate	Robinson		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
8		10		5947 New London St	Nibley		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
9		11		5941 New London St	Louder		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
10		12		5946 New London St	Raney		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						

Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

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	4		5944 Chatham Circle	Neish		3-15-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
	6		5954 Chatham Circle	Barton		
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	8		12684 Angels Gate	McBride		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
	9		12690 Angels Gate	Robinson		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
	10		5947 New London St	Nibley		3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
	11		5941 New London St	Louder		3/10/19
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Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

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	Serial #	Lot #	Subdivision	Address	Property Owner	Signature	Date
1		13		5956 New London St	Matern		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
2		14		6108 New London St	Fleming		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
3		16		6148 New London	Vacant		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
4		17		12691 Ponce De Leon	Mitchell		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
5		20		12663 Ponce De Leon	Brooks	[signature]	3-12-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
6		23		12637 Ponce De Leon	Anderson		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
7		24		12634 Ponce De Leon	Walkenhorst	[signature]	3-12-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
8		25		12644 Ponce De Leon	Evans	[signature]	3-12-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
9		26		12656 Ponce De Leon	Bunker	[signature]	3-12-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
10		27		12664 Ponce De Leon	Wells	[signature]	3-12-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						

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13		59516 New London St	Matern		3/10/19
By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
14		61086 New London St	Fleming		3/10/19
By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
16		61148 New London	Vacant		
By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.					
17		12691 Ponce De Leon	Mitchell		3/10/19
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30		12663 Ponce De Leon	Brooks		
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33		12637 Ponce De Leon	Anderson		
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34		12634 Ponce De Leon	Walkenhorst		
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35		12644 Ponce De Leon	Evans		
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36		12656 Ponce De Leon	Bunker		
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	Serial #	Lot #	Subdivision	Address	Property Owner	Signature	Date
1		28		12676 Ponce De Leon	Fick		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
2		29		12688 Ponce De Leon	Goodwin		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
3		30		12693 Angels Gate	Sorensen	Natalie S	3/11/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
4		31		12683 Angels Gate	Rasmussen		
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
5		32		12673 Angels Gate	Baker	Kristen Baker	3/11/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
6		33		12663 Angels Gate	Bullock	[signature]	3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
7		34		12653 Angels Gate	Barclay	[signature]	3/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
8		35		12641 Angels Gate	Brown	[signature]	3/18/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
9		36		12633 Angels Gate	Riding	[signature]	3.10.19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						
10							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision.						

15, 16, 18, 19, 21, 22

Williamsburg Holdings LLC

isposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

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ATTACHMENT 8:

Planning Department Open Space Cost Analysis

Subdivision Name: Beacon Hill the Highlands Plat H

Based on information provided by the applicant and keeping in the guidelines set forth in Ordinance No. O-2013-03. On December 4, 2018 the City Council approved and established a process to determine the value of Open Space Orphaned Parcels. Any disposal of open space orphaned parcels shall be valued at 25% of Utah County's assessed market value of the residential real estate.

Lot No:	Acreage:	sq ft:	Valuation Year:	Valuation Amount:
1	0.51	22,215.60	2018	$283,100.00

Sq. Ft. Average: 22,215.60 Valuation average: $283,100.00

25% of Utah County $ 3.19

Total Price per Square foot: **$3.19**

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #2c

DATE: May 21, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Cindy Quick, City Recorder
SUBJECT: RESOLUTION: Utah County Community Development Block Grant Program Interlocal Agreement

STAFF RECOMMENDATION:
City Council authorize the Mayor to sign the Utah County Community Development Block Grant Program Interlocal Agreement.

BACKGROUND:
In 2016, Highland City opted out of the Interlocal Cooperation Agreement with Utah County to participate in the U.S Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The Interlocal Cooperation Agreement was for Federal Fiscal Years 2017, 2018 and 2019 and successive 3 year periods thereafter. If the Council chooses to Opt-In for FY 2020, 2021, and 2022 we need to approve the agreement by May 23.

The CDBG Program is a flexible program that provides communities in Utah County with resources to address a wide range of unique community development needs. Opting into the CDBG program does not require you to accept funding, however, it does allow your jurisdiction to be eligible to apply for funding. Examples of eligible projects include water/sewer and sidewalk improvements, senior center funding, and ADA improvements to city buildings.

FISCAL IMPACT:
None

PROPOSED MOTION:
I move that City Council Approve the Resolution to participate in the Utah County Community Development Block Grant Program.

ALTERNATIVE MOTION:
I move that City Council Deny the Resolution to participate in the Utah County Community Development Block Grant Program.

ATTACHMENTS:
1. Resolution
2. Interlocal Cooperation Agreement with Utah County

RESOLUTION NO. R-2019-08

A RESOLUTION OF HIGHLAND CITY, UTAH TO PARTICIPATE IN THE UTAH COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Highland City Council (the "*Council*") met in regular session on May 21, 2019, to consider, among other things, approving an Interlocal Cooperative Agreement with Utah County relating to the conduct of the Community Development Block Grant Program for Federal Fiscal Years 2020 through 2022 and successive 3 year periods thereafter; and

WHEREAS, local government entities are authorized by the Utah Local Cooperative Act (UTAH CODE ANN. § 11-13-101, *et seq*.) to enter into agreements with each other, upon a resolution to do so by the respective governing bodies, to do what each agency is authorized by law to perform; and

WHEREAS, a uniform Interlocal Agreement between various Utah County cities, including Highland City, has been prepared for approval which sets forth the purposes thereof, the extent of participation of the parties, and the rights, duties and responsibilities of the parties. A copy of such Interlocal Agreement is attached hereto; and

WHEREAS, Highland City is not a CDBG Entitlement City; and

WHEREAS, Highland City has previously entered into an Interlocal Agreement to participate in the Utah County CDBG program; and

NOW THEREFORE BE IT RESOLVED by the Council that the attached Interlocal Agreement be approved and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

ADOPTED by the City Council of Highland City, Utah, this 21st day of May, 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

ATTEST:

_____
Cindy M. Quick, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	☐	☐
Ed Dennis	☐	☐
Tim Irwin	☐	☐
Kurt Ostler	☐	☐
Scott Smith	☐	☐

AGREEMENT NO. 2019-

INTERLOCAL COOPERATION AGREEMENT

between

UTAH COUNTY and HIGHLAND CITY

relating to the conduct of

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

for FEDERAL FISCAL YEARS 2020 THROUGH 2022

and successive 3 year periods thereafter

AGREEMENT NO. 2019- _____

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, AMERICAN FORK CITY, TOWN OF CEDAR FORT, CEDAR HILLS CITY, EAGLE MOUNTAIN CITY, ELK RIDGE CITY, TOWN OF GENOLA, TOWN OF GOSHEN, HIGHLAND CITY, LINDON CITY, MAPLETON CITY, PLEASANT GROVE CITY, PAYSON CITY, SALEM CITY, SANTAQUIN CITY, SARATOGA SPRINGS CITY, SPANISH FORK CITY, SPRINGVILLE CITY, and TOWN OF VINEYARD.

all municipal corporations.

RECITALS

A. In 1974 the U.S. Congress enacted the Housing and Community Development Act of 1974, as since amended (42 U.S.C. 5301 *et seq.*), and in 1990 the U.S. Congress enacted the Cranston-Gonzales National Affordable Housing Act, as since amended (42 U.S.C. 5301 *et seq.*) collectively (the "Act"), permitting and providing for the participation of the United States government in a wide range of local housing and community development activities and programs of the Act which activities and programs are administered by the U.S. Department of Housing and Urban Development ("HUD").

B. The primary objective of the Act is the development of viable urban communities and access by every resident to decent housing, shelter and ownership opportunity regardless of income or minority status, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income, with this objective to be accomplished by the federal government providing financial assistance pursuant to the Act in the form of community development block grant ("CDBG") Program funds to state and local governments to be

used in the conduct and administration of housing, shelter and community development activities and projects as contemplated by the primary objectives of the Act (the "CDBG program").

C. To implement the policies, objectives and other provisions of the Act, HUD has issued rules and regulations governing the conduct of the CDBG program, published in 24 Code of Federal Regulations (CFR), Part 92 and Part 570 (the "Regulations"), which regulations provide that a county may qualify as an "urban county," as defined in Section 570.3 of the Regulations, and thereby become eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county and that City and other units of general local governments in the same metropolitan statistical area that do not or cannot qualify for separate entitlement grants may be included as a part of the urban county by entering into cooperation agreements with the urban county in accordance with the requirements of the Regulations.

D. The County is now qualified under the Regulations to become an urban county and to begin receiving CDBG program funds from HUD by annual grant agreements beginning on July 1, 2011.

E. In 1981, and again since then, HUD amended the Regulations, pursuant to amendments of the Act, revising the qualification period for urban counties by providing that the qualification by HUD of an urban county shall remain effective for three successive federal fiscal years regardless of changes in its population during that period, except for failure of an urban county to receive a grant during any year of that period, and also providing that during the three-year period of qualification, no included city or other unit of general local government may withdraw from nor be removed from the urban county for HUD's grant computation purposes, and no city or other unit of general local government covering an additional area may be added to the urban county during that three-year period except where permitted by HUD regulations.

F. This Agreement provides for an initial three year term with successive three year terms corresponding with HUD qualification periods, automatically renewing.

G. The County recognizes and understands that it does not have independent legal authority to conduct some kinds of community development and housing assistance activities within the boundaries of an incorporated city without that city's approval. In order to ensure participation by the City in the urban county and as part of the fiscal years 2020 - 2022 urban county qualification process, the County and City are required to enter into this interlocal agreement authorizing the County to undertake or to assist in undertaking essential community development and housing assistance activities within the City as may be specified in the "Annual Action Plan of Community Development Objectives and Projected Use of Funds" (the "Action Plan") to be submitted to HUD annually by the County to receive its annual CDBG and home entitlement grants.

H. Under general provisions of Utah law governing contracting between governmental entities and by virtue of specific authority granted in the Utah Interlocal Cooperation Act, Section 11-13-101 *et seq.*, Utah Code Ann. (2005), any two or more public agencies may enter into agreements with one another for joint or cooperative action, or for other purposes authorized by law.

I. Accordingly, the County and City have determined that it will be mutually beneficial and in the public interest to enter into this interlocal cooperation agreement regarding the conduct of the County's CDBG Program,

THEREFORE, in consideration of the promises and the cooperative actions contemplated hereunder, the parties agree as follows:

1. A fully executed copy of this interlocal cooperation agreement (the "agreement"), together with the approving resolutions of the City and the County, shall be submitted to HUD by the County as part of its qualification documentation. The City hereby gives the County the authority to carry out CDBG Program activities and projects within the City's respective municipal boundaries. By entering into this agreement with the County, the City shall be included as a part of the urban county for CDBG program qualification and grant calculation purposes. The period of performance of this agreement shall cover Federal Fiscal Years (2020-2022) and successive 3-year periods thereafter. Each party will participate

for the next three program years, and automatically renewing each successive 3-year period. Subject to the termination provisions set forth in Paragraph 12, below, a City may terminate its participation in the agreement by giving written notice to the County prior to the commencement of the next 3-year period; provided, however, that this agreement will remain in effect until the CDBG funds and income received in the 3-year period then in effect are expended and the funded activities completed. As provided in Section 570.307 of the Regulations, the qualification of the County as an urban county shall remain effective for the entire 3-year period in effect regardless of changes in its population during that period of time, and the parties agree that a City or City may not withdraw from nor be removed from inclusion in the urban county for HUD's grant computation purposes during that 3-year period. Prior to the beginning of each succeeding qualification period, by the date specified in HUD's urban county qualification notice for the next qualification period, the County shall notify each City in writing of its right not to participate and shall send a copy of such notice to the HUD field office by the date specified in the urban county qualification schedule issued for that period.

2. The City and the County shall cooperate in the development and selection of CDBG program activities and projects to be conducted or performed in the City during each of the Federal Fiscal Years (2020-2022) and for each successive 3-year covered by this agreement. The City understands and agrees, however, that the County shall have final responsibility for selecting the CDBG program activities and projects to be included in each annual grant request and for annually filing the Annual Action Plan with HUD.

3. The City recognizes and understands that the County, as a qualified urban county, will be the entity required to execute all grant agreements received from HUD pursuant to the County's annual requests for CDBG program funds and that as the grantee under the CDBG programs it will be held by HUD to be legally liable and responsible for the overall administration and performance of the annual CDBG programs, including the projects and activities to be conducted in the City. By executing the agreement, the City understands that they (1) may not apply for grants under the Small City or State

CDBG Programs from appropriations for fiscal years during the period in which they are participating in the urban county's CDBG program; (2) the City may receive a formula allocation under the HOME Program only through Utah County as an urban county; and (3) the City May receive a formula allocation under the ESG Program only through the Urban County.

4. The City shall cooperate fully with the County in all CDBG program efforts planned and performed hereunder. The City agrees to allow the County to undertake or assist in undertaking, essential community development and housing assistance activities within the City as may be approved and authorized in the County's CDBG grant agreement including the 5-year Consolidated Plan. The City and the County also agree to cooperate to undertake, or assist in the undertaking, community renewal and lower income housing assistance activities.

5. The City understands that it will be necessary for the City to enter into separate project agreements or sub-grants in writing with the County with respect to the actual conduct of the projects and activities approved for performance in the City and that the funds designated in the County's Final Statements for those projects and activities will also be funded to the City under those separate project agreements or subgrants. Subject to the provisions of Paragraph 3 above, the City will administer and control the performance of the projects and activities specified in those separate project agreements, will be responsible for the expenditure of the funds allocated for each such project or activity, and will conduct and perform the projects and activities in compliance with the Regulations and all other applicable federal laws and requirements relating to the CDBG program. The City also understands and agrees that, pursuant to 24 CFR 570.501(b), they are subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503. Prior to disbursing any CDBG program to any subrecipients, the City shall enter into written agreements with such subrecipients in compliance with 24 CFR 570.503 (CDBG) of the Regulations.

6. All CDBG program funds that are approved by HUD for expenditure under the County's grant agreements for the three Program years covered by this agreement and its extensions, including those

that are identified for projects and activities in the City, will be budgeted and allocated to the specific projects and activities described and listed in the County's Annual Plan submitted annually to HUD and those allocated funds shall be used and expended only for the projects or activities to which the funds are identified. No project or activity, or the amount of funding allocated for such project or activity, may be changed, modified, substituted or deleted by a City without the prior written approval of the County and the approval of HUD when that approval is required by the Regulations.

7. Each City agrees to do all things that are appropriate and required of it to comply with the applicable provisions of the grant agreements received by the County from HUD, the provisions of the Act, and all Rules and Regulations, guidelines, circulars and other requisites promulgated by the various federal departments, agencies, administrations and commissions relating to the CDBG program. The City and the County agree that failure by them to adopt an amendment to the agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year qualification period, and to submit the amendment to HUD as provided in the urban county qualification notice, will void the automatic renewal of such qualification period. In addition the City and the County shall take all actions necessary to assure compliance with the certification required of the County by Section 104(b) of Title I of the Housing and Community Development Act of 1974 as amended, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974 and other applicable laws. In addition, the City and the County shall take all actions necessary to assure compliance with Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended; Title VI of the Civil Rights Act of 1964; the Fair Housing Act; Section 109 of the Title I of the Housing and Community Development Act of 1974, which incorporated Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975; and other applicable laws, and shall affirmatively further fair housing.

8. The City and County agree to prohibit urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the county's actions to comply with the county's fair housing certification.

9. The City and County agree that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974, as amended. This requirement is contained in the Consolidated and Further Continuing Appropriations Act, 2015, 14 Pub. L. 113-235.

10. Each City affirms that it has adopted and is enforcing:

(a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

(b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

11. During the period of performance of this agreement as provided in Paragraph 1, each City shall:

(a) Report and pay to the County any program income, as defined in 24 CFR 570.500(a) for the CDBG program, received by the City, or retain and use that program income subject to and in accordance with the applicable program requirements and the provisions of the separate CDBG project agreements that will be entered into between the City and the County for the actual conduct of the CDBG program,

(b) Keep appropriate records regarding the receipt of, use of, or disposition of all program income and make reports thereon to the County as will be required under the separate CDBG project agreement between the City and the County, and

(c) Pay over to the County any program income that may be on hand in the event of close-out or change in status of the City or that may be received subsequent to the close-out or change in status as will be provided for in the separate CDBG project agreements mentioned above.

12. The separate CDBG project agreements or sub-grants that will be entered into between the County and the City for the conduct of the CDBG Program, as mentioned and referred to elsewhere in this agreement, shall include provisions setting forth the standards which shall apply to any real property acquired or improved by the City in whole or in part using CDBG Program funds. These standards will require the City to:

(a) Notify the County in a timely manner of any modification or change in the use of that property from the use planned at the time of the acquisition or improvement and this notice requirements shall include any disposition of such property.

(b) Reimburse the County in an amount equal to the current fair market value of property acquired or improved with CDBG Program funds (less any portion thereof attributable to expenditures of non-CDBG funds) that is sold or transferred for a use which does not qualify under the Regulations, and

(c) Pay over to the County any Program income that is generated from the disposition or transfer of property either prior to or subsequent to any close-out, change of status or termination of this cooperation agreement or any separate project agreement that is applicable.

13. Any changes and modifications to this agreement shall be made in writing, shall be executed by both parties prior to the performance of any work or activity involved in the change and be approved by HUD if necessary to comply with the Regulations.

14. This agreement shall remain in force and effect until the CDBG funds and program income received are expended and the funded activities completed.

15. If the County qualifies as an urban county, the parties agree not to veto or otherwise obstruct the implementation of the approved 5-year Consolidated Plan during that three year cooperation agreement period and for such additional times as may be required for the expenditure of Consolidated Plan funds granted for that period.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly authorized and executed by each City on the date specified on the respective signature pages and by the County on the _____ day of _____, 2019.

SIGNATURE PAGE FOR UTAH COUNTY
TO
INTERLOCAL COOPERATION AGREEMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FOR FEDERAL FISCAL YEARS 2020 – 2022 AND
SUCCESSIVE THREE YEAR PERIODS THEREAFTER

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

_____
LARRY ELLERTSON, Chairman

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this _____ day of _____, 2019, personally appeared before me Larry Ellertson, who being duly sworn, did say that he is the Chairman of the Board of County Commissioners of Utah County, State of Utah, and that the foregoing instrument was signed on behalf of _____ County, by authority of law.

_____
NOTARY PUBLIC
Residing in _____County

ATTEST: BRYAN E. THOMPSON
Utah County Clerk/Auditor

Reviewed as to form and compatibility with
the laws of the State of Utah

By: _____
Deputy Clerk/Auditor

_____
COUNTY ATTORNEY

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly authorized and executed by each City on the date specified on the respective signature pages and by the County on the _____ day of _____, 20___.

By signing below, Highland City accepts the terms of the Urban County Interlocal Agreement for Federal Fiscal Years 2020, 2021, and 2022.

_____
Mayor Rodney W. Mann

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #2d

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

SUBJECT: Approve and authorize the Mayor to sign a contract with Eckles Paving for the road patching portion of the 2019 Road Preservation Project for $74,963.04.

STAFF RECOMMENDATION:

The City Council authorize the Mayor to sign a contract with Eckles Paving to proceed with road patching for the 2019 Road Preservation Project.

BACKGROUND:

This project includes minor road repairs (patching) at various locations in the City. Multiple sections on 9600 North, west of Mitchell Hollow, that are failing will be removed and replaced this year as we anticipate a bonded matrix road treatment. This contract includes patching on additional roads throughout Highland that will be receiving seal coats later in the summer. Eckles Paving has done several of our patching projects over the years and have proven themselves to be a good contractor. We are confident in their ability to perform this work.

If approved and awarded to Eckles Paving, the project will begin on June 1, 2019.

RECOMMENDATION AND PROPOSED MOTION:

I move that the City Council **APPROVE** and **AUTHORIZE** the Mayor to sign a contract with Eckles Paving for the pavement patching portion of the 2019 Road Preservation Project for $74,963.04.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the bids for the pavement patching portion of the 2019 Road Rehabilitation Project. (The Council should draft appropriate findings).

FISCAL IMPACT:

Funding for the proposed work has been budgeted for with the B & C road funds and constitutes one element of work being done as part of the City's Road Preservation Master Plan.

ATTACHMENTS:

1. Eckles Paving Estimate #KL19098
2. Eckles Paving Estimate #KL19099
3. Eckles Paving Estimate #KL19097

COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE

ECKLES PAVING
ASPHALT PAVING & MAINTENANCE

Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Kory's Cell Phone 801-420-3591
Phone 801-225-3715
Fax 801-489-6859

Company/ Rep.	Ty Christensen- Highland City	**Proposal Date**	5/8/2019
Billing Address	Highland City	**Project Address**	9600 N Patches
City,State,Zip	Highland, UT 84003	**City, State, Zip**	Highland, UT
Phone Number	801-420-3449	**Name Of Owner**	Highland City
FAX #/E-MAIL	tyc@highlandcity.org	**Job #**	KL19098

Bid Proposal

Sumsion Construction L.C. will furnish the described materials to the job site designated above and provide the described labor. To the extent the described work is detailed in Plans and Specifications, such must be provided to Sumsion Construction L.C. before the contract is negotiated. Any changes to the original Plans and Specifications used to prepare this contract may necessitate a change in the contract price and Buyer hereby agrees to execute all necessary change orders outlining the changed work and prices as submitted by Sumsion Construction L.C.

In consideration of the mutual promises set forth herein, Sumsion Construction L.C., with principal office located in Springville, Utah and the undersigned, whose full name and address appear above, hereby agree as follows:

Description of Work	Quantity	Units		Unit Price		Estimated Totals
Traffic Control	**1**	**LS**	**@**	**$ 1,550.00**	**$**	**1,550.00**
Sawcut / Remove/ Haul off 4" thick asphalt. Recompact existing roadbase. Furnish / Place / Compact new 4" thick asphalt (3/4" PG 64-22)(30% RAP content 5% oil 4% Air Void) (1 Lift) 9 Patches	**10266**	**SF**	**@**	**$ 3.85**	**$**	**39,524.10**

#	Address	SF
4	6050 W 9600 N	378
5	9600 N 6530 W	1248
6	9621 N 6670 W	512
7	6787 W 9600 N	81
8	6787 W 9600 N	50
9	6733 W 9600 N	3660
10	6733 W 9600 N	72
11	6599 W 9600 N	4181
12	6643 W 9600 N	84
	TOTAL SF	**10266**

TOTAL	**$**	**41,074.10**

NOTE Price includes all discounts.

Sumsion Construction L.C. may withdraw this proposal, unless written acceptance is received from buyer within 15 days of proposal date. To assure that this project is scheduled in a timely manner, please remit this signed proposal as soon as possible.

CONTRACT PRICE: To the extent that the above is specified as a unit or square foot price, it is agreed that the number of units or square feet indicated is an approximation. Sumsion Construction L.C. shall be paid for the actual number of units or square feet completed as determined by field measurement. If subgrade / roadbase preperation work is done by others and actual depth of asphalt is greater than the above specified depth, the overrun of roadbase / asphalt materials will be billed by the ton. Price is based on one mobilization, Sumsion Construction L.C. will charge an additional $750 per additional mobilization unless otherwise noted above.

The services that Sumson Construction LC DBA Eckles Paving provides are sensitive to cold temperatures. Unless otherwise agreed to in writing, Sumsion Construction LC DBA Eckles Paving will not warranty any Asphalt Paving work performed before April 15th or after October 15th and Asphalt Maintenance work performed before May 1st or after October 1st.

TERMS OF PAYMENT: Buyer shall pay Sumsion Construction L.C. in full at Sumsion Construction's office in Springville within fifteen (15) days following the date of Sumsion Construction L.C.'s invoices, without retention regardless of the final completion date of the work. In the event that payment is not made to Sumsion Construction L.C. as provided herein, Sumsion Construction L.C. shall be entitled to all of its costs, including attorney's fees and lien fees, in connection with the enforcement of its rights under this contract, whether or not legal proceedings are instituted. In addition, Sumsion Construction L.C. shall be entitled to interest on all pastdue accounts under this contract, which interest shall accrue at the rate of 18% per annum (1 1/2% per month) from the date payment is due until payment is received by Sumsion Construction L.C., whether before or after judgement. WE DO NOT ACCEPT CREDIT OR DEBIT CARDS.

Respectfully submitted by _____ Authorized Representative

Kory Longenecker, Estimator

Acceptance of Proposal

I unconditionally and individually guarantee performance of the Buyer under the terms and conditions of this contract, including all payments and any charges specified therein, including interest, attorney's fees and costs. This guarantee will continue unchanged by any bankruptcy, or insolvency of the Buyer. This guarantee may not be withdrawn unless agreed in writing by Sumsion Construction L.C..

Owner/Agent

Print Name _____

Owner/Agent

Signature _____

Conditions of Sale

1-This proposal and contract must be accepted at the Seller's General Office. Contact information is listed above.

2-Sumsion Construction L.C. will not be responsible for any alteration or deviation from this agreement unless approved in writing by an authorized representative of the Sumsion Construction L.C. It is agreed that no promises, agreements or other understanding has been made other than those specifically contained herein. Any additional agreements must be made in writing.

3-Scope changes that increase the contract price will be accounted for on a time and material basis. Scope changes that decrease the contract price will be negociated.

4-Sumsion Consruction L.C. shall not be responsible for any delays or damages due to labor disputes, weather, shortages in material, equipment or labor, acts of God or any other cause beyond its control. In the event of a delay beyond Sumsion Construction L.C. control, and to the extent reasonably possible, Sumsion Construction L.C. shall complete the work at the next available opportunity. In the event Sumsion Construction L.C. elects not to perform any further work beyond the above specified date pursuant to the terms provided herein, Sumsion Construction L.C. shall be paid for all work performed prior to the said date and shall otherwise be fully relieved of all of its duties and responsibilities under the terms of this contract.

5-Failure on the part of Sumsion Construction L.C. to exercise any right or to enforce any of these conditions shall not affect Sumsion Construction L.C.'s rights nor act as a waiver with respect to other future occurrences.

6-Delays in completion caused by acts or omissions of the Owner shall cause the amount owing up to the date of the delay to be due immediately.

7-This contract is to be performed by Sumsion Construction L.C. within a reasonable time after the date of acceptance unless a specific completion date is specified on the front of this document.

8-ASPHALT ESCALATION CLAUSE: This proposal is based on the price of asphalt from our asphalt suppliers as of the date of this proposal. Due to day-to-day price changes in the economy, it may be necessary for Sumsion Construction L.C. to increase the contract price proportionately for any increase in the cost of asphalt.

9-All utilities to be located, disconnected, and capped off by others. Sumsion Construction L.C. is not responsible for damage to any unmarked utilities.

10-Dewatering and hard rock digging is excluded. If encountered, it will be removed upon request on a time and materials basis.

11-Price is based on having adequate equipment access to the job site. Buyer shall be responsible to direct Sumsion Construction L.C.'s employees as to proper ingress and egress of the property. To the extent that such direction is followed or that no direction is given, Sumsion Construction L.C. shall not be responsible for any damage to the property where the work is being performed, including damage to curbs, gutters and sidewalks.

12-Work to be done Monday through Friday during normal daytime hours unless otherwise specified.

13-No cost for bonds, permits, licenses, fees, engineering, survey, traffic control, saw cutting, sterilant, striping or prime coat are included in this contract unless specifically indicated. Sumsion Construction L.C is not responsible for any permits. Owner is responsible for all permits. If work stoppage occurs due to not having required permits, Sumsion Construction LC will bill for accrued costs.

14-Work to be completed in one mobilization unless otherwise noted above.

15-This proposal is based on a non-prevailing wage job site.

16-Written notice of any elleged claim or defect must be given to Sumsion Construction L.C.at its address shown above not later than five (5) days after the completion of the work under this contract by Sumsion Construction L.C.. Failure to give written notice as herein provided shall be and constitute a waiver of any such alleged defects or claims. Sumsion Construction L.C.'s sole and exclusive liability shall be to repair, replace or upon mutual agreement to credit Buyer's account for defective material. If repair or replacement is made, Sumsion Construction L.C. shall have a reasonable time to make such repair or replacement. In no event shall Sumsion Construction L.C. be liable for special, incidental or consequential damages for any breach hereof, including but not limited to loss of goodwill, loss of profits or use.

17-Buyer specifically represents and warants that either Buyer is the owner of the Premises where the work is to be performed, or, in the alternative, Buyer has written authorization from the owner of the Premises authorizing authority and authorizing the work to be performed on the said Premises.

18-This contract shall be governed by the laws of the State of Utah both as to interpretation and performance. The place this agreement and its exlusive forum for enforcement and interpretation shall be Utah County, Utah.

19-Sumsion Construction L.C. assumes no risk for non-disclosed or unforeseen conditions of the project site, including but not limited to, hazardous waste, soft subgrade or water table problems.

20- Sumsion Construction L.C. is not responsible in any way for Subgrade/Roadbase placed by others or the effect unsuitable Subgrade/Roadbase might have on newly placed Asphalt. If no testing is done on subgrade/roadbase placed by others, no warranty will be given on newly placed asphalt.

21-For Sumsion Construction L.C. to guarantee drainage, a minimum slope of 2% must be attainable when combined with existing site conditions. If a 2% slope is not attainable, Sumsion Construction L.C. cannot guarantee drainage.

22- Sumsion Construction LC will add an additional charge to this contract of $75 per car to tow it to an onsite location if the vehicle is in the work area. Sumsion Construction LC will not be liable for any damage to the vehicle or surrounding property.

23- Sumsion Construction LC will not warranty any seal coat delamination where previous underlayment is the cause for the delamination. Also puddling areas will not be warrantied where seal coat delamination occurs.

24- Sumsion Construction LC will not assume any liability for ADA compliance unless an engineered plan is provided for new layout and compliance to current ADA. Striping and sloping will be put back to matching existing unless otherwise specified.

25- Owner to supply a water source at the job site. If not water source is provided, Sumsion Construction L.C. will bill additional costs for fire hydrant meter and used water.

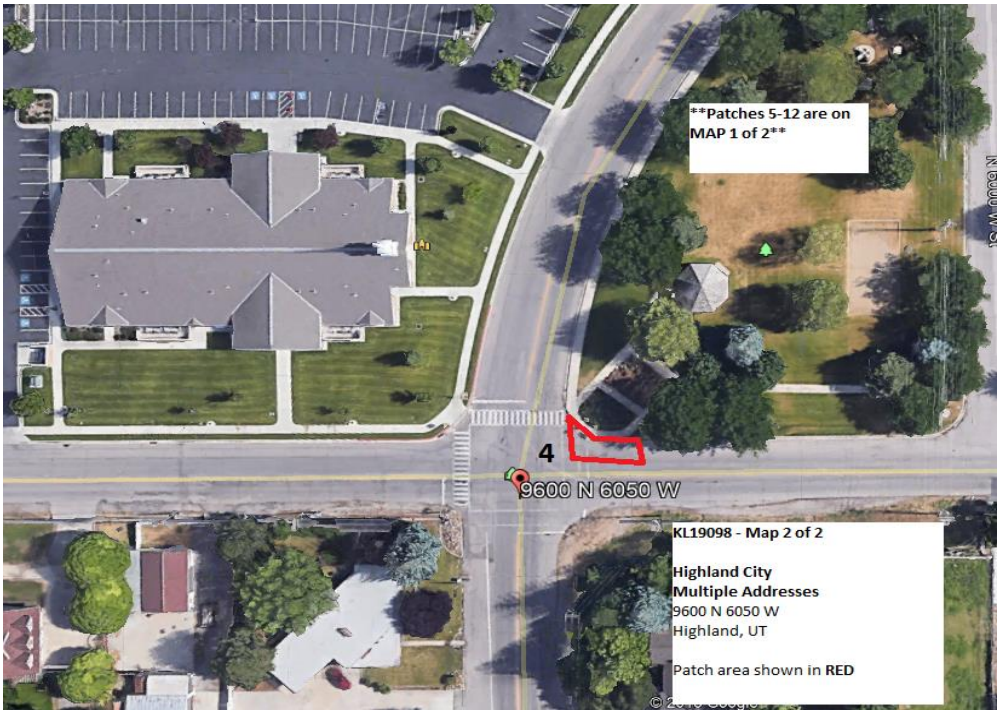
26- If Sumsion Construction LC arrives on the jobsite on scheduled date and cannot perform the contracted work, Sumsion Construction LC will be owed the above contracted amount due to failure on the part of the owner to perfom the contracted work.

Date _____ Company Name _____

Owner/Agent Print Name _____ Owner/Agent Signature _____

PROJECT PLAN





COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE

Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Kory's Cell Phone 801-420-3591
Phone 801-225-3715
Fax 801-489-6859

Company/ Rep.	Ty Christensen- Highland City	**Proposal Date**	5/8/2019
Billing Address	Highland City	**Project Address**	11200 N Patches
City,State,Zip	Highland, UT 84003	**City, State, Zip**	Highland, UT
Phone Number	801-420-3449	**Name Of Owner**	Highland City
FAX #/E-MAIL	tyc@highlandcity.org	**Job #**	KL19099

Bid Proposal

Sumsion Construction L.C. will furnish the described materials to the job site designated above and provide the described labor. To the extent the described work is detailed in Plans and Specifications, such must be provided to Sumsion Construction L.C. before the contract is negotiated. Any changes to the original Plans and Specifications used to prepare this contract may necessitate a change in the contract price and Buyer hereby agrees to execute all necessary change orders outlining the changed work and prices as submitted by Sumsion Construction L.C.

In consideration of the mutual promises set forth herein, Sumsion Construction L.C., with principal office located in Springville, Utah and the undersigned, whose full name and address appear above, hereby agree as follows:

Description of Work	Quantity	Units		Unit Price		Estimated Totals
Sawcut / Remove/ Haul off 4" thick asphalt. Recompact existing roadbase. Furnish / Place / Compact new 4" thick asphalt (3/4" PG 64-22)(30% RAP content 5% oil 4% Air Void) (1 Lift) 5 Patches	**4422**	**SF**	@	**$ 4.00**	**$**	**17,688.00**
Add Roadbase to patch #2 to bring to grade (up to 20 tons)	**3077**	**SF**	@	**$ 0.32**	**$**	**984.64**

#	Address	SF
1	4933 W 11200 N	378
2	4933 W 11200 N	3077
3	4943 W 11200 N	547
4	4946 W 11200 N	396
5	4995 W 11200 N	24
	TOTAL SF	4422

TOTAL	**$**	**18,672.64**

NOTE Price includes all discounts.

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Respectfully submitted by _____ Authorized Representative

Kory Longenecker, Estimator

Acceptance of Proposal

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Owner/Agent

Print Name _____

Owner/Agent

Signature _____

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Date _____ Company Name _____

Owner/Agent Print Name _____ Owner/Agent Signature _____

PROJECT PLAN



COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE

ECKLES PAVING
ASPHALT PAVING & MAINTENANCE

Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Kory's Cell Phone 801-420-3591
Phone 801-225-3715
Fax 801-489-6859

Company/ Rep.	Ty Christensen- Highland City	**Proposal Date**	5/8/2019
Billing Address	Highland City	**Project Address**	Multiple Addresses
City,State,Zip	Highland, UT 84003	**City, State, Zip**	Highland, UT
Phone Number	801-420-3449	**Name Of Owner**	Highland City
FAX #/E-MAIL	tyc@highlandcity.org	**Job #**	KL19097

Bid Proposal

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Description of Work	Quantity	Units		Unit Price		Estimated Totals
Sawcut / Remove/ Haul off 4" thick asphalt. Recompact existing roadbase. Furnish / Place / Compact new 4" thick asphalt (3/4" PG 64-22)(30% RAP content 5% oil 4% Air Void) (1 Lift) 3 Patches	**3498**	**SF**	@	**$ 4.35**	**$**	**15,216.30**

#	Address	SF
1	11011 N Mountain Shadow Lane (5020 W)	816
2	11264 N 5600 W	466
3	5905 Canterbury Park Circle (9800 N)	2216
	TOTAL SF	3498

TOTAL	**$**	**15,216.30**

NOTE Price includes all discounts.

Sumsion Construction L.C. may withdraw this proposal, unless written acceptance is received from buyer within 15 days of proposal date. To assure that this project is scheduled in a timely manner, please remit this signed proposal as soon as possible.

CONTRACT PRICE: To the extent that the above is specified as a unit or square foot price, it is agreed that the number of units or square feet indicated is an approximation. Sumsion Construction L.C. shall be paid for the actual number of units or square feet completed as determined by field measurement. If subgrade / roadbase preperation work is done by others and actual depth of asphalt is greater than the above specified depth, the overrun of roadbase / asphalt materials will be billed by the ton. Price is based on one mobilization, Sumsion Construction L.C. will charge an additional $750 per additional mobilization unless otherwise noted above.

The services that Sumson Construction LC DBA Eckles Paving provides are sensitive to cold temperatures. Unless otherwise agreed to in writing, Sumsion Construction LC DBA Eckles Paving will not warranty any Asphalt Paving work performed before April 15th or after October 15th and Asphalt Maintenance work performed before May 1st or after October 1st.

TERMS OF PAYMENT: Buyer shall pay Sumsion Construction L.C. in full at Sumsion Construction's office in Springville within fifteen (15) days following the date of Sumsion Construction L.C.'s invoices, without retention regardless of the final completion date of the work. In the event that payment is not made to Sumsion Construction L.C. as provided herein, Sumsion Construction L.C. shall be entitled to all of its costs, including attorney's fees and lien fees, in connection with the enforcement of its rights under this contract, whether or not legal proceedings are instituted. In addition, Sumsion Construction L.C. shall be entitled to interest on all pastdue accounts under this contract, which interest shall accrue at the rate of 18% per annum (1 1/2% per month) from the date payment is due until payment is received by Sumsion Construction L.C., whether before or after judgement. WE DO NOT ACCEPT CREDIT OR DEBIT CARDS.

Respectfully submitted by _____ Authorized Representative

Kory Longenecker, Estimator

Acceptance of Proposal

I unconditionally and individually guarantee performance of the Buyer under the terms and conditions of this contract, including all payments and any charges specified therein, including interest, attorney's fees and costs. This guarantee will continue unchanged by any bankruptcy, or insolvency of the Buyer. This guarantee may not be withdrawn unless agreed in writing by Sumsion Construction L.C..

Owner/Agent
Print Name _____

Owner/Agent
Signature _____

Conditions of Sale

1-This proposal and contract must be accepted at the Seller's General Office. Contact information is listed above.

2-Sumsion Construction L.C. will not be responsible for any alteration or deviation from this agreement unless approved in writing by an authorized representative of the Sumsion Construction L.C. It is agreed that no promises, agreements or other understanding has been made other than those specifically contained herein. Any additional agreements must be made in writing.

3-Scope changes that increase the contract price will be accounted for on a time and material basis. Scope changes that decrease the contract price will be negociated.

4-Sumsion Consruction L.C. shall not be responsible for any delays or damages due to labor disputes, weather, shortages in material, equipment or labor, acts of God or any other cause beyond its control. In the event of a delay beyond Sumsion Construction L.C. control, and to the extent reasonably possible, Sumsion Construction L.C. shall complete the work at the next available opportunity. In the event Sumsion Construction L.C. elects not to perform any further work beyond the above specified date pursuant to the terms provided herein, Sumsion Construction L.C. shall be paid for all work performed prior to the said date and shall otherwise be fully relieved of all of its duties and responsibilities under the terms of this contract.

5-Failure on the part of Sumsion Construction L.C. to exercise any right or to enforce any of these conditions shall not affect Sumsion Construction L.C.'s rights nor act as a waiver with respect to other future occurrences.

6-Delays in completion caused by acts or omissions of the Owner shall cause the amount owing up to the date of the delay to be due immediately.

7-This contract is to be performed by Sumsion Construction L.C. within a reasonable time after the date of acceptance unless a specific completion date is specified on the front of this document.

8-ASPHALT ESCALATION CLAUSE: This proposal is based on the price of asphalt from our asphalt suppliers as of the date of this proposal. Due to day-to-day price changes in the economy, it may be necessary for Sumsion Construction L.C. to increase the contract price proportionately for any increase in the cost of asphalt.

9-All utilities to be located, disconnected, and capped off by others. Sumsion Construction L.C. is not responsible for damage to any unmarked utilities.

10-Dewatering and hard rock digging is excluded. If encountered, it will be removed upon request on a time and materials basis.

11-Price is based on having adequate equipment access to the job site. Buyer shall be responsible to direct Sumsion Construction L.C.'s employees as to proper ingress and egress of the property. To the extent that such direction is followed or that no direction is given, Sumsion Construction L.C. shall not be responsible for any damage to the property where the work is being performed, including damage to curbs, gutters and sidewalks.

12-Work to be done Monday through Friday during normal daytime hours unless otherwise specified.

13-No cost for bonds, permits, licenses, fees, engineering, survey, traffic control, saw cutting, sterilant, striping or prime coat are included in this contract unless specifically indicated. Sumsion Construction L.C is not responsible for any permits. Owner is responsible for all permits. If work stoppage occurs due to not having required permits, Sumsion Construction LC will bill for accrued costs.

14-Work to be completed in one mobilization unless otherwise noted above.

15-This proposal is based on a non-prevailing wage job site.

16-Written notice of any elleged claim or defect must be given to Sumsion Construction L.C.at its address shown above not later than five (5) days after the completion of the work under this contract by Sumsion Construction L.C.. Failure to give written notice as herein provided shall be and constitute a waiver of any such alleged defects or claims. Sumsion Construction L.C.'s sole and exclusive liability shall be to repair, replace or upon mutual agreement to credit Buyer's account for defective material. If repair or replacement is made, Sumsion Construction L.C. shall have a reasonable time to make such repair or replacement. In no event shall Sumsion Construction L.C. be liable for special, incidental or consequential damages for any breach hereof, including but not limited to loss of goodwill, loss of profits or use.

17-Buyer specifically represents and warants that either Buyer is the owner of the Premises where the work is to be performed, or, in the alternative, Buyer has written authorization from the owner of the Premises authorizing authority and authorizing the work to be performed on the said Premises.

18-This contract shall be governed by the laws of the State of Utah both as to interpretation and performance. The place this agreement and its exlusive forum for enforcement and interpretation shall be Utah County, Utah.

19-Sumsion Construction L.C. assumes no risk for non-disclosed or unforeseen conditions of the project site, including but not limited to, hazardous waste, soft subgrade or water table problems.

20- Sumsion Construction L.C. is not responsible in any way for Subgrade/Roadbase placed by others or the effect unsuitable Subgrade/Roadbase might have on newly placed Asphalt. If no testing is done on subgrade/roadbase placed by others, no warranty will be given on newly placed asphalt.

21-For Sumsion Construction L.C. to guarantee drainage, a minimum slope of 2% must be attainable when combined with existing site conditions. If a 2% slope is not attainable, Sumsion Construction L.C. cannot guarantee drainage.

22- Sumsion Construction LC will add an additional charge to this contract of $75 per car to tow it to an onsite location if the vehicle is in the work area. Sumsion Construction LC will not be liable for any damage to the vehicle or surrounding property.

23- Sumsion Construction LC will not warranty any seal coat delamination where previous underlayment is the cause for the delamination. Also puddling areas will not be warrantied where seal coat delamination occurs.

24- Sumsion Construction LC will not assume any liability for ADA compliance unless an engineered plan is provided for new layout and compliance to current ADA. Striping and sloping will be put back to matching existing unless otherwise specified.

25- Owner to supply a water source at the job site. If not water source is provided, Sumsion Construction L.C. will bill additional costs for fire hydrant meter and used water.

26- If Sumsion Construction LC arrives on the jobsite on scheduled date and cannot perform the contracted work, Sumsion Construction LC will be owed the above contracted amount due to failure on the part of the owner to perfom the contracted work.

Date _____ Company Name _____

Owner/Agent Print Name _____ Owner/Agent Signature _____

PROJECT PLAN



AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #2e

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

SUBJECT: Approve and authorize the Mayor to sign a contract with M&M Asphalt Services for construction of the 2019 Road Crack Seal Project for $60,500.

STAFF RECOMMENDATION:

The City Council authorize the Mayor to sign a contract with M&M Asphalt Services to proceed with the construction of the 2019 Road Crack Seal Project.

BACKGROUND:

Highland City staff have actively incorporated a crack seal program as a means of prolonging the life of our roads. Crack sealing prevents moisture from penetrating and compromising the subgrade of a road which can lead to more extensive road failure. When used in conjunction with a full seal coat such as an Onyx or HA5 treatment, is highly effective in extending the years of service to our roads.

M&M Asphalt Services have completed this type of work for Highland City in past years. Staff is confident in their ability to complete the work as outlined and recommend that they be awarded the contract to complete this work.

If approved and awarded to M&M Asphalt Services, the project will begin on June 1, 2019.

RECOMMENDATION AND PROPOSED MOTION:

I move that the City Council **APPROVE** and **AUTHORIZE** the Mayor to sign a contract with M&M Asphalt Services for construction of the 2019 Road Crack Seal Project for $60,500.00.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the bids for construction of the 2019 Road Crack Seal Project. (The Council should draft appropriate findings).

FISCAL IMPACT:

Funding for the proposed work has been budgeted for with the B & C road funds and

constitutes one element of work being done as part of the City's Road Preservation Master Plan.

ATTACHMENTS:

1. M&M Asphalt Services Estimate
2. 2019 Road Preservation Map

Attachment 1

PROPOSAL & CONTRACT

ASPHALT SERVICES

5464 West Leo Park Road, West Jordan, Utah 84081 • Phone(801) 280-9400 • Fax(801)280-3526

Seal Coating • Crack Sealing • Slurry Seal • Asphalt Repairs

SOLD TO	JOB SITE
Highland City 5400 W. Civic Center Dr. Highland, UT 84003 Ty Christensen 801-772-4510	Highland City Various Locations Specified on Map

• Crack Sealer: $ 60,500.00

Details: Apply rubberized asphalt crack sealer to all cracks 1/8th" and larger. in roadways and includes to seal joints between concrete and asphalt.

Terms of Payment: UPON COMPLETION **Total Contract Price $ 60,500.00**

We hereby agree to furnish all labor, material and equipment for the completion, in a good and workmanlike manner, of the work described above.

Date_____ **By**_____

ACCEPTANCE

The above mentioned proposal is accepted. You are authorized to perform the work described herein. It is agreed that you shall be paid according to the terms set forth herein. All of the terms on the reverse side are incorporated herein and made a part hereof.

Date_____**, 20**_____ **Company**_____

By_____**Title**_____

1. Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowance for omissions shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding.
2. All payments received in accordance with the terms of this contract are accepted with the understanding that such payments shall be applied to the payment of material and labor furnished on the work subject to this agreement.
3. Both parties agree that the plans and specifications may be changed without impairing the validity of this contract, subject, however, to the condition that the sum allowed either party for such alterations shall have been agreed upon by the parties to the contract and a full statement of the same made in writing and signed by them before the work to be affected by the changes is commenced.
4. Both parties agree that M&M Asphalt Services is not responsible for breakage of underground pipes, wiring or other improvements which are not visible to workmen on the property.
5. The undersigned agrees that all defects in material or labor must be brought to the attention of M&M Asphalt Services within thirty (30) days of receipt of billing invoice for the work performed or else waives its right to claim any offers for these defects.
6. Unless specified otherwise, the party for whom this work is performed assumes responsibility for traffic control and any barricading necessary, as well as assuring traffic is not permitted on the new surface until the material is set and dry.
7. If payment is not received by M&M Asphalt Services according to the terms specified in this agreement, the purchaser of products and services from M&M Asphalt Services shall be liable for cost incurred by M&M Asphalt Services including a reasonable attorney's fee if the account is placed with an attorney for collection.
8. The undersigned agrees to pay all invoices from M&M Asphalt Services within the terms described herein. If payment is not received as set forth herein, the undersigned agress to pay on and one-half percent (1½%) compounded monthly on all outstanding amounts owing to M&M Asphalt Services.
9. This bid is based on the current price of labor and material and if not accepted within 15 days from date hereof, the right is reserved to submit a new bid.
10. All agreements contingent upon strikes, accidents or delays beyond control.
11. This contract shall be governed by the laws of the State of Utah both as to interpretation and performance. The place of this agreement and its exclusive forum for enforcement and interpretation shall be Salt Lake County, Utah.

2019 PRESERVATION (HA5)
2019 PRESERVATION (BONDED MATRIX)
2019 PRESERVATION (ONYX)

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #2f

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

SUBJECT: Approve and authorize the Mayor to sign contracts with Morgan Pavement and Holbrook Asphalt Co. for seal coat services as part of the 2019 Road Preservation Plan.

STAFF RECOMMENDATION:

The City Council authorize the Mayor to sign contracts with Morgan Pavement and Holbrook Asphalt Company for the placement of seal coat on roads identified by the Road Preservation Master Plan.

BACKGROUND:

This year Highland City will be using three different types of seal coat materials as part of the ongoing pavement preservation plan. Asphalt products and placement methodology has led to the development of seal coats that address the varying needs within our City.

In the Skye Estates subdivision, we will be utilizing the Onyx Frictional Mastic seal coat supplied by Morgan Pavement. The Onyx material utilizes fine aggregate material with their mastic to provide better traction in areas where the roads are on hills. Highland City used this product last year in the Beacon Hills area with good results and staff feel that the Skye Estates area is an optimal location for its use this year.

Holbrook Asphalt Company will provide two products with their contracts. The bonded matrix overlay utilizes an aggregate overlay and fog seal to address minor repairs while greatly extending the life of the road without doing a full overlay. The HA5 material is proprietary to Holbrook Asphalt and has been used by Highland City in past years with excellent results. This seal coat adheres to existing asphalt exceptionally well providing a moisture barrier and helps to prevent oxidation of the asphalt.

These seal coat products will be applied when M&M Asphalt Services completes their crack sealing in June.

RECOMMENDATION AND PROPOSED MOTION:

I move that the City Council **APPROVE** and **AUTHORIZE** the Mayor to sign the following contracts: Morgan Pavement for Onyx seal coat - $115,003.90; Holbrook Asphalt

Co. for Bonded Matrix overlay - $81,995.71; Holbrook Asphalt Co. for HA5 seal coat - $100,315.56.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the bids for the seal coat treatments associated with the 2019 Road Preservation Plan. (The Council should draft appropriate findings).

FISCAL IMPACT:

Funding for the proposed work has been budgeted for with the Major Road Reconstruction funds as well as the B & C road funds.

ATTACHMENTS:

1. Morgan Pavement Onyx Estimate $100,315.56
2. Holbrook Asphalt Co. Bonded Matrix $81,995.71
3. Holbrook Asphalt Co. HA5 Seal Coat $100,315.56
4. 2019 Road Preservation Map

Attachment 1

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015



Phone: (801) 544-5947
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	HIGHLAND CITY	**Contact:**	Todd Trane
Address:	5400 W. CIVIC CENTER DR.	**Phone:**	(801) 756-5751
	HIGHLAND, UT 84003	**Fax:**	
Project Name:	HIGHLAND CITY - 2019 MASTIC SEAL PROJECT	**Bid Number:**	
Project Location:	Various Streets, Highland, UT	**Bid Date:**	5/2/2019

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
2	Traffic Control	1.00	LS	$7,750.0000	$7,750.00
3	ONYX Frictional Mastic Surface Treatment • 2 Coats For A Combined Total Spread Rate Of 0.30 Gal/SY	602,550.00	SF	$0.1780	$107,253.90

Total Bid Price: $115,003.90

Notes:

- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Pavement will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Price is valid for 30 days from date of proposal

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days following the due date. In the event it becomes necessary for Morgan Pavement to file suit to collect any money due, hereunder or for breach thereof, the owner agrees to pay in addition to the amount due, all costs of enforcement including reasonable attorney fees. In the event of dispute between Morgan Pavement and Buyer, the parties agree to arbitration through the American Arbitration Association.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Morgan Pavement** **Authorized Signature:** _____ **Estimator:** TRES SMITH (801) 651-6556 tsmith@morganpavement.com

HOLBROOK ASPHALT CO.
Asset Preservation

Utah Office
1545 E Commerce Dr.
St. George, UT 84790
435.652.4427

Nevada Office
2900 Meade Ave, Ste 7
Las Vegas, NV 89118
702.823.3902

Arizona Office
3806 S 16th Street
Phoenix, AZ 85040
602.307.0425

PROPOSAL

Date	Number
May 14, 2019	HAA 194942

www.HolbrookAsphalt.com

Client	Project Description	Project Location
Highland City Attn: Ty Christensen 5400 West Civic Center Dr Highland, Utah 84003	2019 Bonded Matrix Overlay **Advisor:** Aaron Eppley aaron@holbrookasphalt.com 435-703-0023	Highland City 9600 North (from approx 1400 E to 6530 W) Highland, Utah 84003

	Description	Qty	U/M	Price	Total
520	**Traffic Control** - 9600 N detour for the section east of 6800 west (blue area on map) - Labor & materials for equipment rental, set-up and tear down, for the intersection of 9600 N and 6800 W.	1	Ea	$2,180.00	$2,180.00
439	**Bonded Matrix Overlay (13,354 Square Yards)**	13,354	SqYd	$5.85	$78,120.90
439	**Bonded Matrix Overlay: Marketing Subordination** Holbrook Asphalt Marketing Dept. will subordinate a portion of the project costs and Highland City will allow use of this project for future Research, Development and Marketing for Holbrook Asphalt.	13,354	SqYd	-$0.36	-$4,807.44
574	**Pavement Markings (Existing Layout)** 21All Stripes, Symbols and Painting to follow existing pattern. Pricing is based on work being completed in one day (one mobilization), unless stated otherwise. INCLUDES - (3,400) 4 Double yellow Line with glass bead - (1,200) 4 Beaded white edge line - (1) Beaded 2' Stop Bar - (4) Beaded 24 Cross walk bar, up to 40 ******NOTE****** Edge line does not go entire length of road.	1		$6,502.25	$6,502.25

NOTES:
(1) Standard cleaning is included in the unit price. Items NOT considered to be Standard Cleaning include: heavy dirt, mud, construction or landscaping debris, and foreign material on the pavement surface.
(2) Pavement markings may be added upon request.
(3) All required bonding and taxes shall be added.

Total	**$81,995.71**

* I have read and agree with the Terms and Conditions on the subsequent page(s) of this proposal.

Signature _____ Print Name _____ Date _____ Holbrook Asphalt Co_____

HOLBROOK ASPHALT CO.
Asset Preservation

PROPOSAL

Date	Number
May 14, 2019	HAA 194942

Terms and Conditions

Proposal and pricing void 45 days from date listed on proposal. Any proposals signed that are dated longer than 45 days may have a revised and updated proposal resubmitted to client for signing.

EXCLUSIONS: Holbrook Asphalt Co. ("Contractor") is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval. Engineering, tests, permits, inspection fees and bonding fees are not included in price unless stated otherwise. Client is responsible for having automatic or manual gates open on day of work. Any damage to gates, sensors or loop sensors above or below asphalt are responsibility of Client. Any hot-applied sealants will not be exactly level with pavement surface as material settles to fill voids. There may also be excess material on pavement surface. Regarding asphalt, concrete and excavation work: we are not responsible for subgrade scarification, re-compaction or concrete damage due to removal of asphalt. Pricing based on no more than depth dimensions listed. Upon construction, if it is determined that concrete or asphalt depth is greater than the estimation, client agrees to pricing adjustment as a result of project overrun. Not responsible for existing condition of subgrade, drainage in areas of less than 1% grade, adjustments of utilities, manholes and valve covers. We are not responsible for any damage to underground utilities and cost to repair the same.

PAYMENT TERMS: Due Upon Completion (Completion by line item 'Progress Billing' and/or completion of project core)

There may be concerns from Client following completion. Upon request, post-project walk-throughs may be scheduled to review concerns. Payment will remain due upon invoice. Contractor is committed to client satisfaction and resolving concerns, though at times, this may be delayed. As the Client, I agree to not withhold payment due to walk-through requests, cleaning, touch-up, or warranty concerns. I understand and agree that I will be billed for towing as incurred and will be due on receipt. I agree that if I demand to retain payment until warranty work or touch up is completed, the retainer will be a fixed amount of 5% of invoice, up to $750.00. Contractor reserves the right to charge up to 50% of Proposal Total if client cancels project within 25 days of scheduled project commencement. I agree that I may be billed as each line item is completed and each item may become their own respective invoice.

I understand that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fees of up to 40%, and Client agrees to pay all fees accrued by collection efforts. These terms apply to all amount(s) incurred by me and for whom I have committed management responsibility, regardless of timing. Total Proposal price includes one mobilization unless stated otherwise. Additional mobilizations may be billed up to $3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include Bonding or prevailing wage/Davis Bacon Certification, unless stated otherwise. By signing this proposal (contract), I agree that Holbrook Asphalt Co. may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancelation partially or entirely on any project. Delays include project demand and material supply.

INSURANCE: These insurance limits are listed by Holbrook Asphalt to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrules any other contract language wherein Holbrook Asphalt agrees to differing limits. Certificates available upon request.

GENERAL LIABILITY: $1m (inc.), $2m (agg.) AUTO: $1m UMBRELLA: $2m (inc.), $2m (agg.) PERSONAL INJ: $1m WORKERS COMP: $1m

Ver.2018.3

HOLBROOK ASPHALT CO.
Asset Preservation

Utah Office
1545 E Commerce Dr.
St. George, UT 84790
435.652.4427

Nevada Office
2900 Meade Ave, Ste 7
Las Vegas, NV 89118
702.823.3902

Arizona Office
3806 S 16th Street
Phoenix, AZ 85040
602.307.0425

PROPOSAL

Date	Number
May 14, 2019	HAA 195029

www.HolbrookAsphalt.com

Client	Project Description	Project Location
HIGHLAND CITY C/O HIGHLAND CITY Attn: Ty Christensen 5400 West Civic Center Dr Highland, Utah 84003	2019 High Density Mineral Bond **Advisor:** Aaron Eppley aaron@holbrookasphalt.com 435-703-0023	HIGHLAND CITY Multiple Locations - see maps Highland, Utah 84003

	Description	Qty	U/M	Price	Total
454	**HA5 (HDMB) 58,323 Square Yards** • Clean & prepare surface using high pressure air & wire bristle brooms • Install HA5 High Density Mineral Bond advanced performance pavement preservation treatment • No guarantee surface treatments will adhere to areas saturated with motor oil • HA5 meets demands of High Density Mineral Bond Specification established by agency engineers	58,323	SqYd	$1.72	$100,315.56

NOTES:
(1) Standard cleaning is included in the unit price. Items NOT considered to be Standard Cleaning include: heavy dirt, mud, construction or landscaping debris, and foreign material on the pavement surface.
(2) HDMB traffic control will require 24-hour residential road closures. If additional closures/methods are required, additional traffic control costs will be added.
(3) All required bonding and taxes shall be added.
(4) Pavement markings may be added upon request.

Total	**$100,315.56**

HOLBROOK ASPHALT CO.
Asset Preservation

PROPOSAL

Date	Number
May 14, 2019	HAA 195029

Terms and Conditions

Proposal and pricing void 45 days from date listed on proposal. Any proposals signed that are dated longer than 45 days may have a revised and updated proposal resubmitted to client for signing.

EXCLUSIONS: Holbrook Asphalt Co. ("Contractor") is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval. Engineering, tests, permits, inspection fees and bonding fees are not included in price unless stated otherwise. Client is responsible for having automatic or manual gates open on day of work. Any damage to gates, sensors or loop sensors above or below asphalt are responsibility of Client. Any hot-applied sealants will not be exactly level with pavement surface as material settles to fill voids. There may also be excess material on pavement surface. Regarding asphalt, concrete and excavation work: we are not responsible for subgrade scarification, re-compaction or concrete damage due to removal of asphalt. Pricing based on no more than depth dimensions listed. Upon construction, if it is determined that concrete or asphalt depth is greater than the estimation, client agrees to pricing adjustment as a result of project overrun. Not responsible for existing condition of subgrade, drainage in areas of less than 1% grade, adjustments of utilities, manholes and valve covers. We are not responsible for any damage to underground utilities and cost to repair the same.

PAYMENT TERMS: Due Upon Completion (Completion by line item 'Progress Billing' and/or completion of project core)

There may be concerns from Client following completion. Upon request, post-project walk-throughs may be scheduled to review concerns. Payment will remain due upon invoice. Contractor is committed to client satisfaction and resolving concerns, though at times, this may be delayed. As the Client, I agree to not withhold payment due to walk-through requests, cleaning, touch-up, or warranty concerns. I understand and agree that I will be billed for towing as incurred and will be due on receipt. I agree that if I demand to retain payment until warranty work or touch up is completed, the retainer will be a fixed amount of 5% of invoice, up to $750.00. Contractor reserves the right to charge up to 50% of Proposal Total if client cancels project within 25 days of scheduled project commencement. I agree that I may be billed as each line item is completed and each item may become their own respective invoice.

I understand that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fees of up to 40%, and Client agrees to pay all fees accrued by collection efforts. These terms apply to all amount(s) incurred by me and for whom I have committed management responsibility, regardless of timing. Total Proposal price includes one mobilization unless stated otherwise. Additional mobilizations may be billed up to $3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include Bonding or prevailing wage/Davis Bacon Certification, unless stated otherwise. By signing this proposal (contract), I agree that Holbrook Asphalt Co. may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancelation partially or entirely on any project. Delays include project demand and material supply.

INSURANCE: These insurance limits are listed by Holbrook Asphalt to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrules any other contract language wherein Holbrook Asphalt agrees to differing limits. Certificates available upon request.

GENERAL LIABILITY: $1m (inc.), $2m (agg.) AUTO: $1m UMBRELLA: $2m (inc.), $2m (agg.) PERSONAL INJ: $1m WORKERS COMP: $1

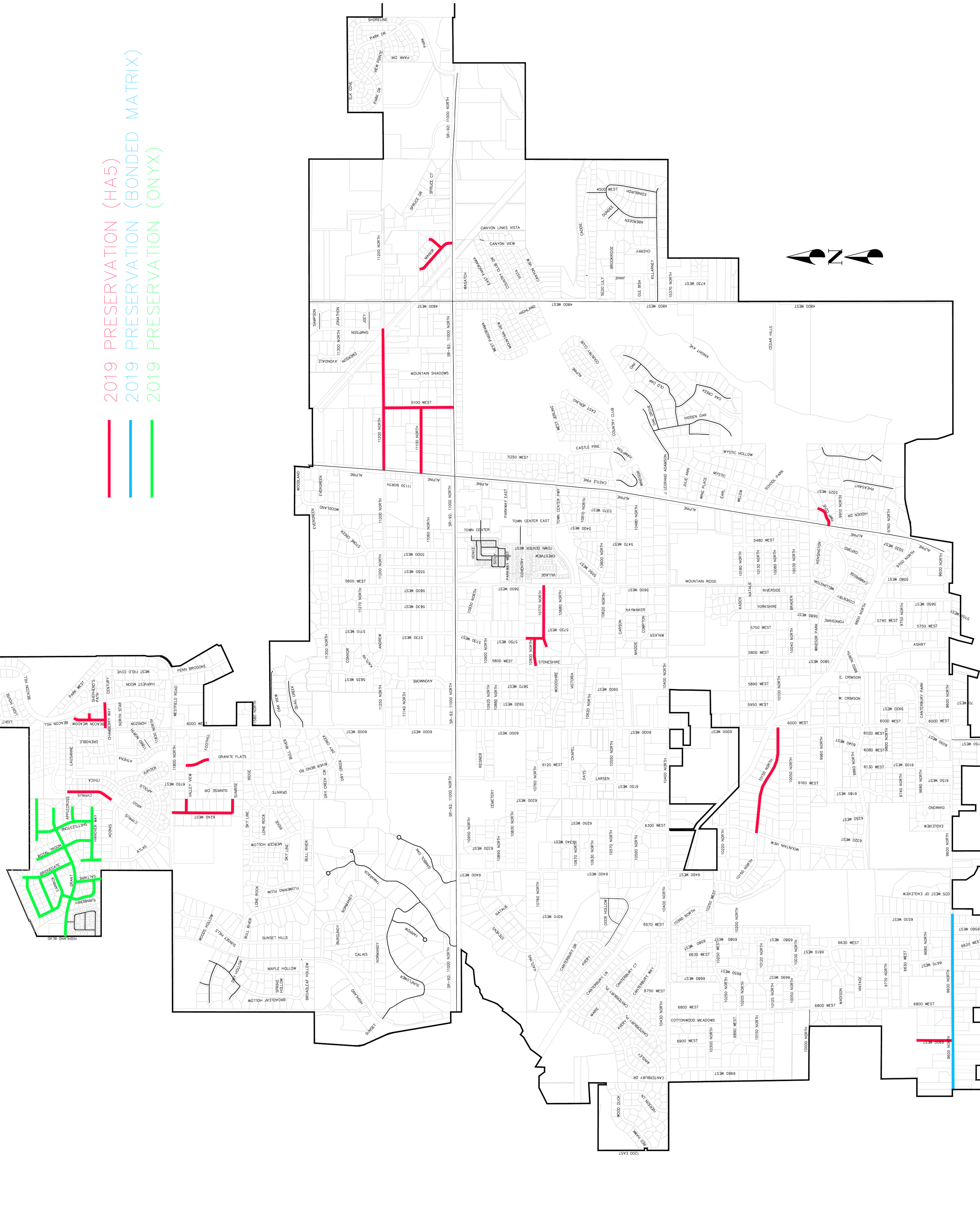
Ver.2018.3

* I have read and agree with these Terms and Conditions.

Signature _____ Print Name _____ Date _____

Holbrook Asphalt Co _____

Attachment 4



AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #3

DATE: May 21, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Tara Tannahill
Planner and GIS Analyst
SUBJECT: **PUBLIC HEARING AND ORDINANCE –** A request by Highland City to amend Section 3-510 of the Development Code relating to the total acreage requirement in the Planned Development (PD) District. (TA-19-02). *Legislative*

STAFF RECOMMENDATION:

The City Council should conduct a public hearing, accept the findings and recommend approval as recommended by the Planning Commission.

BACKGROUND:

The Planning Commission held a public hearing on April 30, 2019 and requested that staff work on the proposed text amendment wording provided to Planning Commission because the recommended subsection B wording provided did not help clarify the total acreage requirement.

One recommendation was to remove section 3-510 A that pertained to the total acreage requirement altogether, instead of adding a subsection B.

A development code amendment is a *legislative* process.

SUMMARY OF THE REQUEST:

1. The proposed amendment removes the total acreage requirement:

New Section 3.510

General Provisions

~~a. A PD District may only be applied to a parcel or a combination of parcels totaling at least ten (10) acres.~~

~~b.~~a. A PD District shall only be located in the mixed use land use category.

~~c.~~b. All PD Districts may have a mix of residential and non-residential uses including office, retail, and business park uses. PD Districts with only non-residential uses are permitted.

~~d.~~c. All approved plans (site plans, subdivisions, buildings, documents and permits, etc.) shall conform to the approved PD Narrative.

ANALYSIS:

- Currently, the development code only allows Planned Development (PD) Districts for areas that have a combination of parcels that equals 10 acres. It also allows the Council to approve modifications to standards within the Development Code in section 3-510 8. As a result, the City Attorney has asked staff to amend the code to clarify that the Council may approve PD Districts less than ten acres.

- Section 3.510 B also requires the land to be mixed use designation under the General Plan Land Use Designation and there are currently properties in the city that are under 10 acres with this designation. This would allow these properties to develop under the PD District.

- There are currently properties with mixed use designation on North County Boulevard that are less than ten acres. With the increased traffic on North County Boulevard, standard R-1-40 designation isn't the best fit for the area.

- The proposed amendment is needed to clarify the Development Code as requested by the City Attorney.

FINDINGS:

The proposed action meets the following findings:

- There are properties with mixed use designation in the city that are less than ten acres.
- Some of the areas in the city are on busy roads so standard residential zoning isn't the best fit for the area.
- The proposed amendment is needed to clarify the Highland City Development Code.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 30, 2019. There was one comment in opposition of the proposed amendment. The Commission voted 6 to 1 to recommend approval of the text amendment and directed staff to clarify the wording.

RECOMMENDATION AND PROPOSED MOTION:

I move that the City Council accept the findings and recommend **APPROVAL** of the proposed amendment as recommended by the Planning Commission.

ALTERNATIVE MOTION:

I move that the City Council **DENY** case TA-19-02, a request for a text amendment for the Planned Development (PD) District total acreage requirement based on the following findings: (The Council will need to draft appropriate findings.)

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance

ORDINANCE NO. O-2019-07

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE SECTION 3-705 AS SHOWN IN FILENAME TA-19-02

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

WHEREAS, the Commission held a public hearing on this Ordinance on April 28, 2019 and

WHEREAS, the City Council held a public hearing on this Ordinance on May 21, 2019.

NOW, THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. That Section 3-510 Establishment of A PD District of the Highland City Development Code, is hereby amended as follows:

New Section 3.510

General Provisions

~~A. A PD District may only be applied to a parcel or a combination of parcels totaling at least ten (10) acres.~~

A. A PD Districts shall only be located in the mixed use land use category.

B. All PD Districts may have a mix of residential and non-residential uses including office, retail, and business park uses. PD Districts with only non-residential uses are permitted.

C. All approved plans (site plans, subdivisions, buildings, documents and permits, etc.) shall conform to the approved PD Narrative.

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

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

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

PASSED AND ADOPTED by the Highland City Council, May 21, 2019

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

ATTEST:

_____
Cindy Quick, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Kurt Ostler	□	□
Scott Smith	□	□

AGENDA NEXT

CITY COUNCIL AGENDA REPORT ITEM #4

HIGHLAND CITY

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Gary LeCheminant, Finance Director

SUBJECT: **PUBLIC HEARING AND RESOLUTION:** Adopting the Tentative Highland City Budget for Fiscal Year 2019-2020

STAFF RECOMMENDATION:

It is proposed that the City Council hold a public hearing, adopt a Resolution approving the Tentative Budget for Fiscal Year 2019-2020, and set a date of June 18, 2019 for approval of the Final Budget for that fiscal year.

BACKGROUND:

A working budget for Fiscal Year 2019-2020 was presented and discussed with the City Council and the Mayor at an open work session on April 25 in the council chambers. Revenue estimates and expenses for the General Fund were presented at that meeting. In addition, the Enterprise Fund needs were also discussed. The main focus of the work session was the increased funding requests by the police and emergency services departments. They are requesting an additional $701,000 in funding over the previous fiscal year. That additional $701,000 funding request has been placed in this tentative budget. To offset this increase in expenses, $701,000 in revenue has been placed in account 10-31-40 entitled, LPPSD Fee or Tax. This allows the Council time to decide whether the increase will be funded by a fee or by a property tax increase.

The City Council is required to hold a public hearing on the proposed Tentative Budget and adoption of this Tentative Budget is simply a part of the process concluding with the Council adopting the Final Budget, which is scheduled on June 18, 2019. This date could change depending on whether a truth-in-taxation hearing will be required.

City Council members may continue to make proposals to alter the tentative budget. The proposed Tentative Budget has General Fund Revenues at $9.665 million and General Fund Expenses at $9.650 million for a net positive of $15K. This includes the police budget at $2.186 Million and the fire budget at $2.001 Million. It also includes using $100,000 of previous year's fund balance to pay for the City's required contribution for the 6800 West road construction project that is expected to begin in fiscal year 2020. Two other changes have been made to the Tentative Budget compared to the work session budget. The Utility Franchise Tax revenue has been increased from $920,000 to $950,000 and revenue from the Phone Tax has been lowered from $136,000 to $128,000. Other than these changes, the budget presented at the work session remains the same.

FISCAL IMPACT:

To fund the General Fund, Major Funds and the Enterprise Funds services for the Fiscal Year 2019-2020

ATTACHMENTS:

1. Proposed Resolution
2. Fiscal Year 2019-2020 Tentative Budget

RESOLUTION NO. R-2019-09

A RESOLUTION BY THE HIGHLAND CITY COUNCIL TO ADOPT THE HIGHLAND CITY TENTATIVE BUDGET FOR FISCAL YEAR 2019-2020

WHEREAS, on April 25, 2019, the City Administrator submitted a tentative budget to the City Council; and

WHEREAS, on May 4, 2019 the tentative budget has been available for public review and comment which is at least ten days prior to the public hearing; and

WHEREAS, the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS, the City Council held a public hearing on May 21, 2019, 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 hereby adopts the tentative budget attached as Exhibit "A".
2. The City Council plans to adopt the final budget for Fiscal Year 2019-2020 on June 18, 2019.

PASSED AND APPROVED this 21st day of May 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann
Mayor

ATTEST:

_____
Cindy M. Quick, MMC
City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	☐	☐
Ed Dennis	☐	☐
Tim Irwin	☐	☐
Kurt Ostler	☐	☐
Scott L. Smith	☐	☐

Highland City Tentative Budget for May 21, 2019 City Council Meeting

Version 9

Account Number GENERAL FUND REVENUE-TRANSFERS	Account Title	2014-15 Prior year 4 Actual	2015-16 Prior year 3 Actual	2016-17 Prior year 2 Actual	2017-18 Prior year Actual	2018-19 Current year Actual	2018-19 Current year Budget	2018-2019 Forecast	2019-20 Future year Budget
10-30-90	Transfer From Capital Projects	0	391,311	215,434	0	0	0		0
10-30-91	Transfer From Oth Fin Sources	57,100	57,100	0	126,548	0	58,835	45,796	138,000
10-30-92	Transfer From Open Space Fund	0	0	0	0	0	0		0
Total REVENUE-TRANSFERS:		57,100	448,411	215,434	126,548	0	58,835	45,796	138,000
TAXES									
10-31-10	Current Year Property Taxes	1,448,717	1,525,068	1,590,598	1,687,033	1,683,808	1,699,448	1,690,000	1,729,100
10-31-12	Library Property Taxes	219,351	230,833	240,833	255,311	0	0	0	0
10-31-20	Delinquent Prior Year's Taxes	108,409	88,317	125,261	125,555	93,457	86,890	113,000	100,000
10-31-30	General Sales and Use Taxes	1,933,632	2,040,765	2,201,996	2,386,108	1,631,330	2,440,000	2,455,000	2,556,450
10-31-40	LPPSD Fee or Tax	0	0	0	0	0	0	0	701,000
10-31-50	Fee-In Lieu of Pers Prop Tax	154,158	173,329	179,133	193,229	123,193	156,402	170,000	166,500
10-31-60	Utility Franchise Tax	860,296	920,808	928,495	931,856	705,858	950,000	950,000	950,000
10-31-61	Phone Tax	159,132	152,896	144,775	133,594	81,766	125,000	130,000	128,000
Total TAXES:		4,883,695	5,132,016	5,411,090	5,712,686	4,319,412	5,457,740	5,508,000	6,331,050
LICENSES AND PERMITS									
10-32-10	Business Licenses and Permits	14,493	26,919	16,303	10,576	9,656	10,000	10,500	10,000
10-32-21	Building Permits	423,434	571,511	485,156	466,911	277,098	300,000	288,000	280,000
10-32-22	Building Plan Check Fees	97,821	128,709	114,883	115,158	68,048	80,000	80,000	74,275
10-32-26	Road Cut Permits	7,210	8,025	10,000	2,250	7,500	3,000	7,250	5,000
10-32-27	Fence Permit	1,064	775	875	700	650	500	800	500
10-32-28	Building Reinspection Fee	0	0	65	65	0	0	0	0
10-32-29	Infrastructure Reimb. (Legal)	0	1,560	27,472	13,902	2,508	5,000	1,881	2,500
Total LICENSES AND PERMITS:		544,022	737,499	654,754	609,562	365,459	398,500	388,431	372,275
INTERGOVERNMENTAL REVENUE									
10-33-30	General Fund Surplus	0	0	0	0	0	458,100	0	100,000
10-33-31	Library Surplus	0	0	0	0	0	0	0	0
10-33-40	State Grants	0	0	0	0	0	0	0	0
10-33-56	Class C" Road Fund Allotment"	566,560	617,890	732,955	741,584	507,909	760,000	770,000	790,000
10-33-57	Utah County Tax	0	0	0	0	0	0	0	200,000
10-33-58	State Liquor Fund Allotment	13,964	13,296	11,396	10,725	11,467	11,467	11,467	11,500
Total INTERGOVERNMENTAL REVENUE:		580,525	631,186	744,351	752,309	519,375	1,229,567	781,467	1,101,500
FEES AND SERVICES									
10-34-10	Zoning	1,000	7,960	3,332	10,783	5,405	5,000	5,000	3,000
10-34-11	Planning Review	0	0	0	0	1,210	0	1,210	0
10-34-12	DRC Fee	280	14,760	2,240	1,040	840	1,000	840	1,000
10-34-13	Open Space Concept	0	0	0	0	0	0	0	0
10-34-14	Architectural Review	0	0	0	0	575	0	0	0
10-34-15	Preliminary Review	10,065	16,360	26,495	3,045	3,045	1,000	3,045	1,000
10-34-16	Final Review	47,658	14,961	12,290	6,233	4,916	5,000	3,687	5,000
10-34-17	Open Space Inspection Fee	0	0	0	0	0	0	0	0
10-34-18	Public Works Inspection Fee	0	29,502	54,024	41,543	20,259	20,000	20,259	25,000
10-34-19	Open Space Review Fee	0	0	0	0	0	0	0	0
10-34-20	Annexation Fees	550	200	600	0	0	0	0	0
10-34-21	Civil Review Fee	4,093	49,159	38,325	28,188	8,468	10,000	8,468	10,000
10-34-50	Misc. Revenue Subd.Bonds	0	0	0	1,131	0	0	0	0
10-34-72	Open Space Trees	0	0	0	0	0	0	0	0
Total FEES AND SERVICES:		63,646	132,902	137,306	91,962	44,718	42,000	42,509	45,000
COURT FINES									
10-35-10	Highland Fines	179,793	185,760	186,459	126,765	105,093	100,000	142,000	100,000
10-35-13	Highland Traffic School	7,065	4,327	10,505	450	7,470	3,500	7,000	5,000

10-35-14	Alpine Fines	54,144	54,457	41,575	61,500	52,588	50,000	62,000	50,000
10-35-15	Highland Small Claims Ct Rev	0	0	0	0	0	0	0	0
10-35-16	Court Return Check Fees	0	0	0	0	0	0	0	0
10-35-32	Highland Restitution Revenue	0	0	0	0	0	0	0	0
10-35-33	Public Defender Reimbursement	0	0	0	0	1,186	0	0	0
Total COURT FINES:		241,002	244,543	238,538	188,715	166,337	153,500	211,000	155,000
OTHER REVENUE									
10-36-10	Interest Earnings	4,258	11,960	23,736	43,873	48,829	40,000	55,000	50,000
10-36-20	Rents and Concessions	0	0	0	0	0	0	0	0
10-36-21	Cell Tower Revenue	29,107	28,375	32,301	34,956	32,521	34,000	34,000	34,000
Total OTHER REVENUE:		33,365	40,335	56,037	78,829	81,350	74,000	89,000	84,000
CEMETERY REVENUE									
10-37-10	Cemetery Lot Sales	133,105	133,605	190,635	0	0	0	0	0
10-37-20	Other Income	0	0	0	0	0	0	0	0
Total CEMETERY REVENUE:		133,105	133,605	190,635	0	0	0	0	0
MISCELLANEOUS REVENUE									
10-38-40	Sale of Fixed Assets	0	0	299,750	0	358,055	358,055	358,055	0
10-38-49	Alpine Court	0	0	0	0	0	0	0	0
10-38-79	Disc Golf Revenue	0	0	315	357	135	0	0	150
10-38-80	Grants	0	0	0	0	0	0	0	0
10-38-81	Library Grant Revenue	4,937	11,199	5,600	5,200	0	0	0	0
10-38-82	Highland Foundation	0	0	0	0	0	0	0	0
10-38-83	Facility Rentals	0	5,558	10,759	17,771	14,632	15,000	17,000	15,000
10-38-84	Youth Council Misc. Rev.	0	0	783	17	348	0	0	0
10-38-87	Sidewalk Bond Revenue	0	0	0	0	0	0	0	0
10-38-88	School Trauma Kits	0	0	0	0	525	0	0	0
10-38-89	Highland Fling Rodeo	796	657	0	0	0	0	0	0
10-38-90	PSD Rent	221,497	222,997	177,326	266,020	166,279	222,000	222,000	222,000
10-38-91	Miscellaneous Revenue	44,714	61,524	39,819	38,714	29,578	15,000	15,000	15,000
10-38-92	City Events Revenue	655	955	600	1,800	0	500	500	0
10-38-93	Alpine Reimbursement	54,046	43,409	46,762	43,919	37,775	43,000	48,000	43,000
10-38-94	Lone Peak PSD Reimbursement	29,065	36,799	50,711	41,036	31,893	40,000	41,000	40,000
10-38-95	Highland Fling Revenue	28,948	30,550	36,357	36,820	38,224	38,000	38,000	50,630
10-38-96	Cultural ArtsClass Revenue	0	0	0	0	0	0	0	0
10-38-97	Library Donations	2,500	5,554	709	300	0	0	0	0
10-38-98	Library Miscellaneous Revenues	27,637	23,515	20,709	26,164	0	0	0	0
10-38-99	Tree Sale Revenue	17,954	17,505	18,452	21,154	12,400	15,000	15,000	15,000
Total MISCELLANEOUS REVENUE:		432,749	460,222	708,652	499,271	689,842	746,555	754,555	400,780
REVENUE-GARBAGE & OTHER									
10-39-00	Other Sources Of Funds	0	0	0	0	0	0	0	0
10-39-10	Garbage Collection Fees	712,966	750,967	786,411	818,438	700,256	837,241	842,000	854,543
10-39-11	Indirect Charge Library	0	37,567	37,567	63,496	64,363	77,317	77,317	8,724
10-39-15	Indirect Charge Open Space	12,518	15,705	17,318	7,541	7,493	9,026	9,026	11,094
10-39-20	Indirect Charge Sewer	34,002	60,027	67,986	53,450	42,002	51,767	51,767	58,462
10-39-25	Indirect Charge Cemetery	0	0	0	0	0	0	0	4,147
10-39-30	Indirect Charge PI	30,424	54,130	62,769	30,284	42,698	50,226	50,226	56,817
10-39-35	Indirect Charge Storm Water	6,211	15,321	14,972	8,415	10,164	12,227	12,227	13,248
10-39-40	Indirect Charge Culinary Water	19,123	35,128	40,984	23,107	23,649	27,961	27,961	30,187
10-39-41	Rent Charge Library	0	0	0	0	0	0	0	0
Total REVENUE-GARBAGE & OTHER:		815,244	968,844	1,028,007	1,004,731	890,625	1,065,764	1,070,524	1,037,221
COUNCIL									
10-41-11	Salaries/Wages	31,045	23,666	23,220	23,220	18,754	23,220	23,220	25,155
10-41-13	Employee Benefits	5,526	3,953	4,737	4,370	3,518	4,061	4,357	4,400
10-41-21	Professional Org. Memberships	15,298	18,526	19,529	20,309	21,290	21,000	21,290	21,000
10-41-22	Public Notices	1,266	2,568	5,268	3,156	2,739	3,500	3,500	3,500
10-41-23	Mileage Reimbursement	319	0	0	0	0	400	400	400

10-41-28	Telephone	0	0	0	0	0	0	0	0
10-41-31	Professional Services	2,800	2,208	18,560	18,222	8,794	15,000	15,000	8,000
10-41-33	Continuing Education	464	455	655	945	1,045	1,000	1,045	1,000
10-41-51	Insurance & Bonds	0	0	0	0	0	0	0	0
10-41-55	Overhead Allocation	0	0	0	0	0	0	0	0
10-41-56	Legal Settlements	0	0	0	0	0	0	0	0
10-41-60	Youth City Council	6,184	4,136	5,738	5,977	4,010	6,500	6,500	6,500
10-41-61	Misc. Supplies & Expenses	1,856	1,983	2,433	4,596	5,271	5,000	5,200	5,000
10-41-62	Council Appropriations	1,932	1,442	1,945	694	4,028	2,000	1,200	2,000
10-41-63	Economic Development	1,360	0	0	18,588	27,008	32,500	32,500	0
10-41-64	Highland Historical Society	0	100	0	0	0	100	100	100
Total COUNCIL:		68,050	59,037	82,084	100,076	96,456	114,281	114,312	77,055
COURT									
10-42-11	Salaries/Wages	70,323	79,695	54,889	59,354	50,344	62,723	62,031	67,057
10-42-12	Overtime	0	0	0	0	0	0	0	0
10-42-13	Employee Benefits	16,011	11,614	8,649	8,326	6,945	9,091	8,548	9,652
10-42-15	Part-Time Employee	0	0	0	0	0	0	0	0
10-42-21	Professional Org. Memberships	10	0	464	275	540	700	700	700
10-42-22	Prosecutor	22,983	18,717	17,931	16,560	10,077	20,000	15,000	20,000
10-42-23	Mileage Reimbursement	108	0	418	368	0	500	500	500
10-42-24	Office Supplies & Postage	2,013	1,811	1,022	1,001	482	2,000	1,000	1,500
10-42-25	Witness Fees	1,362	463	333	611	93	1,500	1,000	1,000
10-42-26	Technical Manuals & Code Books	912	584	186	762	171	650	500	650
10-42-27	Credit Card Fees	3,808	3,815	4,660	5,803	4,006	4,600	4,600	4,600
10-42-28	Uniforms	0	0	0	0	0	0	0	0
10-42-30	Alpine Fine Reimbursement	58,144	51,152	54,602	62,342	52,284	57,000	62,000	55,000
10-42-31	Victim Restitution Fund	60,994	67,547	68,296	45,073	35,341	50,000	50,000	46,000
10-42-33	Continuing Education	204	834	1,062	1,927	991	1,200	1,200	1,200
10-42-34	Public Defender	14,960	15,701	22,365	26,502	18,527	20,000	22,245	20,000
10-42-35	Court Interpreter	555	625	550	475	830	600	600	600
10-42-36	Court Bailiff/Security	3,937	6,285	7,147	6,842	4,610	8,800	6,500	8,800
10-42-74	Capital Outlay-Equipment	5,000	0	0	1,200	0	1,200	1,200	0
10-42-75	Internal Service IT Expense	0	0	0	0	0	0	0	1,950
Total COURT:		261,322	258,842	242,575	237,420	185,241	240,564	237,624	239,209
ADMINISTRATIVE									
10-43-11	Salaries/Wages	78,724	99,141	86,536	96,673	67,330	87,237	81,991	77,877
10-43-12	Overtime	0	0	0	35	0	0	0	0
10-43-13	Employee Benefits	30,074	37,480	44,388	45,323	29,271	38,451	35,807	38,524
10-43-14	Merit Pay Increase & Benefits	0	0	0	0	0	0	0	0
10-43-15	Part-Time Employee	0	0	0	0	0	0	0	5,000
10-43-20	Personnel Advertising	0	90	1,290	128	0	0	0	0
10-43-21	Professional Org. Memberships	4,104	1,470	3,180	1,944	2,557	2,200	2,200	2,000
10-43-22	Public Notices	527	0	95	0	0	0	0	0
10-43-23	Mileage Reimbursement	319	7	55	0	0	300	300	200
10-43-24	Office Supplies	14,973	17,117	17,871	14,034	10,479	14,000	14,000	14,000
10-43-25	Equip.-Supplies & Maintenence	5,516	5,119	1,850	1,657	2,017	4,000	3,000	4,000
10-43-26	Personnel Recruitment	1	960	37	163	1,397	1,000	1,331	1,000
10-43-27	Newsletter Printing	4,039	4,968	5,812	6,968	8,045	7,000	9,000	8,000
10-43-28	Telephone	13,352	9,534	11,280	11,988	13,150	16,000	16,000	16,000
10-43-29	Website	11,189	15,666	14,385	13,155	5,798	5,500	5,798	5,500
10-43-30	Car Allowance	4,958	2,242	2,400	4,431	3,877	4,800	4,800	4,800
10-43-31	Professional & Technical/IT	26,548	34,685	26,989	29,795	29,277	33,600	36,000	33,600
10-43-32	Postage	2,114	2,593	4,113	5,000	4,694	6,000	6,000	6,000
10-43-33	Continuing Education	1,500	4,602	3,010	2,243	890	4,500	3,500	4,500
10-43-34	Building Maintenance	37,163	27,214	62,120	82,448	54,141	54,000	54,000	50,000
10-43-35	Building Utilities	50,433	47,084	42,309	49,499	42,110	48,000	48,000	50,000

10-43-37	Technical Manuals & Code Books	65	560	909	471	69	300	69	300
10-43-38	Uniforms	193	290	500	298	275	400	400	400
10-43-39	Safety Committee	2,561	1,474	2,407	1,714	2,993	5,600	5,600	5,600
10-43-40	Mass Notification System	0	3,745	3,745	0	3,555	3,745	3,555	3,745
10-43-41	Phone Reimbursement	0	0	2,160	2,160	1,620	2,160	2,160	2,160
10-43-47	Supplies & Expenses-Mayor	0	0	0	1,655	125	0	125	0
10-43-48	Supplies & Expenses Oper Mgr	0	0	0	0	0	0	0	0
10-43-49	Supplies & Expenses City Adm	2,000	1,357	689	958	94	2,000	1,500	2,000
10-43-51	Insurance & Surety Bonds	63,884	74,298	52,196	65,984	59,866	61,116	59,866	56,015
10-43-52	Bond Continuing Disclosure Fee	2,991	1,708	0	0	0	0	0	0
10-43-55	State Unemployment Payments	0	0	15,117	0	0	0	0	0
10-43-60	Overhead Allocation	0	0	0	0	0	0	0	0
10-43-61	Miscellaneous Supplies	500	935	412	125	601	500	501	500
10-43-62	Miscellaneous Services	0	0	0	0	0	0	0	0
10-43-74	Capital Outlay-Equipment	32,290	18,042	10,068	15,384	151	0	0	0
10-43-75	Capital Outlay-Special Proj	0	0	0	0	0	0	0	0
10-43-79	Capital Outlay-IT	0	0	0	61,643	10,144	7,500	10,144	0
10-43-82	Internal Service IT Expense	0	0	0	0	0	0	0	5,320
Total ADMINISTRATIVE:		390,017	412,379	415,924	515,877	354,528	409,909	405,646	397,041
AUDITOR									
10-45-31	Professional & Technical Serv	9,500	9,500	11,000	11,300	11,749	11,700	11,749	16,500
10-45-32	Overhead Allocation	0	0	0	0	0	0	0	0
Total AUDITOR:		9,500	9,500	11,000	11,300	11,749	11,700	11,749	16,500
FINANCE DEPT									
10-46-11	Salaries/Wages	92,008	103,238	97,664	100,405	82,168	102,803	101,754	110,439
10-46-12	Overtime	113	650	567	329	252	400	400	0
10-46-13	Employee Benefits	45,045	48,795	52,252	47,859	39,047	49,371	48,373	49,998
10-46-21	Professional Org. Memberships	545	795	805	1,155	545	1,200	1,000	1,200
10-46-23	Mileage Reimbursement	1,026	431	404	328	165	1,050	1,000	1,125
10-46-24	Office Supplies & Postage	4,599	1,000	673	1,069	0	700	500	700
10-46-25	Overhead Allocation	0	0	0	0	0	0	0	0
10-46-26	Technical Manuals & Code Books	123	0	150	0	0	0	0	0
10-46-28	Phone Reimbursement	1,680	1,080	1,080	1,080	1,120	1,680	1,680	1,680
10-46-29	Uniforms	251	236	300	274	168	300	300	300
10-46-33	Continuing Education	2,030	1,850	2,048	2,311	962	2,500	2,200	2,500
10-46-74	Capital Outlay-Equipment	0	0	0	0	0	0	0	0
Total FINANCE DEPT:		147,420	158,076	155,943	154,809	124,427	160,004	157,207	167,942
RECORDER									
10-47-11	Salaries/Wages	80,579	72,036	56,813	77,344	41,349	53,976	51,745	47,334
10-47-12	Overtime	4,745	6,330	2,436	3,872	2,975	4,000	4,000	4,500
10-47-13	Employee Benefits	23,078	24,758	26,676	25,777	23,953	32,705	29,928	26,692
10-47-14	Part-time Transcriptionist	0	2,921	3,980	4,685	5,654	5,000	6,700	5,000
10-47-21	Professional Org. Memberships	401	1,494	581	335	150	500	150	425
10-47-22	Election	647	3,615	4,578	27,934	0	1,000	1,000	37,000
10-47-23	Mileage Reimbursement	848	715	901	338	678	1,000	500	1,000
10-47-24	Office Supplies & Postage	35	30	0	50	0	0	0	0
10-47-28	Software Licenses and Maint.	1,249	2,150	671	139	0	0	0	0
10-47-29	Phone	1,080	1,080	1,080	990	810	1,080	1,080	1,080
10-47-30	Uniforms	146	149	150	103	57	100	100	100
10-47-31	Codification	1,528	799	1,500	1,500	1,500	1,500	1,500	1,500
10-47-33	Continuing Education	910	1,677	1,306	1,521	1,377	2,000	1,500	2,000
10-47-74	Capital Outlay-Equipment	4,553	0	0	0	0	0	0	0
Total RECORDER:		119,800	117,755	100,670	144,589	78,502	102,861	98,203	126,631
TREASURER									
10-48-11	Salaries/Wages	23,247	14,583	25,478	26,736	21,970	26,609	27,158	28,228
10-48-12	Overtime	0	0	0	0	0	0	0	0

10-48-13	Employee Benefits	14,564	6,019	11,750	17,241	15,365	19,473	19,012	19,717
10-48-21	Professional Org. Memberships	141	130	300	260	300	300	300	300
10-48-23	Mileage Reimbursement	105	14	260	80	45	250	250	250
10-48-24	Office Supplies & Postage	49	1,421	0	0	0	0	0	0
10-48-25	Treasurer Bond	1,162	1,035	1,035	0	0	0	0	0
10-48-26	Overhead Allocation	0	0	0	0	0	0	0	0
10-48-28	Telephone	0	0	550	600	450	600	600	600
10-48-30	Uniforms	113	99	150	91	74	100	100	100
10-48-31	Legal Services	0	0	0	0	0	0	0	0
10-48-33	Continuing Education	1,916	1,331	2,192	2,141	1,781	2,200	2,200	2,300
10-48-74	Capital Outlay-Equipment	0	0	0	0	0	0	0	0
Total TREASURER:		41,296	24,632	41,714	47,149	39,984	49,532	49,620	51,495
ATTORNEY									
10-49-31	Professional & Technical Ser	40,445	45,250	49,225	42,275	47,312	50,000	50,000	50,000
10-49-32	Legal Settlements	0	200,000	200,000	24,866	0	0	0	0
Total ATTORNEY:		40,445	245,250	249,225	67,141	47,312	50,000	50,000	50,000
LIBRARY									
10-50-11	Salaries/Wages	92,138	117,374	53,549	109,978	0	0		0
10-50-12	Overtime	0	0	0	437	0	0		0
10-50-13	Employee Benefits	36,845	39,597	27,116	41,986	0	0		0
10-50-14	Salaries/Wages Part-Time	47,307	71,937	93,984	102,999	0	0		0
10-50-21	Equipment	3,958	2,819	4,287	5,529	0	0		0
10-50-22	Friends of Library Expenses	0	0	0	0	0	0		0
10-50-23	Books & Materials	27,927	29,328	24,096	27,945	0	0		0
10-50-24	Library Card Refunds	0	0	0	0	0	0		0
10-50-25	Travel & Other Misc.	1,556	3,069	4,151	4,827	0	0		0
10-50-26	Insurance & Bonds	0	0	0	0	0	0		0
10-50-27	Postage	1,756	1,940	806	0	0	0		0
10-50-28	Information Technology	12,607	17,157	39,834	18,044	0	0		0
10-50-29	Printing	594	92	35	144	0	0		0
10-50-30	Special Programs	3,322	3,969	3,210	4,244	0	0		0
10-50-35	Supplies	2,163	4,225	6,634	4,469	0	0		0
10-50-50	Library Grant Expenditures	7,360	5,179	5,600	4,951	0	0		0
10-50-61	Cross Charge Telephone	0	2,132	2,118	1,560	0	0		0
10-50-62	Cross Charge Prof. & Tech.	0	1,815	1,500	7,195	0	0		0
10-50-63	Cross Charge Bldg. Maint.	0	4,397	5,869	6,201	0	0		0
10-50-64	Cross Charge Bldg. Utilities	0	9,781	8,803	7,082	0	0		0
10-50-65	Cross Charge Rent	0	37,567	37,567	37,567	0	0		0
10-50-66	Cross Charge Insurance	0	1,415	1,126	3,891	0	0		0
10-50-70	Capital Outlay/ OneTime Exp	2,480	0	7,298	0	0	0		0
10-50-71	Transfer to Lib. Reserve Fund	0	0	0	0	0	0		0
Total LIBRARY:		240,015	353,794	327,581	389,049	0	0		0
APPEAL AUTHORITY									
10-51-31	Professional & Tech. Services	0	1,585	1,250	0	1,844	1,000	1,000	1,000
Total APPEAL AUTHORITY:		0	1,585	1,250	0	1,844	1,000	1,000	1,000
PLANNING & ZONING									
10-52-11	Salaries/Wages	53,784	39,404	24,683	25,725	36,235	44,965	44,569	46,090
10-52-12	Overtime	50	75	41	13	411	1,000	800	1,000
10-52-13	Employee Benefits	17,929	10,971	11,840	14,298	18,486	23,871	22,459	22,718
10-52-14	Other Benefits	0	0	0	0	0	0	0	0
10-52-15	Planning Commission Salaries	4,131	4,457	3,639	2,901	4,577	5,000	5,000	5,000
10-52-21	Professional Org. Memberships	483	483	514	564	0	500	500	500
10-52-22	Public Notices	3,495	4,217	6,376	5,412	2,327	3,000	3,000	3,000
10-52-23	Mileage Reimbursement	97	0	0	0	0	0	0	100
10-52-24	Office Supplies & Postage	0	0	0	14	0	0	0	0
10-52-25	Special Projects	70,336	10,109	11,218	625	3,620	75,000	0	0

10-52-26	Fuel For Vehicles	0	0	0	0	0	0	0	0
10-52-27	Postage	721	481	150	0	0	500	0	250
10-52-28	Software Licenses	1,700	1,002	1,002	1,194	1,002	1,000	1,002	1,000
10-52-29	Car Allowance	5,498	6,176	2,400	369	0	0	0	0
10-52-30	Uniforms	239	183	293	109	89	100	100	100
10-52-31	Plat Recording Fees	0	0	0	0	475	0	0	0
10-52-32	Planner	0	0	10,353	1,806	0	0	0	0
10-52-33	Continuing Education	1,444	307	127	735	588	2,000	1,500	2,000
10-52-34	Engineer	15,825	5,283	0	0	0	0	0	0
10-52-35	Phone Reimbursement	540	0	0	0	0	600	600	600
10-52-74	Capital Outlay-Equipment	1,035	1,500	1,090	99	0	1,000	0	1,000
Total PLANNING & ZONING:		177,307	84,649	73,726	53,864	67,810	158,536	79,531	83,358
POLICE DEPARTMENT									
10-54-31	Lone Peak Public Safety Dist.	1,778,687	1,860,812	1,925,948	1,951,206	1,857,882	2,026,780	2,026,780	2,186,104
10-54-54	Contributions	0	0	0	0	0	0	0	0
Total POLICE DEPARTMENT:		1,778,687	1,860,812	1,925,948	1,951,206	1,857,882	2,026,780	2,026,780	2,186,104
EMERGENCY SERVICES									
10-57-11	Administration Expense	234,013	238,917	115,178	149,005	131,096	143,014	143,014	148,666
10-57-31	Lone Peak Public Safety Dist	1,031,175	1,059,333	1,145,431	1,107,643	1,206,587	1,316,277	1,316,277	1,852,180
Total EMERGENCY SERVICES:		1,265,187	1,298,250	1,260,609	1,256,648	1,337,683	1,459,291	1,459,291	2,000,846
BUILDING INSPECTION									
10-58-11	Salaries/Wages	107,329	114,660	104,059	105,650	87,340	108,875	108,273	111,462
10-58-12	Overtime	5,030	7,458	4,053	1,344	284	5,000	1,500	5,000
10-58-13	Employee Benefits	57,381	58,935	62,125	58,800	48,244	59,668	59,817	59,277
10-58-21	Professional Org. Memberships	388	138	75	305	0	400	400	400
10-58-23	Mileage Reimbursement	0	125	0	0	597	200	600	600
10-58-24	Office Supplies & Postage	0	0	0	30	0	0	0	0
10-58-25	Fuel Expenditure Vehicles	2,057	1,631	1,519	1,706	1,228	2,500	1,800	2,500
10-58-26	Technical Manuals & Code Books	66	0	0	188	0	500	0	500
10-58-27	Vehicle Maintenance	0	730	0	0	1,236	0	1,236	0
10-58-28	Software	91	500	1,199	7,298	2,000	3,000	2,000	3,000
10-58-29	Cell Phone	1,262	888	1,150	1,229	941	1,200	1,200	1,200
10-58-31	Professional & Tech. Services	20,037	25,481	26,019	6,987	6,773	10,000	8,000	10,000
10-58-33	Continuing Education	1,686	3,023	1,410	1,316	608	2,000	1,500	2,000
10-58-38	Uniforms	301	392	595	515	359	400	400	600
10-58-74	Capital Outlay-Equipment	327	267	0	88	263	400	263	600
10-58-75	Internal Service IT Expense	0	0	0	0	0	0	0	950
Total BUILDING INSPECTION:		195,955	214,229	202,203	185,455	149,874	194,142	186,989	198,089
STREETS AND ROADS									
10-60-11	Salaries/Wages	177,870	209,681	195,905	235,742	145,509	195,530	183,413	145,133
10-60-12	Overtime	1,692	553	1,347	4,816	1,919	3,000	2,500	3,000
10-60-13	Employee Benefits	95,727	102,720	114,313	114,575	77,790	109,921	97,788	88,807
10-60-14	Salaries/Wages Part-Time	5,652	75	7,418	1,027	0	7,000	2,500	7,000
10-60-15	Overtime Snow Removal	118	8,204	7,484	6,296	15,000	7,500	15,000	7,500
10-60-16	Radio Maintenance	0	0	0	0	1,000	1,000	1,000	1,000
10-60-17	Mobile Telephones	1,459	1,857	1,776	1,835	1,723	2,200	2,100	2,200
10-60-27	Street Light Power	72,203	78,016	67,357	70,981	53,886	72,000	70,000	72,000
10-60-28	Street Light Repair	8,902	11,010	4,796	14,781	1,935	15,000	3,000	15,000
10-60-30	Bldg Maintenance & Utilities	2,341	2,528	2,501	227	1,301	2,500	2,500	2,500
10-60-31	Rep.Potholes, Crack Seal, Etc.	46,576	50,709	118,627	80,861	28,469	100,000	100,000	100,000
10-60-33	Continuing Education	3,008	2,697	2,999	2,045	1,148	2,000	2,000	3,000
10-60-34	Prof and Tech Services	14,194	67,468	95,874	3,135	150	0	0	0
10-60-35	Professional Org. Memberships	274	2,250	0	712	65	300	500	0
10-60-36	Office Supplies	0	632	236	541	320	500	500	500
10-60-37	Sidewalk Repair & Maint	21,626	21,952	30,274	34,942	4,345	45,000	40,000	45,000
10-60-38	Uniforms & Safety Wear	2,297	1,706	1,830	1,609	1,516	2,000	2,000	2,000

10-60-39	Street Striping	6,637	3,906	14,103	0	0	16,000	15,000	16,000
10-60-40	School Crossing Maintenance	1,749	723	0	1,470	0	1,500	15,000	1,500
10-60-41	Pedestrian Crossings	1,132	803	0	1,392	96	1,500	15,000	1,500
10-60-42	Technical Manuals & Code Books	0	0	0	0	0	0	0	0
10-60-47	Public Works Shop Tools & Sup	2,045	2,213	2,212	2,013	879	2,000	2,000	2,000
10-60-48	Streets, Traffic, & Warn Signs	8,036	8,483	11,641	22,328	3,971	15,000	15,000	15,000
10-60-49	Snow Removal	0	19	0	0	0	0	0	0
10-60-50	Equipment Repair & Maintenance	0	0	0	12	0	0	0	0
10-60-51	Fuel Expense Vehicles	9,791	7,266	7,169	8,011	6,172	7,500	7,000	7,500
10-60-52	Snow Removal:Salt	5,916	50,120	33,407	24,853	49,346	50,000	55,000	55,000
10-60-53	Snow Removal:Equipment Maint	8,888	7,308	13,379	9,856	12,629	15,000	15,000	15,000
10-60-54	Snow Removal:Fuel & Oil	1,471	3,418	3,802	2,920	6,640	4,000	6,000	4,000
10-60-56	Maintenance & Repair: Trucks	14,151	15,796	19,001	15,217	14,623	20,000	17,000	15,000
10-60-57	Maintenance & Repair:Equipment	9,660	25,198	23,745	13,927	7,872	25,000	15,000	25,000
10-60-58	Snow Removal Equipment	182	15,769	24,137	333,695	20,383	25,000	20,000	25,000
10-60-59	Capital Equipment Purchases	48,347	30,077	0	0	0	0	0	0
10-60-60	Snow Removal Equipment	0	0	0	0	0	0	0	0
10-60-61	Drug Testing	0	0	0	1,260	803	450	1,200	450
10-60-73	Capital Outlay-Improvements	0	0	0	0	0	0	0	0
10-60-74	Capital Outlay-Equipment	0	0	0	102	0	0	0	0
10-60-75	Capital Outlay-Special Proj	0	0	0	0	0	0	0	0
10-60-76	Internal Service IT Expense	0	0	0	0	0	0	0	1,500
Total STREETS AND ROADS:		571,940	733,157	805,332	1,011,182	459,489	748,401	723,001	679,090
ENGINEER									
10-66-11	Salaries/Wages	0	13,759	61,911	90,010	60,396	76,491	74,840	76,395
10-66-13	Employee Benefits	0	2,568	21,931	44,279	30,306	42,176	37,618	38,803
10-66-14	Other Benefits	0	0	0	0	0	0	0	0
10-66-29	Highland City PE Tracking Cost	205,449	281,194	130,020	0	0	0	0	0
10-66-30	Car Allowance	0	0	2,769	4,800	3,877	4,800	4,800	4,800
10-66-31	Professiona & Tech Services	42,513	10,642	26,430	47,005	31,141	30,000	30,000	35,000
10-66-32	GIS Survey	0	0	0	4,121	0	10,000	1,000	10,000
10-66-33	Equipment-Supplies & Maint	0	0	0	0	0	0	0	0
10-66-34	Fuel and Oil	0	0	0	0	0	0	0	0
10-66-35	Continuing Education	265	0	0	840	1,106	2,000	2,000	2,000
10-66-36	Office Supplies	0	0	0	0	0	0	0	0
10-66-37	Telephone Reimbursement	523	0	540	1,080	810	1,080	1,080	1,080
10-66-38	Uniforms	0	0	0	91	84	100	100	100
10-66-39	Books, Memberships, & Subscrip	600	0	600	0	0	0	0	300
10-66-40	Overhead Allocation	0	0	0	0	0	0	0	0
10-66-42	Technical Manuals & Code Books	0	0	0	0	0	0	0	0
10-66-74	Capital Outlay-Equipment	0	1,500	0	150	0	1,500	1,500	0
Total ENGINEER:		249,350	309,663	244,201	192,376	127,720	168,147	152,938	168,478
PARKS & RECREATION									
10-70-11	Salaries/Wages	60,882	71,221	70,210	73,543	57,166	73,973	69,985	77,245
10-70-12	Overtime	5,147	3,847	4,791	5,685	2,760	4,000	4,000	4,000
10-70-13	Employee Benefits	34,620	40,666	45,396	47,607	35,789	48,657	44,559	47,184
10-70-14	Seasonal Employees	43,300	39,094	43,701	45,312	33,493	55,000	49,000	55,000
10-70-15	Radio Maintenance & Tower Rent	0	0	0	0	0	0	0	0
10-70-16	Mobile Telephones	2,530	2,799	3,217	3,366	2,289	3,000	3,500	3,000
10-70-17	Public Works Bldg Utilities	1,817	1,951	1,561	1,261	1,684	2,500	2,000	2,500
10-70-21	Org. and Training Memberships	265	570	175	110	475	500	500	500
10-70-22	Water Park Maintenance	0	574	3,409	1,603	2,634	3,500	3,500	3,500
10-70-24	Playground Maintenance & Rep.	4,955	1,865	2,846	2,948	3,350	4,000	4,000	4,000
10-70-25	Equipment-Supplies & Maint.	2,666	2,745	4,255	2,394	3,883	11,700	10,000	4,490
10-70-26	Water Park Chemicals	6,095	8,076	3,969	5,705	1,705	8,000	6,000	7,000
10-70-27	Power for Parks, Clocks, & Tim	4,070	4,546	3,586	3,883	3,602	5,000	4,500	5,000

10-70-28	Recreation	(132)	(202)	0	0	0	0	0	0
10-70-29	Sprinkler Parts & Replacement	8,804	7,006	9,158	7,683	2,719	9,000	9,000	9,000
10-70-30	Vehicle Maintenance & Repair	5,923	8,949	7,417	6,184	4,333	9,000	8,000	9,000
10-70-31	Park Maintenance Contract	0	29	0	0	1,344	0	0	0
10-70-32	Water Park Utilities	5,835	6,813	5,123	3,897	4,091	7,500	5,500	6,000
10-70-33	Lawn Equipment Maintenance	5,600	8,720	9,912	7,638	5,548	8,000	8,000	8,000
10-70-34	Fuel and Oil	7,536	5,228	5,967	4,847	4,598	9,500	6,000	9,500
10-70-35	Continuing Education	1,498	1,041	2,631	2,308	2,509	2,500	2,500	2,500
10-70-36	Office Supplies	0	0	0	0	57	0	0	500
10-70-37	Uniforms & Safety Wear	2,000	988	2,148	1,464	1,266	2,000	2,000	2,000
10-70-38	Trail Maintenance	7,956	42,031	35,597	15,442	280	20,000	20,000	70,000
10-70-39	Fertilizer & Weed Killer	24,828	26,362	24,764	14,390	11,432	26,000	25,000	26,000
10-70-40	Public Works Shop Tools & Supp	1,931	1,541	1,400	1,779	1,893	2,000	2,000	2,000
10-70-41	Arbor Day Tree Purchases	23,377	22,407	26,779	29,799	0	30,000	30,000	30,000
10-70-42	Tree Pruning Project	10,365	18,940	25,611	15,009	15,893	24,000	20,000	24,000
10-70-43	Tree Tools & Vehicle	0	340	108	0	0	250	250	0
10-70-44	Highland Glen Park Improvement	1,003	0	30,527	18,779	3,558	15,000	15,000	15,000
10-70-45	UT Cnty Murdock Trail Maint	6,435	4,119	10,624	13,034	2,276	8,500	8,500	8,500
10-70-46	Forestry Grant	0	0	0	0	0	0	0	0
10-70-47	Charging for PI	57,100	57,100	100,000	100,000	90,000	108,000	108,000	108,000
10-70-48	Restroom Maint. & Port-O-Potty	12,729	10,671	14,371	15,921	10,592	15,000	15,000	15,000
10-70-49	Parks Equipment Move	0	4,812	0	0	0	0	0	0
10-70-50	Field Rental Costs (POPotty)	0	0	1,498	2,266	1,218	3,800	3,500	3,800
10-70-51	Disc Golf Expense	0	0	0	795	0	0	0	0
10-70-69	Equipment Lease & Maintenance	3,430	3,000	3,000	3,061	3,000	3,500	3,500	3,500
10-70-71	Capital Outlay-Land	0	0	0	0	0	0	0	0
10-70-72	Capital Outlay-Buildings	0	0	0	0	0	0	0	0
10-70-73	Capital Outlay	0	0	0	0	0	0	0	0
10-70-74	Equipment Replacement Fund	0	0	6,500	0	0	0	0	5,000
10-70-75	Capital Equipment Purchases	0	0	0	0	0	0	0	0
10-70-76	Internal Service IT Expense	0	0	0	0	0	0	0	570
Total PARKS & RECREATION:		352,563	407,847	510,249	457,716	315,437	523,380	493,294	571,289
CEMETERY									
10-71-11	Salaries/Wages	11,265	12,525	19,698	0	0	0		0
10-71-12	Overtime	3,601	2,678	3,526	0	0	0		0
10-71-13	Employee Benefits	6,660	7,000	12,013	0	0	0		0
10-71-14	Seasonal Employees	7,994	7,440	8,429	0	0	0		0
10-71-15	Radio Maintenance & Tower Rent	0	0	0	0	0	0		0
10-71-16	Mobile Telephones	0	0	0	0	0	0		0
10-71-17	Public Works Bldg Utilities	1,726	1,753	2,062	0	0	0		0
10-71-18	Public Works Shop Tools & Supp	1,983	848	1,000	0	0	0		0
10-71-19	Flowers, Mulch, & Tree Replace	3,684	1,820	1,759	0	0	0		0
10-71-20	Sprinkler Repair & Maintenance	4,576	1,795	2,549	0	0	0		0
10-71-21	Fertilizer & Weed Killer	12,219	12,316	13,072	0	0	0		0
10-71-24	Operation & Maintenance	6,837	5,938	6,432	0	0	0		0
10-71-25	Fuel and Oil	2,691	1,555	2,958	0	0	0		0
10-71-26	Equip Repairs & Maint	3,757	2,772	2,506	0	0	0		0
10-71-27	Equip Supplies	521	967	450	0	0	0		0
10-71-28	Equipment Lease & Maintenance	3,260	3,157	3,494	0	0	0		0
10-71-31	Engineering	0	0	0	0	0	0		0
10-71-69	Capital Equipment Purchases	0	0	0	0	0	0		0
10-71-73	Land Purchase	0	0	0	0	0	0		0
10-71-74	Capital Outlay	0	0	0	0	0	0		0
10-71-75	Cemetery Project Reserve Fund	0	0	0	0	0	0		0
10-71-76	Bad Debt Expense	20	(106)	0	0	0	0		0
Total CEMETERY:		70,793	62,457	79,949	0	0	0		0

COMMUNITY EVENTS									
10-72-11	Salaries/Wages	14,275	19,278	28,219	35,055	24,628	33,672	29,964	36,210
10-72-12	Overtime	672	4,509	2,406	4,932	3,304	2,500	4,000	3,500
10-72-13	Employee Benefits	7,545	10,086	14,637	15,575	8,278	10,636	10,353	9,669
10-72-23	Mileage Reimbursement	197	210	484	246	227	250	250	250
10-72-24	Office Supplies & Postage	13	27	60	0	0	0	0	0
10-72-28	Mobile Phone	600	495	440	540	315	540	540	810
10-72-30	Uniforms	77	50	100	86	76	100	100	150
10-72-31	Port-O-Potty Rental	0	0	957	0	0	0	0	0
10-72-33	Continuing Education	742	1,208	114	250	92	250	250	250
10-72-35	Community Center Utilities	3,941	4,095	3,778	3,273	4,038	4,100	4,300	4,000
10-72-36	Community Center Bldg Maint.	57,414	12,151	9,660	25,002	3,628	5,000	5,000	7,000
10-72-53	Miss North Utah County Pagent	750	0	0	0	0	0	0	0
10-72-54	Community Enrichment Grant	0	0	0	0	0	0	0	0
10-72-55	Highland Fling Expense	46,841	43,434	49,733	60,325	50,287	52,000	50,287	66,630
10-72-56	Distinguished YW of Highland	750	0	0	0	0	0	0	0
10-72-57	Rodeo	538	662	0	0	0	0	0	0
10-72-59	Cultural Arts	3,000	3,421	3,000	3,000	3,000	3,000	3,000	3,000
10-72-60	City Beautification	271	0	0	409	224	500	500	500
10-72-61	Tree Committee	3,315	3,500	3,553	3,445	0	3,500	3,500	3,500
10-72-62	Highland Marketing Campaign	0	0	0	0	0	0	0	0
10-72-63	Community Enrichment	1,219	3,129	1,081	2,040	2,147	3,400	3,000	4,300
10-72-64	Farmers Market	0	0	0	0	0	0	0	0
10-72-70	Internal Service IT Expense	0	0	0	0	0	0	0	1,130
Total COMMUNITY EVENTS:		142,159	106,256	118,221	154,178	100,243	119,448	115,044	140,899
GARBAGE									
10-73-11	Salaries/Wages	27,339	25,512	21,931	23,122	19,160	23,557	23,691	26,628
10-73-12	Overtime	13	56	40	24	18	0	50	0
10-73-13	Employee Benefits	12,816	11,195	13,388	13,432	10,771	13,628	13,330	14,008
10-73-14	Spring Clean-up Overtime	1,357	0	2,235	1,191	0	0	0	0
10-73-24	Office Supplies & Postage	0	11	0	0	0	0	0	0
10-73-25	Equipment-Repairs & Maint	0	0	0	0	0	0	0	0
10-73-26	Utility Billing	5,874	5,695	7,410	6,491	6,454	8,000	8,000	8,000
10-73-31	Dump Passes	0	0	0	0	0	0	0	0
10-73-45	Credit Card Fees	0	0	0	3,250	2,754	3,500	3,500	3,500
10-73-49	North Pointe Tipping Fees	0	0	0	0	0	0	0	0
10-73-50	Garbage Contract Republic	619,708	643,473	651,227	716,112	506,973	741,164	742,000	761,192
10-73-51	Bad Debt Expense	0	0	24	(1)	(118)	0	0	0
10-73-70	Internal Service IT Expense	0	0	0	0	0	0	0	400
10-73-80	Indirect Overhead	0	0	0	0	0	0	0	0
Total GARBAGE:		667,106	685,942	696,256	763,619	546,012	789,849	790,571	813,728
TRANSFERS									
10-90-90	Transfer to Capital Imp Fund	340,000	400,000	631,050	717,000	858,055	1,014,851	869,851	700,000
10-90-91	Transfer to Debt Service Fund	316,516	561,227	616,574	587,000	656,431	656,431	656,431	821,072
10-90-92	Transfer From Utility Fund	0	0	0	0	0	0	0	0
10-90-93	Transfer to Library Fund	0	0	0	0	0	61,000	75,500	0
10-90-95	Appropriated Increase Fund Bal	0	0	0	0	0	0		0
10-90-96	Transfer to Open Space Fund	85,000	50,000	128,000	106,924	0	150,000	150,000	160,000
10-90-97	Transfer to Enterprise Fund	0	73,000	0	0	0	0	0	0
10-90-98	Transfer to Cem. Perpet. Fund	0	0	0	8,444	0	0	11,600	0
Total TRANSFERS:		741,516	1,084,227	1,375,624	1,419,368	1,514,486	1,882,282	1,763,382	1,681,072
GENERAL FUND Revenue Total:		7,784,453	8,929,563	9,384,804	9,064,612	7,077,119	9,226,461	8,891,282	9,664,826
GENERAL FUND Expenditure Total:		7,530,429	8,488,337	8,920,285	9,113,022	7,416,678	9,210,107	8,916,182	9,649,824
Net Total GENERAL FUND:		254,023	441,226	464,519	(48,410)	(339,559)	16,354	(24,900)	15,002
Highland Open Space SSD									
REVENUE									

20-30-90	Transfer from Cap Project Fund	0	0	0	0	0	0	0	0
20-30-91	Transfer from General Fund	85,000	50,000	128,000	106,924	0	150,000	150,000	160,000
Total REVENUE:		85,000	50,000	128,000	106,924	0	150,000	150,000	160,000
Fees									
20-32-01	Open Space Fee	271,625	277,250	281,798	283,353	239,719	280,560	286,000	280,560
Total Fees:		271,625	277,250	281,798	283,353	239,719	280,560	286,000	280,560
Property Sales									
20-34-10	Sale of Property	0	81,314	58,181	126,318	100,733	57,648	108,634	53,600
Total Property Sales:		0	81,314	58,181	126,318	100,733	57,648	108,634	53,600
OTHER REVENUE									
20-36-10	Interest Earnings	114	357	1,802	6,111	11,485	6,000	11,500	6,000
Total OTHER REVENUE:		114	357	1,802	6,111	11,485	6,000	11,500	6,000
PY Carryover									
20-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total PY Carryover:		0	0	0	0	0	0	0	0
Department: 40									
20-40-80	Indirect Overhead	0	0	0	0	0	0	0	0
Total Department: 40:		0	0	0	0	0	0	0	0
EXPENDITURE-OPEN SPACE									
20-43-11	Salaries/Wages	80,369	98,184	93,845	98,588	74,904	101,349	93,932	80,780
20-43-12	Overtime	4,301	3,569	3,169	3,828	2,839	3,000	3,500	3,500
20-43-13	Employee Benefits	43,337	47,505	54,558	59,497	44,649	65,475	56,574	42,743
20-43-14	Seasonal Employees	87,235	79,320	89,577	91,780	68,065	90,000	90,000	90,000
20-43-15	Radio Maintenance & Tower Rent	0	0	0	0	0	0	0	0
20-43-16	Mobile Telephones	385	0	0	0	0	0	0	0
20-43-17	Public Works Bldg Utilities	2,247	2,518	2,203	885	1,628	2,500	2,500	2,500
20-43-18	PW Shop Tools & Supplies	1,190	499	1,067	1,176	0	2,000	15,000	2,000
20-43-19	Flowers, Mulch, & Tree Replace	3,514	760	3,485	647	1,864	3,500	3,500	3,500
20-43-20	Beacon Hills Blvd os Maint	0	0	0	5,859	0	0	0	0
20-43-21	Fertilizer & Weed Killer	59,497	50,740	53,477	34,390	28,332	60,000	50,000	60,000
20-43-22	Trail Maintenance	25,527	0	701	21,500	0	15,000	15,000	65,000
20-43-23	Power to Clocks & Lights	6,194	5,582	6,097	5,825	4,964	6,500	6,000	6,500
20-43-24	Uniforms & Safety Wear	1,962	568	989	1,936	0	2,000	2,000	2,000
20-43-25	Office Supplies	0	0	0	0	0	0	0	0
20-43-26	Playground Maintenance & Rep.	9,499	26,951	13,321	14,432	2,900	15,000	15,000	15,000
20-43-36	Utility Billing	5,370	5,695	6,865	6,491	6,454	8,000	8,000	8,000
20-43-45	Credit Card Fees	0	0	0	3,250	2,754	3,500	3,500	3,500
20-43-61	Fuel & Oil	16,787	13,731	12,389	12,947	11,244	16,000	13,000	16,000
20-43-62	Property Maintenance	0	0	0	0	0	0	0	0
20-43-63	Repair and Maintenance	16,025	13,565	13,357	11,527	4,515	15,000	12,000	15,000
20-43-64	Sprinkler Repair	9,761	8,020	14,616	10,706	2,376	10,000	10,000	10,000
20-43-65	View Point Hillside Trees	0	0	0	0	0	0	0	0
20-43-73	Equipment Replacement	0	0	7,840	6,468	0	10,000	10,000	10,000
20-43-74	Capital Equipment	0	0	0	0	0	0	0	0
20-43-75	Internal Service IT Expense	0	0	0	0	0	0	0	660
20-43-80	Indirect Overhead	12,518	15,705	17,318	7,541	7,493	9,026	9,026	11,094
20-43-81	Insurance Expense	0	0	3,755	1,556	1,470	1,565	1,562	1,779
Total EXPENDITURE-OPEN SPACE:		385,718	372,910	398,628	400,830	266,451	439,415	420,094	449,556
Transfers									
20-90-90	Transfer to General Fund	0	0	0	0	0	0	0	0
20-90-91	Transfer to Other Funds	0	0	0	25,000	0	0	0	0
Total Transfers:		0	0	0	25,000	0	0	0	0
Highland Open Space SSD Revenue Total:		356,739	408,921	469,781	522,707	351,937	494,208	456,134	500,160
Highland Open Space SSD Expenditure Total:		385,718	372,910	398,628	425,830	266,451	439,415	420,094	449,556
Net Total Highland Open Space SSD:		(28,979)	36,011	71,152	96,877	85,486	54,793	36,039	50,604

Cemetery Perpetual Fund									
Revenue									
21-30-90	Transfer from General Fund	0	0	0	8,444	0	11,895	11,600	13,355
Total Revenue:		0	0	0	8,444	0	11,895	11,600	13,355
Revenue									
21-32-01	Cemetery Lot Sales	0	0	0	202,541	136,125	165,000	150,000	150,000
21-32-02	Perpetual Care Cemetery	0	0	0	0	0	0	0	0
21-32-03	Other Income	0	0	0	0	0	0	0	0
Total Revenue:		0	0	0	202,541	136,125	165,000	150,000	150,000
Other Income									
21-36-10	Interest Earnings	0	0	0	0	313	0	200	200
Total Other Income:		0	0	0	0	313	0	200	200
PY Carryover									
21-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total PY Carryover:		0	0	0	0	0	0	0	0
Expense									
21-43-11	Salaries/Wages	0	0	0	23,014	33,791	41,854	41,002	52,894
21-43-12	Overtime	0	0	0	3,815	3,712	2,500	4,000	4,000
21-43-13	Employee Benefits	0	0	0	12,990	21,050	24,800	25,713	28,286
21-43-14	Seasonal Employees	0	0	0	8,741	7,423	10,000	10,000	10,000
21-43-15	Radiio Maint. & Tower Rent	0	0	0	0	0	0	0	0
21-43-16	Mobile Telephones	0	0	0	0	0	0	0	0
21-43-17	Public Works Bldg Utilities	0	0	0	5,460	1,298	2,000	2,000	2,000
21-43-18	Public Works Shop Tools & Supp	0	0	0	983	1,765	1,800	2,000	1,800
21-43-19	Flowers, Mulch & Tree Replace	0	0	0	2,386	0	2,000	2,000	2,000
21-43-20	Sprinkler Repair & Maintenance	0	0	0	2,859	1,963	3,500	3,000	3,500
21-43-21	Fertilizer & Weed Killer	0	0	0	12,034	7,453	12,500	12,000	12,500
21-43-24	Operations & Maintenance	0	0	0	3,394	3,870	5,500	4,500	5,500
21-43-25	Fuel & Oil	0	0	0	2,554	1,643	2,500	2,500	2,500
21-43-26	Equip. Repairs & Maint.	0	0	0	2,212	3,509	3,500	2,500	3,500
21-43-27	Equipment Supplies	0	0	0	19	577	2,000	2,000	0
21-43-28	Equipment Lease & Maintenance	0	0	0	3,000	3,000	3,500	3,500	3,500
21-43-31	Engineering	0	0	0	0	0	0	0	0
21-43-36	Utility Billing	0	0	0	0	0	0	0	0
21-43-69	Office Equipment/IT	0	0	0	1,000	57	1,000	1,000	1,000
21-43-74	Capital Outlay	0	0	0	0	0	0	0	0
21-43-75	Internal Service IT Expense	0	0	0	0	0	0	0	460
21-43-76	Bad Debt Expense	0	0	0	0	0	0	0	0
21-43-80	Indirect Overhead	0	0	0	0	0	0	0	4,147
21-43-81	Insurance Expense	0	0	0	0	0	0	0	665
Total Expense:		0	0	0	84,462	91,111	118,954	117,715	138,252
TRANSFERS									
21-90-90	Transfer to General Fund	0	0	0	126,548	0	58,835	45,796	30,000
Total TRANSFERS:		0	0	0	126,548	0	58,835	45,796	30,000
Cemetery Perpetual Fund Revenue Total:		0	0	0	210,984	136,439	176,895	161,800	163,555
Cemetery Perpetual Fund Expenditure Total:		0	0	0	211,010	91,111	177,789	163,511	168,252
Net Total Cemetery Perpetual Fund:		0	0	0	(26)	45,328	(894)	(1,711)	(4,697)
Library Fund									
Transfer In									
22-30-90	Transfer from General Fund	0	0	0	0	0	61,000	75,500	0
Total Transfer In:		0	0	0	0	0	61,000	75,500	0
Tax Revenue									
22-31-10	Property Taxes	0	0	0	0	254,946	256,465	254,000	260,900
22-31-11	Delinquent Property Taxes	0	0	0	0	14,150	13,110	13,009	13,110
22-31-12	Motor Vehicle Tax	0	0	0	0	18,644	23,598	25,200	21,828
Total Tax Revenue:		0	0	0	0	287,740	293,173	292,209	295,838

Fees & Fines									
22-32-10	Fees & Fines	0	0	0	0	12,698	24,000	14,500	15,000
22-32-11	Non-Resident Cards	0	0	0	0	16,030	0	14,000	14,000
22-32-12	Proctoring Services	0	0	0	0	170	0	160	160
22-32-13	Printing	0	0	0	0	452	0	358	350
Total Fees & Fines:		0	0	0	0	29,350	24,000	29,018	29,510
Other Income									
22-36-10	Interest Income	0	0	0	0	712	0	500	400
22-36-11	Donations	0	0	0	0	126	200	117	300
22-36-12	Grants	0	0	0	0	8,100	15,000	15,000	17,000
22-36-13	Surplus	0	0	0	0	0	0	0	0
Total Other Income:		0	0	0	0	8,938	15,200	15,617	17,700
PY Carryover									
22-39-90	PY Carryover Budget	0	0	0	0	0	0	0	12,000
Total PY Carryover:		0	0	0	0	0	0	0	12,000
Operating Expenses									
22-43-11	Salaries/Wages	0	0	0	0	54,792	72,600	66,294	84,973
22-43-12	Overtime	0	0	0	0	0	0	0	0
22-43-13	Employee Benefits	0	0	0	0	32,215	51,800	38,987	48,248
22-43-14	Salaries/Wages Part-Time	0	0	0	0	89,432	119,215	109,393	131,013
22-43-21	Equipment	0	0	0	0	4,984	8,060	8,060	3,000
22-43-22	Library Board Expenses	0	0	0	0	23	50	50	1,500
22-43-23	Books & Materials	0	0	0	0	16,094	21,298	21,300	20,000
22-43-25	Mileage Reimbursement	0	0	0	0	205	200	200	200
22-43-26	Insurance & Bonds	0	0	0	0	0	0	0	0
22-43-27	Postage	0	0	0	0	342	500	500	250
22-43-28	IT Software	0	0	0	0	14,357	17,860	17,860	18,000
22-43-29	Printing	0	0	0	0	78	250	250	250
22-43-30	Programming	0	0	0	0	3,701	7,000	7,000	8,600
22-43-31	Phone Reimbursement	0	0	0	0	450	840	840	1,320
22-43-32	Uniforms/Emp. Misc.	0	0	0	0	2,529	3,000	3,000	2,500
22-43-33	Continuing Education	0	0	0	0	1,761	1,500	1,500	3,000
22-43-35	Office Supplies	0	0	0	0	2,132	2,500	1,978	3,000
22-43-50	Grant Expenditures	0	0	0	0	11,332	15,000	15,000	17,000
22-43-61	Indirect Overhead	0	0	0	0	1,481	1,777	1,777	8,724
22-43-62	Insurance Expense	0	0	0	0	7,194	8,633	8,633	1,175
22-43-63	Cross Charge Bldg. Maint.	0	0	0	0	6,984	7,450	7,450	0
22-43-64	Cross Charge Bldg. Utilities	0	0	0	0	9,312	8,428	8,428	0
22-43-65	Cross Charge Rent	0	0	0	0	37,256	44,707	44,707	0
22-43-66	Cross Charge Insurance	0	0	0	0	2,137	4,454	4,454	0
22-43-70	Capital Outlay	0	0	0	0	643	700	643	0
22-43-75	Internal Service IT Expense	0	0	0	0	0	0	0	2,530
Total Operating Expenses:		0	0	0	0	299,433	397,822	368,305	355,282
Transfers									
22-90-90	Transfer to General Fund	0	0	0	0	0	0	0	0
Total Transfers:		0	0	0	0	0	0	0	0
Library Fund Revenue Total:		0	0	0	0	326,028	393,373	412,344	355,048
Library Fund Expenditure Total:		0	0	0	0	299,433	397,822	368,305	355,282
Net Total Library Fund:		0	0	0	0	26,596	(4,449)	44,039	(234)
Debt Service Fund									
REVENUE									
30-30-90	Transfer from Capital Proj Bld	60,000	66,518	60,712	50,000	36,250	36,250	36,250	30,681
30-30-91	Transfer from General Fund	316,516	561,227	616,574	587,000	656,431	656,431	656,431	821,072
30-30-92	Transfer from Cap Proj Park	527,000	202,225	195,297	250,000	142,300	142,300	142,300	120,395
30-30-99	Other Sources-Bond Proceeds	3,970,000	4,970,000	0	0	0	0	0	0
Total REVENUE:		4,873,516	5,799,970	872,583	887,000	834,981	834,981	834,981	972,148

OTHER REVENUE									
30-33-30	Debt Service Fund Surplus	0	0	0	0	0	0	0	0
Total OTHER REVENUE:		0	0	0	0	0	0	0	0
Expenditures								0	
30-40-50	2006 Building Bond Principal	260,000	270,000	280,000	0	0	0	0	0
30-40-51	2006 Building Bond Interest	117,026	17,770	6,197	0	0	0	0	0
30-40-52	2007 Park Bond Principal	285,000	300,000	320,000	330,000	0	0	0	0
30-40-53	2007 Park Bond Interest	242,144	133,747	24,797	8,906	0	0	0	0
30-40-54	2015 Bond Principal (2006 Ref)	0	0	45,000	354,000	356,000	356,000	356,000	364,000
30-40-55	2015 Bond Interest (2006 Ref)	0	92,007	91,971	89,398	84,474	84,765	84,765	79,721
30-40-56	2016 Bond Principal (2007 Ref)	0	0	0	0	293,000	293,000	293,000	435,000
30-40-57	2016 Bond Interest (2007 Ref)	0	16,447	104,579	104,552	100,863	101,052	101,052	93,427
30-40-90	Bond Financing Costs	41,783	49,509	0	0	0	0	0	0
30-40-99	Other Uses-Refunding of Debt	3,928,217	4,920,491	0	0	0	0	0	0
Total Expenditures:		4,874,170	5,799,970	872,544	886,856	834,337	834,817	834,817	972,148
Debt Service Fund Revenue Total:		4,873,516	5,799,970	872,583	887,000	834,981	834,981	834,981	972,148
Debt Service Fund Expenditure Total:		4,874,170	5,799,970	872,544	886,856	834,337	834,817	834,817	972,148
Net Total Debt Service Fund:		(654)	0	39	144	644	164	164	0
CAPITAL IMPROVEMENT FUND-PARKS									
REVENUE									
40-30-90	Transfer from General Fund	0	0	0	0	358,055	358,055	358,055	0
40-30-91	Transfer from Other Funds	0	0	0	25,000	0	0	0	0
Total REVENUE:		0	0	0	25,000	358,055	358,055	358,055	0
FEES AND SERVICES									
40-34-71	Park Impact Fees	789,259	531,660	409,198	361,548	199,442	284,600	284,600	240,790
40-34-72	Service Fees	0	0	0	0	0	0	0	0
40-34-75	Miscellaneous Fees	0	0	0	0	0	0	0	0
40-34-76	Sale of Property	6,505	0	0	0	0	0	0	0
Total FEES AND SERVICES:		795,764	531,660	409,198	361,548	199,442	284,600	284,600	240,790
OTHER REVENUE									
40-36-10	Interest Income	3,625	7,459	10,719	19,408	25,697	10,000	26,000	20,000
40-36-15	Grants	0	0	0	0	0	0	0	0
40-36-19	Park Donations Beacon Hills	0	0	0	0	0	0	0	0
40-36-20	Park Donations Highland Glen	0	145	0	0	0	0	0	0
40-36-21	Bond Proceeds	0	0	0	0	0	0	0	0
Total OTHER REVENUE:		3,625	7,604	10,719	19,408	25,697	10,000	26,000	20,000
REVENUE-OTHER									
40-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total REVENUE-OTHER:		0	0	0	0	0	0	0	0
EXPENDITURES-PARK CAPITAL									
40-40-29	Reserve for Beacon Hills	0	0	0	0	0	0	0	0
40-40-31	Professional & Tech. Services	0	0	0	0	0	0	0	0
40-40-50	2007 Sales & Franchise Bond Pm	0	0	0	0	0	0	0	0
40-40-68	Town Center Park/Fence	0	0	32,065	0	0	0	0	0
40-40-69	Canterbury Park	0	0	0	0	0	0	0	0
40-40-70	Hillside Land Purchase	0	0	0	0	0	0	0	0
40-40-71	Major Park Constr/Repair	0	8,487	0	0	0	0	0	0
40-40-72	4800 W Soccer Fields/Park Road	0	0	0	0	0	0	0	0
40-40-73	Spring Creek Park Construction	0	0	0	0	0	0	0	0
40-40-74	Asset and Land Purchase	0	0	0	0	0	0	0	0
40-40-75	Park Equipment	0	0	0	0	0	0	0	0
40-40-76	Trails	61,303	31,281	0	0	0	0	0	0
40-40-77	Highland Hills Open Space	0	0	0	0	0	0	0	0
40-40-78	Mountain Ridge Park	0	0	0	0	54,289	125,309	30,000	0
40-40-79	Cemetery Capital Project	0	0	0	0	0	0	0	0
40-40-80	Highland Glen Park Imp	0	0	0	0	0	0	0	0

40-40-81	Highland Wter Bldg & El Park	0	0	0	0	0	0	0	0
40-40-82	Beacon Hills Park	0	0	0	0	0	0	0	0
40-40-83	Beacon Hills Trail	0	0	0	27,470	0	0	0	0
40-40-84	View Point Hillside Replanting	0	0	0	0	0	0	0	0
40-40-85	Interest Expense Bonds	0	0	0	0	0	0	0	0
40-40-86	Bond Trust Fees	3,023	3,137	5,850	2,100	2,100	2,100	2,100	2,100
40-40-90	Transfer to Capital Imp. Fund	0	0	0	0	0	0	0	0
Total EXPENDITURES-PARK CAPITAL:		64,326	42,905	37,915	29,570	56,389	127,409	32,100	2,100
TRANSFERS									
40-90-00	Transfer to General Fund	0	316,301	177,823	0	0	0	0	0
40-90-10	Transfer to Debt Service Fund	527,000	202,225	195,297	250,000	142,300	142,300	142,300	120,395
40-90-20	Transfer to Utility Fund	0	0	0	0	0	0	0	0
40-90-91	Transfer to Open Space Fund	0	0	0	0	0	0	0	0
Total TRANSFERS:		527,000	518,526	373,120	250,000	142,300	142,300	142,300	120,395
CAPITAL IMPROVEMENT FUND-PARKS Revenue Total:		799,389	539,264	419,917	405,956	583,194	652,655	668,655	260,790
CAPITAL IMPROVEMENT FUND-PARKS Expenditure Total:		591,326	561,431	411,035	279,570	198,689	269,709	174,400	122,495
Net Total CAPITAL IMPROVEMENT FUND-PARKS:		208,063	(22,166)	8,882	126,386	384,506	382,946	494,255	138,295
CAP IMP FUND ROAD PROJECTS									
REVENUE									
41-30-90	Transfer from General Fund	300,000	400,000	631,050	567,000	500,000	500,000	500,000	700,000
41-30-91	Transfer from Storm Water Fund	0	0	0	0	0	0	0	0
41-30-92	Transfer from Culinary Water	0	0	0	0	0	0	0	0
Total REVENUE:		300,000	400,000	631,050	567,000	500,000	500,000	500,000	700,000
INTERGOVERNMENTAL REVENUE									
41-33-56	Class C" Road Fund Allotment"	0	0	0	0	0	0	0	0
41-33-58	Sidewalk Grant	0	0	0	0	0	0	0	0
41-33-59	Knight Ave Reimbursement	0	0	0	0	0	0	0	0
41-33-60	MAG Grant Corrdor Preservation	0	0	0	0	0	0	0	0
Total INTERGOVERNMENTAL REVENUE:		0	0	0	0	0	0	0	0
FEES AND SERVICES									
41-34-72	Road Impact Fees	140,537	360,030	308,490	287,876	130,575	184,800	184,800	156,365
41-34-74	Miscellaneous Revenue from Dev	0	0	0	0	0	0	0	0
41-34-76	Rental Income	(27,013)	0	0	0	0	0	0	0
Total FEES AND SERVICES:		113,524	360,030	308,490	287,876	130,575	184,800	184,800	156,365
OTHER REVENUE									
41-36-10	Interest Income	(1,658)	334	3,549	16,140	23,086	7,500	23,500	20,000
41-36-12	Curb & Gutter Install	0	0	0	0	0	0	0	0
Total OTHER REVENUE:		(1,658)	334	3,549	16,140	23,086	7,500	23,500	20,000
REVENUE-OTHER									
41-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total REVENUE-OTHER:		0	0	0	0	0	0	0	0
EXPENDITURES-ROAD CAPITAL									
41-40-31	Engineering 6000 West Project	0	0	0	0	0	0	0	0
41-40-32	Engineering	0	0	0	0	0	0	0	0
41-40-60	Murdock Canal	0	0	0	0	0	0	0	0
41-40-61	East/West Corridor	0	0	0	0	0	0	0	0
41-40-62	Highland Blvd Repairs & Over	0	0	0	0	0	0	0	0
41-40-63	Corridor Preservation Land Pur	0	0	0	0	0	0	0	0
41-40-64	Murdock Connector	1,645	491	536	9,890	0	0	0	0
41-40-65	Loss/Sale 4800 West Homes	11,473	0	0	0	0	0	0	0
41-40-70	Capital Road Projects	690	0	1,813	0	0	0	0	0
41-40-71	Major Road Maintenance	285,238	695,432	236,047	306,148	290,568	500,000	500,000	600,000
41-40-72	Retainage on Prior Projects	0	0	0	0	0	0	0	0
41-40-73	UDOT/4800 West	0	0	0	0	0	0	0	0
41-40-74	Southwest Subdivision Improv	0	0	0	0	0	0	0	0
41-40-75	SR74 Road Project	0	0	0	0	0	0	0	0

41-40-76	4800 West MAG 2018	0	0	0	101,265	(84,125)	0	0	0
41-40-77	10250 N Reconstruction	0	0	0	0	0	0	0	0
41-40-78	Town Center Roads	0	0	0	0	0	0	0	0
41-40-79	6800 West (Matching)	0	0	0	0	0	0	0	100,000
41-40-80	5600 West Project	0	0	0	0	0	0	0	0
41-40-81	Capital Outlay-Equipment	0	0	0	0	0	0	0	0
41-40-82	Knight Avenue Rebuild	0	0	0	0	0	0	0	0
Total EXPENDITURES-ROAD CAPITAL:		299,046	695,923	238,396	417,303	206,443	500,000	500,000	700,000
CAP IMP FUND ROAD PROJECTS Revenue Total:		411,866	760,364	943,089	871,017	653,661	692,300	708,300	876,365
CAP IMP FUND ROAD PROJECTS Expenditure Total:		299,046	695,923	238,396	417,303	206,443	500,000	500,000	700,000
Net Total CAP IMP FUND ROAD PROJECTS:		112,821	64,442	704,693	453,714	447,219	192,300	208,300	176,365
CAP IMP FUND BUILDING									
REVENUE									
42-30-90	Transfer from General Fund	40,000	0	0	150,000	0	145,000	0	0
42-30-91	Transfer from Sewer Fund	0	0	0	0	0	0	0	0
42-30-92	Transfer from PI Fund	0	0	0	0	0	0	0	0
42-30-93	Transfer from Cap Proj Park	0	0	0	0	0	0	0	0
42-30-94	Transfer from Other Funds	0	0	0	0	0	300,000	300,000	300,000
Total REVENUE:		40,000	0	0	150,000	0	445,000	300,000	300,000
OTHER REVENUE									
42-36-10	Interest Income	(352)	340	359	1,213	3,671	500	3,400	0
42-36-12	PSD Impact Fee	105,506	144,876	112,107	110,587	49,992	72,500	72,500	61,362
Total OTHER REVENUE:		105,154	145,216	112,465	111,800	53,663	73,000	75,900	61,362
REVENUE-OTHER									
42-39-40	Miscellaneous Income	0	0	0	0	0	0	0	0
42-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total REVENUE-OTHER:		0	0	0	0	0	0		0
EXPENDITURES-BUILDING CAPITAL									
42-40-66	Salt Storage Bldg.	0	0	0	0	9,942	145,000	14,500	145,000
42-40-67	New Parks Maintenance Bldg.	7,320	0	0	0	186	300,000	300,000	300,000
42-40-68	New City Hall	0	0	0	0	0	0	0	0
42-40-69	Old City Hall Remodel	0	0	0	0	0	0	0	0
42-40-70	Fire Station	0	0	0	0	0	0	0	0
42-40-71	Miscellaneous Costs	0	0	0	0	0	0	0	0
42-40-72	Police & Court Building	0	0	0	0	0	0	0	0
42-40-75	Interest Expense Bonds	0	0	0	0	0	0		0
42-40-86	Bond Fees	0	916	2,100	2,100	2,100	2,100	2,100	2,100
Total EXPENDITURES-BUILDING CAPITAL:		7,320	916	2,100	2,100	12,229	447,100	447,100	447,100
TRANSFERS OUT									
42-90-00	Transfer To Debt Service	60,000	66,518	60,712	50,000	36,250	36,250	36,250	30,681
42-90-01	Transfer to General Fund	0	75,010	37,611	0	0	0	0	0
Total TRANSFERS OUT:		60,000	141,529	98,323	50,000	36,250	36,250	36,250	30,681
CAP IMP FUND BUILDING Revenue Total:		145,154	145,216	112,465	261,800	53,663	518,000	375,900	361,362
CAP IMP FUND BUILDING Expenditure Total:		67,320	142,445	100,423	52,100	48,479	483,350	447,100	477,781
Net Total CAP IMP FUND BUILDING:		77,834	2,772	12,042	209,700	5,184	34,650	(71,200)	(116,419)
NW Annexation Cap Project									
43-1111	Cash in Checking	0	0	0	0	0	0	0	0
REVENUE								0	
43-30-80	Transfer from Capital Project	0	0	0	0	0	0	0	0
43-30-90	Transfer from General Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
OTHER REVENUE								0	
43-36-10	Interest Income	455	663	1,069	1,807	2,315	1,000	2,400	0
Total OTHER REVENUE:		455	663	1,069	1,807	2,315	1,000	2,400	0

REVENUE-OTHER									
43-39-10	NW Impact Fee Water	0	694	0	0	0	0	0	0
43-39-20	NW Impact Fee-Press Irr	11,738	0	0	0	0	0	0	0
43-39-30	NW Impact Fee- Sewer	2,800	0	0	0	0	0	0	0
43-39-40	NW Impact Fees-Road	996	0	0	0	0	0	0	0
43-39-50	NW Storm Sewer	0	0	0	0	0	0	0	0
43-39-51	Well Water Surcharge	0	0	0	0	0	0	0	0
43-39-90	PY Carryover Budgeted	0	0	0	0	0	0	0	0
43-39-91	NW PI Ivory	0	0	0	0	0	0	0	0
43-39-92	NW Road	0	0	0	0	0	0	0	0
43-39-93	NW Road Ivory	0	0	0	0	0	0	0	0
Total REVENUE-OTHER:		15,534	694	0	0	0	0	0	0
Expenditures-NW Capital									
43-40-70	Impact Fee Study	0	0	0	0	0	0	0	0
Total Expenditures-NW Capital:		0	0	0	0	0	0	0	0
TRANSFERS									
43-90-90	Transfer to Capital Imp Fund	0	0	0	0	0	0	0	0
Total TRANSFERS:		0	0	0	0	0	0	0	0
NW Annexation Cap Project Revenue Total:		15,989	1,357	1,069	1,807	2,315	1,000	2,400	0
NW Annexation Cap Project Expenditure Total:		0	0	0	0	0	0	0	0
Net Total NW Annexation Cap Project:		15,989	1,357	1,069	1,807	2,315	1,000	2,400	0
Town Center Exaction fee Cap									
REVENUE									
44-30-80	Transfer from Capital Project	0	0	0	0	0	0	0	0
44-30-90	Transfer from General Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
OTHER REVENUE									
44-36-10	Interest Income	1,596	2,718	4,482	7,581	9,713	1,500	10,000	1,500
44-36-13	Town Center Exaction	60,701	55,996	0	0	0	0	0	0
Total OTHER REVENUE:		62,296	58,715	4,482	7,581	9,713	1,500	1,000	1,500
REVENUE-OTHER									
44-39-90	PY Carryover Budgeted	0	0	0	0	0	300,000	300,000	300,000
Total REVENUE-OTHER:		0	0	0	0	0	300,000	300,000	300,000
Expenditures-Town Center Exact									
44-40-70	Exaction Fee Reimbursed to Dev	0	0	0	0	0	0	0	0
Total Expenditures-Town Center Exact:		0	0	0	0	0	0	0	0
TRANSFERS									
44-90-90	Transfer to Capital Imp Fund	0	0	0	0	0	300,000	300,000	300,000
Total TRANSFERS:		0	0	0	0	0	300,000	300,000	300,000
Town Center Exaction fee Cap Revenue Total:		62,296	58,715	4,482	7,581	9,713	301,500	310,000	301,500
Town Center Exaction fee Cap Expenditure Total:		0	0	0	0	0	300,000	300,000	300,000
Net Total Town Center Exaction fee Cap:		62,296	58,715	4,482	7,581	9,713	1,500	10,000	1,500
SEWER FUND									
REVENUE									
52-30-90	Transfer from General Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
REVENUE									
52-37-10	Sewer Services	1,797,899	1,865,714	1,942,857	2,012,982	1,697,683	2,053,025	2,031,583	2,055,561
52-37-20	Impact Fees	323,822	347,023	269,272	204,339	117,992	138,208	138,208	116,929
52-37-30	Penalties	0	0	0	0	0	0	0	0
52-37-50	Sewer Finance	3,789	2,504	2,527	352	139	300	111	200
Total REVENUE:		2,125,510	2,215,240	2,214,655	2,217,673	1,815,814	2,191,533	2,169,902	2,172,690
MISCELLANEOUS REVENUE									
52-38-10	Interest Earnings	11,689	19,543	33,339	59,258	82,531	45,000	84,000	62,000
52-38-11	Developer Contributions	34,871	75,383	459,095	776,087	0	0	0	0
52-38-80	Miscellaneous	0	0	(150)	0	5,205	0	0	0

52-38-90	Miscellaneous	0	0	0	0	0	0	0	0
52-38-95	PY Carryover	0	0	0	0	0	0	0	0
Total MISCELLANEOUS REVENUE:		46,560	94,926	492,284	835,345	87,735	45,000	84,000	62,000
Contributions									
52-39-50	Developer Contributions	0	0	0	0	0	0	0	0
Total Contributions:		0	0	0	0	0	0	0	0
EXPENDITURES-SEWER FUND									
52-40-11	Salaries/Wages	150,848	152,070	134,451	170,618	112,525	143,942	137,813	138,025
52-40-12	Overtime	4,105	4,017	4,568	4,960	3,054	4,000	4,000	4,000
52-40-13	Employee Benefits	85,345	74,308	75,078	76,136	54,997	80,637	66,942	69,981
52-40-17	Radio Maintenance & Tower Rent	0	0	0	0	99	0	100	100
52-40-18	Mobile Telephones	1,474	1,614	2,058	2,825	2,082	2,500	2,500	2,500
52-40-19	PW Building Utilities	1,859	1,839	1,917	885	1,449	2,500	2,500	2,500
52-40-20	Insurance Expense	22,729	13,640	18,201	14,658	11,245	11,966	11,245	10,779
52-40-21	Professional Org. Memberships	0	0	0	0	0	0	0	0
52-40-22	Public Notices	0	0	0	0	0	0	0	0
52-40-23	Continuing Education	846	2,083	1,055	2,043	1,264	2,000	2,000	2,500
52-40-24	Office Supplies/IT	0	744	1,403	36	962	3,000	2,000	1,500
52-40-25	Equip-Repair & Maintenance	0	0	0	0	1,597	0	1,600	5,000
52-40-26	Depreciation Expense	320,603	320,681	334,641	350,107	305,191	319,000	364,672	320,000
52-40-27	Power for Lift Stations	14,274	14,345	12,026	14,457	10,330	16,000	15,000	15,000
52-40-28	Fuel and Oil	3,105	2,701	2,658	3,526	2,368	3,500	2,664	7,000
52-40-29	Uniforms & Safety Wear	1,927	809	902	1,489	897	1,700	1,500	1,500
52-40-30	Equipment Supplies	216	0	1,791	531	0	1,700	1,000	0
52-40-32	Engineering/Prof Services	18,547	33,206	9,437	4,270	19,981	25,000	25,000	20,000
52-40-33	Lift Stations Maint. & Repairs	9,560	4,545	3,494	3,427	4,915	10,000	10,000	10,000
52-40-34	PW Shop Tools & Supplies	1,190	1,979	1,463	1,502	0	2,000	2,000	2,000
52-40-35	Blue Stakes Expense	0	0	0	87	87	300	3,000	300
52-40-36	Utility Billing	14,018	14,093	15,109	6,491	6,454	8,000	8,000	8,000
52-40-37	Credit card fees	7,683	8,317	10,627	3,250	2,754	3,500	3,500	35,000
52-40-40	Inspections	0	0	0	0	0	0	0	0
52-40-41	System Repairs	1,714	4,852	16,101	2,858	2,844	15,000	15,000	15,000
52-40-42	TSSD Collection & Disposal Fee	920,341	1,040,125	1,177,620	1,215,705	923,176	1,400,000	1,300,000	1,400,000
52-40-43	American Fork Sewer Fees	29,142	29,160	29,156	29,158	21,869	35,000	30,000	35,000
52-40-50	Scada Upgrade	0	0	150	748	0	1,000	1,000	1,000
52-40-59	Capital Equipment Purchases	0	0	0	0	0	0	0	0
52-40-70	Capitay Outlay-LIft Station Ph	0	0	0	0	0	0	0	0
52-40-71	10400 N Project (Imp Fee)	0	0	0	0	0	0	0	0
52-40-72	Dry Creek Sewer Line/Lift St	227,110	0	0	0	0	0	0	0
52-40-73	Capital Expenses/Projects	9,649	46,730	144,931	132,028	(13,865)	216,066	216,066	201,787
52-40-74	Capital Outlay-Equipment	0	0	0	1,410	0	100,427	100,427	0
52-40-75	Interest Expense	0	0	0	0	0	0	0	0
52-40-76	Bad Debt Expense	136	52	34	1	9	0	0	0
52-40-78	Murdock Canal Piping Utilities	0	0	0	0	0	0	0	0
52-40-80	Indirect Overhead	34,002	60,027	67,986	53,450	42,002	51,767	51,767	58,462
52-40-85	Internal Service IT Expense	0	0	0	0	0	0	0	1,130
52-40-90	Transfer to Capital Imp Fund	0	0	0	0	0	0	0	0
52-40-91	Transfer to Storm Water Fund	0	0	0	0	0	0	0	0
52-40-92	Transfer to Pressurized Irr	0	0	0	0	0	0	0	0
52-40-99	GASB 68 Benefits Expense	(8,799)	(6,952)	6,686	(2,366)	0	0	0	0
Total EXPENDITURES-SEWER FUND:		1,871,626	1,824,985	2,073,544	2,094,290	1,518,286	2,460,505	2,381,296	2,368,064
SEWER FUND Revenue Total:		2,172,070	2,310,166	2,706,939	3,053,018	1,903,549	2,236,533	2,253,902	2,234,690
SEWER FUND Expenditure Total:		1,871,626	1,824,985	2,073,544	2,094,290	1,518,286	2,460,505	2,381,296	2,368,064
Net Total SEWER FUND:		300,444	485,181	633,395	958,728	385,263	(223,972)	(127,394)	(133,374)

PRESSURIZED IRRIGATION FUND									
REVENUE									
53-30-90	Transfer from General Fund	0	73,000	0	0	0	0	0	0
53-30-91	Transfer From NW Capital	0	0	0	0	0	0	0	0
53-30-92	Transfer from Sewer Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	73,000	0	0	0	0	0	0
REVENUE									
53-37-05	Transfer from Other Funds	0	0	0	0	0	0	0	0
53-37-10	Service Charges	1,313,812	1,336,600	2,116,759	2,164,823	1,819,956	2,190,436	2,185,278	2,211,408
53-37-11	Special Service Charges	49,213	400	9,030	18,338	394,365	395,000	394,365	0
53-37-20	Impact Fees	112,117	323,571	328,644	278,259	140,511	148,000	148,000	129,779
53-37-30	Penalties	0	0	0	0	0	0	0	0
53-37-31	PI Water Meters	0	0	26,312	35,769	18,503	20,000	20,000	15,000
Total REVENUE:		1,475,141	1,660,571	2,480,746	2,497,189	2,373,335	2,753,436	2,747,643	2,356,187
MISCELLANEOUS REVENUE									
53-38-10	Interest Earnings	27	1,018	6,792	28,924	61,789	18,000	72,860	40,000
53-38-11	Developer Contributions	22,121	115,919	182,428	505,576	0	0	0	0
53-38-90	Water Share-Grant Revenue	0	0	0	0	0	0	0	0
53-38-95	PY Carryover	0	0	0	0	0	0	0	0
Total MISCELLANEOUS REVENUE:		22,148	116,937	189,220	534,500	61,789	18,000	72,860	40,000
REVENUE-OTHER									
53-39-50	Developer Contributions	0	0	0	0	0	0	0	0
53-39-90	Gravel Contract Revenue	0	0	0	0	0	0	0	0
53-39-95	Other Non-Operating Revenue	0	0	0	0	5,253	0	0	0
Total REVENUE-OTHER:		0	0	0	0	5,253	0	0	0
EXPENDITURES-PI FUND									
53-40-11	Salaries/Wages	98,523	102,695	115,539	114,829	103,672	113,224	118,565	149,738
53-40-12	Overtime	3,288	4,690	7,731	4,602	3,778	4,000	4,500	4,000
53-40-13	Employee Benefits	62,553	51,739	59,110	57,196	50,826	60,050	58,223	75,007
53-40-14	Seasonal Employees	0	122	0	0	0	5,000	5,000	5,000
53-40-15	Technical Manuals & Code Books	0	0	0	0	0	0	0	0
53-40-16	Security System Maintenance	1,200	1,100	600	0	0	0	0	0
53-40-17	Radio Maintenance & Tower Rent	0	0	0	0	20	0	0	0
53-40-18	Mobile Telephones	1,899	1,825	1,655	1,792	1,425	1,700	1,700	1,700
53-40-19	PW Building Utilities	1,666	2,130	2,199	885	1,298	2,700	2,700	2,700
53-40-20	Insurance Expense	20,337	21,737	26,311	21,309	20,198	20,512	20,198	17,828
53-40-21	Professional Org. Memberships	700	865	865	888	760	1,000	1,000	1,000
53-40-22	Uniforms & Safety Wear	250	658	606	299	196	600	600	600
53-40-23	Continuing Education	711	1,135	285	569	719	1,000	1,000	1,000
53-40-24	Office Supplies/IT	0	0	1,413	600	353	600	600	600
53-40-25	Equip-Repairs & Maintenance	658	0	0	0	0	0		0
53-40-26	Depreciation Expense	395,413	400,343	405,127	415,764	346,085	393,000	415,371	393,000
53-40-27	Power For Lift Stations	118,906	157,493	165,679	158,469	128,926	190,000	180,000	190,000
53-40-28	Fuel & Oil	2,716	2,058	1,850	1,784	1,558	2,600	2,600	2,200
53-40-29	Equipment Supplies	675	759	1,985	816	632	1,500	1,500	1,000
53-40-30	PI Meter Purchases	0	0	0	24,364	21,372	20,000	20,000	20,000
53-40-31	Professional & Tech. Services	14,825	11,357	11,770	27,935	18,467	15,000	15,000	20,000
53-40-32	Engineering Expenses	2,500	2,500	5,000	2,500	2,500	0	2,500	0
53-40-33	PI Master Plan	0	0	0	0	5,945	35,000	35,000	0
53-40-35	Blue Stakes Expenses	0	892	676	838	752	1,500	1,500	1,200
53-40-36	Utility Billing	5,913	5,956	7,385	6,491	6,454	8,000	8,000	8,000
53-40-37	P. W Shop Tools & Supplies	1,190	1,407	1,395	1,583	183	1,800	1,600	1,500
53-40-38	Pump Station & Booster Repairs	2,524	0	10,729	16,583	1,735	15,000	15,000	15,000
53-40-40	SCADA Maintenance	1,478	155	(579)	815	0	2,500	2,500	1,000
53-40-41	System Repairs	46,099	4,898	12,419	14,993	100	17,000	17,000	17,000
53-40-43	System Connection Costs	0	0	0	0	0	0	0	0

53-40-45	Credit Card Fees	0	0	0	3,250	2,754	3,500	3,500	3,500
53-40-52	Scada Upgrade	0	0	0	0	0	0	0	0
53-40-59	Capital Equipment Purchases	0	0	0	705	0	100,427	100,427	0
53-40-60	Capital Expenses/Projects	0	0	0	0	0	321,368	321,368	321,368
53-40-71	Bond Principal Payment	0	0	0	0	0	365,000	365,000	380,000
53-40-72	Bond Disclosure Etc. Fees	2,397	2,405	2,453	2,500	2,500	2,500	2,500	2,500
53-40-73	Water Share Purchases	0	0	0	0	0	0	0	0
53-40-74	Water Share Assessments	339,034	336,926	334,943	324,843	500,956	570,000	500,946	395,000
53-40-75	Interest Expense Bonds	107,143	96,655	72,884	71,150	61,990	62,513	61,990	47,913
53-40-76	Bad Debt Expense	156	28	13	6	190	0	0	0
53-40-77	Interest Expense Saved Shares	46,839	61,879	60,062	48,616	0	100,000	100,000	60,000
53-40-78	Murdock Canal Piping Utilities	0	0	0	0	0	0	0	0
53-40-79	Loss On Disposition of Assets	0	0	0	0	0	0	0	0
53-40-80	Indirect Overhead	30,424	54,130	62,769	30,284	42,698	50,226	50,226	56,817
53-40-81	Equipment Lease & Maintenance	3,250	3,250	3,250	3,250	3,250	3,500	3,500	3,500
53-40-85	Internal Service IT Expense	0	0	0	0	0	0	0	1,180
53-40-90	Transfer Out Oth Non Operating	57,100	57,100	0	0	0	0	0	108,000
53-40-99	GASB 68 Benefits Expense	(5,144)	(4,367)	4,729	(1,915)	0	0	0	0
Total EXPENDITURES-PI FUND:		1,365,222	1,384,520	1,380,854	1,358,592	1,332,292	2,492,320	2,441,115	2,308,850
PRESSURIZED IRRIGATION FUND Revenue Total:		1,497,289	1,850,508	2,669,966	3,031,688	2,440,377	2,771,436	2,820,503	2,396,187
PRESSURIZED IRRIGATION FUND Expenditure Total:		1,365,222	1,384,520	1,380,854	1,358,592	1,332,292	2,492,320	2,441,115	2,308,850
Net Total PRESSURIZED IRRIGATION FUND:		132,067	465,987	1,289,112	1,673,097	1,108,085	279,117	379,387	87,338
STORM SEWER FUND									
REVENUE									
54-30-90	Transfer from General Fund	0	0	0	0	0	0	0	0
54-30-91	Transfer From Sewer Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
LICENSES AND PERMITS									
54-32-10	Permits	0	0	0	0	0	0	0	0
Total LICENSES AND PERMITS:		0	0	0	0	0	0	0	0
REVENUE									
54-37-40	Storm Sewer Collection Fees	345,510	356,724	442,462	458,992	389,747	472,883	465,527	468,572
54-37-60	Storm Sewer NW Impact Fees	0	0	0	0	0	0	0	0
54-37-70	Permit Fee New Construction	102,000	118,500	87,750	72,750	42,000	48,750	48,750	41,250
Total REVENUE:		447,510	475,224	530,212	531,742	431,747	521,633	514,277	509,822
MISCELLANEOUS REVENUE									
54-38-10	Interest Earnings	1,933	3,849	8,470	18,026	26,188	13,000	30,757	20,000
54-38-11	Developer Contributions	0	105,432	219,569	824,564	0	0	0	0
54-38-90	Miscellaneous	0	0	0	0	19,500	0	19,500	0
54-38-95	PY Carryover Budgeted	0	0	0	0	0	0	0	0
Total MISCELLANEOUS REVENUE:		1,933	109,281	228,039	842,590	45,688	13,000	50,257	20,000
REVENUE-OTHER									
54-39-50	Developer Contributions	0	0	0	0	0	0	0	0
Total REVENUE-OTHER:		0	0	0	0	0	0	0	0
EXPENDITURES-STORM SEWER									
54-40-11	Salaries/Wages	104,903	96,093	80,058	89,260	74,318	90,250	89,462	104,491
54-40-12	Overtime	12	98	61	662	1,890	500	1,500	1,000
54-40-13	Employee Benefits	68,969	55,570	42,296	45,214	36,525	48,801	43,454	54,304
54-40-15	Seasonal Employees	780	0	1,505	1,932	1,166	10,000	10,000	10,000
54-40-16	Technical Manuals & Code Books	0	0	0	0	0	0	0	0
54-40-17	Radio Maintenance & Tower Rent	0	0	0	0	20	0	0	0
54-40-18	Mobile Telephones	1,172	859	522	533	331	700	700	700
54-40-19	PW Building Utilities	1,700	1,747	2,015	885	1,298	2,500	2,500	2,500
54-40-20	Continuing Education	650	360	552	147	166	600	500	600
54-40-21	Computer Programs & Software	750	0	0	0	0	0	0	0
54-40-22	Uniforms & Safety Wear	358	496	269	125	0	200	200	200

54-40-23	Professional Org. Memberships	3,700	0	0	0	0	0	0	0
54-40-24	Office Supplies/IT	0	0	1,352	815	86	700	700	700
54-40-25	System Reconstruction	32,045	23,992	32,706	40,948	5,320	40,000	40,000	40,000
54-40-26	Depreciation Expense	120,114	120,645	125,271	132,023	117,164	120,000	140,597	120,000
54-40-27	Street Sweeping	0	0	13,384	6,794	8,165	23,870	20,000	23,870
54-40-29	Equipment Supplies	0	400	2,009	0	0	500	500	500
54-40-30	Cell Phone	0	0	0	0	0	0	0	0
54-40-31	Fuel and Oil Expense	1,450	846	910	477	0	600	600	600
54-40-32	Professional Services	5,478	10,057	7,751	8,716	12,080	15,000	15,000	15,000
54-40-33	School Education Programs	0	0	0	0	0	0	0	0
54-40-34	Contractor Education Programs	0	0	0	0	0	0	0	0
54-40-35	Public Information	0	0	0	0	0	500	0	0
54-40-36	Utility Billing	5,952	5,621	7,385	7,441	6,454	8,000	8,000	8,000
54-40-37	Utah County Coalition	2,438	2,025	2,101	2,101	2,101	2,500	2,500	2,500
54-40-38	PW Shop Tools & Supplies	1,190	1,200	668	1,003	0	1,200	1,200	1,200
54-40-39	Insurance Expense	4,152	3,671	4,363	3,215	3,144	3,270	3,144	2,124
54-40-40	Debris Basin Annual Maintenanc	9,131	(2,281)	7,500	7,481	(3,981)	7,500	(3,981)	5,000
54-40-41	System Repairs & Maintenance	20,525	33,966	78,076	14,598	0	55,000	55,000	55,000
54-40-42	Maintenance & Repairs:Vehicles	1,025	201	0	0	102	1,000	1,000	1,000
54-40-43	Sweeper Truck:Brooms & Parts	2,680	7,176	475	0	0	750	750	750
54-40-44	Sweeper Truck: Maint. & Repair	8,696	6,571	850	0	0	2,500	2,500	2,500
54-40-45	Sweeper Truck: Fuel & Oil	2,392	586	0	0	0	750	750	750
54-40-46	Accena Group	0	15,960	35,910	45,216	42,705	42,000	51,000	66,000
54-40-47	Credit Card Fees	0	0	0	3,250	2,754	3,500	3,500	3,500
54-40-50	Storm Sewer Construction	0	0	0	0	0	0	0	0
54-40-51	6150 W Storm Drain Pipe	0	0	0	0	0	0	0	0
54-40-52	Beacon Hills Sports Park	0	0	0	0	0	0	0	0
54-40-53	Highland Sub Pl #1 Det Basin	0	0	0	0	0	0	0	0
54-40-59	Capital Equipment Purchase	0	0	0	1,410	0	100,427	100,427	0
54-40-60	Salt Bin Storage	0	0	0	0	0	0	0	0
54-40-74	Capital Expenses/Projects	0	0	0	0	0	0	0	0
54-40-76	Interest Expense	0	0	0	0	0	0	0	0
54-40-77	Bad Debt Expense	0	0	5	2	26	0	0	0
54-40-80	Indirect Overhead	6,211	15,321	14,972	8,415	10,164	12,227	12,227	13,248
54-40-85	Internal Service IT Expense	0	0	0	0	0	0	0	1,040
54-40-90	Transfer to Debris Basin Fund	0	0	0	0	0	0	0	0
54-40-91	Transfer to Capital Proj Build	0	0	0	0	0	0	0	0
54-40-99	GASB 68 Benefits Expense	(6,620)	(5,189)	3,395	(1,217)	0	0	0	0
Total EXPENDITURES-STORM SEWER:		399,852	395,990	466,361	421,446	321,998	595,345	603,731	537,077
Transfers									
54-90-92	Transfer to Capital Proj Road	0	0	0	0	0	0	0	0
Total Transfers:		0	0	0	0	0	0	0	0
STORM SEWER FUND Revenue Total:		449,442	584,505	758,251	1,374,331	477,435	534,633	564,534	529,822
STORM SEWER FUND Expenditure Total:		399,852	395,990	466,361	421,446	321,998	595,345	603,731	537,077
Net Total STORM SEWER FUND:		49,590	188,515	291,890	952,886	155,436	(60,711)	(39,196)	(7,255)
CULINARY WATER FUND									
REVENUE									
55-30-90	Transfer from General Fund	0	0	0	0	0	0	0	0
55-30-91	Transfer from NW Capital Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
REVENUE									
55-37-10	Service Charges	740,869	784,766	787,996	828,579	692,188	851,379	837,908	844,984
55-37-20	Connection Fees	200,770	77,360	59,054	46,164	27,685	34,800	34,800	29,480
55-37-30	Penalties	0	0	320	400	80	0	0	0
55-37-31	Meter Fees	45,804	3,412	0	0	0	0	0	0
55-37-32	Acct Set-up/Close	6,568	7,475	6,800	5,950	4,575	5,200	5,200	5,000

Total REVENUE:		994,011	873,013	854,171	881,093	724,528	891,379	877,908	879,464
MISCELLANEOUS REVENUE									
55-38-10	Interest Earnings	7,493	12,654	23,413	43,641	58,411	32,000	68,924	42,000
55-38-11	Developer Contributions	37,122	192,646	370,054	700,261	0	0	0	0
55-38-51	Contribution Highland Water Co	0	0	0	0	0	0	0	0
55-38-90	Water Share-Grant revenue	0	0	0	0	0	0	0	0
55-38-95	PY Carryover	0	0	0	0	0	0	0	0
Total MISCELLANEOUS REVENUE:		44,615	205,300	393,467	743,902	58,411	32,000	68,924	42,000
REVENUE-OTHER									
55-39-05	Tranfer from Other funds	0	0	0	0	0	0	0	0
55-39-50	Municipal Contributions	0	0	0	0	0	0	0	0
55-39-90	Sundry Revenues	0	0	80	0	5,255	0	5,255	0
Total REVENUE-OTHER:		0	0	80	0	5,255	0	5,255	0
EXPENDITURES-CULINARY WATER									
55-40-11	Salaries/Wages	127,138	127,051	118,678	125,249	115,413	127,971	134,710	143,911
55-40-12	Overtime	6,537	4,915	7,175	7,632	6,173	6,000	6,000	6,000
55-40-13	Employee Benefits	73,375	61,640	67,444	63,951	58,896	70,117	68,752	76,139
55-40-14	Seasonal Employees	0	122	636	3,445	0	5,000	5,000	5,000
55-40-15	Technical Manuals & Code Books	0	0	0	0	0	0	0	0
55-40-17	Radio Maint. & Tower Rental	0	0	120	504	283	0	0	100
55-40-18	Mobile Telephones	19	0	0	0	0	0	0	0
55-40-19	PW Building Utilities	2,336	2,584	1,949	1,076	1,298	2,800	2,800	2,800
55-40-20	Security System Maintenance	2,400	2,499	2,999	0	0	0	0	0
55-40-21	Professional Org. & Training	700	715	715	738	760	750	60	750
55-40-22	Uniforms & Safety Wear	250	725	402	658	541	800	800	800
55-40-23	Continuing Education	1,578	2,193	2,771	2,384	2,870	2,000	2,870	2,500
55-40-24	Office Supplies/IT	0	92	1,352	878	278	500	500	500
55-40-25	Equip.-Repairs & Maintenance	0	0	0	0	0	0	0	0
55-40-26	Depreciation Expense	303,503	304,971	309,262	315,196	274,320	303,000	329,178	303,000
55-40-27	Power For Wells & Lift Station	132,402	158,669	150,704	190,937	103,378	170,000	170,000	170,000
55-40-28	Fuel Expense Vehicles	5,815	4,384	3,167	5,386	4,433	6,300	6,300	5,500
55-40-29	Mobile Phones	2,527	3,295	3,183	3,090	1,703	3,300	3,300	3,300
55-40-30	Water Testing & Notification	15,001	6,747	15,116	7,143	9,433	13,000	13,000	13,000
55-40-31	Engineering & Professional Ser	16,132	10,475	10,404	22,438	23,309	20,000	23,500	20,000
55-40-32	Credit Card Fees	0	0	1,116	3,250	2,754	3,500	3,500	3,500
55-40-33	Insurance Expense	12,783	9,403	12,481	8,711	7,958	8,165	7,958	11,944
55-40-34	Equipment Supplies	2,456	2,620	4,256	4,029	2,347	3,500	3,500	3,500
55-40-35	Blue Stakes Expenses	775	807	661	1,227	632	1,400	1,400	1,200
55-40-36	Utility Billing	16,475	17,624	19,293	6,687	6,454	8,000	8,000	8,000
55-40-37	PW Shop Tools & Supplies	1,832	1,744	1,669	1,661	363	2,000	2,000	1,800
55-40-38	Pump Station & Booster Repairs	13,764	3,318	34,569	10,218	515	0	515	2,800
55-40-39	SCADA Maintenance	1,244	1,087	95	1,095	2,186	3,100	3,100	2,200
55-40-41	System Repairs	13,522	29,121	25,635	105,964	16,471	40,000	40,000	55,000
55-40-50	Capital Expenses Projects	0	0	0	0	0	290,000	290,000	290,000
55-40-51	Capital Outlay Equipment	0	0	0	0	0	0	0	0
55-40-52	SCADA Upgrade	0	0	0	0	0	0	0	0
55-40-55	Water Meter Purchases	52,498	54,103	39,057	72,529	24,411	65,000	65,000	55,000
55-40-73	Water Share Purchases	0	0	0	0	0	0	0	0
55-40-74	Water Share Assessments	964	1,606	1,564	150	1,016	1,600	1,600	1,600
55-40-75	Interest Expense	0	0	0	0	0	0	0	0
55-40-76	Bad Debt Expense	198	16	16	8	49	0	40	0
55-40-77	Pressure Reducing Valves	0	0	0	0	0	0	0	0
55-40-78	Capital Outlay	0	10,050	0	1,304	0	100,427	100,427	0
55-40-79	Cross Conn. Control Upgrades	9,566	4,334	4,876	5,276	438	7,000	7,000	5,000
55-40-80	Indirect Overhead	19,123	35,278	40,984	23,107	23,649	27,961	27,961	30,187
55-40-81	Well Rebuilds	22,715	1,256	45,433	0	0	63,600	63,600	0

55-40-82	Water Tank Demolition	0	0	0	0	0	0	0	0
55-40-83	Water Line 4800 West	0	0	0	0	0	0	0	0
55-40-84	Murdock Canal Piping Utilities	0	0	0	0	0	0	0	0
55-40-85	Equipment Rental & Maintenance	3,250	3,250	3,250	3,250	3,250	3,500	3,500	3,500
55-40-86	Internal Service IT Expense	0	0	0	0	0	0	0	1,180
55-40-90	Transfer to Capital Projects	0	0	0	0	0	0	0	0
55-40-99	GASB 68 Benefits Expense	(7,393)	(5,778)	5,961	(3,111)	0	0	0	0
Total EXPENDITURES-CULINARY WATER:		853,483	860,914	936,994	996,060	695,582	1,360,291	1,395,872	1,229,710
CULINARY WATER FUND Revenue Total:		1,038,626	1,078,313	1,247,718	1,624,996	788,193	923,379	952,087	921,464
CULINARY WATER FUND Expenditure Total:		853,483	860,914	936,994	996,060	695,582	1,360,291	1,395,872	1,229,710
Net Total CULINARY WATER FUND:		185,143	217,399	310,724	628,936	92,611	(436,913)	(443,785)	(308,246)
UTILITY TRANSPORTATION									
REVENUE									
56-30-90	Transfer from Gen. Fund	0	0	0	0	0	0	0	0
Total REVENUE:		0	0	0	0	0	0	0	0
Revenue									
56-37-10	Utility Transportation Fee	0	0	0	926,768	852,800	1,008,000	1,021,700	1,000,000
Total Revenue:		0	0	0	926,768	852,800	1,008,000	1,021,700	1,000,000
MISCELLANEOUS REVENUE									
56-38-10	Interest Earnings	0	0	0	9,327	22,407	4,000	26,763	20,000
Total MISCELLANEOUS REVENUE:		0	0	0	9,327	22,407	4,000	26,763	20,000
EXPENDITURES-ROAD FEE									
56-40-11	Salaries/Wages	0	0	0	0	17,948	15,117	19,902	35,065
56-40-13	Employee Benefits	0	0	0	0	8,442	7,550	9,356	17,591
56-40-36	Utility Billing	0	0	238	5,979	6,454	8,000	8,000	8,000
56-40-45	Credit Card Fees	0	0	0	3,250	2,754	3,500	3,500	3,500
56-40-70	Road Fee Projects	0	0	0	367,631	695,030	1,000,000	1,000,000	955,000
56-40-76	Bad Debt Expense	0	0	0	0	(17)	0	0	0
Total EXPENDITURES-ROAD FEE:		0	0	238	376,860	730,610	1,034,167	1,040,757	1,019,155
UTILITY TRANSPORTATION Revenue Total:		0	0	0	936,095	875,207	1,012,000	1,048,463	1,020,000
UTILITY TRANSPORTATION Expenditure Total:		0	0	238	376,860	730,610	1,034,167	1,040,757	1,019,155
Net Total UTILITY TRANSPORTATION:		0	0	(238)	559,235	144,597	(22,167)	7,705	845
INTERNAL SERVICE IT FUND									
Revenue									
57-37-10	Internal Service Charges	0	0	0	0	0	0	0	20,000
Total Revenue:		0	0	0	0	0	0	0	20,000
EXPENDITURES-INTERNAL SVC IT									
57-40-25	Internal Service Expenses	0	0	0	0	0	0	0	20,000
Total EXPENDITURES-INTERNAL SVC IT:		0	0	0	0	0	0	0	20,000
INTERNAL SERVICE IT FUND Revenue Total:		0	0	0	0	0	0	0	20,000
INTERNAL SERVICE IT FUND Expenditure Total:		0	0	0	0	0	0	0	20,000
Net Total INTERNAL SERVICE IT FUND:		0	0	0	0	0	0	0	0

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #5

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Tara Tannahill
Planner and GIS Analyst

SUBJECT: **PUBLIC HEARING/ORDINANCE:** Andrew Simonsen is requesting rezoning to allow residential and non-residential mixed use development under the Planned Development (PD) District. The property is approximately 2.85 acres and is located east of 10272 North 4800 West. *Legislative*

STAFF RECOMMENDATION:

The City Council should hold a public hearing, accept the findings, and approve or deny the applicant's request.

BACKGROUND:

The property is approximately 2.85 acres and located east of 10272 North 4800 West. The applicant is proposing a mixed use development with single-family units in the back of the property and commercial in the front.

The property is designated as Mixed Use on the General Plan Land Use Map. The current zoning is R-1-40. The Mixed Use land use designation allows for residential, commercial, and institutional land uses in a single building or within the same area.

In 2001, the Mayor and City Council formed an Economic Development Committee to address existing and future economic development opportunities. The Committee recommended that the land use designation on the subject property be changed from low density residential to Mixed Use. At the time of the General Plan amendment the property owners stated that Cedar Hills has expressed an interest in annexing this area for future commercial growth. The amendment to the General Plan was approved in 2011 by the Planning Commission and City Council.

PD Districts are allowed under Article 5 of the Development Code. PD Districts follow the rezone approval process. The adoption of a Planned Development (PD) District is a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of rezoning to allow a mixed use development

under the Planned Development (PD) District.

2. The request is to zone approximately 2.85 acres to a PD District to allow .85-acre commercial development and 2.00 acres for 9 single-family units. The applicant has submitted a PD plan and narrative.

Commercial District:

1. The commercial district will have a maximum 9,500 square foot retail commercial building. The building will have a maximum of 5 businesses available.
2. Generally, the proposed commercial uses are similar to the C-1 Zone. No tenants have been selected for the commercial zone.
3. Access to the retail center will be from 4800 West.
4. Parking is shown in the front and rear of the of the building on the conceptual plan. The current proposal demonstrates 4.20 parking stalls per 1,000 square feet of useable commercial space. Currently, 39 parking stalls have been provided on the conceptual plan.
5. Landscaping has been demonstrated on the conceptual plan around the perimeter of the commercial district.
6. Recreational area has been provided on the conceptual plan in the front of the property. The recreational area will include a trail with seating provided under a pergola. The total size of the commercial recreational area will be .11 acres which is approximately 13.2% which meets the 10% open space requirement for the PD District for the commercial zone.

Residential District:

1. The residential district will have 9 single-family detached residential units in the rear of the property.
2. The maximum density permitted is 4.50 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
2.00	9	4.50

3. The minimum buildable area for all residential lots is 1,900 square feet. The minimum dwelling area per unit will be 2,000 square feet of habitable space above grade.
4. Each home will have a two car garage. Some of the homes will have a three car garage. Two additional parking stalls are located in the driveway of each unit. Guest parking is provided on the public road in the neighborhood. This is typical of a single family development.
5. The maximum home height is 35 feet.
6. Setbacks:

Front Setback	20 Feet
Rear Setback	25 Feet

Perimeter Side Setback	10 Feet
Side setback between buildings	10 Feet

7. There will be a minimum 25-foot setback from the north property line. This will result in a minimum distance of 50 feet between the homes in the Wildrose Subdivision and Fairfield Cove.
8. The majority of the greenspace around the homes is community Common Area. The recreation area is 0.77 acres which represents 38.5% which is above the 20% of the net development area requirement for the PD District recreational requirement for the residential zones.
9. Fencing will only be allowed on the perimeter of the residential district.
10. Access to the residential district will be from 4730 West.
11. An HOA will be established to maintain the landscaping in the community.
12. Utilities will connect to the utilities on the north side of the property that run underneath the city trail. There is capacity in the existing system to serve the development.
13. The applicant is proposing a public road that is 56 feet in width and 48 feet in width with a cul-de-sac.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on February 9, 2019 and no residents attended the meeting.

Notice of the Planning Commission meeting was published in the Daily Herald on March 10, 2019 and posted on the state website March 7, 2019. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on March 11, 2019.

Notice of the City Council meeting was published in the Daily Herald May 5, 2019, posted on the state website May 2, 2019, and notification of the public hearing was mailed to all property owners within 500 feet of the proposed site on May 6, 2019. Five written correspondence have been received not in favor and one petition has been received not in favor.

ANALYSIS:

General Plan

- The General Plan designation for this property is mixed use development. The property to the north of the commercial district is zoned Professional Office (P.O), to the north of the residential district is zoned R-1-40, to the east of the property is Cedar Hills, and to the south of the property is zoned R-1-40. Lone Peak High school is to the west of the property across North County Blvd.

- The property included in this application is in transition and has little potential to be developed for large single family residential uses in the future. Alternative residential, commercial, and office uses are a viable option that could offer additional services for local residents and encourage new investment. The Council has determined that the best use for the property is a mixed use development.

- Options for future commercial and/or office development are limited. Currently 94.6% of the City's planning area is designated as residential while only 5.4% is designated for commercial, office, or mixed use development.

Development Standards

- The proposed density is 4.5 units per acre which is consistent with the Mixed Use land use designation. There is a minimum separation of 50 feet from the proposed homes on the south and the existing homes on the north. The separation on the east side is approximately 48 feet. This is consistent with other subdivisions in Highland.

Site Access

- Access to the commercial district will be from 4800 West and access to the residential district will be from 4730 West. 4800 West is an arterial street and is owned and maintained by UDOT. 4730 West is a local street and is owned and maintained by Highland City. Both streets are public streets.

- There is an existing access on 4800 West. Staff has contacted UDOT regarding access on 4800 West. UDOT stated they would review the request at the time of site plan/preliminary plat approval. A stipulation has been included to address this issue.

- At the time of approval of the Wildrose Subdivision, 4730 West was stubbed to the property to allow access for future development. The addition of 9 single family homes will not have a significant impact on 4730 West.

- 4800 West has adequate capacity to carry the traffic from development under either land use designation. 4730 West has been designed and constructed as a local street and dead ends into the site. Consequently, the road is not designed for non-residential traffic. Opening the road to non-residential traffic would negatively impact the existing residents. Staff believes that 4730 West should remain a local road for residential traffic. The proposed concept plan does not mix commercial and residential traffic.

- 4730 West connects to 4800 West. Anytime a local street connects to an arterial street delays can be expected when accessing the arterial street.

Landscaping and Open space

- The narrative includes a description of the enhanced landscaping on both the residential and commercial district.

- The concept plan demonstrates a 30-foot parkway detail on 4800 West.

- The concept plan demonstrates community open space around the homes of the residential district.

- The proposed development meets the recreational area requirements for the PD District for both the commercial and residential district.

Architectural Design and Theme

- Each project shall include an architectural theme and standards. The proposed PD narrative provided architectural standards.

Utilities

- Utilities will connect to the utilities in 4730 West. There is capacity in the existing system to serve the development.

Parking and Circulation

- The state fire code requires a second access once a single access has over 30 homes. Between Wildrose Subdivision and the proposed development the number of homes serviced by the single access road is 24.

- The applicant is proposing two additional parking stalls in the driveways of each home and guest parking on both sides of the public roads in the residential district.

Concept Plan Revisions

- The applicant has revised the concept plan three times to address issues raised by the residents and Planning Commission. A summary of these revisions is below:

	March 26, 2019 Concept Plan	*April 11, 2019 Concept Plan*	*May 14, 2019 Concept Plan*
Number of Units	17	10	9
Density	8.42 units/acre	5.00 units/acre	4.50 units/acre
Home Style	Townhomes	Detached single-family homes	Detached single-family homes
Home Height	35 Feet	30 feet (R-1-40 zone is 35 feet)	35 feet
Guest Parking	Garage+Driveway+6 guest stalls	Garage + Driveway + 2 guest stalls end of road + 11 parallel parking spots on the road	Garage + Driveway + parallel parking on both sides of the road
Single Access Road	32 total homes between both subdivisions*	25 total homes	24 total homes
Landscaping Buffer – East side of property	14 feet landscaping buffer	25 feet landscaping buffer. Buffer is side yard of homes.	25 to 30 feet landscaping buffer. Buffer is backyard of homes.
Road system inside the neighborhood	Public + private road	Public + private road	Public
Open Space	.42 acres. Trail and one community park. Open space around homes privately maintained.	.86 acres. Community open space around homes + 2 pocket parks	.77 acres. Community open space around homes

**Fire Marshall concern: above the 30 home limit for a single access road*

REQUIRED FINDINGS:

The following findings are required for a PD District to be approved:

1. The proposed PD is consistent with the General Plan;
2. That there are or will be adequate public facilities, including but not limited to: transportation, water, wastewater, and public safety facilities, etc.
3. The proposed PD will result in compatible land use relationships and acceptable land use with existing and planned land use in the area; and;
4. The development standards of the proposed PD are consistent with or exceed the desired quality of development for the area.

PLANNING COMMISSION ACTION:

On March 26, 2019 the Planning Commission voted 7 to 0 to continue the request to have the applicant address concerns about the provided PD master plan. The concerns were about density, housing type, height restrictions, number of units accessing a single access road, and guest parking.

The Planning Commission held a public hearing on April 30, 2019. The Commission voted 7-0 to recommend denial of the Planned Development (PD) District approval due to density compatibility issues with surrounding neighborhood.

Subsequent to the Planning Commission meeting, the applicant has made some minor revisions to the concept plan. These revisions include the elimination of one lot and replacing the private road with a public road.

CONCLUSION:

- The City Council has determined that a mixed use development is appropriate for this location.

- The property included in this application is in transition and has little potential to be developed for large lot single family residential uses in the future. Alternative residential, commercial, and office uses are a viable option that could offer additional services for local residents and encourage new investment. Encouraging these parcels to transition to a mix of uses will benefit not only these properties, but also the surrounding neighborhood.

- The applicant has proposed a development that is consistent with the Mixed Use land use designation. With the exception of the proposed density the proposed residential standards are consistent with other residential development in Highland. The Council can include additional stipulations related to density.

- If the City Council chooses to deny the request, the Council should provide guidance to the applicant and property owner regarding future development options.

RECOMMENDATION:

The City Council should hold a public hearing and determine whether or not to approve the proposal. If the Council, choose to approve the request the following stipulations should be included:

1. Development shall comply with the Fairfield Cove Project Plan and Narrative date stamped May 14, 2019 expect as modified by these stipulations:
2. All public improvements shall be installed as required by the City Engineer.
3. Access approval from UDOT shall be required prior to approval of a site plan or preliminary plat.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.

MOTIONS:

I move that the City Council accept the findings and **APPROVE** case PD-19-01 a request rezone 2.85 acres generally located at 10272 North 4800 West from R-1-40 to PD subject to the four stipulations recommended by staff.

I move that the City Council **DENY** case PD-19-01, request rezone 2.85 acres generally located at 10272 North 4800 West from R-1-40 to PD based on the following findings: (The Council will need to draft appropriate findings.)

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance
2. Vicinity Map
3. PD Narrative
4. Letters from residents

ATTACHMENT 1

ORDINANCE NO. O-2019-08

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP REZONING THE 2.85 ACRES LOCATED AT 10272 NORTH 4800 WEST FROM R-1-40 TO PLANNED DEVELOPMENT – FAIRFIELD COVE AND IMPOSING CONDITIONS UPON SUCH CHANGE

WHEREAS, the Highland City Council desires to amend the Official Zone Map of Highland City; and

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

WHEREAS, the Commission held public hearing on this request on April 30, 2019; and

WHEREAS, the City Council held a public hearing on this request on May 21, 2019.

NOW, THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. That ± 2.85 acres of certain real property generally located at 10272 North 4800 West more particularly described and depicted on "Exhibit A", attached and incorporated herein by reference is hereby zoned from R-1-40 to Planned Development – Fairfield Cove subject to the following stipulations(s):

1. Development shall comply with the Fairfield Cove Project Plan and Narrative date stamped May 14, 2019 expect as modified by these stipulations:
2. All public improvements shall be installed as required by the City Engineer.
3. Access approval from UDOT shall be required prior to approval of a site plan or preliminary plat.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.

This/These condition(s) shall run with the land, and shall apply until such time, if any, that the property is re-zoned either by failure to comply with the conditions or further zoning action by the City Council.

SECTION 2. This zone map amendment is predicated upon compliance with the conditions in Section 1. In the event any condition is violated or unfulfilled, this Ordinance shall become null and void and the zone designation for all of the subject properties shall revert to the R-1-40 Zone.

SECTION 3. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its first posting or publication.

SECTION 5. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, May 21, 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

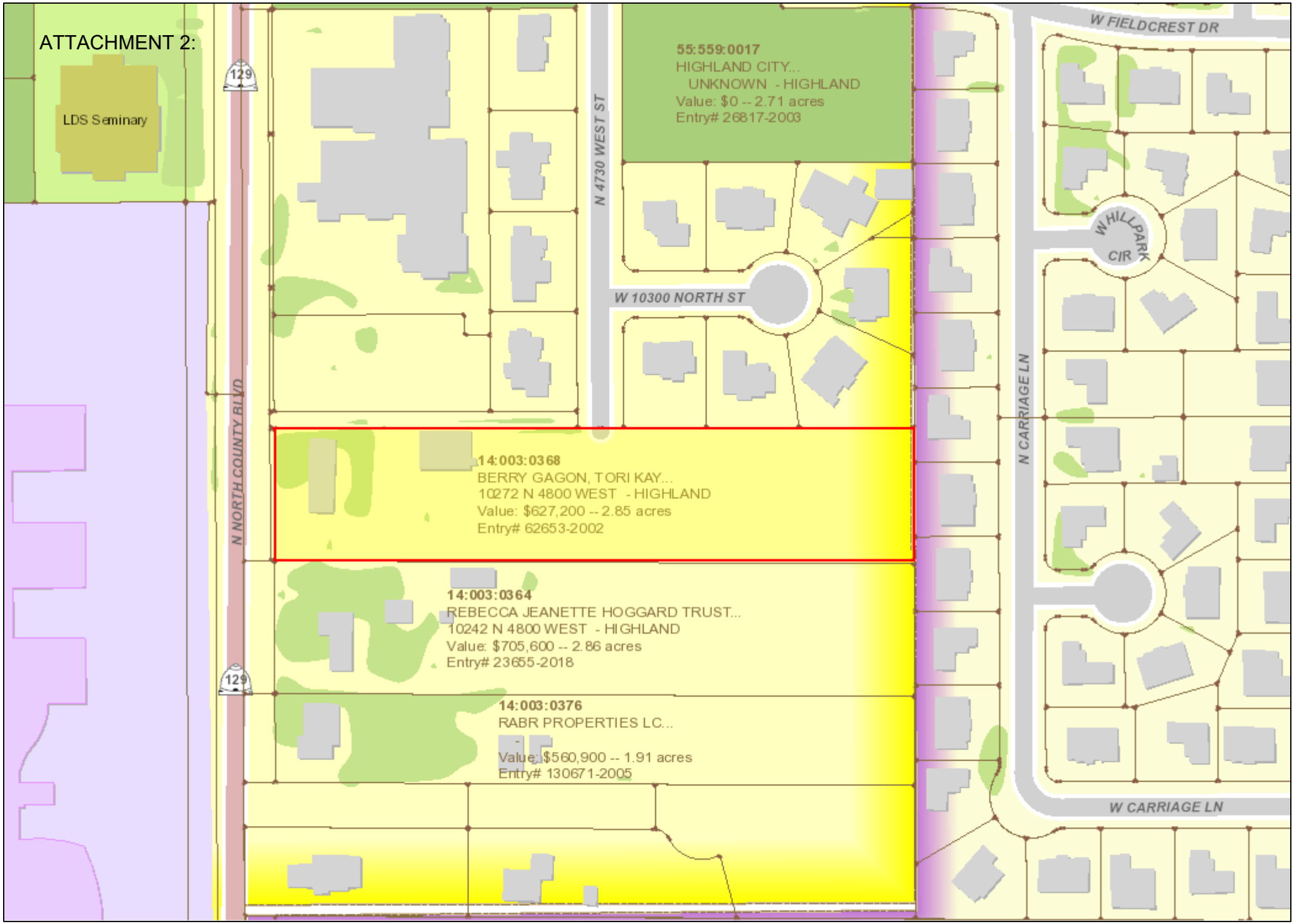
ATTEST:

_____
Cindy M. Quick, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Kurt Ostler	□	□
Scott Smith	□	□

Exhibit A

Legal Description: COM S 746.31 FT & E 38.36 FT FR NW COR. SEC. 6, T5S, R2E, SLB&M.; S 89 DEG 52' 41" E 775.21 FT; S 0 DEG 3' 15" W 160 FT; N 89 DEG 52' 41" W 774.93 FT; N 0 DEG 2' 42" W 160 FT TO BEG. AREA 2.845 AC.



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 2/4/2019

N

ATTACHMENT 3:

Fairfield Cove

A Highland City Planned Community

May 14, 2019



HAMLET HOMES
GREAT HOMES. GREAT PEOPLE. GREAT EXPERIENCE.

Table of Contents

1. Introduction & Opening Statement
2. Project Location
3. Legal Description
4. Fairfield Cove Master Plan
5. Residential District
6. Commercial District

HAMLET HOMES
GREAT HOMES. GREAT PEOPLE. GREAT EXPERIENCE.

1

Introduction and Opening Statement

Context & Description

The Fairfield Cove Planned Development describes a mixed-use community consisting of 2.85 Acres. This Planned Development community is broken out into two (2) sub-districts: 1) Commercial District; and 2) Residential District; 0.85 acre commercial parcel and ~~10~~ 9 single-family detached units.

The property was previously used for agriculture purposes and has one existing single-family detached structure and a barn. The property is located at 10272 North 4800 West. The property can be found across the street from Lone Peak High School and 0.15 miles from the Walmart off Cedar Hills Dr. The adjacent land uses consist of big box retail, institutional, single-family residential, agriculture and a senior living facility.

Fairfield Cove also includes opportunities to attract food establishments, professional services, and other businesses which can provide residents, employees, commuters, and students with convenient access to goods and services.

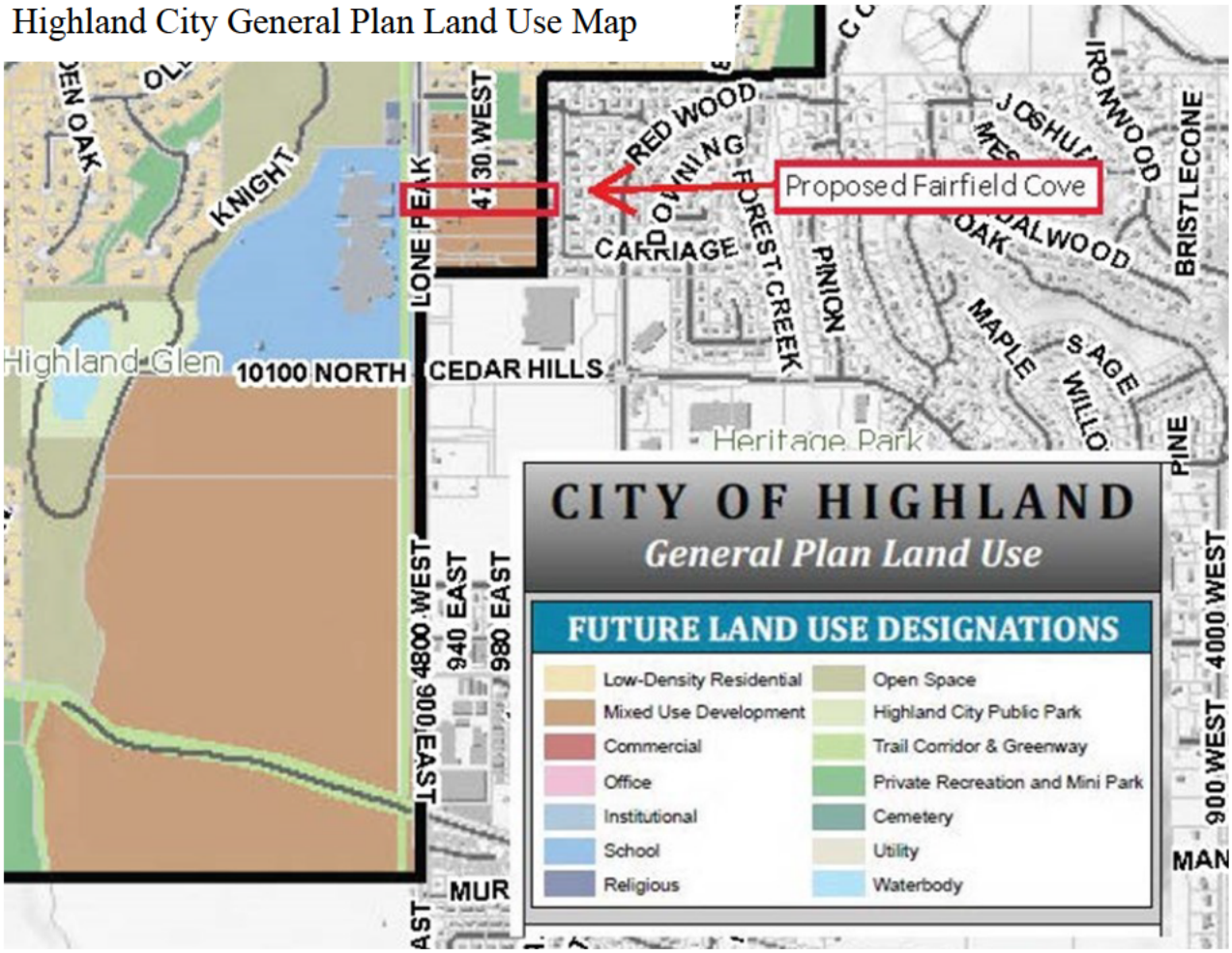
Land Use Designation Description

The proposed Fairfield Cove parcel is currently zoned R-1-40 with a Future Land Use Designation (per the General Plan Land Use Map) of Mixed Use. This PD development will be broken up into two Districts. One District will be the commercial component of this mixed-use development, the other will be a residential neighborhood.

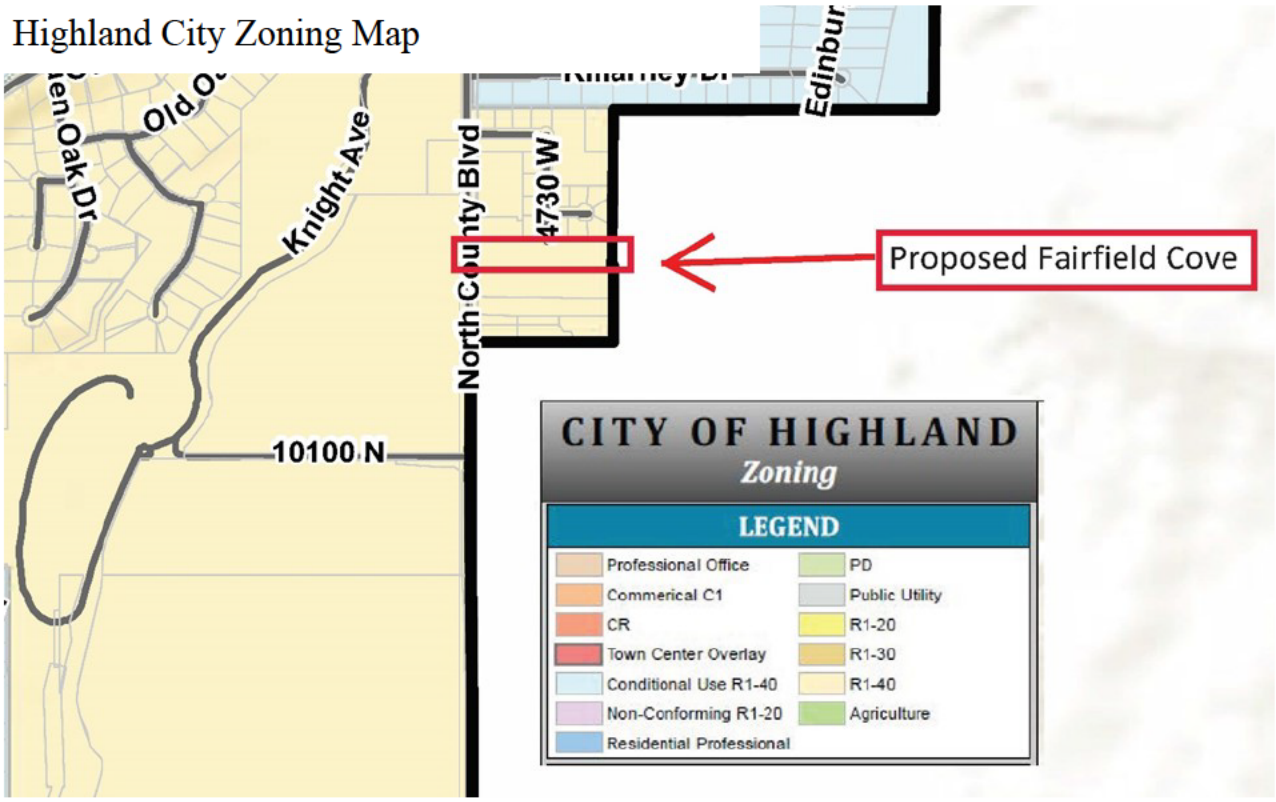
Development Code

The requirements of the Highland City Development Code, as amended, shall apply except where explicitly states otherwise herein by this PD. The Highland City Staff shall determine the applicable development standard to apply.

Highland City General Plan Land Use Map

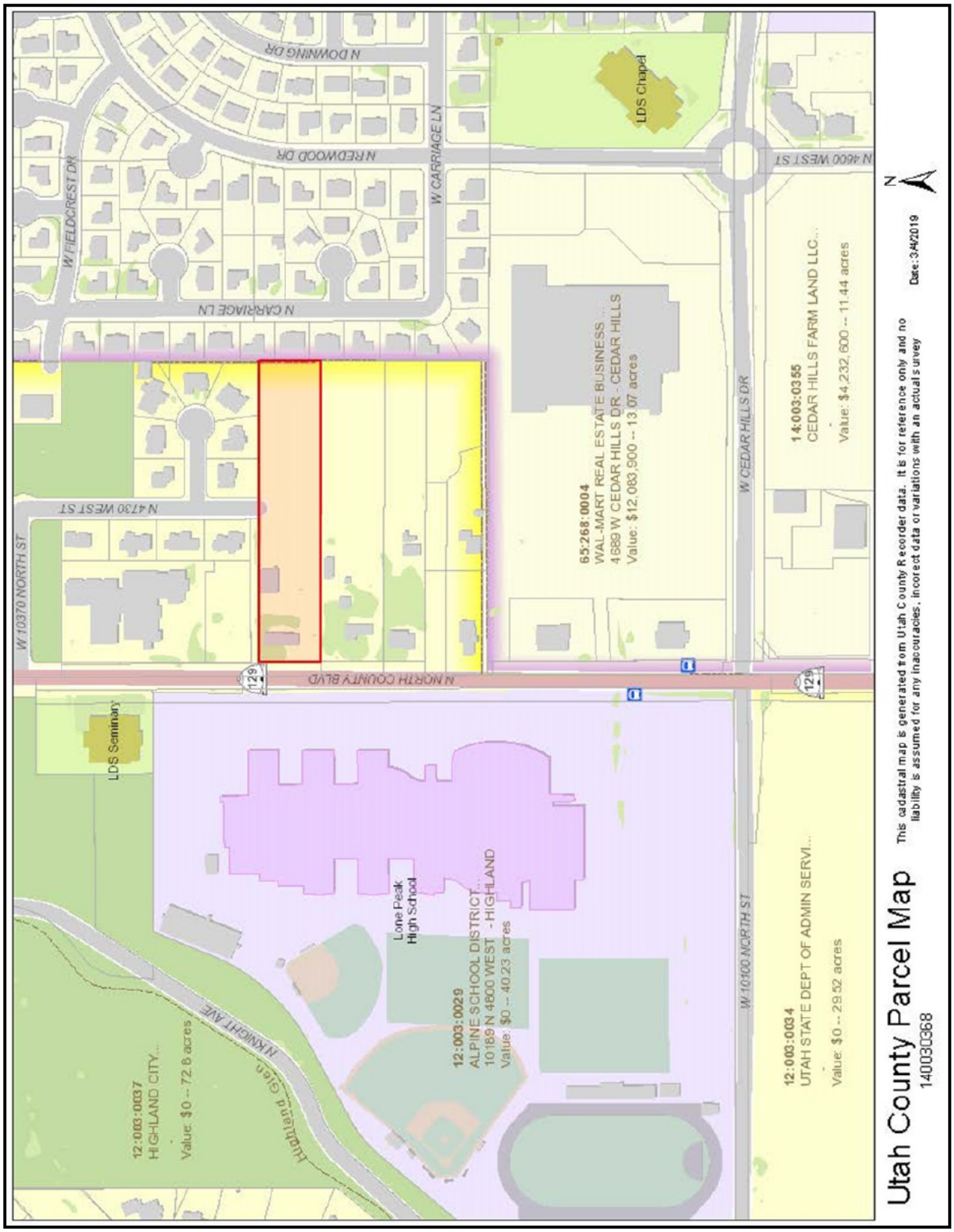


Highland City Zoning Map



2

Project Location Page



3

Legal Description

Fairfield Cove PD

Land located in Utah County, State of Utah, more particularly described as follows:

Commencing South 746.30 feet and East 33.59 feet from the Northwest corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°52'41" East 779.98 feet; thence South 0°03'15" West 160 feet; thence North 89°52'41" West 779.71 feet; thence North 0°02'30" West 160 feet to beginning. LESS AND EXCEPTING the following; Commencing at a point located 746.30 feet South and 33.59 feet East from the Northwest corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°52'41" East 4.77 feet; thence along a portion of the North line of parcel with Serial Number 14:003:0015 as recorded at the Utah County Recorders office; thence South 00°02’42” East along the East Right-of-Way line of 4800 West Highland, 160 feet; thence North 89°52'41" West 4.78 feet along a portion of the South line of said parcel; thence North 00°02’30” West 160 feet along the West line of said parcel to the point of beginning.

Tax Parcel No.: 14:003:0368

4

Fairfield Cove Master Plan

Development Overview

The Fairfield Cove Planned Development will complement and build upon the existing 4800 West Commercial Corridor and the strong residential base of Highland City.

The Fairfield Cove Commercial District consists of approximately 0.85 acres and would be developed into a commercial/retail center. This commercial component will provide opportunities to attract a mixture of end users that can serve the adjacent schools, employment centers and the residential base of Highland City. The maximum commercial square footage that will be constructed is 9,500 square feet.

The remaining 2.00 acres of the property is the Fairfield Cove Residential District. This residential community will be a highly landscaped community that will cater to young professionals, new families, and empty nesters who are aiming to downsize their homes.

The architecture style will integrate seamlessly with the surrounding neighborhoods. The cottage configuration will act as a transition between the existing single family residential neighborhood and the new commercial frontage, while also providing a single family detached housing opportunity. The community will consist of ~~ten (10)~~ nine (9) single-family detached homes.

General Development Goals

1. Build a neighborhood which is compatible with the surrounding community.
2. Encourage community interaction through strong pedestrian connections, interconnected green spaces, and welcoming community layout and design.
3. Create a sense of community through consistent or complimentary community space design, materiality, vegetation, and street furnishings that are used in both Districts.
4. Provide housing options for recently married couples, college educated young professionals, and empty nesters looking to downsize.
5. Contribute to Highland City's sales tax base with high quality commercial businesses.

Ingress & Egress

There is an existing stub road (4730 West) which dead ends into the proposed Fairfield Cove site. This stub road will be connected to and incorporated into the Fairfield Cove Residential District road network. To facilitate a future road connection, 4730 West will continue through Fairfield Cove and will stub into the vacant property to the south.

A public road will also run east to west through the Residential District which will dead end into a cul-de-sac. We have had discussions with the adjacent property owner and he has indicated his willingness to permit us to construct a portion of the cul-de-sac on his property. A formal agreement will be executed prior to plat recordation.

With the City's approval, we will extend our sidewalk to the north of the property and provide a pedestrian connection to the existing Main City Trail. ~~There is also an existing Main City Trail connection to the north of the property. A connection to this trail will be incorporated into the open space design and pedestrian network of the Residential District. See the Pedestrian Connectivity Exhibit found on the following page.~~

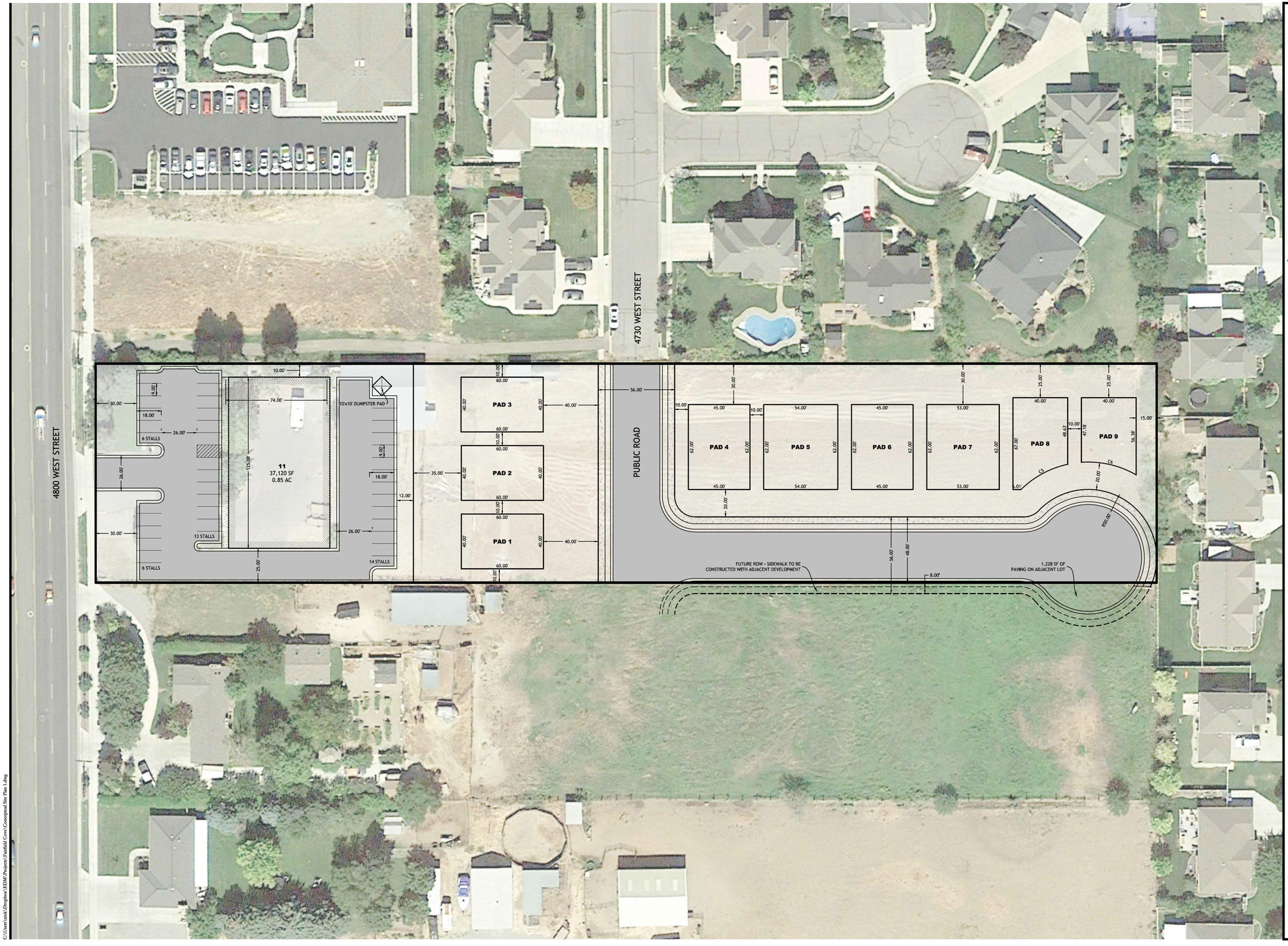
The ingress and egress for the Commercial District will come off of 4800 West. The curb cut width will comply with the Highland City Development Code and Utah Department of Transportation (UDOT) requirements. Since no roadway connections to adjacent commercial complexes or neighborhoods, traffic within the Fairfield Cove Commercial District will consist of only patrons and employees of the businesses on-site.

Utilities

Because this is a smaller development, the impact on public services will be very minimal. It will have an extremely minimal impact on water usage, sewer, power, police and fire services, etc. The Residential District will have minimal impact on the public infrastructure and utilities due to the small scale, and low-density nature of the development.

Phasing

The Fairfield Cove Planned Development will be developed in two (2) phases. The first phase will be the Residential District and the second phase will be the Commercial District.



EDM Partners
3980 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 201-7494 wwww.edmllc.net

NORTH

SCALE: 1" = 30'

0 15 30 60 90

DEVELOPER:
Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223

HAMLET DEVELOPMENT

NOTES:

PROJECT STATISTICS:

TOTAL PROJECT AREA =	2.85 ACRES
COMMERCIAL AREA =	0.85 ACRES
RESIDENTIAL AREA =	2.00 ACRES
RESIDENTIAL PADS =	9
DENSITY =	4.5 UNITS/ACRE
RESIDENTIAL PARKING =	36 STALLS
	4 STALLS / UNIT
RESIDENTIAL OPEN SPACE =	33,578 SF (38.5%)
COMMERCIAL BUILDING AREA =	9,250 SF
COMMERCIAL PARKING =	39 STALLS
	4.20 STALLS /1000 SF
COMMERCIAL OPEN SPACE =	9,535 SF (25.8%)

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR AMENDED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Fairfield Cove

Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE:
May 14, 2019

SHEET NUMBER:
O-1

C:\Users\nick\Dropbox\EDM\Projects\Fairfield Cove\Conceptual Site Plan 1.dwg

5

Fairfield Cove Residential District Requirements

Description
The purpose of the Fairfield Cove Residential District will be developed with a cottage configuration, providing a transition between the existing single family residential neighborhood and the new commercial frontage, while also providing a single family detached housing opportunity.

Permitted Uses
The only Permitted Uses allowed in the Fairfield Cove Residential District of the Fairfield Cove Planned Development are as follows:

- Model homes used for the sale of homes/lots within a subdivision in Highland, provided that the model home conforms to the requirements of Section 3-4108(11) of the Development Code.
- Construction Trailer & Sales Trailer
- Detached Single-Family Residential Units
- All permitted uses allowed in the Highland City R-1-40 Zone, adopted as part of the Highland City Development Code excluding the "Keeping of Animals" sub-section (7).
- Trails & Recreation Spaces

Permitted Uses with Conditions
All uses not specifically provided for herein are prohibited.

Overall Residential Density
The Fairfield Cove Residential District will include ten (10) detached single-family units. The proposed density is 5.00 dwelling units per acre which is significantly lower than what would be permitted per the "Mixed-Use" Future Land Use Designation found in the Highland City General Plan.

Acreage	No. of Units	Density (Units/Acre)
2.00	~~10~~ 9	~~5.00~~ 4.50

Width Requirements
The minimum width at the front of the building pad for all lots is 40 feet.

Minimum Buildable Area
Minimum buildable area for all residential lots will be ~~2,000 SF.~~ 1,900 SF.

Dwelling Size
The minimum dwelling area per unit will be 2,000 SF of habitable space above grade.

Dwelling Height
To create visual diversity within the community, the home heights will range with the tallest

home permitted being ~~30~~ 35 feet tall. The maximum height of any building shall not exceed ~~30~~ 35 feet measured from finished grade. The height is measured from one location along any elevation where the "Grade of the Building" to the highest part of the building is at its greatest vertical distance. On sloped lots where the grade difference is four feet or greater in elevation the averaged maximum "Height of Building" (as defined in 10-102 of the Development Code) shall not exceed an average height of ~~30~~ 35 feet above grade.

Foundations

No foundation may be exposed for more than ten inches (10") above the final grade. Foundations that extend above that height must be covered with a material which compliments and blends with the architectural materials used on the rest of the home.

Garage & Parking

Each home shall have a minimum of a 2-car garage. Two (2) additional parking stalls are located in the driveway of each unit. The parking ratio for the Fairfield Cove Residential District is 4.00 stalls per residential unit. ~~Thirteen (13) guest parking stalls have been provided with two (2) guest parking stalls at the end of the hammerhead on the Private Road and approximately eleven (11) parallel parking stalls accommodated on street.~~ Both sides of the Public Roads may be parked on to accommodate guest parking. ~~and one side of the Private Road may be parked on.~~

Landscaping

Landscaping shall be installed at the time of community construction, or as such time as weather permits. All landscaping will be managed and maintained by the residential community's homeowners association. The following landscape standards shall be followed:

- Each home shall have a minimum of one (1) shade tree planted in the front yard setback.
- Trees shall be planted along the perimeter of the property to provide buffers between homes and adjacent properties.
- Park Strips along public streets shall have a tree planted every 30 feet on-center.
- An attractive mix of turf and waterwise plant materials will be used throughout the Fairfield Cove Planned Development.
- A diverse palette of plant material will be used to create interest throughout the seasons.
- Entrances into homes shall be highlighted and enhance by attractive plant materials.

Fencing

Privacy fencing may be located along the perimeter of the Residential District. ~~but is prohibited in all other areas. Light colored picket, or three rail fencing is permitted along the perimeter of Limited Common Areas which back up onto the central pocket parks and may only be 4' tall. The intent behind this restriction is to maintain an open welcoming feel within the community and encourages community interaction.~~ The existing agricultural fencing to the south of the project running along the east to west road shall be restored following the construction of the cul-de-sac roadway.

Roof

All roofs shall overhang exterior walls by a minimum of twelve inches (12").

Location & Setback

Building Pads shown on the Fairfield Cove Site Plan reflects the buildable area for each house. All main dwellings and other main structures shall be located as shown on the Plan and as follows:

- Since the area around the residential units consist of Common Area/Limited Common Area, interior side setbacks between buildings are measured from building pad to building pad. Interior Side setbacks shall be a minimum of 10 feet.
- Perimeter Side Setbacks are measured from the building pad to the abutting property line. Perimeter Side Setbacks shall be a minimum of 10 feet.
- Front Setbacks shall be a minimum of 20 feet. Front porches may extend an additional two (2) feet into the front setback.
- Rear Setbacks shall be a minimum of 25 feet measured from the home to the abutting property line. Rear Porches may extend an additional two (2) feet into the rear setback.

Setback	Minimum Feet
Front Setback	20 Feet
Rear Setback	25 Feet
Perimeter Side Setback	10 Feet
Side Setback Between Buildings	10 Feet

Recreation Areas

Within the Fairfield Cove Residential District the majority of the greenspace around the homes is community Common Area. This Common Area provides residents with an interconnected network of open space. ~~There are two pocket parks acting as key nodes within the open space network. These pocket parks can be found at the heart of the Residential District and can be used for community gatherings, or quiet enjoyment of the residents. There will also be a linear park which connects to the Main City Trail to the North. The linear park will create a strong pedestrian corridor and amenity for the residents of this community.~~ The proposed ~~recreation~~ open space ~~nodes and corridors~~ will be enhanced by implementing a high-quality landscape design which provides shade and comfortable places to sit.

Recreation Area Size: ~~0.86~~ 0.77 Acres of the Residential District is Community Open Space. This represents ~~42.7%~~ 38.5% of the total Residential District Development Area

Recreation Area Designation: Open Spaces surrounding the homes will be dedicated to, and maintained by, the homeowners association. ~~Recreation areas will include a linear park which connects to the Main City Trail network, and central pock parks located at the heart of the Residential District.~~

Residential Recreation Area Precedent Images









Residential Architectural Example Product Renderings





Residential Architectural Example Product Renderings





Residential Architectural Exhibits & Precedent Images





6

Fairfield Cove Commercial District Requirements

Description

The Fairfield Cove Commercial District will consist of a maximum 9,500 square foot retail commercial building that will provide the opportunity to house approximately 3-5 business. This District will add to the existing commercial presence of the Wal-Mart and contribute to the commercial growth in southern Highland City. With the adjacent employment centers, schools, and Highland City residents, the need for access to goods and services is in high demand and is continually growing. The Fairfield Cove Commercial District will improve the surrounding resident's quality of life through convenient access to a variety of food establishments and retail providers.

Permitted Uses

The only Permitted Uses allowed in the Commercial District of the Fairfield Cove Planned Development are as follows:

- Accessory uses - which are customary and incidental to the principal use of the property
- Apparel, new and used
- Antiques, crafts, and collectible sales
- Art galleries and art studios
- Bakeries, retail only
- Education learning centers (i.e. Sullivan Learning Center)
- Financial institutions, excluding non-charted financial institutions
- Fitness center
- Indoor recreational facilities
- Laundry, cleaning, and dry-cleaning establishments
- Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops
- Professional, administrative, business, and medical offices
- Restaurants, excluding drive thru
- Retail sales of new merchandise
- Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- Sporting goods equipment rental, sales, and service.

Permitted Uses with Conditions

All uses not specifically provided for herein are prohibited.

Width Requirements

The minimum roadway frontage width required for all commercial lots is 100 feet.

Building Height

The maximum height of any building shall not exceed thirty (30) feet. The height is

measured from one location along any elevation where the "Grade of the Building" to the highest part of the building is at its greatest vertical distance.

Roof

The following roofing materials shall not be applied to any roof structure or design in the Fairfield Cove Planned Development and are prohibited, either because of their appearance, or because they are not likely to perform satisfactorily in the climate of Highland City:

- Untreated aluminum or metal (except that copper may be used)
- Reflective materials
- Brightly colored roofing materials such as bright red, blue, yellow, neon colors, or similar colors that are highly visible

Location & Setback

All commercial structures shall be located as follows:

Setback	Minimum Feet
Front Setback	50 Feet
Rear Setback	25 Feet
Side Setback	10 Feet

Architectural Guidelines

All commercial structures in the Fairfield Cove Planned Development shall comply with the C-1 Zone architectural design requirements found in the Highland City Development Code.

Commercial Signage

All commercial signage shall comply with those requirements outlined in the Highland City Development Code.

Equipment Screening

The following standards shall relate to the installment, location and screening of utilities and other exterior equipment:

- All utilities, including drainage systems, sewer, gas and water lines, electrical, telephone and communications wires, and related equipment, irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground.
- No mechanical equipment (including, but not limited to, components of plumbing, processing, heating, cooling, and ventilating systems) shall be visible on site or from adjacent property.
- No exterior components of such mechanical equipment (e.g. piping, stacks and duct work, fans and compressors) shall be mounted on any building wall unless they are an integrated architectural design feature. Any such components shall only be permitted with the written approval of the City Planning Commission.
- Roof mounted mechanical equipment shall be hidden from view by building parapets of equal height.
- If building parapets do not provide adequate screening of mechanical equipment from the upper floors, screening shall be installed as an integral part of the overall architectural design and painted such a color as to allow its blending with its visual background.
- Equipment and mechanical devices shall not be located in any required front setbacks.

- Electric transformers, utility pads, cable TV and telephone boxes shall be located out of public rights-of-way and under grounded or screened with walls, fences or vegetation or otherwise enclosed in a manner harmonious with the overall architectural theme.

Parking

The Fairfield Cove commercial development proposal shows 39 parking stalls provided for the business patrons and employees. Since the commercial tenants have yet to be identified the exact parking requirement cannot be determined. The current proposal consists of a 9,250 SF commercial building which totals to approximately 4.20 parking stalls per 1,000 square feet of useable commercial space.

To ensure there sufficient parking, the commercial building Owner will review with Highland City Staff the proposed tenant, desired square footage of lease space, any shared parking agreements, and the tenants currently leasing in the building to make a determinization on whether the site can support the proposed tenant.

Landscaping

Since the Commercial District has frontage along 4800 West, a 29 foot landscape buffer is required. The design and layout of the landscape buffer shall comply with the Parkway Detail found on page 27 of the Highland City Town Center Overlay Zone Design Standards.

Landscaping will be completed at the time the commercial building is being constructed, or as such time as weather permits. The following landscape standards shall be applied to all commercial development sites within the Fairfield Cove Planned Development.

- Trees shall be planted along the perimeter of the property to provide buffers between the commercial businesses and adjacent properties.
- Park Strips shall have a tree planted every 30 feet on-center.
- An enhanced landscape design will be installed along 4800 South to create an attractive presence along the street and to contribute to the Highland City image.
- Tree plantings will be placed along the edges of the parking lot and in parking lot islands to provide shade and reduce the heat island effect created by the parking lot asphalt.
- An attractive mix of turf and waterwise plant materials will be used throughout the Fairfield Cove Planned Development.
- Landscape designs will aim to limit turf to only those areas where people gather.
- A diverse palette of plant material will be used to create interest throughout the seasons.
- Entrances into businesses, trails, and parks shall be highlighted and enhance by attractive plant materials.
- There shall be deciduous trees planted to provide shade for outdoor seating areas.
- Crime Prevention Through Environmental Design (CPTED) principles shall be followed by all homeowners and throughout the trail and park design.

Fencing

Privacy fencing shall be located between the Commercial District and the Residential District to delineate the separate Districts and to provide additional privacy to the adjacent residents. The privacy fencing shall be installed at the same time as the construction of the Commercial District. Fence material shall be a white vinyl material or something of equal or higher quality. The Fairfield Cove Residential District's Home Owners Association shall approve the material selected for the fencing prior to installation.

Recreation Area

A highly landscaped multi-use trail connection will be incorporated into the Fairfield Cove Commercial District. This trail connection will encourage surrounding Highland City residents to walk to the Commercial District. It will also provide patrons the opportunity to sit outside and eat their recently purchased food, or employees a comfortable space to sit during lunch.

The Commercial Recreation Area provided in this District will be a linear park with a multi-use trail, comfortable seating, a pergola, and an overhead canopy of shade trees. The total size of the Commercial Recreation Area is 0.11 acres which is 13.2% open space of the Commercial District development area.

Commercial Recreation Area Exhibits & Precedent Images





Commercial Architectural Exhibits & Precedent Images







ATTACHMENT 4:

Letter from Dave Royster date received March 25, 2019

Dear Planning Commission,

We are the Royster's and we live in the Wild Rose Subdivision on the corner of 10370 N and County Blvd. We unfortunately will be out of town so unable to attend the meeting in person. Please have this letter read out loud in the public hearing so we can share my concerns with the proposal for a planned development in my neighborhood.

Our primary concern is safety. We work from home the majority of the time and our office window faces the corner of 10370 N and County Blvd. We have witnessed over a handful of accidents this past year alone. Most are fender benders that do not get reported to the police. There have been some that are high school kids but the majority are adults. This is especially a problem in the winter when there is snow on the road. The snow plows do an inadequate job of clearing 10370N so it make it treacherous conditions especially at the corner.

There are also a lot of high school kids walking home from school and cars turning right from County Blvd to 10370 N in particular are more prone to hit pedestrians. There is no right turn lane or much of a shoulder and there are cars barreling down from behind. If this planned development were to go through it was significant (over double) the number of cars turning into this subdivision. We would be at high risk of hitting and injuring a child/student.

This new development could only work if it had an outlet road to handle this significantly increased traffic.

Please vote against this development proposal

Thanks,

Dave and Patti Royster



Date: May 1, 2019

Subject: Public Comment

Email from Gary Wright dated January 23, 2019:

I will not be able to make it to the planning meeting on 2/26 as my mother just passed away and I am occupied elsewhere. Can you kindly read my statement in to the meeting notes:

Dear Planning commission, Regarding the Rezoning property at 10272 N 4800 W. I want it on the record that I am Opposed to any Multi-Family zone next to Wild Rose if it connects into Wild Rose. I approve the Commercial property out front next to 4800 West.

In any rezoning or construction there needs to be a Win Win for all parties involved. There is no 'Win' for Wild Rose in this rezone. In fact it will devalue our properties and take our equity to outsiders. The only access for this property is going through Wild Rose. Wild Rose has 15 homes on 15 acres. This proposal has 19 homes on 2 acres. That will more than double the traffic into Wild Rose and change it forever. Also, people do not move into Town Homes to live for 30 years and raise a family. Those get bought up by investors and turn into Rental properties. Within 5 years, most of those homes will be Rental Properties. That means that in addition to dumping more than double the traffic into Wild Rose, it will saddle Wild Rose with an attached transient rental neighborhood. That will surely devalue our properties and quality of life in our quiet neighborhood.

I would request that Highland City only allow zoning changes to the Front 1 acre of all of the properties along 4800 West. The back part should remain for Single Family Dwellings.

Wild Rose has Covenants filed with Highland City and Utah County that say what can go into it. It is there to protect our property values. The very first thing in our covenants says Single Family Dwellings only:

"Section 1. Building Type: No lot shall be used except for residential and related purposes. No building shall be erected altered and permitted to remain on any lot other than the one (1) single family dwelling."

If you are attaching to Wild Rose and using our Entrance/Exit as your Only entrance/exit, then you are in essence part of Wild Rose. You can call it by some other name, but you are only

calling it another name to distance yourself from our covenants. Any neighborhood attached to Wild Rose with Sole Access through Wild Rose, should be bound to the same covenants as Wild Rose. That is to protect their value and ours.

If you want to rezone this, require a 6-foot Solid Wall be run completely up the entire North side, separating Wild Rose for any involvement and all the traffic be placed onto 4800 West, then that is fine with me. As this zoning request stands, I am OPPOSED.

Sincerely,

Gary D. Wright

[redacted]

Email from Jared and Laurie Wright dated April 30, 2019:

Dear Planning Commission,

Our names are Jared and Laurie Wright and we have been residents of the Wild Rose neighborhood for over 7 years.

We lend our voices alongside our respected neighbors and colleagues as additional requests for perspective and reason regarding the proposals for rezoning the R-1-40 to PD for Tori Gagon's lot as well as the proposal for the type of commercial development to occupy the frontage.

We are against changing the 10-acre rule to accommodate a 2.85 acre PD development that is: a) not in the best interest of Wild Rose or Cedar Hills neighbors, b) harmful to our children's safety, and c) deteriorating to our property values.

I call your attention to Wade Hadlock's diligently outlined details and only add the following:

Increased Vehicle Quantity:

Section 3-500 p1-c: It is reasonable to assume a significant increase in the number of resident vehicles from this proposed development that will not be able to park within this PD area as a result of the narrow roads, lack of space for parking, and no other egress to the PD neighborhood other than Wild Rose. This would invariably overflow their parking pollution into the Wild Rose neighborhood street. It would be necessary but unreasonable to make a CC&R to restrict residents to one vehicle per residence.

Therefore, this is an incomplete design. And even if this is no more than a possibility, the proposed development does not earn the right to be its own PD, not when it has to borrow street space for parking within our PD that it's not contributing taxes for.

Since the lots to the south are not part of this development equation to allow more space and an adequate ingress / egress from north to south — an alternative would be to make ingress / egress from the frontage of the lot for this PD only, block the end of the Wild Rose N 4730 W road except for emergency vehicles (similar to what has been done on the N 4500 W road to separate the Aberdeen Ln., Edinburgh Dr. PUD neighborhood from the Caddie Ln. neighborhood with a large stone or gate.

Professional Office Commercial Frontage:

Regarding the proposed commercial development on the frontage as fast food: In light of the alternative to modify the proposed residential development to control its own ingress / egress to

their own independent PD from the 4800 W road, this would further limit the frontage space to fit a high trafficked fast food area.
Also, upon personal inquiry at our last planning commission meeting, the developer confirmed he has not performed any Design Thinking research surveys or Empathy studies to gather input from neighboring businesses or residents regarding their desire for fast food in this space. This is not a space to be 'shooting from the hip' and hope it will be successful. This fundamental lack of effort or respect for surrounding input also gives a disingenuous impression that the developer does not hold our values. We propose that the highest and best use of this frontage space should be for business or medical offices only. We are also in favor of this solution because it is healthier for our children (we don't need another similar McDonalds or Taco Bell to boycott because they add to the childhood obesity epidemic), it should be quieter, and less impactful to our adjacent development.

Home Values:

On the one hand we understand how so much input could be construed as intrusive to someone like Tori Gagon trying to sell her property. Perhaps she thinks, "what right do others have to tell me how I can or cannot sell my property?" We reiterate however, on the other hand, even she would have to understand that her effort to get it rezoned in an effort to sell for much more profit would be At The Expense of all the other Wild Rose and neighboring Cedar Hills resident's home values — and is, in affect, if such terms of sale were closed, indirectly stealing from our current home values. This gives a disingenuous and hurtful impression we hope she does not intend. We've already seen this in the Ollerton home dropping in value by an estimated $50,000 as a result of the Highland Glen development. Alternatively, we need to construct a win-win development that is reasonable for Tori and beneficial to Wild Rose and the Hoggards.

Burden of Proof:

We also note that it was our understanding the Planning Commission was unduly overruled by the City Council when the Highland Glen development proposal was initially voted against. This also gives an impression that the burden of proof is on residents alone to be the voice of reason. The City Council should be showing patterns that it listens and respects both resident's concerns as well as the Planning Commission's counsel and recommendations. To not do so would be disconcerting. We would very much hope conflicts of interest are Not going to city officials from approving less than optimal developments at our expense.
Please vote 'No' on this development proposal.
Sincerely,
Jared and Laurie Wright

<u>Email from Jared and Wade Hadlock dated March 25, 2019:</u>

Dear Planning Commission,
My name is Wade Hadlock and I am a resident of the Wild Rose Subdivision. I am unable to attend the meeting in person because I am out of town on business. Please have this letter read aloud in the public hearing so I can share my concerns with the proposal for a Planned Development District on the lot near my home.
I am requesting that the Planning Commission vote against the rezone from R-1-40 to PD for this lot because it does not comply with the Highland City Development Code. The proposal clearly violates Chapter 3, Article 5 of the Highland Development Code many times over.
Violation #1. Section 3-510 paragraph 1-a clearly states that a PD zone can only by applied to a parcel containing at least 10 acres. The lot in question is 2.85 acres so this lot by itself cannot be rezoned to PD.

Violation #2. Section 3-500 paragraph 1-c calls for adequate transportation to the development. The high density of the development with only one access point will create issues for residents within the development and existing residents of Wild Rose. The narrow private streets with multiple dead ends proposed can create issues for large vehicles needing to turn around and for emergency vehicles like fire trucks. The school district currently can't send school busses to Wild Rose because of turnaround issues that can't be resolved until 4730 W has an alternative exit. Trash pickup is also likely to be a concern for lack of space to line up trash cans and places for garbage trucks to turn around. Similar high-density housing in Highland all have streets that loop around with multiple access points and no dead ends.
Violation #3. Section 3-500 paragraph 1-d requires a PD District to minimize the impact on adjacent development. This development does not do enough to minimize the impact on adjacent low-density zones to the North, South, and East of the development. The proposal leaves room for only 4 guest parking stalls for 19 homes. This will lead to spillover parking into the existing neighborhood.
Violation #4. Section 3-500 paragraph 1-b requires a PD District to relate the uses, design, and scale of the development to the characteristics of surrounding properties. This development clearly does not come close to matching the design or scale of neighboring properties. The density of homes proposed is far greater than the density to the North, East, and South of the proposed residential district. The tight space between the homes and the preserved views enjoyed around this lot will be completely blocked by the wall to wall housing proposed.
Violation #5. Section 3-500 paragraph 2 states that a PD zone is not intended for use where a proposed development is reasonably feasible under the City's existing zoning classifications. The segregated nature of the proposal could reasonably be accommodated with a commercial designation on the front of the property and a residential designation on the rear of the property.
Violation #6. Section 3-500 paragraph 2 also states that a PD zone is not to be used when the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones. To existing neighbors, it feels like the owner is requesting the PD zone as a means to obtain more relaxed standards for density, setbacks, roads, and parking than traditional zoning would allow. I also have other concerns not directly related to the code. It is my opinion that the city should require all PD zones to be accessible via collector roads or highways. In this particular case, since the residential development would only be accessed through Wild Rose, I think the density, setback, and look and feel of the development should match that of Wild Rose. I also think a continuation of 4730 W should continue with the same sidewalks and park strips that exist today. The proposed development will require the HOA to be in charge of services like landscaping, snow removal, and road maintenance of private roads. I worry that an HOA with only 19 homes may have trouble maintaining the volunteers required and funds required to keep the subdivision up to standards.
A non-functioning HOA can create an eye sore for neighbors, but can be a bigger problem for residents of the future development.
It is my opinion that Highland City should avoid creating subdivisions where HOAs are at risk of not being properly staffed or funded. Residential homes on this property would be better served with city roads and a traditional subdivision.
Please vote no on this development proposal.
Wade Hadlock

<u>Email from Jared and Wade Hadlock dated April 30, 2019:</u>

Dear Planning Commission,

My name is Wade Hadlock and I am a resident in the Wild Rose Neighborhood.

I have seen the new proposal and I am still requesting that the Planning Commission vote against the rezone from R-1-40 to PD for this lot.

I previously stated many reasons why I think the 10-acre rule is a good rule and I still believe 2.85 acres is too small for a PD district.

Section 3-500 paragraph 1-c still requires adequate transportation to the development. I feel that the narrow dead ends proposed on narrow roads are not a good design. Residents could be blocked at any time by delivery vehicles, moving trucks, maintenance vehicles, garbage trucks, emergency and public safety vehicles, and visitors. If the proposed PD district was larger and included the lots to the south then a design that had multiple access point, no dead ends, and an egress onto North County would be possible, but since the proposal only includes this one small lot we are stuck with a deficient plan.

Section 3-500 paragraph 1-d still requires a PD district to minimize the impact on adjacent development. I don't believe enough has been done to transition from the large lots to the north to the tiny lots in the development. It isn't fair that the existing homes were forced to follow setbacks of up to 30 feet and these homes can be placed just 10 feet away from the property line. A better transition could have been proposed if the plan included more than just 2.8 acres. Also, the land south of the proposed PD is also zoned R-1-40. No transition is proposed for property owner to the South.

Section 3-500 paragraph 2 states that a PD zone is not intended for use where a proposed development is reasonably feasible under the City's existing zoning classifications. The segregated nature of the proposal could reasonably be accommodated with a commercial designation on the front of the property and a residential designation on the rear of the property.

Section 3-500 paragraph 2 also states that a PD zone is not to be used when the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones. To existing neighbors, it feels like the owner is requesting the PD zone as a means to obtain more relaxed standards for density, setbacks, and roads, than traditional zoning would allow.

I also have other concerns not directly related to the code. It is my opinion that the city should require all PD zones to be accessible via collector roads or highways. In this particular case, since the residential development would only be accessed through Wild Rose, I think the density, setback, and look and feel of the development should match that of Wild Rose.

The proposed development will require the HOA to be in charge of services like landscaping, snow removal, and road maintenance of private roads. I worry that an HOA with only 10 homes may have trouble maintaining the volunteers required and funds required to keep the subdivision up to standards. A non-functioning HOA can create an eye sore for neighbors, but can be a bigger problem for residents of the future development.

It is my opinion that Highland City should avoid creating subdivisions where HOAs are at risk of not being properly staffed or funded. Residential homes on this property would be better served with city roads and a traditional subdivision.

I still think there are other options for this parcel. The current owner can sell it as is with no zone change. There is still strong demand for horse property in Highland. The owner could propose a PD with existing owners to the south that plans out the entire development even if it is to be completed in phases. The owner could request Professional Office overlay for the front of the property and request an R-1-20 in the back. A cul-de-sac similar to the exiting Wild Rose cul-de-sac could be built, but due to the narrow size of the lot no homes could not be built on the South side of the cul-de-sac at this time. They could still fit one home West of the cul-de-sac and 3 homes on the north side of the cul-de-sac.

Please vote no on this development proposal.

Wade Hadlock

April 29, 2019

To the Highland, Utah Planning Commission and City Council:

The residents and property owners of Wild Rose stand <u>united</u> in their support of a separate ingree/egress directly onto North Utah County Blvd (4800) for any housing considered and/or developed on the properties south of the Wild Rose subdivision. We do not want any connection between our two developments via a roadway.

Any attempt to funnel the traffic through our neighborhood is <u>opposed</u>. To do so will negatively impact property values, safety, and quality of life as well as creating complications and foreseeable difficulties with open space fees, school children, parking, congestion and increased difficulty entering and leaving the neighborhood.

We feel the burden of proof is upon the city and any proposed projects to first prove that there is no harm done to the current property owners and citizens of Highland city. And we argue that with the impossibility for egress at the south terminal due to Walmart's parking lot, any selection other than immediate access to North Utah County Blvd is negligent.

A separate egress onto a main roadway follows standards currently implemented within Highland city, the closest example being the two developments just north of Wild Rose, The Highlands and Caddy Lane. (see attached pictures)

We support a motion to deny the Fairfield Cove as it is currently proposed.
We support a motion to require an exit onto N County Blvd.

Sincerely,

The Residents of Wild Rose

David and Rebekah Taylor #10345 N
Bryce and Christine Hayes #4772
Saundra & Wade Haddock
Shane Maggard
Brett Burns
Dan Ray
Patti Ray
Amy B. Wright
Maria Wright

AGENDA

CITY COUNCIL AGENDA REPORT
ITEM #6

DATE: May 21, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Tara Tannahill
Planner and GIS Analyst

SUBJECT: **PUBLIC HEARING AND ORDINANCE**– The Boyer Group is requesting rezoning to allow residential and non-residential mixed use development under the Planned Development (PD) District. The property is approximately 115 acres and is located approximately at 9900 N on North County Boulevard. *Legislative*

STAFF RECOMMENDATION:

The City Council should hold a public hearing, accept the findings and recommend approval subject to the five stipulations recommended by the Planning Commission.

BACKGROUND:

The Board governing the Utah State Development Center (USDC) decided to sell the land to the Boyer Company to develop the site in 2018. The proceeds from the sell would be utilized to fund the Developmental Center long term. The property is approximately 115 acres and located approximately at 9900 N on North County Boulevard.

The 2013 USDC Plan included 1,072 residential units with commercial businesses. On January 15, 2019 the Boyer group had 775 residential units with commercial businesses. The residential units also included apartments. After the work session and open houses, the Boyer Group decided to decrease the number of residential units to 699 and remove the apartments.

The applicant is creating a mixed use development with single-family residential units and commercial buildings through the Planned Development (PD) District. The property is designated as mixed use development on the General Plan Land Use Map. The Mixed Use land use designation allows for residential, commercial, and institutional land uses in a single building or within the same area. The Mixed Use designation has been consistent since 1995. The current zoning is R-1-40.

PD Districts are allowed under Article 5 of the Development Code. PD Districts follow the rezone approval process. The adoption of a Planned Development (PD) District is a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting to rezone approximately 115 acres from R-1-40 to Planned Development – Ridgeview to allow for a mixed use development that includes 7.4-acre for commercial development and 107.6 acres for 699 single-family units. The applicant has submitted a PD District plan and narrative.

2. Access to the site will be from Canal Boulevard, 4800 West (North County Blvd), and 10100 North.

3. There will be three entry monument signs on the property. Two of the primary entry monument signs will be on 4800 West and the secondary entry monument sign will be on 10100 North.

4. Utilities will connect to the utilities on the perimeter of the site. Culinary Water and Pressurized Irrigation have capacity to sustain the site. Sanitary Sewer will be upgraded outside of the site and the upgraded piping will have capacity to sustain the site.

5. The applicant provided an approval process after the zoning is approved. The preliminary plat approval shall be granted by both the Planning Commission and City Council. Final plat approval shall be granted by City Council. Site plan for the non-residential units shall be approved administratively.

6. Pod boundaries may be adjusted to accommodate different lot layout. However, the overall area of each pod designated shall not increase by more than 15% from what the narrative shows and the Estate lot pod area cannot be reduced by more than 5%.

Commercial Flex Pod:

1. The commercial district will be on 7.4 acres and located on the south-eastern portion of the property.

2. Any property within the Commercial Flex pod that is undeveloped or vacant for eight years from the approval date of City Council may be transitioned to Residential Flex, with a maximum density of 12 units per acre.

3. Access to the site will be from 4800 West and Canal Boulevard.

4. Generally, the proposed commercial uses are similar to the C-1 Zone. No tenants have been selected.

5. The development of the commercial flex pod is anticipated being the final phase of the site.

6. Building Setbacks:

Front Setback	No minimum requirement
Rear Setback	As allowed by the IBC and must recognize any

	easements.
Side Setback	As allowed by the IBC and must recognize any easements.
Corner Side Setback	No minimum requirement

*IBC= International Building Code

7. Maximum building height is 45 feet. The applicant is proposing that the City Council have ability to approve a building in excess of 45 feet based on the needs of the tenant.

8. Parking Requirement:

Service	*Parking Stalls*
Retail, personal service, and repair businesses	5.0 per 1,000 square feet
Medical and dental office and clinics	4.0 per 1,000 square feet
Other professional and business offices, including financial	4.0 per 1,000 square feet

9. The PD District requires 10% of the net developable area to have an open space recreation area for the commercial district. For the Ridgeview development commercial district open space may include landscaping around the perimeter of the buildings, parking islands, and along adjacent street buffers outside of the public or private right-of-way.

10. Architecture standards have been established for the commercial flex pods. The standards are intended to create compatibility in building architecture.

Residential Pods:

1. The residential district will have four distinct housing types. The goal of offering different housing types is to provide residents of the community with various options for housing sizes, style, and price.

2. The maximum number of residential units for the whole development is 699 single-family units.

3. The front yards of the residential landscaping shall be installed within 6 months of occupancy and rear landscaping shall be installed within one year of occupancy. The front yard landscaping for the Cottage and Estate lots will be installed by the individual homeowners. The front yard landscaping for the flex residential and carriage lots will be installed by the developer. All residential landscaping shall include street trees as per the street tree concept plan.

4. The PD District requires 20% of the net developable area to have a recreation area for the residential district. The community wide recreation areas include as 4-acre community park, the 29-foot parkway detail which includes a trail, and a trail along the main north south road. Individual development in the flex residential and carriage lots will provide additional recreational areas. Upon completion the site will meet or exceed the 20% requirement.

5. Open space in the Ridgeview development may include:
    a. Parks
    b. Tot lots
    c. Contiguous grass areas over 5,000 square feet
    d. Trail corridors
    e. The 29-foot parkway detail on North County Boulevard (4800 West)
    f. Swimming pools
    g. Club House outdoor areas
    h. Tennis & Pickleball courts
    i. Basketball courts
    j. Front yard corridors in the carriage and townhome pods

6. Pod 8 will contain a community park and is located in the center of the development. The community park will be approximately 4 acres and be built in phase 2. The community park will have a trail that connects to the Murdock Canal Trail system, playground, pergola/pavilion, four benches, a basketball court, and two pickleball courts.

7. A walkway will be installed on the adjacent lots leading to Highland Glen Park on the west side of the community so that residents will have easy access to the park.

8. A Homeowners Association (HOA) will be established to maintain the landscaping in the park and open space areas. The cluster or townhome housing pods may have a sub-HOA which will have additional dues besides the base HOA dues. The sub-HOA will provide services to maintain open space or other amenities benefitting the cluster or townhome pods.

9. Parking Requirement:

Private Parking	Two stalls for each multi-family unit. (Garage, driveways, or private designated parking stalls)
Private Driveway Guest Parking	Two stalls for each multi-family unit. If the driveway is not being utilized for private parking.
Additional Guest Parking	One stall per four multi-family units. If the driveway is not being utilized for guest parking.

10. Architecture standards have been established and pertain to each pod in the residential district. Residential stylebooks have also been established for the residential district. Architecture Standards include:

Exterior Materials	Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, Stucco, metal (accent material only), and concrete (accent material only).
Single Material	No more than 40% of homes in each pod can be single material. Remaining 60% of homes in the pod shall consist of a combination of at least two of the exterior materials.
Window Treatment	Framed-in wood, composite board, brick, stone or stucco

	trim that is a minimum four inches width.
Colors	Natural earth tones. With accent colors as approved by the ARC.
Repetition Townhomes	No set of attached townhomes shall be placed next to each other.
Repetition Carriage	No identical elevation within four lots on either side of the home.
Repetition Estate & Cottages	No identical elevations within two lots on either side of the home, or the three lots directly across the street.
Home Style	Each home shall identify a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlines for that chosen style.
Residential Stylebook	Colonial, Contemporary/Modern, Cottage, Craftsman, Farmhouse/Country, and Prairie.

11. An Architecture Review Committee (ARC) will be established to review the plans, elevations, materials, and colors for homes to be constructed.

Estate Homes:

1. The estate homes are the larger available lots in the development. The lots are for single-family detached homes and are a minimum 7,000 square feet.

2. The estate homes are in pods 13 and 14. The lots back up to Highland Glen park and the Murdock Canal Trail on the west side of the development.

3. The maximum density permitted in the estate lots is 4 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
10	40	4

4. The maximum lot coverage is 50%.

5. Setbacks:

Front Setback	20 Feet
Interior Rear Setback	25 Feet
Corner Rear Setback	25 Feet
Interior Side Setback	15 Feet (7 feet on one side and 8 Feet on the other side)
Corner Side Setback	20 Feet

6. The maximum height of the building is 35 feet.

7. The estate lots are anticipated on being built in phase 3.

Cottages Homes:

1. The lots are detached single-family homes with a minimum lot size of 3,500 square feet and a minimum lot width of 35 feet.

2. The cottage homes are located in pods 7, 11, and 12. The cottage lots are anticipated to be in phase 2 and 3.

3. The maximum density permitted in the cottage lots is 10 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
27.7	277	10

4. The maximum lot coverage is 65%

5. Setbacks:

Front Setback	15 Feet to home / 18 Feet to garage
Interior Rear Setback	15 Feet
Corner Rear Setback	15 Feet
Interior Side Setback	5 Feet
Corner Side Setback	15 Feet

6. The building height maximum is 40 Feet.

<u>Townhomes/Flex Residential:</u>

1. Townhome lots are linear groupings from two to eight units. The minimum lot size depends on the type of home. Attached, stacked, or clustered units with a shared wall are allowed in these pods.

2. The townhomes/Flex Residential homes are located in pods 2 and 5. The lots are anticipated to be in phase 1 and 2.

3. The front porches will face towards the street and common open space.

4. The maximum density permitted in the townhome lots is 12 dwelling units per acre. The minimum lot size will be controlled by the density.

Acreage	No. of Units	Density (Units/Acre)
17.4	209	12

5. Setbacks:

Front Setback	12 Feet
Interior Rear Setback	N/A
Corner Rear Setback	N/A
Interior Side Setback	Between residential units 0 feet, total side yards not less than 5 feet, between buildings 5 feet minimum.
Corner Side Setback	10 Feet

6. The building height maximum is 40 Feet.

Carriages:

1. Carriage homes includes homes with a shared driveway, twin homes, or single-family homes on lots less than 35 feet wide.

2. The carriage homes are located in pods 1, 6, 9, and 10. The lots are anticipated to be in phase 1, 2, and 5.

3. The front porches will face towards the street and common open space. Carriage home pods shall include clubhouses, common open spaces, and other amenities.

4. The maximum density permitted in the carriage home pods is 12 dwelling units per acre. The minimum lot size will be controlled by the density.

Acreage	No. of Units	Density (Units/Acre)
44.2	530	12

5. The maximum lot coverage for the front and rear load lots is 70%.

6. Single-family or Active adult attached units will be allowed in the carriage pods. The maximum of building units is four units.

7. Setbacks:

Cluster / Age Targeted	
Front Setback	12 feet to any public Row, 5 feet to adjacent homes, 2 feet to adjacent shared driveways or private ROW's
Interior Rear Setback	12 feet to any public Row, 5 feet to adjacent homes, 2 feet to adjacent shared driveways or private ROW's
Corner Rear Setback	Same as Rear Setback
Interior Side Setback	Residential uses 0 feet, Total side yards 5 feet, between homes 5 feet
Corner Side Setback	10 Feet
Front Load	
Front Setback	15 Feet
Interior Rear Setback	10 Feet
Corner Rear Setback	10 Feet
Interior Side Setback	Residential uses 0 feet, Total side yards 5 feet, between homes 5 feet
Corner Side Setback	10 Feet
Rear Load	
Front Setback	10 Feet
Interior Rear Setback	5 Feet
Corner Rear Setback	10 Feet
Interior Side Setback	Residential uses 0 feet, Total side yards 5 feet, between homes 5 feet
Corner Side Setback	10 Feet

*ROW= Right of Way

8. The building height maximum is 40 Feet.

CITIZEN PARTICIPATION:

The Planning Commission and City Council had a work session on January 15, 2019 to review and discuss the Boyer's initial plans. The Boyer Group presented at City Council the updated plan after feedback from the work session and the open house on February 19, 2019.

The applicant with Highland City held Open Houses on January 30, 2019 and March 27, 2019. The development has been modified based on the input received during these meetings. Changes include removal of apartments and improvements to the circulation system.

Notice of the Planning Commission meeting was published in the Daily Herald on April 14, 2019 and posted on the state website April 11, 2019. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet and additional subdivisions near the proposed site on March 15, 2019. No comments were received.

Notice of the City Council meeting was published in the Daily Herald May 5, 2019, posted on the state website May 2, 2019, and notification of the public hearing was mailed to all property owners within 500 feet of the proposed site on May 6, 2019. Staff has received one letter of opposition from a resident in American Fork.

ANALYSIS:

General Plan

- The General Plan land use designation for the property is Mixed Use. The commercial and residential uses proposed are consistent with the Mixed Use designation. This designation has been consistent since 1995. The proposed development is consistent with the land use designation.

- The Land Use Element of the General Plan states: Highland Town Center and the State School Site should be developed into mixed-use projects. Mixed-use development including residential, commercial, office, and institutional land uses in a single building or within the same area.

- A goal of the General Plan is: "To promote a wider range of housing options to meet Highland City's fair share of moderate income housing." An implementation measure for this goal is: "Consider higher density alternatives, such as an integrated mixed use development, in master planned predetermined locations." This location has been predetermined for mixed use development. Further, the proposed PD District provides for alternative housing types without a significant impact to existing development within Highland.

- A policy of the General Plan is to "ensure that all commercial and mixed use projects are developed according to detailed master plans and specific design guidelines." To implement this policy, the following measure is stated: "Create a specific master plan and design guidelines for the State mixed use site. The proposed PD District implements this policy and implementation measure.

- Utah State Statute requires communities to have an affordable housing element as part of the General Plan. This element states: "Notwithstanding the weak community support for alternative housing types… The City may choose to focus on solutions such as… multi-family housing mixed-use developments such as the area south of LPHS. A specific goal within this element is: "Increase the percentage of affordable housing units at build-out." The proposed PD District assists the City in implementing the Affordable Housing Element.

Compatibility with Surrounding Land Uses

- The property to the north is Lone Peak High School, to the west is Highland Glen park and Pheasant Hollow Subdivision, to the east is Cedar Hills and other commercial businesses, and to the south is State of Utah property. The proposed development is compatible with the surrounding uses.

- The proposed neighborhood shopping center will be compatible with the existing and future developments in this area. Permitted uses in the commercial center are consistent with typical neighborhood shopping centers.

- The scale and design of the retail center will mitigate any potential impacts on the adjacent residential lots and ensure that it is compatible with the desired residential character of the area.

- All buildings in the commercial center will feature four-sided architecture specifically designed to complement the residential character of the surrounding area. All buildings in the center will share common materials and architectural accents.

Site Circulation

- Primary access to the site is provided by North County Boulevard and Canal Boulevard. North County Boulevard is an arterial street that is owned and maintained by UDOT. Canal Boulevard is designated as a major collector.

- Construction of Canal Boulevard is expected to begin later this year. The project is being constructed by UDOT and will include 34 feet of asphalt. Once complete Highland City will be responsible for the ownership and maintenance. The developer will be responsible for the additional asphalt and curb gutter and sidewalk.

- The developer will also be responsible for construction the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue.

- A traffic study has been completed for the development. The study shows that the

existing street system has been designed to accommodate the proposed development. The mitigation measures identified in the report are currently under design.

Public Infrastructure

- The existing water, pressurized irrigation, and sewer systems have been modeled for the proposed development. Offsite improvement projects are being implemented to accommodate the develop for each system. Highland City will be responsible for the construction of the projects. The city will be reimbursed for the development portion of the cost of these projects through impact fees.

- Based upon the modeling, approximately 200 units can be constructed and occupied before the system improvements need to be completed. An infrastructure agreement will be presented to the Council for approval in the future once the final engineering for the backbone infrastructure is completed.

Conformance with the Development Code

- The proposed development includes a neighborhood commercial center that is carefully integrated with surrounding residential uses. The scale and design of the center will reflect the residential character of the surrounding area.

- The applicant is proposing a variety of amenities for the residential units to ensure a high quality of design. These design elements include front porches, iron details, and arched windows resulting in unique housing products.

- The proposed development standards for the commercial center are consistent with the requirements for a commercial PAD and the C-1 Zoning District. The PAD addresses permitted and conditional uses. Any use not expressly listed in the PAD is prohibited. The permitted uses will encourage a neighborhood center with compatible uses such as retail sales, financial institutions, sit-down restaurants, and offices.

REQUIRED FINDINGS:

The following findings are required for a PD District to be approved:

1. The proposed PD is consistent with the General Plan;
2. That there are or will be adequate public facilities, including but not limited to: transportation, water, wastewater, and public safety facilities, etc.
3. The proposed PD will result in compatible land use relationships and acceptable land use with existing and planned land use in the area; and;
4. The development standards of the proposed PD are consistent with or exceed the desired quality of development for the area.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 30, 2019. There was one

comment from the public regarding the proposal. The Commission voted 7 to 0 to recommend approval of the Planned Development (PD) District subject to the following stipulations:

1. Development shall comply with the Ridgeview Project Plan and Narrative date stamped April 18, 2019 expect as modified by these stipulations:
2. All public improvements shall be installed as required by the City Engineer as outlined in the City's standard specifications and drawings.
3. Residential Uses in the Commercial Office District shall comply with the Carriage Lots or the Flex Residential areas.
4. A theme wall shall be constructed between the residential and commercial areas.
5. The civil construction plans shall meet all requirements as determined by the City Engineer as outlined in the City's standard specifications and drawings.

Staff is recommending that that the following stipulations also be included. These are items that have been discussed with the developer and are included for clarification.

6. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.
7. The 4- acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.
8. Each development within the flex residential and carriage areas shall provide a minimum of 10% recreation areas.
9. A minimum of 20% of the net developable area of the site shall be developed as recreation areas.
10. An infrastructure agreement shall be approved prior to final approval of the infrastructure master plan.
11. The developer will be responsible for the additional asphalt and curb gutter and sidewalk for Canal Boulevard as determined by the City Engineer.
12. The developer will also be responsible for construction the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
13. The mitigation measures identified within the project area in the traffic study shall be completed as determined by the City Engineer.
14. The maximum number of units shall not exceed 699.
15. The maximum density of any residential project shall not exceed 12 units per acre.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the City Council **APPROVE** the PD District subject to the fourteen stipulations recommended by the Planning Commission and staff.

I move that the City Council accept the findings and **ADOPT** the ordinance approving

Application PD-19-02, a request for PAD zoning, subject to the 14 stipulations recommended by the Planning Commission and staff.

ALTERNATIVE MOTION:

I move that the City Council **DENY** case PD-19-02, a request for a Planned Development (PD) District approval for the Boyer Group based on the following findings: (The Council will need to draft appropriate findings.)

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance
2. Vicinity Map
3. PD Narrative
4. Public Comment
5. Traffic Study Executive Summary

Attachment 1

ORDINANCE NO. O-2019-09

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP REZONING FOR 117 ACRES AND IS LOCATED APPROXIMATELY AT 9900 NORTH AND NORTH COUNTY BOULEVARD FROM R-1-40 TO PLANNED DEVELOPMENT – RIDGEVIEW AND IMPOSING CONDITIONS UPON SUCH CHANGE.

WHEREAS, the Highland City Council desires to amend the Official Zone Map of Highland City; and

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

WHEREAS, the Commission held public hearing on this request on April 30, 2019; and

WHEREAS, the City Council held a public hearing on this request on May 21, 2019.

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

SECTION 1. That ± 117 acres of certain real property generally 115 acres located approximately at 9900 North and North County Boulevard more particularly described and depicted on "Exhibit A", attached and incorporated herein by reference is hereby zoned from R-1-40 to Planned Development – Ridgeview subject to the following stipulations(s):

1. Development shall comply with the Ridgeview Project Plan and Narrative date stamped April 18, 2019 expect as modified by these stipulations:
2. All public improvements shall be installed as required by the City Engineer as outlined in the City's standard specifications and drawings.
3. Residential Uses in the Commercial Office District shall comply with the Carriage Lots or the Flex Residential areas.
4. A theme wall shall be constructed between the residential and commercial areas.
5. The civil construction plans shall meet all requirements as determined by the City Engineer as outlined in the City's standard specifications and drawings.
6. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.
7. The 4- acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.
8. Each development within the flex residential and carriage areas shall provide a minimum of 10% recreation areas.
9. A minimum of 20% of the net developable area of the site shall be developed as recreation areas.

10. An infrastructure agreement shall be approved prior to final approval of the infrastructure master plan.
11. The developer will be responsible for the additional asphalt and curb gutter and sidewalk for Canal Boulevard as determined by the City Engineer.
12. The developer will also be responsible for construction the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
13. The mitigation measures identified within the project area in the traffic study shall be completed as determined by the City Engineer.
14. The maximum number of units shall not exceed 699.
15. The maximum density of any residential project shall not exceed 12 units per acre.

This/These condition(s) shall run with the land, and shall apply until such time, if any, that the property is re-zoned either by failure to comply with the conditions or further zoning action by the City Council.

SECTION 2. This zone map amendment is predicated upon compliance with the conditions in Section 1. In the event any condition is violated or unfulfilled, this Ordinance shall become null and void and the zone designation for all of the subject properties shall revert to the R-1-40 Zone.

SECTION 3. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its first posting or publication.

SECTION 5. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, May 21, 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

ATTEST:

_____

Cindy Quick, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Kurt Ostler	□	□
Scott Smith	□	□

Exhibit A

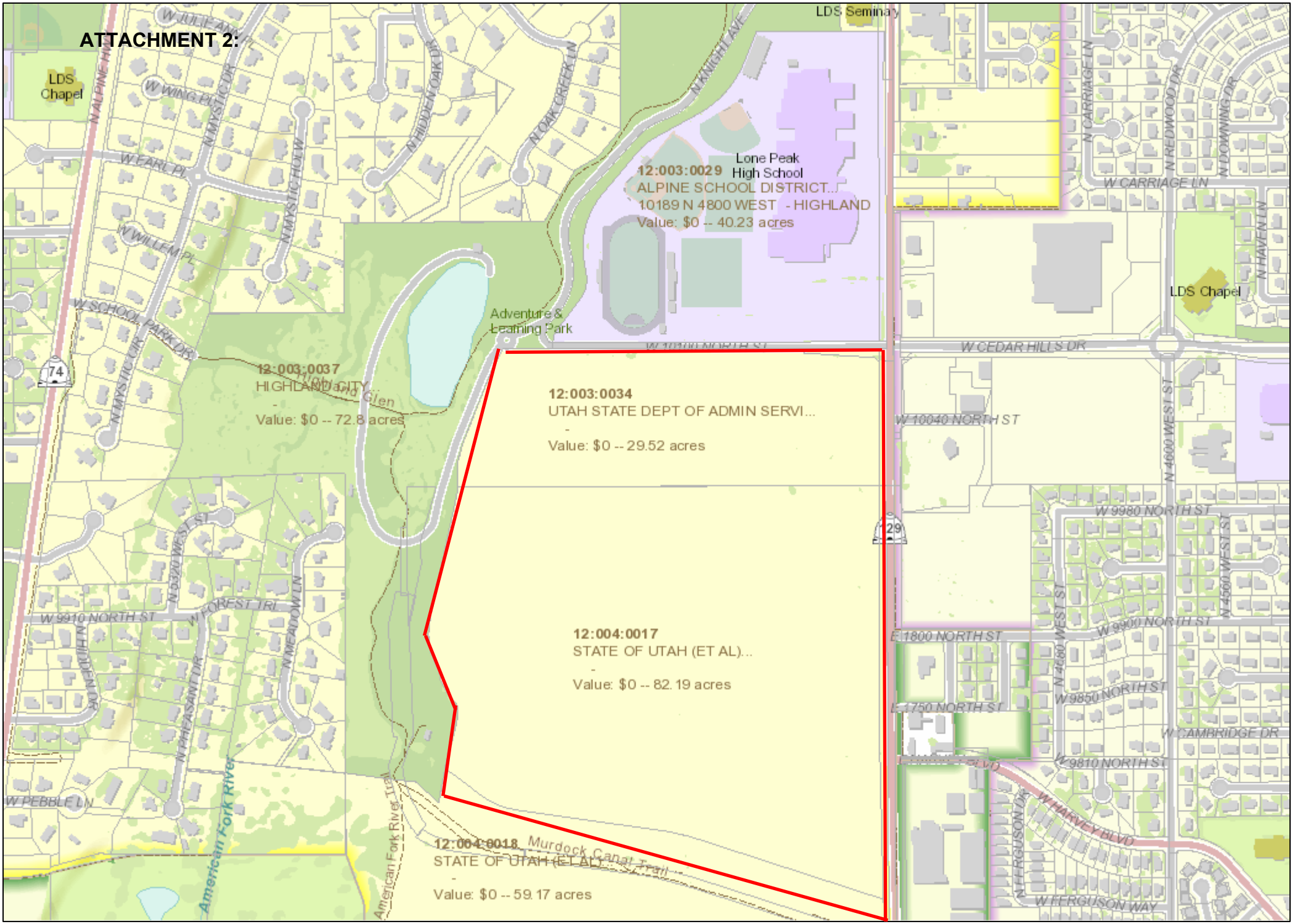
LEGAL DESCRIPTION PROPOSED OVERALL LANDUSE
PREPARED FOR THE BOYER COMPANY
HIGHLAND, UTAH
(April 16, 2019)
19-0084

PROPOSED LEGAL DESCRIPTION
Located in the SE1/4 and NE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Comprised of all of Parcels identified by Utah County Tax Id. Numbers 12:003:0034 & 12:004:0017 and a part of Parcel 12:0047:0018, being more particularly described as follows:

Beginning at a point N00°06'11"W 561.29 feet along the section line and S89°53'35"W 58.33 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N71°57'00"W 1,018.31 feet; thence along the arc of a curve to the left with a radius of 525.00 feet a distance of 89.80 feet through a central angle of 09°48'00" Chord: N76°51'00"W 89.69 feet; thence N81°45'00"W 747.36 feet; thence along the arc of a curve to the right with a radius of 475.00 feet a distance of 242.49 feet through a central angle of 29°15'00" Chord: N67°07'30"W 239.87 feet; thence N52°30'00"W 154.35 feet; thence along the arc of a curve to the left with a radius of 525.00 feet a distance of 8.96 feet through a central angle of 00°58'40" Chord: N52°59'20"W 8.96 feet; thence N10°56'00"E 191.07 feet; thence N18°32'07"E 65.08 feet; thence N14°04'07"E 69.73 feet; thence N10°09'41"E 53.70 feet; thence N02°21'53"W 33.89 feet; thence N26°09'12"W 20.29 feet; thence N42°51'02"W 23.99 feet; thence N44°08'35"W 22.71 feet; thence N29°37'18"W 45.36 feet; thence N26°56'40"W 35.30 feet; thence N12°11'08"W 55.38 feet; thence N24°14'35"W 92.14 feet; thence N07°54'21"W 86.61 feet; thence N06°00'48"E 101.15 feet; thence N12°43'08"E 551.81 feet; thence N10°36'39"E 71.06 feet; thence N00°16'45"E 8.82 feet; thence N00°18'38"E 120.27 feet; thence N15°06'39"E 90.08 feet; thence N21°47'22"E 362.78 feet; thence N26°28'59"E 133.21 feet; thence S89°54'26"E 1,459.71 feet; thence S00°05'34"W 21.13 feet; thence S86°06'29"E 270.95 feet; thence East 65.14 feet; thence S52°50'22"E 39.12 feet; thence S00°20'49"W 598.82 feet; thence S00°00'10"E 1,309.17 feet; thence S01°20'24"E 793.93 feet to the point of beginning.

Contains: 116.95 acres+/-

ATTACHMENT 2:



Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 4/24/2019

N

ATTACHMENT 3:

RV

RIDGEVIEW

HIGHLAND CITY

BOYER

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Ridgeview: A Highland City Planned Development

The Utah State Development Center (USDC) has long been a staple of the community in north Utah County. Many area residents feel a connection to the center, its mission, and the farmland adjacent to the center. The Boyer Company is honored to be selected by the State of Utah to manage the growth and expansion of housing, and businesses on property in Highland adjacent to the center that is owned by the State. We are sensitive to the special connection residents feel to the property. We hope to enhance, and expand the sense of connection and cohesion within the community with the development of the property.

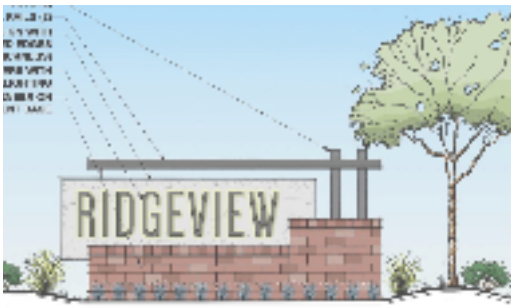
The project on the USDC site will be called Ridgeview. The simple name is indicative of the property's unique location on the ridge overlooking Highland Glen Park, and the Utah valley. The views from the property are one of the many unique attributes of the property. The name Ridgeview is simple and timeless.

Ridgeview is not a traditional subdivision, it is a community. Community incorporates shared experiences, and a unified sense of place. Ridgeview will add to the thriving community of Highland by providing opportunities for long time Highland residents to stay Highland, and bringing new residents and businesses to the area to experience, and help grow the wonderful community.

Highland is an active community. Ridgeview will include trails, parks, and connectivity that encourage activity and connection. A prominent feature of the community will be the monumentation and theming. Residents and community members alike will be able to easily identify the community by the monuments, and brand of Ridgeview. Like the name Ridgeview, the monuments will be timeless.

Ridgeview will feature a mix of housing types ranging from town homes, to homes constructed on large traditional lots. The mix of housing provides a diversity of residents that help create community. Housing types consist of town homes, cluster homes, carriage homes, and estate homes. These housing types, along with permissible styles and design, will be outlined in the development plan. It is important to note that the project does not allow for any high density apartment multi-family housing.













Property Overview

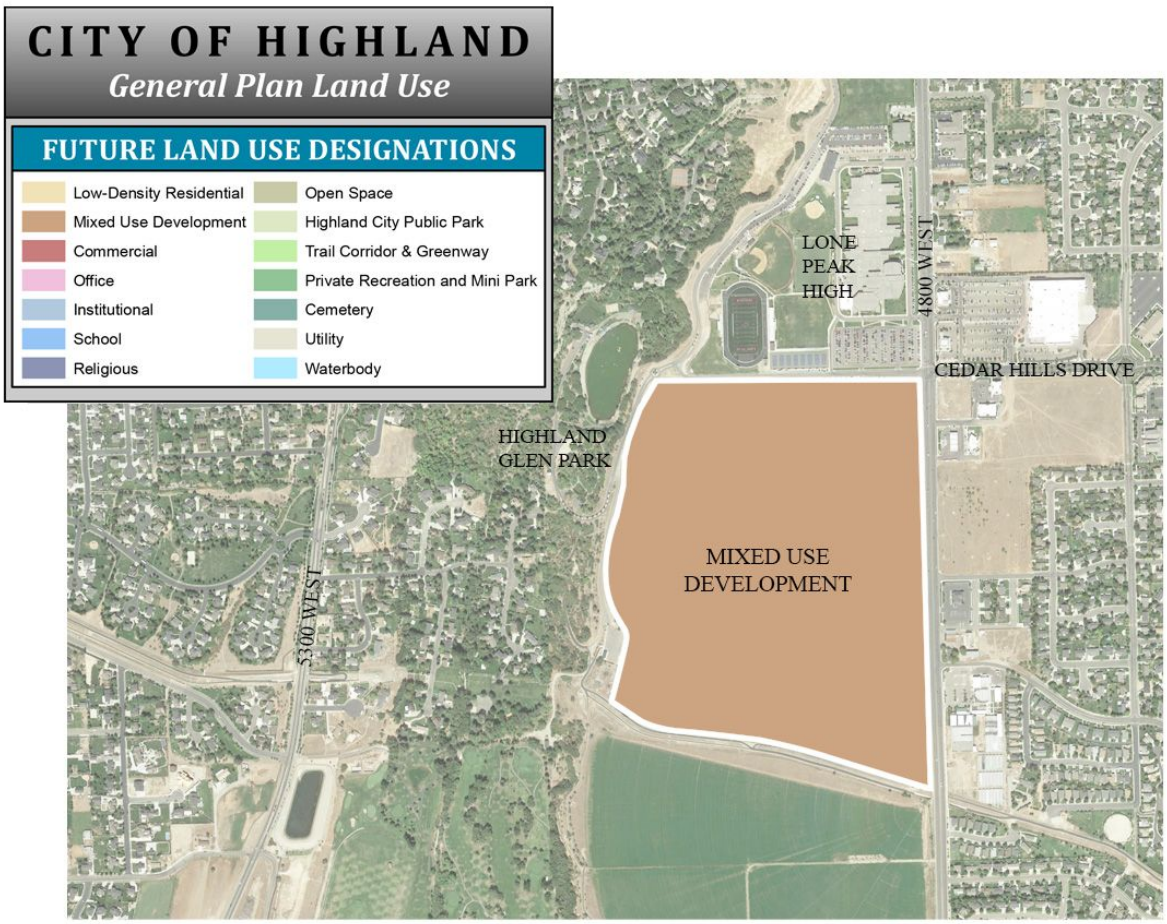
Ridgeview consists of approximately 118 acres of property located generally west of North County Boulevard, south of Lone Peak High School, east of Highland Glen Park, and north of the Murdock Canal trail.

Land Use Designation

The Ridgeview property is designated as Mixed use development. The requirements of the Development Code, shall apply, except where explicitly stated otherwise herein by this PD.

Approval Process

Preliminary residential approval shall be granted by both the planning commission and the city council. Final residential approval shall be granted by City Council only. Site plan for non-residential be approved administratively.



Legal Description & Property Boundary

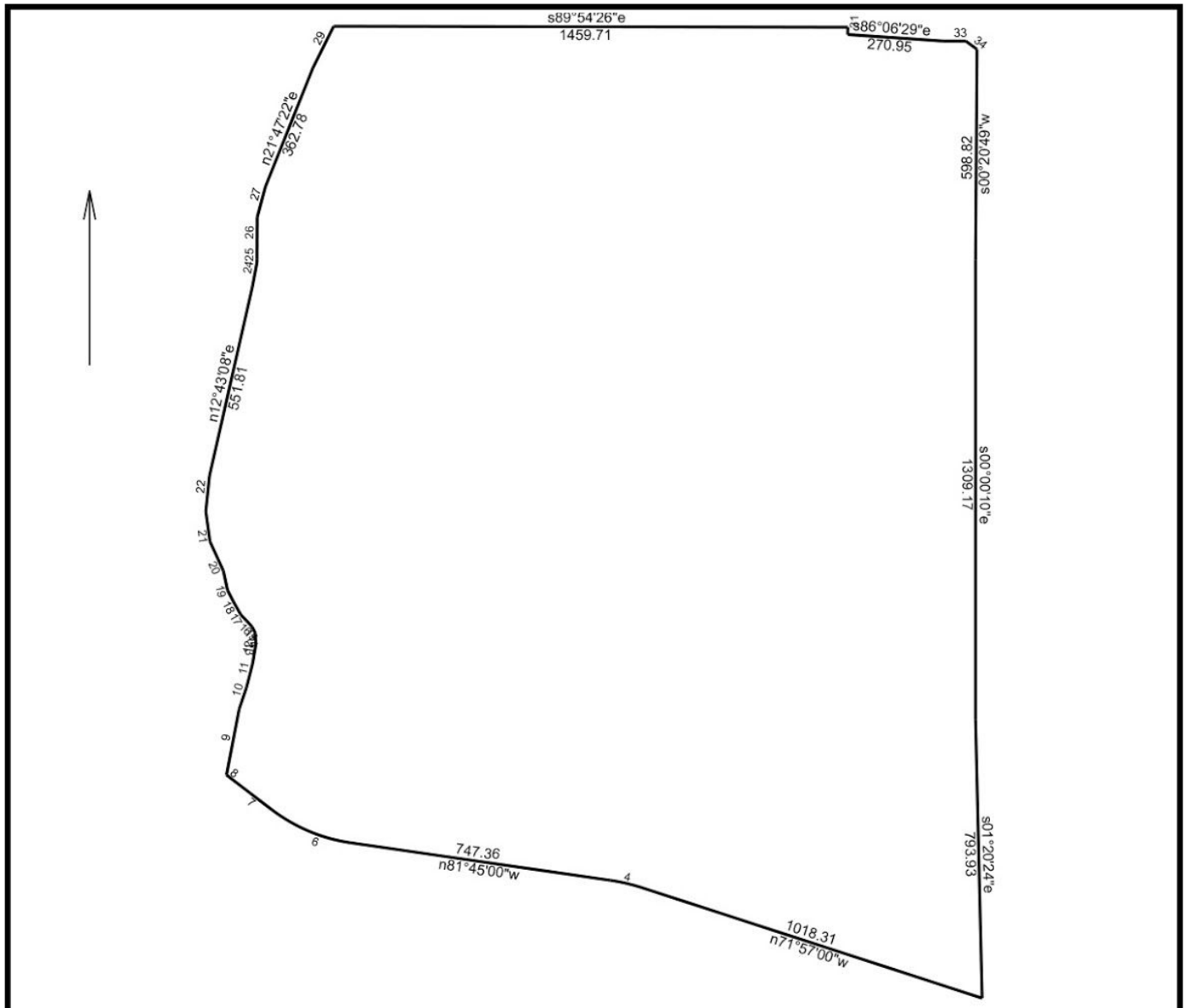
LEGAL DESCRIPTION PROPOSED OVERALL LANDUSE
PREPARED FOR THE BOYER COMPANY
HIGHLAND, UTAH
(April 16, 2019)
19-0084

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Located in the SE1/4 and NE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Comprised of all of Parcels identified by Utah County Tax Id. Numbers 12:003:0034 & 12:004:0017 and a part of Parcel 12:0047:0018, being more particularly described as follows:

Beginning at a point N00°06'11"W 561.29 feet along the section line and S89°53'35"W 58.33 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N71°57'00"W 1,018.31 feet; thence along the arc of a curve to the left with a radius of 525.00 feet a distance of 89.80 feet through a central angle of 09°48'00" Chord: N76°51'00"W 89.69 feet; thence N81°45'00"W 747.36 feet; thence along the arc of a curve to the right with a radius of 475.00 feet a distance of 242.49 feet through a central angle of 29°15'00" Chord: N67°07'30"W 239.87 feet; thence N52°30'00"W 154.35 feet; thence along the arc of a curve to the left with a radius of 525.00 feet a distance of 8.96 feet through a central angle of 00°58'40" Chord: N52°59'20"W 8.96 feet; thence N10°56'00"E 191.07 feet; thence N18°32'07"E 65.08 feet; thence N14°04'07"E 69.73 feet; thence N10°09'41"E 53.70 feet; thence N02°21'53"W 33.89 feet; thence N26°09'12"W 20.29 feet; thence N42°51'02"W 23.99 feet; thence N44°08'35"W 22.71 feet; thence N29°37'18"W 45.36 feet; thence N26°56'40"W 35.30 feet; thence N12°11'08"W 55.38 feet; thence N24°14'35"W 92.14 feet; thence N07°54'21"W 86.61 feet; thence N06°00'48"E 101.15 feet; thence N12°43'08"E 551.81 feet; thence N10°36'39"E 71.06 feet; thence N00°16'45"E 8.82 feet; thence N00°18'38"E 120.27 feet; thence N15°06'39"E 90.08 feet; thence N21°47'22"E 362.78 feet; thence N26°28'59"E 133.21 feet; thence S89°54'26"E 1,459.71 feet; thence S00°05'34"W 21.13 feet; thence S86°06'29"E 270.95 feet; thence East 65.14 feet; thence S52°50'22"E 39.12 feet; thence S00°20'49"W 598.82 feet; thence S00°00'10"E 1,309.17 feet; thence S01°20'24"E 793.93 feet to the point of beginning.

Contains: 116.95 acres+/-



4/17/2019

Scale: 1 inch= 415 feet | File: 19-0084 Proposed Landuse Closure Report.ndp

Tract 1: 116.9488 Acres, Closure: s64.1459e 0.01 ft. (1/999999), Perimeter=9054 ft.

01 /n00.0611w 561.29
02 /s89.5335w 58.33
03 n71.5700w 1018.31
04 Lt, r=525.00, delta=009.4800, chord=n76.5100w 89.69
05 n81.4500w 747.36
06 Rt, r=475.00, delta=029.1500, chord=n67.0730w 239.87
07 n52.3000w 154.35
08 Lt, r=525.00, delta=000.5840, chord=n52.5920w 8.96
09 n10.5600e 191.07
10 n18.3207e 65.08
11 n14.0407e 69.73
12 n10.0941e 53.7
13 n02.2153w 33.89
14 n26.0912w 20.29
15 n42.5102w 23.99
16 n44.0835w 22.71
17 n29.3718w 45.36
18 n26.5640w 35.3
19 n12.1108w 55.38
20 n24.1435w 92.14
21 n07.5421w 86.61
22 n06.0048e 101.15
23 n12.4308e 551.81
24 n10.3639e 71.06
25 n00.1645e 8.82
26 n00.1838e 120.27
27 n15.0639e 90.08
28 n21.4722e 362.78
29 n26.2859e 133.21
30 s89.5426e 1459.71
31 s00.0534w 21.13
32 s86.0629e 270.95
33 n90e 65.14
34 s52.5022e 39.12
35 s00.2049w 598.82
36 s00.0010e 1309.17
37 s01.2024e 793.93

Ridgeview Conceptual Master Plan



Ridgeview Development Standards

Residential Housing Types

Ridgeview features four distinct housing types. The intent of the different housing types is to provide residents of the community with various options for housing sizes, style, and price. Diversity of housing attracts different buyers, and adds to the overall vibrancy of the community. The maximum number of residential units at Ridgeview will be 699 units.

The featured housing types at Ridgeview are: estate homes, carriage homes, cluster homes, and townhomes. Below is a brief summary of the housing types. The residential bulk and intensity table below provides specific information about the housing types such as setbacks, density, height, etc.

Estate Homes

Estate homes are traditional single family detached homes on lots 7,000 square feet or larger with a minimum lot frontage of 60 feet. These homes feature larger private yards, front or side load garages, and more space between homes. See image below for an example of one possible layout of an Estate pod.

Cottage Homes

Cottage homes are traditional detached single family homes situated on individual lots with a minimum lot size of 3,500 square feet. The cottage homes live like traditional single family homes. See image below for an example of one possible layout of a Cottage pod.



Single Family lot pods may include the following:

- 40’ wide cottage lots
- 50’ wide cottage lots
- 1/4 acre estate lots
- 1/3 acre estate lots
- Single family detached homes
- Varied densities (2-8 DU/AC)

Note: Lot layout is for illustration purposes only. Actual layout is subject to change during the planning, design, and approval process.

Carriage Homes

Carriage homes consist of a mix of housing types. Examples of carriage housing types include homes with a shared driveway, twin homes, or single family homes on lots less than 35 feet wide. A hallmark of carriage homes is small side yard setbacks, and proximity to other homes. In no event shall any two homes be within five feet of each other. Below are two examples of possible layouts for a carriage pod. A carriage pod may include such uses as age targeted housing -- a housing type focused on providing floor plans and amenities attractive to individuals or couples that don't have any children living with them.



Carriage Lot Pods may include the following:

- Single Family Detached Units
- Front porches facing streets and open spaces
- 16' to 20' shared driveways
- Rear and side loaded 2-car garages
- Common open spaces
- Varied densities (6-12 DU/AC)

Example rendering of carriage home pod (left) features rear load single family with a shared drive and private internal roads. Note: Lot layout is for illustration purposes only. Actual layout is subject to change during the planning, design, and approval process.

Carriage Lot Pods may include the following:

- Single family and/or active adult attached Units
- Maximum of 2 and 4 unit buildings
- Front porches facing streets and open spaces
- 16' to 20' shared driveways
- Side loaded 2-car garages
- Common open spaces
- Clubhouse & amenities
- Varied densities (6-12 DU/AC)

Example renderings of carriage home pod (right) featuring four pack shared drive cluster housing and private internal roads. Note: Lot layout is for illustration purposes only. Actual layout is subject to change during the planning, design, and approval process.





Carriage home streetscape example featuring rear loaded garages

Town Homes

Town homes consist of multi-family units with shared walls. Town homes can come in linear groupings of anywhere from two units to eight units. Rear and front loaded townhomes shall be allowed in the community. Each unit has its own garage, and front entrance. Below is an example of a possible layout for a townhome pod.



Example townhome pod layout

Townhome Pods may include the following:

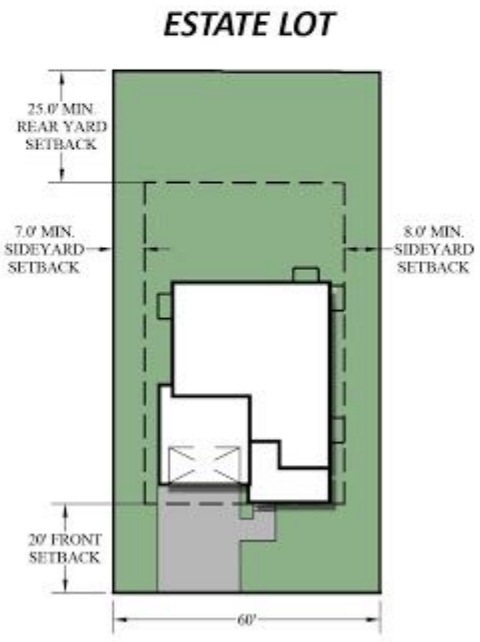
- Single family attached units
- 2 to 8 unit buildings
- Front porches facing streets and open spaces
- 16’ to 20’ shared and individual driveways
- Rear and Front loaded 1-car and 2-car garages
- Common open spaces
- Varied densities (8-12 DU/AC)

Note: Lot layout is for illustration purposes only. Actual layout is subject to change during the planning, design, and approval process.

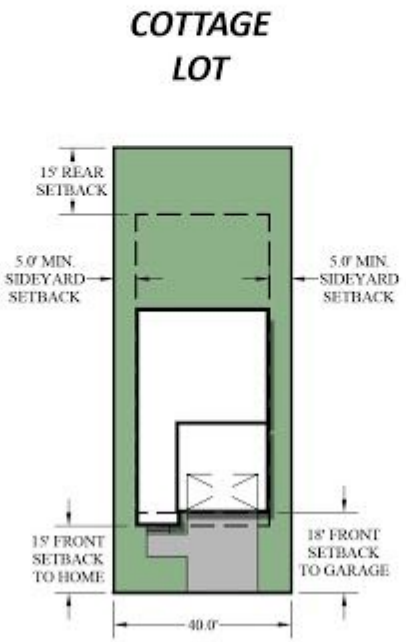


Example townhome streetscape along north/south connector road from high school parking lot to Canal Blvd

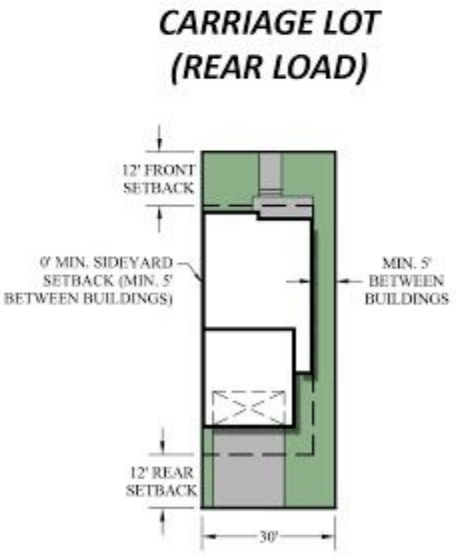
Home Site Examples



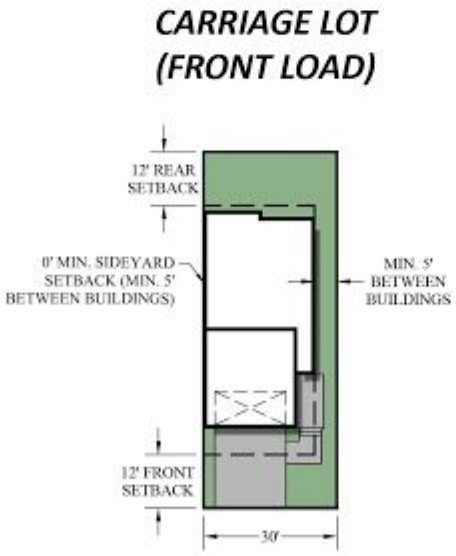
- Lot Dimensions: 60’x117’
- Area: 7,020 ft²
- Building Coverage: ±27%



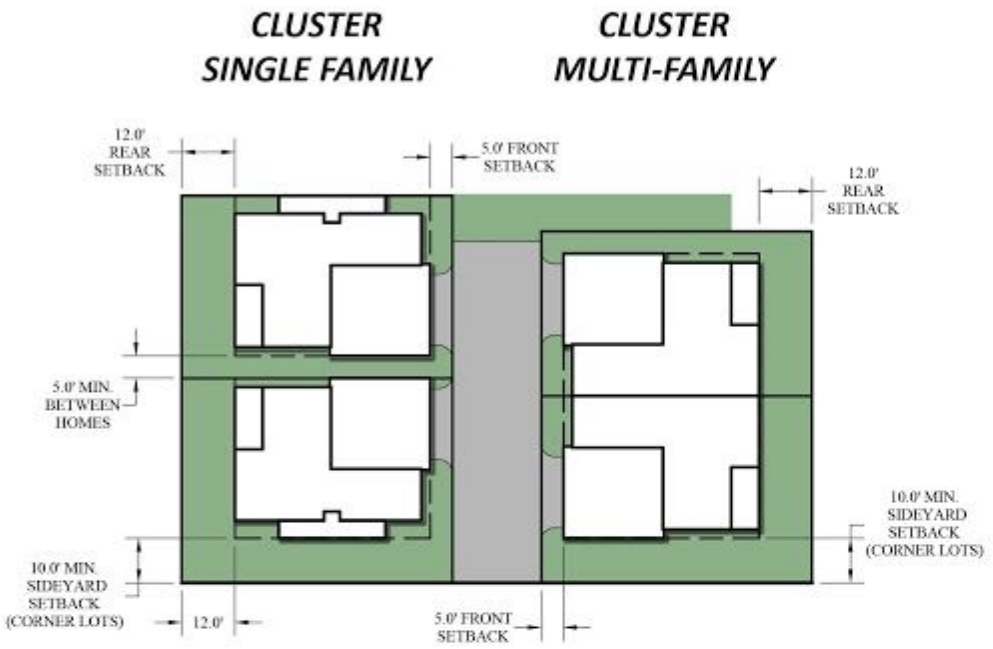
- Lot Dimensions: 40’x100’
- Area: 4,000 ft²
- Building Coverage: ±35%



- Lot Dimensions: 30’x80’
- Lot Area: 2,400 ft²
- Building Coverage: ±50%



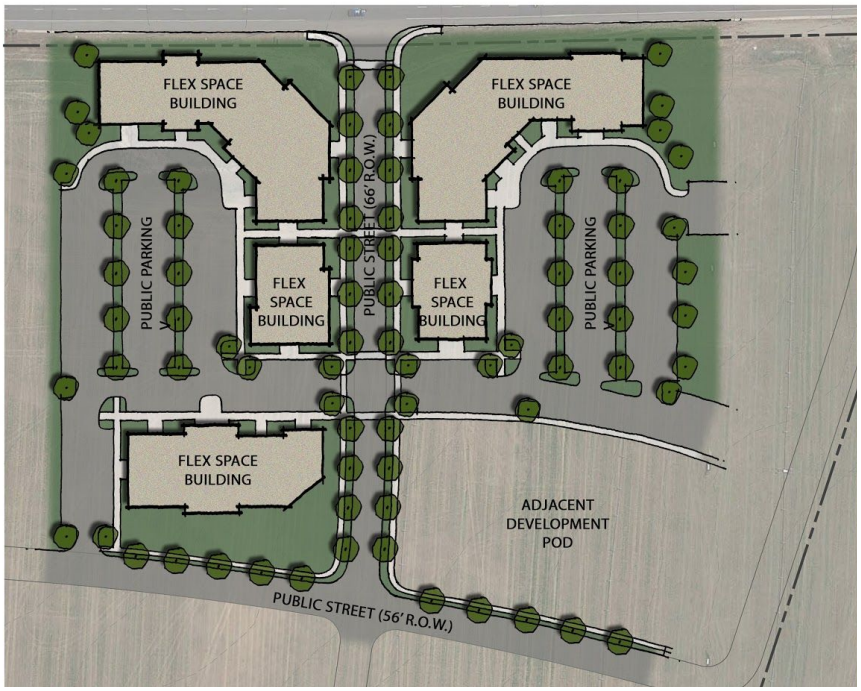
- Lot Dimensions: 30’x80’
- Area: 2,400 ft²
- Building Coverage: ±51%



- Lot Dimensions: 41’x61’
- Lot Area: 2,806 ft²
- Building Coverage: ±58%

Commercial Development

Ridgeview will feature a prominent commercial element situated at the corner of Canal Blvd. and North County Boulevard. Commercial at this location is envisioned as neighborhood commercial consisting of in-line or stand alone retail, small to medium office, or a combination of both. The future signalized intersection on North County Blvd will create a “hard corner” with strong visibility. Entrance to the commercial is anticipated to come from Canal Blvd, with the possibility of a right in or right out to North County.





Land Use Plan

The land use plan for Ridgeview calls out permitted development types for certain areas, or "pods" within the community. Pods are designated as Estate, Cluster, Carriage, Flex Residential, or Flex Commercial. In addition to a specific use, each pod has a minimum and a maximum number of units that may be developed within the pod. Pod boundaries may be adjusted to accommodate different lot layouts, however the overall area of each pod designation shall not increase by more than 15% from what is shown on the land use plan. In no event shall the Estate Lot pod area be reduced by more than 5%.

Overall Project Density: The maximum overall density for the Ridgeview project is 699 units. In no event will any pod be allowed to exceed its maximum allowable density per acre.

Estate: Pods may consist of 2 to 4 units to the acre.

Cottage: Pods may consist of 4 to 10 units to the acre.

Carriage: Pods may consist of 6 to 12 units to the acre.

Residential Flex: Pods may consist of carriage, cluster, or townhome products. In no event shall density exceed 12 units to the acre. No high density apartments shall be permitted in this pod.

Commercial Flex: Pod shall consist of commercial uses per the commercial bulk and intensity table. Commercial pod at Ridgeview will likely feature neighborhood commercial, consisting of a mix of retail, office, or institutional uses.

Should institutional uses such as a church or school be required in the project, they can be incorporated into any of the residential or commercial pods.

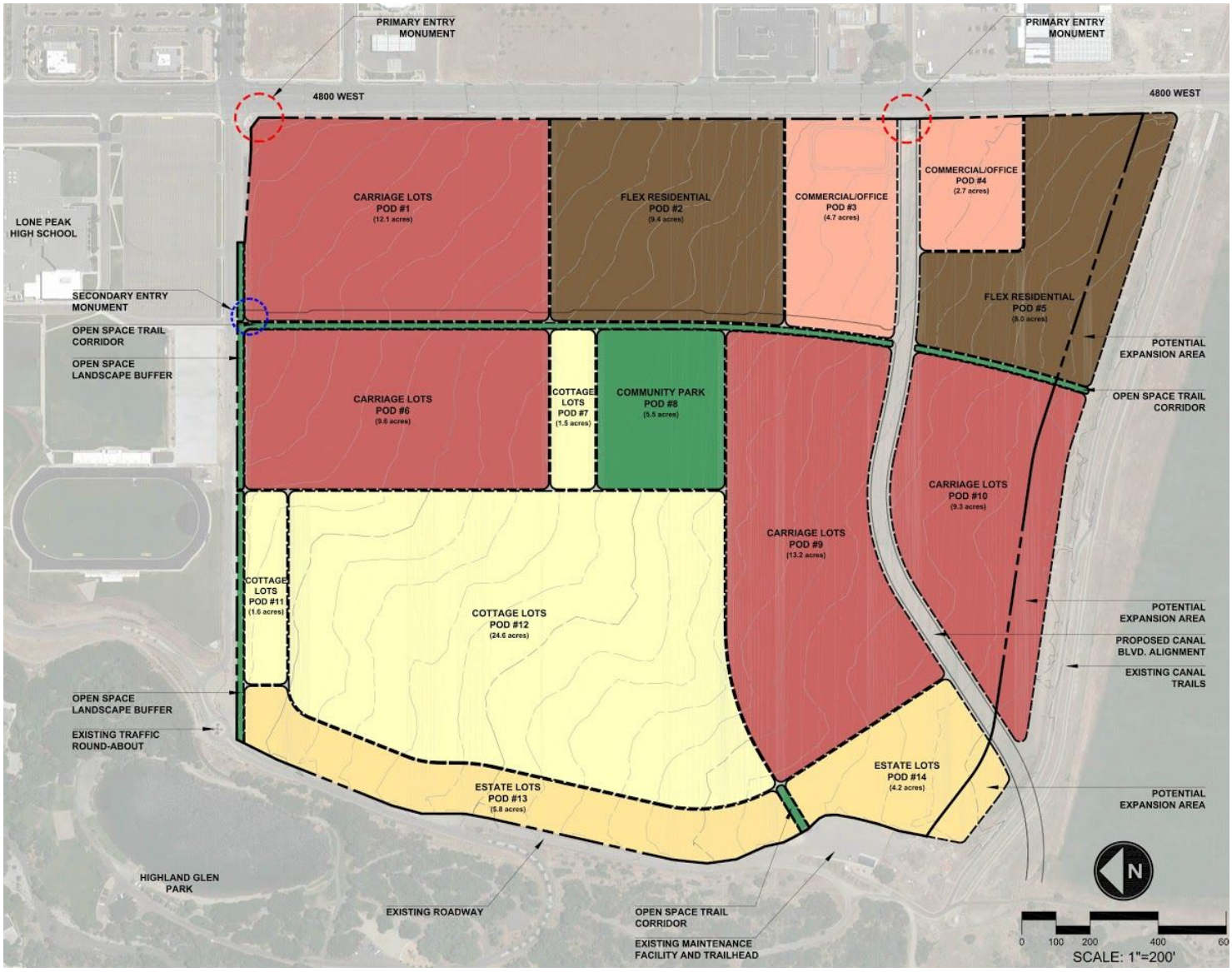
The residential bulk and intensity table below specifies density, setbacks, height and other requirements for different housing types.

DENSITY TABULATIONS						
			DWELLING UNITS PER ACRE		ESTIMATED UNITS	
POD #	LAND USE	ACRES	MIN. DENSITY	MAX. DENSITY	MIN. DENSITY	MAX. DENSITY
1	CARRIAGE LOTS	12.1	6	12	73	145
2	FLEX RESIDENTIAL	9.4	8	12	75	113
3	COMMERCIAL/OFFICE	4.7	3	4	14	19
4	COMMERCIAL/OFFICE	2.7	3	4	8	11
5	FLEX RESIDENTIAL	8.0	8	12	64	96
6	CARRIAGE LOTS	9.6	6	12	58	115
7	COTTAGE LOTS	1.5	4	10	6	15
8	COMMUNITY PARK	4.0	0	0	0	0
9	CARRIAGE LOTS	13.2	6	12	79	158
10	CARRIAGE LOTS	9.3	6	12	56	112
11	COTTAGE LOTS	1.6	4	10	6	16
12	COTTAGE LOTS	24.6	4	10	98	246
13	ESTATE LOTS	5.8	2	4	12	23
14	ESTATE LOTS	4.2	2	4	8	17
	OPEN SPACE	1.5	0	0	0	0
	ROADWAYS	2.8	0	0	0	0
	TOTALS:	**115.0**			**557**	**1,086**

FINAL DOCUMENT WILL INCLUDE AN 11x17 PDF TITLED "CONCEPTUAL BUBBLE DIAGRAM"

Actual project density will not exceed 699 dwelling units.

Bubble diagram layout, density calculations, and open space areas are for illustration purposes only. Final master plan is subject to change during the planning, design, and approvals process.



Residential Bulk & Intensity Requirements

	Townhomes Pods (Pods 2, 5)	Carriage (Pods 1, 2, 5, 6, 9)			Cottage (Pods 2, 5, 10)	Estate (Pods 11, 12)
		Cluster/Age Targeted	Front Load	Rear Load		
Min. Lot Size	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	3,500 sq ft.	7,000 sq ft.
Max Units/ Acre	12	12	12	12	10	4
Min. Lot Width	NA	NA	30’	30’	35’	60’
Min. Front Yard	12’	12’ to any public ROW, 5’ to adjacent homes, 2’ to adjacent shared driveways or private ROWs	15’	10’	15’ to home, 18’ to garage	20’
Min. Rear Yard (Interior Lots)	NA	12’ to any public ROW, 5’ to adjacent homes, 2’ to adjacent shared driveways or private ROWs	10'	5’	15’	25’
Min. Rear Yard (Corner Lots)	NA	12’ to any public ROW, 5’ to adjacent homes, 2’ to adjacent shared driveways or private ROWs	10’	10’	15’	25’
Min. Side Yard (Interior Lots)	Residential Uses 0 ft. Total Side Yards Not Less than 5’ All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5’ All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5’ All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5’ All buildings to be a minimum of 5 ft between homes	5'	7’ on one side, 8’ on the opposite side (Total of 15’ combined)
Min. Side Yard (Corner Lots)	10’	10’	10’	10’	15'	20'
Height*	Shall not exceed 40’	Shall not exceed 40’	Shall not exceed 40’	Shall not exceed 40’	Shall not exceed 40’	Shall not exceed 35'
Max. Lot Coverage	NA	NA	70%	70%	65%	50%

** As measured from the highest point on the top back of curb along the lot frontage*

Commercial Flex Bulk & Intensity Requirements

	Flex Commercial Uses
Min. Lot Area	No minimum requirement
Min. Lot Width/Frontage	No minimum requirement
Minimum Front Yard & Corner Yard	No minimum requirement
Minimum Rear Yard	As allowed by IBC and must recognize any easements
Min. Side Yard	As allowed by IBC and must recognize any easements
Min. Living Area Per Residential Unit	NA
Maximum Building Height Occupied Structure	45’ (City council shall have the ability to approve buildings in excess of 45’ in height)
Maximum Building Height of Unoccupied Structure	45’ (City council shall have the ability to approve buildings in excess of 45’ in height)
Max. Dwelling Units per Acre	Refer to Land Use Plan
Min. Open Space Requirement	10% of net developable area as defined in Open Space section of this document.

Transition of Use

Any property within the Commercial Flex pod that is undeveloped, or vacant after eight years from the approval date of the Planned Development Zone by the Highland City Council for Ridgeview may be transitioned at the election of the developer to Residential Flex, with a maximum density of 12 units per acre. Any density in excess of 12 units per acre must be approved by the Highland City Council.

Table of Uses

Ridgeview shall adhere to the following permitted, conditional, and prohibited uses.

Permitted Uses:

- Accessory uses which are customary and incidental to the principal use of the property.
- Apparel, new and used
- Antiques, crafts, and collectible sales
- Art galleries and art studios
- Bakeries - Retail and wholesale and manufacturing not to exceed 50% of gross leasable area
- Education learning centers (i.e. Sylvan Learning Center)
- Financial institutions
- Fitness centers
- Indoor recreational facilities
- Laundry, cleaning, and dry cleaning establishments
- Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops
- Professional, administrative, business, and medical offices
- Restaurants, including drive through restaurants
- Retail sales of new merchandise
- Repair services such as, but not limited to small appliances, bicycles, watches, musical instruments, and similar items.
- Sporting goods equipment rental, sales, and service.

Conditional Uses:

- Gas station and convenience stores
- Minor auto repair including lubrication, tire sales, engine tune-up, washing and polishing, brakes, muffler and maintenance of other similar accessories. This use does not include automotive painting and body repair, or transmission repair. All repair areas must be within an enclosed building. Service bays shall be screened with rollup doors from view from public streets.

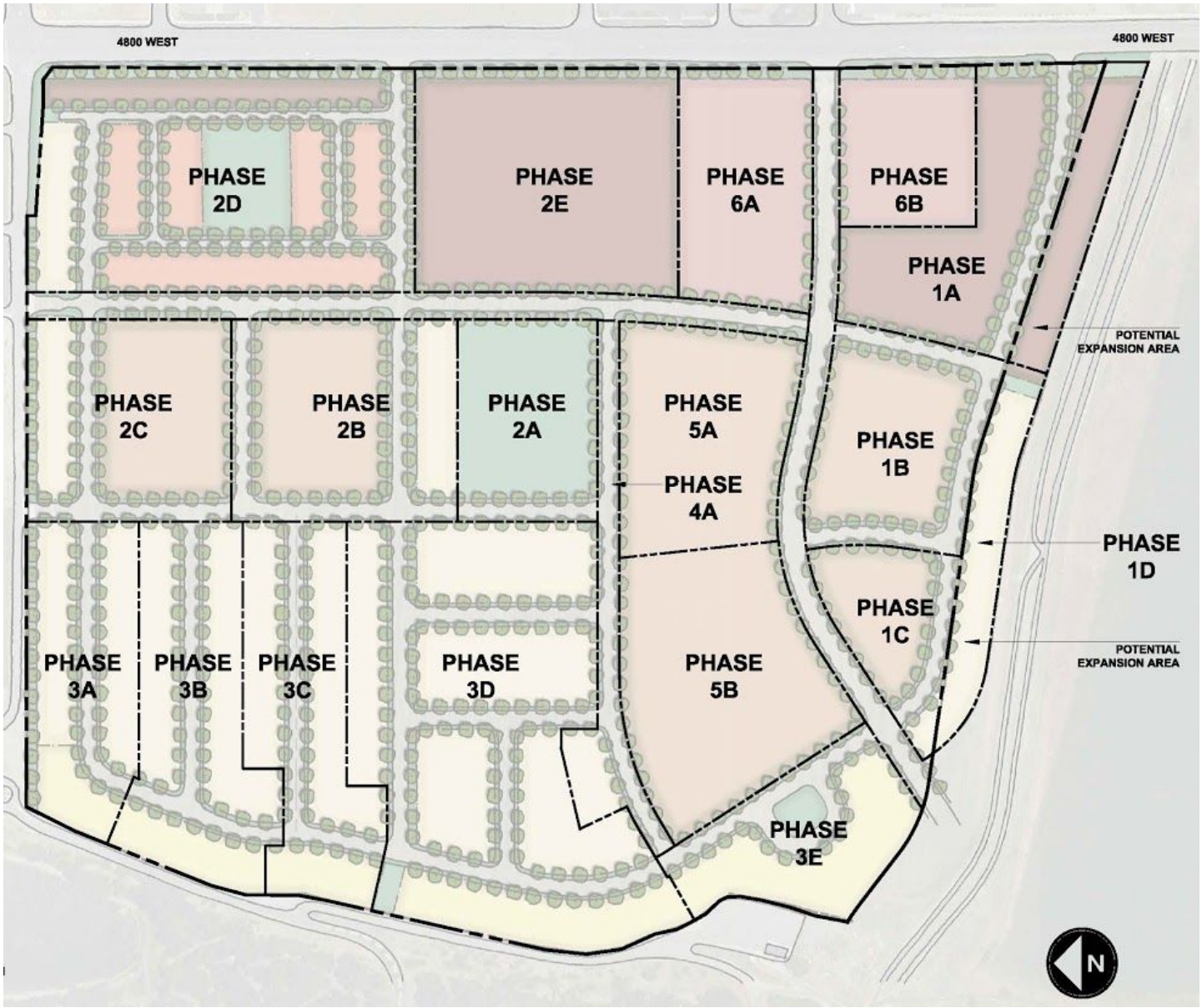
The following uses shall be prohibited in the commercial zone at Ridgeview:

- Thrift stores
- Pawn shops
- Sexually oriented businesses
- Any use not expressly permitted above

All uses not specifically provided for herein are prohibited, unless approved by the City Council.

Phasing Plan

Ridgeview will consist of multiple phases of development, and we anticipate building out the project over several years. Each phase has been broken out into several sub-phases to allow for flexibility in the development of the property. We anticipate starting with Phase 1 and ending with Phase 6, but there may be some deviation in phasing in order to adjust to market demand. We anticipate the commercial will be the last phase of the site to develop, as development of surrounding residential will help facilitate demand for the commercial. This phasing plan is based on a conceptual layout that is subject to change, which would affect the planned phasing.



Ridgeview Design Guidelines

Residential Architectural Design Guidelines

Estate Homes Design Standards

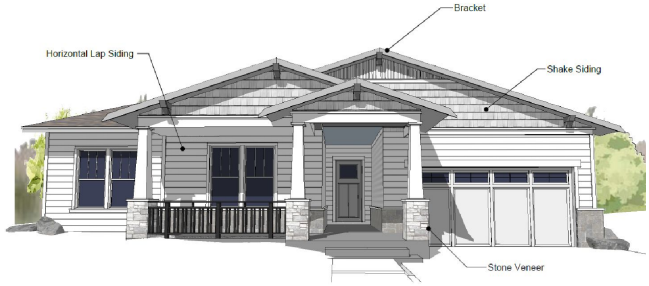
Housing Type: Single Family Estate Lots
Orientation: Front load or side load garages











Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the Architectural Review Committee ("ARC"), stucco, metal (accent material only), concrete (accent material only).

Single Material: No more than 40% of homes on estate lots can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 60% of homes on estate lots shall have at least three materials on the exterior of the homes. Permissible exterior materials are stone, brick, stucco, or accent material listed above.

Window Treatment: All windows should have framed-in wood, composite board, brick, stone or stucco trim that is a minimum of four (4) inches in width.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 4:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street. For purposes of clarification, homes with the same floorplan and different exterior elevations are not subject to the repetition requirement so long as the exteriors are noticeably different from each other in design.

Accessory Structures: Accessory structures shall be permitted on lots within Estate Home pods per existing city ordinance for R-1-20 accessory structures with the following changes: An accessory building may not cover more than 10% of total gross lot area, side and rear setback shall be 8 feet.

Swimming Pools: All pools shall be constructed in accordance with existing ordinance for R-1-20 . No above ground permanent or semi-permanent pools shall be permitted.

Home Style: Each home shall identify a style from the residential stylebook and incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Cottage Home Design Standards

Housing Type: Single Family Cottage Lots
Orientation: Front Load













Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 40% of homes on estate lots can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 60% of homes on estate lots shall have at least three materials on the exterior of the homes. Permissible exterior materials are stone, brick, stucco, or accent material listed above.

Window Treatment: All windows should have framed-in wood, composite board, brick, stone or stucco trim that is a minimum of four (4) inches in width.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 40 feet as measured from the top back of curb.

Roof: Roof pitches between 4:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street. For purposes of clarification, homes with the same floorplan and different exterior elevations are not subject to the repetition requirement so long as the exteriors are noticeably different from each other in design.

Swimming Pools: All pools shall be constructed in accordance with existing ordinance for R-1-20. With the exception of the following changes: rear and side yard setback shall be 8'. No above ground permanent or semi-permanent pools shall be permitted.

Home Style: Each home shall identify a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Carriage Home Design Standards

Housing Type: Single Family, Twin Homes, Clustered homes with shared driveway
Orientation: Front load, rear load, and clustered
Parking:











Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 40% of homes on estate lots can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 60% of homes on estate lots shall have at least three materials on the exterior of the homes. Permissible exterior materials are stone, brick, stucco, or accent material listed above.

Window Treatment: All windows should have framed-in wood, composite board, brick, stone or stucco trim that is a minimum of four (4) inches in width.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum of two stories or 40 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 35 square feet with a minimum depth of five feet.

Repetition: No identical elevation within four lots on either side of the home. For purposes of clarification, homes with the same floorplan and different exterior elevations are not subject to the repetition requirement so long as the exteriors are noticeably different from each other in design.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC to submittal for building permit to the City.

Townhome Design Standards

Housing Type: Townhomes
Orientation: Front Load and Rear Load, Cluster
Driveway: Minimum driveway length of 5’. Driveway on front and rear townhomes shall be measured from the back of curb to the garage door.











Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 40% of townhomes can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 60% of townhomes shall consist of a combination of at least two of the specified exterior materials (not including accent materials).

Window Treatment: All windows should have framed-in wood, composite board, brick, stone or stucco trim that is a minimum of four (4) inches in width.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens, with accent colors as approved by the ARC.

Height: 40 feet for all townhomes as measured from the top back of curb.

Roof: Roof pitches between 4:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Repetition: No identical buildings (set of attached townhomes) shall be placed next to each other.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Residential Stylebook

Colonial

Key Characteristics:

- Typically two story.
- Symmetrical front elevation with centered front door.
- Divided light windows centered on both sides of the front door.
- Medium pitched roof running parallel to the street with gables on each end.
- Classically inspired entry portico, decorative pediment, crown molding, or other ornamentation above the door.
- Horizontal siding, straight lines throughout the building.



Symetrical front elevation.



Classically inspired entry portico.



Symetrical front elevation with decorative pediment.

Contemporary/Modern

Key Characteristics:

- Typically two story.
- Highlighted front door with vertical elements, or roof overhangs.
- Typically includes large windows.
- Low pitched hip, flat, or shed roof.
- Strong sense of entry from the street.
- Horizontal or vertical siding, stucco, brick or cut stone with clean forms.



Blend of classic and modern elements and materials.



Clean forms.

Cottage

Key Characteristics:

- Asymmetrical front elevation.
- Gabled, enclosed entry, Doors and/or entry may be half-rounded or arched.
- Windows are often tall and narrow with small panes.
- Roof is typically steeply pitched, cross-gabled.
- Exterior materials typically include brick, stone, or stucco siding with accents of fiber cement board.



Tall, narrow windows.



Asymetrical front elevation, steeply pitched roof.



Gabled, enclosed, arched entry.

Craftsman

Key Characteristics:

- Decorative beams or braces under gables.
- Windows with divided panes in upper sash and a single pane in lower sash.
- Roof is low pitched, hipped or gabled with wide eave overhangs and exposed rafters.
- Exterior materials typically include horizontal siding, stone, shingles and stucco.
- Medium to large front porches with heavy square or tapered columns that may be full length or resting on a base that is dressed with stone or stucco.



Exposed beams and shingle siding.



Substantial covered porch with dormer above.



Complex roof lines, exposed beams and covered porch.

Farmhouse/Country

Key Characteristics

- Large front porches or wrap-around porch with a decorative porch railing.
- Gable roof with medium to steep roof pitch. Can also be cross-gabled with second floor dormer windows. Main gable runs parallel to the street.
- Symmetrical windows, often with shutters.
- Exterior materials typically include horizontal siding, stone and metal.



Wrap-around porch with wood handrails.



Substantial front porch with dormers above.



Medium pitched roof with cross-gable.

Prairie

Key Characteristics:

- Two story homes. Have one-story windows or porches.
- Symmetrical or Asymmetrical front elevation with strong layered, horizontal appearance.
- Exposed rafters and beams.
- Broad eaves and substantial covered porches.
- Ornamental window clusters and clerestory windows are common.
- Stucco, brick, stone and horizontal siding exteriors
- Lines and elements with strong horizontal emphasis.
- Low-pitched roof, usually hipped.



Low pitched roof, broad overhangs, material lines that reinforce horizontal.



Broad eaves and exposed rafters and beams.

Parking Requirements

Private Parking: Each multi-family unit will require two stalls of private parking. Private parking is allowed in garages, private driveways, or private designated parking stalls.
Private Driveway Guest Parking: If a multi-family unit does not use the driveway for its required two stalls of private parking and, provides the driveway as two guest parking stalls then no additional guest parking is required for said unit of multi-family housing.
Additional Guest Parking: If a multi-family unit does not provide two guest parking stalls in the driveway then additional guest parking stalls are required at a ratio of one stall per four multi-family units.
Note: The minimum allowable stall size is 18' long and 8' wide. All driveways less than 18' long are not allowed to be used for private or guest parking. All driveways less than 16' wide can only be used as one stall.
Commercial Parking:
Retail, personal service, and repair businesses: 5.0 per 1,000 square feet
Medical and dental office and clinics: 4.0 per 1,000 square feet
Other professional and business offices, including financial: 4.0 per 1,000 square feet

Residential Landscape

Front yard landscaping for residential homes shall be installed within 6 months of occupancy. If occupancy occurs during winter months, landscaping shall be completed as soon as weather allows for installation of landscaping in the spring. Rear yard landscape shall be installed within one year of occupancy. All residential landscaping shall include street trees per the street tree plan.

Homeowners Association

The residential dwellings at Ridgeview will have a Homeowners Association (HOA) responsible for coordination of maintenance of the main park, and open space areas. All homeowners in the project will pay dues to the HOA to cover the costs associated with these amenities. Specific pods of cluster and town home housing may have a sub-HOA, or benefitted parcel, which assesses dues in additional to the base dues mentioned above in order to provide services, and maintain open space or amenities benefitting the specific cluster or town home pod.

Architectural Review Committee

The developer and the HOA management company will work together to form an Architectural Review Committee (ARC) to review the plans, elevations, materials, and colors for homes to be constructed at Ridgeview. The ARC will ensure compliance of plans to the architectural design guidelines. Highland City may also conduct its own review of building plans to ensure architectural compliance. It is preferable for a builder to submit information regarding the various floorplans in a packet consisting of all anticipated floorplans to be built in a specific pod, or neighborhood.

Commercial Architectural Design Guidelines

Theme and Unity

The planning and design character within Ridgeview is for a mixed-use district including a harmonious mix of commercial retail/restaurant, office that ties to the surrounding residential uses. The area shall be organized around compatible architectural building statements in terms of character, materials, texture and color of buildings.



Commercial Retail Buildings

The Commercial Retail building type is allowed in the Ridgeview Commercial Flex pod and is designed for small and moderate scale commercial, office, retail, and restaurants. The building type provides convenient automobile access from the roads. Commercial retail buildings may be freestanding structures intended for use by a single tenant or may be multi-tenant buildings. Commercial retail buildings are typically in a multiple-building development, or on outparcels adjacent to large format retail buildings. The layout, orientation, setbacks, and materials intended for use for commercial retail buildings are regulated above in the Commercial Flex Bulk and Intensity table.

Orientation

New commercial retail buildings will be oriented to enhance pedestrian access and customer experience and connected pedestrian pathways within the development.

Materials

Primary materials shall consist of glass, integral color CMU, metal panel, tile, metal, cementitious fiber board, or materials of similar quality and durability. EIFS may be used up to 75 percent of non-glass areas.

Primary Facades

Primary facades on structures using the commercial retail building form shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrance.

Side and Rear Loading and Service Areas

Loading, service, and equipment areas shall be located in a manner that minimizes their visual impact from drive approaches and streets. Loading, service, and equipment areas shall be screened through the use of architectural elements, landscaping, and materials that reduce their visibility.

Drive Through Facilities

Drive through facilities may include a canopy or roof. Any canopy or roof shall be architecturally integrated with the building, and mirror the roof form of the primary structure.

Sign Standards

Signage shall comply with the requirements of the Highland Municipal Code, except as provided for in this section and in the exhibits. Internally illuminated cabinet wall signs are conditionally permitted, except shall be permitted to display a logo or individual alphanumeric characters.

Street Furnishings, Lighting and Fixtures. Ridgeview Commercial Flex pod will include high-quality street furnishings, lighting, and fixtures.

District Parking and Access Standards. Parking and access requirements established in Highland City code, unless indicated otherwise as follows. Pedestrian access within the development shall be provided by pedestrian pathways connecting parking lots, public rights of way, principal public entrances of each building, and adjacent public trails and transit.

Example Commercial Elevations








R.R. BBQ


STARBUCKS COFFEE


ALAMEXO


CORELIFE
EATERY


DOLCE

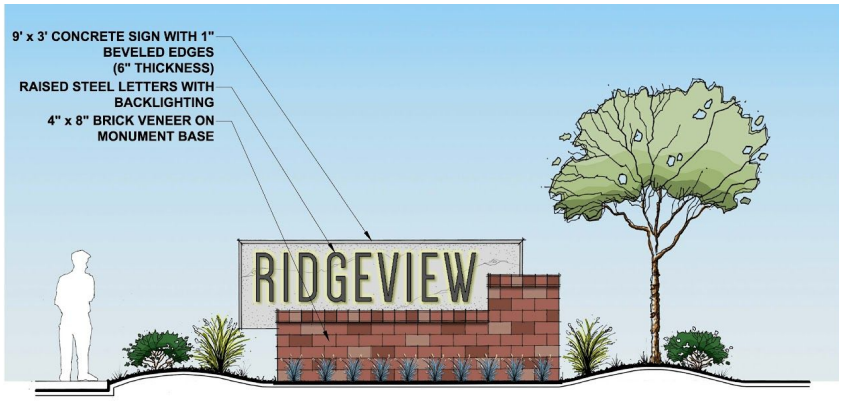
Ridgeview Open Space & Recreation

Monumentation: Style and location

The monumentation and theming for Ridgeview will be a blend of historic and modern design concepts and materials, which will be used throughout the community for features such as monument signs, wayfinding signage, lighting, site furnishings, raised planters, and site walls. Materials for the monumentation and theming will generally include, but not be limited to brick, concrete, and steel. These proposed materials are durable, historically relevant and readily available, and through a variety of color combinations they will be used to create a cohesive exterior theme throughout the community.



Example of the primary monument feature



Example of secondary monument feature



Primary Entry Monument Location

Secondary Entry Monument Location

Open Space Narrative

For the residential developments, 20% open space of the net developable area shall be provided. The net developable area does not include public or private road right-of-way. Open space is defined as public and private open areas that can be used to congregate, play, recreate, or exercise. Open space areas may include but are not exclusive to parks, tot lots, contiguous grass areas over 5,000 square feet in size, trail corridors (including trails along roadways), the 29' parkway landscape buffer along North County Blvd which shall be measured from the back of curb, swimming pools, club house outdoor areas, tennis and pickleball courts, basketball courts, and front yard corridors in the carriage and townhome pods. The residential 20% open space requirement must be met for the overall residential net area and any open spaces within one pod can count towards meeting the total 20% requirement.

For the commercial developments, 10% open space of the net developable area is required. The net developable area does not include public or private road right-of-way. Commercial open space is defined as any and all landscaped area within the commercial development. This includes landscaping around the perimeter of buildings, parking islands, and along adjacent street buffers outside of the public or private right-of-way.

Park Layout and Features

Ridgeview will feature a park in the center of the development that serves as the epicenter for activity within the community. The north side of the park will connect to a widened 8' trail in the parkstrip that connects back to the Murdock canal trail. We will also provide a breezeway on the adjacent to the Highland Glen Park on the west side of the community so that residents will have easy access to the park.

The centrally located park will feature multiple amenities. The proposed amenities include: Playground, pergola/pavilion, four benches, one half court basketball court, and two pickleball courts.

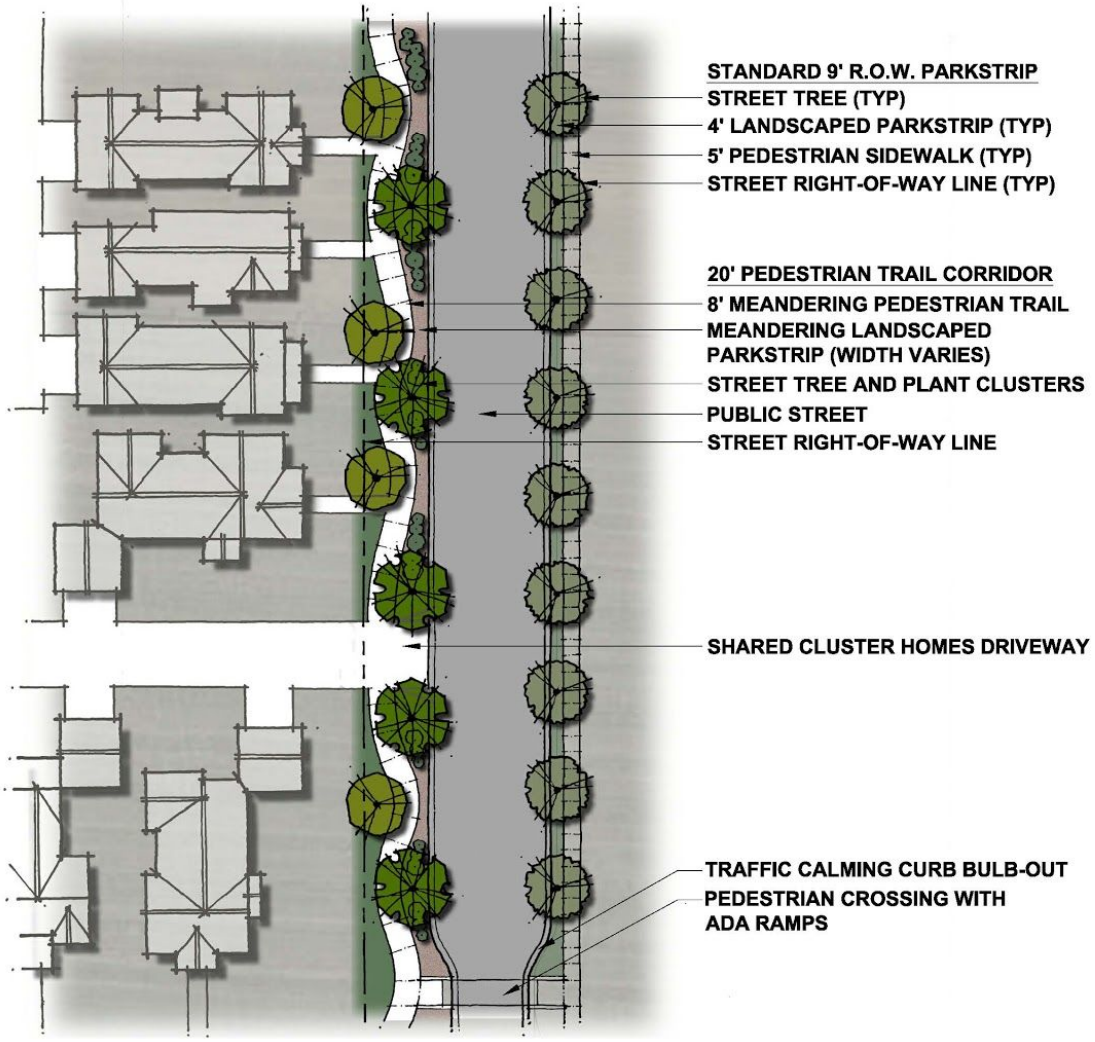




Note: Individual carriage pods will feature pod specific landscape and open space areas. These pods may include amenities specific to the pod, such as a tot lot, or a pavilion or gathering area.

Trail Corridor





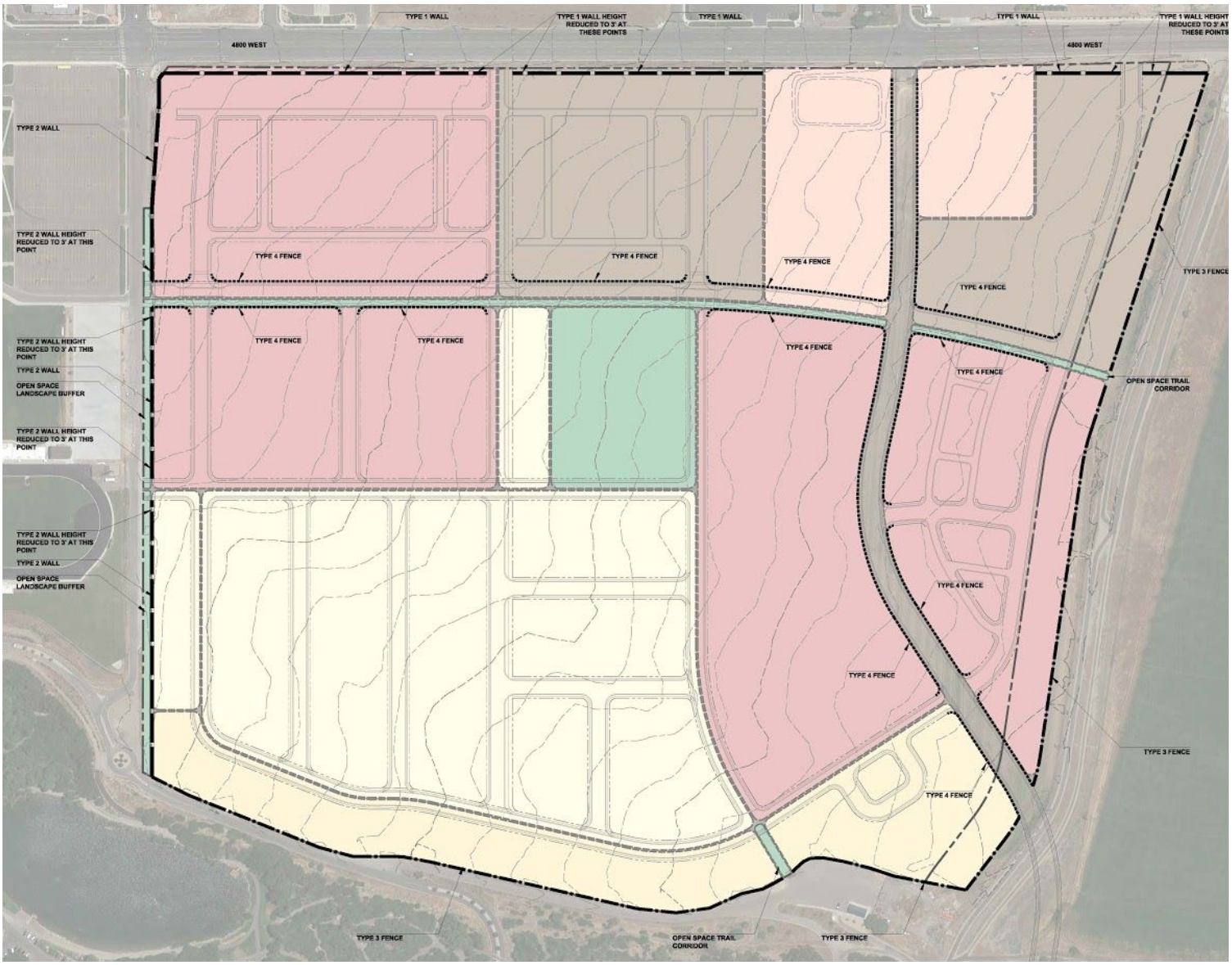
Park Installation

Construction of the park must be started at such time as 45% of homes in the project have received certificate of occupancy from Highland City. The park must be completed within one year of commencement. The developer shall have the right to commence construction of the park at any point prior to this benchmark if so desired.

Open Space Maintenance

The parks at Ridgeview will be privately owned and maintained. If the main park located in the center of the communityat Ridgeview is opened to the larger community of Highland, the developer and the City may discuss assignment of the maintenance of the park to the City.

Wall Plan & Narrative



There are four types of walls and fences proposed at Ridgeview, as indicated on the Wall Plan.

Type 1 Wall

A private or semi-private, six-foot solid wall that will be constructed along the backs of residential pods that are adjacent to North County Boulevard. This wall type will comply with Highland City's design standards and may also include materials that are consistent with monumentation and theming elements; such as masonry columns and panels, masonry columns and decorative metal panels, pre-cast concrete columns and panels, or split-face block with pre-cast concrete caps. Pre-cast concrete wall types may include a stamped pattern and decorative colors. At street intersections, the wall height should be lowered from six feet to three feet within twenty five feet of the intersecting street right-of-way line for increased sight distance. This wall type will be constructed as a part of the overall phasing sequence proposed by the master developer. In residential areas along North County Blvd the wall shall be constructed 29' from the back of curb on the UDOT roadway.

Type 2 Wall

A private or semi-private, six-foot solid wall that will be constructed along the backs of residential lots adjacent to Cedar Hills Drive. This wall type will complement the Type 1 walls and may also include materials that are consistent with monumentation and theming elements; such as masonry columns and panels, masonry columns and decorative metal panels, pre-cast concrete columns and panels, or split-face block with pre-cast concrete caps. Pre-cast concrete wall types may include a stamped pattern and decorative colors. At street intersections, the wall height should be lowered from six feet to three feet within twenty five feet of the intersecting street right-of-way line for increased sight distance. This wall type will be constructed as a part of the overall phasing sequence proposed by the master developer.

Type 3 Fence

A private or semi-private decorative fencing that will be constructed along the backs of residential lots adjacent to Knight Boulevard, and along the backs of residential lots and residential pods adjacent to the Murdock Canal Trails. This fence type will be a six-foot, solid fence with materials selected from an approved list of fencing types. Generally this type of fence will be constructed by home builders as lots and residential units are built along Knight Boulevard and Murdock Canal Trails, therefore Type 3 fencing is not included in the master developer's phasing sequence. The intent is for the fencing in the location specified above to be consistent, and match.

Type 4 Fence

Suggested to be a split-rail fence with a maximum height of four feet. This fencing is located in the front of homes and due to the fact that it is in the front of homes it shall be optional. If the master developer or builder elects to install this fence, it will be located along the right-of-way lines for the main north/south collector road and Canal Boulevard. Materials for this type of fence will be selected from an approved list of fencing types.

Street Tree Plan

Street trees are vital to community maturity and long term livability at Ridgeview. We prepared guidelines for tree types to be planted on each street within the community. If the alignment of streets changes, it is still anticipated that the streets will feature trees. The trees will be spaced at 30 feet on center and will be at least 1.5 inch caliper trees at planting.



DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACE CAM	Acer campestre `Metro Gold`	Metro Gold Hedge Maple	1.5" Cal.	B&B	449
	ACE GRI	Acer griseum Fireburst	Paperbark Maple	1.5" Cal.	B&B	224
	FRA PEN	Fraxinus pennsylvanica `Patmore`	`Patmore` Ash	1.5" Cal.	B&B	24
	KOE PAN	Koelreuteria paniculata	Golden Rain Tree	1.5" Cal.	B&B	205
	PRU BLI	Prunus x blireiana	Pink Flowering Plum	1.5" Cal.	B&B	216



Example rendering looking east at typical park strip on the east side of the connector road from Lone Peak high school to Canal Blvd. Townhome product shown in the background.



Example rendering looking west at oversized park strip and trail on the west side of connector road from Lone Peak High School to Canal Blvd. Carriage product featured in the background.

Ridgeview Utilities and Infrastructure

Introduction

Sanitary Sewer: Sanitary sewer service for this development comes from an existing 8” sewer main that runs along the north and west boundaries of the development. The Sanitary Sewer exhibits show the anticipated connection location to the existing sewer and the proposed 8” sewer line that will run along the southern boundary of the development. We anticipate all sewer for the development to connect to this proposed line. Off-site sewer improvements needed for this project (see Sanitary Sewer exhibits pgs. 53-54) will be designed and constructed by Highland City and reimbursed through the impact fees collected with this development.

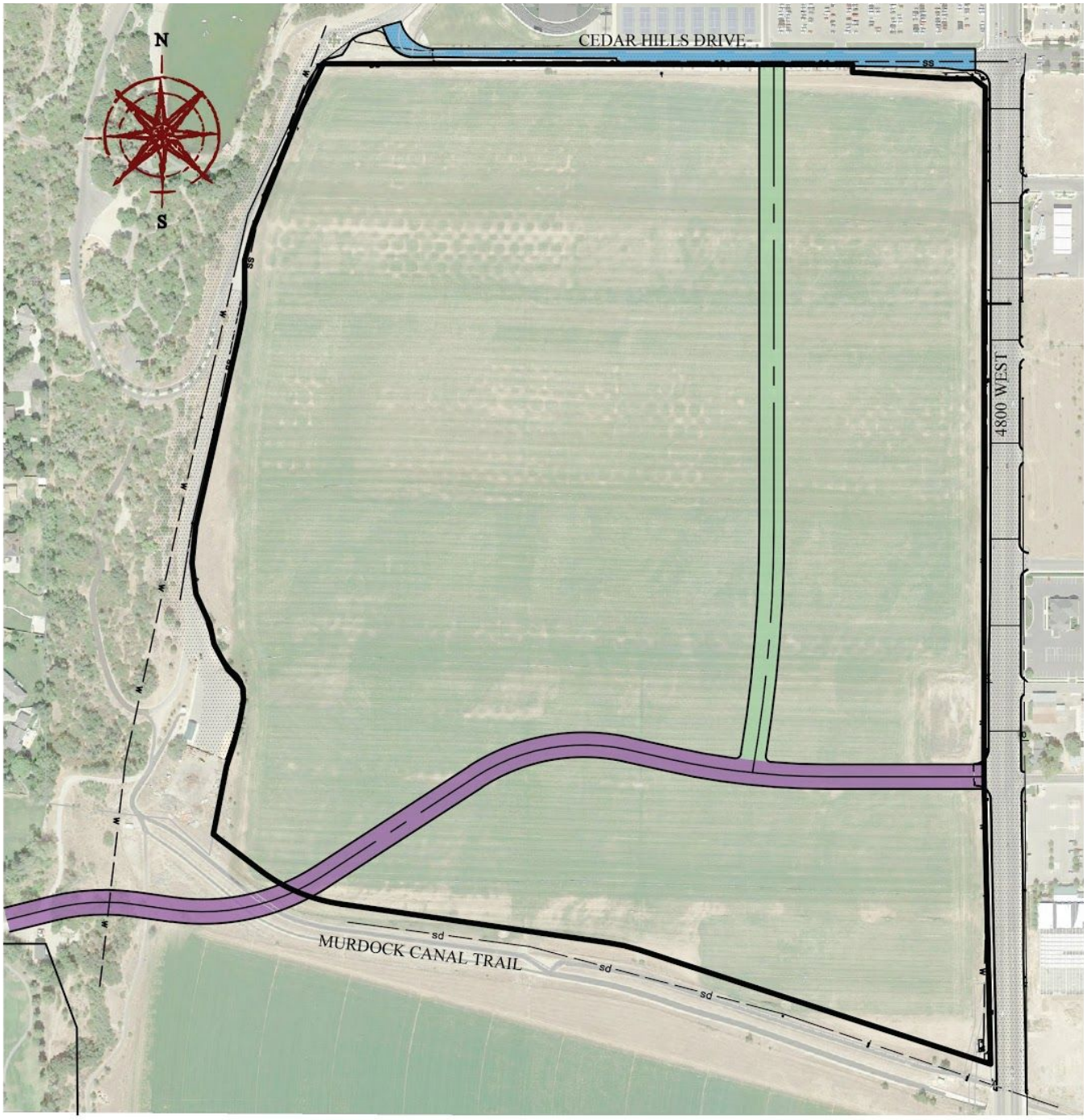
Storm Drain: Because there is no storm drain outfall for this development, the use of inlet sumps for storm water collection is being proposed. Stormwater design will be required to follow the Highland City standards for design and construction (see Storm Drain exhibit pg. 55).

Culinary Water: There are two existing 8” water lines that can provide water service to the development. There is also an off-site 12” waterline that will be required after a certain number of building permits are allowed. This number of building permits will be determined by an overall water model for the development. All of the internal waterline sizes will be sized based on this internal water model that will be required with the preliminary plan submittal. Offsite water improvements needed for this project will be designed and constructed by Highland City or the developer and reimbursed through the impact fees collected with this development (see Culinary Water exhibits pgs. 56-57).

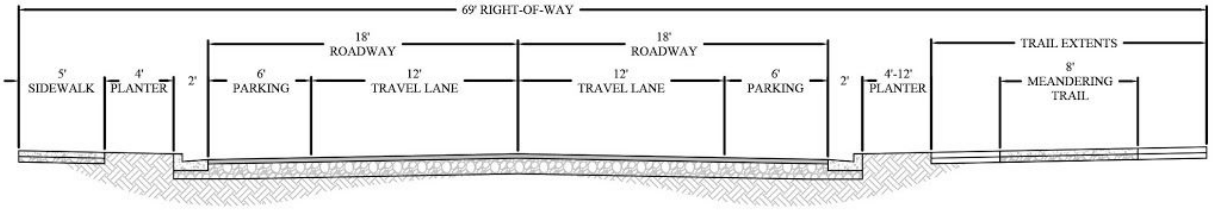
Pressurized Irrigation: The pressurized irrigation design will require to connect the existing 8” line to the 24” C.U.P. line with a proposed 12” line along with the installation of a master meter. The development will connect to the proposed 12” pressurized irrigation line to provide service for the development. A model will be required with preliminary design to determine pipe sizes for the pressurized irrigation lines within the development. Offsite irrigation improvements needed for this project will be designed and constructed by Highland City and reimbursed through the impact fees collected with the development (see Pressurized Irrigation exhibit pg. 58).

Note: All proposed roadway and utility lines as shown in the exhibits are conceptual. Final alignments will be determined at final design.

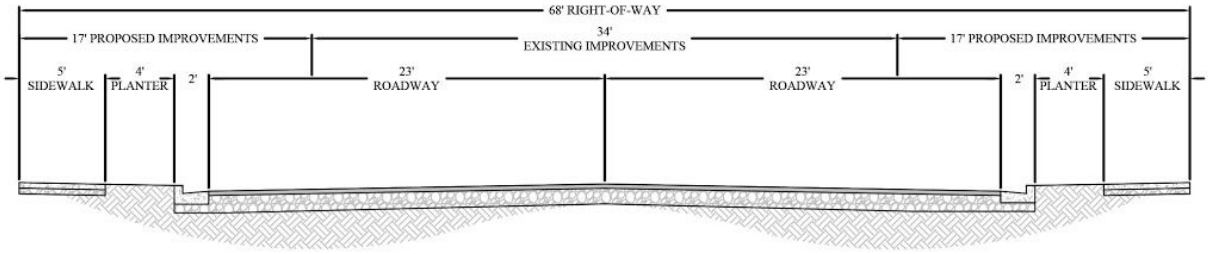
Street Plan: Master-planned Roads



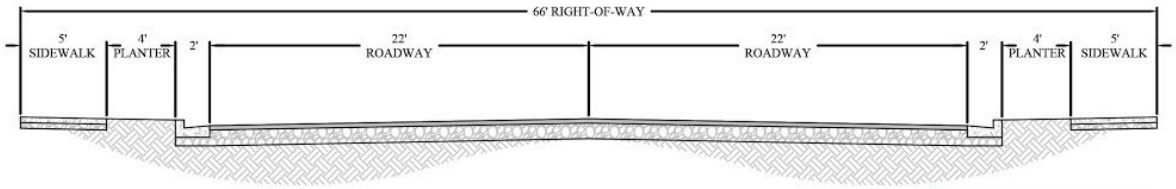
Street Cross Sections



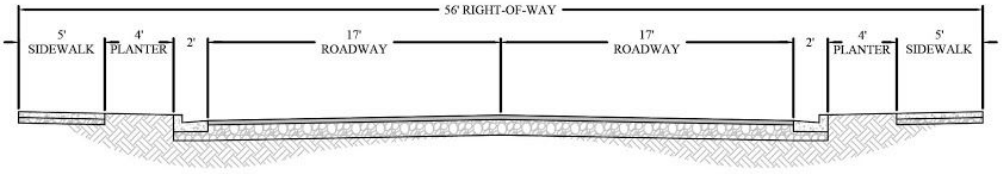
69' PUBLIC SUBDIVISION STREET WITH 8' TRAIL



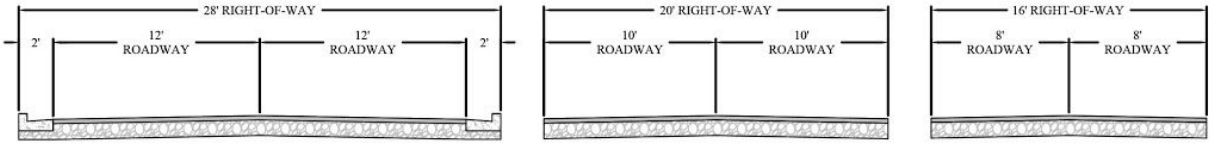
PROPOSED 68' MINOR COLLECTOR STREET



PROPOSED 66' MINOR COLLECTOR STREET (CEDAR HILLS DRIVE)



56' PUBLIC LOCAL STREET



28' PRIVATE THROUGH STREET
(EMERGENCY VEHICLE ACCESS APPROVED)

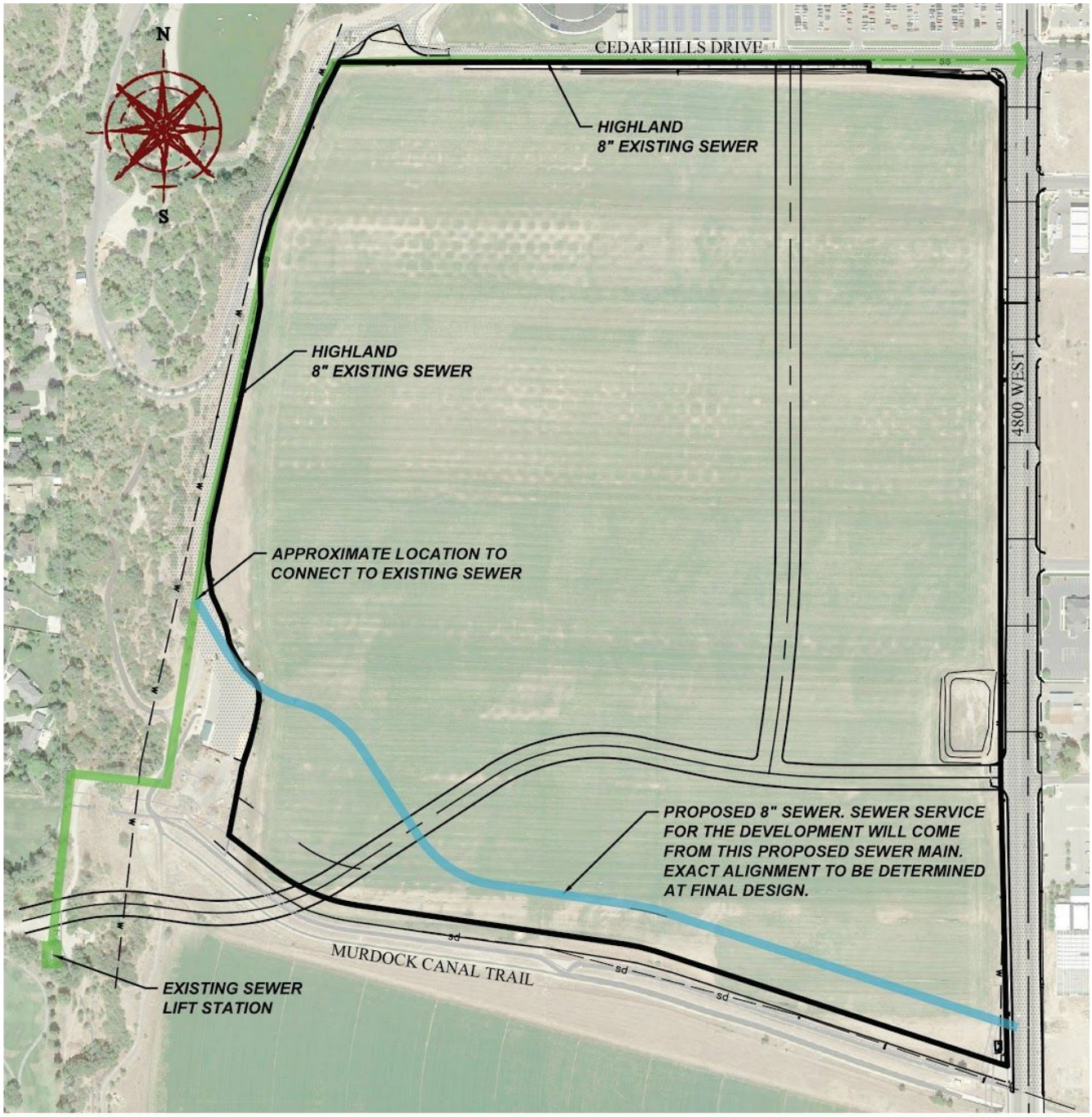
20' PRIVATE DEAD-END STREET

16' SHARED DRIVEWAY

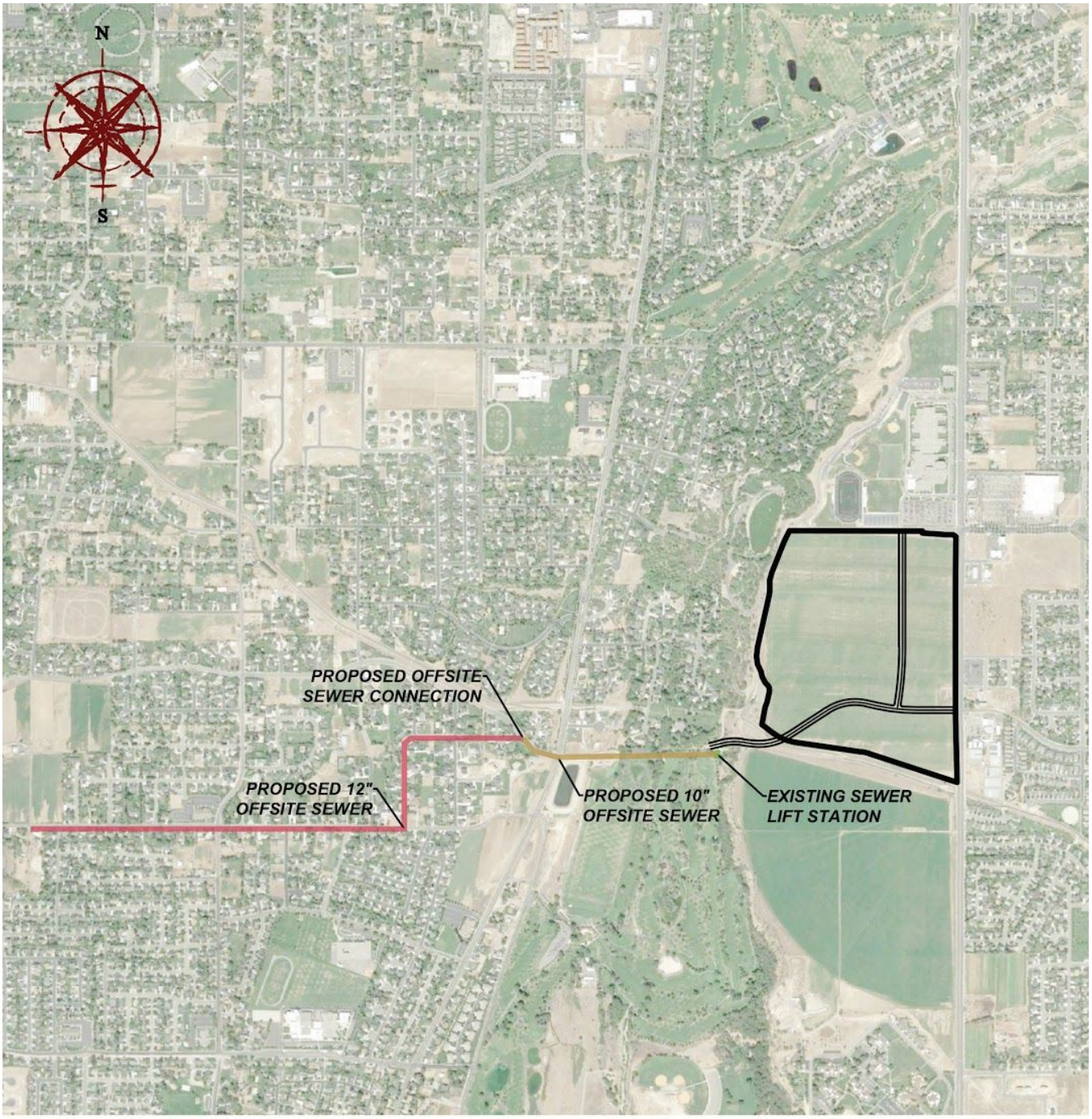
Notes:

1. Private roadways and shared driveways may use asphalt or concrete and are not required to have curb and gutter. These sections show minimum total widths of hard surface, but the hard surfaces may vary.
2. The 20' Private Dead-End Street section is not designed for emergency vehicle access and has a maximum length of 150'.
3. Developer will not be required to reimburse cost for 34' of existing asphalt on Cedar Hills Drive.

Sanitary Sewer



Offsite Sanitary Sewer

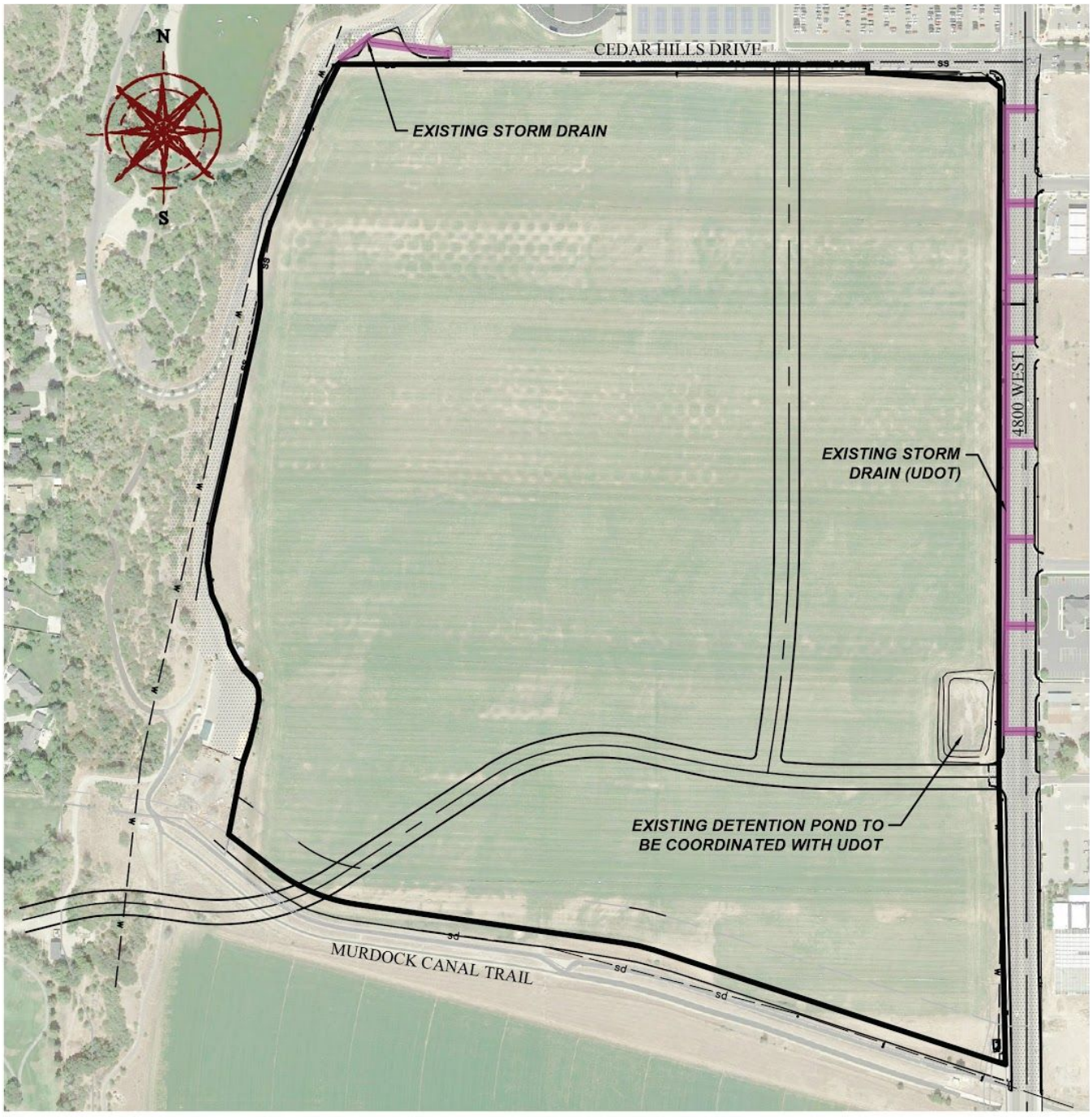


LEGEND

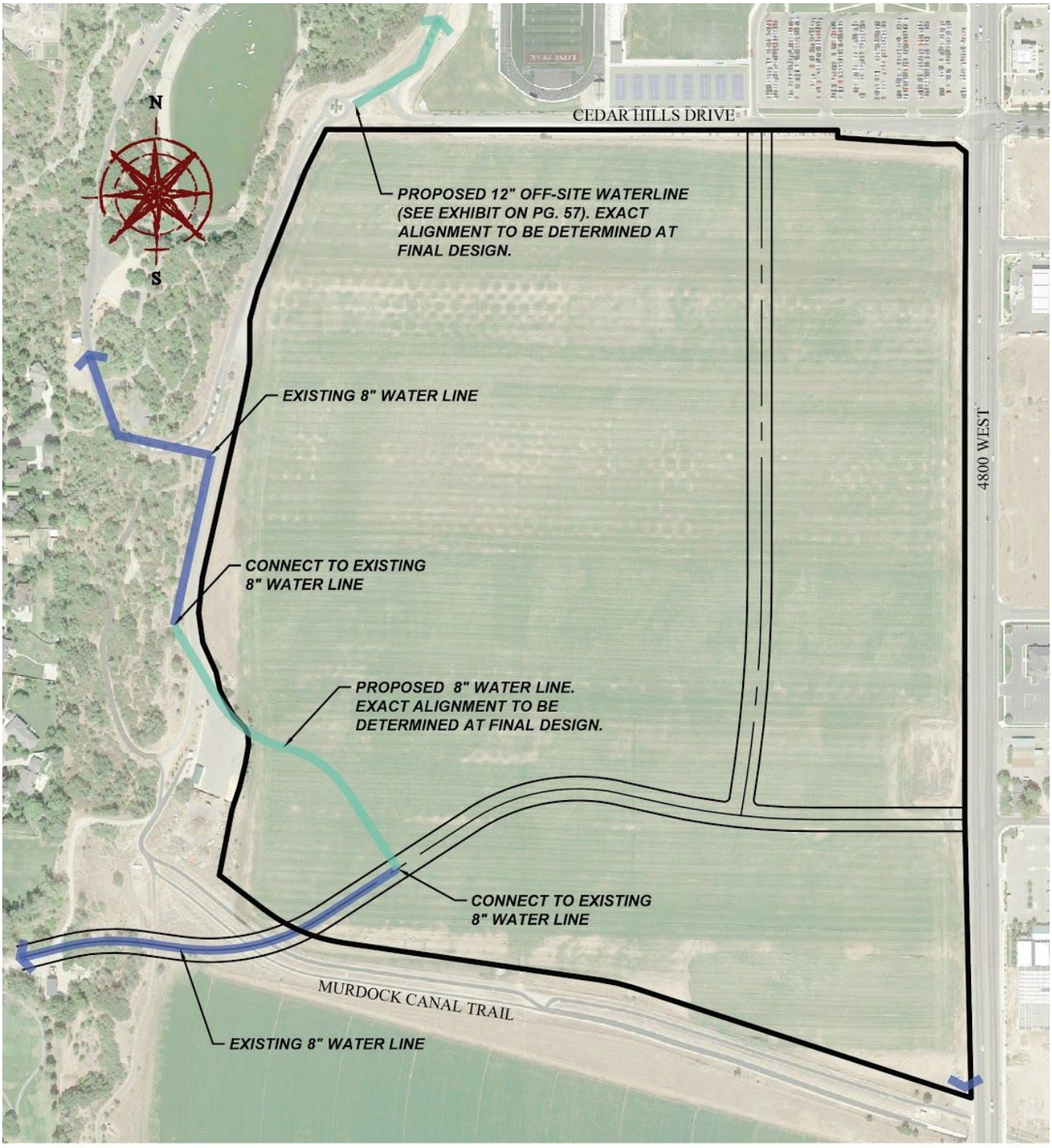
PROPOSED 10" SEWER

PROPOSED 12" SEWER

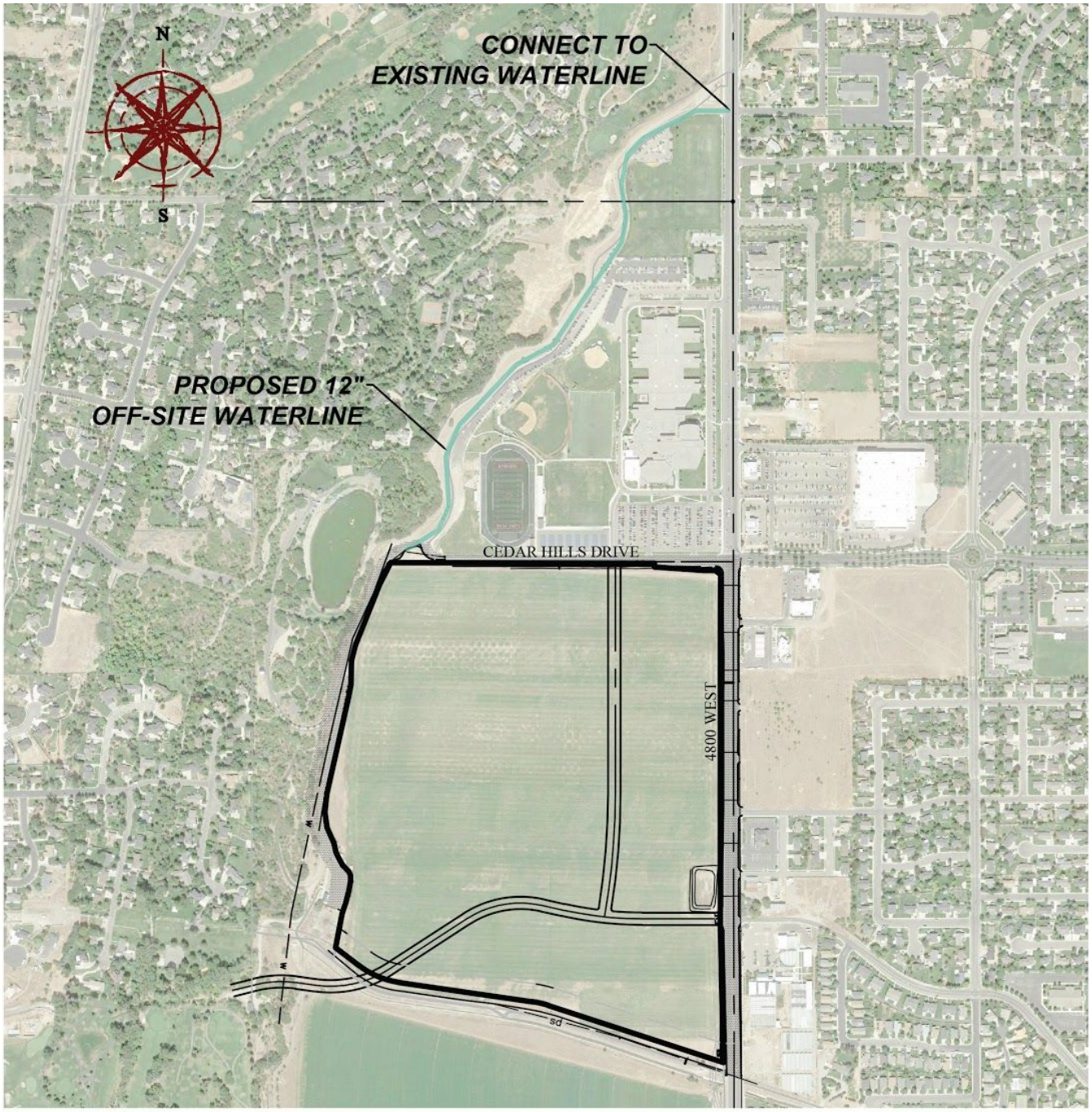
Storm Drain


N
S
CEDAR HILLS DRIVE
EXISTING STORM DRAIN
4800 WEST
EXISTING STORM DRAIN (UDOT)
EXISTING DETENTION POND TO BE COORDINATED WITH UDOT
MURDOCK CANAL TRAIL
sd
sd
sd
LEGEND
EXISTING STORM DRAIN

Culinary Water



Offsite Culinary Water

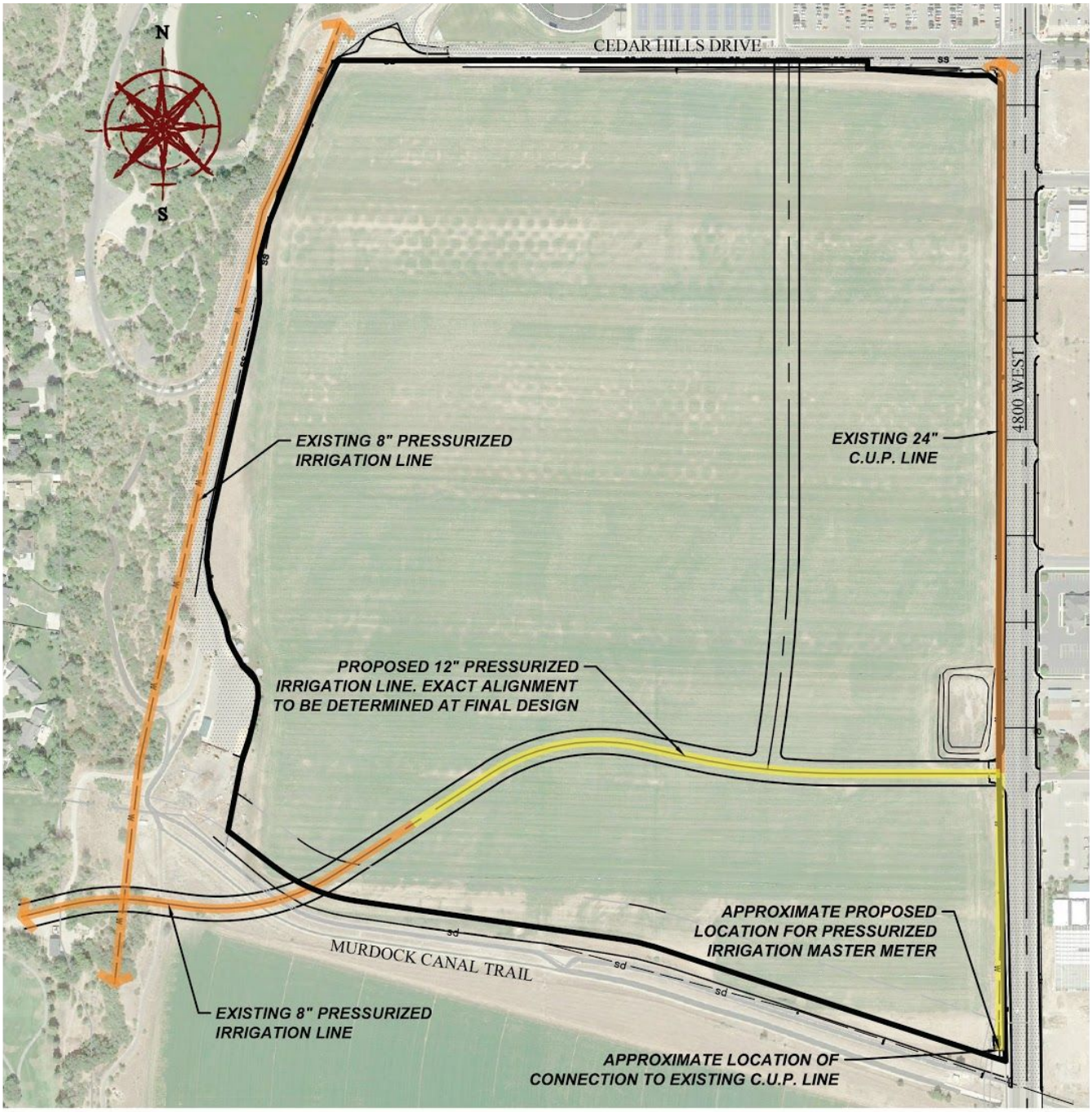


LEGEND

EXISTING WATER LINE

PROPOSED WATER LINE

Pressurized Irrigation



ATTACHMENT 4:

May 9, 2019

To whom it may concern regarding case PD-19-02 petitioned by the Boyer Group for community development,

I understand the need for development as our community grows at an exponential rate. However, I add my voice of concern for this particular location. I live 2 houses off of North County Boulevard and have experienced many incidents of danger from the over-crowding of the area and high speeds traveled on this road. I believe it will only be made worse with an addition of hundreds of units over 115 acres so close to my home. Not only do I frequently see people traveling around 60 mph on the road where the speed limit is 45 mph, but I have personally experienced the high volume of traffic, have worried about my children when they play outside, and have seen the result of many accidents into cars, walls and posts along the road. I think a development like this would be better served in an area with smaller roads that would require slower speeds. In addition, the schools in the area are already overcrowded and we wonder how much attention each child is really getting to further their own personal education. The influx of such a large amount of units has concerned our family and neighborhood from the beginning. I appreciate your consideration of those of us that live close to this area and know the congestion and other nuances.

Thank you,

Robyn Payne

(If my location compared to the area is needed, I live at 922 Murdock Drive in American Fork. We would be greatly impacted by the development.)

Attachment 5

HALES ENGINEERING
innovative transportation solutions

Ridgeview Planned Community

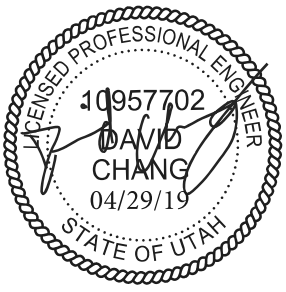
Traffic Impact Study



Highland, Utah

April 27, 2019

UT19-1461



1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

HALES ENGINEERING
innovative transportation solutions

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Ridgeview Planned Community development located in Highland, Utah. The proposed project is located on the west side of 4800 West, between Lone Peak High School and the Murdock Canal Trail.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1
LOS Analysis - Evening Peak Hour
Highland - Ridgeview Planned Community TIS

Intersection	Level of Service (Sec/Veh)[1]						
	Existing (2019) Background	Existing (2019) Plus Project	Future (2024) Background	Future (2024) Plus Project	Future (2040) Background	Future (2040) Background - Mitigated	Future (2040) Plus Project
Highland Highway / 4800 West	D (39.6)	D (38.5)	D (41.8)	D (53.9)	F (>80)	D (41.5)	D (49.8)
Knight Avenue / 4800 West	F (>50) / EB	F (>50) / EB	F (>50) / EB	F (>50) / EB	F (>50) / EB	F (>50) / EB	F (>50) / EB
Cedar Hills Drive / 4800 West	C (20.3)	C (21.2)	C (23.3)	C (31.8)	C (29.6)	C (30.1)	D (35.3)
Harvey Boulevard / 4800 West	F (>50) / WB	F (>50) / WB	B (10.8)	B (13.6)	B (16.2)	B (15.9)	C (27.3)
Tennis Access / Cedar Hills Drive	A (4.5) / SB	A (4.4) / SB	A (4.3) / SB	A (5.2) / SB	A (4.8) / SB	A (4.6) / SB	A (6.0) / SB
South Access / 4800 West	-	F (>50) / EB	-	F (>50) / EB	-	-	F (>50) / EB
North Access / 4800 West	-	-	-	F (>50) / EB	-	-	E (39.8) / EB
West Access / Cedar Hills Drive	-	-	-	A (3.1) / NB	-	-	A (3.1) / NB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, April 2019

TABLE ES-2
Recommended Storage Lengths
Highland - Ridgeview Planned Community TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Cedar Hills Drive / 4800 West	-	-	-	-	200	100	500	300
Harvey Boulevard / 4800 West	275	-	-	200	300	150	150	100
South Access / 4800 West	100	-	-	100	-	75	-	-
North Access / 4800 West	100	-	-	100	-	-	-	-

Source: Hales Engineering, April 2019

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- The proposed development is planned to include residential single-family homes and townhomes as well as some retail/office space. The proposed development is anticipated to generate 8,972 daily trips, 520 morning peak hour trips, and 871 evening peak hour trips.
- Highland Highway / 4800 West
    - Currently operates at acceptable LOS.
    - By the year 2040, is anticipated to perform at a poor LOS.
        - It is recommended that an additional southbound through lane be constructed.
        - With the mitigation measure, the intersection is anticipated to function at an acceptable LOS.
        - Signal timing adjustments will be periodically necessary to account for increases in traffic volumes and traffic pattern shifts.
    - Anticipated to function at a LOS D into the future with the recommended mitigation measures.
        - Long queues are anticipated at this intersection.
    - Looking toward the future, an innovative intersection should be considered and explored.
- Knight Avenue / 4800 West
    - Currently operates at a poor LOS.
    - This access does meet traffic signal warrants or spacing requirements for a signal.
        - Signal warrants may be meet in the future as traffic increases on the side street.
- Cedar Hills Drive / 4800 West
    - Currently operates at acceptable LOS.
        - The westbound left-turn queue extends out of the existing storage.
            - It is recommended that this storage length be extended.
    - By the year 2024, the westbound left-turn queue will exceed 300 feet during peak hours.
        - It is recommended that this storage length be extended.
        - Dual left-turn lanes should be considered.
    - Signal timing adjustments will be periodically necessary to account for increases in traffic volumes and traffic pattern shifts.
    - Anticipated to function at a LOS C into the future with the recommended signal timing changes and queue storage extensions.
- Harvey Boulevard / 4800 West

  - Currently operates at a poor LOS.
    - The westbound approach has a single egress lane.
      - It is recommended that the westbound approach have a dedicated left-, through-, and right-turn lane.
  - There are plans to extend this roadway from 4800 West to 5300 West between now (2019) and the year 2024.
    - It is recommended that the eastbound approach have a dedicated left-, through-, and right-turn lane when constructed.
  - This location has been identified to be signalized when warrants are met.
  - Anticipated to function at a LOS C into the future.
  - A northbound left-turn deceleration lane is required.
  - A southbound right-turn land is required.
- Tennis Access / Cedar Hills Drive
  - Currently operates at an acceptable LOS.
  - Is anticipated to perform at a LOS A into the future with the project traffic added.
- South Access / 4800 West
  - Is anticipated to operate at a poor LOS with a single eastbound egress lane.
    - It is recommended that the eastbound egress have two lanes, one for left-turns and the other for right-turns.
  - This access is anticipated to perform poorly into the future.
    - Left-turns out of the South Access can reroute to the Harvey Boulevard signal when constructed.
    - It is anticipated that this access will function at acceptable levels outside peak hours.
  - A northbound left-turn deceleration lane is required.
  - A southbound right-turn lane is required.
- North Access / 4800 West
  - Is anticipated to operate at a poor LOS with a single eastbound egress lane.
    - Vehicles making left-turns out of the North Access can reroute to either adjacent signals, Cedar Hills Drive or Harvey Boulevard.
  - This access is anticipated to perform poorly into the future during peak hours.
    - It is anticipated that this access will function at acceptable levels outside peak hours.
  - A northbound left-turn deceleration lane is required.
  - A southbound right-turn lane is required.
- West Access / Cedar Hills Drive
  - Is anticipated to operate at an acceptable LOS with a single northbound egress lane.
  - Is anticipated to perform at a LOS A into the future with the project traffic added.