NEXT

HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

Tuesday, September 3, 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. PRESENTATIONS *(35 minutes)*

a. **EVENT UPDATE –** *Civic Events Manager Julie Tapusoa*
b. **YOUTH COUNCIL REPORT –** *Youth Council Member*
c. **WATER CONSERVATION STRATEGIES –** *Tavis Timothy*

3. CONSENT ITEMS *(5 minutes)*

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**
Regular City Council Meeting August 6, 2019

b. **ACTION: Authorize the Surplus Sale of the 2007 Chevrolet**
City Council will consider authorizing the surplus sale of a 2007 Chevrolet K1500 truck from the Highland City Fleet. The City Council will take appropriate action.

4. ACTION/ORDINANCE: SHORT TERM RENTALS *(20 minutes)*

The City Council will consider adopting an ordinance regulating short term rentals in Highland City. The Council will take appropriate action.

5. ACTION/ORDINANCE: AMENDING NUISANCE ORDINANCE *(20 minutes)*

The City Council will consider adopting an ordinance amending Section 8.16.100 of the Highland City Municipal Code governing nuisances of noise, light and dust. The City Council will take appropriate action.

6. DISCUSSION: CEMETERY FENCE REPLACEMENT OPTIONS *(10 minutes)*

The City Council should discuss options related to replacing a portion of the cemetery fence and maintaining the remainder of the fence.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

a. Animal Board Policy for Feral Cats

b. Condition of Median Strips on Alpine Highway

8. FUTURE MEETINGS

a. Future Meetings

- September 10, City Council & Planning Commission Joint Meeting Moderate Income Housing Plan, 7:00 pm, City Hall
- September 17, City Council Meeting, 7:00 pm, City Hall
- September 24, Planning Commission 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 character, professional competence, or physical or mental health of an individual 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 29th day of August, 2019

Cindy Quick, MMC
City Recorder

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

HIGHLAND CITY COUNCIL MINUTES

Tuesday, August 6, 2019

Waiting Formal Approval

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, 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, Planner & GIS Analyst Tara Tannahill, City Attorney Tim Merrill, City Recorder Cindy Quick, and Police Chief Brian Gwilliam

OTHERS: Linda Walton, Jennifer Knowles, Doug Cortney, Laura Botkin, Pam Erickson, Jon Eyring, Yun Sparks, Tony LaPray, Julie Cox, David Schwanke, Don Clealler, Brock Manning, Jeff Shaw, Laura Thomson, Samantha Kirby, Steve Collard, Lorraine Collard, Wayne Patterson, Sherrill Erickson, Dustin Schulthies, Melanie Westcott, Kim Rodela, Clyde Redford, James Sparks, Chris Brown, Tyler Jackson, Helene Pockrus, Michelle Manning, Chelsey Olsen, Troy Dyches, Trenton Mason, Lynn LeBaron, Tami LeBaron, Anne Sward Hansen, Tim Ball, Ken Knapton, Natalie Ball, John Timothy

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

Call to Order – Mayor Rod Mann
Invocation – Linda Walton
Pledge of Allegiance – Police Chief Brian Gwilliam

The meeting was called to order by Mayor Rod Mann as a regular 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 Linda P. Walton and those assembled were led in the Pledge of Allegiance by Police Chief Brian Gwilliam.

1. UNSCHEDULED PUBLIC APPEARANCES

Linda Walton, resident, stated she was concerned with garbage on the road.

2. CONSENT ITEMS *(5 minutes)*

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

Regular City Council Meeting July 16, 2019

b. ACTION: Cell Tower Agreement

City Council will consider approving an American Towers Lease Extension Agreement. The Council will take appropriate action.

Council Member Kurt Ostler asked that item 2b. be pulled off the consent agenda for further discussion.

Council Member Ed Dennis MOVED to approve consent item 2a. July 16, 2019 City Council Minutes. Council Member Brian Braithwaite SECONDED the motion.

The vote was recorded as follows:

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

The motion passed.

Council Member Kurt Ostler asked for clarification regarding the lease agreement and why they wanted to renew ten years ahead of time. He said they were selling the tower lease short. City Attorney Tim Merrill said the City Council could approve or deny the agreement. They could try to negotiate better terms. This request was a continuation with an annual 4% increase.

Council Member Kurt Ostler asked if this was a first offer, to which Mr. Merrill responded in the negative. He added that the City desired to have a cash flow in lieu of a lump sum, and they settled at $75,000 for a lump sum. Council Member Kurt Ostler commented cell towers earned more than this amount. Mr. Merrill confirmed they only leased the ground and added that they could conduct a market analysis.

Council Member Brian Braithwaite stated that this was only a good deal for the cell tower and not for the City. He said they needed to have further discussion. Council Member Tim Irwin agreed. He said there were health hazards they needed to discuss.

Council Member Kurt Ostler MOVED to postpone the Cell Tower Agreement for further negotiations and hold a Closed Session in preparation. Council Member Brian Braithwaite SECONDED the motion.

The vote was recorded as follows:

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

The motion passed.

3. PUBLIC HEARING/ACTION: A FINAL PLAT AMENDMENT TO BRIARWOOD RANCHES PLAT 'A' TO INCORPORATE THE COMMON AREA INTO EACH INDIVIDUAL LOT (*10 Minutes*)

Tara Tannahill informed the City Council regarding a request by Laura Botkin for approval of a Final Plat Amendment to the Briarwood Ranches Subdivision located approximately at 6000 W 9960 N (PA-19-01). She presented the approved plat from 1986 as well as the common areas that would be incorporated. She

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noted the proper notifications were made and 100% of ownership approved of the disposal. She then presented the following staff stipulations:

1. The final plat shall be in substantial conformance with the final plat received July 16, 2019.
2. Prior to recording, the final plat shall be revised as required by the City Engineer.

Mayor Mann opened the public hearing at 7:17 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

There were none.

Mayor Mann closed the public hearing at 7:17 PM

Council Member Ed Dennis asked if this was private property and not typical open space, to which Ms. Tannahill confirmed that was correct.

Council Member Ed Dennis MOVED that the City Council approve Briarwood Ranches Plat 'A' Amended subject to the two stipulations recommended by staff. Council Member Kurt Ostler SECONDED the motion.

Staff stipulations
1. *The final plat shall be in substantial conformance with the final plat received July 16, 2019.*
2. *Prior to recording, the final plat shall be revised as required by the City Engineer.*

The vote was recorded as follows:

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

The motion passed.

4. ACTION/ORDINANCE: SITE PLAN AND CONDITIONAL USE PERMIT FOR FLEX OFFICE BUILDINGS *(30 minutes)*

Ms. Tannahill oriented the City Council regarding a request from Andrew Patterson for approval of a site plan and conditional use permit for flex office buildings located in the Professional Office Zone south of 11251 N. Sunset Drive (SP-19-02 and CU-19-02)). The applicant was proposing a 2.13 acres access from Sunset Drive. Ms. Tannahill displayed the landscaped plan and architecture elevations and referred to Utah State Code 10-9a-507 for the conditional uses. She explained that the applicant hosted a neighborhood meeting and one neighbor attended. There were 17 written correspondence and 29 emails received that were not in favor. The Planning Commission met on June 25th and recommended denial. There were seven recommendations given by the Commission:

1) Section 3-4922 Site plan does not closely conform to Exhibit "A".
2) Section 3-4922 Architecture outline 1A address the bulk issue. Overall Architectural Outline, the bulkiness of the building needs to be addressed.
3) Section 3-4922 1B the proposed building appears to be monotonous and repetitious.
4) Section 3-4922 1G all elevations should be architecturally treated with the exemption of the back

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5) Section 3-4922 1I all the buildings are required to have public restrooms, including a men's room, women's room and a handicapped room.
6) Section 3-4902 the zone is intended to allow for professional services, not general retail or commercial.
7) Section 3-4919 the roof design cannot be a mansard or fake mansard roof.

Four stipulations from staff were recommended:

1. Development of the site shall comply with the site plan January 23, 2019 and building elevations dated May 23, 2019 except as modified by these stipulations.
2. All signage shall require a separate permit and comply with the Development Code requirements.
3. Final civil engineering plans shall be reviewed and approved by the City Engineer. The site shall meet all requirements of the City Engineer.
4. Final civil engineering plans shall be reviewed and approved by the Fire Marshall.

Mayor Mann opened the public hearing at 7:24 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Council Member Kurt Ostler stated he had a conflict of interest with this item. He recused himself until the decision was made.

Council Member Brian Braithwaite said they needed to identify where the applicant did not meet the code. Therefore, he requested that any public comments be specific on how the applicant did not meet the code. Council Member Tim Irwin clarified they were interested where the applicant did not meet the development code, not the general plan.

The public hearing began at 7:27 pm.

Clyde Reckord, resident, stated that he thought the Planning Commission did a good job of explaining why the application should be denied. He said it was not their job as residents to point out where the application did not meet the code, as they were not attorneys. Rather, it was the job of the Council and staff to make those determinations.

James Sparks, resident, stated that this application was not in compliance with the will of the residents. He said he and 17 people expressed their opposition. He was concerned about the traffic increase and the dangers associated with the traffic. When he built his home, he was held to the regulations of the code. He said it would not be fair if it was passed, and he would want an explanation as to why it was passed.

A resident said he had his attorney send a letter to the Council. He then reviewed the contents of the letter. He noted which portions of the code this application was not following, noting he was forced to hire an attorney to review the code. He was concerned about this application being passed without the resident's knowledge.

Samantha Kirby, resident, stated it was not fair that the residents should know the intricacies of the development code. The building did not make any logical sense in the neighborhood. She asked what the designation Flex Office meant. She noted the applicant had not changed their plan since the last time this item was presented. Finally, she was concerned the building was sharing a road with the LDS church.

Anne Sward Hansen, resident, stated she wanted her comments recorded in the minutes. She said the Planning Commission voted against this application. In addition, the developer did not want to meet with the conditions and criteria of the professional office zone. The flex use did not work in this zone, there was

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no retail or commercial use permitted. This was found in 4902 4904 4907 in the developer code. There were several other codes she cited that the application did not comply. She continued to explain this development would also cause traffic hazards. The development would also not have enough parking. She said it was clear what type development should be built in this zone.

Melanie Westcott, resident, said she lived in Country French, and she asked that the map of the area be displayed. She noted Flex Office should not be permitted. She explained the applicant had built buildings in 2003 that were not in compliance. The City needed to enforce the codes to prevent the developers building whatever they wanted.

Andrew Highland, resident, reiterated the code did not allow for this type of development. He asked if this was the only type of property in Highland, to which Mr. Nathan Crane responded in the negative. Mr. Highland said they wanted to live in a community they loved, and this type of property would be contrary to what they wanted because it would be busy on Sundays. He noted this development would also cause an increase of traffic.

Jeff Shaw, resident, noted that a gentleman during the Planning Commission said he would put his accounting firm in this development. This was not reasonable, explaining that he had worked as a CPA for years and never worked in a building like this development. He was concerned about the Council approving this item because the Planning Commission had recommended denial.

Jan Eyring, resident, said she agreed with what had been said: Flex Office should not be used in this location. She noted there was a prohibition of storage sheds due to the Highland Hideaway storage. She asked if the developer had any applicants for the office space.

Brooke Sweeney, resident of Country French, said most residents were in opposition. She speculated the one resident in favor was connected to the project. She said the code should not be changed because of the issues with the water table issues. She said this would set a bad precedent. Finally, she expressed concerns with the traffic.

Mayor Mann reminded those speaking that when Council discusses the item there would be no more public comment.

Anne Sward Hansen asked for Mr. Crane's opinion on the matter. Mayor Mann noted that Mr. Crane's opinion was provided with staff recommendations. She explained the only egress to this development would cause traffic problems.

Samantha Kirby, residents, said other states required developers to provide assistances towards schools and roads. She asked if there was anything provided for schools or roads in Utah from developers. Mayor Mann stated the developers paid impact fees.

Melanie Westcott, resident, stated Flex Office and retail space was not permitted. She noted the last meeting case studies were shared and none of these examples demonstrated when the City won. She said this was biased.

Clyde Rykert, resident, said he objected to the type of building use; the proposed building did not comply with the code.

Mayor Mann closed the public hearing at 8:03 PM.

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Council Discussion:

Mayor Mann said he researched the code regarding the type of permitted uses, and the code conflicted with itself as there was some ambiguity.

Mr. Merrill said attorneys had issues agreeing on this item, as there was ambiguity in the code that worked in the developer's favor. He explained that the language regarding compatibility allowed for this type of development. It was his opinion that there was compatibility to allow for the development.

Mr. Crane explained the table reference for permitted uses was for the Town Center Zone. In his opinion, the table was not a good argument against the development.

Council Member Brian Braithwaite explained that the code helped the City to know how to make these decisions. He said the development needed to be compatible with the master plan. He asked how much flexibility they could give the developer.

Mr. Merrill explained that the City needed to adhere to the minimum standards of the code. He said the development met all the standards of the code. Council Member Brian Braithwaite stated the City could force the developer to build what was originally designed. Mr. Merrill said this was correct but there was some flexibility to still meet the standards.

Mayor Mann asked if the Council was obligated to approve the development if it fit the conditional uses. Mr. Merrill responded in the affirmative.

Council Member Brian Braithwaite asked if they could force the developer to build the original plans. Mr. Merrill responded that he could not decide as he did not have the original plans available. Mr. Crane commented the Council could not deny the application if it met the master plan.

Council Member Brian Braithwaite asked why the developer could change the plans without the permission of the City. Mr. Crane responded that the changes were an administrative action not a legislative change. There were specific parameters which the developer could change. Council Member Brian Braithwaite said he was concerned the master plan showed two buildings not one. This was specific to the code. Mr. Merrill agreed this was an administrative action.

Council Member Scott L. Smith thanked the Patterson Construction Company and those who spoke tonight. He said he was elected to represent the people. They brought up valid concerns and it would be difficult to vote against the Planning Commission's recommendations. He concluded that the City needed to clean up the code because there was too much ambiguity.

Wayne Patterson, developer, said they were assured nothing would be built other than professional office buildings. He said there were no promises made. He was working with applicants to build newer, modern buildings. This was a request of the residents. He noted traffic would always be an issue regardless of their developers. He also noted there were no wetlands on the property.

Council Member Brian Braithwaite asked why they were proposing the change. Mr. Patterson responded a lot of people wanted the changes. Council Member Brian Braithwaite said the residents wanted what they already developed. Mr. Patterson said this change met the same intent.

Council Member Brian Braithwaite said he favored the applicant continuing with the original plans.

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Council Member Tim Irwin MOVED that the City Council approve the conditional use permit with the appropriate four stipulations and in accordance with state law and adopt the ordinance amending the site plan. There was no second to the motion.

Council Member Ed Dennis MOVED to continue the item until enough research has been done to determine whether there are items that can be substantially modified and still comply with the code. Council Member Scott L. Smith SECONDED the motion.

Council Member Brian Braithwaite asked how to compile the information and who should be responsible for this information. He said they needed to be clear what the conditions were. Mayor Mann said they needed to include in the motion to direct the Council to provide staff no later than Monday, August 12th, with specific questions the Council wanted to address.

Council Member Ed Dennis amended the motion as stated.

Council Member Ed Dennis MOVED to continue the Site Plan and Conditional Use Permit for Flex Office Buildings to allow City Council to provide staff, no later than Monday, August 12, 2019, with specific areas and questions they would like staff to address. 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 Tim Irwin	*No*
Council Member Kurt Ostler	*abstain*
Council Member Scott L. Smith	*Yes*

The motion passed 3:1.

5. PUBLIC HEARING/ORDINANCE: AMENDING SECTION 3-623 OF THE DEVELOPMENT CODE RELATING TO TEMPORARY USE PERMITS FOR PRODUCE STANDS (TA-19-04) *(20 minutes)*

Tara Tannahill oriented the Council regarding an amendment to Section 3-623 of the Highland City Development Code relating to Temporary Use Permits for produce stands (TA-19-04). The applicant proposed wording to allow produce stands when adjacent to arterial streets. The Planning Commission recommended approval. Staff reviewed modifications to the wording to narrow down the locations and produce stands when located on intersection arterial streets.

Mayor Mann opened the public hearing at 8:44 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Doug Cortney, resident, said he was content with the changes but wanted to limit this to produce stands. He noted there were other uses that would possibly cause problems.

Helene Pockrus, resident, said the produce stand locations were problematic. She suggested they locate off the main highway.

Mayor Mann closed the public hearing at 8:48 PM.

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The applicant said he had no problem limiting the change to produce only. They also had no issue with major wrecks on the street they operated their business.

Council Member Kurt Ostler asked if there were ever any parking issues. The applicant stated they were never too busy; it was rare if people parked across the street. Council Member Kurt Ostler asked where they paid sales tax. The applicant responded they had an exemption and paid into the general fund.

Council Member Scott L. Smith asked who owned the property. The applicant responded the property was owned by Jordan Valley Water.

Council Member Kurt Ostler said he was concerned about safety. Todd Trane said parking was allowed on SR92. He said they would address issues if there were any with parking or safety.

Council Member Tim Irwin MOVED to approve the amendment to Section 3-623 of the Highland City Development Code with the recommended changes from staff. "…AND PRODUCE STANDS WHEN LOCATED ON INTERSECTING ARTERIAL STREETS AND THE INTERSECTION OF ARTERIAL STREETS AND MINOR OR MAJOR COLLECTOR STREETS." Council Member Ed Dennis SECONDED the motion.

Council Member Brian Braithwaite said he liked the produce stands but was concerned about other uses. He suggested they reach out to residents to inquire if they wanted other uses.

Tim Irwin MOVED the Question. Council consensus was to vote on the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*
Council Member Kurt Ostler	*No*
Council Member Scott L. Smith	*Yes*

The motion passed 4:1

6. ACTION: TRAP & EUTHANIZE OPTION FOR URBAN DEER CONTROL PROGRAM *(10 minutes)*

City Recorder Cindy Quick oriented the Council with an option to trap and euthanize deer as a removal method for the Urban Deer Control Program. Background was provided showing the program had been in effect from 2014 through 2017. In February 2018, the City Council renewed the program through the 2021 fall hunting season. In 2019 DWR no longer allowed trapping and relocation of deer. The traps could be utilized in smaller areas where using archery equipment was difficult and unsafe. This option was presented by Brian Cook the Program Administrator. If there were subdivisions with close quarters but a lot of deer still frequent it would be a great option. The cost was $75 per animal (in addition to the $2,500 per site as previously approved). They had been watching a certain area where residents had been complaining about deer.

Council Member Ed Dennis reiterated that the option could be utilized in areas where there was no fencing and the homes were close together.

Council Member Scott L. Smith asked how the deer were trapped. Brian Cook, Urban Deer Program Administrator, responded that the deer were trapped in a clover trap which was a netted mechanical trap. They had been used for seven years to relocate the deer. However, the survival rate with relocating deer had

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been less than 15%. The possibility of removing an animal with disease was not worth the cost or risk. City deer were not healthy deer. Their survival rate was only a 50% success rate.

Council Member Brian Braithwaite asked how the program ensured that animals or children were kept out of the traps. Mr. Cook responded the traps were monitored with cameras. The traps were not lethal, and it was not difficult to escape. The cost of the trap would include the monitoring and taking samples.

Council Member Scott L. Smith asked what became of the harvested meat. Mr. Cook responded it was donated to volunteers or to people on a waiting list.

Mr. Cook explained they were attempting to control the population, not remove them completely. He explained majority ruled to decide which neighborhoods they would set up the traps.

Mayor Mann opened the floor for public comments.

Pam Erickson, resident, commented she had deer problems in her yard. She asked how they could request this service.

Linda Walton, resident, shared that her father was in the mafia and then a hunter. She said she cared about the animals and was concerned about the growth of Utah County. She noted the deer problem would continue to increase. She suggested they come up with a solution.

Anne Sward Hansen, resident, said a lot of species had disappeared due to the growth of Utah County. She suggested they create foraging corridors for these animals. She said a study needed to be done because too many deer were being killed by cars. She said she was very compassionate about the animals and wanted a solution.

Council Discussion:

Council Member Brian Braithwaite said this program would be beneficial for Highland. He was forced to replace his trees and bushes every year. He wanted a rural life and enjoyed the deer, but they needed to be managed. He said the deer being hit by cars was a danger to the community.

Council Member Scott L. Smith said there needed to be an option for neighborhoods to not have this program.

Council Member Tim Irwin MOVED to include the Trap and Euthanize option as a deer removal method for the Urban Deer Control Program. Council Member Brian Braithwaite SECONDED the motion.

The vote was recorded as follows:

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

The motion passed 5:0.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

a. Motocross ATV Restrictions – *City Attorney Tim Merrill*

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Tim Merrill said they needed to discuss options for addressing the nuisance of Motocross and ATV vehicles. Council Member Scott L. Smith asked what an ATV was, to which Mr. Merrill responded these were motorcycles and four wheelers.

Council Member Kurt Ostler explained the issue of people using these vehicles in their own backyard for extended periods of time. He said there was nothing to prevent the nuisance that occurred with the use of the vehicles.

Mayor Mann said there was a provision for dogs causing a nuisance but nothing for these vehicles. Council Member Tim Irwin said this was one of the hazards of living in a big lot community. Council Member Kurt Ostler said there were instances where people would not stop using the vehicles regardless of being asked to stop. Currently, the only current to prevent these incidents was to settle the issue in civil court. Council Member Ed Dennis said they should address the noise.

Mayor Mann opened the floor for public comment.

David Bradshaw, resident, said his neighbor had a motocross track. He was concerned about liability issues because the motorcyclist could land into his yard. He noted there was issues with dust exposure and fumes because of the vehicles. He said this met all the criteria of a public nuisance.

John Timothy, resident, shared a video with an audio clip to demonstrate the noise. He said the neighbor rides during inappropriate hours disturbing his family. He asked the Council to consider action on the matter.

Council Member Ed Dennis asked if this was a part of a business, to which Mr. Timothy responded in the negative. He said it was family and friends

Jennifer Knowles, resident, said she lived two houses away from the motocross track. She said she could hear and smell the vehicles when she was outside. She knew the people complaining and they were not the type of people to cause trouble with their neighbors.

Michael Bradshaw, resident, challenged the idea that something could not immediately happen. He said the police should enforce the noise ordinances as this was a public nuisance. He asked they act today. Mayor Mann said this was not an action item.

Council Member Ed Dennis asked if they had a noise ordinance. Mr. Merrill read from the City code regarding air pollution and noise nuisance. He added that he wanted to update the code because it was last updated in 1988.

Mayor Mann asked the neighbors to start keeping logs of the nuisance. This would give the City the ability to enforce the code.

8. FUTURE MEETINGS

a. Future Meetings

- August 20, City Council Meeting, 7:00 pm, City Hall
- August 27, Canvass Election Returns 6:00 pm, City Hall, Electronic Meeting
- August 27, Planning Commission Meeting, 7:00 pm, City Hall

ADJOURNMENT

Mayor Rod Mann called for a motion to adjourn.

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Council Member Scott L. Smith MOVED to adjourn the meeting and Council Member Ed Dennis SECONDED the motion. All voted yes and the motion passed unanimously.

*The meeting adjourned at **10:08 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 August 6, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick, MMC
City Recorder

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AGENDA NEXT

CITY COUNCIL AGENDA REPORT ITEM #3b

HIGHLAND CITY

DATE: September 3, 2019
TO: Honorable Mayor and Members of the City Council
FROM: JoAnn Scott, Public Work/Planning
SUBJECT: Authorize the Surplus Sale of the 2007 Chevrolet

STAFF RECOMMENDATION:

City Council approves the surplus sale of a 2007 Chevrolet K1500 truck from the Highland City Fleet.

BACKGROUND:

Previously this summer, the truck utilized by the building inspection official developed substantial and ongoing mechanical issues which would have resulted in expensive repairs to keep it running. It was determined to be in the best interest of the City to purchase a new vehicle for the building inspector and to sale this vehicle as-is.

Staff is requesting that the City Council formally declare the 2007 Chevrolet K1500 truck, with VIN# 1GCEK14CX7Z624209 as surplus and authorize the disposal of such through the Public Surplus website.

FISCAL IMPACT:

None

PROPOSED MOTION:

I move that City Council **APPROVE** the surplus sale of the 2007 Chevrolet K1500 truck, with VIN# 1GCEK14CX7Z624209 as referenced in the report above and remove it from Highland City's fleet.

ATTACHMENTS:

1. Attachment 1 – Surplus 2007 Chevrolet 1500 K
2. Resolution R-2019-18

Attachment #1

Surplus of Sweeper Truck

YEAR	MAKE	MODEL	VIN #	ESTIMATED VALUE	NOTES
2007	Chevrolet	1500K	1GCEK14CX7Z624209	$500.00	Not Running

RESOLUTION NO. R-2019-18

A RESOLUTION OF HIGHLAND CITY, UTAH DECLARING SURPLUS PROPERTY FOR SELLING, CONVEYING OR DISPOSING

WHEREAS, the Highland City Council has been made aware of a truck that are no longer serviceable; and

WHEREAS, the Highland City Council has established a process for disposing of personal public property which is:

1. The City Administrator shall be responsible for the coordination and disposal of all personal public property; and
2. Each department head shall identify assets for disposal and complete an Asset Disposal sheet determining the market value of the asset taking into account the replacement cost and depreciation rate for the item; and
3. The City Administrator shall select the best disposal option; and
4. The City Council shall authorize the surplusing of all personal public property valued over $300; and
5. Notice shall be given to the public on the Highland City website after the items have been declared surplus and at least fourteen days prior to the disposition.

NOW, THEREFORE be it resolved by the Highland City Council that the following item is hereby declared surplus property and the City Council hereby authorizes the City Administrator to sell, convey or dispose of the below listed equipment following City policy as set forth above:

YEAR	MAKE	MODEL	VIN #	ESTIMATED VALUE	NOTES
2007	CHEVROLET	K1500	1GCEK14CX7Z624209	$250-$500	Does not run

PASSED AND ADOPTED by the City Council of Highland City, Utah this 3rd day of September, 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	☐	☐

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

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #4

DATE: September 3, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Tim Merrill, City Attorney
SUBJECT: Ordinance Regulating Short Term Rentals

STAFF RECOMMENDATION:
City Council adopt an ordinance regulating short term rentals in Highland City.

BACKGROUND:
Currently, the City does not restrict or regulate short term rental properties. On March 19, 2019, the City Council discussed the public policy relating to short term rentals in the City. At that time, the Council chose not to enact any regulations.

Staff was directed to bring back the issue for your consideration and action. The proposed ordinance addresses the most common complaints from neighbors of short term rentals, including parking, noise and garbage. The ordinance does not restrict short term rentals, but requires owners to get a license so the City is able to contact them when there are complaints made about the property.

FISCAL IMPACT:
State law permits a 1% transient room tax, if enacted by the City, under §59-12-352 of the Utah Code.

PROPOSED MOTION:
I move that City Council Approve the Ordinance Regulating Short Term Rentals in Highland City.

ALTERNATIVE MOTION:
I move that City Council Deny the Ordinance Regulating Short Term Rentals in Highland City.

ATTACHMENTS:
1. Proposed Short Term Rental Ordinance

ORDINANCE NO. O-2019-14

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL, HIGHLAND CITY, UTAH ADOPTING SECTION 5.24 OF THE HIGHLAND CITY MUNICIPAL CODE REGULATING SHORT TERM RENTALS IN HIGHLAND CITY

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of Highland; and

WHEREAS, the City Council finds it is in the best interest and general welfare of residents of Highland to enact reasonable and necessary regulations governing Short Term Rentals; and

NOW THEREFORE, be it ordained by the City Council of Highland, Utah:

5.24 SHORT TERM RENTALS

Section 5.24.010 Findings and Purpose

The City Council finds that while short-term rental properties may provide additional lodging opportunities for visitors to the city, such use is, essentially, a commercial use that can have significant adverse impact on the appearance, tranquility and standard of living in the surrounding neighborhoods and, therefore, merits reasonable regulation and enforcement. The purpose of this chapter is to regulate short-term rentals in the city in order to promote health, safety and general welfare of the residents of the city by establishing standards for short term rentals.

Section 5.24.020 Definitions

Bedroom means a room designated and used primarily for sleeping and rest.

Short term rental means the rental, letting of rooms or subleasing/renting of any structure, dwelling, or portion thereof for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty consecutive days.

Short term rental operator or *operator* means the owner or a responsible party designated by the owner of a short-term rental property to act for and in behalf of the owner in managing the property. If the operator is not the owner, the actions, undertakings and certifications of the operator shall be deemed binding on the owner.

Short term rental property means any real property used, or to be used, for short term rentals purposes.

Section 5.24.030 Business License; Room Tax

A. The Operator must continuously maintain in force and effect a Highland City business license for the short-term rental property and timely pay all taxes and

fees relating to such business, including, without limitation, the transient room tax as provided in Utah Code §59-12-352 *et. seq*., as amended.

B. License applications shall contain such information as the License Official shall from time to time require, including the location of the short-term rental property, the number of bedrooms contained in such property and a telephone number for which a responsible party may be reached 24 hours a day 7 days a week.

C. For the purpose of regulation and to defray the cost of municipal regulation and administration, an annual Short Term Rental Business License Fee in the amount set forth in the City Fee Schedule shall be levied and assessed for each Short Term Rental. Failure to pay the annual fee shall result in the revocation of the license.

D. Before a license is granted hereunder; the short-term rental property must pass a fire code inspection.

Section 5.24.040 Minimum Duration

Renting, letting of rooms or subleasing/renting of any structure or dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes for less than two consecutive calendar days in duration is prohibited for a short term rental property.

Section 5.24.050 Occupancy Limits

Occupancy in any short-term rental property shall not exceed the lesser of:

A. Two adults and two related children per room; or

B. Total occupancy of no more than 12 persons in the entire short-term rental property.

Section 5.24.060 Management and Maintenance Standards

A. Short-term rental properties shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood.

B. The property must be kept free from accumulated garbage and trash cans shall not be left at the curb for any period in excess of twenty-four (24) hours.

C. A short term rental property shall not have any signs visible from the exterior of the premises that advertise the use of the property as a short-term rental.

D. Each short term rental operator shall ensure that the occupants and guests of its short-term rental property do not create unreasonable noise or disturbances (judged against, inter alia, the nature of the neighborhood where the short-term rental property is located, the time of day of the noise or disturbance, and the level of noise or similar disturbances then emanating from surrounding

properties), engage in disorderly conduct, or violate federal, state, or city law, rule or regulation. An operator shall be deemed to have ensured compliance with applicable law if it:

1. Clearly advises it occupants and guests of such requirements before they take occupancy of the property;
2. Promptly and appropriately responds to complaints concerning the behavior of its occupants and guests;
3. Promptly evicts from the short-term rental property any who have failed to comply with applicable laws on two or more occasions during their period of occupancy of a short-term rental property; and
4. Refuses to allow any persons who have been previously evicted to occupy the property in the future.

E. Nothing herein shall exempt a short-term rental property from any applicable Conditions, Covenants and Restrictions pertaining to a Home Owners Association.

Section 5.24.070 Parking

Parking by occupants or guests of any short-term rental property shall be self-contained on the property's garage, carport, or driveway. No parking by occupants or guests shall be permitted on the street or property's yard.

Section 5.24.080 Violations and Penalties

Operation of a short term rental without a license, or failure to comply with any provision of this chapter shall constitute a violation of the same, punishable by a Class "C" misdemeanor with applicable penalties permitted by law, and be cause for revocation of an operator's license. Each day that a violation occurs or continues is a separate violation.
This Ordinance shall take effect immediately upon its first posting or publication

PASSED AND ADOPTED by Highland City Council, State of Utah, on this 3rd day of September, 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	☐	☐

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #5

DATE: September 3, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Tim Merrill, City Attorney
SUBJECT: Ordinance Amending Nuisance Ordinance

STAFF RECOMMENDATION:
City Council adopt an ordinance amending Section 8.16.100 of the Highland Municipal Code governing nuisances of noise, light and dust.

BACKGROUND:
The City Council discussed at its meeting held August 6, 2019, the City's code relating to noise disturbances. Currently, the code prohibits bothersome noise "between the hours of ten p.m. and seven a.m." *See*, Current Highland Municipal Code §8.16.100(A).

The proposed amendment will enable the City to enforce noise disturbances during the daytime and clarifies the types of noises that constitute a public disturbance.

FISCAL IMPACT:
None.

PROPOSED MOTION:
I move that City Council Approve an Ordinance amending Section 8.16.100 of the Highland Municipal Code.

ALTERNATIVE MOTION:
I move that City Council Deny the Ordinance amending Section 8.16.100 of the Highland Municipal Code.

ATTACHMENTS:
1. Proposed Ordinance Amending §8.16.100

ORDINANCE O-2019-15
NUISANCE OF NOISE, LIGHT AND DUST ORDINANCE

PREAMBLE, NUISANCE OF NOISE, LIGHT AND DUST. AN ORDINANCE AMENDING SECTION 8.16.100 OF THE HIGHLAND MUNICIPAL CODE GOVERNING EXCESSIVE NOISES, LIGHT, AND DUST; ALSO PROVIDING A SAVINGS CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, Section 2.12.110 of the Highland City Municipal Code empowers the City Council with the authority to enact ordinances that promote the health, safety, morals, convenience, order, prosperity, and general welfare of Highland City; and

WHEREAS, Title 10 Chapter 3 and Section 10-8-84 of the Utah Code Annotated authorize the City Council to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, welfare, peace and good order, comfort, and convenience of the City and its residents; and

WHEREAS, excessive noise, light, and dust is disruptive to the citizens of Highland; and

WHEREAS, the City Council finds and determines that regulating excessive noise, light, and dust will promote public peace and quiet for the residents of the City.

NOW THEREFORE, be it ordained by the City Council of Highland, that the Highland Municipal Code be amended as follows:

Section 8.16.100 – Repeal and Replace

The provisions of Section 8.16.100 are hereby repealed and replaced with the language below.

8.16.100 NUISANCE OF NOISE, LIGHT AND DUST

A. The purpose of this Section is to:

(1) Protect public health and safety;

(2) Foster neighborhood stability; and

(3) Preserve the appearance, character, and tranquility of neighborhoods.

B. DEFINITIONS

For the purposes of this Section, the following terms shall have the following meanings:

CONTINUOUS SOUND: Any sound that exists, essentially without interruption, for a period of 10 minutes or more.

NUISANCE: An act, omission or condition that annoys, injures, or endangers the comfort,

repose, health, or safety of others; or offends the public decency.

PUBLIC DISTURBANCE: Any sound, light, or activity that annoys or disturbs a reasonable person with normal sensitivities or that injures or endangers the comfort, repose, health, hearing, peace, or safety of another person.

PERSON: Any individual, public or private corporation, partnership, association, firm, trust, estate, or any other legal entity.

PROPERTY: Any public or private property which is not an improved public street or highway or right of way.

VEHICLE: A motorized vehicle including, without limitation, motorcycle, motor vehicle, truck, car, racing vehicles, motor scooter, motorbike, dirt bike, off-highway vehicle, all-terrain vehicle, snow-mobile, go-carts, and three-and-four wheelers.

C. UNLAWFUL ACTIVITIES

1. Noise. It is unlawful for any person to cause or participate in a public disturbance, including, but not limited to, creating excessive noise caused by:

   a. Vehicle sound systems and fixed sirens, whistles and horns.

   b. Radios, televisions, stereo systems, and music.

   c. A continuous sound generated by a vehicle starting, testing, or operating in a residential zone, including motorbikes or racing vehicles, whether on private property or not.

   d. The use of machinery or motorized tools or equipment in or adjacent to residential zones between 10:00 p.m. and 7:00 a.m., except for snow removal and garbage disposal.

   e. Construction work in or adjacent to residential zones between 10:00 p.m. and 7:00 a.m.

   f. Unreasonable noise from domesticated fowl, dogs, or animals.

2. Light. It is unlawful for any person to cause to be made or continued any artificial light to reflect on any adjacent residential property, between the hours of 10:00 p.m. and 7:00 a.m. This subsection does not apply to municipal or residential street lights.

3. Dust. It is unlawful for any person to generate a level of dust that annoys, disturbs, or threatens the quiet enjoyment of another person. Persons shall ensure that dust does not drift into a neighboring or nearby property.

D. EXEMPTIONS

The following uses and activities shall be exempt from this Section:

1. Safety signals and warning devices.

2. Authorized emergency vehicles when responding to an emergency.

3. Lawful fireworks used according to state and local law.

4. Yard maintenance activities.

5. Agricultural operations where permitted.

E. PENALTY

Any violation of this chapter may be subject to prosecution as a Class C misdemeanor, with the corresponding statutory fines and penalties pursuant to Utah State Law.

F. SEVERABILITY

If any provision or clause of this chapter or its application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause or application. To this end, the provisions of this chapter are declared to be severable.

G. EFFECTIVE DATE

This ordinance shall take effective immediately upon its passage and publication or posting in the manner prescribed by law.

PASSED AND ADOPTED by the Highland City Council this 3rd day of September 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	☐	☐

AGENDA

CITY COUNCIL AGENDA REPORT ITEM #6

DATE: September 3, 2019
TO: Honorable Mayor and Members of the City Council
FROM: Nathan Crane, AICP
City Administrator/Community Development Director
PREPARED BY: JoAnn Scott, Public Works/Planning Technician
SUBJECT: Cemetery Fence Replacement Options

STAFF RECOMMENDATION:

The City Council should discuss options related to replacing a portion of the cemetery fence and maintaining the remainder of the fence.

BACKGROUND:

Staff has become increasingly concerned with the condition of the fence at the Cemetery, especially along SR-92 (Timpanogos Highway). Residents and those attending funeral services have called expressing concern that the fence has become an eye-sore and an inspection of the fence has proved this to be the case (Attachment 1). While the majority of the fence around the perimeter is in relatively good condition, the 870' of fence along the highway has become rusted with the paint/powder coating chipped away and needs to be replaced. There are some areas where the raw metal is exposed and other areas where the metal is rusted through.

Staff's intention with this item is to discuss the options available for replacing the cemetery fence along SR92 and maintaining the remainder of the fence. In order to effectively discuss the various options, we have asked two contractors for cost estimates. If the Council authorizes the expenditure, staff will collect construction bids from three companies. Once complete, the item will be brought back to the Council for future action.

This fence was installed as part of a cemetery expansion project done in 2007/2008 by S & L Landscaping. It is constructed of steel square tubing which was powder coated after being welded together. While powder coating is a viable method of preventing rust on steel, it is not fail-proof. If any part of the steel is exposed - even by something as small as a chip or scratch in the powder coating, corrosion will start. Salt on the adjacent highway during the winter has exacerbated the situation and resulted in this entire length of the fence needing to be replaced. Since the rust has gone beyond the metal surface, it is not repairable via commercial repair methods.

Alternate fencing options have been explored with consideration given to the durability of the fence materials when exposed to water and salts, ease of repair, and aesthetics when blending this new section

with the remaining perimeter fencing. The existing fence is also an odd height at 64". Matching that height would require the custom manufacturing of fence materials so we opted to go with standard fence height options. In all the options, we chose to not replace the existing columns at this time. Aluminum options use Alumi-Guard® fencing materials. Alumi-Guard® has a good reputation in the fencing industry and has been tested in coastal areas where salt spray is a problem. The fence around the Splash Pad is an Alumi-Guard® product. Staff has been pleased with the functionality of this fence as well as the ease at which we are able to remove pickets and replace them as they become damaged. It was also suggested that the remaining fence be painted to help preserve life of the fence.

Option 1: Fence Specialist

We received two bids from Fence Specialist, one for a commercial grade and one for industrial grade. The difference between the two is the size of the pickets. The commercial picket is ¾" and the industrial is 1". The fence around the Splash Pad is a commercial picket.

Commercial 5' Aluminum Fence	$42,444.14
Industrial 5' Aluminum Fence	$48,263.70

We chose to bid the 5' fence height as the existing fence has a lower rail that is buried in the grass in some locations due to elevation changes along the length of the fence. The style of the fence is Ascot 2-Channel and has a smooth top rail similar to what is existing. We can also choose to have the picket extend out the top of the rail and have a pinched or spear top.

Option 2: RhinoRock

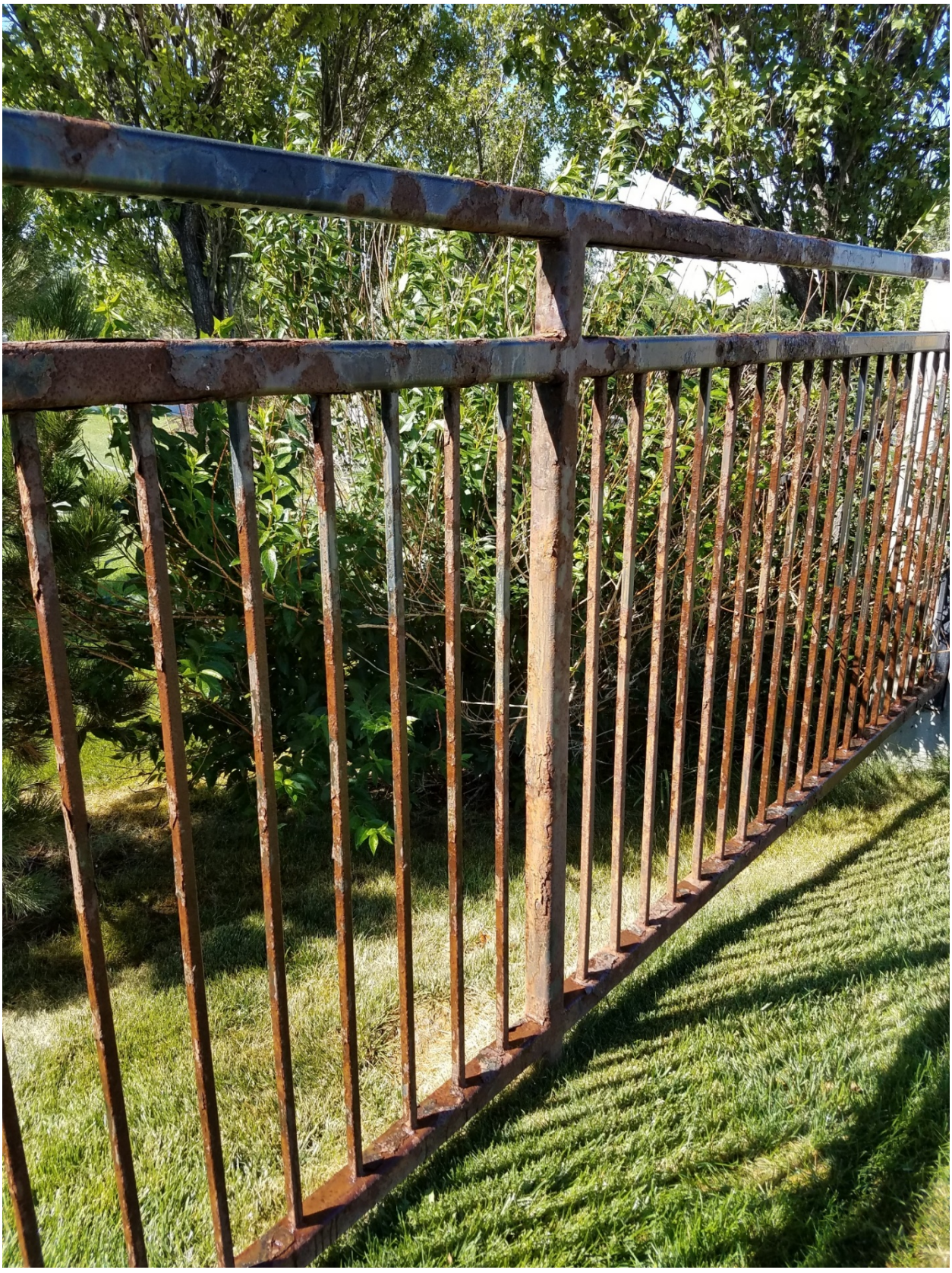
RhinoRock is made of a polystyrene foam core with an outer shell of light weight concrete. There are a number of residential properties as well as churches throughout Highland that have used this fencing product.

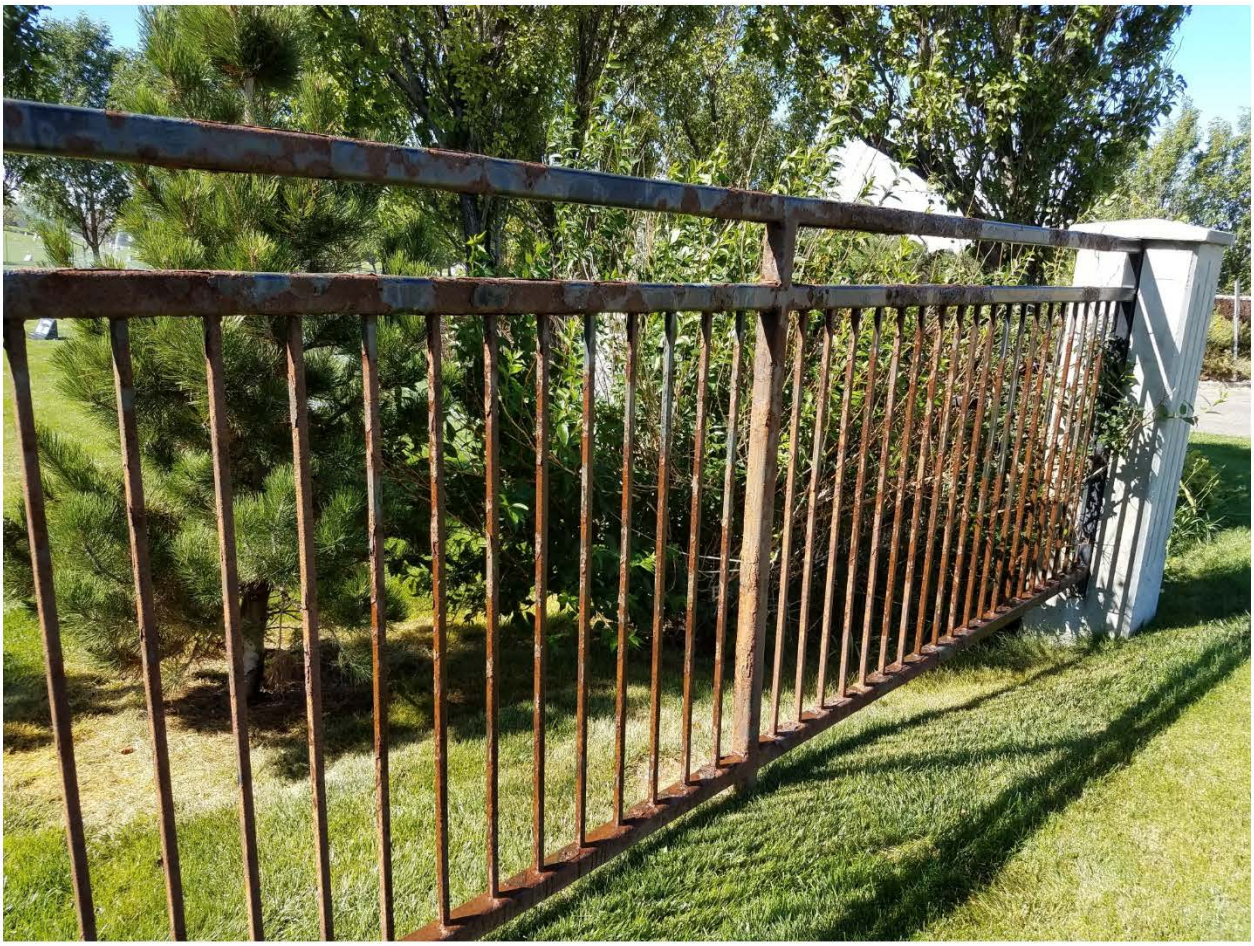
6' solid concrete fence in 9' sections	$52,865.00
3' solid concrete fence with a 3' tall Alumi-Guard Ascot commercial grade picket on top	$91,665.00

ATTACHMENTS:

1. Cemetery Fence Pictures
2. Fence Specialist Bid
3. RhinoRock Bid

Attachment 1













Date Submitted: 08-29-2019 08:49 AM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

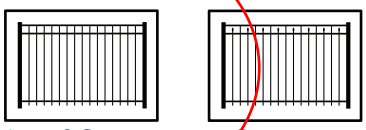
Tim Fence Bid Form

QTY and DESCRIPTION	5’ tall Aluminum Fencing Commercial 2.5” sq Line Post 3” sq End Post 3/4” Pickets Style: Ascot Color: Black Removal of old Fence Cash price $42,44.14 $42,444.14 Industrial 2.5” sq Line Post 3” sq End Post 1” Pickets Style: Ascot Color: Black Removal of old Fence Cash Price $48,263.70
Total Contract	$0.00
Total after deposit	$0.00
***Financing Est. Payment**	$0.00 mo.
***Acknowledgment**	*12 months No Payment, No Interest financing plan is subject to qualifying credit approval. Interest accrues during the promotional period but all interest is waived if the purchase amount is paid before the expiration of the promotional period. Financing for GreenSky® consumer credit programs is provided by federally insured, federal and state chartered financial institutions without regard to race, color, religion, national origin, sex or familial status. Please call for more details. Subject to qualifying credit approval. Thank You
***Acknowledgment**	All Returned checks will be charged a $30.00 handling fee Customer understands that charges to the original bid will need to be in writing and signed by both parties and could result in delay of installation Customer understands that the sprinkler lines and heads are the property owner's responsibility to mark, move or repair in the unlikely event that damage does occur. Customer understands that property lines are the property owner's responsibility and need to be clearly marked. The fence will be set at the center of the defined property line unless otherwise specified. Any moving of the fence line after installation will be at the property owner's expense. Fence Specialist does not haul post hole dirt off site, but will put in designated spot on customer's property (as long as we know before hand rather than after the fact) Customer understands that if Fence Specialist sets posts and then has to come back after customer does concrete work and/or landscaping there is a return trip charge and customer goes to the end of the line on the schedule. Customer is responsible for securing all permits. Thank You
Up Front Cash Discounted Option	$0.00

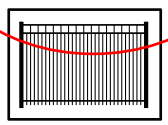
ELEGANCE VERSATILITY DURABILITY SECURITY PEACE OF MIND

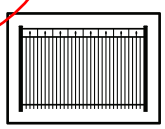
STYLES

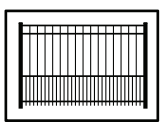
Flat Top

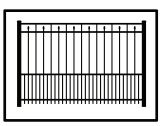

Ascot 3-Channel

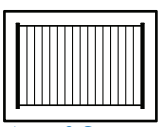
Canterbury

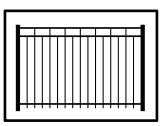

Ascot Royale


Canterbury Royale

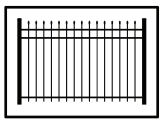

Ascot Puppy-Picket

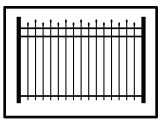

Canterbury Puppy-Picket

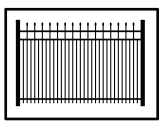

Ascot 2-Channel

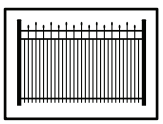

Fairmount

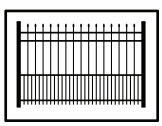
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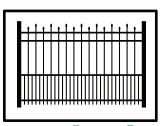

Belmont

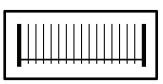

Hamilton

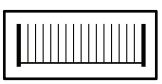

Belmont Royale


Hamilton Royale


Belmont Puppy-Picket

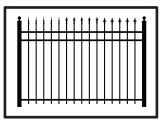

Hamilton Puppy-Picket

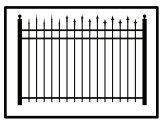

Standard Bottom

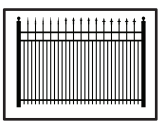

Flush Bottom

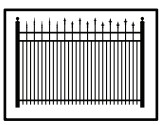
Your Choice of Standard or Flush Bottom

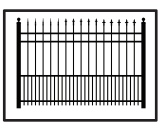
Premier

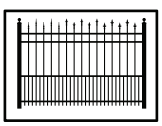

Victoria

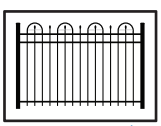

Victoria - Staggered

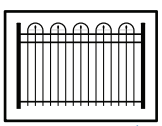

Victoria Royale


Staggered Royale


Victoria Puppy-Picket

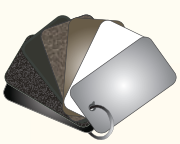

Staggered Puppy Picket


Newcastle I*


Newcastle II*

*Residential Grade only.

COLORS



Seven Standard Colors


Black


Matte Black


Florida Bronze


Matte Bronze


Light Bronze


White


Gray

All Colors Meet or Exceed AAMA 2604-13 Specifications

ADORNMENTS


Estate Scroll


Ball Post Cap


Standard Post Cap


Quad Finial


Butterfly Scroll


Triad Finial


Rings


Fleur-De-Lis

Pressed Spear (Standard)

GRADES, PICKETS & POSTS

Post Measurements

2"x2"x.062"	3"x3"x.125"
2"x2"x.093"	4"x4"x.125"
2"x2"x.125"	4"x4"x.250"
2½"x2½"x.075"	6"x6"x.125"
2½"x2½"x.125"	6"x6"x.250"

ALUMI-GUARD®

Protecting what you love

ALUMI-GUARD.COM

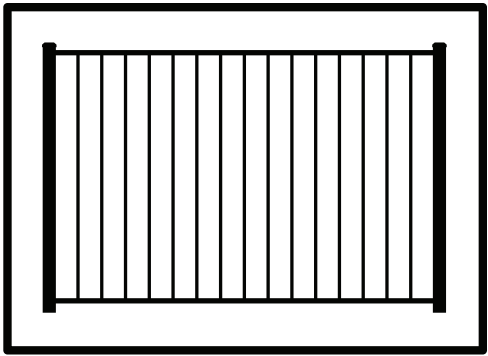
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Your Local Authorized Alumi-Guard Dealer

SAP#51010604_0219

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BUILT BY Barrette



Ascot 2-Channel

Attachment 3

RhinoRock
PO Box 971178
Orem 84097-1178
(801)735-8877
info@RhinoRock.com
http://www.RhinoRock.com

Estimate

ADDRESS
Highland City
Cemetery Project
801.772.4515

ESTIMATE # 2547
DATE 08/28/2019

ACTIVITY	QTY	RATE	AMOUNT
142 Installation of 6’ tall Rhinorock light weight concrete fence in natural gray (# of 9’ sections required)870’ ALONG THE SR-92 HIGHWAY	97	545.00	52,865.00
142 Installation of 3’ tall Rhinorock light weight concrete fence in natural gray with 3’ tall Alumiguard Ascot Commercial Grade panel on top (# of 9’ sections required)870’	97	945.00	91,665.00
Color Staining Optional Color staining (price is per 9’ section per side)	0	30.00	0.00
Hand Excavation Hand excavate pier footing due to buried utilities	0	35.00	0.00

NOTE: Estimate good for 60 days

NOTE: Sprinkler damage responsibility of owner to repair.

NOTE: Owner responsible for tying existing landscaping into new fence including any back filling or changing of grade elevation.

NOTE: Owner responsible for establishing property markers and placement of fence

NOTE: Spoils from digging footings will not be removed unless specified on the invoice

Note: If utilities lie within 30" of buried utilities an extra charge may apply.

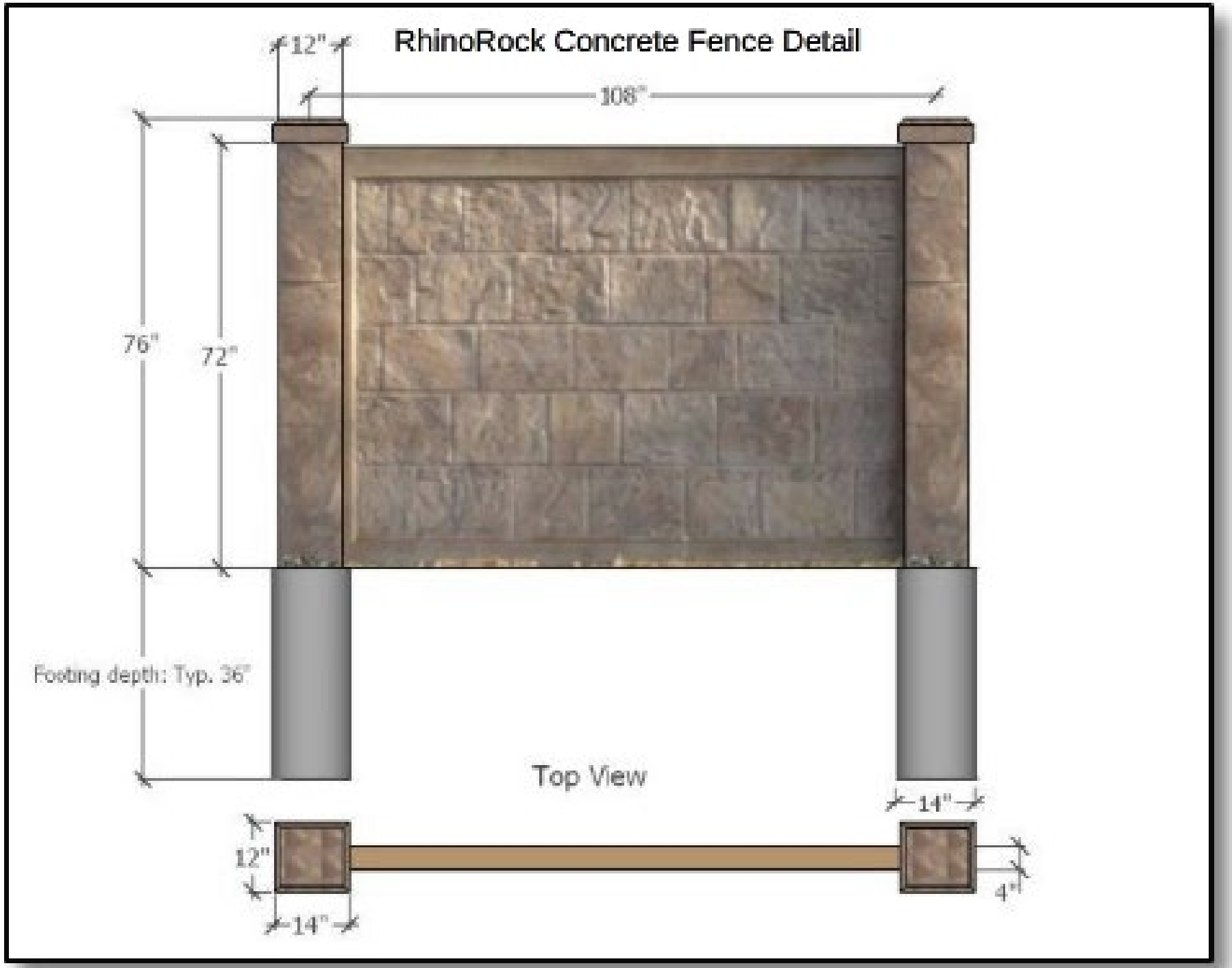
TOTAL **$144,530.00**

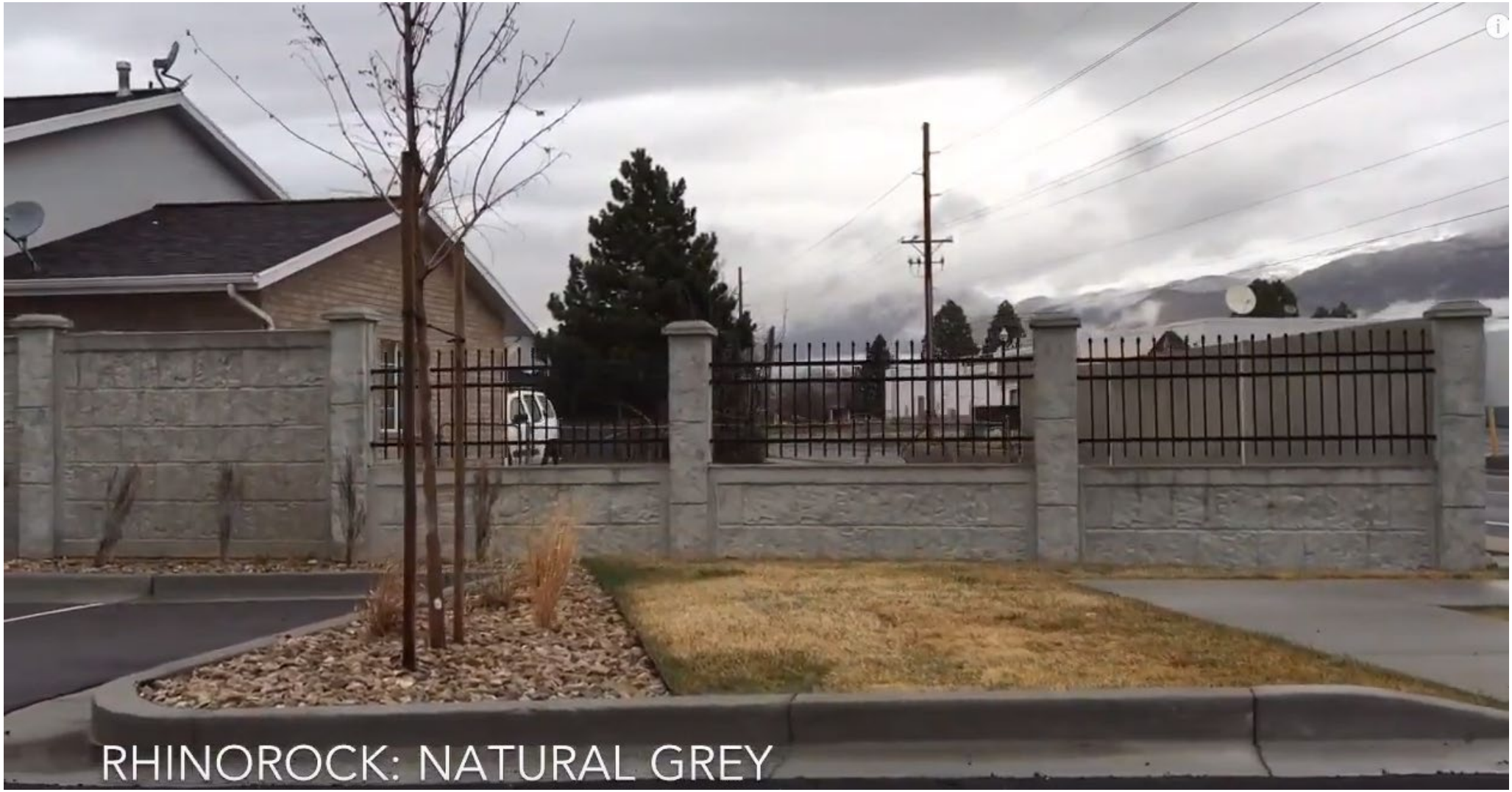
Note: Invoices over 30 days are subject to an 18% APR finance charge

Accepted By

Accepted Date

RhinoRock Concrete Fence Detail




RHINOROCK: NATURAL GREY